

**BREAKING  
GROUND**

**2024**  
ANNUAL REPORT





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Volunteers prepare over 500 hygiene kits for clients of our safe havens and people currently living unsheltered on the streets.

Cover Photo: Robert, a client of Breaking Ground's Tenant Success Service program, at his new apartment in Greenpoint. See page 9 for story.  
(Photo Credit: Molly Stromski, New York City Department of Housing Preservation & Development)

# Letter From Our Leaders

At Breaking Ground, we are optimists. We believe in people's inherent capacity to overcome even the most daunting challenges. We envision a future where everyone has a place to call home. And we believe that collaborative efforts can solve seemingly insurmountable problems.

The data from 2024 paints a stark portrait of New York City's housing emergency: vacancy rates have plummeted to their lowest levels in half a century—just 1.4% across all unit types and far below 1% for homes affordable to our lowest-income neighbors. Meanwhile, median asking rents soared to an unprecedented \$3,767 in October, representing a staggering 30% increase since 2019. By every measure, our community faces a housing crisis of historic proportions.

We found renewed hope when our elected officials responded decisively by passing the most significant zoning reforms in a generation with the landmark "City of Yes for Housing Opportunity" policy. This plan has the potential to create 100,000 homes over the next decade, marking a crucial first step toward easing our city's housing shortage.

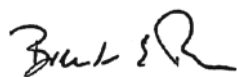
While these broader policy changes take shape, the urgency remains: tonight, thousands of New Yorkers will struggle to survive on our streets, battling harsh elements and navigating systems that have fundamentally failed them. We refuse to accept this reality. Breaking Ground remains committed to transforming lives—one person, one engagement, one apartment at a time.

This past year stands among the most momentous in our history, including:

- Acquiring the former dormitory at 1760 Third Avenue in East Harlem with a plan to transform it into 434 supportive and affordable apartments – our first permanent project in Manhattan in more than a decade.
- Topping off construction at Sutphin Senior Housing and Clinic, our first permanent residence in Queens and our second Passive House certified building.
- Opening The Continental, a state-of-the-art purpose-built safe haven in Greenpoint, providing 145 transitional beds to help men and women get off the streets while we work with them toward permanent housing.
- Celebrating the long-awaited completion of our Queens Drop-In Center, newly expanded to serve up to 75 street homeless individuals at any given time.
- Launching a partnership with New York-Presbyterian to bring outreach teams inside the hospital Emergency Department and outpatient practices.
- Marking the first full year of our Tenant Success Service program, helping households exiting emergency shelter to permanent apartments through the City's housing lottery system to stabilize so they can forever avoid falling back into homelessness.

We could not have accomplished all of this, and more, without our steadfast community of supporters. We are grateful for your investment in our mission and confidence in our ability to meet the moment. We enter 2025 and the next 34 years of Breaking Ground committed to the shared belief that everyone deserves a home.

Sincerely,



BRENDA E. ROSEN  
President and CEO



MICHAEL FRANCO  
Board Chair



Photo: Phillip Van Nostrand



# Mission, Values & What We Do

## Our Mission

Breaking Ground’s mission is to strengthen individuals, families and communities by developing and sustaining exceptional supportive and affordable housing as well as programs for homeless and other vulnerable New Yorkers.

## Our Values

- Compassion** – we meet each person where they are and treat them with dignity and respect.
- Patience** – we take the time to build trust with people and communities.
- Persistence** – we never give up, on anyone.

### STREET OUTREACH



#### STREET TO HOME

24/7/365  
BROOKLYN, QUEENS &  
MIDTOWN MANHATTAN

#### CONNECT TO CARE

CAFES, RETAIL STORES,  
ATM VESTIBULES,  
HOSPITALS

### DROP-IN CENTER



#### QUEENS

24/7/365

A WARM AND  
WELCOMING SPACE FOR  
HOMELESS INDIVIDUALS  
TO ACCESS PERSONAL  
HYGIENE, MEALS, CLEAN  
CLOTHING, MEDICAL  
AND PSYCHIATRIC CARE  
AND ASSISTANCE WITH  
HOUSING

### TRANSITIONAL HOUSING



#### BROOKLYN & MANHATTAN

738 BEDS

SECURE SHORT-TERM  
HOUSING WITH ACCESS  
TO SHOWERS, MEALS,  
PSYCHIATRIC CARE,  
HARM REDUCTION,  
COMPREHENSIVE CASE  
MANAGEMENT, AND  
EVERYTHING NEEDED TO  
FIND STABILITY

### PERMANENT HOUSING



#### NEW YORK CITY

4,476 APARTMENTS

AFFORDABLE  
APARTMENTS  
PAIRED WITH ONSITE  
SUPPORTIVE SERVICES  
DESIGNED TO HELP  
PEOPLE GET AND  
REMAIN STABLE IN  
HOUSING FOR THE  
LONG TERM

## Building and Restoring Lives

Breaking Ground employs a range of data-driven initiatives designed to enable people to forever escape the trauma of homelessness. Our approach ensures that our services are tailored to the needs and circumstances of each individual on the path to finding a permanent home. Some people will move directly into permanent housing from the street, and we do whatever it takes to make this placement possible, as quickly as possible. For others transitional housing provides an interim place – safe and clean accommodations with onsite supportive services – where each person can begin to establish stability and work toward the goal of obtaining permanent housing.

### Home is more than just four walls and a roof.

At Breaking Ground, home means a support system. Across our supportive housing portfolio, onsite wraparound services enable each person to get – and stay – on the path to permanent stability:

- Benefits assistance
- Medical care
- Mental health care
- Substance abuse referrals
- Skills-building and self-sufficiency programs, including connection to employment services

# At-a-Glance: 2024 Impact

From distributing over 170,000 pounds of groceries to our tenants, to helping nearly 1,500 people come off the streets and into housing, your support of Breaking Ground in 2024 touched the lives of **more than 13,000 vulnerable New Yorkers** in countless ways. Thank you for joining us to envision and build a city where everyone has a home and the support they need to thrive. You, our community of supporters, make it possible to expand our reach and help more New Yorkers overcome and avoid homelessness.



**13,019**  
unique people  
served in 2024

**1,492**  
unique  
housing  
placements

## COMBATING FOOD INSECURITY



**172,000**  
POUNDS OF GROCERIES  
PROVIDED TO TENANTS  
IN PERMANENT HOUSING

**6,888**  
BAGS OF GROCERIES  
DISTRIBUTED ACROSS OUR  
HOUSING PORTFOLIO

### STREET OUTREACH



Street to Home (City Funded) &  
Connect to Care (Privately Funded)

**Meeting people  
where they are**

**6,519**  
unique people  
served

**2,040**  
people working intensively with  
us toward permanent housing

**1,448**  
housing placements

### DROP-IN CENTER



Queens  
24/7/365

**A warm and  
welcoming hub**

**277**  
unique people  
served

**116**  
housing placements

**11,648**  
individualized service  
engagements

### TRANSITIONAL HOUSING



Brooklyn & Manhattan  
700 beds

**A safe haven to  
rest and restore**

**1,402**  
unique people  
served

**180**  
people moved on  
to permanent housing

**37%**  
of people served were  
55+ years of age

### PERMANENT HOUSING



New York City  
4,476 units

**A permanent home  
with support**

**5,406**  
unique people slept under  
a Breaking Ground roof

**487**  
households moved into an  
apartment for the first time

**99%**  
of people exiting homelessness  
remained housed at 12 months

**87,972**  
individualized service  
engagements across  
outreach programs

**50%**  
of outreach clients  
connected to medical  
or mental health care

Beyond a safe place to rest and assistance with finding permanent housing opportunities, our drop-in center and safe havens help people meet basic needs that are necessary for mental and physical health, including laundry service and new clothing, personal hygiene, and three nutritious meals a day.



**749,000**  
MEALS PROVIDED TO DROP-IN CENTER  
AND SAFE HAVEN CLIENTS IN 2024

**TENANT360**  
Breaking Ground's signature  
tenant services program creating  
educational, recreational, and  
socially inclusive opportunities  
for tenants year-round.

**1,000+**  
events & programs  
produced

**47,059**  
instances of tenant  
participation

# Rebuilding a Life

Watch Ray in his own words at <https://breakingground.org/ray>

**R**ay grew up in New Britain, Connecticut and moved to New York City in his twenties, where he settled down, got married, and embarked on a nearly 30-year career as a construction laborer. He worked all over the city on projects like the FDR Drive, the East Side and Poletti Power Plants, and multiple stints at the World Trade Center reconstruction sites.

The hours were long, but his work allowed his family to flourish. At one point he owned homes in Queens, Connecticut, and Arizona, in addition to a share in a bar downtown called Ray's Place. But after an injury and subsequent surgery left him unable to work, things began to fall apart. His marriage deteriorated, and a difficult divorce left him strapped. Before long, he found himself sleeping unsheltered in a park in Queens, just blocks away from the house he used to own.

It was there that Breaking Ground outreach teams first encountered Ray and helped him access our Queens Drop-In Center, giving him a ride so he could have a meal, see a doctor, and get cleaned up. Later, they

assisted him in finding placement at The Andrews, Breaking Ground's safe haven transitional site on the Bowery in Manhattan.

At The Andrews, he connected with a housing specialist who worked closely with him to search for appropriate permanent housing options. He was not a candidate for long-term supportive housing, and with just his social security disability income to rely on, he would need a very affordable rent.

Ray was patient. After more than a year at The Andrews, a low-income apartment became available at our Prince George residence, and the housing specialist team helped him apply. When he was approved, she was with him throughout the process, and even helped him pack up his things and drive uptown on move-in day in the middle of a snowstorm to complete his lease signing, get his keys, and settle in to his new home.

Today, Ray has made his small, comfortable Breaking Ground apartment into a personal oasis, and he calls our staff his family. He has leveraged his life-long skills by painting his unit several times over, making the Prince George a home that reflects his personality.

Photo: Chronicle Media

**"What it's done for me is kind of give me my self-respect back. And that's the whole thing, when you are on the street you don't even feel like a person...I think that this is going to be the last home I live in. I hope I have a lot of years left and I don't plan on going anywhere."**





# Breaking the Cycle

## New Partnership with NewYork-Presbyterian Aims to Solve Homelessness at the Point Of Care

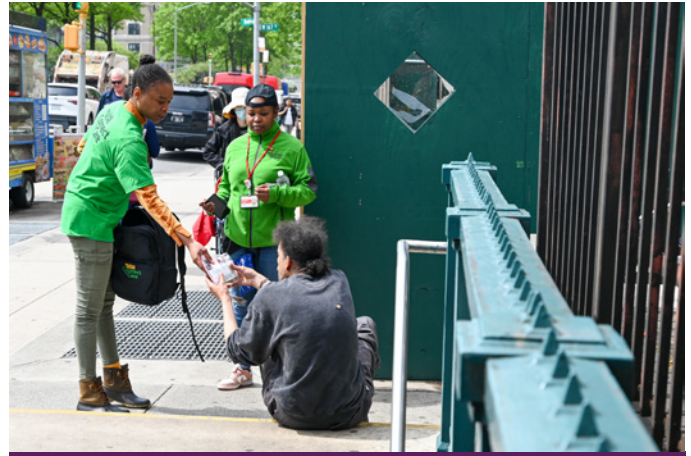
At Breaking Ground, we are always looking for novel ways to meet people where they are. With over two decades of street outreach experience, we know that people living unsheltered on the streets disproportionately utilize hospitals and emergency rooms for routine care and to escape the elements.

In 2024, Breaking Ground and New York-Presbyterian (NYP) launched a first-of-its-kind collaboration to deploy outreach workers inside the Emergency Department and outpatient practices at Columbia University Irving Medical Center in Washington Heights with a goal to better serve hospital patients experiencing homelessness. Built on our Connect to Care platform, which brings our approach to outreach into privately owned and managed spaces in New York City, the NYP partnership is an innovative program at the nexus of homelessness and acute medical care.

Breaking Ground has long recognized the connection between housing and health. Research has shown that chronically homeless individuals – those who have experienced homelessness for long periods of time – have a health status that is 20 years older than their chronological age.

Today, hospitals are not only expected to diagnose and treat medical conditions, but to treat the whole person, including social determinants of health like stable housing. Dedicated hospital social work teams play a critical role in coordinating discharge planning and making connections to community-based resources, but can face especially difficult challenges when patients are unhoused. Breaking Ground and Connect to Care can serve as that missing link, ensuring that clients are screened for eligibility for a variety of supportive housing options, and have a plan in place for greater stability of housing when they leave the medical campus.

Since launching in January of 2024, the program has served 162 individuals, made 50 placements to housing, and made 184 connections to services such as food security, new clothing, eyeglasses and contacts, dental services, legal services, and more. Together, NYP and Breaking Ground are proving that we can leverage the medical needs of our unhoused neighbors to ensure that they have a safe, stable place to land after a hospitalization or medical event and, crucially, can get on the path to stable, permanent housing.



# 162

persons served

# 50

placements to housing

# 2,097

individualized engagements





# Safe Haven & Drop-In Center Expansion

Safe Havens and Drop-In Centers are crucial harm reduction resources for people experiencing street homelessness in New York City. Breaking Ground is proud to operate these sites in which homeless individuals can access showers, meals, laundry, medical and psychiatric care, and a whole array of social services that include comprehensive case management, harm reduction, and assistance with securing permanent housing opportunities.

## Queens Drop-In Center Ozone Park

In September of 2024, our Queens Drop-In Center finally completed its long-anticipated expansion to full intended capacity of 75 people at any given time. Operating 24 hours a day, 365 days a year, the Drop-In Center provides meals, personal hygiene, laundry, storage for personal belongings, medical and psychiatric care, and connections to transitional and permanent housing. The expansion includes a new outdoor space thanks to the fundraising efforts of the Breaking Ground Junior Board.



## The Continental Safe Haven Greenpoint, Brooklyn

First announced in 2021, The Continental is among just a handful of purpose-built safe havens in New York City. The fully accessible state-of-the-art building opened in July of 2024 and serves 145 men and women who were formerly sleeping unsheltered on the streets. With onsite psychiatric care and a wide range of onsite services, The Continental is helping to reduce street homelessness in North Brooklyn.

## South Strand Safe Haven Financial District, Manhattan

Part of the City's effort to open 900 additional safe haven beds across the five boroughs, South Strand Safe Haven was announced in 2024 and is expected to open in 2025 to serve 106 women and men who had previously been living unsheltered on the streets. With the addition of South Strand, Breaking Ground will operate safe havens in the Financial District, Lower East Side, Union Square, and Upper West Side neighborhoods of Manhattan.





# Cluster Care in Safe Havens

## A New Approach to Assisting Older Adult and High-Needs Clients in Transitional Housing

Since 2022, Breaking Ground has nearly doubled our safe haven capacity, growing to nearly 750 transitional housing beds across Brooklyn and Manhattan by 2024. In recent years, a concerning trend emerged: clients placed to our safe havens were increasingly older and had higher medical and occupational needs. These folks were falling into a gap in the system – they had higher needs than a typical shelter could provide, but lower than the bar for assisted living or skilled nursing care.

With a grant from The Fan Fox & Leslie R. Samuels Foundation, we launched an innovative Cluster Care program modeled on the concept of home health aides at The Andrews, our very first safe haven on the Bowery serving 146 formerly unsheltered men. The goals of the program are to bolster client independence, reduce emergency room visits and inpatient hospital stays for issues related to Activities of Daily Living, and accelerate placements to permanent housing.

Our Programs team presented the model at the annual National Healthcare for the Homeless symposium in May of 2024 in Phoenix, AZ. With promising early results, the program will expand to additional safe havens in 2025.



**56** unique clients served

**58%** placed to permanent housing or have active housing packets

**81%** reduction in EMS calls

# Tenant Success Service

In 2019, the New York City Council passed legislation that required 15% of all affordable units produced with City subsidies be set aside for homeless families exiting shelter. This includes many buildings owned by private for-profit businesses. With our long history of helping vulnerable population remain stable in housing, Breaking Ground launched Tenant Success Service, a program that works with those developers to provide targeted social services to families who move from emergency shelter into newly constructed affordable apartments.

The transition from living in a shelter to being a tenant naturally involves many changes. People must navigate all kinds of challenges, small and large, that are part of moving to a new home. Our Tenant Success Specialists know how to help a household overcome these challenges before they turn into much bigger problems. We earn the respect and trust of the people we serve, and approach this work with our signature values of compassion, patience, and persistence.

Everyone benefits from tenants' success: developers, management companies, building staff, neighbors, the emergency shelter system and the entire community. When no one is left behind, our world feels bigger and, yes, more like a home – a place where we belong, and where it's possible to begin again.



Photo: Molly Stromski, NYC HPD

Robert is a 74-year-old New Yorker, born in Trinidad. After retiring to care for his wife and son—both living with disabilities—Robert did everything he could to keep a roof over their heads. For six years, they cycled through shelters, living without a kitchen, without privacy, without peace. When asked how he got through it, he says: faith. He never gave up hope.

In 2024, Robert and his family moved into a brand-new, affordable two-bedroom at Greenpoint Landing—with on-site support from Breaking Ground. Our Tenant Success team worked closely with Robert to help him settle in, get a full suite of furniture, and get access to every possible resource to help the family remain stable. After six long years, he is so proud to give his wife and son a safe, stable place to call home.

# Building the Future - Housing in Development



## Sutphin Senior Housing & Clinic

In October 2024, Breaking Ground celebrated the topping off of Sutphin Senior Housing & Clinic in Jamaica, Queens – marking the placement of the final beam and significant progress toward its completion. Sutphin is expected to be Breaking Ground’s second Passive House certified residence. The site is expected to welcome its residents late in 2025 or early in 2026.

### What is the Passive House standard?

Passive House is a rigorous energy use standard that takes into account five elements of building performance and aims to push as close to net zero emissions in the operation of residential and commercial structures as possible. To be certified as a Passive House project, buildings must meet certain standards in: continuous insulation, elimination of thermal bridging, airtight construction, high-performance windows and doors, and mechanical ventilation systems with heat recovery.

Rendering: Adjaye Associates



## Kingsboro Vital Brooklyn

This long-anticipated Vital Brooklyn project will create over 900 units of affordable and supportive housing in Central Brooklyn, along with vibrant new public spaces, community facilities, and retail. This revitalization of the Flatbush area will not only provide more housing to the neighborhood but will also help create community. Phase 1 of the project is expected to begin construction in 2025, with full completion of the site by 2030.



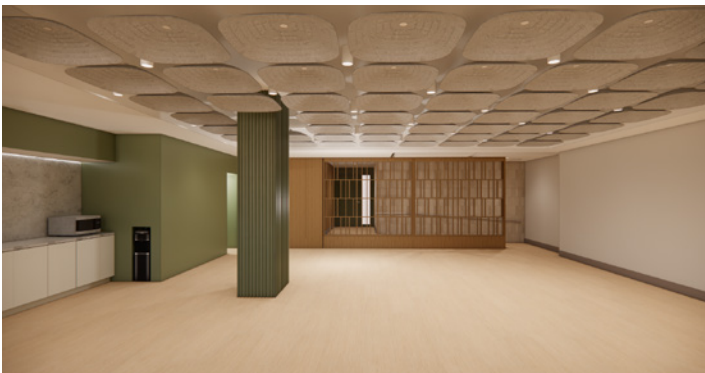
# Building the Future - Housing in Development

## 1760 Third Avenue



Breaking Ground has a long tradition of taking old residential buildings and breathing new life into them through adaptive reuse. In 2024, we acquired a former dormitory and skilled nursing facility in east Harlem with a plan to convert it into 434 units of permanent supportive and affordable housing. The building will provide 261 units for formerly homeless individuals, including a set aside of 40 units for youth who have aged out of foster care or experienced homelessness. Once construction begins in early 2025, completion is expected within 18-24 months.

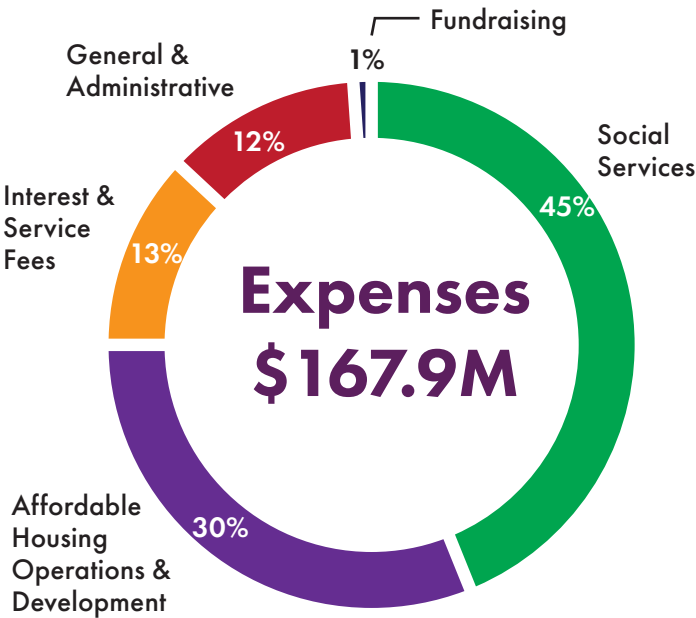
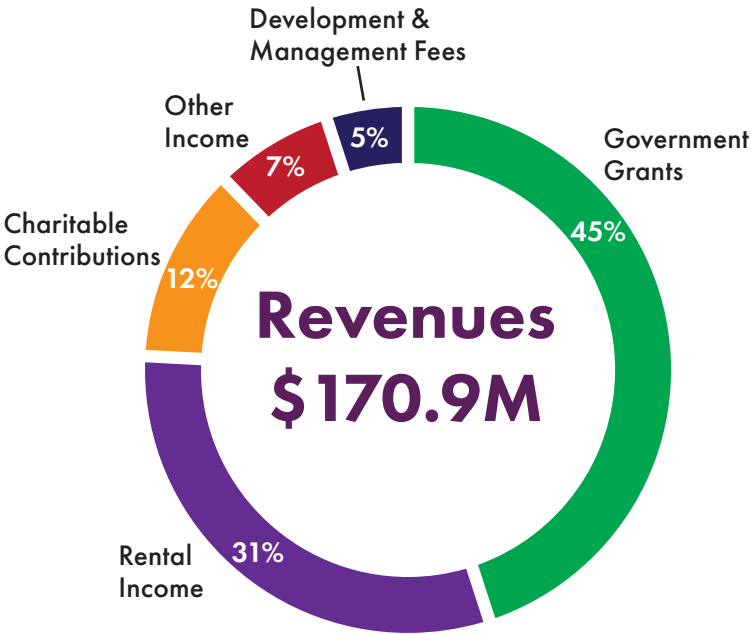
Renderings: Dattner Architects



Renderings of 1760 Third Avenue repositioning, clockwise from top left: new elevator bay; Breaking Ground social services and property management offices; supportive apartment with kitchenette added as part of construction; multipurpose room for tenant social events and workshops.

# Financial Results

From 2024 Audited Financial Statements  
(Audited Financial Statements are available for view/download on our website)



**Revenues Note:**  
Total revenues in 2024 were up 18% over the prior year and 82% since 2020. Government contracts for mission-based programs are our largest funding source and growth area. Philanthropic support for the organization remains strong, with significant grants and gifts related to innovative programs serving vulnerable New Yorkers and to create a Working Capital Fund to accelerate housing development opportunities and to reduce our credit risk.

**Expenses Note:**  
Breaking Ground sustained and grew mission-critical programs in 2024, including the expanded Queens Drop-In Center and a new safe haven in Greenpoint, Brooklyn, along with progress on new housing in development. General & Administrative expenses at 12% were stable year-over-year. Our average cost to raise \$1 of support is consistently under 10%. Interest and Service Fees are largely non-cash expenses.

## Total Assets: \$1.29B

CATEGORY		\$M's	NOTES (graph not to scale)
RESERVES		\$ 35.7	Contractually required operating and replacement reserves for Breaking Ground's permanent housing portfolio
CASH		40.7	Net unencumbered cash of \$4M; the balance is operating cash for Breaking Ground buildings (\$30.3M), encumbered funds (\$3M), and the Working Capital Fund (\$3.4M)
OTHER ASSETS		49.1	Balance composed primarily of lease assets held by Breaking Ground for safe haven locations and office space
ACCOUNTS RECEIVABLE		75.9	Accounts Receivable have doubled in recent years; over 62% is related to government contracts, which have experienced longer delays in payment for services rendered
REAL ESTATE		1,096.1	Primarily composed of investments in 21 permanent housing projects representing over 4,500 housing units. Balance has grown 26% over the past five years
TOTAL ASSETS		\$ 1,297.6	



# Financial Results

From 2024 Audited Financial Statements  
(Audited Financial Statements are available for view/download on our website)

## Statement of Activities

January 1, 2024 through December 2024

### Revenues

Charitable Contributions	\$	20,249,234
Government Contracts	\$	76,450,847
Developer Fees	\$	9,220,076
Rental Income	\$	53,484,316
Other Income	\$	11,483,026
<b>Total Revenues</b>	<b>\$</b>	<b>170,887,499</b>

### Expenses

Social Services	\$	75,817,383
Affordable Housing Operations & Development	\$	49,624,641
General & Administrative*	\$	19,624,933
Fundraising	\$	1,383,767
Interest & Service Fees	\$	21,492,560
<b>Total Expenses</b>	<b>\$</b>	<b>167,943,284</b>
<b>Excess (deficiency) of Revenue Over Expenses†</b>	<b>\$</b>	<b>2,944,215</b>

## Statement of Financial Position

Total Assets	\$	1,297,631,633
Total Liabilities	\$	1,104,790,606
<b>Net Assets</b>		
Controlling Interest	\$	94,197,452
Noncontrolling Interest	\$	98,644,121

\*Includes Supportive Services for all aspects of the organization

†Excludes depreciation and amortization



This amazing team from our partners at Wells Fargo brought Good Morning America to 90 Sands in December. Over 50 volunteers packed 1,000 bags of groceries and wrapped special Holiday gifts for our tenants.

# Institutional Supporters

The following private institutions supported our work in 2024 with charitable gifts of \$10,000 or greater.

## Corporations & Foundations

ABS Partners Real Estate, LLC  
ACORE Capital  
Adler Windows  
All New York Title Agency  
Alliant  
Alvarez & Marsal  
Annaly Capital Management  
Anthem Healthchoice  
Baker Tilly  
Bank of America  
Bank of China USA  
Bank United  
Barclays  
Barone Steel Fabricators  
The Barry and Mimi Sternlicht Foundation  
Blackstone  
Bloomberg Philanthropies  
BMO Capital Markets  
BNP Properties  
Boston Properties  
Broadway Cares/Equity Fights AIDS  
Brookfield Office Properties  
Brown Harris Stevens  
Cadwalader, Wickersham & Taft LLP  
Candex Solutions  
Cannon Heyman & Weiss, LLP  
Capital One  
Carl Marks Advisors  
Carson Family Charitable Trust  
CBRE  
Chatham Financial  
Citadel  
Citigroup  
CohnReznick  
Commonwealth Land Title Insurance Company  
Corcoran  
Dalio Philanthropies  
Debra & Kenneth Caplan Foundation  
Dechert LLP  
Deloitte & Touche  
DeSimone Consulting Engineering Group, LLC  
Deutsche Bank USA  
DivcoWest  
The Douglaston Companies  
Eastdil Secured  
The Essex Avenue Foundation  
The Fan Fox and Leslie R. Samuels Foundation  
Fidelity National Title Insurance Company  
First American Title Insurance Company of New York  
First Nationwide Title

Fried, Frank, Harris, Shriver & Jacobson  
G&M Works LLC  
GFP Real Estate  
Gotham Organization  
Greystone  
The Harry and Jeanette Weinberg Foundation  
Healthy Heart Food Services  
Hirschen Singer & Epstein LLP  
The Horace W. Goldsmith Foundation  
Hudson Housing Capital  
Jackson Lewis Foundation  
JLL & JLL Capital Markets  
John H. and Ethel G. Noble Charitable Trust  
The John and Melissa Cerialo Foundation  
JPMorganChase  
Katten Muchin Rosenman Foundation  
Kellner Herlihy Getty & Friedman LLP  
Kramer Levin Naftalis & Frankel LLP  
The Lawrence Foundation  
Leventhal Family Charitable Foundation  
The Lipton Foundation  
Long Pond Capital  
The Lucretia Philanthropic Fund  
Macy's  
Madison Realty Capital  
The Mai Family Foundation  
MEL Management Corp  
Mesa West Capital  
MetLife, Inc. & The MetLife Foundation  
Mizuho Americas and Mizuho USA Foundation, Inc.  
Monadnock Construction  
Moncon, Inc.  
Morgan Stanley  
The Mother Cabrini Health Foundation  
New Roc Contracting Corp  
New York Presbyterian Hospital  
North Shore Risk Management  
Northfield Bank Foundation  
Partnership for New York City's Homeless Assistance Fund  
Prime Structure  
Proskauer Rose LLP  
Quality Branded  
QVT Family Office  
RBC Capital Markets  
Red Stone Equity Partners LLC  
Regan Family Foundation  
Related  
Rialto Management Group  
Roberts and Holland LLP  
Robin Hood Foundation

Room & Board  
Rudin Management Co. Inc.  
SD Builders & Construction  
SDC Capital Partners  
Sebco Laundry Systems  
Sidley Austin  
Simpson Thacher & Bartlett  
SL Green  
Societe Generale  
SpareRoom, Inc.  
Standard Chartered Bank  
The Starr Foundation  
Starwood Capital Group  
Starwood Property Trust  
Stewart Title Insurance Co.  
Sullivan & Cromwell LLP  
Sumitomo Mitsui Banking Corporation  
T. Pericic Construction Corp.  
The Times Eatery  
Tishman Speyer  
Travelers  
Trimont  
Trinity Church Wall Street  
Urban Atelier Group  
US Bank  
Van Konyenburg Foundation  
Varde Management LP  
Vornado Realty Trust  
Walker and Dunlop  
Webster Bank  
Wells Fargo  
Winick Realty Group, LLC  
Wolfensohn Family Foundation



*Breaking Ground's Junior Board raises funding and awareness, and participates in volunteer activities year round. This marvelous group served Thanksgiving Dinner at the Prince George in November.*

## Government Partners

NYC Department of Homeless Services  
NYC Department of Housing Preservation & Development  
NYC Housing Development Corporation  
NYC Human Resources Administration  
New York City Housing Authority

NYS Homes & Community Renewal  
NYS Office of Temporary & Disability Assistance/Homeless Housing & Assistance Corporation  
US Department of Housing & Urban Development



# Board & Senior Staff

## Board Officers

### Michael J. Franco, Chair

President and Chief Financial Officer, Vornado Realty Trust

### Brenda Rosen, President

President and CEO, Breaking Ground

## Board Members

### Louise Carroll

Partner & Co-Chair, Affordable Housing and Community Development Practice, Katten Muchin Rosenman LLP

### Andy D'Amico

Founding President & CEO, Urban Atelier Group

### Peter Ezersky

Founder, Stony Hill Capital

### Kirk Goodrich

President, Monadnock Development

### Michael Lascher

Senior Managing Director, Real Estate - New York, Blackstone

### Mark Levy, M.D.

President, Medicaid, Anthem Blue Cross Blue Shield

### Kara McShane

Executive Vice President and Head of Commercial Real Estate, Wells Fargo

### Benjamin Stacks, Treasurer

Executive Vice President, Commercial Real Estate, Bank United

### Nicholas Tsang, Secretary

Owner/Principal, Highline West, LLC

### David L. Pickett

President, Gotham Organization, Inc.

### Richard Roberts

Managing Director, Acquisition, Red Stone Equity Partners, LLC

### Michael L. Ryan

Senior Counsel, Cleary Gottlieb Steen & Hamilton LLP

### Ann Tirschwell

Principal, Type A

### David Walsh

Managing Director, Community Development Banking, JPMorgan Chase & Co.

### Michael Werner

Partner, Real Estate, Fried Frank Harris Shriver & Jacobson

## Senior Staff

### Brenda E. Rosen

President and CEO

### David Beer

Vice President, Real Estate Development

### Anna Fisher

Vice President, Property Management

### Lisa Isaacson

Special Assistant to the President and CEO

### Erin Madden

Vice President, Programs

### Kevin Moran

Chief Financial Officer

### Amie Pospisil

Chief Operating Officer

### Pamela Robinson

Vice President, Human Resources

### Michael Rosen

Senior Vice President, Asset Management

### Judith Rosenfeld

Vice President, Special Projects

### Jeff Scheuer

Vice President, External Affairs

### Alissa Tyghter Gerald

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