### Housing Overview

29 buildings and over 4,700 units of housing

#### PERMANENT SUPPORTIVE & WORKFORCE HOUSING | NEW YORK CITY

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Location</th>
<th>Opening Year</th>
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<tr>
<td>TIMES SQUARE</td>
<td>Manhattan</td>
<td>Opened 1991</td>
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<tr>
<td>THE DOROTHY ROSS FRIEDMAN RESIDENCE</td>
<td>Manhattan</td>
<td>Opened 1996</td>
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<tr>
<td>PRINCE GEORGE</td>
<td>Manhattan</td>
<td>Opened 1999</td>
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<td>THE CHRISTOPHER</td>
<td>Manhattan</td>
<td>Opened 2004</td>
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<td>SCHERMERHORN</td>
<td>Brooklyn</td>
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<td>BROOK</td>
<td>Bronx</td>
<td>Opened 2010</td>
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<tr>
<td>THE LEE</td>
<td>Manhattan</td>
<td>Opened 2010</td>
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<tr>
<td>THE DOMENECH</td>
<td>Brooklyn</td>
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<td>LENNEGER</td>
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<td>HEGEMAN</td>
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<td>40 RIVERSIDE</td>
<td>Manhattan</td>
<td>Opened 2015</td>
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<td>BOSTON ROAD</td>
<td>Bronx</td>
<td>Opened 2016</td>
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<tr>
<td>REDWOOD</td>
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<td>SYDELLE</td>
<td>Bronx</td>
<td>Opened 2016</td>
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#### Key Features:

- **TIMES SQUARE**
  - 652 Units
  - Low-income working persons and formerly homeless single adults
  - Owned and managed by Breaking Ground
  - Social services provided by the Center for Urban Community Services (CUCS)
  - Breaking Ground’s first residence and the largest supportive housing project in the nation
  - Listed on the National Register of Historic Places
  - Project cost: $50 million

- **THE DOROTHY ROSS FRIEDMAN RESIDENCE**
  - 178 Units
  - Low-income working persons (many in arts and entertainment industry), seniors and people living with HIV/AIDS
  - Managed by Breaking Ground
  - Owned and social services provided by The Actors Fund
  - Project cost: $40 million

- **PRINCE GEORGE**
  - 416 Units
  - Low-income working persons and formerly homeless single adults
  - Owned and managed by Breaking Ground
  - Social services provided by CUCS
  - Managed by Breaking Ground
  - Owned and social services provided by The Actors Fund
  - Project cost: $32 million

- **THE CHRISTOPHER**
  - 207 Units (includes 40 transitional units)
  - Low-income working persons, formerly homeless single adults and vulnerable youth (many of whom have aged out of foster care)
  - Owned and managed by Breaking Ground
  - Social services provided by CUCS
  - Listed on the National Register of Historic Places
  - The historic Prince George Ballroom and adjacent gallery event spaces provide rental revenue to support Breaking Ground’s work
  - CSA program brings fresh, affordable produce to tenants and community
  - Project cost: $32 million

- **SCHERMERHORN**
  - 217 Units
  - Low-income working persons (many in arts and entertainment industry), and formerly homeless single adults
  - Owned and managed by Breaking Ground
  - Social services provided by CUCS and The Actors Fund
  - Site of the former Robert McBurney YMCA (which inspired the Village People song, “YMCA”)
  - Project cost: $39 million

- **BROOK**
  - 190 Units
  - Low-income working persons, formerly homeless single adults and vulnerable youth (many of whom have aged out of foster care)
  - Owned and managed by Breaking Ground
  - Social services provided by BronxWorks
  - Breaking Ground’s first new construction project
  - On-site community theater
  - Project cost: $39 million

- **THE LEE**
  - 263 Units
  - Low-income working persons, formerly homeless single adults and vulnerable youth (many of whom have aged out of foster care)
  - Owned and managed by Breaking Ground
  - Social services provided by CUCS and The Door
  - LEED Silver
  - Project cost: $59 million

- **THE DOMENECH**
  - 72 Units
  - Low-income and formerly homeless seniors
  - Owned, managed, and social services provided by Breaking Ground
  - Breaking Ground’s first housing project 100% for seniors
  - Project cost: $24 million

- **LENNEGER**
  - 92 Units
  - Low-income working families/individuals and formerly homeless single adults
  - Managed by Breaking Ground
  - Social services provided by CUCS
  - Owners and social services provided by CUCS
  - Project cost: $43 million

- **HEGEMAN**
  - 161 Units
  - Low-income working persons and formerly homeless single adults
  - Managed by Breaking Ground
  - Social services provided by CUCS
  - Features a community garden for use by tenants and neighborhood residents
  - LEED Silver
  - Project cost: $49 million

- **40 RIVERSIDE**
  - 154 Units
  - Low-income working persons and formerly homeless single adults
  - Owned and managed by Breaking Ground
  - Social services provided by Services for the UnderServed (SUS)
  - Funded in part by NYS Medicaid savings initiative to target high-cost users of healthcare
  - Project cost: $49 million

- **BOSTON ROAD**
  - 80 Units
  - Low-income seniors
  - Social services provided by Breaking Ground
  - Owned by East Brooklyn Congregations (EBC) and managed by Wavecrest Management
  - Project cost: $43 million

- **REDWOOD**
  - 102 Units
  - Low-income working and formerly homeless families/individuals
  - Managed by Breaking Ground
  - Owned and social services provided by CUCS

**Updated June 23, 2022**
PERMANENT SUPPORTIVE & WORKFORCE HOUSING | NEW YORK CITY, CONTINUED

SCATTER SITE
Bronx, Brooklyn, Queens
- 171 Units
- Formerly homeless individuals
- Units “scattered” in multiple properties operated by private landlords
- Social services provided by Breaking Ground

PARK HOUSE
Bronx | Opened 2017
- Comprised of two adjacent buildings, Park House and Webster Avenue together form our second-largest residential development, and our first foray into affordable family housing.
- 248 Units (affordable housing)
- Low-income working families/individuals
- Owned and managed by Breaking Ground
- Enterprise Green
- Project cost: $88 million

WEBSTER RESIDENCE
Bronx | Opened 2018
- 171 Units (supportive housing)
- Low-income working persons and formerly homeless single adults
- Owned and managed by Breaking Ground
- Social services provided by CUCS
- Enterprise Green
- Project cost: $64 million

LA CENTRAL
Bronx | Opened 2019
- 161 Units
- Low-income working persons and formerly homeless families/individuals
- Co-owned and managed by Breaking Ground
- Co-owned and social services provided by Comunilife
- Larger project will include nearly 1,000 affordable units, YMCA, restaurant and retail space
- Project cost: $67 million

EDWIN’S PLACE
Brooklyn | Opened 2021
- 126 Units
- Low-income working and formerly homeless families/individuals
- Managed by Breaking Ground
- Co-owned and social services provided by African American Planning Commission Inc. (AAPCI)
- Project cost: $75 million

THE HANNIGAN
Manhattan | Opened 2021
- 117 Units
- Low-income working and formerly homeless families/individuals
- Managed by Breaking Ground
- Owned and social services provided by CUCS

WEBSTER RESIDENCE
Bronx | Opened 2018
- 171 Units (supportive housing)
- Low-income working persons and formerly homeless single adults
- Owned and managed by Breaking Ground
- Social services provided by CUCS
- Enterprise Green
- Project cost: $67 million

BETANCES
Bronx | Opened 2022
- 152 Units
- Seniors who have experienced or are at risk of homelessness
- Breaking Ground’s first passive house project
- Part of the NYCHA NextGen program
- Project cost: $98 million

90 SANDS STREET
Brooklyn | In construction
- 491 Units
- Low-to-moderate-income working persons and formerly homeless single adults
- Former Watchtower Society Residences
- Project cost: $233 million

SUTPHIN BLVD
Queens | In pre-development
- 173 Units
- Low-income and formerly homeless seniors
- Breaking Ground’s first residence in Queens
- 15,000 sf Community Healthcare Network (CHN) medical clinic on-site
- Project cost: $68 million

KINGSBORO - VITAL BROOKLYN INITIATIVE
Brooklyn | In pre-development
- 594 Units (of overall 900+ units)
- Breaking Ground will partner with a team led by Douglaston Development to bring over 900 units of affordable housing, plus a variety of community amenities, to the former Kingsboro Psychiatric Center campus in Central Brooklyn
- The unit mix will include supportive and affordable housing for individuals and families, senior housing, and homeownership opportunities.
- Breaking Ground will own and operate over 500 units of permanent supportive and affordable housing, and will develop and run two transitional housing programs for single adults
- Project cost: $400 million
THE ANDREWS
Manhattan | Opened 2009
- 146 Units
- Chronically street homeless individuals (men only)
- Owned by Breaking Ground
- Formerly a "flophouse" on the Bowery
- Units designed through a competition co-sponsored by the Architectural League of New York
- Project cost: $14 million

BETTY RUTH AND MILTON B. HOLLANDER FOUNDATION CENTER
Hartford, CT | Opened 2009
- 70 Units
- Low-income working families
- Owned by Breaking Ground; Third party property management
- 13,000 sq. ft. of commercial space
- Project cost: $24 million

Provided by Breaking Ground.

Cedarwoods
Willimantic, CT | Opened 2012
- 60 Units
- Low-income working persons
- Owned by Breaking Ground; Third party property management
- LEED Silver
- Project cost: $14 million

EAST FLATBUSH
Brooklyn | Opened 2017
- 110 Units
- Chronically street homeless individuals
- Owned by Breaking Ground; Third party property management
- Project cost: $15 million

WILLIAMSBURG
Brooklyn | Opened 2017
- 78 Units
- Chronically street homeless individuals
- Owned by Breaking Ground; Third party property management
- Project cost: $15 million

SEAFARERS
Manhattan | Opened 2022
- 100 Units
- Chronically street homeless individuals
- Owned by Breaking Ground; Third party property management
- Project cost: $15 million

Queens Drop-In Center
Queens | Opened May 2017 (ongoing construction)
- 75-person capacity once construction completed
- Street homeless individuals
- Breaking Ground’s first drop-in center
- Meals and respite from the elements; social services and housing assistance provided by Breaking Ground

Stabilization Beds
Various Locations
- 100+ units (on average/capacity varies)
- Social services and housing assistance provided by Breaking Ground

Known as Safe Havens, Breaking Ground’s transitional residences provide private rooms with shared bathrooms and living areas, meals, plus onsite medical and psychiatric care. Designed to be more attractive to people living unsheltered on the streets, these are low-threshold programs - there is no curfew, and clients have flexibility to come and go without losing their bed. All social services and housing assistance provided by Breaking Ground.

Transitional Housing & Drop-in Centers

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Locations  Buildings and program sites in New York City and beyond

1,258 NEW APARTMENTS IN DEVELOPMENT

491 90 SANDS BROOKLYN

594 KINGSBORO BROOKLYN

173 JAMAICA QUEENS

BUILDING THE FUTURE

= permanent housing  = transitional housing/drop-in center  = Breaking Ground office