

Urban Pathways Housing Portfolio

Includes Existing and Future Projects with Funding Commitments

Project/Site	Location	Status	# of Units/ Beds	Program Funding	Construction Financing (if applicable)	Description/Population
Travelers Safe Haven	274 West 40th Street, Manhattan	In operation since 1982; was converted from a transitional shelter to a safe haven in July 2007	36	New York City Department of Homeless Services (DHS)	N/A	low threshold transitional program for chronically street homeless men with an ultimate goal of moving onto one of several forms of permanent housing
Hegeman Safe Haven	740 Hegeman Avenue, East New York, Brooklyn	Opening May 2010	55	New York City Department of Homeless Services (DHS)	Construction just completed; financing by M&T Bank with a take out by DHS over a 9 year contract; total development cost is just over \$3.2 million	low threshold transitional program for chronically street homeless men and women with an ultimate goal of moving onto one of several forms of permanent housing
Ivan Shapiro House	459 West 46th Street, Midtown West, Manhattan	In operation since 1997	55	New York State Office of Mental Health (OMH)	State loan through the State Office of Mental Health for \$3,807,294. This loan will be forgiven if UP operates the building for a period of thirty years as supportive housing.	Licensed supportive housing (CR SRO) for formerly homeless adults living with serious and persistent mental illness.
Cluster House	904 Amsterdam Avenue, Upper West Side, Manhattan	In operation since 1985; in Fall 2010, will undergo a gut rehab to convert the existing 48 unit adult treatment facility to a 52 unit supportive housing (community) residence based on the Ivan Shapiro House model.	52	New York State Office of Mental Health (OMH)	OMH and low income tax credits; total development cost is \$16,250,000	Licensed supportive housing (CR SRO) for formerly homeless adults living with serious and persistent mental illness.
Scatter Site Housing, Pt. I	Brooklyn, Manhattan, Bronx	In operation since 2008	26	NYC Department of Health & Mental Hygiene (DOHMH)	N/A	private apartments for formerly homeless adults living with untreated substance addiction.
Scatter Site Housing, Pt. II	Brooklyn, Manhattan, Bronx	In operation since 2009	34	New York State Office of Mental Health (OMH)	N/A	private apartments for formerly homeless adults living with mental illness
Scatter Site Licensed Apartment Treatment	Brooklyn, Manhattan, Bronx	Coming on line fall 2010 (however depends on the State passing its budget)	40	New York State Office of Mental Health (OMH)	N/A	private apartments for formerly homeless adults living with mental illness and those with both mental illness and substance addiction.
Hughes House	1965 Belmont Avenue, East Tremont, South Bronx	Scheduled to open July 2011	55	New York State Office of Mental Health (OMH)	OMH, The Federal Home Loan Bank of New York and low income tax credits; total development cost is \$17,184,000	supportive housing (community) residence for adults living with mental illness
Hallets Cove House	2646 Second Street (@ 27th ave.), Astoria Queens	Scheduled to open by March 2012	50	New York State Office of Mental Health (OMH)	OMH and low income tax credits; total development costs are estimated to be: \$15,392,000	supportive housing (community) residence for formerly homeless adults living with mental illness
Bronx Two	TBD	TBD	TBA	When opened, DOHMH	HPD and low income tax credits; total development cost will be based on number of units which has not yet determined.	mixed use, supportive housing residence with a preference for formerly homeless veterans living with mental illness and workforce housing reserved for community residents. Approximately 65% of the units are formally homeless adults living with mental illness and 35% workforce housing with community preference
Bronx Three	TBD	A funding commitment is in place from the City (HPD) and the Department of Health and Mental Hygiene (DOHMH); a site was selected and approved however the land was devalued significantly in the year since it was first found and UP pulled out; a new site has been located and negotiations are in progress.	TBA	When opened, Client rents and deficit funding through DOHMH of \$14,888 per client or \$803,952 per year.	HPD and low income tax credits; development costs are estimated based on the number of units which has not yet been determined.	mixed use, supportive housing residence with a preference for formerly homeless veterans living with mental illness and workforce housing reserved for community residents. Approximately 65% of the units are for formally homeless adults living with mental illness and 35% workforce housing with a community preference.
53rd Street Apartments	439 West 53rd Street, Midtown West, Manhattan	Property was purchased by Arker Companies for Urban Pathways under the NYC Inclusionary Air Rights Zoning Program; Urban Pathways owns the vacant lot and is waiting for Arker to secure tax credits to build a luxury project in the same community board, #4	13		New York City Department of Housing Preservation and Development (HPD)	13-unit permanent, affordable apartment building for formerly homeless adults
TOTAL			416			