



WSFSSH at West 108

100% permanent, affordable housing here in Manhattan Valley



Project: West 108th Street WSFSSH
Address: 143-159 West 108th Street & 103 West 108th Street
Applicant: NYC Department of Housing Preservation and Development (HPD)

LAND USE REVIEW ACTIONS

1. Zoning Map Amendment

- Rezone from R8B to R8A
- Proposed development restricted to proposed floor area (5.3 FAR) pursuant to a land disposition agreement

2. Zoning Text Amendment

- Designate project area as a Mandatory Inclusionary Housing (MIH) area

3. UDAA Designation/UDAAP Project Approval

- Disposition of City-owned property

West Side Federation for Senior and Supportive Housing (WSFSSH) is a trusted West Side neighbor for the past 40 years.



WSFSSH's mission is to provide safe and affordable housing that supports the dignity of each individual and enhances community both inside and outside its buildings.



For decades, WSFSSH has provided compassionate property management and onsite services to vulnerable community members.



WSFSSH owns 25 buildings - predominately on the Upper West Side - and manages all 1,800 apartments within the portfolio.



WSFSSH develops, owns and operates all of its properties.

WSFSSH is undertaking an exciting new housing project, WSFSSH at West 108 to help meet the need for 100% affordable housing.

Two beautifully designed residential buildings will include a mix of supportive and affordable apartments for low-income senior and families.

- ✓ Up to 275 permanently affordable apartments for low-income families and seniors.
- ✓ Valley Lodge transitional housing will serve 110 older adults (18 more than today).
- ✓ Affordable studios, one-, two- and three-bedroom apartments.
- ✓ Approximately 50 full-time jobs created, and 24/7 staffing.



WSFSSH at West 108 will have a range of housing options, including:

WESTERN DEVELOPMENT, Phase 1

✓	Valley Lodge Transitional Housing <i>(currently 92 beds, age 50 +)</i>			110 Beds
✓	Permanent Affordable Housing	AMI	Rent	# units
	• Supportive Housing Studios <i>(age 50 +)</i>	30%AMI	\$191	115
	• Studio	60% AMI	\$865	4
	• 1 Bedroom	30% AMI	\$473	10
	• 1 Bedroom	60% AMI	\$946	39
	• 2 Bedroom	60% AMI	\$1,149	17
	• 3 Bedroom	60% AMI	\$1,321	9
	Total Affordable Units:	<i>(+ 1 Superintendent apt.)</i>		194 Units

EASTERN DEVELOPMENT, Phase 2

✓	Affordable Senior Housing <i>(+ 1 Superintendent apt.)</i>	81 Units
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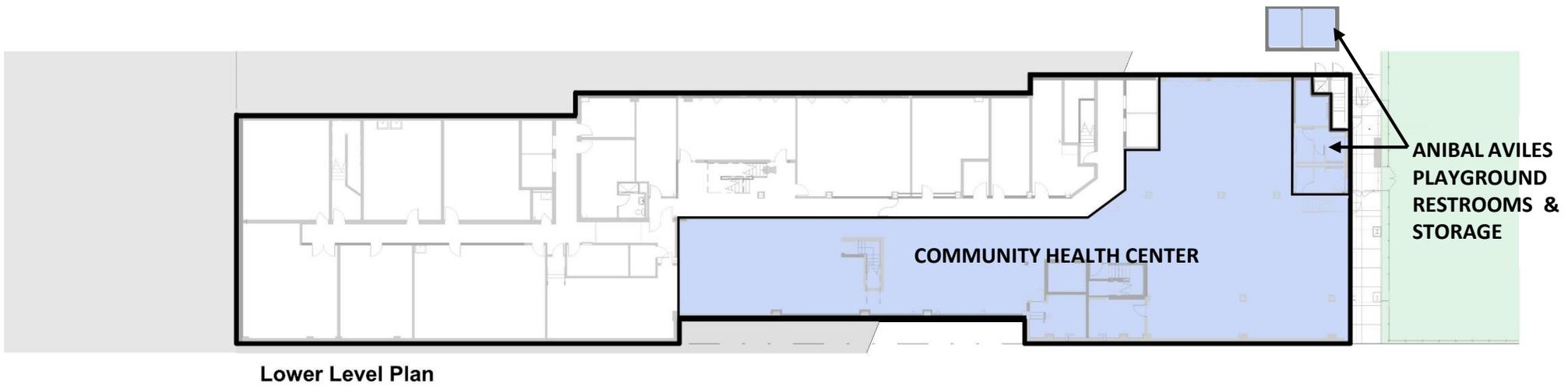
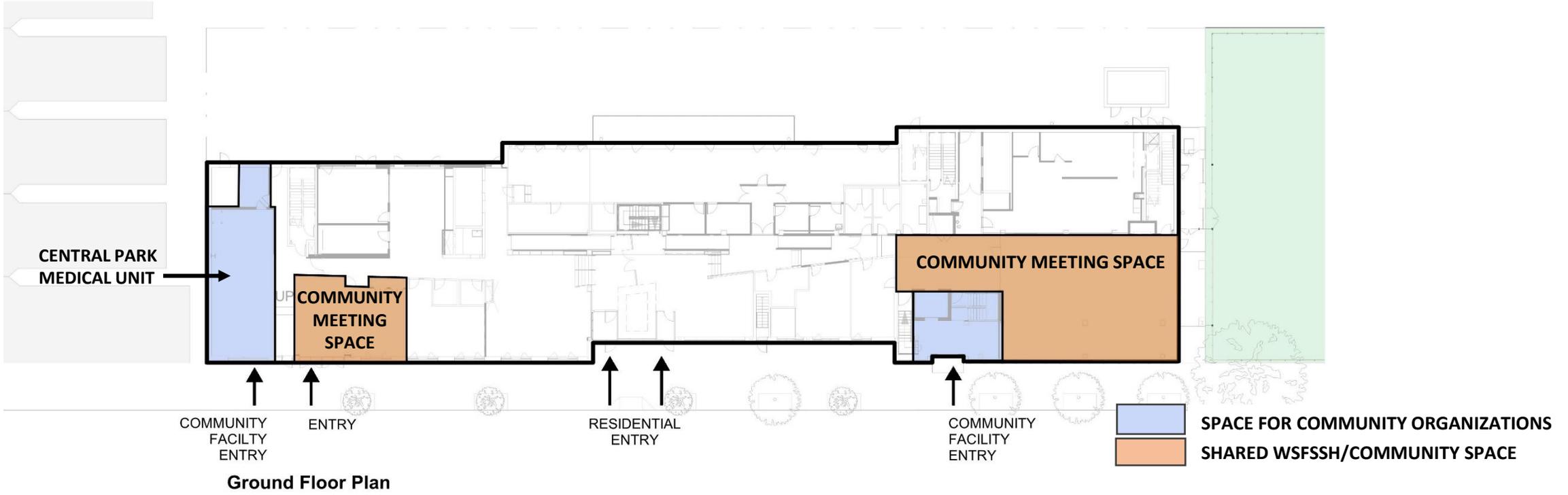
NOTES: 50% Community Board 7 preference (family units)
 2017 area median income for a single person = \$66,800



WSFSSH at West 108 planning included community input to determine community space needs in the neighborhood. The project will feature:

- ✔ Community health center
- ✔ Restrooms for the Anibal Aviles Playground
- ✔ Community meeting spaces
- ✔ A home for the Central Park Medical Unit





West 108th Street – Community Amenity Spaces

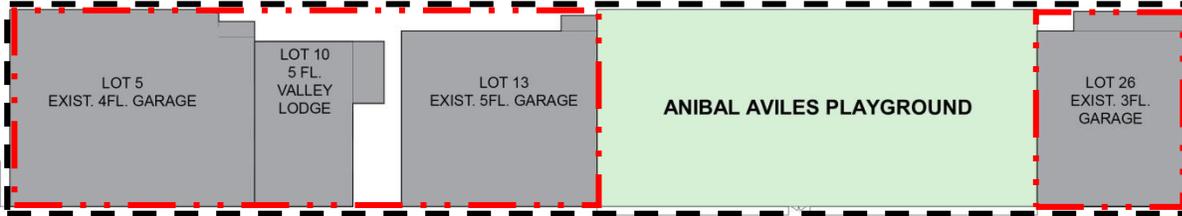
AMSTERDAM AVE.

COLUMBUS AVE.

WEST 109TH STREET

WEST 108TH STREET

WEST 107TH STREET

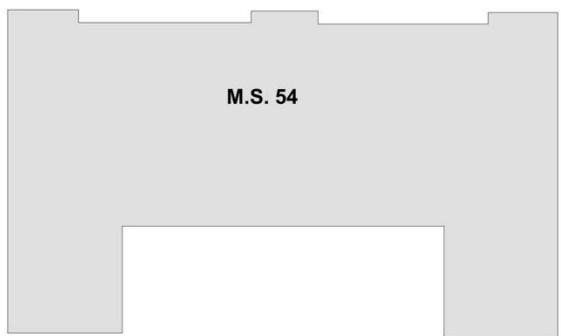
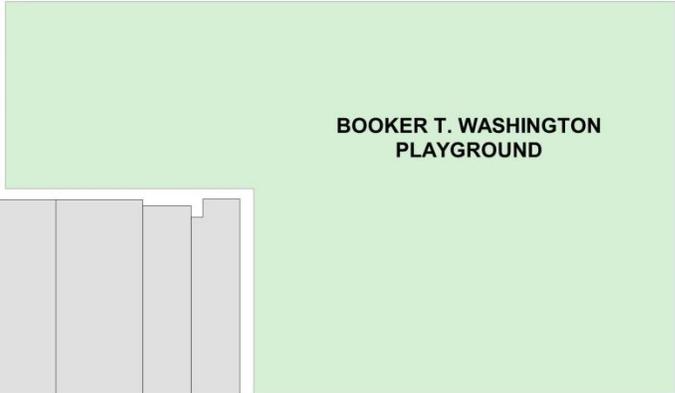


Lots 5, 10 and 13
Western Development Site
 143-159 West 108th Street

Lot 26
Eastern Development Site
 103 West 108th Street

--- Project Area

--- Development Sites



West 108th Street - Existing Conditions



AMSTERDAM AVE.

WEST 109TH STREET

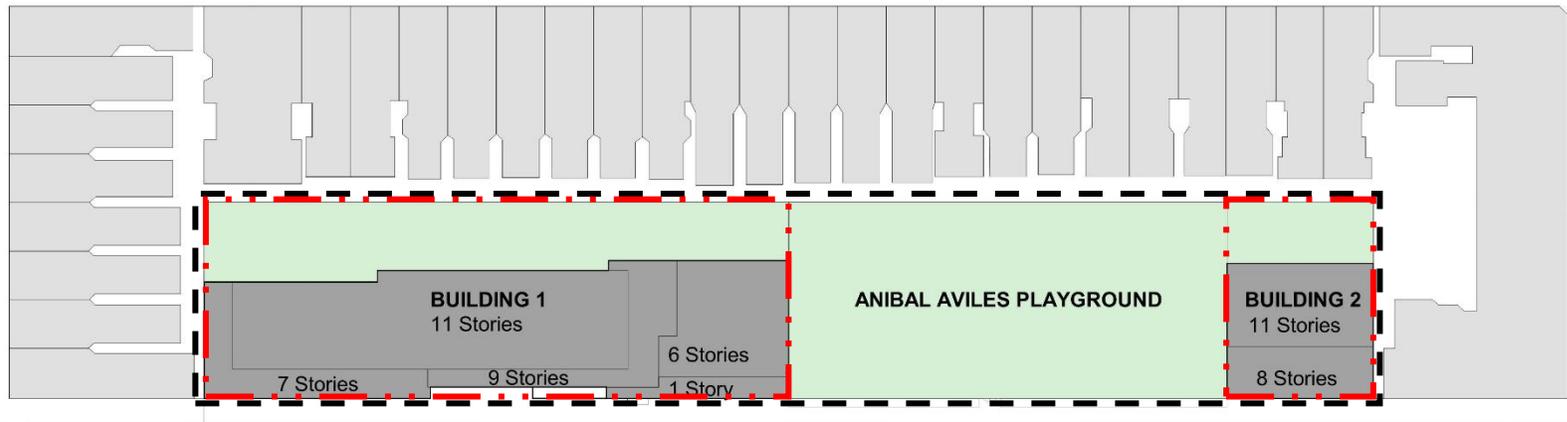
COLUMBUS AVE.

Lots 5, 10 and 13
Western Development Site
143-159 West 108th Street

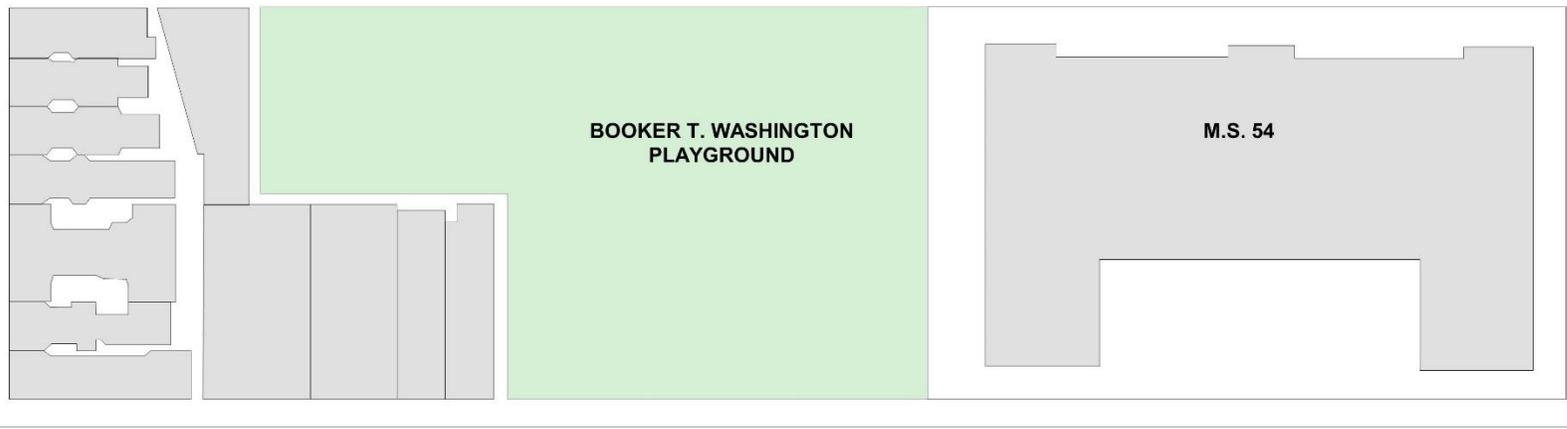
Lot 26
Eastern Development Site
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--- Development Sites



WEST 108TH STREET



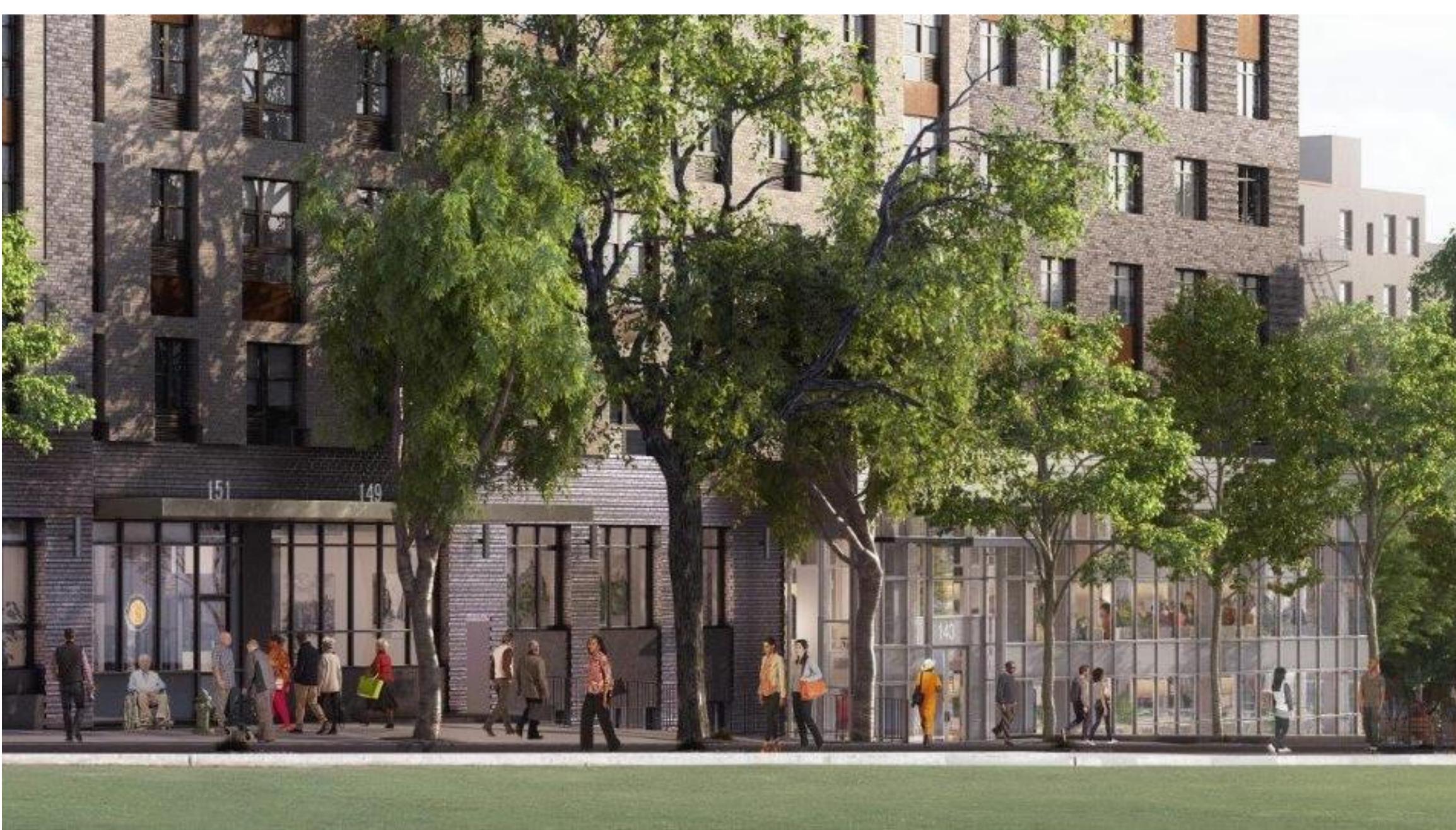
WEST 107TH STREET

West 108th Street – Proposed Conditions



WSFSSH at West 108 will improve the look and feel of the block.







WSFSSH at West 108 is supported by the following community organizations

Bloomingtondale Family Program, Inc. • West End Presbyterian Church
Goddard Riverside Community Center • Westgate Tenants Association
• Romemu • Friends of Anibal Aviles Playground • New York Mandolin Orchestra
• Trinity Lutheran Church of Manhattan • Church of the Ascension • LiveOn NY
Church of Holy Name of Jesus—Saint Gregory the Great • DOROT • Help USA
Service Program for Older People, Inc. • The DOME Project • Strycker’s Bay Neighborhood
Council • Interfaith Assembly on Homelessness and Housing • LISC New York
Church of The Master Presbyterian Church • Fifth Avenue Presbyterian Church Broadway
Presbyterian Church • Rutgers Presbyterian Church • Second Presbyterian Church
The Institute for Family Health • Enterprise Community Partners, Inc. Presbytery of NYC •
Supportive Housing Network of New York • LeadingAge New York
Gateway Housing • Association for Neighborhood & Housing Development
Congregation Ohab Zedek • Congregation Ramath Orah • Young Israel of the West Side

UNIFORM LAND USE REVIEW PROCEDURE



CONSTRUCTION

PHASE 1: Mid-2018 to 2020

PHASE 2: 2023 (estimated start) to 2025



THANK YOU & QUESTIONS