

JCHE

JEWISH COMMUNITY
HOUSING FOR THE ELDERLY

JCHE Applicant Information

Frequently Asked
Questions

JEWISH COMMUNITY
HOUSING FOR THE ELDERLY
30 WALLINGFORD ROAD
BRIGHTON, MA 02135

ULIN HOUSE ~ LEVENTHAL HOUSE
GENESIS HOUSE ~ GOLDA MEIR HOUSE
COLEMAN HOUSE ~ SHILLMAN HOUSE

jche.org



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Thank you for your interest in Jewish Community Housing for the Elderly (JCHE)

We hope this guide for prospective residents will answer your questions about JCHE housing and the application process.

1. WHO WE ARE

Founded in 1965, Jewish Community Housing for the Elderly (JCHE) builds, owns and manages affordable senior housing. JCHE, a non-sectarian organization, provides nationally recognized housing to seniors of all backgrounds. Our buildings offer a wide array of supportive programs and services to foster residents' ongoing independence.

JCHE's six buildings, located in Boston, Newton and Framingham, have over 1,200 apartments and are home to more than 1,500 residents. Each of these buildings has income-qualified units, and two of the locations also have affordable market rate apartments. All JCHE housing is available on an equal opportunity basis. The organization's hallmark programs and services are made possible through generous contributions from individuals, foundations, and corporations.

JCHE RENTAL OFFICE

40 Wallingford Road, Brighton, MA 02135

617-912-8421 (telephone); 617-912-8429 (fax); 617-912-4868 (TTD)

For information, contact Michael Sheynberg
at msheynberg@jche.org or 617-912-8421

Please let us know how we can assist you!

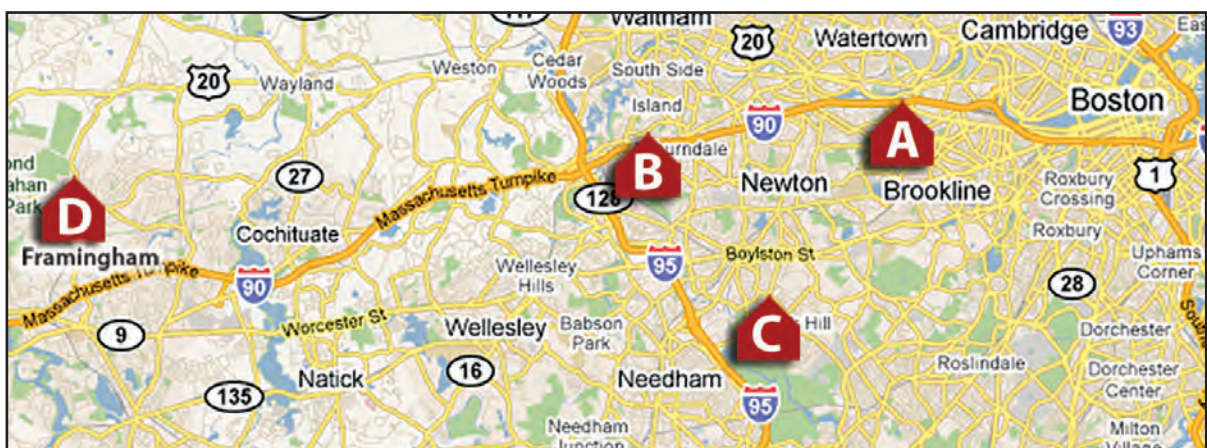
2. WHAT KIND OF HOUSING DOES JCHE OFFER?

JCHE is nationally recognized for its vibrant and supportive living communities for older adults of all backgrounds. We offer safe, affordable and accessible housing with programs and services that foster successful aging. Our buildings are thoughtfully designed to maximize independence with apartments with complete kitchens, as well as common space used for informal gatherings and planned activities. Our communities are rich with opportunities for physical activity, intellectual stimulation, and engagement in a dynamic community. Our resident service coordinators and program staff can assist residents to access services that postpone or eliminate the need for more expensive and more restrictive care. We enable JCHE residents to have the option to remain in an independent setting as they face the challenges of aging.



3. WHERE ARE JCHE'S BUILDINGS LOCATED?

- A. **Ulin House: 30 Wallingford Road, Brighton, MA 02135**
Leventhal House: 40 Wallingford Road, Brighton, MA 02135
Genesis House: 28 Wallingford Road, Brighton, MA 02135
These three interconnected buildings are located in an urban residential area and set in a pleasant outdoor garden. They are within a short walking distance to markets and other stores, as well as the MBTA's Commonwealth Avenue Green Line and bus routes. JCHE's administrative offices are located on this site.
- B. **Golda Meir House: 160 Stanton Avenue, Newton, MA 02466**
Located in Newton's Auburndale community, a suburb of Boston, Golda Meir House is situated near Newton-Wellesley Hospital and the MBTA Woodland Green Line Station.
- C. **Coleman House, at 677 Winchester Street, Newton, MA 02459**
(Note that the entrance to the building is off Nahanton Street.)
Located in a Boston suburb in the Newton Highland community, Coleman House shares a park-like campus with the Leventhal-Sidman Jewish Community Center.
- D. **Shillman House on the Harry and Jeanette Weinberg Campus:**
49 Edmands Road, Framingham, MA 01701
This mixed-income senior living community is located in the MetroWest region of Boston.



4. WHAT IS THE ELIGIBILITY FOR ALL JCHE HOUSING?

For the majority of JCHE's apartments, at least one occupant must be age 62. Disabled adults of any age are eligible for housing in Genesis House, Golda Meir House and Coleman House.

5. HOW DO I KNOW IF I AM ELIGIBLE FOR JCHE'S INCOME-QUALIFIED UNITS?

For income-qualified units, residents must meet income requirements set by the federal government. When determining eligibility for subsidized housing, JCHE follows federal guidelines, which consider a household's total gross annual income (including wages, pensions, Social Security, etc.) and actual income derived from assets (including interest earned on checking and savings accounts, certificates of deposit, money market accounts, IRAs, real estate, stocks, bonds, and the cash surrender value of whole life insurance, etc). The current income guidelines are included on JCHE's Rental Application. For further information about eligibility, contact the Rental Office at 617-912-8421.



6. HOW MUCH DOES IT COST TO LIVE IN A JCHE INCOME-QUALIFIED APARTMENT?

JCHE offers two kinds of affordable apartments. We have Section 8 subsidies for apartments in Ulin House, Leventhal House, Genesis House, Golda Meir House, Coleman House and Shillman House. If you income-qualify for Section 8, your rent will be calculated at 30% of your adjusted gross annual income. In addition to Section 8 subsidies, Shillman House also has tax credit financing. If you income-qualify for the tax credit program, your rent will be fixed at a below-market rate. In all cases, JCHE does not require an entrance fee. Heat, water and other utilities are included in the rent. Residents who are receiving either a Section 8 subsidy or a tax credit must be re-certified annually by JCHE staff to determine eligibility.

7. HOW MUCH DOES IT COST TO LIVE IN A MARKET RATE APARTMENT AT GOLDA MEIR HOUSE?

In addition to the 176 income-qualified units at Golda Meir House, the building has 23 market rate apartments. These are available to older adults whose income exceeds the maximum allowable income for subsidized apartments. The monthly fee for the market rate apartments is set annually by the U.S. Department of Housing and Urban Development, and is less than comparable apartments in the area. Heat, water and other utilities are included in the rent. There are no entrance fees.

8. HOW MUCH DOES IT COST TO LIVE IN A SHILLMAN HOUSE MARKET RATE APARTMENT?

The rents for the Shillman House market rate apartments vary depending on the size and location of the unit. The rent includes dinner and a continental breakfast each Monday through Saturday; brunch on Sunday; bi-weekly housekeeping and linen services; and heat, water and other utilities. There is no entrance fee to move to Shillman House.

9. WHAT IS THE APPLICATION PROCESS FOR JCHE HOUSING?

If you are interested in living in JCHE housing, you must fill out the appropriate application and submit it to JCHE's Rental Office. Prospective residents may apply to multiple JCHE buildings. The application can be prepared by prospective residents or by their family members or friends. There is no charge to apply for JCHE housing.

See question #9 for information about how to get an application. Please note that there are **four different application forms**. Be sure to complete the correct application(s).

- 1) Genesis House application
- 2) Application for Ulin, Leventhal, Golda Meir and Coleman House
- 3) Application for income-qualified apartments at Shillman House
- 4) Application for market rate apartments at Shillman House

10. WHERE CAN I GET AN APPLICATION FOR JCHE HOUSING?

There are three ways to get a copy of the rental application:

Pick up a copy in our Rental Office in JCHE's Leventhal House:
40 Wallingford Road, Brighton, MA
Monday through Friday, 9:00 A.M. – 5:00 P.M.

Request a copy by contacting Michael Sheynberg at 617-912-8421 or msheynberg@jche.org.

Download a copy of the application at jche.org.

Note: There are multiple application forms on the website, so please carefully select the appropriate one(s) to ensure that you are applying to the JCHE building(s) of your choice.

Completed applications can be sent to JCHE's Rental Office, 40 Wallingford Road, Brighton, MA 02135 or faxed to 617-912-8429.

11. HOW MANY UNITS ARE IN EACH JCHE BUILDING AND WHAT ARE THEIR DIMENSIONS?

Building	Total Number of Units	Size of Studio Apartment	Size of One Bedroom Apartments	Size of Two Bedroom Apartments
Ulin	242	365 sq.ft.	506 sq.ft.	NA
Leventhal	256	406 sq.ft.	514 sq.ft.	NA
Genesis	209	NA	590 sq.ft.	730 sq.ft.
Golda Meir	199	NA	550 sq.ft.	628 sq.ft.
Coleman	146	NA	535 sq.ft.	NA
Shillman	150	NA	537 - 664 sq. ft.	791 – 860 sq. ft.

NA = not applicable

12. FOR THE INCOME-QUALIFIED APARTMENTS, AM I QUALIFIED FOR A STUDIO, ONE-BEDROOM OR TWO-BEDROOM UNIT?

A single person may apply for a studio apartment at Ulin House and Leventhal House, or a one-bedroom apartment at Genesis House, Golda Meir House, Coleman House or Shillman House.

A couple can apply for a one-bedroom apartment at Ulin House, Leventhal House, Genesis House, Golda Meir House, Coleman House or Shillman House. Households of two or more people can apply for one of a limited number of two-bedroom apartments at Shillman House. However households of non-couples will have preference.

13. WHAT ARE THE FLOOR PLAN OPTIONS FOR THE SHILLMAN HOUSE MARKET RATE UNITS?

There are seven different floor plan options for the market rate apartments. There are three different configurations available: one bedroom/one bathroom; two bedrooms/one bathroom; two bedrooms/one and a half bathrooms.

(Note: The floor plans can be seen at jche.org in the Shillman House section under Apartment Options)

14. IS THERE A WAITING LIST FOR JCHE APARTMENTS?

Yes, there is a waiting list for all JCHE buildings. Your name will be added to the waiting list as soon as you have filed your completed application with JCHE's Rental Office. Applications are placed on the waiting list in order of the date they are received. The average time on the wait list varies by building.

JCHE updates its waiting lists every one - two years. If you are on the waiting list, you will receive a Reconfirmation Form in the mail. To stay active on the waiting list, you must return the form to JCHE within six weeks. While on the waiting list, it is your responsibility to notify JCHE's Rental Office of changes to your address, telephone, or other contact information.

15. WHAT ASSISTANCE IS AVAILABLE IN EMERGENCY SITUATIONS?

JCHE staff is available 24 hours/day, 365 days/year in all buildings to respond to emergencies. Each apartment is equipped with emergency cords so that residents can notify staff if a problem occurs.

16. AT JCHE, WHAT PROGRAMS AND SERVICES WILL BE AVAILABLE TO ME?

Resident Services Coordinators (RSC): JCHE's Resident Services Coordinators provide information about accessing supportive programs and services provided by JCHE and partner agencies. The team includes Coordinators who are fluent in Russian, Mandarin, Cantonese, Taishanese and other languages.

On-site staff 24/7: Every building has onsite staff at all hours to assist residents in emergency situations.

CaringChoices™: This program provides access to services that assist residents to manage daily life in their independent JCHE apartment. The format of the program varies by building and is not currently available at Shillman House or Golda Meir House.

more on the following page...

Wellness, social, educational, cultural, and recreational programs: Residents in each JCHE building have a wide range of opportunities to participate in programs that promote successful aging including a variety of physical activities, engaging social programs, life-long learning, English As A Second Language, art, health screenings and education, current events, concerts, movie nights, cultural events and more. Residents are active in the design and coordination of these programs.

Wheelchair-accessible van transportation: JCHE's van is available for errands, shopping trips and recreational outings on a limited basis, usually one day per week per building.

Generations Together: JCHE's award-winning, innovative intergenerational program enables residents including pre-literacy activities and exercise with preschoolers; pen-pal, e-pal and tutoring programs with elementary school children; and discussion groups with high school and college age young adults.

Assistance for non-English speakers: For residents who primarily speak Russian, Mandarin, Cantonese, Taishanese, JCHE has bi-lingual staff and translated information available for many of the programs and services.

Maintenance services: Each JCHE property has a full service maintenance staff on the premises.

Dining services:

Golda Meir House: Residents of Golda Meir House, as a condition of their lease, are required to participate in a weekday Kosher hot lunch.

Shillman House: Shillman House offers a dining program. The rent for the market apartments includes dinner and continental breakfast each Monday through Saturday, and Sunday brunch. Residents in the income-qualified units can purchase these meals.

Club Genesis: The adult day health center located on JCHE's Brighton campus offers bi-lingual English/Russian staff. The center accepts participants who pay privately or who are eligible through MassHealth.

17. WHAT SPECIAL AMENITIES ARE AVAILABLE IN JCHE'S BUILDINGS ?

- Computer centers offer desktop computers, Internet access and instruction.*
- Fitness studios feature trained staff and senior-friendly exercise machines.*
- Convenience stores stock basic groceries and household goods.
- Libraries offer current collections in English, Russian and Chinese.
- Art studios are available in some buildings.
- Beauty salons provide professional stylists for men and women.
- Laundry facilities with washing machines and dryers are located in all buildings.
- Beautiful, well-maintained grounds include attractive seating and walking areas.

* A modest membership fee is required

18. WHAT ACCOMMODATIONS ARE AVAILABLE FOR RESIDENTS WITH DISABILITIES?

All common areas in JCHE buildings are handicap accessible. Each location has several apartments designed for people with mobility and sensory impairments. Shillman House is universally accessible. Residents with special needs can request reasonable accommodations for apartment modifications.

19. WHAT IS THE SMOKING POLICY FOR JCHE'S BUILDINGS?

JCHE is a smoke free community. In accordance with JCHE non-smoking policies, smoking is not allowed indoors in apartments, offices or common spaces in any of the JCHE buildings. At JCHE's Brighton and Newton campuses, smoking is permitted only in the designated outdoor smoking shelters. Smoking in Shillman House is not permitted anywhere on the campus, either indoors or outdoors.



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