

The Claremont, Bronx, NY

Supportive Congregate Housing for Older Adults



The Claremont

A development of 95 units of supportive congregate housing for single adults who live with functional impairments and 19 units of affordable housing for families.

Developer and Owner:

West Side Federation for Senior and Supportive Housing, Inc. (WSFSSH)

Property Management:

West Side Federation for Senior and Supportive Housing, Inc.

Tenant Profile:

The Claremont is targeting single adults age 60 and older who live with functional impairments that may include serious and persistent mental illness, physical frailty, cognitive impairments, or some combination of these.

Supportive Services Provider:

West Side Federation for Senior and Supportive Housing, Inc.

Services Approach:

WSFSSH provides 24/7 comprehensive services, grounded in resident choice, to support each person's ability to live fully, safely, independently and with dignity in the community.

Key Features and Innovations

- Residents have access to three nutritious meals and two snacks each day, with at least two choices for each meal as well as a resident-accessible kitchen
- Each studio unit is furnished and has its own full bathroom and kitchenette.
- On an as needed basis residents can receive assistance with housekeeping, personal care, laundry, mobility, medication management, and money management. Residents also receive case management and can access medical, psychiatric, and substance abuse services.
- The Claremont is located in the Mount Eden section of the Bronx, approximately 10 blocks northeast of Yankee Stadium. It is within easy walking distance of a park, public transportation, and a large selection of stores.

Financing Information

Capital Financing Sources

New York City Dept of Housing Preservation and Development	\$ 16,100,000
New York State Homeless Housing and Assistance Corporation	\$ 4,400,000
Richman Housing Resources, LIHTC Equity	\$ 7,600,000
New York State Energy Research and Development Authority	<u>\$ 163,000</u>
Total	\$ 28,263,000

Operating Financing Sources

Supplemental Security Income (SSI) Level 3 (after personal needs allowance deducted), New York/New York III Agreement

Services Financing Sources

New York/New York III Agreement, Service fee from room and board cash flow