

# Housing Overview 26 buildings and nearly 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



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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
- 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
- Project cost: \$40 million



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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 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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**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



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**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

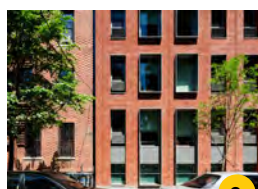
- 263 Units
- Low-income working persons, formerly homeless single adults and vulnerable youth (many of whom have aged out of foster care)
- Owned and managed by Breaking Ground
- Social services provided by CUCS and The Door
- LEED Silver
- Project cost: \$59 million



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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



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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



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**BOSTON ROAD**  
Bronx | Opened 2016

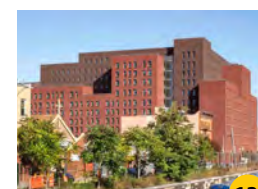
- 154 Units
- Low-income working persons and formerly homeless single adults
- Owned and managed by Breaking Ground
- Social services provided by Services for the UnderServed (SUS)
- Funded in part by NYS Medicaid savings initiative to target high-cost users of healthcare
- Project cost: \$49 million



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**REDWOOD**  
Brooklyn | Opened 2016

- 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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**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

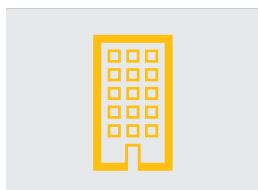


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**WEBSTER RESIDENCE**  
Bronx | Opened 2018

- 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

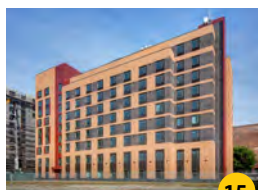
## PERMANENT SUPPORTIVE & WORKFORCE HOUSING | NEW YORK CITY, CONTINUED



### 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



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### 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 Comunifile
- Larger project will include nearly 1,000 affordable units, YMCA, restaurant and retail space
- Project cost: \$67 million



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### 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



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### 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



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### 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: \$233 million



A

### SUTPHIN BLVD

Queens | In 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: \$125 million



B

### 1760 THIRD AVENUE

Manhattan | In Development

- 434 Units
- Low-income working persons and formerly homeless youth, seniors, and single adults
- Former dormitory and skilled nursing facility repositioning as supportive and affordable housing
- Project cost: \$240 million



C

### 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



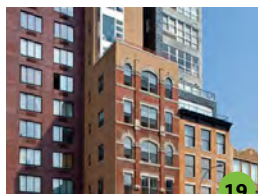
D

### SACK WERN - PACT

Bronx | In Development

- 411 apartments & over 800 residents
- Comprehensive renovation of dwelling units and common areas
- Partnership among Asland Capital Partners, Douglaston Development, and Breaking Ground
- NYCHA retains ownership of land & buildings, and has regulatory oversight
- Expected completion: 2027

## TRANSITIONAL HOUSING - SAFE HAVENS



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### THE ANDREWS

Manhattan | Opened 2009



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### MIDWOOD

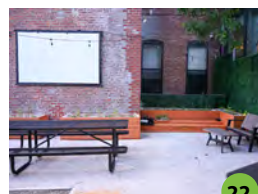
Brooklyn | Opened 2016



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### EAST FLATBUSH

Brooklyn | Opened 2017



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### WILLIAMSBURG

Brooklyn | Opened 2022



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### THE CRANE

Manhattan | Opened 2022



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### WEST 83RD STREET

Manhattan | Opened 2023



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### THE CONTINENTAL

Brooklyn | Opened 2024

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. A wide array of onsite services are provided including comprehensive case management, medical and psychiatric care, therapeutic groups and activities, harm reduction programming, and housing specialists to assist with permanent housing applications. 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
- 51 Units
  - Chronically street homeless individuals
- 110 Units
  - Chronically street homeless individuals
- 78 Units
  - Chronically street homeless individuals
- 100 Units
  - Chronically street homeless individuals
- 108 Units
  - Chronically street homeless individuals
- 145 Units
  - One of only a handful of newly constructed safe havens, The Continental is fully ADA accessible and has accommodations for hearing and visually impaired individuals
  - Chronically street homeless individuals

## DROP-IN CENTER & STABILIZATION BEDS

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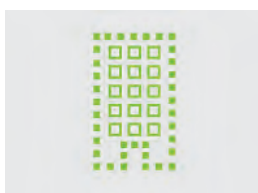


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### QUEENS DROP-IN CENTER

Queens | Opened May 2017

- 75-person capacity
- 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



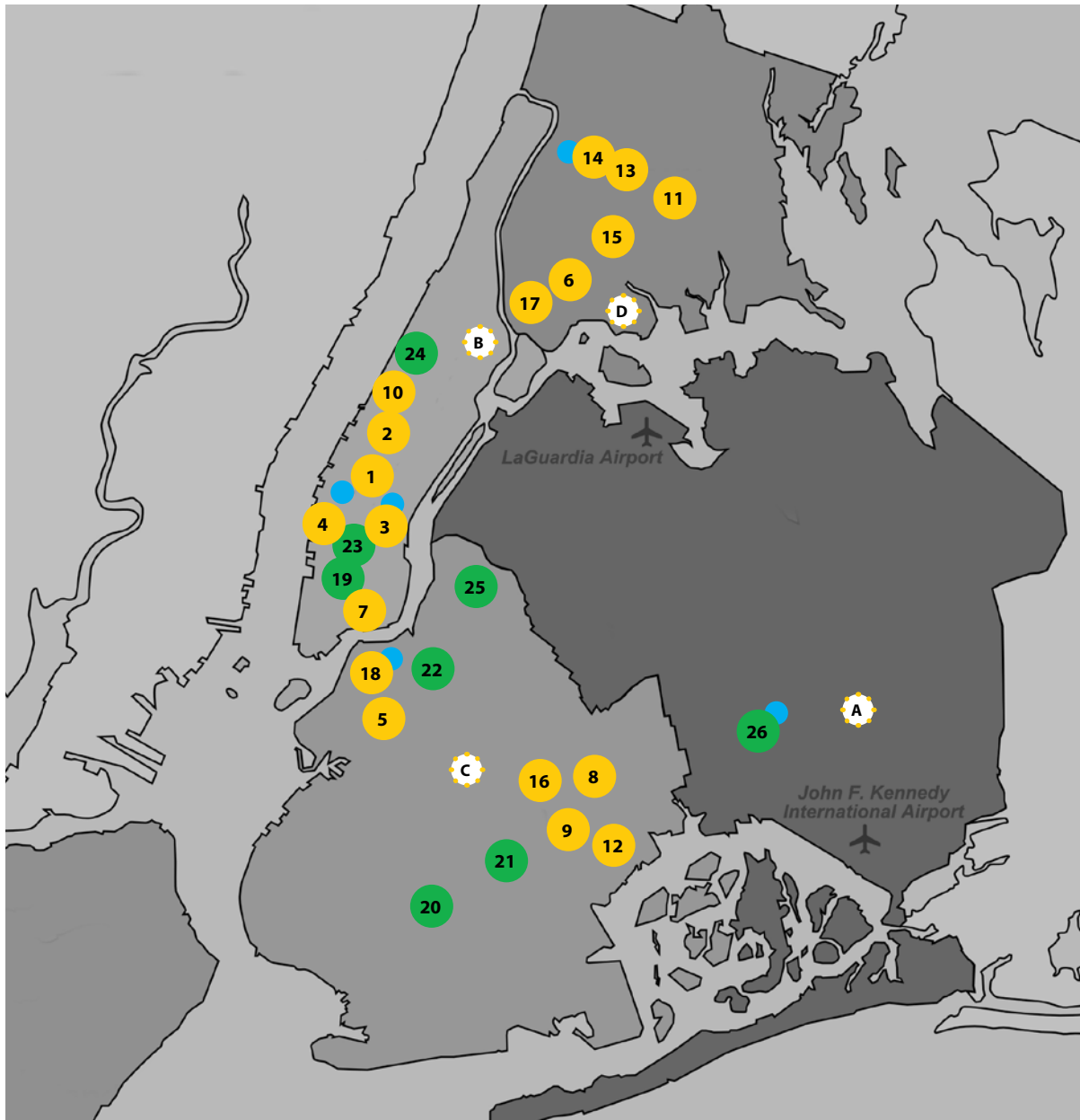
### STABILIZATION BEDS

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



- |                      |                            |
|----------------------|----------------------------|
| 1 TIMES SQUARE       | A SUTPHIN SENIOR HOUSING   |
| 2 THE FRIEDMAN       | B 1760 THIRD AVENUE        |
| 3 PRINCE GEORGE      | C KINGSBORO VITAL BROOKLYN |
| 4 THE CHRISTOPHER    | D SACK WERN - PACT         |
| 5 SCHERMERHORN       | 19 THE ANDREWS             |
| 6 BROOK              | 20 MIDWOOD                 |
| 7 THE LEE            | 21 EAST FLATBUSH           |
| 8 THE DOMENECH       | 22 WILLIAMSBURG            |
| 9 HEGMAN             | 23 THE CRANE               |
| 10 40 RIVERSIDE      | 24 WEST 83RD STREET        |
| 11 BOSTON ROAD       | 25 THE CONTINENTAL         |
| 12 REDWOOD           | 26 QUEENS DROP-IN CENTER   |
| 13 PARK HOUSE        |                            |
| 14 WEBSTER RESIDENCE |                            |
| 15 LA CENTRAL        |                            |
| 16 EDWIN'S PLACE     |                            |
| 17 BETANCES          |                            |
| 18 90 SANDS          |                            |

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