What Would it Take to End Homelessness?

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Sydney
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COMMON
GROUND

Common Ground

Solving homelessness through innovative programs that transform people, buildings, and communities.

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Building Community Assets

**The Times Square
Completed 1994
652 units**

**The Prince George
Completed 1999
416 units**

**The Christopher
Completed 2004
207 units**

Building Community Assets

Schermerhorn House
Downtown Brooklyn
217 Units

The Lee
Lower East Side
263 Units

Building Community Assets

Brook Avenue
South Bronx
190 Units

Hegeman Avenue
Brownsville,Brooklyn
160 Units

The Common Ground Model

- Quality design
- Mixed tenancy
- Accountable, hands-on management
- 24/7 concierge
- Integrated support services matched to tenant needs
- Strong engagement with neighboring community
- Focus on most vulnerable/chronic homeless
- Skilled, mission oriented staff
- Constant attention to detail and new ideas for improvement

Our Tenants

Low income working adults

Formerly homeless adults

Chronic homeless

Mentally +/or medically disabled

Youth aging out of foster care

Elderly

Veterans

Ex-offenders

The Christopher

Lobby

Apartment

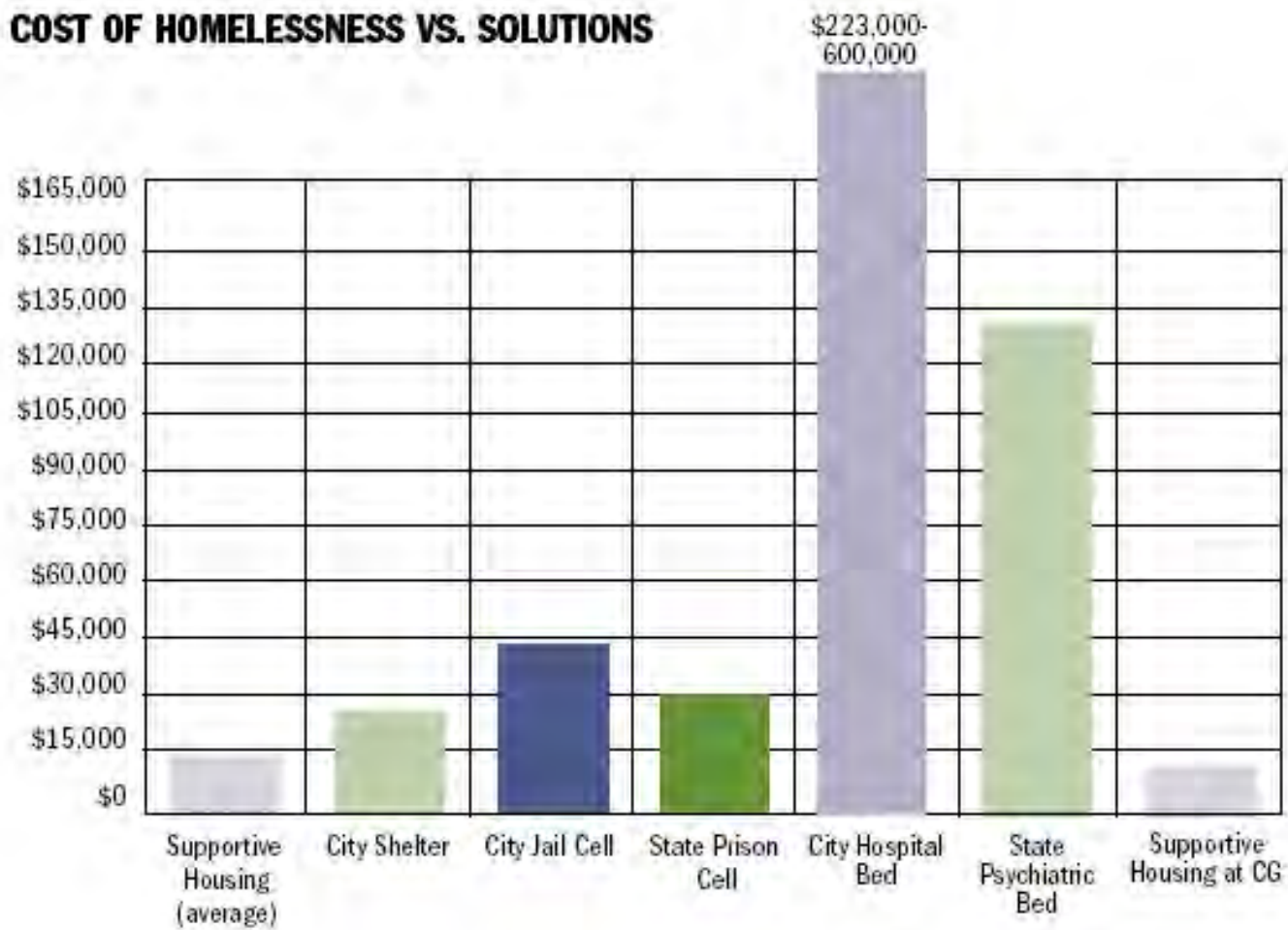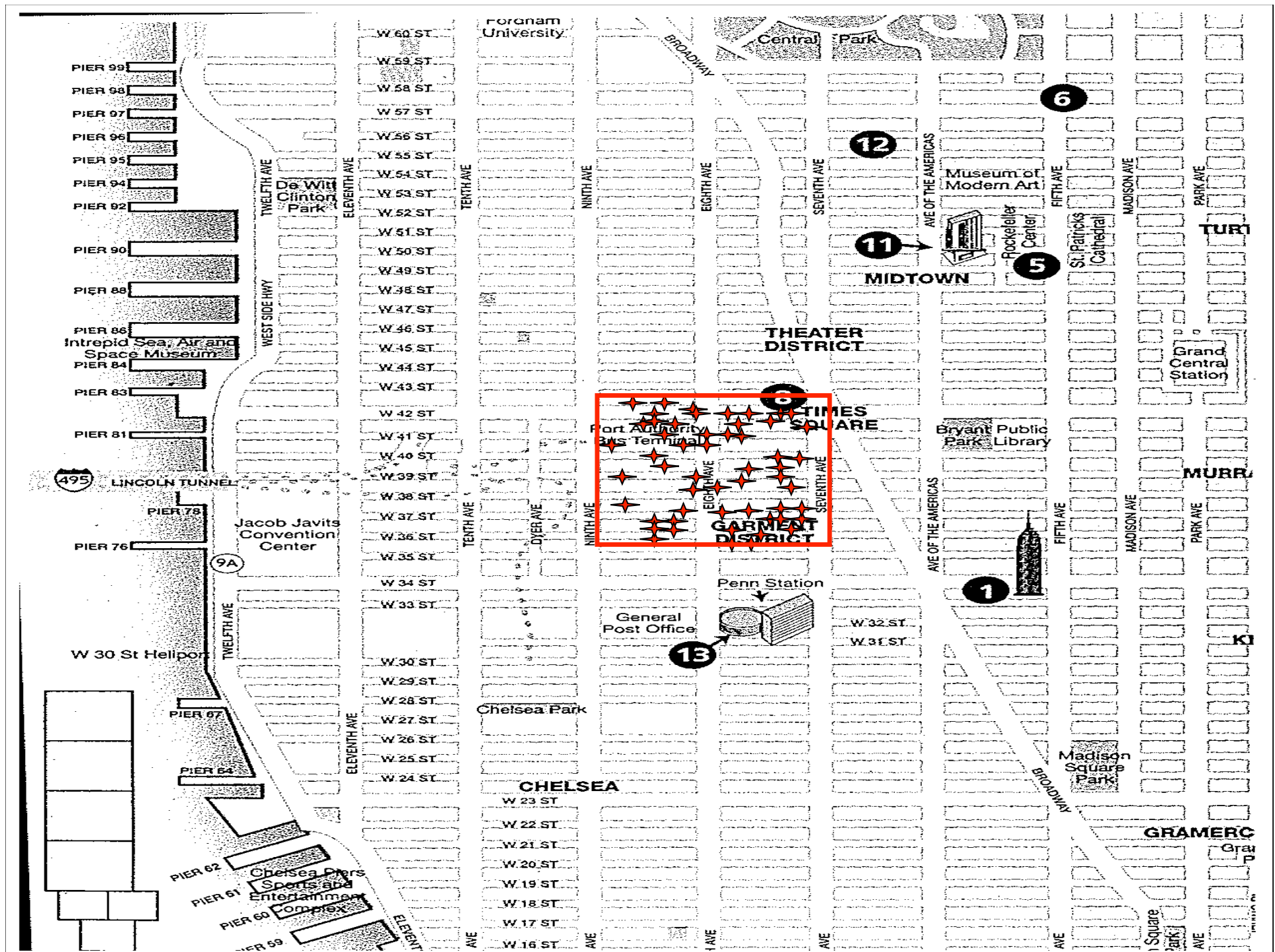# Integrating Community Space

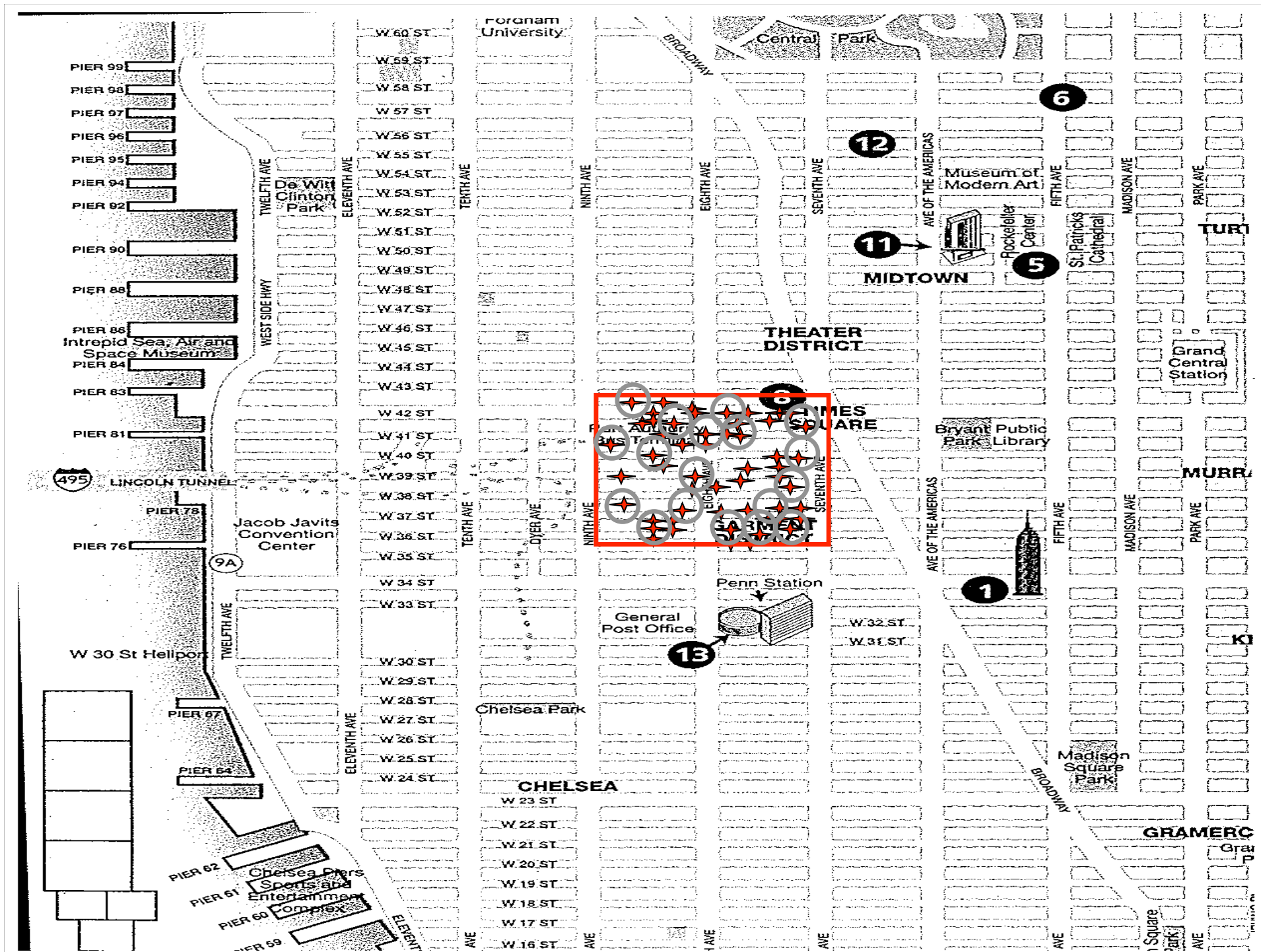Prince George Gallery

Prince George Ballroom

Christopher Roof Garden

COST OF HOMELESSNESS VS. SOLUTIONS

Bar chart comparing costs:

Category	Cost
Supportive Housing (average)	~$12,000
City Shelter	~$23,000
City Jail Cell	~$43,000
State Prison Cell	~$29,000
City Hospital Bed	$223,000–600,000
State Psychiatric Bed	~$128,000
Supportive Housing at CG	~$8,000

Y-axis values: $0, $15,000, $30,000, $45,000, $60,000, $75,000, $90,000, $105,000, $120,000, $135,000, $150,000, $165,000

Fordham University

Central Park

PIER 99
PIER 98
PIER 97
PIER 96
PIER 95
PIER 94
PIER 92
PIER 90
PIER 88
PIER 86
PIER 84
PIER 83
PIER 81

Intrepid Sea, Air and Space Museum

De Witt Clinton Park

W. 60 ST
W. 59 ST
W. 58 ST
W. 57 ST
W. 56 ST
W. 55 ST
W. 54 ST
W. 53 ST
W. 52 ST
W. 51 ST
W. 50 ST
W. 49 ST
W. 38 ST
W. 47 ST
W. 46 ST
W. 45 ST
W. 44 ST
W. 43 ST
W. 42 ST
W. 41 ST
W. 40 ST
W. 39 ST
W. 38 ST
W. 37 ST
W. 36 ST
W. 35 ST

TWELFTH AVE
ELEVENTH AVE
TENTH AVE
NINTH AVE
EIGHTH AVE
SEVENTH AVE
BROADWAY
WEST SIDE HWY

Museum of Modern Art

Rockefeller Center

St. Patricks Cathedral

MIDTOWN
TURT

Grand Central Station

MURRA

THEATER DISTRICT

TIMES SQUARE

Bryant Public Park Library

Port Authority Bus Terminal

GARMENT

DYER AVE
LEIGH AVE

AVE OF THE AMERICAS
FIFTH AVE
MADISON AVE
PARK AVE

495 LINCOLN TUNNEL

PIER 78

Jacob Javits Convention Center

PIER 76

9A

W 34 ST
W 33 ST

Penn Station

General Post Office

W 32 ST
W 31 ST

W 30 St Heliport

W. 30 ST
W. 29 ST
W. 28 ST
W. 27 ST
W. 26 ST
W. 25 ST
W. 24 ST

Chelsea Park

KI

Madison Square Park

GRAMERC

PIER 67
PIER 64

ELEVENTH AVE

CHELSEA

W 23 ST
W 22 ST
W 21 ST
W 20 ST
W 19 ST
W 18 ST
W 17 ST
W 16 ST

PIER 62
PIER 61
PIER 60
PIER 59

Chelsea Piers Sports and Entertainment Complex

The Vulnerability Index

Prevalence of Risk Indicators

Risk indicator	Average From All Sites
Sample Size	4362
Tri-morbid	30%
3x hospital last year	12%
3x ER last 3 months	10%
> 60 years old	10%
HIV+/AIDS	3%
Liver Disease	10%
Kidney Disease	5%
Cold/Wet Weather Injury	10%
% vulnerable	42%

Alvin Johnson Amy Tarber Andrew Ledet Anisha Jacob Antalon Ford

Anti____r

Ameoda Hawkins Arthur Medley Arthur Scott Ayalew Ayalew Benjamin Cox
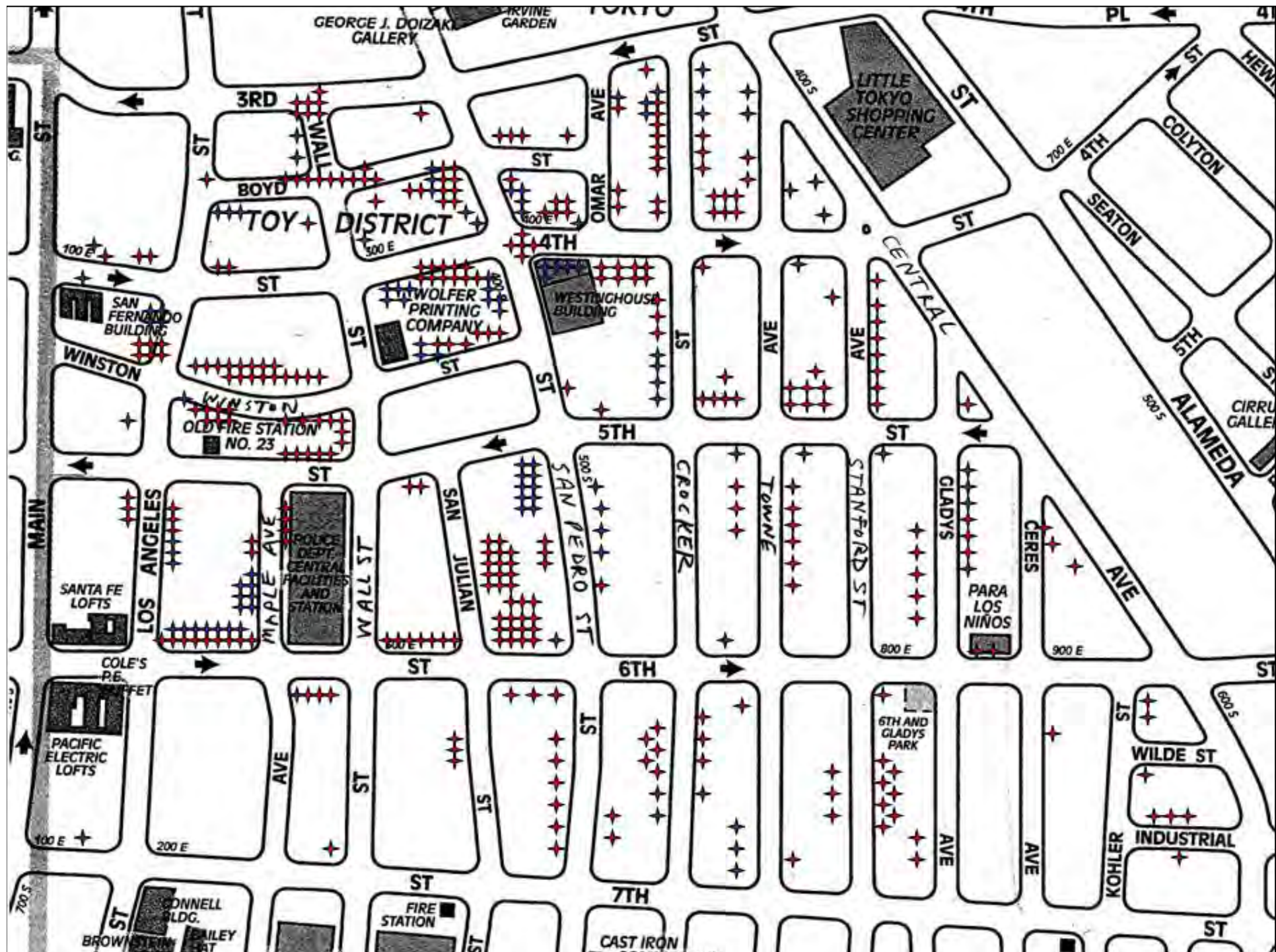
Project 50 Outcomes

- 30 out of 50 most vulnerable people found by Outreach team
  - 14 could not be found
  - 6 were in jail/prison before housing could be offered

- Opened eligibility to all 140 people identified as vulnerable

- 96% of those offered housing accepted

Project 50 Tenant Profile

- Average 9.8 years homeless, Range 1-37
- Average age 54, Range 35 to 70
- Race:
  - 85% Black/African American
  - 12% White
  - 3% Other
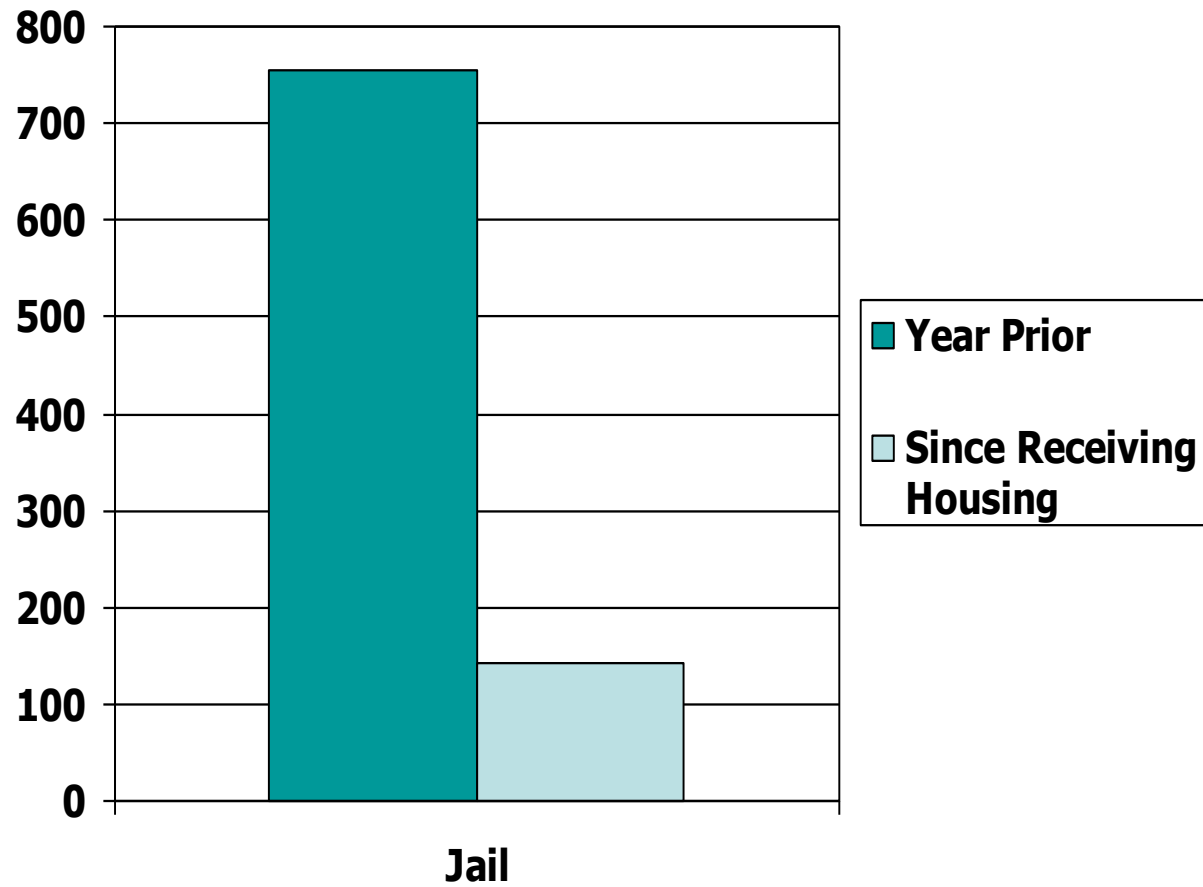- Gender
  - 90% Male, 10% Female

Risk indicator	%
Tri-morbid	55%
3x hospital last year	41%
3x ER last 3 months	31%
Liver Disease	14%
Frostbite/Cold Weather	14%
> 60 years old	29%
Kidney Disease	14%
HIV+/AIDS	6%

Hospital Days Before/After
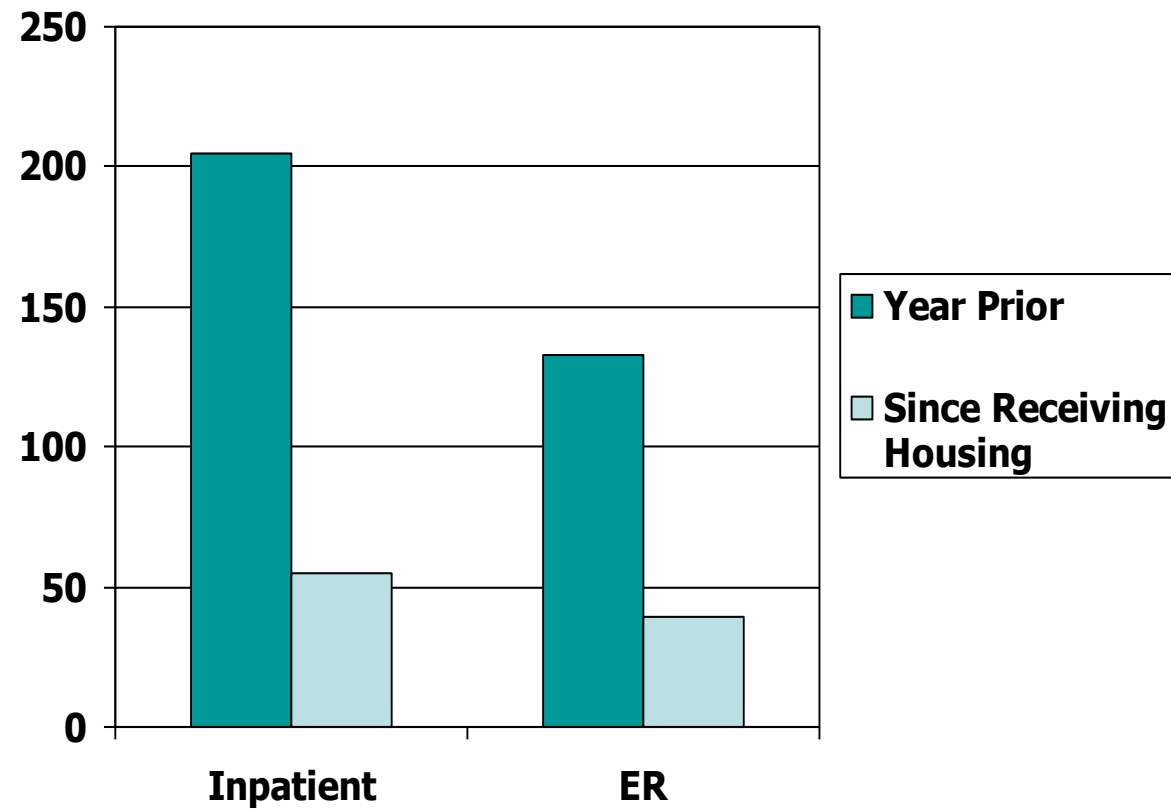
Estimated cost of healthcare year prior: $677,000

Estimated cost of healthcare year after housing: $185,000

Estimated costs of jail year prior to housing: $79,000
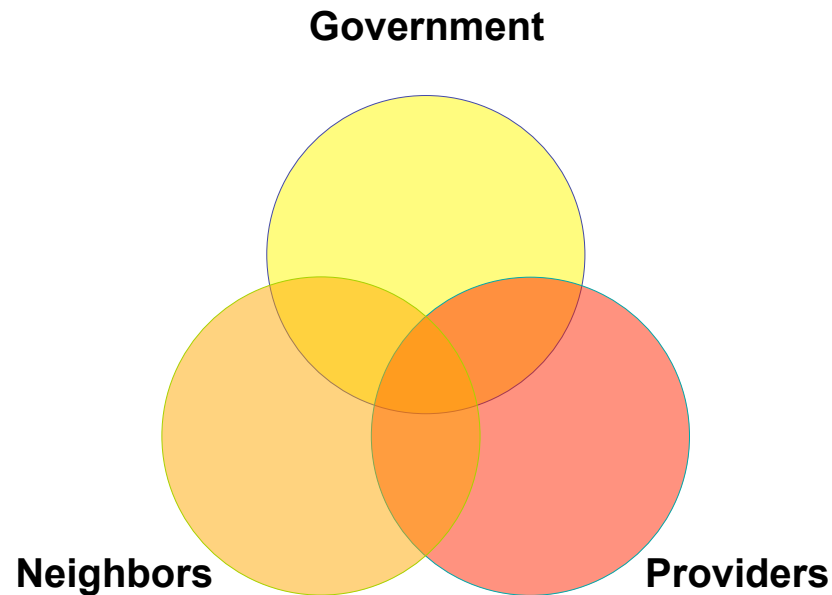Estimated costs of jail since being housed: $15,000

Ed G - Before

Ed G - After

50 Target Cities

New Vision of Community

Government

Neighbors

Providers

- Tackle Hardest Part

- Build Problem Solving Capacity

- Work with Communities to Implement Sound Practices