



# WSFSSH Highlights 2010

## The Claremont

Since 1985, we at WSFSSH have had the privilege of assisting older adults with the structure of adult residential care. Living with persons 24/7, knowing them through and through, attending to their needs has been extended in three of our buildings.

Along with the joy of this level of care has come the challenge and frustration of this model of housing. In order to relieve some of this frustration, the senior staff of our residential care facilities and focus groups of residents in these facilities met in 2002 to construct our vision of the “perfect” adult residential care community.

The result of this brainstorming was a concept paper that included all of the positive qualities of the current adult home structure and added a sense of greater dignity and freedom for our residents. This concept paper was carried to funders, including bankers as well as state agencies, the Department of Health and the then-Division of Housing Community Renewal as well as to the Governor’s Task Force on Adult Home Reform and advocacy agencies, statewide.

In 2005, the then-Deputy Commissioner of HPD, (now Commissioner!) Rafael Cistero, identified a property in the Bronx suitable for this vision to become a reality. Funded generously on the capital side with funds from the City of New York as well as a federal low-income housing tax credit allocation, the Claremont, as it is called, began construction in March of 2009. We were most fortunate in developing the Claremont to have the endorsement of the Claremont Home Owners’ Association as well as the unanimous approval of Community Board 4 and the city and state elected officials.



*WSFSSH development staff and some of the Claremont staff gathered for the family housing lottery.*



*The ache  
for home  
lives in all  
of us,  
the safe  
place*



*where we can go as we are  
and not be questioned.*

**Maya Angelou**

**The Claremont will open in December.** The building has two components: 19 units of family housing with its own entrance and 95 units of supportive congregate housing, licensed as an adult home by the New York State Department of Health. Supportive Congregate Housing at the Claremont is dedicated to helping persons of low-income who are 50 and older, many of whom have been homeless. The services will be those provided by an adult home which include 24 hour staffing, a full meal program, case management services, housekeeping and on-site laundry, assistance with activities of daily living, medication supervision, assistance with benefits and entitlements as well as budgeting and money management. Staff will also coordinate medical, dental and specialist care, as needed and there will be an active daily recreation program. All the residents at the Claremont will have their own individual private room and private bath. Meals will be in a congregate setting in the dining room and residents will be encouraged to take part in activities in the greater community.

The Claremont is truly a dream come true and we look forward to providing a model of supportive congregate housing for the entire state as it continues to meet the challenge of individuals with the special needs only supportive congregate housing can meet.



# West Side Federation For Senior and Supportive Housing, Inc.

## WSFSSH Green Initiatives

Some of our green initiatives:

- **Green Roofs**—roofs covered with plants—helping to control temperature and help with water resources. At GrandParents, the Revella, and West 84th Street, coming soon to Kurt and Leah Schneider Apartments.
- **Machine-Room-Less (MRL) Elevators**—save up to 80% of the energy used by traditional hydraulic elevators: At GrandParents, West 87th Street, and the Claremont



- **Vegetable Gardens:** Harvest at 147th Street, Revella, West 120's Cluster, GrandParents, and Kurt & Leah Schneider.

- **Integrated photovoltaic roofing system** (solar panels) Coming soon to Kurt & Leah Schneider Apartments.
- **Energy Management Systems**—computerized monitoring and control of building energy use: Now being used in twelve WFSSSH buildings.
- **Increasing Efficiency:** We will be making improvements to Red Oak, The Westbourne, and 129th Street that will allow the buildings to run more efficiently! Improvements include new energy-efficient appliances in some units, new roofs, and measures to better insulate the buildings.

## How Do You Get to Carnegie Hall?

Carnegie Hall's educational / community program has come to Valley Lodge. Carnegie musicians perform on-site at Valley Lodge. But probably the most exciting part of the program is a collaborative song-writing project between the Valley Lodge Choir and Carnegie Hall program staff. Several performances have taken place; the next one will be January 11 at the Harlem Stage Gatehouse.

How do you get to Carnegie Hall? You get them to come to YOU!

## MVGA Center @ The Red Oak



Children from nearby Douglass Houses visited the Center for caroling.



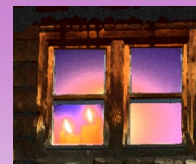
Trip to Radio City!



## GrandParent Family Apts.

Trip to the Big Apple Circus! Thank you Bank of America!!!!

*The ache for home lives in all of us, the safe place where we can go as we are and not be questioned.* Maya Angelou



As we thank you for your support in so many ways over the past year, our wish for you is that safe place where you find refreshment and peace.

At WFSSSH, we look forward to another year of assisting those who have found a home in the housing you have helped to create (now, over 1500 people!) deepening the stewardship of our 24 buildings and the excitement of developing new housing.