

SUCCESS STORY

Tears of Joy

Mother and daughter finally experience a taste of home.

“Everything changed when we came to this apartment.”

While they were living in a shelter, Mia* worked to make the limited space feel more like a home for her and her daughter. Mia bought a colorful bedspread. On the mini fridge, she hung some of her daughter Ana’s* schoolwork. It was not easy: there was no kitchen and little privacy. “Living in the shelter is very hard. We did not have any room,” Mia says.

As an immigrant to the United States from Panama, Mia found navigating the shelter system especially hard. Her rights and the programs available to her weren’t always clear.

In 2022, Mia got an interview with a program supervisor from HousingPlus, shelter staff told Mia to treat the conversation like a job interview. “We were very nervous,” says Ana. “But when I met Mr. Robert,” Mia says, “It was comfortable.” Not long after that interview, Mia and Ana were finally moving.

That was a little over two years ago. “A lot has changed; everything changed when we came to this apartment,” says Mia. “I feel better.”

Ana has thrived in their new home. Now in 10th grade, she is taking elective classes in Spanish and Culinary Arts. Ana expresses her creativity by playing acoustic guitar and painting. “In recent years, I’ve been getting better, practicing. It’s really fun. I am trying to learn how to do cartoons,” she says. She gave HousingPlus a painting to hang in their offices.

Before school started this year, Ana created a Vision Board, and many of the things she features are culinary projects she wants to embark on.



Mia and Ana signing the lease for their apartment.

Their apartment’s kitchen makes what was previously impossible, possible: Ana and her mom can make food together. Their favorite dishes include food from Mia’s native country of Panama. “I really like cooking with my mom...making her country’s food like coconut rice.”

The two of them do a lot of activities together, like learning to make pumpkin pie or going ice skating. Of course when Mia signed the lease for a HousingPlus apartment in the summer of 2022, Ana was there. That day, both mother and daughter posed for a picture. “I cried,” Mia says. Ana chimes in, saying her mom also cried recently when HousingPlus staff brought them a television set. “It was because the weekend before they called us, we were looking at TVs so we could start saving up. The next week, Mr. Robert called and said ‘We have a surprise for you,’” says Ana. “I cried,” says Mia, “but it’s not sad tears.”

**Mia and Ana’s names have been changed to protect their privacy.*

Measuring Our Impact

A snapshot of where HousingPlus is today

Percentage of permanent supportive housing tenants who:

Have remained housed for at least one year:

95%

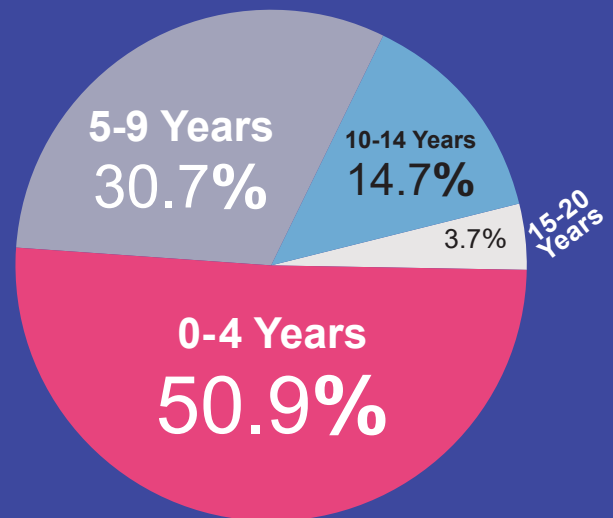
Are parents with children under 18 years:

30%

Are Veterans:

12%

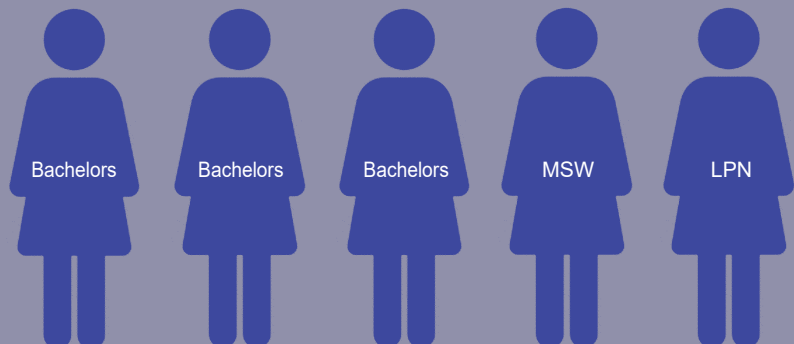
How long our permanent supportive housing residents have remained in housing:



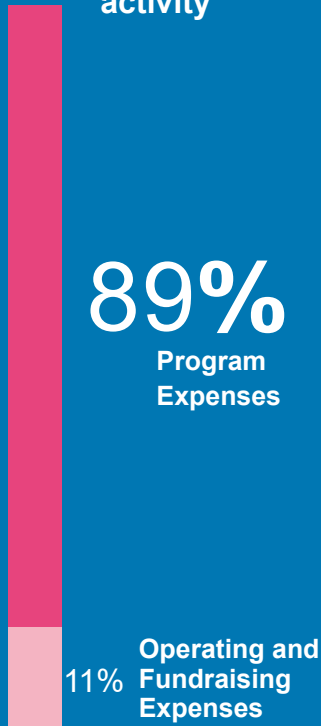
Percentage of permanent supportive housing tenants who maintained at least one source of income last year:

100%

Tenants who have earned a higher education degree in the last year:



Percentage of HousingPlus budget that is spent per activity



* Equivalent to an "A" efficiency rating, *CharityWatch*

FY 2024

Total revenue and support to HousingPlus

\$15.1 million

FY 2023

Total revenue and support to HousingPlus

\$13.2 million

A Special Note to Our Supporters

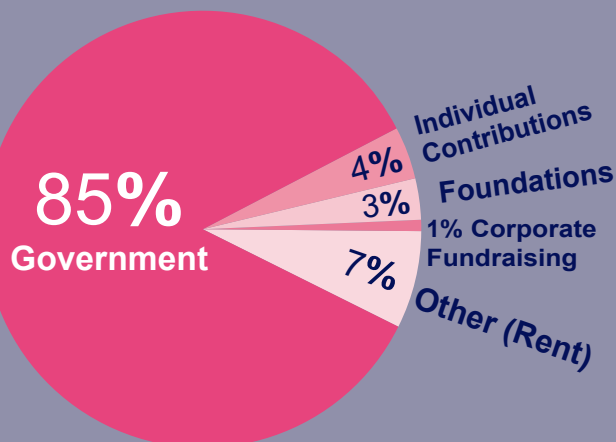
Thanks to your generosity and belief in our mission, so many lives have been positively changed by having a place to call home. We deeply appreciate you trusting us as we strive to bring more women and families out of New York City shelters and into affordable housing. Together, we have helped hundreds of women but there is still work to do.

When we talk to our tenants about what home means to them, we're struck by how tightly tied together housing and self-worth are and we aim to help as many women as possible realize their self-worth, heal from past traumas and take agency over their futures - women like Mia (front page)! She said one of the hardest things about living in a shelter with her daughter was the impact on her feelings and emotions, the feeling like she didn't belong.

Thanks to support from people like you, we are able to provide housing for women like Mia. As she says, it really does change everything.

Thank you again for being a part of that change.

Sources of HousingPlus financial support



HousingPlus scored the highest score on the HUD Annual Continuum of Care Evaluation for the **second year in a row**, achieving the top rank

out of 150 providers.

Congratulations to Joyce Kelly, Jade Lee, Simone Hinds, and the entire permanent supportive housing staff.

ACHIEVING GOALS

See how much residents have accomplished in Justice Works



Evelyn

Evelyn has a lot to be thankful for and proud of over the past year: “I have a beautiful place to live, which affords me the time and space to accomplish my goals.” Some of the goals she has achieved, or is actively working to achieve, are getting visitation rights with her children, going back to school, training for a new job, and achieving one year and four months of sobriety.



Iesha

Iesha embodies the word “survivor.” She had been homeless since her early teenage years. “I came broken,” says Iesha. After finding HousingPlus in late 2023, Iesha remained stably housed and sober for over a year. Iesha had one more battle ahead of her: with breast cancer. Fortunately, Iesha had the support of HousingPlus staff, “They were with me the whole time,” she says. Today she is cancer free. In late 2024, Iesha moved into a permanent apartment where she recently hosted family.



Sophia

Since joining the program, **Sophia** says, “It has opened the door to spending more time with my children, and I am so thankful to see them every weekend. I’m now in the process of getting them back into my care, and this wouldn’t have been possible without the incredible support and guidance from the team.”

HOW Justice Works WORKS

Women and gender-expansive people exiting incarceration face a host of challenges in obtaining permanent housing. For some, having a place to live after their release is a condition of their parole.

To ensure a safe and smooth transition, Justice Works provides a space for up to one year, ensuring participants not only have housing but also case management and a host of supportive services. Participants would otherwise be detained at Riker’s Island.

Justice Works provides housing in a stable environment and wrap-around services that help participants resolve court cases and regain stability in their lives.

QUICK FACTS

Our program focuses on diverting people from being detained as a result of inability to make bail.

We have 159 units for this housing type.

Providing transitional supportive housing for a person for one year in the program is approximately **ten times less expensive than housing that person at Riker’s Island.**

How YOU can help

Celebrate with us June 5th

Join us as a sponsor, purchase a ticket, or make a donation

This year's Good Person Awards Celebration is special: We are honoring our dynamic founder Rita Zimmer with the Inaugural Legacy Award.

The Good Person Awards are a time for all of us to gather to celebrate accomplishments: From opening new buildings of affordable housing, to being a helping hand for tenants as they graduate college or embark on a new job.

And since this year we are honoring Rita, we know it will be a beautiful reflection of the entire history of HousingPlus, which your gifts have sustained and made possible for more than 23 years.



Join us

Thursday, June 5 | 6:00 pm
Prince George Ballroom | New York City
Visit bit.ly/HousingPlusBenefit2025
Call 212.921.9070 ext. 11
Email HousingPlus@thejfmgroup.com



Are you an IRA owner aged 70 1/2 or older?

Qualified charitable deductions (QCD) are great options for making tax-free gifts to HousingPlus!

Qualified charitable deductions (QCD) allow individuals aged 70½ and older to make tax-free donations directly from an IRA to a qualified charity, potentially satisfying all or part of their annual required minimum distributions. Generally, you can make a QCD from any tax-deferred IRA account*.

Simply have your IRA account holder send a check directly to the HousingPlus Executive office to:

H. Aldervan Daly
Executive VP of Development & Communications
HousingPlus
12 East 41st Street, 16th Floor
New York, NY 10017

Please double-check with your financial advisor to determine if you can benefit from a qualified charitable distribution.

*Source: Charles Schwab

A NEW VIEW FOR YOU

Building on Shepherd Avenue stands out on the block

This winter, the scaffolding came down at the site on Shepherd Avenue, revealing the facade we had only seen in our rendering. We are excited to reveal how our plans have come to life in East New York.

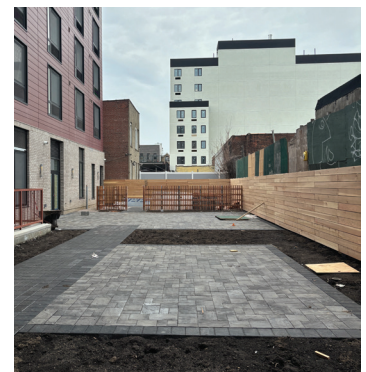
On the inside, the new building provides space for tenants to enjoy a bike storage room, laundry room, two community rooms, meditation room, fitness room, and package storage. Most importantly, it contains more than 100 housing units for new tenants.

Recently, staff took a tour of the completed interior of the building: new HousingPlus tenants will be moving into studio or one-bedroom units; a small number of families can access two-bedroom units as well.

This building represents an important partnership with Spatial Equity. Our special thanks to Teg Sethi and the team at Spatial Equity for making this project possible, and to Green Realty for their tireless work to create beautiful spaces in this building.



Top left: Building exterior
Middle: HousingPlus staff pose with construction crew members in front lobby
Top right: Elevator bank
Bottom left: Typical apartment kitchen
Bottom right: Building outdoor space



HOUSING PLUS NEWSLETTER

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Have an idea for a story? Wish to share your feedback on our new newsletter?
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