



Common Ground Community The Christopher



The Christopher, located in Manhattan, opened in April 2004 and provides a total of 207 living units for low-income and special needs adults and young adults. Forty of these units are designated for our Foyer Program for youth who are “aging out” of foster care and are at risk of homelessness; twenty units are dedicated to our Work-Related Housing program; the remaining 147 units provide permanent supportive housing for a mix of low-income and formerly homeless individuals.



The Permanent Supportive Housing model combines affordable housing with on-site services such as case management, mental health care, and employment assistance. This long-term approach to homelessness costs a fraction of public expenditures on emergency shelter, incarceration, and emergency medical care.

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In New York City, over 1000 young people “age out” of foster care each year. The Foyer Program is an innovative housing-based career development program targeting young adults ages 18-24 who are aging out of foster care, are homeless, or are at risk of homelessness. Common Ground’s service partner, Good Shepherd Services, assists participants over a two-year period to work towards the goals of permanent housing and stable employment.



Common Ground’s Work-Related Housing Program is a model of housing and services for men and women who are working, but are still homeless. Common Ground and our service partner provide educational and vocational supports and general social services to these residents. This program is aimed at homeless persons who are “able-bodied” but in need of support to maintain employment and housing and become independent.



Established in 1990 as a non-profit housing and community development organization, Common Ground Community’s mission is to solve homelessness through innovative programs that transform people, buildings, and communities. Common Ground currently owns and operates 1600 units of supportive housing with 800 units in development throughout New York City and in Connecticut.

Development Budget

Acquisition	\$ 9,000,000
Construction	15,000,000
Soft Costs	<u>5,900,000</u>
Total	\$ 29,900,000

Key Capital Funding Partners

The Larson Family Foundation, NYC Department of Housing Preservation and Development, NYS Division of Housing and Community Renewal, NYS Homeless Housing Assistance Corporation, The Federal Home Loan Bank of New York, Merrill Lynch Community Development Corporation, MetLife Insurance Co., MMA Financial LLC, the Office of City Council Member Christine Quinn, the Office of State Assembly Member Richard N. Gottfried, and Astoria Federal Savings.