



Three Faces by Bernet Cline

2016 WSFSSH ANNUAL HIGHLIGHTS

Never forget that justice is what love looks like in public. CORNELL WEST

RENEWAL AT THE MARSEILLES



Since WSFSSH renovated and opened the **Marseilles** in 1980, it has seen hundreds of residents pass through its doors, and has served thousands of people in its public spaces. Thirty-six years later, the building is ready for some renewal. In order to fund these projects,

with the assistance of the NYC Housing Development Corporation, WSFSSH refinanced the building in February 2016 in such a way that a large fund could be established for this renewal.

We have worked with our architects to create thoughtful designs that will revitalize the entry and the community spaces. We are especially pleased to be able to include a new handicapped accessible office space.

Also included in the scope are installation of new fire alarms, new air conditioning community spaces, and new roofs. We will also be putting in a new fire alarm system and installing new air conditioning for the offices and community spaces. We expect the work to start on all these projects in the spring of 2017 and hope that it will be completed by the fall!

WSFSSH ANNIVERSARIES IN 2016

5 years: **Borinquen Court**
(145 senior apts.)

10 years: **147th Street**
(8 studio apts.)

25 years: **Frederic Fleming House**
(47 adult care residents)



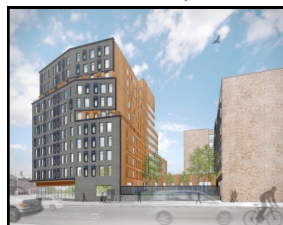
TRES PUENTES: BUILDING IN THE BRONX

Construction has begun (May, 2016) for WSFSSH's **Tres Puentes** project. Tres Puentes will be two new construction buildings on the grounds of WSFSSH's existing **Borinquen Court** senior apartments in the Bronx. The project will have 175 units of apartments for low-income senior citizens. The

West Building will contain 119-units and house a new *Federally Qualified Health Center* and a pharmacy; the East Building will con-



tains 56-units and have an expansion of the existing Borinquen Court Senior Center. Tres Puentes is expected to be completed in May 2018.



West Building

The project will be energy efficient, complying with both NYSERDA's Multifamily Performance Program (MPP) guidelines and the

Enterprise Green Communities guidelines. The buildings will have blue roofs—to help decrease the effects of storm water runoff. We have included a generator for both buildings to contribute to the project's resiliency.

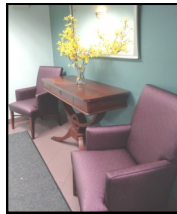


Borinquen (left) East Building (right)

WSFSSH ANNUAL HIGHLIGHTS

WEST 74TH STREET RESIDENCE

Renovations! New automatic front doors are making life so much easier, especially for people who use walkers. The front of the building has new signage, seating, and planters. Redecoration of the lobby has been completed. Coming soon: major renovation to the elevator and redecoration of the mezzanine recreation room and the hallways and lounges on all resident floors.



THE SCARF PROJECT



Artists and their art!

This year gifts at **Valley Lodge Shelter** will have a truly personal touch. Members of the **Center @ the Red Oak** crocheted scarves for every Valley Lodge resident!

MILLBROOK TERRACE: NEW HOUSING IN THE BRONX

In May of 2016 WSFSSH was designated by the City to build a senior housing residence on the campus of NYCHA's Mill Brook Houses in the Mott Haven neighborhood of the South Bronx. We are especially proud to be the only nonprofit developer selected by HPD and NYCHA to participate in the first round of the new *Next Generation NYCHA Initiative*. The project is located just five blocks from WSFSSH's **Tres Puentes** and **Borinquen Court**.

Millbrook Terrace will be a newly constructed



nine story building at the corner of St. Ann's and East 137th Street. It will contain 159 apartments, a senior center and other community

facility space. 48 of the units will be for homeless seniors. The building will be able to serve very low income seniors. Construction is scheduled to begin in the summer of 2017.

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Dear Friends of WSFSSH,

At the start of new year that is full of uncertainty, Cornell West's statement reminds us that the work done every day at WSFSSH can serve as a model for shaping public opinion and policy. We look forward to an exciting 2017 with new programs and new buildings combined with a strong commitment to the stewardship of our existing assets. Thank you for the many ways that you have supported WSFSSH in 2016 and we appreciate your ongoing support as we together demonstrate the intersection between love and justice.


Sheldon J. Fine


Paul R. Freitag

