

The Woodstock Hotel
Glaves House LP
127 West 43rd Street
New York, NY 10036

Profile

The Woodstock Hotel is a 12-story Single-Room-Occupancy residential building on 43rd Street between Broadway and Sixth Avenue in the heart of Times Square which provides supportive housing to persons aged 55 and over.

There are a limited number of rooms available for community intake.

Each apartment has the following features:

- A Single Room with a full private bathroom; some (not all) are equipped with a shower.
- Each is furnished with bed and table, two chairs, a dresser and closet.
- No kitchen. Each room equipped with mini-fridge and microwave;
- Utilities are included.
- Building is fully handicapped accessible and has 24 hour security coverage at the front desk;

Other Services available On-Site at the Woodstock

- Woodstock Senior Citizen Center funded by the NYC Department for the Aging located on the 2nd Floor which serves breakfast and lunch six days a week.
- Social Services funded by NYC DHS and Find Aid for the Aged
- Lutheran Family Health Center Community Medicine Program, a teaching affiliate of Mt. Sinai School of Medicine
- Light Housekeeping service once a week;

Rent

Currently the maximum rent for each unit is \$723 per month. Tenants will be charged from \$500 up to the maximum depending on their income. All tenants are expected to cooperate with Property Management to apply for SCRJE, Section 8 and other subsidy programs as they become available.

The Woodstock accepts Section 8 and will consider other subsidy sources to enable residency.

Requirements for Community Intake:

1) **ELIGIBILITY** Each resident must be in at least one of the following circumstances:

- Facing eviction
- Paying more than 40% of their income for rent
- Being discharged from hospitals or nursing homes with no permanent place to reside
- Living in grossly substandard housing conditions
- At imminent risk of homelessness due to the need for supportive services
- Living in overcrowded conditions
- Residing in the streets, subways, parks, etc and utilizing drop-in centers, outreach programs or other programs
- Persons transferring from another supported SRO and other persons deemed "housing needy" by the City

Note: In addition to apartments being offered to community referrals, not less than 60% of the tenants are referred by the NYC Department of Homeless Services.

2) **POPULATION** Although the Woodstock provides supportive social services, it can only house persons capable of independent living, who are able to manage on their own.

All applicants must be 55 years or older.

3) **INCOME REQUIREMENTS** Rent Range for community rentals ranges from \$500 to \$723 and cannot exceed 30% of income.

The range for gross income for tenants without subsidy is from \$20,000 per year, \$1,667 per month, to \$33,300 per year, \$2,775 per month, (60% of area median income). The minimum of this income range can be reduced for applicants with a subsidy source for part or all of their rent.

4) **FINANCIAL REPORTING** The Woodstock operates under the restrictions of the low-income tax-credit program and tenants can meet and not exceed the income ranges indicated above. All tenants must provide documentation of income on an annual basis as a condition of their tenancy.

5) REQUIRED DOCUMENTS:

Applicants must provide the following documentation, as applicable. Additional documentation may be required upon request.:

- A Proof of Identity – Valid Photo ID**
 - State Driver's License or Non-Driver's ID
 - Passport
 - Alien Registration Card
- B Proof of Social Security Number**
 - Social Security Card
- C Proof of Citizenship**
 - Passport
 - Naturalization Papers
 - Alien Registration Card
 - Birth Certificate (US Citizens only)
- D Proof of Income**
 - Tax Returns from prior year, including W-2 and 1099
 - Verification of wages and current pay stubs
 - Unemployment Benefits statement
 - Social Security award letter
 - Pension award letter
 - Veteran's pension award letter
 - Worker's Compensation award letter
- E Proof of Assets**
 - Bank statements
 - Certificate of Deposits
 - Stocks, Bonds, Mutual Funds, IRA's, Trusts, Alimony
 - Life Insurance policy
 - Real Estate
- F Proof of Rental History**
 - Lease agreement and rent receipts

6) **HOUSE RULES:** Tenants are expected to obey House Rules, which include the following restrictions:

- ⇒ Rooms are for single occupancy only
- ⇒ No Overnight Guests
- ⇒ All Guests must sign in at the front desk and must leave no later than 10 p.m.
- ⇒ Children under the age of 18 can visit but cannot live at the Woodstock.
- ⇒ Tenants must allow room inspections as required
- ⇒ No hot plates or full-sized appliances permitted.
- ⇒ No pets are allowed.

7) **SOCIAL SERVICES** Upon occupancy tenants agree to meet with social services staff and to comply with required initial assessment and annual re-assessment.