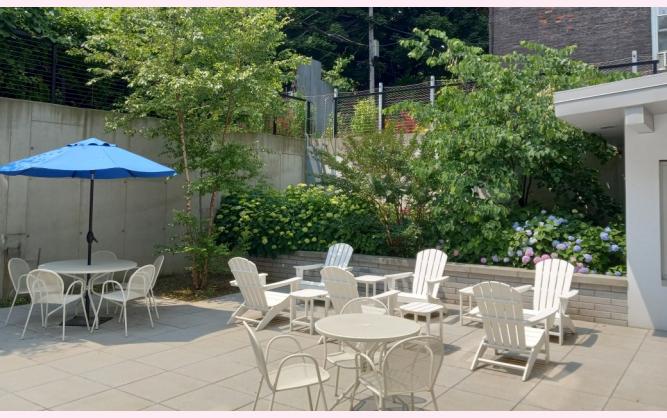




HOUSING WORKS

HOUSING DEVELOPMENT PORTFOLIO



HULL ST | GROUND UP

Brooklyn, NY

Developed in 2021, Hull Street is a congregate supportive housing development for single adults, solely developed by Housing Works. Hull Street is Housing Works' most recent completed residential ground-up construction project. The building features 28 fully furnished studio apartments, a spacious community room, a large, light-filled shared backyard, and on-site laundry facilities.

Hull Street was made possible through capital financing from HHAP, HCR, HUD CoC, and The Robin Hood Foundation.

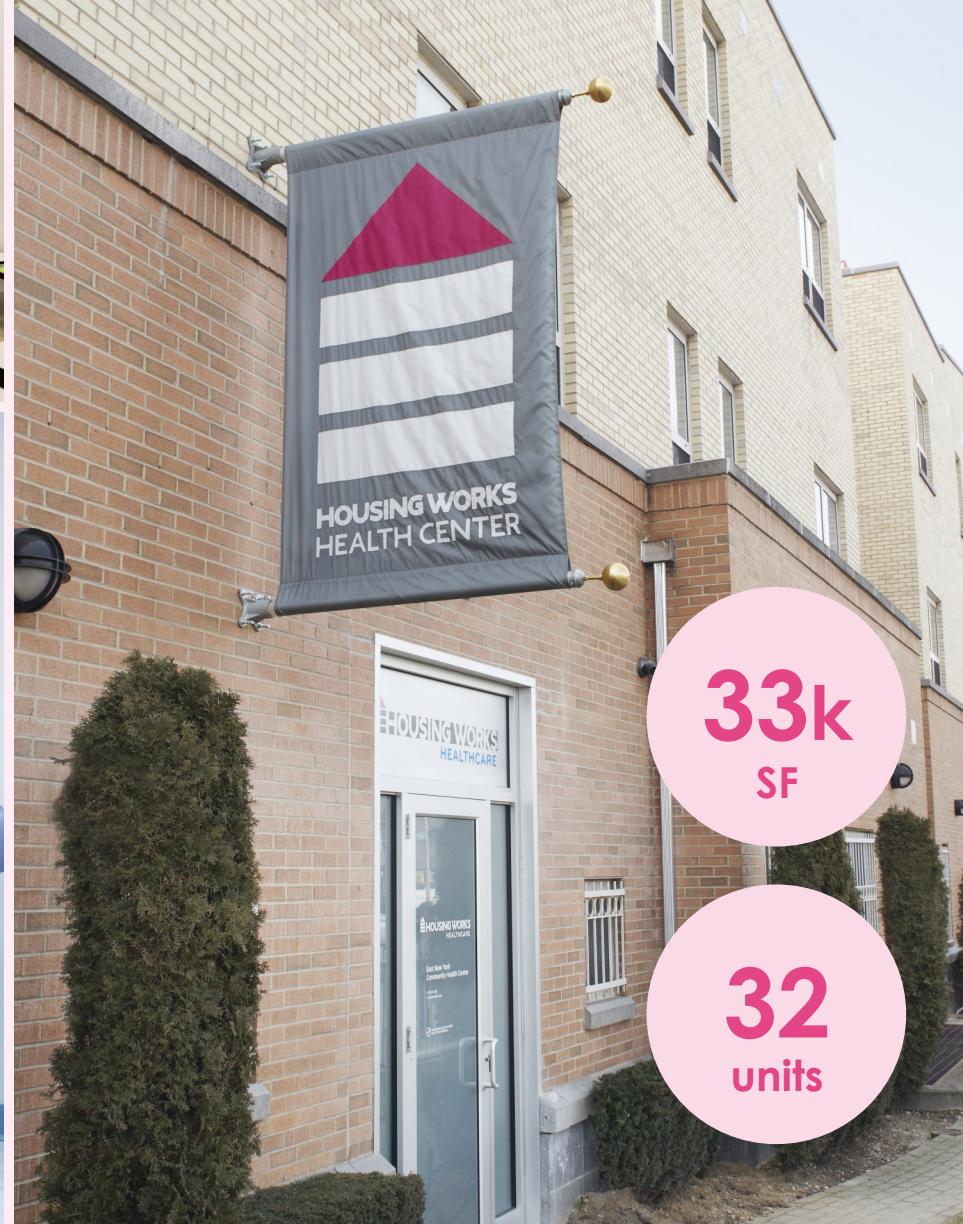


KEITH D. CYLAR HOUSE | GROUND UP

New York, NY

Named in honor of life-long activist and Housing Works Co-founder, Keith D. Cylar, Cylar House is Housing Works' first ground up capital project. Built in 1997, the 19,000 square-foot development provides congregate housing for formerly homeless adults. The program consists of 36 fully furnished studio apartments and two community spaces: a roof top recreational area as well as a backyard garden. On site, residents can participate in Adult Day Health Care (ADHC) psychosocial group support as well as on-site Primary Care, Behavioral Health, and Pharmacy.

Cylar House has undergone several renovations, most recently a complete refresh of the common and office spaces throughout the building.



EAST NEW YORK | GROUND UP

Brooklyn, NY

East New York was developed by Housing Works in 1998 and provides congregate supportive housing for eligible adults who were formerly homeless. The 33,000 SF building consists of 32 fully furnished studio apartments, rooftop solar panels, and an on-site health clinic. The site has two community spaces: a large backyard and second floor patio. Laundry is free and located on-premise. Residents can partake in out-patient substance treatment programing via OASAS as well as on-site Primary Care, Behavioral Health and Pharmacy.

East New York has undergone several renovations, most recently an activation of the cellar into clinic space and installing solar panels.

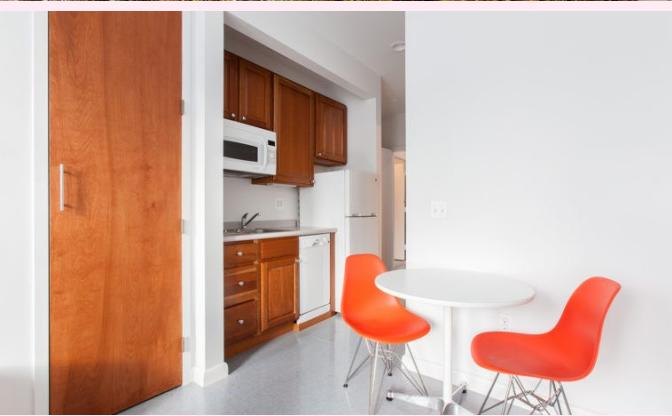


STANDUP HARLEM | RENOVATION

New York, NY

Renovated in 2008, StandUp Harlem is a congregate supportive housing development for formerly homeless single adults and families, developed solely by Housing Works. The two adjoining brownstones contain ten fully furnished studio apartments for adults, plus two three-bedroom and two two-bedroom family apartments. Residents enjoy a spacious shared backyard for recreation and free on-site laundry.

StandUp Harlem was made possible through capital financing from HRA, HHAP, and generous philanthropic partners.



JEFFERSON AVENUE | RENOVATION

Brooklyn, NY

In 2013, Housing Works renovated and opened a 6,100 square foot brownstone, Jefferson Avenue, in the Bedford-Stuyvesant section of Brooklyn. Jefferson Avenue consists of 12 individual studio apartments, and two community spaces — a backyard as well as a top floor rooftop deck. Laundry is free and located on-premises and each apartment is fully furnished with a dishwasher.

Jefferson Avenue is one of our greenest housing locations with a green roof, no-VOC paint, floor tiles made from recycled materials, and Energy-Star appliances.



LEXINGTON AVENUE | RENOVATION

Brooklyn, NY

Located in Bedford-Stuyvesant, Brooklyn, Lexington Avenue was renovated by Housing Works' in 2009. The four-story building offers 20 fully furnished studio apartments with washers and dryers on every floor, a community room, and a shared backyard that foster connection and support. Operated as short-term congregate housing, it serves homeless single adults for stays of six to twelve months. On-site case managers deliver individualized services and link residents to health, employment, and housing resources, helping each woman transition to a permanent home.



THE LIRIO | CONSTRUCTION

New York, NY

Developed in partnership with Hudson Inc., The Lirio will provide 112 units of permanently affordable housing in Hell's Kitchen at the corner of 54th Street and 9th Avenue. This will include 67 units of housing for formerly homeless individuals — of which 59 units will be supportive housing — and 44 units of affordable housing for families. The Lirio will also include 30,000 SF of MTA office space as well as over 9,000 SF of retail space on 9th Avenue. The Lirio is designed by CetraRuddy and targets Passive House standards.

The Lirio was made possible through capital financing by HPD 9% tax credits and HPD SHLP.



PITKIN AVE RESIDENCE | CONSTRUCTION

Brooklyn, NY

After closing on financing in September of 2024, Pitkin Ave Residence is currently under construction and on schedule to receive a Certificate of Occupancy in September of 2026. Once completed it will consist of 39 affordable studio apartments, of which 22 will be supportive for formerly homeless individuals. The project will have 500 SF of ground floor commercial space, on-site supportive service offices, a backyard, and a rooftop garden with a solar canopy. Residents will be able to access health services at the East New York Community Health Center within one block of their apartment.

Pitkin was made possible by capital financing through HCR 9% tax credits, HCR SHOP, HHAP, and HCR AANYC.