



WELCOMING PEOPLE HOME  
FOR OVER 40 YEARS

# 2017 WSFSSH ANNUAL HIGHLIGHTS

*Home is not where we live;  
home is where we belong. AFRICAN PROVERB*

## CELEBRATING 40 YEARS

As we celebrate WSFSSH's 40th anniversary, we are mindful of the many wonderful people who first started our journey and of those hard working, committed folks who have joined in since. We are filled with humble gratitude for the compassion and dedication of all the residents, staff and supporters who live out the ideals of our mission every day in acts big and small, in ways seen and unseen. Each has a hand in the success we joyfully celebrate today. Today WSFSSH welcomes almost 2000 people home in 26 buildings; with additional housing in development.

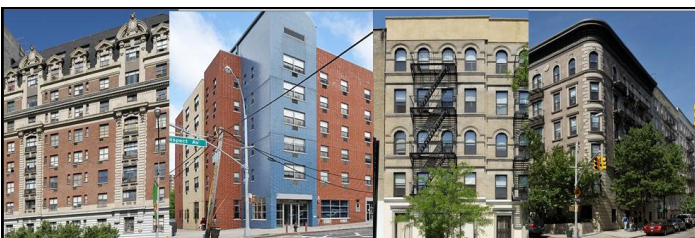


At WSFSSH, we measure our successes in ways not easily captured on spread sheets or expressed through statistical charts. Our most profound successes are in the connections and community that allow our residents to be a part of a place where they feel they have

always belonged. Through all of the sweetness and struggles of life, WSFSSH is about creating home.

We are mindful, too, that we cannot rest on our successes. Our mission calls us to continue to create safe, affordable and supportive communities where all are welcome. We know the need for senior housing is so great that most waiting lists in the neighborhoods we serve are over 10 years long.

We draw on the wisdom and experience of our existing communities to develop new, permanent housing in this expensive city. We also depend on our friends who believe in a more just world where everyone matters and everyone belongs.



## WSFSSH PURCHASES 3 ARTS CLUB



On May 10, 2017 WSFSSH purchased the building at 340 West 85<sup>th</sup> Street, in Manhattan. This building has served as a residence for women for over 100 years, and WSFSSH's acquisition will preserve it as affordable housing into the future. Once we acquired the building, we found the original name, 3 Arts Club, chiseled into the stone at the entrance. 3 Arts Club was a residential hotel for women involved in the arts that opened in 1911. The building has a ballroom with

### THE 3 ARTS CLUB

stage, practice rooms, and a lovely parlor (below). WSFSSH will continue to offer housing to the 14 remaining tenants and the building will soon serve as the temporary home for our senior shelter, Valley Lodge while a new Valley Lodge is under construction. When Valley Lodge moves back uptown to 108<sup>th</sup> St. the building will find new life as a single room occupancy (SRO) building housing 124 residents.



## ON STAGE AT CARNEGIE HALL



In June, Valley Lodge Choir sang at Carnegie Hall with the Dallas Street Choir and the Credo Choir. Mr. David Broxton, a former Valley Lodge resident, (left) soloed with one of the songs he wrote in the Valley Lodge/Carnegie Hall songwriting workshops.



# WSFSSH ANNUAL HIGHLIGHTS

## PRESERVING AFFORDABLE HOUSING: INDEPENDENCE HOUSE

In October, with assistance from the NYC Department of Housing Preservation and Development (HPD) WSFSSH was able to purchase Independence House, a 120 unit Mitchell Lama building at 176 West 94<sup>th</sup> Street on the Upper West Side. The building, built in 1967, was at risk of losing its Mitchell Lama status and converting to market rate apartments. WSFSSH's purchase preserves the affordability of this mixed income building. All



existing tenants (most of whom are elderly) can remain in place. For many of them, HPD project-based Section 8 means that their rents will be significantly less than before the WSFSSH acquisition. The building will undergo substantial renovations.

## 2 PROJECTS IN CONSTRUCTION IN THE BRONX

**Tres Puentes**, located on the grounds of WSFSSH's Borinquen Court Apartments will provide 175 senior apartments in two buildings. It is expected to open May, 2018.

Foundations are currently being poured for **Mill Brook Terrace**, which will have 159 senior apartments on the site of a former parking lot at the NYC Housing Authority Mill Brook Houses in the Bronx. Occupancy is expected in 2019. WSFSSH was the only not-for-profit to be selected in a city-wide RFP to develop new senior affordable housing on underutilized NYCHA sites.

## IN DEVELOPMENT IN MANHATTAN VALLEY



WSFSSH at West 108th Street is a project spanning the current site of Valley Lodge and two adjacent city owned parking garages. The project is currently going through a mandated NYC land use review process. It will include 195 100% permanently affordable apartments for low-income families and seniors and a new Valley Lodge serving 110 seniors. There will also be community healthcare center, public meeting spaces, and other important neighborhood benefits.

## SPECIAL WSFSSH ANNIVERSARIES 2017

**20 years: Ben Michalski Residence** (undergoing renovations for 18 senior SRO units)

**20 years: 129th Street** (Supportive Congregate Housing for 91 older adults.)

**30 years: The Westbourne** (128 SRO units for seniors)

**40 years: WSFSSH West Side Federation for Senior and Supportive Housing, Inc.**



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Dear Friends of WSFSSH,

2017 was an exciting year at WSFSSH where we both celebrated our past and built upon experience to continue to address the housing and homelessness crisis in New York City. With the acquisition of two new buildings, two major projects under construction and a third to enter construction next year, WSFSSH is in the process of expanding the population we serve by one third. We are thankful for the opportunity to continue to "Welcome Home" even more residents to our buildings and we are ever mindful that we can only do so thanks to those who share in our mission to provide safe and affordable housing. Thank you for your support as WSFSSH looks ahead to our next 40 years.

  
Sheldon J. Fine

  
Paul R. Freitag

