

WOODSTOCK HOUSING DEVELOPMENT FUND CORPORATION FOR SENIOR CITIZENS

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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 full private bathroom; some (not all) are equipped with a shower.
- Each room is furnished with a bed, table, two (2) chairs, a dresser and closet.
- No Kitchen. Each room is equipped with a 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 (6) days a week.
- Social Services funded by NYC DHS and Find Aid for the Aged
- Community Medicine Clinic, affiliated with NYU Langone Medical Center.
- Light Housekeeping service once a week;

Rent:

Currently the maximum rent for each unit is \$744.83 per month. All tenants are expected to cooperate with Property Management to apply for SCRIE, Section 8 and other subsidy programs as they become available.

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

The Woodstock Hotel – Application Package

D. Proof of Income

- Tax Returns for 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 10pm**
- **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 the required initial assessment and annual re-assessment.

Requirements for Community Intake:

1. **Eligibility** - All applicants must be 55 years of age or older.

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

2. **Population** – All applicants must be 55 years of age or older.
3. **Income Requirements** – Rent for Community Rentals are \$744.83 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 \$43,860 per year, \$3,655 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 their rent.

4. **Financial Reporting** – The Woodstock is guided by the NYC Rent Stabilization Laws. 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)

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