## Housing Overview

**24 buildings and over 4,000 units of housing**

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

**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

**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
- Owned and managed by Breaking Ground
- Social services provided by CUCS
- Project cost: $40 million

**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 Actors Fund
- Project cost: $32 million

**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
- 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**
- **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
- Site of the former Robert McBurney YMCA (which inspired the Village People song, "YMCA")
- Project cost: $59 million

**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 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

**THE DOMENEGH**
- **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

**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
- Project cost: $42 million

**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

**40 RIVERSIDE**
- **Manhattan | Opened 2015**
- 55 Units
- Low-income working families/individuals
- Owned and managed by Breaking Ground
- Managed by Breaking Ground
- Social services provided by CUCS
- Project cost: $37 million

**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

**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
- Project cost: $37 million

**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

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Updated July 30, 2019
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, 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 | In construction
- 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

**BETANCES**
Bronx | In construction
- 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 pre-development
- 508 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
- 115 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
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

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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

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TRANSITIONAL HOUSING & DROP-IN CENTERS

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 medical and psychiatric care; 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

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

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QUEENS DROP-IN CENTER
Queens | Opened May 2017
- 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
- 50 Safe Haven beds will be co-located and phased in once drop-in center is fully operational

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STABILIZATION BEDS
Various Locations
- 70 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

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

Hartford, CT
Willimantic, CT
Rochester, NY

901 NEW APARTMENTS IN DEVELOPMENT
152 BRONX
634 BROOKLYN
115 QUEENS
BUILDING THE FUTURE

Newark Liberty International Airport
John F. Kennedy International Airport
LaGuardia Airport

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