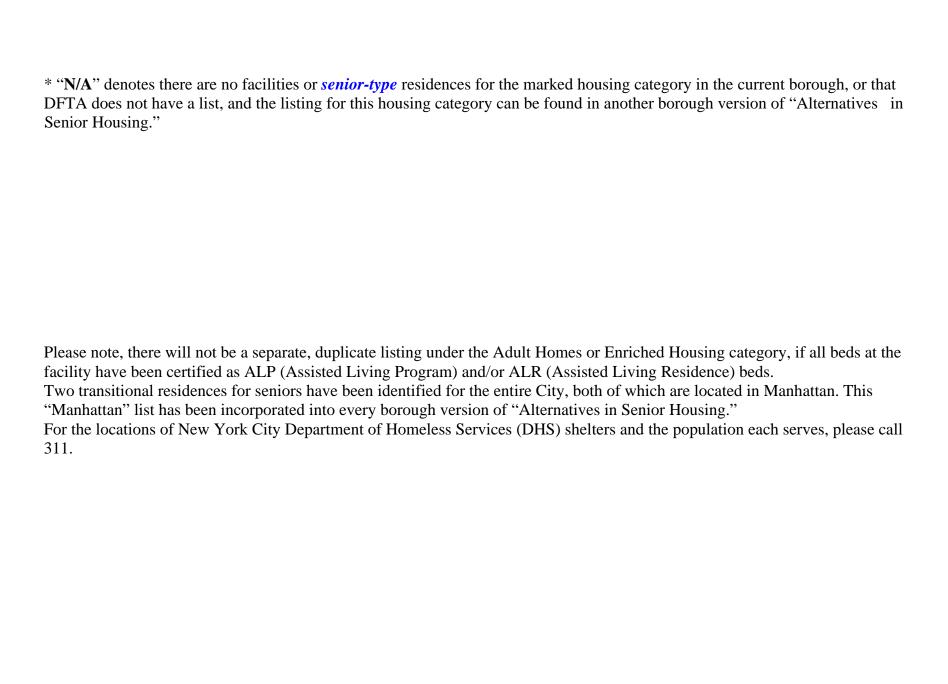


# Alternatives in Senior Housing Bronx

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

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#### 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 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. 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) and DHCR (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. 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 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. 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.

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 <a href="https://www.nyc.gov/housingconnect">www.nyc.gov/housingconnect</a>, 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, <u>www.nyc.gov/housingconnect</u>, 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) and (212) 863-7990 (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: <a href="https://www.nyc.gov/finance">www.nyc.gov/finance</a>. 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.

#### **Bronx Neighborhood Office** – 718-991-4600

### 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
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

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
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

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
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

	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
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

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, 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.

Section 202 Property	Owner or Management Company/ Number to Contact for Information
Aquinas Housing/Deacon Juan Santos II	
975 East Tremont Ave.	Grenadier Realty Corp. (718) 893-0567.
Bronx, NY 10460	Call (718) 378-8385 for building information.
Belmont Blvd. Apartments	
780 East 185 St.	Belmont-Arthur Avenue Local Development Corp./(718) 295-2882.
Bronx, NY 10460	Call (718) 584-1932 for building information.
Belmont Blvd. II	
2327 Southern Blvd.	Belmont-Arthur Avenue Local Development Corp./(718) 295-2882.
Bronx, NY 10460	Call (718) 584-1932 for building information.
Borinquen Court	
285 East 138 St.	West Side Federation for Senior and Supportive Housing
Bronx, NY 10454	Call (212) 721-6032, ext. 2665 for information.
Carmen Parsons Housing for the Elderly	
441 East 155 St.	Innovative Property Management & Dev., Inc./(718) 552-2895.
Bronx, NY 10455	Call for information and application.
Casella Plaza	
961 East 180 St.	Grenadier Realty Corp./(718) 893-0567.
Bronx, NY 10460	Call (718) 378-8385 for building information.
Concourse Gardens	
245 Echo Pl.	New York Foundation for Senior Citizens, Inc./(212) 962-7653.
Bronx, NY 10457	Call (212) 369-5523 for building information.
Council Towers	
777 Co-Op City Blvd.	T.U.C. Management Company, Inc./(212) 765-7900.
Bronx, NY 10475	
Dr. A. Novello Senior Housing	
607 Concord Ave.	Innovative Property Management & Dev., Inc./(718) 552-2895.
Bronx, NY 10455	Call for information and application.
Edison Arms	
2828 Decatur Ave.	Rosehill Housing Management Corp./(718) 584-5101.
Bronx, NY 10458	Call for application.

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

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

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

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

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

NYC-Supervised Mitchell-Lama Buildings Built or Set Aside for the Elderly				
Residence Name Address Management Office Contact Number				
	2375 Southern Blvd.,	RY Management		
Kelly Towers	2405 Southern Blvd.	2475 Southern Blvd.	718-584-4213	
	Bronx, NY 10458	Bronx, NY 10458		

NYS-Supervised Mitchell-Lama Buildings Built or Set Aside for the Elderly				
Residence Name	Address	Management Office	Contact Number	
Prestige Management	1175 Findlay Ave. Bronx, NY 10456	Prestige Management, 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 for an expanded listing.)

Development Name & Address	
Boston Road Plaza	
2440 Boston Road	At present New York City Housing Authority
Bronx, NY 10467	policy does not allow application to a particular
Bronx River Addition	residence. For further information about applying
1350 Manor Ave.	to NYCHA, please call 311.
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	

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

Residences Subsidized Through Other Housing	Contact Agency/ Management Company	Phone Number
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	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.  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	Moravian Open Door	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 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.		



Bill de Blasio Mayor City of New York

Lorraine Cortés-Vázquez
Commissioner
New York City
Department for the Aging

www.nyc.gov/aging
For information on all City services call 311