

Millbrook Terrace – Mott Haven, Bronx

West Side Federation for Senior and Supportive Housing (WSFSSH), a nonprofit developer of senior housing, has redeveloped a New York City Housing Authority (NYCHA) parking lot into affordable senior housing. Millbrook Terrace adds 158 affordable apartments for low-income seniors to NYCHA's Millbrook Houses campus in Mott Haven, with 48 of these apartments reserved for formerly homeless seniors.

NYCHA prioritized this site for affordable housing under its *NextGeneration NYCHA* strategic plan to transform underused NYCHA land and establish long-term neighborhood visions with community members.



During the planning process, NYCHA canvassed the community and met with residents to understand their concerns and gain feedback on development in their neighborhood. Once planning was complete, NYCHA and the New York City Department of Housing Preservation and Development (HPD) initiated a Request For Proposals (RFP) to select a developer. This RFP competition later became known as *Seniors First*, a collaboration between NYCHA and HPD to allocate and fund underused NYCHA sites for new senior housing. WSFSSH, a long-time developer of affordable senior housing in Manhattan and the Bronx, was awarded the RFP for Millbrook Terrace and in 2017 signed a ground lease with NYCHA to develop and manage the new building.

Seeking government approval of the site's soil remediation, NYCHA and HPD approached OER about participating in OER's City Voluntary Cleanup Program (VCP). WSFSSH's development team later enrolled in the VCP and implemented an OER-approved remedy, which involved excavation and disposal of 300 tons of hazardous lead soil. OER issued a Notice of Completion to WSFSSH in 2020. The project received a \$55,000 OER Brownfield Incentive Grant and \$200,000 EPA Revolving Loan Fund loan to offset investigation and remediation expenses.



In 2019, when construction of Millbrook Terrace was completed, WSFSSH became the first nonprofit to build senior housing on surplus NYCHA land. Residents began occupying the new building in January 2020. Millbrook Houses residents who lost their parking spaces in the former lot were provided with new parking spaces nearby.

The 9-story building includes a community garden and rooftop solar panels (pictured on the left). Later this year, WSFSSH hopes to open a community senior center with a kitchen and dining room, community space, and activity rooms for senior programming.

For more information on OER's VCP, visit <https://www1.nyc.gov/site/oer/remediation/voluntary-cleanup.page>