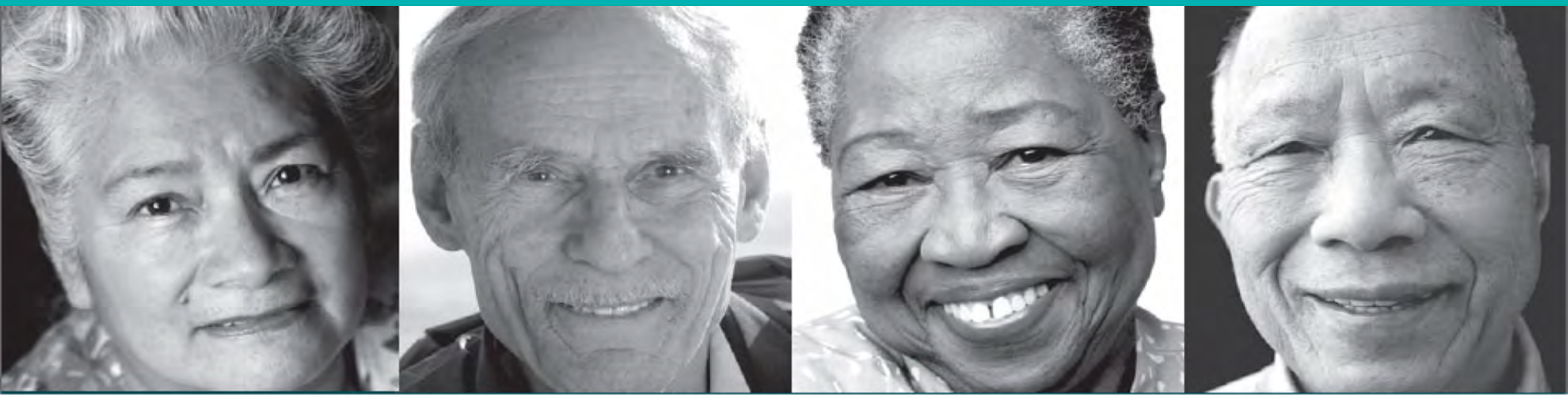
NYC™

Department for the Aging



Alternatives in Senior Housing

Queens

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: ww.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.

Queens:
JASA Queens Legal Services serves Queens residents 60 years of age or over
97-77 Queens Boulevard
Rego Park, NY 11374
718-286-1500

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.
Queens Neighborhood Office – 718-286-2450

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**
Belle Harbor Manor	209 Beach 125 St. Belle Harbor, NY 11694	Belle Harbor Home of the Sages, Inc.	Not-for-Profit	718-945-6600	162
Castle Senior Living at Forest Hills	108-25 Horace Harding Expressway Forest Hills, NY 11368	Midway A.L., LLC	Private Proprietary	718-760-4600	20
Elm York LLC	100-30 Ditmars Blvd. East Elmhurst, NY 11369	Elm York, LLC	Private Proprietary	718-446-7900	62
Long Island Living Center	431 Beach 20 St. Far Rockaway, NY 11691	Long Island Living Center, LLC	Private Proprietary	718-327-2700	200
Madison York Assisted Living Community, LLC	112-14 Corona Ave. Flushing, NY 11368	Madison York Assisted Living Community, LLC	Private Proprietary	718-699-4100	44
Madison York Rego Park LLC	61-80 Woodhaven Blvd. Rego Park, NY 11374	Madison York Rego Park, LLC	Private Proprietary	718-446-4300	87
New Gloria's Manor Home for Adults	140 Beach 119 St. Rockaway Park, NY 11694	Gloria's Manor LLC	Private Proprietary	718-945-5700	172
New Haven Manor	1526 New Haven Ave. Far Rockaway, NY 11691	Edrich, David S.	Private Proprietary	718-471-7200	123
New Homestead Home for Adults, Inc.	82-45 Grenfell St. Kew Gardens, NY 11415	New Homestead Home for Adults, Inc.	Private Proprietary	718-441-2000	163

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**
New York Armenian Home, Inc.	137-31 45 Ave. Flushing, NY 11355	Armenian Welfare Association	Not-for-Profit	718-461-1504	79
Park Inn Home	115-02 Ocean Promenade Rockaway Park, NY 11694	Konig, Samuel	Private Proprietary	718-634-3400	181
Queens Adult Care Center	80-08 45 Ave. Elmhurst, NY 11373	Hofgur, LLC	Private Proprietary	718-639-1800	152
Rockaway Manor HFA	145 Beach 8 St. Far Rockaway, NY 11691	Foundation for Elderly	Not-for-Profit	718-327-6300	129
Sanford Home	140-40 Sanford Ave. Flushing, NY 11355	Elefant, Ignatius I.	Private Proprietary	718-353-1400	200
Seaview Manor, LLC	210 Beach 47 St. Far Rockaway, NY 11691	Seaview Manor, LLC	Private Proprietary	718-471-1311	118
Surfside Manor Home for Adults, LLC	95-02 Rockaway Beach Blvd. Rockaway Beach, NY 11693	Surfside Manor Home for Adults, LLC	Private Proprietary	718-945-5500	140
Wavecrest Home for Adults	242 Beach 20 St. Far Rockaway, NY 11691	Wavecrest HFA, Inc.	Private Proprietary	718-471-5500	120

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**
Atria Forest Hills	112-50 72 Ave. Forest Hills, NY 11375	OLSL New York Operating Company LLC	Private Proprietary	718-261-5300	90
Brandywine Assisted Living at The Savoy	55-15 Little Neck Pkwy. Little Neck, NY 11362	Brandywine Assisted Living at The Savoy, LLC	Private Proprietary	718-423-7900	148
Castle Senior Living at Forest Hills	108-25 Horace Harding Expressway Forest Hills, NY 11368	Midway A.L., LLC	Private Proprietary	718-760-4600	57
River View Gardens EHP #8	4-12 49 Ave. Long Island City, NY 11101	New York Foundation for Senior Citizens, Inc.	Not-for-Profit	718-361-8442	46

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**
Castle Senior Living at Forest Hills	108-25 Horace Harding Expressway Forest Hills, NY 11368	Midway A.L., LLC	Private Proprietary	718-760-4600	120
Central Assisted Living, LLC	1509 Central Ave. Far Rockaway, NY 11691	Central Assisted Living, LLC	Private Proprietary	718-471-7700	186

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**
ElmYork LLC	100-30 Ditmars Blvd. East Elmhurst, NY 11369	Elm York LLC	Private Proprietary	718-446-7900	200
Long Island Living Center	431 Beach 20 St. Far Rockaway, NY 11691	Long Island Living Center, LLC	Private Proprietary	718-327-2700	106
Madison York Assisted Living Community, LLC	112-14 Corona Ave. Flushing, NY 11368	Madison York Assisted Living Community, LLC	Private Proprietary	718-699-4100	182
Madison York Rego Park LLC	61-80 Woodhaven Blvd. Rego Park, NY 11374	Madison York Rego Park LLC	Private Proprietary	718-446-4300	109
Queens Adult Care Center	80-08 45 Ave. Elmhurst, NY 11373	Hofgur, LLC	Private Proprietary	718-639-1800	200
Queens Boulevard ALP	71-61 159 St. Flushing, NY 11365	Queens Boulevard ALP Associates, LLC	Private Proprietary	718-969-7500	200
Surfside Manor Home for Adults, LLC	95-02 Rockaway Beach Blvd. Rockaway Beach, NY 11693	Surfside Manor Home for Adults, LLC	Private Proprietary	718-945-5500	60

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 Kew Gardens	117-01 84 Ave. Kew Gardens, NY 11418	Atria Senior Living	Private Proprietary	718-441-0300	85Basic ALR 47 EALR 43 SNALR
Sutton Gardens, LLC	147-02 34 Ave. Flushing, NY 11354	Sutton Gardens, LLC	Private Proprietary	718-461-1923	47 EALR

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
Monsignor Thomas Campbell Apartments 25-63 22 St. Astoria, NY 11102	Progress of Peoples Management Corporation (718) 722-6079.
SPITI Housing for the Elderly 32-06 21 St. Astoria, NY 11106	HANAC SPITI Management Company Incorporated/ (718) 726-1227. Send SASE.
Scheuer House of Bayside 208-11 26 Ave. Bayside, NY 11360	Douglas Elliman Property Management, LLC/(718) 886-1412.
Father Reder Senior Apartments 238-11 Hillside Ave. Bellerose, NY 11426	Progress of Peoples Management Corporation (718) 722-6079.
Alberta L. Alston House 52-09 99 St. Corona, NY 11368	Metro Management Development, Inc./(718) 706-7755 Send SASE to: Metro Mgmt 42-25 21st St. Long Is. City, NY 11101
Daniel Gilmartin Housing 53-11 99 St. Corona, NY 11368	Silver Tree Residential, LLC/ Mgmt Office: (718) 699-3100
St. Paul the Apostle Housing 55-06 99 St. Corona, NY 11368	Progress of Peoples Management Corporation/(718) 595-9735
Israel Senior Citizen Housing I 19-25 Seagirt Blvd. Far Rockaway, NY 11691	JASA Housing Management Services, Inc./(212) 273-5230
Israel Senior Citizen Housing II 155 Beach 19 St. Far Rockaway, NY 11691	JASA Housing Management Services, Inc./(212) 273-5230
Seagirt Housing 19-15 Seagirt Blvd. Far Rockaway, NY 11691	JASA Housing Management Services, Inc./(212) 273-5230

Section 202 Property	Owner or Management Company/ Number to Contact for Information
Council Towers VI 155-25 71 Ave. Flushing, NY 11367	T.U.C. Management Company, Inc./(212) 765-7900; (718)969-4932 www.metcouncil.org
Harry and Jeanette Weinberg Apartments 45-35 Kissena Blvd. Flushing, NY 11355	Douglas Elliman Property Management, LLC/(718) 886-1412
Harry and Jeanette Weinberg House 140-16 45 Ave. Flushing, NY 11355	Douglas Elliman Property Management, LLC/(718) 886-1412
Queens B'nai B'rith Houses 138-49 Elder Ave. Flushing, NY 11355	SPM Property Management/(205) 933-1020 Building Manager: (718) 358-1166.
Allen Senior Citizens Apartments 166-01 Linden Blvd. Jamaica, NY 11434	LTD Management/(516) 437-0900
Calvery Baptist Church Senior Housing 160-60 Claude Ave. Jamaica, NY 11433	C.A.L.B.C. Housing Development Fund Co., Inc./(718) 297-2301; (718) 657-7264.
Grace Houses 155-02 90 Ave. Jamaica, NY 11432	Amistad Management Corporation/(516) 285-7500; (718) 297-4954.
Greater Allen Cathedral Sr. Residence 107-37 166 St. Jamaica, NY 11433	Shinda Management Corp./(718) 740-0416, ext. 200 Call for application information.
Northeastern Conference House 131-10 Guy R. Brewer Blvd. Jamaica, NY 11434	Arco Management Corporation/(718) 712-2878
St. Pius V Senior Housing 105-20 Liverpool St. Jamaica, NY 11435	Progress of Peoples Management Corporation (718) 722-6079.

Section 202 Property	Owner or Management Company/ Number to Contact for Information
River View Gardens 4-12 49 Ave. Long Island City, NY 11101	River View Gardens HDFC, Inc./(718) 361-8442
Woodysun HDFC 44-20 64 St. Woodside, NY 11377	Phipps Houses Services, Inc./(212) 243-9090 Call “Apartment Hotline” (646) 388-8230.

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

NYS-Supervised Mitchell-Lama Buildings Built or Set Aside for the Elderly			
Residence Name	**Address**	**Management Office**	**Contact Number**
Brookdale Village Housing	125 Beach 19 St. Far Rockaway, NY 11691	Brookdale Village Housing Corp. 131 Beach 19 St., Ste. 700 Far Rockaway, NY 11691	718-327-5759
Kissena I (Fellowship Fd)	45-25 Kissena Blvd. Flushing, NY 11355	Douglas Elliman Management Co.	718-886-1412
Martin Lande House	137-47 45 Ave. Flushing, NY 11355	Douglas Elliman Management Co.	718-886-1412

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	
Conlon L.I.H.F.E. Towers 92-33 170 St. Queens, NY 11433	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.
International Tower 90-20 170 St. Queens, NY 11432	
Leavitt Street-34th Avenue 139-10 34 Ave. Queens, NY 11354	
Rehab Program (College Point) 125-01 22 Ave. Queens, NY 11356	
Shelton House 89-09 162 St. Queens, NY 11432	

Project-Based Section 8 Built or Set Aside for the Elderly	Contact Agency	Phone Number
Brookdale Village Apartments 125 Beach 19 St. Far Rockaway, NY 11691	JASA Housing Management Services, Inc.	212-273-5377
Catherine Sheridan Houses 31-41 23 St. Long Island City, NY 11106	Progress of Peoples Management Corporation	718-274-7200
Montauk Apartments 186-18 120 Road St. Albans, NY 11412	Montauk NY, LLC	914-779-1400 718-723-4013

Residences Subsidized Through Other Housing Programs/Funding Sources	Contact Agency/ Management Company	Phone Number
Allen Cathedral Senior Residences 107-02 Merrick Blvd. Jamaica, NY 11433	Wen Management Company	718-297-4659
George T. Douris Senior Housing 2740 Hoyt Avenue South Astoria, NY 11102	HANAC	718-396-5001
Hallets Cove 14-20 27 Avenue Astoria, NY 11102	LTD Management	516-437-0900
Queen of Peace Residence 110-30 221 St. Queens Village, NY 11429	Little Sisters of the Poor, Queen of Peace Residence	718-464-1800
Scheuer House of Flushing 138-52 Elder Ave. Flushing, NY 11355	Douglas Elliman Management Co.	718-886-1412

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