



More than 30 Years of Innovative Programs That Transform People, Buildings and Communities

Since 1990, Breaking Ground has pioneered the most successful and effective strategy to address chronic homelessness. Our combination of street outreach and transitional and permanent supportive housing has become the gold standard, replicated worldwide.

We are also committed to preventing homelessness among at-risk populations. We have always included affordable apartments for low-income working New Yorkers in our developments; in 2021, the average annual income for this group of residents was just \$26,213.

Whether they have transitioned from life on the streets or escaped the struggle to find an affordable apartment, thousands upon thousands of New Yorkers have found a home with Breaking Ground.

In 2021 we officially opened Edwin’s Place in Brownsville, Brooklyn, which provides 125 units of supportive and affordable housing for families, veterans and individuals who have experienced or are at risk of homelessness. We also made progress on 152 units of senior supportive housing in the Bronx (our first Passive House certified residence), and 491 units units of supportive and affordable housing at 90 Sands Street in DUMBO, Brooklyn.

In addition, Breaking Ground has over 1,200 supportive and affordable apartments in development, including projects in the Bronx, Brooklyn, and Queens.



In 2021, a team led by Breaking Ground and Douglaston Development were selected to redevelop a portion of the Kingsboro Psychiatric Center in East Flatbush, Brooklyn. The project will create more than 900 units of much-needed supportive and affordable housing, along with programming for formerly incarcerated individuals, job training, child care, and a new supermarket.

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Accomplishments

Housing

Breaking Ground operates over 4,500 units of permanent and transitional housing in New York City, Connecticut, and upstate New York. Our network of well-designed, affordable apartments — linked to the services people need to maintain their housing, restore their health, and regain their economic independence — has enabled more than 16,000 individuals to overcome or avoid homelessness.

Cost Effectiveness

It surprises many to learn that supportive housing is less expensive than leaving homeless men and women to suffer on the streets. But the truth is, not only is living on the streets dangerous and detrimental to a person’s health, it often leads to high consumption of costly public services.

Cost category	Average annual costs incurred by a person living on the street	Average annual cost incurred by a person living in supportive housing
State psychiatric	\$19,418	\$750
Single adult shelter	\$5,591	\$164
Family shelter	\$1,502	\$10
Jail	\$1,708	\$410
Medicaid	\$19,069	\$18,134
Cash assistance	\$2,375	\$2,094
Food stamps	\$1,357	\$1,793
Supportive Housing	\$0	\$17,566
Total	\$51,021	\$40,921

Source: Supportive Housing Network of New York, available at shnny.org

Outreach

In the mid-2000s, our groundbreaking Street to Home program reduced street homelessness by 87% in the 20-block Times Square neighborhood, and changed the way the city approached street homelessness (see reverse for details.) Breaking Ground is responsible for all street outreach conducted around the clock in Brooklyn, Queens and Midtown Manhattan. In 2017, we opened our first Drop-In Center (DIC) in Ozone Park, Queens. Currently serving 10 people daily, it is expanding to serve up to 75 people at any given time in 2022.

Awards

Breaking Ground has received the Building Brooklyn Award, the Fast Company/Monitor Group Social Capitalist Award, the American Council of Engineers’ Diamond Award, the Rudy Bruner Award for Urban Excellence, the Peter Drucker Award for Non-Profit Innovation, the Lucy G. Moses Preservation Award, and the World Habitat Award through the United Nations and Building and Social Housing Foundation.

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Breaking Ground's Street To Home (S2H) Program

In 2003, Breaking Ground launched its "Street to Home" outreach program.

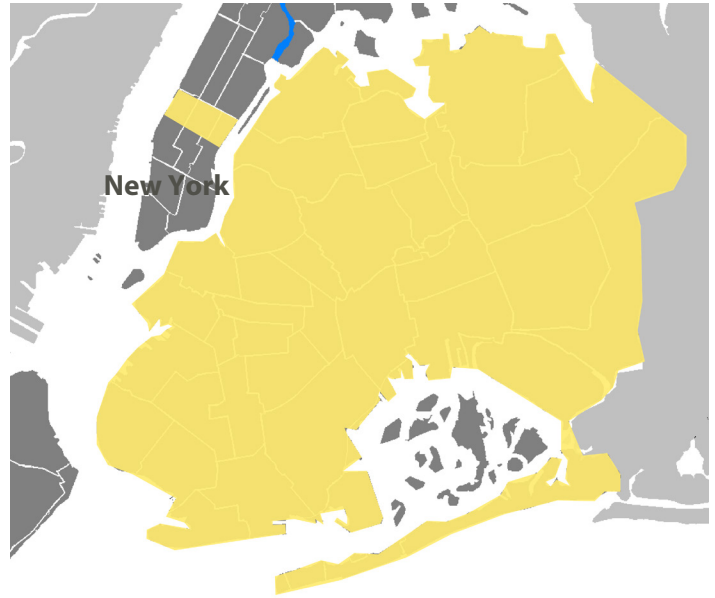
With the aim of reducing chronic street homelessness in the 250-block area of midtown, we developed the capacity to make permanent housing placements directly from the streets. As a result of the S2H initiative, homelessness in Times Square was reduced by 87%. We have replicated this success in Manhattan and throughout Brooklyn and Queens.

Our outreach teams are on the streets of New York every single day of the year, at all hours, providing assistance to the homeless. The program requires time-intensive outreach efforts and brings medical, psychiatric, and housing placement services directly to those chronically homeless persons at greatest risk of dying outdoors.

The philosophy of S2H is based on the premise that homelessness is a solvable problem and by focusing strategic efforts and resources on the chronically homeless and most vulnerable people, street homelessness will be significantly reduced.

Following the program's initial success, New York City adopted Street to Home as a citywide strategy in 2007, with various agencies responsible for each borough. Breaking Ground was selected as the lead agency for street outreach in Brooklyn and Queens. Together with two other agencies (the Center for Urban Community Services and Goddard Riverside Community Center), we are also part of the Manhattan Outreach Consortium.

In 2016, our S2H outreach program expanded further through the city's HOME-STAT initiative, the largest coordinated street outreach effort ever undertaken by a major American city.



Breaking Ground's Street Outreach coverage area

Today, Breaking Ground's street outreach responsibilities cover all of Brooklyn and Queens, along with Midtown Manhattan.

Our Manhattan catchment area spans from 59th to 23rd Street, river to river. In Brooklyn and Queens, Breaking Ground is responsible for conducting street outreach and housing placement across both boroughs. All of our outreach teams are on the streets 24 hours per day, 365 days per year.

At any given time, we are working with more than 2,000 homeless New Yorkers. Our outreach programs are funded by the city Department of Homeless Services (DHS), the Department of Health and Mental Hygiene (DOHMH), and private philanthropy.

2021 housing placements: 523

