

# **HOUSING ALTERNATIVES FOR OLDER ADULTS ON STATEN ISLAND**

## **2010**

**Updated and printed by the Staten Island Inter Agency Council  
for Aging, Inc., c/o Sea View Hospital “Administration Building”  
460 Brielle Avenue, Room 123, Staten Island, NY 10314  
718-667-3162 or Fax 718-667-8063 or contact us on the web at  
[www.seniorcitizenhelp.org](http://www.seniorcitizenhelp.org)  
or  
email:[Siseniorhelp@verizon.net](mailto:Siseniorhelp@verizon.net)**

ORIGINALLY COMPILED BY THE AGING COMMITTEE OF COMMUNITY BOARD # 2 - STATEN ISLAND

## NOTES

## **NEW YORK CITY HOUSING AUTHORITY SITES FOR OLDER ADULTS**

<u>HOUSING SITE</u>	<u># OF UNITS</u>
Cassidy Lafayette Houses 90 Lafayette Ave. Staten Island, N.Y. 10301	380
New Lane 70 New Lane Staten Island, N.Y. 10305	277
West Brighton Plaza II 210 Broadway Staten Island, N.Y. 10310	144

## **OTHER NEW YORK CITY HOUSING AUTHORITY HOUSING SITES**

(NOT SENIOR SPECIFIC HOUSING BUT INCLUDES APARTMENTS FOR SENIORS AND THE DISABLED)

Berry Houses 26 Dongan Hills Avenue Staten Island, New York 10306	South Beach Houses 84 Lamport Blvd. Staten Island, New York 10305
Mariners Harbor Houses 200 Lockman Avenue Staten Island, New York 10303	Stapleton Houses 210 Broad Street Staten Island, New York 10304
Richmond Terrace Houses 121 Jersey Street Staten Island, New York 10310	Todt Hill Houses 815 Manor Road Staten Island, New York 10314

For information regarding housing at any of the New York City Housing Authority (NYCHA) sites, please call 311.

## **SECTION 202 HOUSING FOR THE ELDERLY**

(SECTION 8 SUBSIDIZED)

<b><u>HOUSING SITE</u></b>	<b><u># OF UNITS</u></b>	<b><u>CONTACT</u></b>
Joseph House (Myrtle Mews) 101 Myrtle Ave. Staten Island, N.Y. 10310	75	Stanan Group 33 Front St. Hempstead N.Y. 11550 (718) 343-1546
Carmel Court 45 Carmel Court Staten Island, N.Y. 10304	100	Stanan Group (same as above)
St. Vincent's Manor 250 Park Ave. Staten Island, N.Y. 10302	72	Stanan Group (same as above)
St. Elizabeth's Manor 150 Brielle Ave. Staten Island, N.Y. 10314	80	Stanan Group (same as above)
Sr. Elizabeth Boyle Manor 35 Gordon St. Staten Island, N.Y. 10304	65	Stanan Group (same as above)
<b><i>Under Development:</i></b> Lafayette Manor 66 Lafayette Avenue Staten Island, N.Y. 10301	60	Stanan Group (same as above)
Markham Gardens Richmond Terrace & No. Burgher Ave. Staten Island, N.Y. 10310	80	Stanan Group (same as above)

## **SECTION 8 HOUSING FOR THE DISABLED AND/OR OLDER ADULTS**

<b><u>HOUSING SITE</u></b>	<b><u># OF UNITS</u></b>	<b><u>CONTACT</u></b>
Allied Manor Apartments 800 Manor Rd. Staten Island, N.Y. 10314	103	Allied Manor Rd. Co. 774 Manor Rd., Suite 201 S.I., N.Y. 10314 (718) 494-1237

**SECTION 8 - SINGLE ROOM OCCUPANCY**

(PRIMARILY FOR OLDER ADULTS)

<u>HOUSING SITE</u>	<u># OF UNITS</u>	<u>CONTACT</u>
Buckingham House 11 Port Richmond Ave. Staten Island, N.Y. 10302	36	Senior Housing Resource Corp. 56 Bay St. S.I., N.Y. 10301 (718) 720-5209

**NEW YORK STATE HOUSING TRUST FUND**

<u>HOUSING SITE</u>	<u># OF UNITS</u>	<u>CONTACT</u>
Bridgeview Apartments 150 - 152 Nicholas Ave Staten Island, N.Y. 10302	38	Senior Housing Resource Corp. 56 Bay St. S.I., N.Y. 10301 (718) 720-5209
Parkside Senior Apartments 160 Heberton Ave. Staten Island, N.Y. 10302	43	Northfield LDC 160 Heberton Ave. S.I., N.Y. 10302 (718) 442-7351
Canterbury House 1331 Bay St. Staten Island, N.Y. 10305	84	Canterbury House 1331 Bay Street Staten Island, NY 10305 (718) 818-0070

**SENIOR RESIDENCE**

<u>HOUSING SITE</u>	<u># OF UNITS</u>	<u>CONTACT</u>
Island Shores 1111 Father Capodanno Blvd. Staten Island, New York 10306	120	Island Shores (718) 667-0666
Stapleton Senior Housing 180 Broad Street Staten Island, NY 10304	105	Wavecrest Management 87-14 116th Street Richmond Hill, NY 11418 (718) 463-1200
Park Lane at Sea View 440 Brielle Avenue (718) 442-4301 Staten Island, New York 10314	104	Park Lane at Sea View 440 Brielle Avenue Staten Island, NY 10314 For Application (718) 442-4301 (212) 991-0001
Under Development Victory Fiedler Senior Apartments 150 Victory Blvd. Staten Island, NY 10301	39	Senior Housing Resource Corp. 56 Bay Street Staten Island, NY 10301 (718) 720-5209

## ADULT HOMES

<u>HOUSING SITE</u>	<u># OF UNITS</u>	<u>CONTACT</u>
Anna Erika Home for Adults 110 Henderson Ave. Staten Island, N.Y. 10301	320 (includes 122 units of assisted living)	Anna Erika Home (718) 727-8100
Sts. Cosmas and Damian 2099 Forest Ave. Staten Island, NY 10303	270	Orthodox Church of America 2099 Forest Ave. S.I., N.Y. 10303 (718) 720-8800
New Broadview Home for Adults 70 Capodanno Blvd. Staten Island, N.Y. 10305	200 (includes 116 units of Assisted Living)	New Broadview Home (718) 273-8900
Lakeside Manor Home for Adults 797 Brighton Avenue Staten Island, New York 10301	200	Proprietary (718) 720-9600

## COMMUNITY RESIDENCE FOR MENTALLY ILL AGED (55 YEARS +)

<u>HOUSING SITE</u>	<u># OF UNITS</u>	<u>CONTACT</u>
Tompkins Residence 1150 Castleton Avenue Staten Island, N.Y. 10310	24	Saint Vincent Catholic Medical Center Behavioral Health Services Residential Services (718) 818-5055 (718) 818-5203 FAX

## ASSISTED LIVING

<u>HOUSING SITE</u>	<u># OF UNITS</u>	<u>CONTACT</u>
Anna Erika Home for Adults 110 Henderson Ave. Staten Island, N.Y. 10301	122	Anna Erika Home (718) 727-8100 x 3109

<u>HOUSING SITE</u>	<u># OF UNITS</u>	<u>CONTACT</u>
Eger Harbor House 110 Meisner Ave. Staten Island, N.Y. 10306	75	Maureen Guiry (718) 554-8701

**Eger Harbor House accommodates 75 persons in single living units. Personal care staff is available 24 hours, seven days a week to assist residents with their activities of daily living. Recreation staff offers a flexible program of group and individual activities as well as coordinate community based activities. An on-site Case Manager can assist each resident to secure services necessary to retain their ability to live as independently as possible. Candidates for admission must have community Medicaid.**

<u>HOUSING SITE</u>	<u># OF UNITS</u>	<u>CONTACT</u>
Sunrise Assisted Living of Staten Island 801 Narrows Road North Staten Island, N.Y. 10304	78	AnnMarie Mannino Director of Community Relations (718) 727-8498 <a href="mailto:Statenisland.dcr@sunriseseniorliving.com">Statenisland.dcr@sunriseseniorliving.com</a> And Jacqueline Sabatino

**Sunrise of Staten Island is a private pay community and can accommodate 50 people in our assisted living neighborhood and 50 people in our Reminiscence Neighborhood. Reminiscence Neighborhood is a secure environment for the memory impaired, with life skills in place. Personal care staff is available 24 hours a day, seven days a week to assist with all activities of daily living. Our activities coordinator offers a variety of activities that run throughout the day and into the evening hours. Staff assists the residents to LIVE as independently as possible. Hospice services and VNS services are available to help residents remain here in their home.**

## SHARED HOUSING

<u>HOUSING SITE</u>	<u># OF UNITS</u>	<u>CONTACT</u>
Project Share (Various Sites)	28	Richmond Senior Services 500 Jewett Ave. S.I., N.Y. 10302 (718) 816-1811

## **GLOSSARY OF HOUSING TERMS**

**ADULT HOMES** - Also referred to as Residential Care or Adult Care Facilities. Adult Homes provide long-term residential care, room and board, housekeeping, personal care (which includes assistance with bathing and dressing), and supervision to a minimum of five dependent adults. Congregate meals are provided three times daily, and a full range of planned activities and outings are usually offered. Adult Homes do not generally provide on-site nursing or medical care, but a number of facilities contract with physicians and health care providers who visit residents when necessary. Many adult homes also provide care to younger, mentally ill or disabled adults. Rooms may be private or shared and adult homes in NYC range in size from 30 to 400 beds. It is recommended that one inquires about the percentage of residents who are older adults residing in the facility.

To be eligible for an adult home, an individual must be either ambulatory or able to transfer from a bed to a chair. They must be alert and continent.

Adult Homes are regulated by the New York City Department of Social Services and operators may be proprietary, public or not-for-profit agencies. Rates in private facilities vary. Approximately half of the homes in New York City accept Social Security (SSA), Social Security Disability (SSD) or Supplemental Security Income (SSI) as full payment.

For additional general information contact: NYC Department for the Aging at 311. For placement information adult foster care contact: NYC Human Resources Administration, Division of Voluntary and Proprietary Homes for Adults, at (212) 971-2930.

**ASSISTED LIVING** - Can include both subsidized as well as market rate housing options in which health, nursing and supportive services are available to residents. Services to provide assistance for activities of daily living are intended to enable the frail or disabled older adult to live independently in this housing. In market rate assisted living sites monthly rates can range from a low \$2000 to over \$5000 per month.

**COMMUNITY RESIDENCE FOR MENTALLY ILL AGED** - Congregate care facility for individuals diagnosed with a severe or persistent mental illness. The Community Residence provides residential services which support and assist the individual with their goal of integration into the community utilizing a rehabilitative focus.

**NEW YORK STATE HOUSING TRUST FUND HOUSING** - One of several New York State programs that combined with other public and private funds, helps to finance the construction or rehabilitation of affordable and low-income housing, including three senior housing sites on Staten Island.

**SECTION 202 HOUSING FOR ADULTS** - This federal program, Supportive Housing for the Elderly, provides new housing, which includes supportive services and rental assistance, for low-income elderly, including the frail and disabled. Prior to 1991, the program did not include funding for services, thus Section 202 sites may vary in the services that are provided. Most sites have a number of accessible units for disabled elderly. Residents pay no more than 30% of their income for rent, with federal subsidy covering the balance of the unit's fair market price.

**SECTION 8 HOUSING** - This program, no longer active, refers to projects built using funds provided through Section 8 of the U.S. Housing Act and includes both senior specific and general population housing. Residents pay no more than 30% of their income for rent, with federal subsidy covering the balance of the unit's fair market price.

**SHARED HOUSING AND SHARED LIVING RESIDENCE** - Residents, who are over age 60, share housing and are selected for their compatibility and suitability to a shared living environment. Residents must be able to initiate and carry out their own personal care and activities. Participation in household functions is necessary to maintain a homelike atmosphere.

A Shared Living Residence Enriched Housing site includes a private unfurnished bedroom for each resident, furnished common living areas, all meals, laundry and household supplies, staffed by a Residence Manager and offering a family-like atmosphere.

**MARKET RATE SENIOR HOUSING** - Non subsidized housing, for purchase or rental, which is based upon the prevailing market rate for housing in the given community.

**NYC HOUSING AUTHORITY (NYCHA) PUBLIC HOUSING** - Housing built and managed by the New York City Housing Authority (NYCHA) for low and moderate income residents of New York City. Some NYCHA Housing has been built for and is occupied primarily by the elderly. It provides independent community living with referral for services as needed. Senior Centers are located at all NYCHA housing sites on Staten Island.

**DIRECTORY**  
**NEIGHBORHOOD HOUSING**  
**AND**  
**HOUSING ASSISTANCE ORGANIZATIONS**  
**ON**  
**STATEN ISLAND**

**COMMUNITY AGENCY FOR SENIOR CITIZENS (CASC)**

56 Bay Street  
 Staten Island, N.Y. 10301  
 (718) 981-6226

Area Served/CD's - Borough wide

Housing Services Provided

Assistance with applications (SCRIE, Section 8, HEAP, Senior Housing Applications, etc.)	yes
Tenant Counseling or advice	no
Tenant Advocacy or tenant/landlord relations	no
Tenant Organizing	no
Homeowner counseling or advice	no
Special programs for older adults: Case Assistance, Entitlement & Benefits assistance, transportation. Crime Victims assistance, elder abuse, counseling & advocacy, caregiver services, senior centers, information & referral and community education programs.	yes
Other housing services: Information and Referral	yes

**NEIGHBORHOOD HOUSING SERVICES OF STATEN ISLAND**

770 Castleton Avenue,  
Staten Island, N.Y. 10310  
(718) 442-8080

Area Served / CD's - Borough wide

Housing Services Provided:

Tenant advocacy or tenant/ landlord relations	no
Tenant organizing	no
Financial education program	yes
Homeowner counseling and Homebuyers Club	yes
Home improvement and emergency loans	yes
Credit counseling	yes
Special program for the elderly Reverse Mortgage Counseling and Mortgage Placement	yes
Foreclosure Prevention Program	yes
Home Maintenance Training	yes

**NEW YORK URBAN LEAGUE - STATEN ISLAND BRANCH**

6 Van Duzer Street  
Staten Island, N.Y. 10301  
(718) 442-5579  
Rogunleye@nyul.org

Area Served / CD's: Borough wide

Housing Services Provided:

Assistance with applications	yes
Tenant counseling or advice	yes
Tenant advocacy or tenant/landlord relations	yes
Homeowner counseling or advice	yes
Other Housing services:	yes
Affordable housing information	
Discrimination complaints	
Housing Workshops	
Housing Court Counseling	
First time Homeowners Information	
Other Educational programs	yes
Computer & Resume Help	
Employment	
Health	
Community Service	
Youth Leadership Program	

**NORTHFIELD COMMUNITY LOCAL DEVELOPMENT CORP.**

160 Heberton Avenue  
Staten Island, N.Y. 10302  
(718) 442-7351

Area Served / CD's - Borough wide

Housing Services Provided:

Assistance with applications (SCRIE, Section 8, etc.)	yes
Tenant counseling or advice	yes
Tenant advocacy or tenant/landlord relations	yes
Tenant organizing	no
Homeowner counseling or advice	yes
Special programs for the elderly: Senior Housing - Parkside Weatherization WRAP	yes
Other housing services Reverse Mortgage Counseling First Time Homebuyer Education and Grant Assistance Financial Literacy Education Immigrant Services	yes

**RICHMOND SENIOR SERVICES**

500 Jewett Avenue  
Staten Island, N.Y. 10302  
(718) 816-1811

Area Served / CD's - Borough wide

Housing Services Provided:

Assistance with applications (SCRIE, Section 8, etc.)	yes
Tenant counseling or advice	yes
Tenant advocacy or landlord/tenant relations	yes
Tenant organizing	no
Homeowner counseling or advice	yes
Special programs for the elderly: Shared Housing Home Repair Program	yes
Other housing services Access to Home – accessibility modifications for disabled persons RESTORE – emergency repairs to homes of elderly persons	yes
Other services: Emergency Food Pantry	yes

**STATEN ISLAND CENTER FOR INDEPENDENT LIVING**

470 Castleton Avenue  
Staten Island, N.Y. 10301  
(718) 720-9016

Area Served / CD's: Borough wide  
(Serving persons with disabilities)

Housing Services Provided:

Assistance with applications (SCRIE, DRIE, NYCHA, Section 8, etc.)	yes
Tenant Counseling or advice	yes
Tenant Advocacy or tenant/landlord relations	yes
Tenant Organizing	no
Homeowner counseling or advice	yes
Special Programs	yes
Equipment loans for the disabled	
Other housing services:	yes
Support services for persons with disabilities	
Seasonal-Neighborhood Heating Fund (GAS)	
Seasonal-Con Edison Energy Share (ELECTRIC)	

## **SAFETY TIPS FOR SENIORS**

- 1. Never let a stranger enter your home without Photo Identification.**
- 2. Never give personal information to unknown individuals.**
- 3. Never buy anything from a stranger on the telephone. If the offer is too good to be true, then it is not true.**
- 4. Never open your door to a stranger.**
- 5. Never pay a contractor the total fee in advance; always pay by check and request a written proposal for the work to be done.**
- 6. Never tell strangers that you will not be home or that you live alone.**
- 7. Never follow the same routine when shopping or banking, and consider Direct Deposit for your financial needs.**
- 8. Never place your wallet or purse in a shopping cart or on the seat of your vehicle.**
- 9. Never disclose your Social Security Number unless absolutely necessary; nor carry your card in your wallet or purse.**
- 10. Always lock your house and car doors, and in public be alert and aware of your surroundings.**
- 11. Always have emergency telephone numbers within reach.**
- 12. Always advise family or friends of your whereabouts.**
- 13. Always shred or tear up mail with personal information.**
- 14. Always park your car in a well lit area.**
- 15. Always have fresh batteries on hand, a flashlight and a portable radio.**
- 16. Travel with a friend or relative whenever possible.**
- 17. Keep all pin and access numbers in a secure place.**

**For Free Crime Prevention Programs or To Learn How To  
Safeguard Your Home & Property, Contact Your Crime Prevention  
Officer at:**

**120 Pct. 1-718-876-8505                      122 Pct. 1-718-667-2266  
123 Pct. 1-718-948-8876**

**Contact the Community Agency for Senior Citizens for Assistance  
Regarding Elder Abuse or to seek Crime Victim Counseling at:  
1-718-981-6226**

**To check on a Contractor contact the Better Business Bureau at  
1-212-533-6200 or the Department of Consumer Affairs at 311 or  
The Staten Island Chamber of Commerce 1-718-727-1900**

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The Staten Island Foundation**