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

#### Housing Overview

30 buildings and over 5,000 units of housing

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**TIMES SQUARE**

**Manhattan | Opened 1991**

- 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 still the largest supportive housing project in the nation
- Listed on the National Register of Historic Places
- Project cost: $50 million

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**THE DOROTHY ROSS FRIEDMAN RESIDENCE**

**Manhattan | Opened 1996**

- 178 Units
- Low-income working persons and formerly homeless single adults
- Owned and managed by Breaking Ground
- Managed by Breaking Ground
- Owned and social services provided by The Actors Fund

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**PRINCE GEORGE**

**Manhattan | Opened 1999**

- 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 Center for Urban Community Services (CUCS)

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**THE CHRISTOPHER**

**Manhattan | Opened 2004**

- 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: $40 million

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**SCHERMERHORN**

**Brooklyn | Opened 2009**

- 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 Good Shepherd Services
- Site of the former Robert McBurney YMCA (which inspired the Village People song, “YMCA”)
- Project cost: $32 million

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**BROOK**

**Bronx | Opened 2010**

- 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 CUCS and The Door
- Owned and managed by Breaking Ground’s first residence in the Bronx
- On-site community theater
- Project cost: $59 million
- Project cost: $43 million

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**THE DOMENECH**

**Brooklyn | Opened 2011**

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

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**LENNIGER**

**Bronx | Opened 2011**

- 92 Units
- Low-income working families/individuals and formerly homeless single adults
- Managed by Breaking Ground
- Managed and owned by Breaking Ground
- Owned and social services provided by CUCS

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**HEGEMAN**

**Brooklyn | Opened 2012**

- 161 Units
- Low-income working persons and formerly homeless single adults
- Owned and managed by Breaking Ground
- Social services provided by CUCS
- Features a community garden for use by tenants and neighborhood residents
- LEED Silver
- Project cost: $43 million

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**40 RIVERSIDE**

**Manhattan | Opened 2015**

- 55 Units
- Low-income working families/individuals
- Owned and managed by Breaking Ground
- Social services provided by CUCS
- Managed by Breaking Ground
- Managed and owned by Breaking Ground
- Owned and managed by Breaking Ground’s first new construction project
- Project cost: $49 million

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**BOSTON ROAD**

**Bronx | Opened 2016**

- 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

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**REDWOOD**

**Brooklyn | Opened 2016**

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

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**SYDELLE**

**Bronx | Opened 2016**

- 80 Units
- Low-income seniors
- Social services provided by Breaking Ground
- Owned by East Brooklyn Congregations (EBC) and managed by Wavecrest Management

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*Updated November 4, 2022*
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)
- 248 Units (affordable housing)
- 71 Units (supportive housing)
- Low-income working families/individuals
- Owned and managed by Breaking Ground
- Social services provided by CUCS
- 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
- 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
- Co-owned and 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

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 | Opened 2022
- 491 Units
- Low-to-moderate-income working persons and formerly homeless single adults
- Former Watchtower Society Residences
- Project cost: $254 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
PERMANENT SUPPORTIVE & WORKFORCE HOUSING | CT & UPSTATE NY

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

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

EASTMAN COMMONS
Rochester, NY | Opened 2012
- 80 Units
- Low income working persons and formerly homeless single adults
- Owned by Breaking Ground; Third party property management
- Project cost: $15 million

TRANSITIONAL HOUSING & DROP-IN CENTERS

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

MIDWOOD
Brooklyn | Opened 2016
- 51 Units
- Chronically street homeless individuals

EAST FLATBUSH
Brooklyn | Opened 2017
- 110 Units
- Chronically street homeless individuals

WILLIAMSBURG
Brooklyn | Opened 2022
- 78 Units
- Chronically street homeless individuals

SEAFARERS
Manhattan | Opened 2022
- 100 Units
- Chronically street homeless individuals

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.
Locations  Buildings and program sites in New York City and beyond

- Permanent housing
- Transitional housing/drop-in center
- Breaking Ground office

NEW APARTMENTS IN DEVELOPMENT
- 767
- Kingsboro
- Brooklyn
- 594
- Jamaica
- Queens
- 173

BUILDING THE FUTURE

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