

A trusted resource to older
New Yorkers for **50** years



“ Project FIND will forever seek to be a relevant and facilitative resource to older adults as they face the challenges both common to all generations and those unique to their own. ”



Photo: Paula Court



Dear Friend:

I am delighted to invite you to celebrate Project FIND's 50th anniversary. I am the fortunate steward of an enduring legacy forged by my predecessors—Elizabeth Trebony, Aston Glaves, and Cynthia Dial—who in turn transformed an ideal of economic and social advancement for older adults into a vibrant constellation of housing, community centers, and facilitative services in the heart of Manhattan.

The pages that follow will elaborate on our history, but what it cannot adequately convey is how tough the path to today was—nothing was inevitable. At Project FIND's origin, there were no organized public funding streams for any of the initiatives we undertook. The center programs were in church basements, the housing we acquired was in poor condition with anemic rent rolls, and the funding piecemeal.

Animating our struggles were the voices of the elders we encountered who had desires, ideas, and ambitions. Fostering community, creativity, engagement, and mutual respect are the organizing principals instilled at our origins and that continue to this day. Project FIND will forever seek to be a relevant and facilitative resource to older adults as they face the challenges both common to all generations and those unique to their own.

In 2019, Project FIND will pursue a number of initiatives that will result in better housing and richer programming. We are investing in new capital improvements at the Woodstock Hotel and Hargrave House; we are installing solar panels on the roofs of Hamilton House and Hargrave House as part of a larger grid of non-profit solar producers; we are selling air rights to preserve and develop new affordable housing; and we are adding social workers and program coordinators to two of our centers, which will deepen the range of support and activities our center members can access.

It has been a real treat to have been an integral part of this ongoing legacy for the past decade, and I am very excited about what the future holds in store.

Here's to 2019!

Sincerely,

David Gillcrist
Executive Director
Project FIND

Elizabeth Stecher Trebony
(seated second from right),
Project FIND's Founder
and First Executive
Director, with Project
FIND's inaugural team.



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 New Year's Day	2	3	4 Aston Graves becomes Executive Director (1988)	5
6 Three Kings' Day	7	8	9	10	11	12
13	14	15	16	17	18	19
20 Cynthia Dial becomes Executive Director (1992)	21 Dr. Martin Luther King, Jr. Day	22	23	24 Belly Laugh Day	25	26
27	28	29	30	31		

THE BEGINNING

“There were no programs in the neighborhood for senior citizens.”

— Elizabeth Stecher Trebony, September 1996

In 1967, the National Council on Aging established Project FIND as part of a federal demonstration project, designed to develop a national picture of low-income seniors. More than 50,000 elderly people responded to questionnaires created for the program, which studied the lives of low-income older adults, identified their greatest needs, and investigated the resources available to them.

FIND originally stood for Friendless, Isolated, Needy, and Disabled. This acronym exemplified the dire picture of the elderly poor that developed from the survey. In 1969, when the demonstration project ended, a group of community activists joined with Project FIND's leaders and founded and incorporated FIND Aid for the Aged, Inc. Of the original 13 demonstration projects, Project FIND is the only one that is still in operation.



Vincent L. Bassani stands outside
Hargrave House, his residence for
the past five years.

February 2019

BLACK HISTORY MONTH



SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

VINCENT L. BASSANI

1

2

Groundhog Day

3

4

5

6

7

8

9

Chinese
New Year

10

11

12

13

14

15

16

Lincoln's
Birthday

Valentine's Day

17

18

19

20

21

22

23

Presidents' Day

24

25

26

27

28

Vincent L. Bassani came to Hargrave House from Richmond Hill five years ago.

“Queens is the best. Not busy like here,” said Vincent, who returns to his old neighborhood when he can to visit friends. You will often find Vincent outside Hargrave, regardless of the weather, as he prefers the outdoors to staying inside.

“I was happiest growing up—being young and wild,” said Vincent. “The 50s was my favorite decade because of the music.”

“There’s nothing good about being older,” said Vincent. “But my advice to someone younger is to stop smoking.” Vincent had open heart surgery just months before the above photo was taken, though you wouldn’t know it from looking at him.

“Strength and resiliency are the best qualities to have,” said Vincent. “Don’t let life get you down.”

Project FIND joins residents and other community leaders in a fight to save affordable housing.



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4	5	6	7	8	9
	Maha Shivaratri		Ash Wednesday		International Women's Day	
10	11	12	13	14	15	16
Daylight Saving Time Begins						
17	18	19	20	21	22	23
St. Patrick's Day			Holi Begins First Day of Spring Purim Begins	Vincent L. Bassani's Birthday		
24	25	26	27	28	29	30
31						

LEADING THE WAY

“Getting started in Project FIND, we were faced with such hysteria among those being evicted, we were becoming hysterical ourselves. I worked around the clock, using every skill I ever learned to get help and resources.”

— Elizabeth Stecher Trebony,
September 1996

Since its beginning, Project FIND has worked tirelessly to research the needs of New York City's seniors, develop programs, secure affordable housing, organize its community, and lobby for legislative changes.

Project FIND's mission is to provide low- and moderate-income and homeless seniors with the services and support they need to enrich their lives and live independently. For 50 years, it has done just that. Project FIND provides supportive housing and access to social services at its three residences, which are home to nearly 600 people, as well as low-cost meals and engaging activities at its four seniors centers, which have more than 2,800 members.



Poet Pat Dasko reads from *Hidden in the Light*, a book of poems she created with members of Project FIND's poetry group.

Photo: Paula Court

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6
	April Fool's Day					
7	8	9	10	11	12	13
14	15	16	17	18	19	20
Ramanavami					Good Friday Passover Begins	
21	22	23	24	25	26	27
Easter	Earth Day					
28	29	30				

PAT DASKO

"I came from Newark, New Jersey and learned to ski," said Pat Dasko. "I danced with the mountains."

Pat's life has taken her around the country, from working in public relations and journalism in Aspen, to acting in Salt Lake, to managing casting in Los Angeles, Pat has done it all from everywhere.

Pat has been a member of the Hamilton Senior Center and Annex since 2000 and was actively involved with the Center's poetry group before suffering a stroke.

Pat is committed to improving her health and takes several fitness and cooking classes at Hamilton and the Annex. Her determination and array of interests are impressive and bring a spirit to the Hamilton and to those with whom she interacts.

"I tried everything that came in front of me at least once," said Pat, reminiscing about her life. "I'm so glad I traveled when I could. My advice, don't be afraid."



Aston Graves, Project FIND's
second Executive Director.

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4
5 Cinco de Mayo Ramadan Begins	6	7	8	9	10	11
12 Mother's Day	13	14	15	16	17	18 Armed Forces Day
19	20	21	22	23	24	25
26 Memorial Day	27	28	29	30	31	

ASTON GLAVES

Aston Graves served as Project FIND's Executive Director between 1988 and 1992. He first joined Project FIND as an advisor and then became Chairman of the Board from 1974 to 1980. From 1980 to 1988, Aston served as the Executive Director for Housing and Manpower, before transitioning to the role of Executive Director, which he held until he retired.

Recognizing that there was a pressing need for meals, housing, and recreation for seniors, Aston was instrumental in securing and transforming Woodstock into an affordable residence for older adults and in obtaining funding from the Port Authority to run Coffeehouse.

In 1990, Mayor David Dinkins appointed Aston as chairman of the Rent Guidelines Board, which establishes rent adjustments for rent stabilized units. This leadership role provided even further evidence of the respect Project FIND and Aston had gained within the supportive housing community.



Clinton Senior Center members partake in their weekly strength training class.

Photo: Paula Court

June 2019

LESBIAN, GAY, BISEXUAL AND TRANSGENDER PRIDE MONTH



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3 Eid al-Fitr Begins	4	5	6	7 National Donut Day	8 Shavuot Begins
9 Pentecost	10	11	12	13	14 Flag Day	15
16 Father's Day	17	18	19 Juneteenth	20	21 First Day of Summer	22
23	24	25	26	27	28	29
30						

CLINTON SENIOR CENTER

The Clinton Senior Center began in 1969 as a once-a-week meeting in the basement of Sacred Heart Church. It became a full Senior Center in 1973. In 1977, Clinton moved into the Harborview Terrace—a two-building apartment complex—and officially became Project FIND's Clinton Senior Center.

Clinton has a computer lab, library, and a large dining room. The center is open Monday to Friday, and lunch is served on weekdays. Many classes and activities are offered at Clinton, including trips, holiday parties, and themed celebrations.

In 2018, Project FIND completed its renovations of Clinton, making updates to Clinton's kitchen, dining room, library, multipurpose room, and more.

The Clinton Senior Center has a charm all its own and is a source of enjoyment for its many participants.



Seniors enjoy a meal
at Coffeehouse.

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3 Pat Dasko's Birthday	4 Independence Day	5 Elizabeth Stecher Trebony becomes Executive Director (1967)	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
National Ice Cream Day						
28	29	30 International Day of Friendship	31			

COFFEEHOUSE SENIOR CENTER

Coffeehouse has been serving the Hell's Kitchen/Chelsea neighborhood since the early 1970's, starting as a help desk in the Port Authority Bus Terminal.

For 30 years, Coffeehouse operated in a Port Authority owned building near Times Square. In 2012, with assistance from the Port Authority, Coffeehouse found a new home in the undercroft of the Holy Cross Church.

Today, Coffeehouse is a fully accessible center, providing breakfast and lunch five days a week and offering an expanding number of health and wellness activities as well as popular themed lunch and dinner events. The Center also provides a Thursday evening meal—Dinner at Coffeehouse—and a take-away meal program—Day for Night—for individuals who are homeless, indigent, or whose living quarters do not contain cooking facilities.



Theodore Dixon sits in the lobby of Hargrave House.

Photo: Paula Court

August 2019

AMERICAN ARTIST APPRECIATION MONTH



SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

THEODORE DIXON

				1	2	3
4	5 Theodore Dixon's Birthday	6	7	8	9 National Book Lovers Day	10 Eid al-Adha Begins
11	12	13	14	15	16	17
18	19	20	21 Senior Citizens Day	22	23	24 Janmashtami
25	26	27	28	29	30	31 Muharram Begins

"I've never had a bad day," said Theodore Dixon, Hargrave House resident. Theodore was born in New York City at New York Hospital. At four, his family moved to Williamsburg, Virginia to live on the family farm. Theodore served in the Marine Corps during World War II, stationed in the South Pacific, before being honorably discharged at the war's end. It was at this time that he returned to New York City.

"I had an apartment on 57th Street before I came to Project FIND," said Theodore. "There are many opportunities here, and being in this neighborhood, I've had the chance to expand."

Theodore is up at 5:00 every morning to get ready for his day—"I am very particular about how I dress"—and stands outside from 7:00am to 9:30am to greet people on their way to work.

"The key to happiness is communication," said Theodore. "I aspire to inspire."



The Woodstock Hotel
and Senior Center.

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 Labor Day	3	4	5	6	7
8 Grandparents' Day	9	10	11 Patriot Day	12	13	14
15	16	17 David Gillcrist becomes Executive Director (2007)	18	19	20	21
22	23 First Day of Fall	24	25	26	27	28
29 Rosh Hashanah Begins Navaratri Begins	30					

THE WOODSTOCK HOTEL AND SENIOR CENTER

First opened in 1903 as the Spalding Hotel, Project FIND took over the lease of the Woodstock Hotel in 1975, becoming the first nonprofit to manage a single room occupancy building in New York. In 1979, Project FIND purchased the Woodstock.

The Woodstock contains 281 units. Its tenants are 55 or older, earn less than 60 percent of area median income, and 60 percent or more are direct referrals from the New York City Department of Homeless Services. The Woodstock houses a senior center, a social services team, and housekeeping staff.

Project FIND's Homeless In-Reach (HIR) program has been operating at the center since the mid-1990s, offering showers, clean clothes, meals, and in-house medical and behavioral health services. HIR serves over 100 individuals and places 35 percent of its participants in housing each year.

In 2018, Project FIND began a series of capital improvements to the Woodstock, further transforming this historic building into a state of the art facility.



Jo Marchese at home.

Photo: Paula Court

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4	5
6	7	8 Yom Kippur Begins	9	10	11	12
13 Sukkot Begins	14 Columbus Day	15	16	17	18	19
20	21	22	23	24	25	26
27 Diwali	28	29	30	31 Halloween		

JO MARCHESE

“When I came here, everything was white,” said Jo Marchese, Hamilton House resident. Since moving in, Jo has filled her apartment with beautiful colors that symbolize her bright personality.

Jo was born in Astoria, the last of five children. World War II took her to California, where she worked with the Marine Corps. After the war, she got a job with an airline. “I always wanted to fly,” said Jo. She lived in Mexico and Arizona, before returning to New York City in 2001.

“This is the beginning of the story,” said Jo about Project FIND. Through Project FIND, Jo met Elaine, another Hamilton House resident. “She was the ideal friend,” said Jo. And thanks to the encouragement of Debra Escort, Director of Special Projects, Jo began to sing publicly and recorded a CD.

Jo is one of Project FIND’s most valued treasures, spreading cheer through her music and her interactions with the FIND community.

“I want people to know that we’re not just sitting around in our rocking chairs,” said Jo. “We’re living.”



Hamilton Senior Center, as
envisioned by artist and Hamilton
House resident, Tamara Maas.

November 2019

NATIONAL NOVEL WRITING MONTH



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4	5	6	7	8	9
Daylight Saving Time Ends						Mawlid Begins
10	11	12	13	14	15	16
	Veterans Day					
17	18	19	20	21	22	23
24	25	26	27	28	29	30
			Thanksgiving Day		Black Friday	

HAMILTON HOUSE AND SENIOR CENTER

Project FIND's first residential building, Hamilton House, began its life as a hotel in 1919. Thanks to the lobbying efforts of community groups, tenant leaders, and local seniors, Hamilton House was designated an affordable housing resource for older adults in 1972.

Hamilton House has 174 units, comprised of studios and one- and two-bedroom apartments, for those persons who are 62 years of age or older earning less than 80 percent of area median income.

The Hamilton Senior Center, located on the ground floor of Hamilton House, opened in 1973. The Center is open six days a week, offering meals and activities to seniors. The impressive blend of health, wellness, socialization, and recreational activities earned the Center the high honor of being named an Innovative Senior Center by the New York City Department for the Aging.



Clinton Senior Center members
enjoy lunch in its newly renovated
dining room.

Photo: Paula Court

December 2019

NATIONAL WRITE TO A FRIEND MONTH



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 Project FIND Incorporated (1969)	3 Giving Tuesday	4	5	6	7 Pearl Harbor Remembrance Day
8	9	10 Human Rights Day	11	12	13	14
15 Jo Marchese's Birthday	16	17	18	19	20	21
22 First Day of Winter Hanukkah Begins	23	24	25 Christmas Day	26 Kwanzaa Begins	27	28
29	30	31 New Year's Eve				

LOOKING AHEAD

For 50 years, Project FIND has been honored to serve New York City's seniors. Project FIND's success is owed not only to the dedication of the women and men who founded and operated the organization, but to the collaboration of other service agencies, the commitment of religious leaders, the receptiveness of local and state officials, and, most importantly, the perseverance of seniors who fought to be heard.

Project FIND looks forward to continuing to assist and support New York City's older adults for the next 50 years and has undertaken several improvements to continue to upgrade and modernize its facilities.

Project FIND also looks forward to the years of growth and success ahead. In addition to work on its facilities, Project FIND is expanding its fundraising efforts to build upon the innovative programming and support services offered to its residents and center members.



Executive Director David Gillcrist welcomes the newest additions to Project FIND's senior management team. From left: Mark Jennings, Deputy Director; Kathleen Fitzgibbons, Director of Development and External Relations; Stacey Berry, Director of Property Management; and David Gillcrist.

Photo: Paula Court

Executive Director

David Gillcrist

Deputy Director

Mark Jennings

Administrative Services

Richard Maranda, *Director*

Community Services

Barbara Blackman, *Director*

Aaron De Broux, *Assistant Director*

Clinton Senior Center

Trenace Simmons, *Director*

John Alexander

Shawn Black

Stephanie Falcon

Wilfredo Flores

Rondolyn Frank

Janezky Germosen

Coffeehouse Senior Center

Augustine Brown, *Director*

Horace L. Hedgepeth

Russel T. Luke

Maria Marte

Gregory J. Monk

Karen O'Savio

Cesar Perez

Hamilton Senior Center

Melissa N. Johnson-Bowen, *Director*

Johnnie Abreu

Clinton Campbell

Annette Casimir

Rachel Eisenman

Sharon Headen

Jose Hernandez

Garriet Johnson

Sandy D. Levy

Anita Markovich

Ramona Mitchell

Jihad Moore

Darcel Nelson

Elsa O'Reilly

Tyiesha Robinson

Maritza Rosario

Arshane Simmons

Jason Sturm

Orlando Valencia

Daniel Young

Woodstock Senior Center

Chenal Thompson, *Director*

Eunice Alvarez

Evelyn Cepeda

Anibal Garcia

Wanda Horne

Jaquan L. Lawrence

Makeda S. Peters-Telesford

David Sanchez

Carolyn Shavers

Mayra Soriano

Laurell E. Stephens

Nilda Torres

Elvis Vargas

Fabienne Williams

Robin Williams

Development and External Relations

Kathleen Fitzgibbons, *Director*

Jonelle Carrera

Debra Escort

Finance

Deon Lewis, *Controller*

Ivy H. Davis

Franklin Villalobos

Zi Jun Watt

Property Management and Housing Services

Stacey Berry, *Director*

Juan Cortes-Nieves

Elizabeth Cunningham

Sanam Hashimi

Elzbieta Jadwiszczok

Fatim Kamara

Maria Marwill

Social Services

Robin Ann Plummer, *Director*

Victor Ambrose

Angela Barnwell

Heather Clarke

Russell Eisgrub

Peggy Ferrer

Toni L. Gray

Angela Lee

Sonia Mejia

Elana Oppenheim

Isabella Paola Rossi

Cathy Weisenburger



BY THE NUMBERS

RESIDENCES*

Duration of Tenancy

20% 15+ years

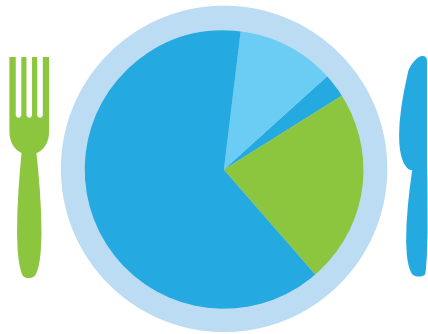
15% 10-14 years

20% 6-9 years

45% < 5 years

SENIOR CENTERS*

2,895 Members



208,533 Meals Served

● Breakfast: 47,113 ● Lunch: 132,358
● Dinner: 23,302 ● Other Meals: 5,760

Attendance

734 members attend at least twice per week

316 members attend at least once per week

597 members attend at least once per month

HOMELESS IN-REACH*

Contacts



5,643

Showers
Provided



1,723

Articles of
Clothing
Provided

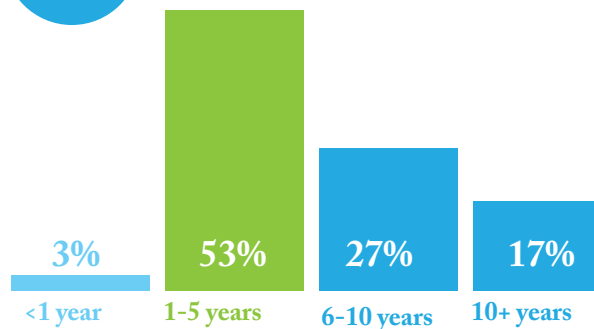


631

Social
Worker
Contacts



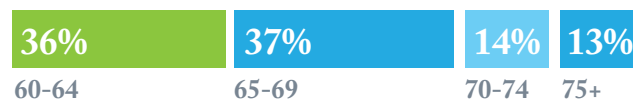
Homeless History Prior to Entry



Gender



Age



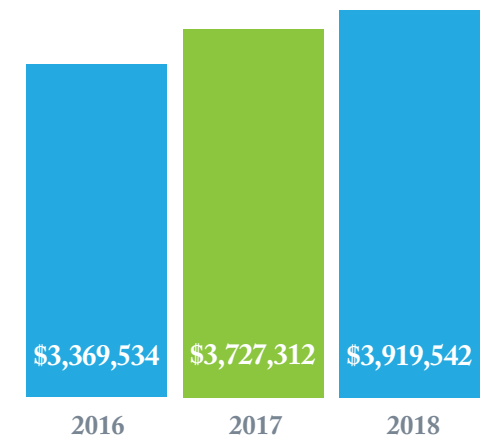
INVESTMENTS AND CONTRACTS



Investments for Capital Improvement



Government Contracts Awarded



* City Fiscal Year Data—7/1/2017 through 6/30/2018.

* Calendar Year 2017 Data.

CONDENSED STATEMENT OF ACTIVITIES

Year Ended December 31, 2017

Operating Revenues and Other Support

Grants and Contracts.....	\$3,727,141
Contributions and Program Income.....	\$291,311
Special Events.....	\$69,607
Rental Income.....	\$7,456,576
Vacancies and Concessions.....	(\$379,897)
Administrative Fees.....	\$8,968
Investments and Other Income.....	\$559,296

\$11,733,002

Operating Expenses

Program Services.....	\$3,917,259
Management and General.....	\$759,143
Fundraising.....	\$115,288
Woodstock HDFC.....	\$3,384,805
Hamilton HDC.....	\$1,685,599
Hargrave HDFC.....	\$1,141,126

\$11,003,220

Change in Net Assets

\$729,782

STATEMENT OF FINANCIAL POSITION

Year Ended December 31, 2017

Assets

Cash and Cash Equivalents and Investments.....	\$5,138,062
Restricted Deposits and Funded Reserves.....	\$3,414,908
Grants, Tenant Accounts, and Other Receivable.....	\$1,022,655
Deferred Rents Receivable.....	\$155,962
Prepaid Expenses.....	\$290,542
Property and Equipment, Net.....	\$18,123,500

\$28,145,629

Liabilities and Net Assets

Total Liabilities.....	\$20,227,012
Total Net Assets.....	\$7,918,617
<i>(Unrestricted Net Assets.....</i>	<i>\$7,918,617)</i>

\$28,145,629

PROJECT FIND SENIOR CENTERS

Clinton Senior Center

530 West 55th Street, New York, NY 10019

Director: Trenace Simmons

Phone: 212-757-2026

Email: tsimmons@projectfind.org

Hours of Operation: Monday to Friday, 9am to 5pm

Coffeehouse Senior Center

331 West 42nd Street, New York, NY 10036

Director: Augustine Brown

Phone: 646-545-4621

Email: abrown@projectfind.org

Hours of Operation: Monday to Friday, 8am to 5pm

Hamilton Senior Center

141 West 73rd Street, New York, NY 10023

Director: Melissa N. Johnson-Bowen

Phone: 212-787-7710

Email: mbowen@projectfind.org

Hours of Operation: Monday to Friday, 9am to 7pm,
and Sunday, 9am to 4pm

Hamilton Senior Center Annex

111 West 71st Street, New York, NY 10023

Phone: 212-580-0888

Hours of Operation: Monday to Friday, opens at 11am

Woodstock Senior Center

127 West 43rd Street, New York, NY 10036

Director: Chenal Thompson

Phone: 212-575-0693

Email: cthompson@projectfind.org

Hours of Operation: Tuesday to Sunday, 8:30am to 5pm

PROJECT FIND HOUSING

Hamilton House

141 West 73rd Street, New York, NY 10023

Property Manager: Sanam Hashimi

Phone: 212-595-3385

Email: shashimi@projectfind.org

Hargrave House

111 West 71st Street, New York, NY 10023

Property Manager: Sanam Hashimi

Phone: 212-579-7881

Email: shashimi@projectfind.org

Woodstock Hotel

127 West 43rd Street, New York, NY 10036

Property Manager: Elizabeth Cunningham

Phone: 212-730-1165

Email: ecunningham@projectfind.org



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PROJECT FIND SOCIAL SERVICES

Hamilton House Social Services

141 West 73rd Street, New York, NY 10023

Social Workers: Sonia Mejia and Isabella Paola Rossi

Phone: 212-501-8966

Hargrave House Social Services

111 West 71st Street, New York, NY 10023

Social Worker: Heather Clarke

Phone: 212-787-6461

Homeless In-Reach Program

127 West 43rd Street, New York, NY 10036

Program Coordinator: Victor Ambrose

Phone: 212-768-2574

Woodstock Social Services

127 West 43rd Street, New York, NY 10036

Social Work Supervisor: Russell Eisgrub

Phone: 212-730-3259

BOARD OF DIRECTORS

William Traylor, *Chair*

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Constance Tempel

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