

25 years
12,095 lives
transformed



It's time to come in.



Photographs: Michael Priest Photography

12,095

lives transformed

25 years of setting the bar.

Since 1990, Common 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 2015, the average annual income for this group of Common Grounders was just \$25,000.

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 Common Ground.

Clockwise from top left:
Eugene Presseau,
tenant since 2007;
Evelyn Marrero,
tenant since 2000;
William Coles,
tenant since 2008;
Francisco Ramirez,
tenant since 1999.

1990–2015

25
YEARS



1

person at a time

Relentlessly compassionate.

In 2003, Common Ground launched our “Street to Home” outreach program. Our staff is 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.

Following the program’s initial success, New York City adopted Street to Home as a five-borough strategy.

Today, Common Ground’s street outreach responsibilities cover all of Brooklyn and Queens as well as nearly one-third of Manhattan. At any given time, we’re actively working with 1,600 homeless New Yorkers.

1990–2015

25
YEARS



3,259

units

Private, safe, and clean.

When a Common Ground resident receives the key to their new apartment, they describe feelings of unbelievable relief. After years of fear and insecurity, they have renewed dignity and hope for the future.

Opposite:
Virginia Rivera,
tenant since 2013;
Andy Byrnes,
tenant since 2012.

Our buildings are more than individual apartments. They are communities designed for healing and thriving. They include exercise rooms, computer labs, and onsite social services—all to create an environment that promotes long-term stability and wellbeing.

Since 1990, Common Ground has established a portfolio of 3,259 permanent and transitional housing units. Each one is a home to someone who experienced homelessness or was at risk of becoming homeless.



Photographs: Michael Priest Photography

1990–2015

25
YEARS



\$464m

in community investment

Impressive housing, better neighborhoods.

Common Ground builds safer, more vibrant communities.

We work with world-class architects to construct beautiful, sustainable, award-winning residences. Whenever possible, we incorporate community assets—including performance spaces and meeting rooms for neighborhood groups.

Since our founding, Common Ground has spent \$464 million on 14 developments. A study of the agency's latest residence shows that this single site will produce \$4.63 million in benefits to New York through direct employment and a multiplier effect for each year of its operations. Similar benefits have been realized by every Common Ground building. Our developments are not only attractive; they have a positive, visible, and calculable impact on New York City.



The Hegeman
Brownsville, Brooklyn

1990–2015

25
YEARS



Photograph: Michael Priest Photography

99%

success rate

Primed for success.

Permanent supportive housing is the solution to chronic homelessness. Once a person moves into supportive housing—no matter how dire their health, their addictions, their distress—they are instantly much more likely to survive and thrive.

Despite struggling with significant barriers to housing stability, less than 1% of Common Ground residents leave us each year because of some unresolvable behavioral or financial issue.

Our tenants work hard to keep their homes because they never want to return to the streets. We stand at their side, doing whatever it takes to help them succeed.

Opposite:
Joseph Kangappadan,
tenant since 2005.

1990–2015

25
YEARS

Cost category	Adjusted cost for street homeless individual	Adjusted costs for someone 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: SHNNY

\$10,000

saved per person per year

A smart social investment.

Permanent supportive housing is not only the most humane and effective way to deal with the problem of chronic homelessness—it’s also the most cost-effective.

The alternative? Leaving vulnerable individuals suffering from mental illness, substance abuse, and more on our city’s streets—straining costly public services, including emergency rooms, psychiatric wards, police resources, shelters, and jails.

Public health experts have repeatedly demonstrated that supportive housing for a single chronically homeless individual saves taxpayers at least \$10,000 per year. Based on that figure, over 25 years, Common Ground’s supportive housing has saved over \$625 million in taxpayer dollars.

1990–2015
25
YEARS



Image courtesy of FXFowle / MHG Architects

2040

The next 25 years.

We can't predict what New York will look like in 2040, but we can promise that Common Ground will continue every single day to address the needs of underserved New Yorkers—including the homeless, veterans, seniors, artists, youth aging out of foster care, and more.

In addition to building high-quality supportive housing, we have recently expanded our focus to address New York City's affordable housing crisis. By 2018, we will have added 850 apartments to our affordable and supportive housing capacity (an increase of 30%) and completed our first residence for low- and very low-income families.

Common Ground has been responding to New York City's changing needs for 25 years, but this is just the beginning. We will continue to welcome the most at-risk New Yorkers into our buildings and wrap them in the support they need to succeed, improving our communities and creating a stronger city for all New Yorkers.

Opposite:
La Central, the Bronx;
Webster Avenue/Park
House, the Bronx.



Image courtesy of COOKFOX Architects

1990–2015

25
YEARS

As a nonprofit organization, Common Ground relies on the financial support of companies, foundations and individuals to realize our mission.

It's time to come in.



Common Ground

505 Eighth Avenue, 5th Floor
New York, NY 10018
212.389.9300

www.commonground.org