

Housing Overview 30 buildings and over 5,000 units of housing

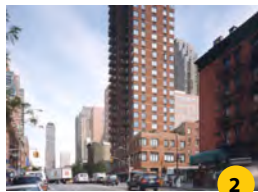
PERMANENT SUPPORTIVE & WORKFORCE HOUSING | NEW YORK CITY



1

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



2

THE DOROTHY ROSS FRIEDMAN RESIDENCE
Manhattan | Opened 1996

- 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



3

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
- 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



4

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



5

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 The Actors Fund
- Breaking Ground's first new construction project
- On-site community theater
- Project cost: \$59 million



6

BROOK
Bronx | Opened 2010

- 190 Units
- Low-income working persons and formerly homeless single adults
- Owned and managed by Breaking Ground
- Social services provided by BronxWorks
- Breaking Ground's first residence in the Bronx
- 2,400 sq. ft. community space used by tenants and community members
- LEED Silver
- Project cost: \$43 million



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THE LEE
Manhattan | Opened 2010

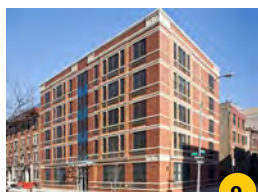
- 263 Units
- Low-income working persons, formerly homeless single adults and vulnerable youth (many of whom have aged out of foster care)
- Owned and managed by Breaking Ground
- Social services provided by CUCS and The Door
- LEED Silver
- Project cost: \$59 million



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THE DOMENECH
Brooklyn | Opened 2011

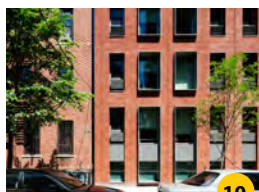
- 72 Units
- Low-income and formerly homeless seniors
- Owned, managed, and social services provided by Breaking Ground
- Breaking Ground's first housing project 100% for seniors
- Project cost: \$24 million



9

LENNIGER
Bronx | Opened 2011

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



10

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



11

40 RIVERSIDE
Manhattan | Opened 2015

- 55 Units
- Low-income working families/individuals
- Owned and managed by Breaking Ground



12

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

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

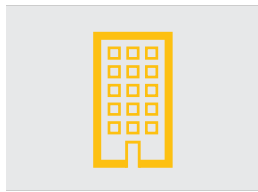


14

SYDELLE
Bronx | Opened 2016

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

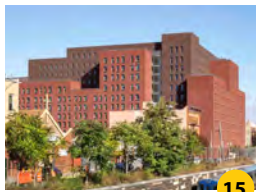
PERMANENT SUPPORTIVE & WORKFORCE HOUSING | NEW YORK CITY, CONTINUED



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

- 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 single adults
- 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

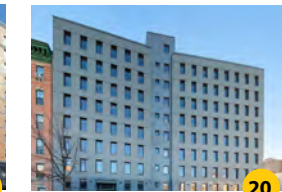
- 126 Units
- Low-income working and formerly homeless families/individuals
- Co-owned and managed by Breaking Ground
- Co-owned and social services provided by African American Planning Commission Inc. (AAPCI)
- Project cost: \$75 million



THE HANNIGAN

Manhattan | Opened 2021

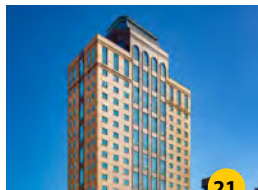
- 117 Units
- Low-income working and formerly homeless families/individuals
- Managed by Breaking Ground
- Owned and social services provided by CUCS



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



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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



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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

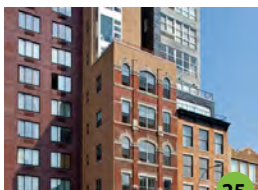


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EASTMAN COMMONS
Rochester, NY | Opened 2012

- 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



25

THE ANDREWS
Manhattan | Opened 2009

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.

- 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



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MIDWOOD
Brooklyn | Opened 2016

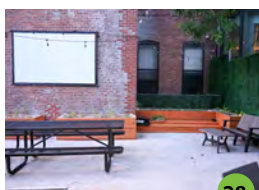
- 51 Units
- Chronically street homeless individuals



27

EAST FLATBUSH
Brooklyn | Opened 2017

- 110 Units
- Chronically street homeless individuals



28

WILLIAMSBURG
Brooklyn | Opened 2022

- 78 Units
- Chronically street homeless individuals



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SEAFARERS
Manhattan | Opened 2022

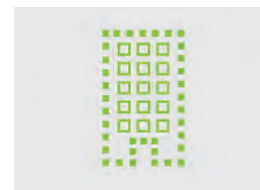
- 100 Units
- Chronically street homeless individuals



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QUEENS DROP-IN CENTER
Queens | Opened May 2017 (ongoing construction)

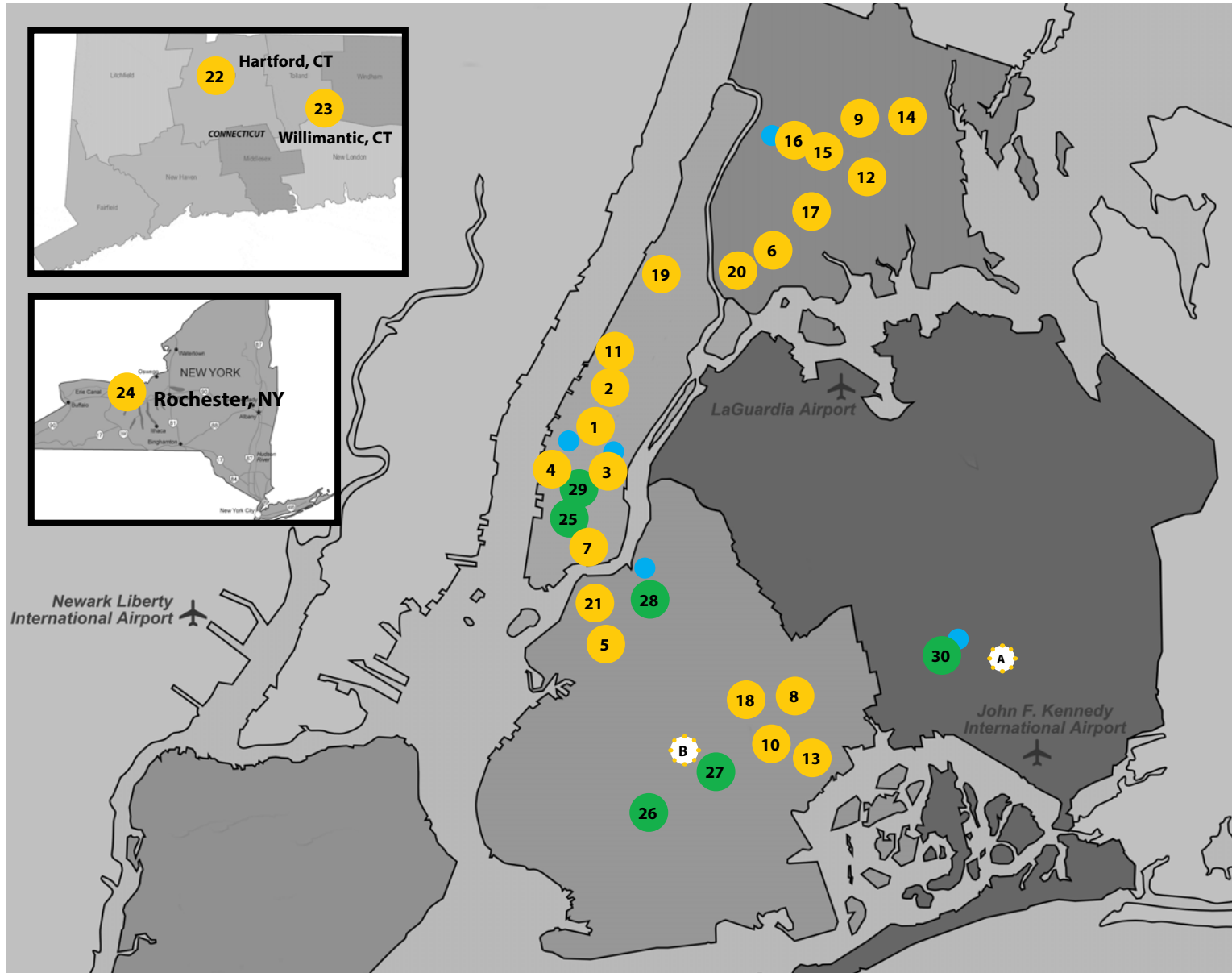
- 75-person capacity once construction completed
- Street homeless individuals
- Breaking Ground's first drop-in center
- Meals and respite from the elements; social services and housing assistance provided by Breaking Ground



STABILIZATION BEDS
Various Locations

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

Locations Buildings and program sites in New York City and beyond



767

**NEW APARTMENTS
IN DEVELOPMENT**

594

**KINGSBORO
BROOKLYN**

173

**JAMAICA
QUEENS**

**BUILDING
THE FUTURE**

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