

WSFSSH Annual Highlights

Alone we can do so little; Together we can do so much.

Helen Keller

Celebrating Anniversaries In 2015



Marseilles facade.

The Marseilles: 35th Anniversary:

WSFSSH's first building, the Marseilles is located at 103rd and Broadway in Manhattan. The Marseilles has 134 independent apartments for low income seniors.

West 74th Street Residence:

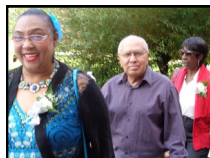
30th Anniversary Located at W. 74th Street and Amsterdam Avenue West 74th Street is a licensed residence providing congregate care for 90 frail, elderly people. Residents and staff celebrated in May with performances, speeches, and wonderful food.



Amy Alison leads the resident singing ensemble at the Anniversary Celebration.

PSS / WSF GrandParent Family Apartments: 10th Anniversary

GrandParents celebrated its 10th anniversary in September with a catered luncheon outside under a tent.



Some of the grandparents in procession.

Grandparents processed to "When the Saints Come Marching In." Grandparents, grandchildren, and staff spoke about the impact of this very special place.



Some of the grandparents in procession.

The Center @ the Red Oak: 5th Anniversary

During the last five years, the Center has increased membership, diversified activities, and expanded its meal program for neighborhood seniors. This year has added Korean language programming for the more than 40 members for whom Korean is the primary language.



Welcome To The Center, a quilt created by Center members.

The West 80s: 5th Anniversary

The WSFSSH building on West 87th Street (photo at right) has 8 permanent studio apartments and 9 transitional SRO units. The building on West 84th Street has 20 units of low income housing (studio, 1, and 2 bedrooms).



Building for the Future

WSFSSH's **Tres Puentes** project will add two buildings, 172 new units of low income senior housing,



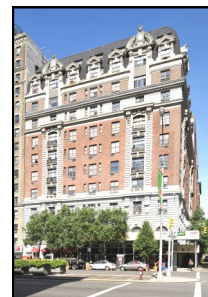
Rendering of Tres Puentes & Borinquen from 3rd Ave. & 138th St.

and community-oriented retail space to our existing

Borinquen Court project in the Mott Haven neighborhood in Bronx. The project will result in an expansion of

the Borinquen Court Senior Center and we hope to include a community-focused health clinic in the project as well.

WSFSSH will be undertaking approximately \$2.5 million of renovations to our first building, the **Marseilles**. The 230 senior residents of the Marseilles will benefit from the following improvements: a new roof, renovation of public spaces, energy system improvements, and accessibility upgrades.



Rendering of TEP

Finally, WSFSSH has been working for the past several years to assist TEP, a successful non-profit charter school in designing and financing a permanent school facility. To this end, we hope to break ground on the new 62,000 square foot facility in Washington Heights in March.

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Frederick Douglass Senior Center

In July, WSFSSH contracted with the New York City Department for the Aging to operate the Frederick Douglass Senior Center, located inside The Douglass Houses, at 102nd & Amsterdam in Manhattan. WSFSSH began operations on August 6, 2015. The Center has a long history of outstanding ceramics instruction and award winning ceramic art. The Center even has its own kiln.



Ceramic Tile Mural created by Frederick Douglass Center members hangs outside the Center's front door.

Breakfast and an afternoon snack are provided at the Center; members are invited to have lunch at the Center @ the Red Oak.

It has been very special to learn to know the members of the Center, and to be able to provide an array of programs and services.

Property Management

During the last several years, under the leadership of Dan Drosin, the Property Management Team has added staff and strengthened infrastructure. In 2015 we experienced the fruits of a stronger Team.



Rear: Dan Drosin, Jack Butler, Julia Caraballo,
Front: Arthur Scullin

We have been able to more consistently assure compliance with the maze of city regulations.

We are able to assure quality planning and management of resources in new projects and our existing portfolio. In this year alone, in addition to regular maintenance, there have been boiler upgrades in 3 buildings, we have increased heating efficiency in 4 buildings, fire alarm and fire suppression upgrades in 3 buildings, laundry upgrades in 3 buildings, and retiling all the common spaces in our largest building.

We have increased our training to on-site supers in an array of skills.



Some of the supers and building staff who went on an educational trip to NYC recycling center. Juan Betencur, Jose Jimenez, Pablo Becerra, Carmen Cruz, John Ruiz, Wilfredo Jimenez, Manny Castillo, Jon Caballero

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As we thank you for the many ways that you have supported WSFSSH over the past year, we are reminded how much we can accomplish through working in community. We look forward to an exciting 2016 with new programs, new buildings and thoughtful stewardship of our existing assets. We give thanks for the strong and vital community that is WSFSSH, which allows us to touch the lives of over 1800 residents in 24 buildings.

May you also benefit from the love and support of the communities of which you are a part.


Sheldon J. Fine


Paul R. Freitag

