SAGE FAQ: Ingersoll Senior Residences and Crotona Senior Residences

WHAT ARE THE INGERSOLL SENIOR RESIDENCES AND CROTONA SENIOR RESIDENCES?

Ingersoll Senior Residences and Crotona Senior Residences are New York City’s first affordable LGBT-welcoming senior housing developments.

Ingersoll Senior Residences (ISR) will be the nation’s largest LGBT-welcoming elder housing community. The 145-unit affordable housing residence for older adults will be built in Ft. Greene, Brooklyn, an area in desperate need of affordable housing. The developer for Ingersoll Senior Residences is BFC Partners. Crotona Senior Residences is an 82-unit LGBT-welcoming senior housing development located in Crotona Park North, Bronx; the developer is HELP USA.

Across the nation, LGBT older adults have extremely limited options for housing that is both welcoming and affordable. Ingersoll Senior Residences and Crotona Senior Residences are part of SAGE’s National LGBT Elder Housing Initiative launched in 2015 to address the housing crisis faced by LGBT older people. In addition to encouraging model inclusive housing like Ingersoll and Crotona, the multi-year initiative includes policy advocacy, consumer education, cultural competence training for providers, and technical assistance to communities seeking to address LGBT elder housing issues.

HOW DID SAGE GET INVOLVED?

SAGE is thrilled to be working with BFC Partners, one of New York City’s leading developers, and Help USA, a non-profit innovator of permanent supportive housing for special needs populations, on the Ingersoll and Crotona residences. We are also proud to partner with the New York City Housing Authority (NYCHA) on Ingersoll and the New York City Department of Housing Preservation & Development (HPD) on both developments. Urban centers like Los Angeles, Philadelphia, Chicago and Minneapolis have preceded New York City in building LGBT-inclusive elder housing.
DISCRIMINATION AGAINST LGBT ELDERS? HOW DO YOU KNOW THAT?

Discrimination in housing against LGBT elders is well documented. Reinforcing overwhelming anecdotal evidence from stories shared by SAGE constituents, a 2014 report by the Equal Rights Center found that nearly half (48%) of same-sex LGBT older couples applying for senior housing as part of a national test were subjected to discrimination. Studies also show that 25% percent of transgender older adults report housing discrimination on the basis of their gender identities. This is unacceptable. One solution is to create LGBT-friendly housing like Ingersoll Senior Residences and Crotona Senior Residences.

WHEN WILL THESE RESIDENCES OPEN?

We estimate an opening day sometime in the summer of 2019. SAGE will provide regular updates to those who sign up for more information (see below).

WHEN CAN I APPLY?

SAGE encourages people to sign-up on our website at sageusa.org/nychousing for more updates. We will alert people well in advance of the official sign-up process.

WHO ARE THE DEVELOPERS AND WHAT ARE THEIR ROLES?

Ingersoll Senior Residences is a collaboration of SAGE and BFC Partners. BFC will own and manage Ingersoll Senior Residences; SAGE will operate a full-fledged LGBT-welcoming senior center on the ground floor and will support additional community outreach efforts. BFC has been a developer of affordable and market-rate housing in New York City for more than 30 years.

Crotona Senior Residences is a collaboration of SAGE and HELP USA. HELP USA is a national leader in both homeless prevention as well as a developer of permanent supportive housing for special needs populations. SAGE will operate an LGBT-welcoming senior center on site; services will draw on an extensive network of community-based linkages to help address the individual needs of tenants. SAGE was founded in New York City in 1978 and is the country’s oldest and largest LGBT aging organization. SAGE’s National LGBT Elder Housing Initiative was launched in response to the Equal Rights Center’s 2014 report documenting widespread discrimination against LGBT people applying for senior housing. The initiative engages consumers, providers, and policymakers to increase access to and create understanding and welcoming housing environments for LGBT older people.
WHY DOES NYC NEED LGBT-INCLUSIVE ELDER HOUSING?

In addition to high levels of discrimination (see above, “Discrimination against LGBT Elders?”), there is also a great desire for community among LGBT older adults, who often grow older in severe isolation and who continue to deal with both homophobia and transphobia. Creating community in an inclusive environment is a critical part of SAGE’s work. For nearly 40 years, SAGE has been a pioneer in creating programs and advancing LGBT-inclusive aging initiatives that have positive impact across the country.

WHO CAN LIVE IN THE INGERSOLL AND CROTONA RESIDENCES?

Any individual who is age-qualified (at least 62 years old) and income-qualified for affordable housing in New York City can apply to live in the Ingersoll and Crotona residences. We know how it feels to be left out and discriminated against and will create an LGBT-friendly space for all residents to live comfortably and have access to services that meet their needs. Fair housing laws (FHL) prohibit discrimination in housing on the basis of sexual orientation, race, gender and numerous other protected classes. SAGE will advertise in many different venues to ensure that everyone is aware of the opportunity. The selection of residents for Ingersoll and Crotona will involve a lottery from a pool of qualified applicants.

WHAT SERVICES WILL BE PROVIDED TO RESIDENTS OF INGERSOLL AND CROTONA?

Residents of both Ingersoll Senior Residences and Crotona Senior Residences will have full access to an on-site SAGE Center, modeled after SAGE’s highly successful Innovative Senior Centers located in Chelsea, Harlem, the Bronx, Staten Island (in partnership with the Pride Center of Staten Island), and Brooklyn (in partnership with GRIOT Circle). The SAGE Centers at the sites will be open to both building residents and community members. Ingersoll and Crotona residents will receive additional supports.
ARE SAGE CENTERS WELCOMING TO OLDER ADULTS WHO ARE NOT LGBT?

Yes! SAGE has pioneered a model for LGBT-friendly senior centers. The SAGE Centers at Ingersoll Senior Residences and Crotona Senior Residences will include LGBT-inclusive and friendly programming to create an environment where LGBT elders feel welcome and at home. This is not exclusive of other elders and many non-LGBT elders use SAGE Centers. SAGE Centers seek to celebrate the experiences of all elders. “Lunch and learn” programs will focus on health and wellness, including healthy eating, HIV prevention, a range of fitness classes, “Talk to the Pharmacist” and more.

HOW MUCH WILL IT COST TO LIVE AT INGERSOLL SENIOR RESIDENCES AND CROTONA SENIOR RESIDENCES?

Both Ingersoll Senior Residences and Crotona Senior Residences will be affordable senior housing. No resident will pay more than approximately one third of their income for rent. Both residences will be limited to older adults whose annual income is below a certain amount. Income ceilings will be slightly different in each building. There will be preferences for current NYCHA residents and those on the wait list for NYCHA or Section 8 housing.