



Alternatives in Senior Housing Brooklyn

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

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

Please note, there will not be a separate, duplicate listing under the Adult Homes or Enriched Housing category, if all beds at the facility have been certified as ALP (Assisted Living Program) and/or ALR (Assisted Living Residence) beds. Two transitional residences for seniors have been identified for the entire City, both of which are located in Manhattan. This “Manhattan” list has been incorporated into every borough version of “Alternatives in Senior Housing.” For the locations of New York City Department of Homeless Services (DHS) shelters and the population each serves, please call 311.

Senior Housing Overview

Adult Care Facilities

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

Adult Care Facilities provide housing and services to at least five clients, all of whom must be 18 years of age or older; therefore, younger adults with physical and/or mental impairments due to disease or injury may also be residents. In New York City, the four major types of Adult Care Facilities are adult homes, enriched housing, Assisted Living Programs (ALPs), and Assisted Living Residences (ALRs).

If placement within a facility is considered, a physician can assess an individual's overall health condition and level of functioning, and identify the type of residence that is appropriate for the patient's needs. Following is a brief summary/description of these four ACF models.

Adult Homes

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

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

incontinent or have unmanageable incontinence. The resident should be able to walk without the assistance of another person or be able to transfer from wheelchair to bed without the assistance of another person. Residents cannot require intermittent or ongoing skilled nursing care that exceeds the level offered by home care service agencies. Additional admission and retention criteria for adult homes are posted on the New York State Department of Health's website www.health.ny.gov 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 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, 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: 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.

Brooklyn:

Legal Aid Society Brooklyn Office for the Aging serves Brooklyn residents age 60 or over.

111 Livingston Street, 7th. Floor

Brooklyn, NY 11201

718-645-3111

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.

Brooklyn Neighborhood Office – 718-852-8888

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 Brooklyn	650 East 104 St. Brooklyn, NY 11236	Amber Court of Brooklyn, LLC	Private Proprietary	718-649-0700	108
Brooklyn Adult Care Center	2830 Pitkin Ave. Brooklyn, NY 11208	Gefen ACF, LLC	Private Proprietary	718-235-0900	216
Garden of Eden Home	1608-1620 Stillwell Ave. Brooklyn, NY 11223	Garden of Eden Home, LLC	Private Proprietary	718-236-5757	202
Harbor View Home for Adults	3900 Shore Pkwy. Brooklyn, NY 11235	Harbor View Senior Living Residence, LLC	Private Proprietary	718-769-9700	162
Kings Adult Care Center	2255 Cropsey Ave. Brooklyn, NY 11214	Kings Adult Care Center, LLC	Private Proprietary	718-266-5858	220
Mermaid Manor Home for Adults	3602 Mermaid Ave. Brooklyn, NY 11224	Mermaid Manor Home for Adults, LLC	Private Proprietary	718-266-2100	75
New South Shore Manor	1041 East 83 St. Brooklyn, NY 11236	Katz, George	Private Proprietary	718-241-7035	80
Oceanview Manor Home for Adults	3010 West 33 St. Brooklyn, NY 11224	Oceanview Home for Adults, Inc.	Private Proprietary	718-996-1500	176
Park Manor Adult Home	570 Coney Island Ave. Brooklyn, NY 11218	Halpert, Simon	Private Proprietary	718-633-5300	62
Signature Senior Living	631 Foster Ave. Brooklyn, NY 11230	Baum, Eli	Private Proprietary	718-859-2400	199

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
St. Nicholas Home	425 Ovington Ave. Brooklyn, NY 11209	St. Nicholas Home, Inc.	Not-for-Profit	718-238-8141	75
Surf Manor Home for Adults	2316 Surf Ave. Brooklyn, NY 11224	Lichtschein, Robert	Private Proprietary	718-996-8400	200
The Bevedere	5110 19 th Ave. Brooklyn, NY 11204	Friedman, Isaac	Private Proprietary	718-223-1800	200
The Waterford on the Bay	2900 Bragg St. Brooklyn, NY 11235	The Palm House for Adults, LLC	Private Proprietary	718-891-8400	192

Enriched Housing					
Residence Name	Address	Manager (an Individual or an Establishment)	Operated by a Private Proprietary (For-Profit) or Not-for-Profit Entity	Contact Number	Number of Beds
Cumberland Gardens NY Foundation EHP #6	425 Cumberland St. Brooklyn, NY 11238	New York Foundation for Senior Citizens, Inc.	Not-for-Profit	718-623-8181	47

Assisted Living Programs (ALPs)					
Residence Name	Address	Manager (an Individual or an Establishment)	Operated by a Private Proprietary (For-Profit) or Not-for- Profit Entity	Contact Number	Number of Beds
Amber Court of Brooklyn	650 East 104 St. Brooklyn, NY 11236	Amber Court of Brooklyn, LLC	Private Proprietary	718-649-0700	116
Assisted Living at Jennings Hall	260 Powers St. Brooklyn, NY 11211	St. Nick's Alliance Corp.	Not-for-Profit	718-782-3390	40
Brookdale Hospital Medical Center ALP	560 Rockaway Pkwy. Brooklyn, NY 11212	Brookdale Hospital Medical Center	Not-for-Profit	718-240-6225	43
Mermaid Manor Home for Adults	3602 Mermaid Ave. Brooklyn, NY 11224	Mermaid Manor Home for Adults, LLC	Private Proprietary	718-266-2100	125
Moffat Gardens ALP, Inc.	22 Moffat St. Brooklyn, NY 11207	Ridgewood Bushwick Senior Citizens Council, Inc.	Not-for-Profit	718-676-6130	30
Norwegian Christian Home and Health Care Center	1250-1270 67 St. Brooklyn, NY 11219	Norwegian Christian	Not-for-Profit	718-232-2322	88

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
Sunrise at Mill Basin	5905 Strickland Ave. Brooklyn, NY 11234	GWC-Mill Basin, Inc.	Private Proprietary	718-444-2600	104 EALR- certified beds without additional SNALR certification & 38 dually certified EALR-SNALR beds.
Sunrise at Sheepshead Bay	2211 Emmons Ave. Brooklyn, NY 11235	GWC- Sheepshead Bay, Inc.	Private Proprietary	718-616-1850	148 EALR beds without additional SNALR certification & 41 dually certified EALR-SNALR beds.

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 age 62 or older. Contact Project SHARE for additional information.

Section 202 Property	Owner or Management Company/ Number to Contact for Information
Ahi Ezer Apartments 1960 E. 7 St. Brooklyn, NY 11223	Ahi Ezer HDFC/(718) 627-2500.
Ahi Ezer Plaza 1879 E. 3 St. Brooklyn, NY 11223	Ahi Ezer HDFC/(718) 627-2500.
Bensonhurst Hsg. for the Elderly 2164 78 St. Brooklyn, NY 11214	T.U.C. Management Company, Inc./ (212) 765-7900
Berean Gardens 1481 St. Marks Ave. Brooklyn, NY 11233	LWC Management Corp./ (718) 498-2960; (212) 665-5500.
Bishop Boardman Apartments 1615 8 Ave. Brooklyn, NY 11215	Progress of Peoples Management Corporation/(718) 965-4444
Bridge Street Senior Housing 864 Gates Ave. Brooklyn, NY 11221	Amistad Management Corporation/(516) 285-7500
Brookdale Residence 560 Rockaway Pkwy. Brooklyn, NY 11212	T.U.C. Management Company, Inc./ (212) 765-7900
Brooklyn Eye & Ear 29 Greene Ave. Brooklyn, NY 11238	Progress of Peoples Management Corporation/(718) 722-6079 Call for application information.
Brooklyn Home for Aged People 1095 Saint Johns Pl. Brooklyn, NY 11213	Shinda Management Corp./ (718) 740-0416, ext. 200 Call for application information.
C.A.B.S. Elderly Housing 590 Dekalb Ave. Brooklyn, NY 11205	St. Nicks Alliance Corp. (718) 388-5454. Bldg. mgr. (718) 638-6624

Section 202 Property	Owner or Management Company/ Number to Contact for Information
Concord Senior Citizen Housing 375 Putnam Ave. Brooklyn, NY 11216	Amistad Management Corporation/(516) 285-7500
Coretta Scott-King Senior Houses 660 Jerome Street Brooklyn, NY 11206	Ridgewood Bushwick/(347) 851-8986/ (718) 366-3800 Call for information.
Cornerstone Senior Housing 550 Greene Ave. Brooklyn, NY 11216	Amistad Management Corporation/(516) 285-7500
Council Towers II 99 Vandalia Ave. Brooklyn, NY 11239	T.U.C. Management Company, Inc./ (212) 765-7900
Council Towers III 1170 Pennsylvania Ave. Brooklyn, NY 11239	T.U.C. Management Company, Inc./ (212) 765-7900
Council Towers IV 1180 Pennsylvania Ave. Brooklyn, NY 11239	T.U.C. Management Company, Inc./ (212) 765-7900
Cumberland Gardens 425 Cumberland St. Brooklyn, NY 11238	New York Foundation for Senior Citizens/(212) 369-5523; (718) 623-8181. Call for information.
David Chavis Apartments 230 Kingston Ave. Brooklyn, NY 11213	LWC Management Corp./ (718) 493-5200; (212) 665-5500 Call for application.
David Minkin Residence 5313 9 Ave. Brooklyn, NY 11220	Progress of Peoples Management Corporation/(718) 722-6079 Call for application information.
Duncan Genns Apartments 725 Evergreen Ave. Brooklyn, NY 11207	AAA/BSR Management Corp./ (212) 941-9500 Building Manager (718) 452-2200. Waiting list.

Section 202 Property	Owner or Management Company/ Number to Contact for Information
Dupont Street Senior Housing 80 Dupont St. Brooklyn, NY 11222	North Brooklyn Development Corp./ (718) 389-9044, ext. 10 Call for application.
Elijah Smith Senior Citizens Housing 385 Throop Ave. Brooklyn, NY 11221	Amistad Management Corporation/ (516) 285-7500
Ellery Court Senior Hsg. 339 Ellery St. Brooklyn, NY 11206	St. Nicks Alliance Corp. (718) 388-5454. Property mgr. (718) 388-0237. Call for application.
Gates Gardens 1349 Gates Ave. Brooklyn, NY 11221	Ridgewood Bushwick/ (718) 574-4056/ (718) 366-3800 Call for information and application.
Gates Plaza Senior Housing 1245 Gates Ave. Brooklyn, NY 11221	Ridgewood Bushwick / (718) 455-4233/ (718)-366-3800 Call for information and application.
Goodheart House 166 South 9 St. Brooklyn, NY 11211	T.U.C. Management Company, Inc./ (212) 765-7900
Goodwin Place Housing for the Elderly 55 Goodwin Place Brooklyn, NY 11221	Ridgewood Bushwick/ (718) 366-3800/ (718) 455-2049
Greene Avenue Senior Citizens 257 Greene Ave. Brooklyn, NY 11238	T.U.C. Management Company, Inc./ (212) 765-7900
Harbor Hill 5613 Second Ave. Brooklyn, NY 11220	Harbor Hill HDFC/ (347) 377-5490
Holy Spirit Senior Housing 4624 17 Ave. Brooklyn, NY 11204	Progress of Peoples Management Corporation/ (718) 722-6079 Call for application information.

Section 202	Owner or Management Company/ Number to Contact for Information
Jennings Hall Senior Citizen Housing 260 Powers St. Brooklyn, NY 11211	St. Nicks Alliance Corp./ (718) 388-5454 Call (718) 782-3390 ext. 200 for information and application.
John Walter Edwards Apartments 1704 Saint Johns Pl. Brooklyn, NY 11233	Shinda Management Corp./ (718) 740-0416, ext. 200 Call for application information.
Los Sures Housing for the Elderly 201 Roebling St. Brooklyn, NY 11211	Los Sures Management Co./ (718) 387-3600
Lucille Rose Manor 364 Vernon Ave. Brooklyn, NY 11206	LWC Management Corp./ (718) 452-6683; (212) 665-5500.
Marcus Garvey Senior Housing 840 Hegeman Ave. Brooklyn, NY 11207	Shinda Management Corp./ (718) 740-0416, ext. 200 Call for application information.
Marien-Heim of Sunset Park 4520 Fourth Ave. Brooklyn, NY 11220	Marien-Heim of Sunset Park HDFC/ (718) 492-6833
Marjorie Richardson Court 359 Hendrix St. Brooklyn, NY 11207	Arco Management Corporation/ (718) 647-3270 Waiting list closed as of 11/2016.
Martin Luther Court 380 Belmont Ave. Brooklyn, NY 11207	Lutheran Care Network/ (914) 365-6365
Mary Star of the Sea 41 First St. Brooklyn, NY 11231	Progress of Peoples Management Corporation/ (718) 722-6079 Call for application information.
Metropolitan Houses 609 Metropolitan Ave. Brooklyn, NY 11211	St. Nicks Alliance Corp./ (718) 388-5454

Section 202 Property	Owner or Management Company/ Number to Contact for Information
Moffat Gardens 22 Moffat Street Brooklyn, NY 11207	Ridgewood Bushwick/ (718) 366-3800 Call for information.
Monsignor Alexius Jarka Hall 270 Bedford Ave. Brooklyn, NY 11211	People's Firehouse Inc./ (718) 388-4696 Call for application.
Monsignor John P. O' Brien Housing 4112 Fort Hamilton Pkwy. Brooklyn, NY 11219	Progress of Peoples Management Corporation/ (718) 722-6079 Call for application information.
Monsignor Joseph F. Stedman Senior Housing 930 53 St. Brooklyn, NY 11219	Progress of Peoples Management Corporation/ (718) 722-6079 Call for application information.
Monsignor Vetro Hall 320 Devoe St. Brooklyn, NY 11211	St. Nicks Alliance Corp./ (718) 388-5454.
Mt. Carmel Senior Housing 745 St. John's Place Brooklyn, NY 11216	Progress of Peoples Management Corporation/ (718) 722-6079; (718) 722-6001. Call for application information.
Ozzie Wilson Residences 575 Central Ave. Brooklyn, NY 11207	Amistad Management Corporation/ (516) 285-7500
Parkville Houses 720 East 8 St. Brooklyn, NY 11230	Progress of Peoples Management Corporation/ (718) 722-6079; (718) 722-6001. Call for application information.
Pierrepont House for the Elderly 55 Pierrepont St. Brooklyn, NY 11201	Progress of Peoples Management Corporation/ (718) 722-6079; (718) 722-6001. Call for application information.
Plaza De Los Ancianos De Wilson 297 Wilson Ave. Brooklyn, NY 11237	Ridgewood Bushwick/ (718) 366-3800

Section 202 Property	Owner or Management Company/ Number to Contact for Information
Pope John Paul II Senior Apartments 255 Ovington Ave. Brooklyn, NY 11209	Progress of Peoples Management Corporation/(718) 722-6079; (718) 748-2882. Call for application information.
Ridgewood Bushwick Senior Citizen Housing 143 Himrod St. Brooklyn, NY 11221	Ridgewood Bushwick/(718) 455-8022/(718) 366-3800
Robert H. Moore Senior Housing 1 Vernon Ave. Brooklyn, NY 11206	LWC Management Corp./ (718) 246-7820; (212) 665-5500.
Scheuer House of Brighton Beach 3161 Brighton 6 St. Brooklyn, NY 11235	JASA Housing Management Services for the Aged/(212) 273-5230
Scheuer House of Manhattan Beach 161 Corbin Place Brooklyn, NY 11235	JASA Housing Management Services for the Aged/(212) 273-5230
Shorefront Towers 3045 West 29 St. Brooklyn, NY 11224	T.U.C. Management Company, Inc./ (212) 765-7900
Sister Lucian Apartments 415 Bleecker St. Brooklyn, NY 11237	Progress of Peoples Management Corporation/(718) 722-6079; (718) 417-4102. Call for application information.
Sons of Italy Senior Citizens Housing 2629 Cropsy Ave. Brooklyn, NY 11214	R Y Management Co., Inc./ (212) 534-7771 Call for information.
St. Brendan Senior Apartments 1215 Avenue O Brooklyn, NY 11230	Progress of Peoples Management Corporation/(718) 722-6079; (718) 645-7112. Call for application information.
Sunset Gardens 405 44 Street Brooklyn, NY 11220	Sunset Gardens HDFC/(718) 633-7345

Section 202 Property	Owner or Management Company/ Number to Contact for Information
Surf Gardens 3121 Surf Ave. Brooklyn, NY 11224	New York Foundation for Senior Citizens/(212) 369-5523; (718) 676-4355. Call for information.
Tri-Senior Housing 1002 44 St. Brooklyn, NY 11219	B.P. H.A.N.D., Inc./ (718) 438-2900
Tri-Senior Housing 1017 44 St. Brooklyn, NY 11219	B.P. H.A.N.D., Inc./ (718) 438-2900
Tri-Senior Housing 680 Ocean Pkwy. Brooklyn, NY 11230	B.P. H.A.N.D., Inc./ (718) 438-2900
Troutman Evergreen Senior Citizens Houses 78 Troutman St. Brooklyn, NY 11206	Community Property Management, Inc./ (718) 574-7462/ (718) 366-3800. Call for application and 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
Brighton House	500 Brightwater Court Brooklyn, NY 11235	Brighton House, Inc. 500 Brightwater Court Brooklyn, NY 11235	718-332-0532

NYS-Supervised Mitchell-Lama Buildings Built or Set Aside for the Elderly			
Residence Name	Address	Management Office	Contact Number
Marien-Heim Tower	870 Ocean Parkway Brooklyn, NY 11230	Marien-Heim Tower 870 Ocean Parkway Brooklyn, NY 11230	718-253-7511
Regina Pacis	2424 Cropsey Ave. Brooklyn, NY 11214	Shinda Management 221-10 Jamaica Ave. Queens Village, NY 11428	718-266-0356
Scheuer House of Coney Island	3601 Surf Ave. Brooklyn, NY 11224	Coney Island Site 9 3601 Surf Ave. Brooklyn, NY 11224	718-373-3650
Shore Hill	9000 Shore Road Brooklyn, NY 11209	Shore Hill Housing Co. 9000 Shore Road Brooklyn, NY 11209	718-745-4730
Stuypark Housing	77 New York Ave. Brooklyn, NY 11216	Shinda Management 221-10 Jamaica Ave. Queens Village, NY 11428	718-771-0616

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	
Brown Houses 1634 St. Marks Ave. Brooklyn, NY 11233	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.
Haber Houses 3058 West 24 St. Brooklyn, NY 11224	
Kingsborough Extension 447 Kingsborough 4 th Walk Brooklyn, NY 11233	
Palmetto Gardens 85 Palmetto St. Brooklyn, NY 11221	
Reid Apartments 728 East New York Ave. Brooklyn, NY 11203	
Saratoga Square 55 Saratoga Ave. Brooklyn, NY 11233	
Stuyvesant Gardens II 150 Malcolm X Blvd. Brooklyn, NY 11221	
Van Dyke II 430 Dumont Ave. Brooklyn, NY 11212	
Vandalia Avenue 17 Vandalia Ave. Brooklyn, NY 11239	

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.)

Woodson Houses 393 Powell St. Brooklyn, NY 11212	
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Project-Based Section 8 Built or Set Aside for the Elderly	Contact Agency	Phone Number
80-86 Houses 80-86 Greene Ave. Brooklyn, NY 11238	AMS Realty Co.	516-466-6520
Friendset Apartments 2911 West 36 St. Brooklyn, NY 11224	Lighthouse Friendset, LLC	718-946-7124
Greene Clermont Houses 80 Greene Ave. Brooklyn, NY 11238	AMS Realty Co.	718-398-2823
Marien-Heim Tower 870 Ocean Parkway Brooklyn, NY 11230	Marien-Heim Tower, Inc.	718-253-7511
Shore Hill Apartments 9000 Shore Rd. Brooklyn, NY 11209	Shore Hill Housing Co.	718-745-4730

Single Room Occupancy Hotels (SROs) Occupied Primarily by Seniors			
Residence	Owner/Manager	Contact Phone Number	Type of Referral Source Accepted/Required*
Abraham Residence 3915 Neptune Avenue Brooklyn, NY 11224	Metropolitan Council on Jewish Poverty	718-266-3666	DHS
Abraham Residence II 3811 Surf Avenue Brooklyn, NY 11224	Metropolitan Council on Jewish Poverty	718-449-7145	DHS
Mercy Gardens 249 Classon Avenue Brooklyn, NY 11205	Classon Avenue Housing Association	718-399-8141	DHS
Most Holy Trinity SRO 157 Graham Avenue Brooklyn, NY 11206	Catholic Charities of Brooklyn and Queens, Caring Supported Housing, LLC	718-857-2266	DHS
Our Lady of Good Counsel SRO 800 Madison Street Brooklyn, NY 11221	Catholic Charities of Brooklyn and Queens, Caring Communities	718-857-2266	DHS
St. Joseph's SRO 683 Dean Street Brooklyn, NY 11238	Catholic Charities of Brooklyn and Queens, Caring Communities	718-857-2266	DHS

* Information as of March 2017.

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

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