

MANHATTAN
YSA
— WARD —



MANHATTAN YSA WARD WELCOME PACKET *Updated Feb. 2012*



2 | Welcome



Bishop Josh Yamada

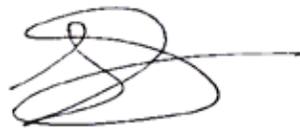
Dear New Move-In,

Welcome to the Manhattan Young Single Adult Ward! If you are still contemplating the move, we hope this information will help you with your big decision. Feel free to read through this packet and familiarize yourself with Manhattan and the church in the city.



Matt Simpson
First Counselor

If you've already made the decision to move-in, we look forward to meeting you soon. Yoshiya (Josh) Yamada currently serves as Bishop, along with Matt Simpson (First Counselor) and Stu Mitchell (Second Counselor). Bishop Yamada and his wife Susy are the parents of five children. He works as a radiation oncologist at Memorial Sloan Kettering Cancer Center. Brother Simpson is a graphic designer. He and his wife, Melany, have two girls. Brother Mitchell works as an attorney. He and his wife Lori are the proud parents of three children, two boys and one girl.



Stu Mitchell
Second Counselor

We have a wide variety of members in the ward, varying from bankers, accountants, law students, med students, artists, communications professionals, nannies and many more. This combination of members adds a lot of character to the ward and keeps things interesting.

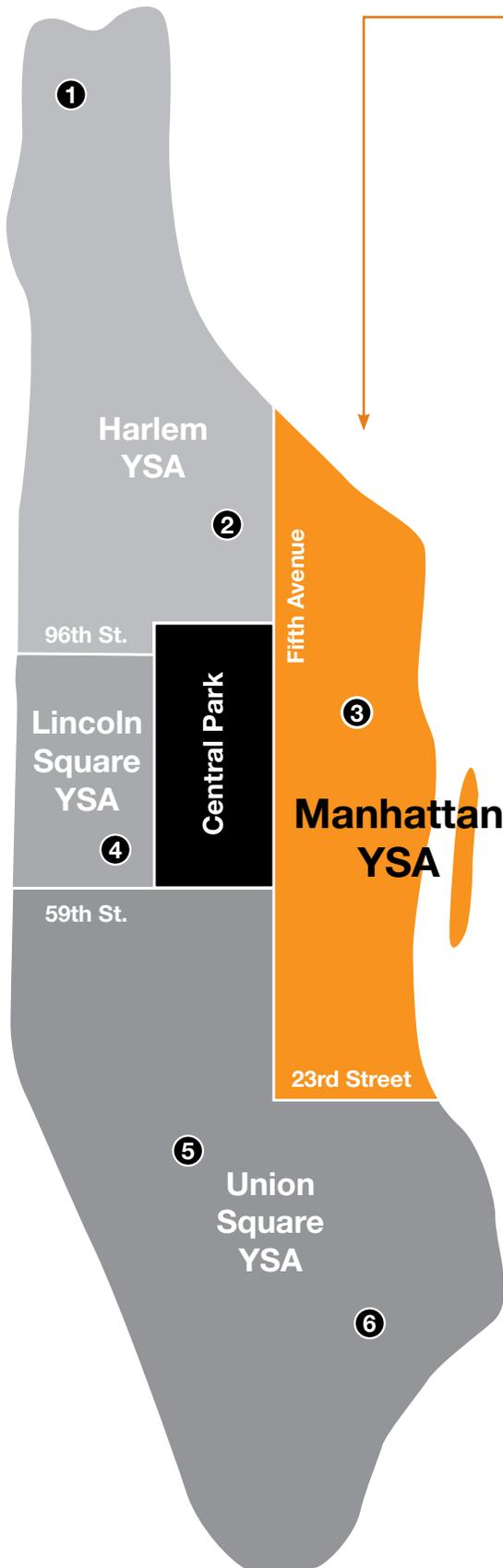
We hope you choose to make this ward your home. If you would like an appointment with the Bishop, please schedule it through Brother Mike Foss, the executive secretary. He can be reached via email at michael_foss@yahoo.com.

We look forward to serving the Lord together. May His richest blessings be upon you.

Sincerely,

The Manhattan YSA Ward Bishopric

3 | Manhattan YSA Ward Information



Boundaries for the Manhattan YSA Ward

All areas East of 5th Avenue which lie between 23rd St. and North to the top of the island (140th St.).

Meeting Schedule 2012

Sacrament Meeting: 9:00-10:10 p.m.

Sunday School: 10:10-11:00 p.m.

Elders Quorum/Relief Society: 11:10-12:00 p.m.

3 Upper East Side Building (Stake Center)

217 E. 87th St. (North side of 87th St. btwn 2nd & 3rd Avenues) New York City, NY 10128

Ward Leadership

Bishop: Josh Yamada

Email: yamadaj@MSKCC.org

First Counselor: Matt Simpson

Email: mattsimpson00@gmail.com

Second Counselor: Stu Mitchell

Email: stu.mitchell@hotmail.com

Executive Secretary: Mike Foss

Email: michael_foss@yahoo.com

Contact Mike to schedule an appointment with the bishopric

Clerks Office: (646) 450-6263

(If no one answers, it will go to a voicemail which will then be forwarded to the entire bishopric. One of them will contact you at their earliest convenience.)

Elders Quorum President: Brandon Stewart

Phone: 801-859-6164

Email: bsauce27@hotmail.com

Relief Society President: Kimberly Clark

Phone: 408-710-1641

Email: kimber2234@yahoo.com

Other NY NY Stake Buildings:

1 **Inwood:** 1815 Riverside Dr.

2 **Harlem:** 360 Malcolm X Boulevard

3 **Upper East (Stake Center):** 217 E. 87th St. (btwn 2&3 Ave)

4 **Lincoln Square:** 125 Columbus Ave.

4 **Temple:** 125 Columbus Ave.

5 **Union Square:** 144 W 15th St.

6 **Canal Street Branch:** 41 Elizabeth St. 4th Fl.

4 | Manhattan YSA Ward Information (cont'd)

Ward Activities

How do I find out about ward announcements/activities?

Search for our ward Facebook page..."Manhattan YSA Ward" or "M3W". Ask to join and we'll add you.

Ward email

Or contact our membership committee to be included on our weekly emails:
Emily Daines - emilyldaines@gmail.com

Housing

Moving to New York and need some help? Want to live on the Upper East Side?

From Museum Mile to the heart of Central Park, the Upper East Side (UES) is home to some of the greatest attractions the city has to offer. With the recent addition of the new stake center on 87th street, the Manhattan YSA Ward welcomes you to our neighborhood.

If you have any questions related to housing in the ward contact:
Mike Foss: michael_foss@yahoo.com

(Please note that this is not the housing list provided by the Manhattan stake, just another resource to connect people who are looking for housing specifically on the UES.)

How do I sign up for the NY NY Stake housing list?

<http://groups.google.com/group/nyclldshousing/subscribe>

How do I post on the housing list?

Follow the instructions on the homepage. It is not what you'd expect, but it is very simple when you read the explanation.

Google groups? Do I need a gmail account to use it?

No, you don't need a Gmail account.

5 | Housing 101 in New York City

Cost of Housing in Manhattan

New York is one of the few cities in the United States where it is common and accepted to rent for life. Thus, renting in New York has evolved in a form of quasi-ownership, wherein you can rent and truly call your apartment home. A renter can enjoy an excellent lifestyle. And unlike most cities the quality of housing available to most renters and buyers is essentially the same.

Renting allows you more freedom than buying. If you want to move, you can. Renting in the City is also a relatively simple process. When you see what you want, you put your money down, process the necessary paperwork (much more simple than a mortgage), and move in. Furthermore, services in a rental apartment building rival those of a hotel (dry cleaning pick up and delivery, rooftop deck, common storage area, laundry rooms, exercise room, and often a doorman). Yes, you can have it all in a rental!

There are two terms to keep in mind when considering rentals: “rent controlled” and “rent stabilized.” Rent control was started in the early 1940s when there was a big housing shortage in the City and landlords were raising rents to extreme highs.

The Rent Control laws were passed to protect tenants from unscrupulous landlords. The rent-controlled apartments that remain are a holdover from residents who have been living in the same apartment since before July 1971. When they become available (usually when tenants die), rent-controlled apartments are renovated and rents are raised to fair market value. Family members often add themselves to these leases so they can take over the apartment if the opportunity arises. If there is no family member to take over the apartment, rent-controlled apartments are converted to rent-stabilized apartments.

Rent stabilization is a body of regulations that apply to any rental building with multiple apartments built between February 1947 and January 1974. These guidelines limit the percent a landlord can raise the rent with each lease renewal. The percentage varies from year to year and is decided by the Rent Guidelines Board. The increase is put into effect by landlords each year in October. Tenants in rent-stabilized apartments must be offered either a one- or two-year lease, and have an automatic right to renew their leases indefinitely. Most rental apartments built after January 1974 and all rental buildings with five or fewer apartments are exempt from the rent-stabilization laws. If you are lucky enough to find a rent-stabilized apartment, grab it.

Fees

Generally, the fees you may be asked to pay for securing an apartment are legal. However, be careful not to be taken in by the occasional unscrupulous operator:

A real estate broker can charge a broker’s fee for finding you an apartment. The amount of this fee is not set by law. In order to charge the fee the broker MUST actually find you an apartment. Typically, brokers will state that they charge 15% of the yearly rent. This charge is negotiable between you and the broker. When dealing with a broker though, do not ask early on if they are willing to negotiate lower, this will result in less service. If you are not willing to pay a broker fee, ask to be shown apartments that are “no fee” and “low fee.”

An apartment referral service can charge a fee for referring apartments to you. However, the fee must be refunded (minus a \$15 charge) if you don’t find an apartment.

Neither a managing agent nor the owner of a rental building can ask you for a fee in order to rent an apartment. Such a demand is “key money” and is illegal. You can report the managing agent/owner to the NYS Attorney General’s Office if you have some solid evidence. It is doubtful whether a verbal demand would be sufficient to get the AG’s office to investigate unless you have corroborating witnesses.

Finally, the owner/managing agent can charge an application fee. Typically, this fee is for checking your references, your credit rating, etc. The fee must bear a reasonable relationship to the cost of doing these things. While a fee of \$150 may be reasonable, a fee of \$1500 is more likely to be considered key money.

No Fee. The Landlord is paying the listing broker’s fee.

Low Fee. The Landlord is paying a portion of the listing broker’s fee. The fee to the lessee is then typically one month’s rent or lower.

Broker Fee. Brokers charge 15% of yearly rent. This fee is negotiable; sometimes they can convince the Landlord to pay a portion of the fee if they feel that you will be an exceptional tenant.

Real Estate Brokers

A consumer may retain a real estate broker to find a suitable apartment. New York State licenses real estate brokers and salespersons. Brokers charge a commission for their services which is usually a stated percentage of the first year’s rent. The amount of the commission is not set by law and should be negotiated between the parties. The broker must assist the client in finding and obtaining an apartment before a commission may be charged. The fee should not be paid until the client is offered a lease signed by the landlord. Complaints against real estate brokers may be brought to the attention of the New York Department of State.

Beware of scams! If you think you are being scammed by a broker, ask to see their license. By law, all real estate agents and broker must carry their license with them at all times. When paying a broker fee, make sure that you write the check out to a brokerage house rather than an individual person. That is a sure way to know whether they are legitimate. If in doubt still, find out the name of the landlord or management company and call them to verify that there really is a vacancy and that they have knowledge of the broker that introduced you to the property. Scams typically occur with anonymous listings in the newspaper and online.

Leases

A lease is particularly important for unregulated tenants. Tenants who are not protected by rent control or rent stabilization are considered “month-to-month” tenants unless they have a lease which specifies a longer term. Without a lease, unregulated tenancies may be terminated on as little as 30 days notice at the owner’s sole discretion. Additionally, leases for unregulated tenants protect against unexpected rent increases during the term of the lease. Unregulated leases can be almost any length, but are typically one or two years.

Rent regulated tenants have tenure rights and cannot be evicted except for cause. Nonetheless, owners of rent stabilized buildings almost universally demand new tenants sign standard leases. Rent stabilized tenants have a right to choose one or two year leases.

What is a lease?

A lease is a contract between a landlord and tenant which contains the terms and conditions of the rental. It cannot be changed while it is in effect unless both parties agree. Leases for apartments which are not rent stabilized may be oral or written. However, to avoid disputes the parties may wish to enter into a written agreement. An

oral lease for more than one year cannot be legally enforced. At a minimum, leases should specify the names and addresses of the parties, the amount and due dates of the rent, the duration of the rental, the conditions of occupancy, and the rights and obligations of both parties. Except where the law provides otherwise, a landlord may rent on such terms and conditions as are agreed to by the parties.

Leases must use words with common and everyday meanings and must be clear and coherent. Sections of leases must be appropriately captioned and the print must be large enough to read easily. Unless the lease states otherwise, the apartment must be made available to the tenant at the beginning of the tenancy. If the apartment is not available when agreed, the tenant has the right to cancel the lease and obtain a full refund of any deposit.

Tenants protected by rent stabilization have the right to either a one or two year lease when they move into an apartment except under certain circumstances such as, for example, when the apartment is not used as the tenant's primary residence. New York City rent stabilized tenants are entitled to receive from their landlords a fully executed copy of their signed lease within 30 days of the landlord's receipt of the lease signed by the tenant. The lease's beginning and ending dates must be stated.

Renewal Leases

Except for rent-regulated apartments, a tenant may only renew the lease with the consent of the landlord. A lease may contain an automatic renewal clause. In such case, the landlord must give the tenant advance notice of the existence of this clause between 15 and 30 days before the tenant is required to notify the landlord of an intention not to renew the lease.

The renewal leases for rent stabilized tenants must be on the same terms and conditions as the prior lease and rent increases, if any, are limited by law but may provide for a rent increase according to rates permitted by the Rent Guidelines Board. Rent stabilized tenants may choose either a one-year or a two-year renewal lease.

Security Deposits

Virtually all leases require tenants to give their landlords a security deposit. The security deposit is usually one month's rent, and cannot be more than one month's rent in rent-stabilized housing units. The landlord must return your security deposit, less any lawful deduction, at the end of the lease or within a reasonable time thereafter. A landlord may use the security deposit: (a) as reimbursement for the reasonable cost of repairs beyond normal wear and tear, if the apartment is damaged; or (b) as reimbursement for any unpaid rent.

Landlords, regardless of the number of units in the building must treat the deposits as trust funds belonging to their tenants and they may not CO-mingle deposits with their own money. Landlords of buildings with six or more apartments must put all security deposits in New York bank accounts earning interest at the prevailing rate. You must be informed in writing of the bank's name and address and the amount of the deposit. Landlords are entitled to annual administrative expenses of 1% of the deposit. All other interest earned on the deposits belongs to you. You must be given the option of having this interest paid out annually, applied to rent, or paid at the end of the lease term. If the building has fewer than six apartments, a landlord who voluntarily places the security deposits in an interest bearing account must also follow these rules.

So what will it cost to live in the City?

The following is a rough guide to what you can expect to pay in monthly rent for an apartment in a quality building. The prices are for a non-doorman building. The low figure is for space that is smaller and older; the upper figure is for larger and newer. These ranges are updated as prices change significantly (see last date updated at the top of the chart).

AVERAGE RENT SUMMARY: 12/11

| LOCATION | STUDIO | 1BR | 2BR | 3BR |
|---------------------|--------|------|------|------|
| Chelsea | \$2376 | 3018 | 4724 | 5952 |
| East Village | \$1804 | 2459 | 3185 | 4048 |
| Gramercy/Flatiron | \$2319 | 3218 | 4578 | 5534 |
| Harlem | \$1313 | 1589 | 1975 | 2763 |
| Lower East Side | \$1750 | 2133 | 3292 | 4092 |
| Midtown East | \$1893 | 2469 | 3675 | 4641 |
| Midtown West | \$2238 | 3030 | 4245 | 5305 |
| Morningside Heights | \$1600 | 2055 | 3075 | 3450 |
| Murray Hill | \$1956 | 3024 | 3520 | 4566 |

| LOCATION | STUDIO | 1BR | 2BR | 3BR |
|-------------------------|---------------|-------------|-------------|-------------|
| SoHo/TriBeCa | \$2150 | 3617 | 5650 | 8450 |
| Upper East Side | \$1786 | 2384 | 3299 | 5713 |
| Upper West Side | \$1858 | 2598 | 3804 | 6025 |
| Wall Street/BPC | \$2113 | 3199 | 4795 | 5213 |
| Washington Heights | \$1395 | 1412 | 1695 | 2200 |
| West Village | \$2242 | 3302 | 4795 | 6078 |
| December Average | \$1920 | 2634 | 3754 | 4935 |
| November Average | \$1940 | 2647 | 3724 | 4947 |
| % Change | -1% | 0% | 1% | 0% |

VACANCY SUMMARY: 12/11

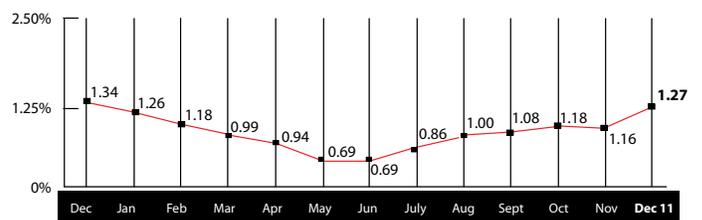
| NEIGHBORHOOD | VACANCY RATE |
|----------------------|--------------|
| BPC / Financial Dist | 1.50% |
| Chelsea | 0.93% |
| East Village/LES | 1.30% |
| Gramercy | 1.29% |
| Midtown East | 1.49% |
| Midtown West | 1.60% |
| Murray Hill | 1.00% |

| NEIGHBORHOOD | VACANCY RATE |
|---------------------------------|--------------|
| SoHo/TriBeCa | 0.37% |
| Upper East Side | 1.17% |
| Upper West Side | 1.50% |
| West Village | 0.84% |
| December Overall Vacancy | 1.27% |
| November Overall Vacancy | 1.16% |
| Difference | 0.11 |

OVERALL BLENDED AVERAGES: 12/11

| BLDG CLASSIFICATION | STUDIO | 1BR | 2BR | 3BR |
|------------------------|--------|------|------|------|
| New Development w/ DM* | \$2883 | 3984 | 5977 | 7968 |
| Doorman | \$2526 | 3611 | 5301 | 6930 |
| Elevator*** | \$2179 | 2984 | 4182 | 5313 |
| Walkup** | \$1908 | 2561 | 3501 | 4668 |

MANHATTAN RENTAL VACANCY RATES: 12/11



* New Developments include all rental and condo buildings built after 2004.

**Walkup averages include brownstone and townhouse rentals.

***Elevator averages in the downtown neighborhoods include a significant number of loft rentals compared to other neighborhoods.

Because City rental laws are skewed in the favor of renters, most landlords expect the following financially from renters:

You must earn annually forty to fifty times the amount of the monthly rent. That is to say, your rent cannot be more than about a quarter of your salary. So if you want to rent a \$2,000 apartment, you will need to earn \$80,000 a year.

If your salary does not meet this standard, you will need a co-signer or guarantor on the lease. The best person to ask for this may be a family member with a large enough income to satisfy the landlord. You or your guarantor will need to provide the financial paperwork and documentation.

You will need a certified check to cover the first month's rent and application and other fees. You may also be required to put down a security deposit, usually in the amount of one month's rent.

Your landlord will probably require a credit report (which may cost you \$25-50).

Other necessary items and information you must bring when viewing apartments include a photo ID card, a letter of employment, a listing of all bank accounts and credit cards, a listing of personal and business references, a listing of previous landlords, tax returns, pay stubs, and any other sources of income with verification.

Subletting

The best way to sublet an apartment is to know someone who is leaving the City for a while and who wants to have someone in the apartment paying the rent. Most often a person looking to sublet is a student taking time off from school or leaving for a semester abroad, so the apartments are available on a near a college campus and on a short-term basis. Many students post notices of availability around campus, so the best place to find listings is to visit the campus building. If this doesn't work, try the newspaper classifieds and resources listed below.

Sharing an Apartment

Since rent in the City is expensive many people consider sharing an apartment. Some people make good roommates, others do not. For some the years they lived with a roommate were the best times of their lives, but for others they were a nightmare. And though you cannot completely control the situation, you can take steps to increase your success.

Typically, the number one complaint of people with roommates is lack of privacy. Other issues include lifestyle incompatibility (for example, a night owl musician living with a nine-to-fiver) and financial entanglements (what if a roommate moves out on a moment's notice). Typically, only one of you will have the lease—which means that that person holds all the power, responsibilities, and rights.

The following are some factors to consider when deciding on a roommate:

- Get to know your potential roommate. The more you know in advance, the better off you'll be. Don't be afraid to pry. If you are going to be roommates, you'll learn about each other's quirks sooner or later. The bishop or branch president you will be moving into may also be helpful in this process.
- Put your agreements in writing. For example, what happens if one of you moves out or is late with the rent or other bills.
- Define the day-to-day living relationship. Who will be responsible cleaning the apartment? How will the refrigerator, air conditioning, washer/dryer, television, and other shared appliances and dishes be used? Do you want to split the groceries? What about the phone and electric bills? What will be the policy on houseguests, music, and noise? When will the rent be due?
- The more roommates you have, the more the issues will multiply.
- If a problem arise, speak up! Do not let issues fester until they become much bigger than they have to be. Let your feelings be known right away.

You are probably familiar with the meaning of such terms as “one-bedroom” and two-bedroom” when talking about apartments. The following are some other important terms you’ll hear when looking at apartments.

Studio: An apartment with a combined living and sleeping area. It is usually one room with a small kitchen in a corner. People often use a futon couch that can be converted for sitting and sleeping.

Alcove Studio: A modified version of a studio apartment. In these there is a “room” off the main room which can be used for sleeping, but it will not have a proper door or doorway.

Loft: A former commercial or industrial building that has been converted into apartments. These are generally large, open spaces with high ceilings.

Brownstone or Townhouse: One-family homes built before the turn of the century and into the early 1900s with four or five stories. Most of these have been turned into multiple-unit apartment buildings. These buildings will not have a doorman and most likely no elevator.

Walk-up: An apartment in a building—often a brownstone or townhouse—that has no elevator.

Prewar and Post War: Buildings built before and after World War II (usually 1940s—1970s).

Safety

For years New York City had a serious problem with crime. By now however it should hardly be news that safety in the City has improved dramatically—and that trend shows no signs of lessening. All major categories of crime are down. New York City is now safer than most other cities in America—and is unquestionably the safest large city. And it is helpful to remember that the bulk of the City’s violent crimes occur in neighborhoods you will probably not even consider. In many areas any incident of violent crime is major news—just as it would be in any small town in America.

Crime can also be prevented through a combination of vigilance and common sense. Be aware of your surroundings, don’t get into situations or confrontations that you can’t handle, and don’t be afraid to call for help. Keep your doors locked and your eyes and ears open. Plan for safety, and your safety will almost certainly be assured. Again, if you have a question about safety regarding a specific neighborhood, street, or building, contact the local bishop/branch president or stake housing coordinator.

Although New York City is relatively small geographically, getting around can be expensive and inconvenient. So the matter of convenience is a crucial part of making the decision of where to live. When considering convenience, consider the following questions: Is there an elevator in the building? Am I allowed to have a pet? What schools are nearby? Are there any services available in the building, such as a health club and storage area? What are the nearby attractions? Is there a park? A playground? Are there lots of restaurants? Is there a nearby grocery store? A bank?

Convenience

Proximity to Subway or Bus

Once you have located a listing in the neighborhood you want and in your price range, answer the question, “What is the nearest public transportation?” Locate the places you will most frequently visit on a map. Cross reference those places on a map of the public transit system. For example, if you will be working on the east side of midtown Manhattan and want to live on the upper eastside, commuting to work via the Green Line subway trains will be convenient. Note also that you will be able to attend Church on the upper eastside at the E. 87th Street chapel. However, this

Other resources recommended by local members:

www.ldshousing.net/housing.php

[Craig's list
http://newyork.craigslist.org](http://newyork.craigslist.org)

www.lootusa.com

www.landlorddirect.com

www.ezrent.com

[Apartment Fone 212-278-3663
www.apartmentfone.com](http://www.apartmentfone.com)

[Urban Living 212-689-6606
www.urbanliving-ny.com](http://www.urbanliving-ny.com)

[Maison International NY
212-462-4766
www.maisonintl.com](http://www.maisonintl.com)

[Roommate Finders
www.roommatefinders.com](http://www.roommatefinders.com)

[Shares & Sublets
212-529-2992
www.gm-shares.com](http://www.gm-shares.com)

[Student Housing \(for seniors
& grad students only\)
800-297-4694
www.studenthousing.org](http://www.studenthousing.org)

will also be expensive. If you are looking for a less expensive alternative, consider commuting via the Purple Line (7 train) subway line from Queens. It will be less convenient, but quite doable. (Generally, each subway stop away between home and your desired location will add 1-3 minutes to your commute time.) And the Queens, NY Stake center in Woodside is just a few steps from the "7" subway. This mental process that is crucial to making a wise decision.

What about living in building with a doorman?

Doorman buildings are safer because there is always someone there, admitting people to the building and making sure that people who don't have a reason to be there don't get in. A doorman can also receive our packages or dry cleaning when you're away from the apartment. If the mailman has a package and you're not home, you will have to pick it up at the post office when it is open. Some buildings that do not have a doorman have a superintendent who lives on the ground floor and can receive your packages. Be sure to ask. Remember that whatever is not delivered directly to your apartment, you will have to carry home, perhaps even on the subway.

Resources for Researching Apartment Availability and Costs

Your first decision may be whether you want to look with a broker (apartment agent) or on your own. There are pros and cons to both methods and you may decide to not use a broker because of cost (a broker fee can be up to 10-15 percent of the value of the lease). If you are willing to do the research religiously and pound the pavement, you can view most of the same apartments that a broker will show you. And there are some apartment buildings that are broker-free.

The Internet is a wonderful place to start looking. Some websites that Church members often use are: The New York Times classifieds (www.nytimes.com); and The Village Voice (www.villagevoice.com).

Summary: How to Find an Apartment?

- Brokers: Corcoran, Halstead, Manhattan Apartments, Douglas Elliman, etc.
- Word of Mouth
- Classified Ad's: Newspapers and Online: NY Times, NYT.com, NY Post, ApartmentGuide.com, forrent.com, Village Voice, Manhattanapts.com, craigslist.com
- Walking Around – Search for "For Rent" signs in preferred neighborhood
- Housing Office – School or Employer
- Apartment Referral Services
- Contacting Existing Management Company or Landlord for Vacancies



You should not expect to quickly come to know the best place for you to live. For most people relocating to the City, the thing to do is find a space where you'll be happy for the money you have. Then spend the next year exploring your options, looking for a more permanent situation. Or you could expect the unexpected: you may find your ideal location on your first try!

Every neighborhood in the City is incredibly diverse. Just about every kind of person imaginable lives in just about every neighborhood. However, there are some greater percentages of specific groups in most areas. Apartments in the City can be bigger or smaller, more or less desirable, cheaper or more expensive based simply on the somewhat subtle dividing lines of neighborhoods. The confines of a neighborhood can also change dramatically in just a few feet. Fellow Latter-day Saints live in just about every neighborhood. If you have questions or concerns about a specific neighborhood, location, or building, the bishop or branch president or a ward/stake housing coordinator for that neighborhood could refer you to members located there.

New York City is made up of five boroughs: Brooklyn, the Bronx, Manhattan, Queens, and Staten Island. There are also the suburban areas in nearby northern New Jersey (cities of Hoboken and Jersey City), Long Island, Westchester, and southern Connecticut. The following information deals primarily with New York City. The areas described below are divided generally along Church ward/branch boundaries.

New York, NY Stake—Manhattan

- Upper East Side
- Inwood/Washington Heights
- Harlem
- Upper West Side
- Midtown
- Lower Manhattan

Church Buildings

- ③
- ①
- ②
- ④
- ⑤
- ⑥

Upper East Side

This neighborhood houses some of the wealthiest people in America. It is also home for a growing number of young professionals who live in the numerous high-rise apartment buildings. It is an area bordered by East 60 th Street on the south and 110th Street on the north, east of Central Park and includes Roosevelt Island. Despite its reputation as an expensive area, there are still housing bargains to be found. And Roosevelt Island holds a series of middle-class apartment complexes and offers a centrally-planned community without automobile traffic!

There is no bridge to Manhattan from Roosevelt Island (only subway) but there is one to the mainland and Queens. The Upper East Side offers some of Manhattan's finest cultural

jewels: Conservatory Garden, Metropolitan Museum, and Zoo in Central Park; Museum Mile along 5th Avenue (Metropolitan Museum of Art, Guggenheim, Copper-Hewitt, Jewish Museum, International Center of Photography, and others); Gracie Mansion (Mayor's residence); 92nd Street Y (major Jewish cultural and community center); and Islamic Center of New York (the City's first major mosque).

Additionally, if you work in East Midtown (Park Avenue, Lexington, Madison Avenue, etc.)- commuting from the Upper East Side is a breeze (the 4, 5 and 6 trains run through the East side of Manhattan).

The Upper East Side also is home to the new NY NY Stake Center—the Church's newest building in the City, dedicated in Fall 2006. It is a five-story building located at 217 East 87th Street, between Lexington and Third Avenues. It can be reached by subway via the 86th Street stop on the Green Line (4, 5, or 6 train). The chapel has underground parking accessible through the driveway entrance of the high-rise apartment building next door on the west, and a ping pong table (which is to be the site of future Stake Tournaments).

There are two wards meeting in the East 87th Street Chapel. The Manhattan 2nd Ward is an English-speaking conventional unit with a healthy mix of young and old. The Manhattan 3rd Ward is for young single adults. It is the newest of the four young single adults units in Manhattan and is comprised mostly of young professionals and Medical Students (Cornell Med School and NYU Med School are both within the Manhattan 3rd Ward boundaries).

Inwood/Washington Heights

At the northern tip of Manhattan, on the island's highest ground, are two peaceful, mostly working-class neighborhoods that offer less-expensive Manhattan housing values for those willing to travel a bit. It also boasts some spectacular views of the waterways that surround the area. The area includes Fort Tryon Park, from 192nd to Dyckman Streets and Broadway to Riverside Drive; Yeshiva University, 186th Street to Amsterdam Avenue; Baker Field, Columbia University's football stadium, 218th Street between Broadway and Seaman Avenue; and the George Washington Bridge at 178th Street.

The area is home to three units of the Church: Inwood 1st Ward, a good-sized English-speaking conventional unit with all Church programs for children, youth, and adults. Many of the families are young couples who have come to New York to attend graduate school or work downtown; Inwood 2nd Ward, a moderately-sized Spanish-speaking unit which also offers all Church programs; and the Inwood 3rd Ward, a unit of about 150 young single adult members.

The three-story Inwood Chapel was dedicated in 2002 and is located at 1815 Riverside Drive, just east of Broadway and Dyckman (200th Street) Avenue. It is a short walk from the Dyckman Avenue stop on the Blue Line (A train). It can also be reached via the Dyckman Avenue stop on the Red Line (1 train), if you are willing to walk another 5-10 minutes. There is parking available—accessible from the back—a small gymnasium, and a mini-bishop's storehouse on the premises.

Harlem

A thriving cultural center during the '20s and '30s, Harlem is a neighborhood on the up and up. New construction of shopping centers and suburban-styled grocery stores has been going on for several years. Some of its most famous cultural favorites like the Apollo Theater and Minton's Playhouse have gotten facelifts. And many of the beautiful, but aging brownstones (row-houses) that line the streets are being spruced up by residents and landlords. Rents are still relatively less-expensive, but some areas are less-safe than others.

Harlem is home to two units of the Church: Harlem 1st Ward, a rapidly-growing conventional English-speaking unit with all Church programs for children, youth, and adults. Like the Inwood 1st Ward, many of the families are young couples who have come to New York to attend graduate school or work downtown. There are also a substantial number converts baptized each year in the unit; Harlem 2nd Ward, another moderately-sized Spanish-speaking unit which offers all Church programs.

The five-story Harlem Chapel was dedicated in 2005 and is located at 360 Malcolm X Blvd, at the corner of 128th Street. It is a short walk from the 125th Street stop on the Red Line (2 or 3 train). It can also be reached via bus. Parking is available, accessible from 128th Street, and a small gymnasium on the 4th Floor.

Upper West Side

Since 1970 this part of town has been one of the world's great urban reclamation stories. The Lincoln Square area (64th and Columbus Avenue) is the southernmost part of the Upper West Side, and is home to New York's center of the performing arts. The more traditional residential area, from the high 60s to the 90s has some new construction, but most are glorious old buildings along Central Park West and Riverside Drive, with many attractive brownstones in the middle.

This area has rapidly become one of the more expensive places to live. The northern part of this neighborhood extends to Columbia University and the Morningside Heights area. The Upper West Side is home to the Reservoir, The Lake, Strawberry Fields, Sheep Meadow, and Tavern on the Green sections of Central Park. Places of note to visit include Beacon Theater (75th Street), the New-York Historical Society (77th Street), and the American Museum of Natural History (79th Street).

The Upper West Side is home to the Manhattan NY Temple and units of the New York, NY Stake. Built in the early 1970s, this building and the adjacent high-rise apartment building continues to be the hub of Church activity in the City. Located at the corner of 65th Street, Columbus Avenue, and Broadway, the 7-story building boasts a statue of the Angel Moroni looking out over Lincoln Square. It is located next to the 66th Street stop on the Red Line (1 train). It is also just an 8 minute walk from the 59th Street stop on the Blue Line (A and C trains) and Orange Line (B and D trains). There is no Church parking available here, but there are numerous private garages nearby. Offices for the Church's Public Affairs Department are located here.

The Lincoln Square Chapel hosts three wards. The Manhattan 1st and Morningside Heights wards are English-speaking conventional units with all Church programs for children, youth and adults. However, ward demographics are quite different. Manhattan 1st has more middle-aged and older members who have lived longer in the City, while Morningside Heights is made up primarily of younger couples who are attending school. Manhattan 8th Ward is the largest young single adult ward in the area consisting of significant numbers of college students, working professionals, artists, and performers.

Midtown

This "midsection" of Manhattan is bordered by 59th Street on the north and 14th Street on the south. On the west side are the communities of Clinton (formerly known as Hell's Kitchen) and Chelsea. On the east side are Turtle Bay, Murray Hill, and Gramercy.

Chelsea and Clinton have many attractive walk-up buildings and brownstones. An array of new stores has opened up along Sixth Avenue with restaurants and shops now lining Seventh and Eighth Avenue. Chelsea Piers athletic and recreational complex provides a facility unlike any other in the world. As a rapidly up and coming neighborhood, housing has been increasingly expensive on the west side. The Broadway Theater District, Flower District, Avenue of the Americas from 27th to 30th Streets, Javits Center (New York's largest convention center), 34th Street between

11th and 12th Avenues, Port Authority (the main bus terminal), and the Intrepid Air and Space Museum (a beautifully preserved WW2 aircraft carrier) are all on the west side of Midtown.

On the east side of midtown there is a mixed bag of well-defined mostly brownstone and townhouse neighborhoods, although there are several large apartment complexes, like Tudor City, Peter Cooper Village, and Stuyvesant Town. The Gramercy area is centered on a private park open only to residents in the buildings in the neighborhood. In this part of town are Union Square Park, between 14th and 17th Streets and 4th and 3rd Avenues, Theodore Roosevelt Birthplace, 28 East 20th Street, and the Pierpont Morgan Library (America's finest collection of Medieval and Renaissance manuscripts), 36th Street at Park Avenue.

For Church purposes, Midtown Manhattan is divided among three different wards: Manhattan 1st (northwest section), Manhattan 2nd (northeast section), and Union Square 1st (lower section). This is primarily due to public transportation issues. Each section attends Church at a different chapel, including the lower section at the Union Square Chapel discussed below.

Lower Manhattan

Portions of Lower Manhattan are some of the most sought after and expensive neighborhoods in the City. The northern section of Lower Manhattan is called Greenwich Village (sometimes also called West Village and East Village) and is bordered by 14th Street on the north and Houston Street on the south. The center of the neighborhood is New York University. The numbered streets are quite residential with tree-lined rows of brownstones and townhouses. There are also many older apartment buildings. Greenwich Village is home to Washington Square Park, 4th Street and Waverly Place, the largest public space downtown.

The southern section of Lower Manhattan includes SoHo (South of Houston Street), TriBeCa, Chinatown, Lower East Side, Financial District, and Battery Park City. SoHo is home to the greatest concentration of galleries in the City—an artist's paradise. The Lower East Side has more ethnic character than most neighborhoods and may still be a housing bargain. TriBeCa (an acronym for Triangle below Canal Street) is gradually changing from a place of warehouses and small factories to a place of residential apartments. The Financial District (Wall Street), once mostly a place where bankers and traders spent most of their work hours, now has many new high-rise apartment complexes and emerging neighborhood services. Battery Park City is a ninety-two-acre site adjacent to the World Financial Center and World Trade Center complexes. It is a carefully planned community with apartment complexes, many private amenities (such as a free bus service), a 1.2 mile esplanade, and a beautiful marina.

Lower Manhattan Church members attend meetings at the Union Square Chapel at 144 West 15th Street. The four-story, recently renovated residential building is convenient via subway on the Red Line (1, 2, or 3 train), the Orange Line (F and V train), the Gray Line (L train), and the PATH trains from New Jersey. The Church owns two buildings and an open-air courtyard on the plot of land between 14th and 15th, formerly used as a Catholic nunnery. The Church plans to raze the site and build a low-rise Church complex. The facility does not have parking or an indoor gymnasium. The chapel is on the fourth floor. Offices for the Church Educational System (seminaries and institutes) and LDS Employment Services are located here.

The current temporary structure hosts two wards and a branch. The Union Square 1st Ward is a large, English-speaking unit with many young student and working couples offering programs for children, youth, and adults. The Union Square 2nd Branch is a small but strong American Sign Language (ASL) unit whose members come from all over the City. The Union Square 3rd Ward is a large, young single adult unit made up mostly of college students and working professionals.