



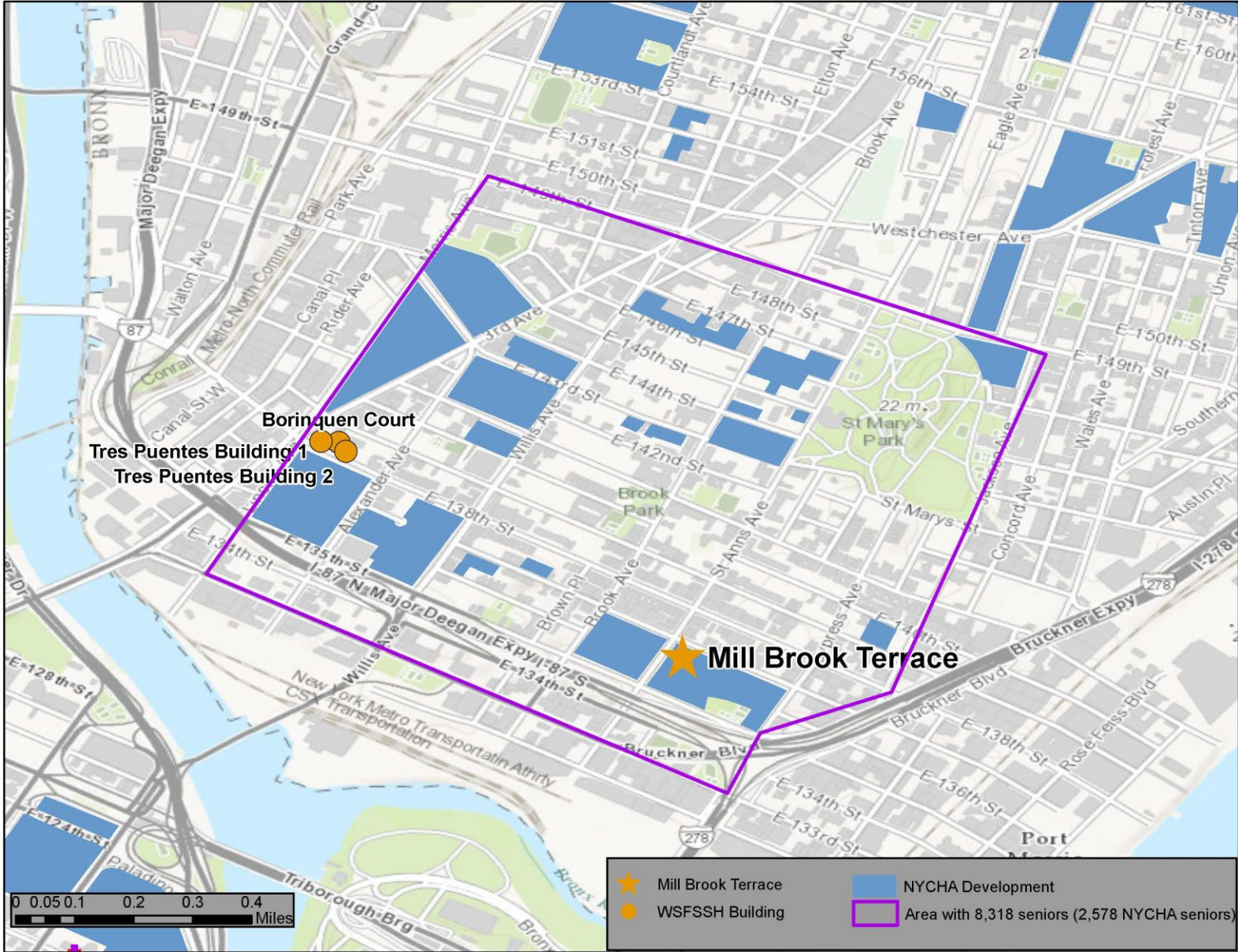
# WEST SIDE FEDERATION FOR SENIOR AND SUPPORTIVE HOUSING, INC.

---

**RIISING TO THE CHALLENGE;  
DEVELOPING SUPPORTIVE HOUSING IN  
TRYING TIMES WITH HISTORIC  
COMMITTMENTS**



# Composition







# TRES PUENTES



# TRES PUENTES

## West Building

- ✓ 119 units for incomes under 60% AMI (NYCHA Project Based Section 8)
- ✓ Pharmacy and health clinic on ground level
- ✓ Social services offices, community room and laundry room in walkway to Borinquen Court





# TRES PUENTES

## East Building

- ✓ 56 units for incomes under 60% AMI (NYCHA Project Based Section 8)
- ✓ Senior center extension and laundry on ground level



## TP - PERMANENT SOURCES

### **Permanent Affordable Senior Supportive Housing**

#### **New York State**

HFA Bonds

OMH – MTR Subsidy

HCR - Low Income Housing 4% Tax Credits (LIHTC)

Brownfield Cleanup Program Tax Credits

NYS Attorney General Settlement Fund

NYSERDA Multifamily New Construction Program

#### **New York City**

HPD – Subsidy

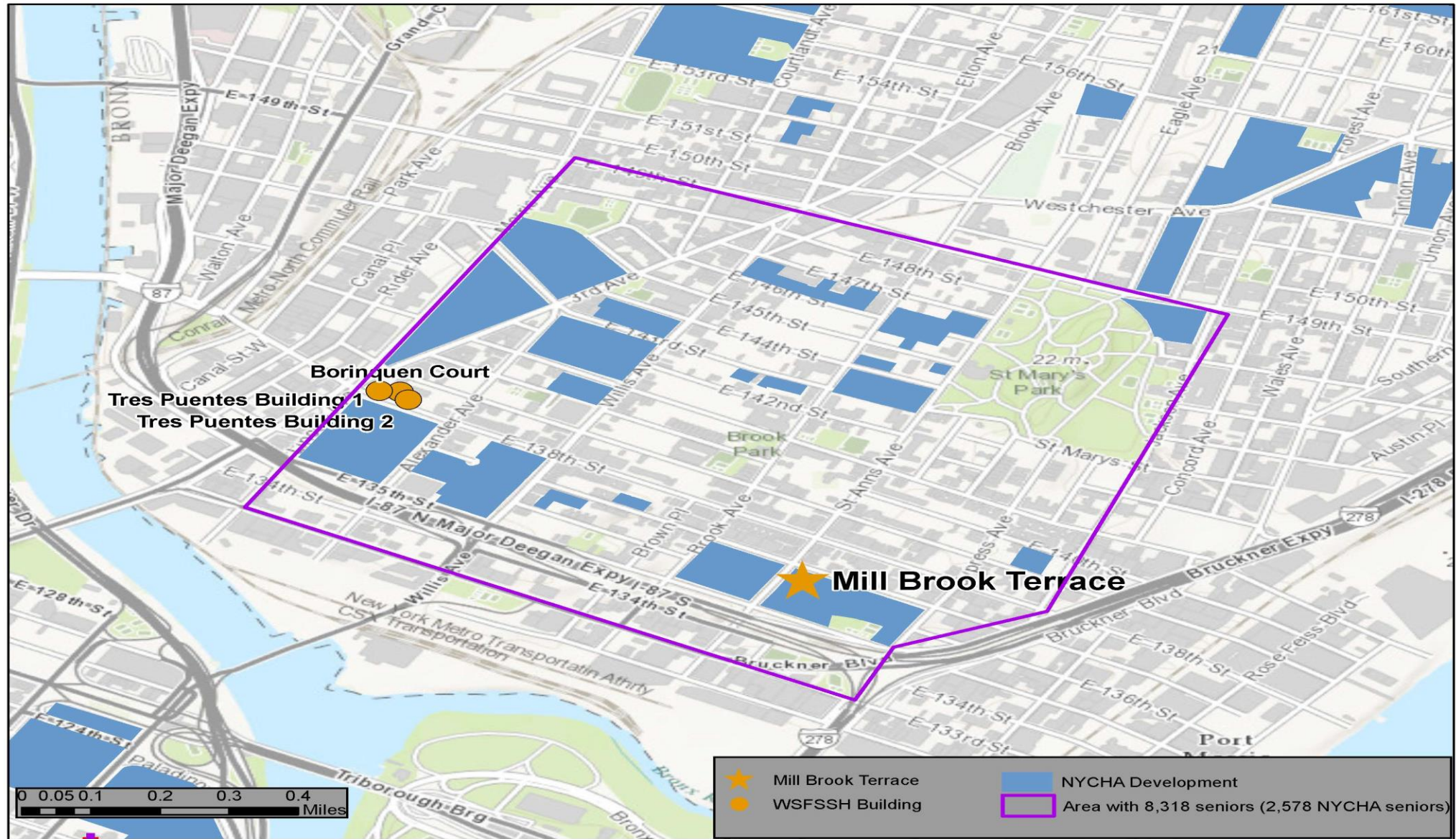
Bronx Borough President Reso A Funding

## SOCIAL SERVICES & RENTAL SUBSIDY : SOURCES

**New York State:** OMH - Empire State Supportive Housing Initiative (ESSHI)

**New York City** NYCHA – Project Based Section 8











## **Project Program:**

---

- 51 Studios
- 107 One Bedrooms
- 8,600 SF Senior Center Community Facility
- 50% of AMI (PBV Residents pay 30% of Income Towards Rent)
- 48 Units for Homeless Seniors (62 and over)
- 25% Community Preference

## **Services:**

---

- 24 Hour Front Desk/Security
- On-Site Management Office
- Social Service Staff (ESSHI funding) includes:
  - Clinical Coordinator
  - 3 FT Social Workers
  - Activities Coordinator, Program Aides, Medication Specialist
- On-site Senior Center with Commercial Kitchen

## MB PERMANENT SOURCES

### **New York City**

HDC Bonds

HDC - Extremely Low and Low-Income Affordability (ELLA)

HPD - Senior Affordable Rental Apartments (SARA)

Low Income Housing Tax Credits (LIHTC)

Mayor's Office of Environmental Remediation

### **New York State**

OTDA - Homeless Housing Assistance Program (HHAP)

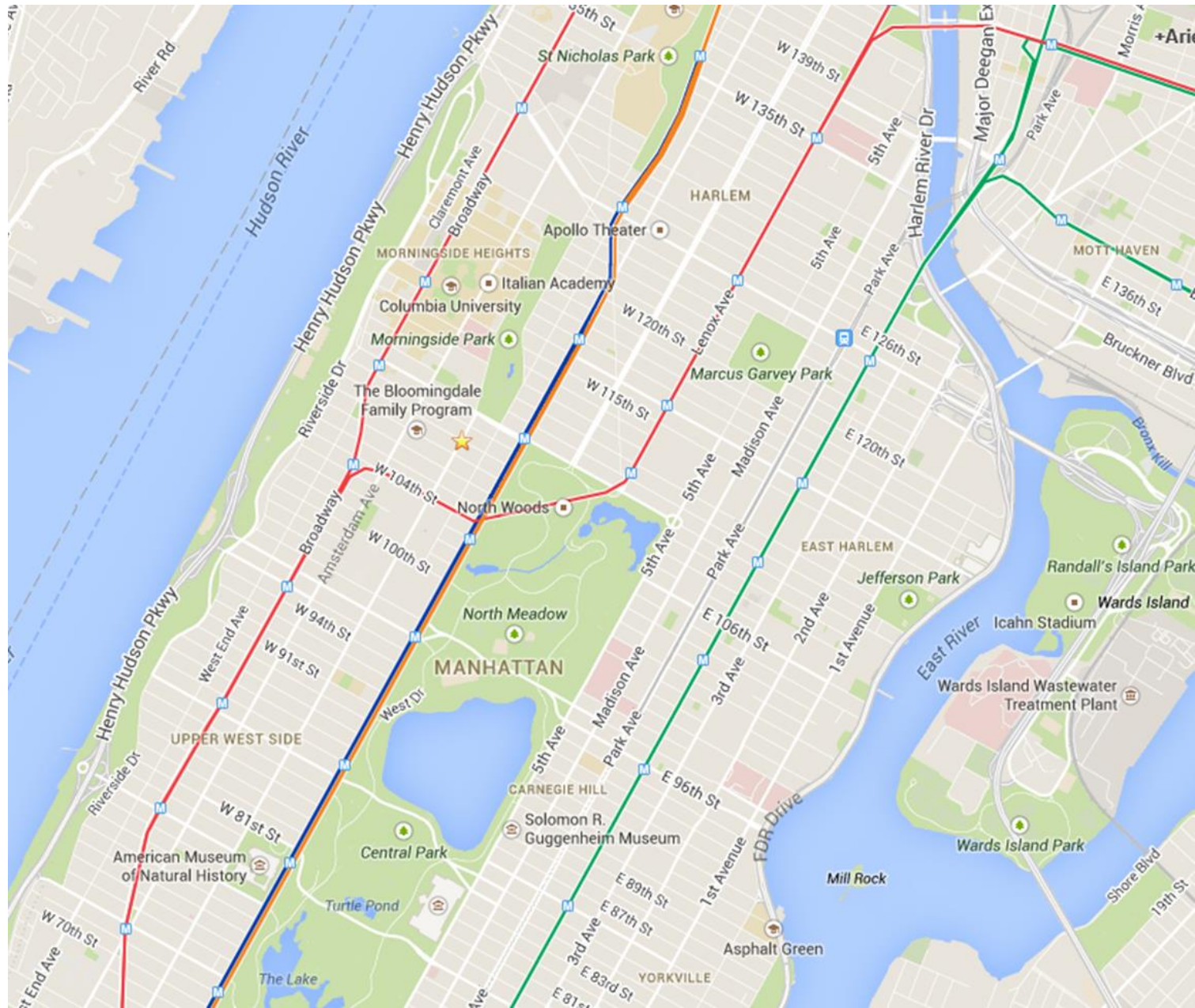
NYSERDA Multifamily New Construction Program

## SOCIAL SERVICES & RENTAL SUBSIDY : SOURCES

**New York State:** OMH - Empire State Supportive Housing Initiative (ESSHI)

**New York City:** NYCHA – Project Based Section 8









# WSFSSH at West 108

100% permanent, affordable  
housing here in Manhattan Valley





## WSFSSH at West 108

Valley Lodge Transitional Housing *(currently 92 beds, age 50 +)*

110 Beds

Permanent Affordable Housing	AMI	Rent	# units
• Supportive Housing Studios <i>(age 50 +)</i>	30%AMI	\$191	119
• 1 Bedroom	30% AMI	\$473	10
• 1 Bedroom	60% AMI	\$946	43
• 2 Bedroom	60% AMI	\$1,149	18
• 3 Bedroom	60% AMI	\$1,321	8

Total Affordable Units: *(+ 1 Superintendent apt.)*

198 Units

NOTES: 50% Community Board 7 preference (family units)  
2017 area median income for a single person = \$66,800

West 108<sup>th</sup> Street – Permanent and Transitional Housing



# 108<sup>th</sup> St. CONSTRUCTION SOURCES

## **Permanent Affordable and Supportive Housing**

### **New York City**

HDC Bonds

HDC - Extremely Low and Low-Income Affordability (ELLA)

HPD - Supportive Housing Loan Program (SHLP)

Low Income Housing 4% Tax Credits (LIHTC)

Mayor's Office of Environmental Remediation

### **New York State**

OTDA - Homeless Housing Assistance Program (HHAP)

NYSERDA Multifamily New Construction Program

## **Transitional Housing; Valley Lodge Shelter**

Traditional Construction Loan

New York City Employees' Retirement System (NYSERS)

# SOCIAL SERVICES & RENTAL SUBSIDY SOURCES

**New York State:** OMH - Empire State Supportive Housing Initiative (ESSHI)

**New York City:** HRA - New York City 15/15

DHS – Shelter Contract