



NEW YORK SUPPORTIVE HOUSING INSTITUTE

2025

*A CSH Initiative to
Advance Supportive Housing*





**MORE THAN 30 YEARS OF
SUPPORTIVE HOUSING
SOLUTIONS**

ABOUT CSH

Founded in 1991, CSH's mission is to advance solutions that use housing as a platform for services to improve the lives of the most vulnerable people, maximize public resources, and build healthy communities. CSH assists city, county, state and federal governments and other mainstream systems in implementing health and social service policies benefitting people with complex needs related to housing.



**Advancing quality,
supportive housing**



**Amplifying voices of
people with lived experience**



**Advocating for effective
legislation**



We have hosted dozens of Institutes in 24 states throughout the country

ABOUT SUPPORTIVE HOUSING INSTITUTE

CSH launched the "Supportive Housing Institute" in 2003. This signature initiative provides training and technical assistance to new and experienced development teams comprising housing developers, property managers, service providers, and more.

Team members participate in four to five months of individualized training with CSH subject matter experts who provide insight on coordinating services and property management, asset management, building a race equity culture, financing, funding, and trauma-informed design.

WHAT TEAMS GAIN FROM THE INSTITUTE:

- A detailed, individualized supportive housing plan that includes supportive service and delivery strategies that can be used to apply for funding from multiple sources;
- Improved skills to operate existing supportive housing and develop new projects serving people who experience multiple barriers to housing;
- A strong, effective development, property management, and service team that leverages the strengths of each team member and has clearly defined roles and responsibilities;
- A powerful network of peers and experts to assist in project development and to troubleshoot problems.

A FOCUS ON NEW YORK



Photo: New York Supportive Housing Institute 2025 Teams

The first New York Supportive Housing Institute, a signature initiative of CSH, brought together a cohort of emerging developer teams for intensive and interactive workshops covering all aspects of creating quality affordable and supportive housing. The Institute provided tools and support to help teams build their project plans and convert them into reality.

Mentorship was a core component of the NY Institute. Each team was connected with a mentor who had deep expertise in affordable and supportive housing development in New York.

Teams graduated from the Institute with a housing development plan and a path for acquiring funding. The cohort will collectively produce more than 400 new affordable and supportive homes across NYC, Long Island, and Westchester. The Institute ran from January 2025 until September 2025.

We extend our deepest thanks to all our sponsors, especially Deutsche Bank, whose generous support made this initiative possible.

INSTITUTE SPONSORS

CSH thanks the 2025 New York Institute sponsors for their support. Through their generosity, teams were able to participate at no cost to their organizations.



Deutsche Bank

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2025 TEAM PROJECTS

CP UNLIMITED



Target Population:

Youth aging out of foster care

Development Overview:

The project includes 42 supportive units serving youth aging out of foster care, plus 28 units of affordable housing for low- and extremely low-income New Yorkers. The building will feature communal outdoor space, amenities, and connections with community resources. The building has 12 floors of residential housing. There is a laundry area on the 7th floor as well as outside space with seating. There is a roof deck space for outdoor seating and a community space. There will be on-site social services, 24-hour security, and an on-site building superintendent.

Project Location/Address:

2863 Atlantic Avenue, Brooklyn

Planned Project Services:

Counseling, job training, and educational resources to help youth build self-sufficiency and resilience.

Project Partners: CPU 2863 Atlantic Housing Development Fund Corporation

Project Status:

- Conditional Approval financing through HPD-SHOP
- 9% HCR application was submitted
- Conditional approval funding for the 42 units of supportive housing
- Estimated project completion date is 2028

FITZGERALD HOUSE

Target Population:

Seniors and veterans experiencing homelessness

Development Overview:

The development features a two-story building with 24 supportive units, which include a mix of studios and one-bedrooms. The building will be ADA-compliant and feature an outdoor patio, parking, bicycle storage, laundry, and more. The project site is across the street from a new train station re-development that includes shopping, a park, and housing.

Project Address: 1620 Straight Path, Wyandanch, NY

Planned Services: Case management, recovery assistance, financial planning and literacy, workforce development, transportation, food services, and health care access

Project Partners: Fitzgerald House, Brisa Builders, Richard Yao

Project Status: The partners are working through a variance approval with town planning. Fitzgerald House and Brisa Builders are continuing to seek county, state, and federally approved financing to subsidize the project. The financial capital stack is subject to change based on increasing public funding approval. The buildout plans have not changed. An ESSHI award of \$600,000 will sustain the building services. The partners are aiming to complete the building by 2028.



GOLD OPPORTUNITY DEVELOPMENT AND YOUR NEEDS FIRST, INC



Target Population:

People experiencing chronic homelessness and seniors

Development Overview:

The development consists of 40 supportive housing units and 40 affordable housing units serving low- and extremely low-income households. In addition, the team will be incorporating 80 Affordable Home Ownership Units through the AHOP (Affordable Home Ownership Program).

The building will be built to Passive House energy-efficient standards and feature landscaped outdoor space, a community room, and on-site laundry. The site currently includes a temporary shelter, and this project will transform the site into permanent homes that serve the community.

Project Location: 200 N. Water Street, Peekskill, NY

Planned Services:

Case management & eviction prevention, mental health counseling, group therapy, harm reduction supports, life skills, financial literacy, benefits navigation, and linkage with community healthcare, education, and workforce development.

Project Partners:

- Shauly Real Estate, Gold Opportunity Development, The Delaine Companies
- NCV Capital and Habitat Westchester
- Your Needs First
- Make Make Architects
- Financing partners - HCR, LIHTC investors, tax-exempt bond issuers

Project Status: The project team is in the final stages of partnership negotiations.

NOT ON MY WATCH

Target Population:

- Youth aging out of foster care
- Survivors of domestic violence
- People experiencing chronic homelessness
- People with Substance Use Disorder (SUD)
- Individuals with HIV/AIDS
- Youth involved in the justice system and unhoused young adults



Development Overview:

1919 Cornaga will be a 62,500 s/f project with 92 units, including 60 supportive housing units and 32 affordable housing units. The compact building will make use of Passive House design strategies for energy efficiency. Residents will have access to community and recreation space.

Project Location: 19-19 Cornaga Ave, Far Rockaway, NY 11691

Planned Services:

Life skills support, Baby Academy for new & teen parents, conflict resolution and mental health workshops, guest mentors and peer specialists, wrap around supports (including job readiness, legal support, case management and more)

Project Partners:

- Not On My Watch
- Unique People Services
- Brisa Builders and Property Markets Group (PMG)
- HP JM Housing Development Fund Corporation

Project Status: As of November 2025, construction at 19-19 Cornaga Avenue was roughly 50% complete. Early phase work such as foundations and logistics were largely completed. With three more floors plus the full interior build-out still ahead, substantial work remains before topping out and enclosure. The project is on schedule to be completed.

INDIA HOME



Target Population:

Low-income seniors

Development Overview:

The project features 93 units spread over two sites in Queens. The buildings will serve seniors, 30% of whom will be coming from homelessness. The project will feature a community center and build off of India Home's track record of providing social services, wellness, and educational services to seniors. The project will allow the organization to relocate their Desi Senior Center from another location to an upgraded space on-site.

Project Location: 87-86 153rd St and 170-11/13/15 89th Ave Jamaica, NY 11432

Planned Services:

Social services and case management funded through NY's ESSHI program, nutritional workshops, digital literacy programs, community meals, educational services. Services will be provided with a multilingual and culturally-responsive approach for the immigrant community.

Project Partners:

- India Home
- Procida Companies
- Fulcro Development
- RKTB & Fulcrum
- Nixon Peabody

Project Status: The project team is finalizing the building design and preparing their submission to NYC Housing Preservation and Development (HPD), while setting up a 9% LIHTC application for the spring. In parallel, their geotechnical, architectural, and logistics teams are moving forward so the project is fully coordinated and shovel-ready for 2026.

UNITED VETERANS BEACON HOUSE



Target Population:

Aging and low-income veterans

Development Overview:

This 50-unit development will feature 30 supportive housing units and 20 affordable housing units. Building off the organizations' long track record providing services and housing to veterans on Long Island, the project will focus on aging and low-income veterans. The development will work with the VA and veteran service organizations for coordinated referral partnerships. The development will feature community rooms, meal programs, and quiet outdoor space for gardening and gathering.

Project Location: To be determined

Planned Services:

Daily living assistance and care coordination, transportation support, dedicated case managers, nutritional assistance

Project Partners:

- United Veterans Beacon House (UVBH)

Project Status: The team is currently in discussions with a potential partner. Timeline and status remains the same.



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