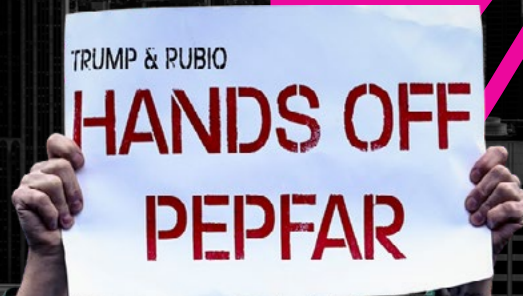


Act Up, Fight Back: A Year of Action

MISSION STATEMENT:

Born out of the AIDS crisis in New York City, Housing Works is a **healing community** that fights for inclusive care, social justice, and an end to homelessness. Our **integrated healthcare, life-changing services, relentless advocacy, and social enterprises** break barriers and involve the whole community in building a more compassionate and equitable world.



*fashion
fashion
fashion*



HARM REDUCTION WORKS



MESSAGE FROM OUR PRESIDENT

Dear Friends,

This year we celebrate 35 years of Housing Works—35 years of bold advocacy, life-changing direct services, and innovative social enterprise. In this time, we have built a healing community that reaches more than 15,000 New Yorkers each year.

We have responded to public health emergencies with groundbreaking frontline services, fought against discriminatory policies, and launched programs to meet the nuanced needs of our clients. We're no strangers to bureaucratic roadblocks and political bullies.

And yet, in 2025, we are bombarded with roadblocks and bullying the likes of which none of us have experienced before in our lifetimes. The global attacks on people living with HIV and AIDS, the domestic attacks on trans and immigrant communities—with direct implications on how we provide services—have only strengthened our resolve.

We have a new three-year Strategic Plan, which remains ambitious in uplifting vulnerable communities through access to quality healthcare, dignified housing, lifesaving services, and relentless advocacy. We also updated our mission statement to reflect the current breadth of our work, a new organizational call-to-action as we seek to build “a more compassionate and equitable world.”

It's a call to action for all of us to do more. We need more activism, more services, and more housing; more giving of our time, talent, resources, and compassion. Housing Works *works* because of our community of support. I have no doubt that, together, we will meet this moment just as we have for 35 years—acting up and fighting back for those who need it the most.

With gratitude,



Matthew Bernardo
President





WHO WE ARE

Our vision, creativity, and entrepreneurial spirit are what make Housing Works, Housing Works. We aggressively and ingeniously attack the big issues together: we do what others can't or won't. We embody a culture of radical inclusion to address systemic barriers, and we work together in our communities with respect, empathy, and generosity.

Each person's earnest efforts and participation are valued and essential—from our staff, Boards, volunteers, and clients.

We are proud to have **1,000+** employees from diverse professional backgrounds & experiences that reflect the communities we serve.



Charles King (He/Him), CEO



Matthew Bernardo (He/Him)
President



Vaty Poitevien, MD (She/Her)
Chief Medical Officer



Jessica Diamond (She/Her)
ED, Housing Works
Community Healthcare



Pierre Arty (He/Him)
Chief Psychiatric Officer



Michael Clarke (He/Him)
Chief Program Officer



Andrew Greene (He/Him)
Chief Revenue Officer

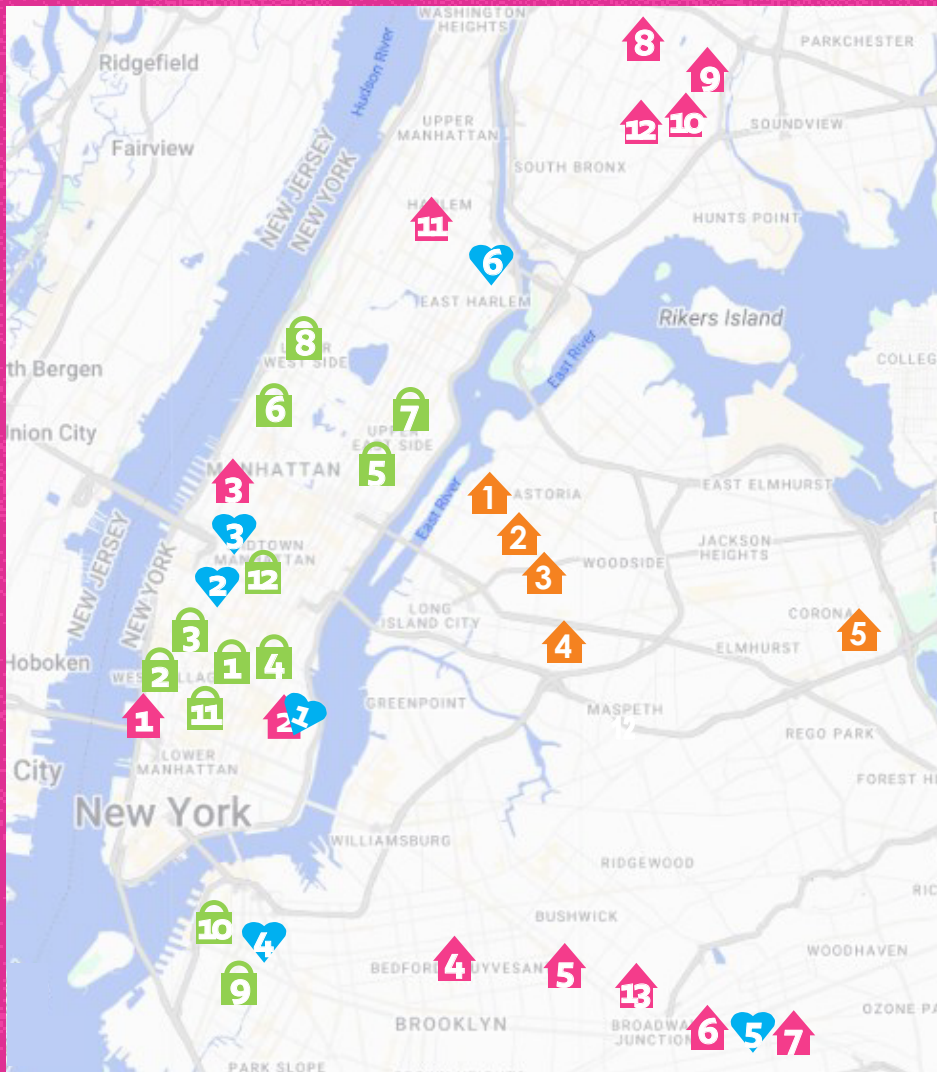


Ian Hanley (He/Him)
Chief Financial Officer



Andrew Coamey (He/Him)
ED, Bailey House

SERVING NEW YORK CITY



🏠 Housing

1. Bailey-Holt House
2. Cylar House
3. The Lirio
4. Lexington Ave Residence
5. Jefferson Ave Residence
6. Pitkin Ave Residence
7. East New York Residence
8. Claremont Residence
9. Lyman Residence
10. Prospect Residence
11. Standup Harlem Residence
12. Hall Place
13. Hull Street

🏠 Hotel Shelters

1. MOCJ ETH Site 1
2. Special Populations 1
3. MOCJ ETH Site 2
4. Special Populations 2
5. MOCJ ETH Site 3

💚 Healthcare

1. Keith D. Cylar Community Health Center
2. Ginny Shubert Center for Harm Reduction
3. Westside Community Health Center
4. Downtown Brooklyn Community Health Center
5. East New York Community Health Center
6. 125th Street Community Health Center

🏠 Social Enterprise

1. Housing Works Bookstore
- 2-10. Housing Works Thrift Shops
- 11-12. Housing Works Cannabis Co.

HEALTHCARE FOR ALL

Growing to six Federally Qualified Health Centers this year means our capacity to serve New York City has grown exponentially. Patients receive wraparound primary and behavioral healthcare, including services for HIV treatment and prevention, chronic illness, mental health, harm reduction, and overdose prevention.

Opened and expanded

services at our newly completed **125th Street Health Center** serving the East Harlem Community.

Now offering

care for the whole family!
Pediatrics now at two clinics.

Launched esketamine therapy

for treatment-resistant depression with the goal of making this **groundbreaking treatment** more accessible for the communities we serve.

Celebrated the 11th anniversary of The Undetectables!

This remains Housing Works' signature program to help people with HIV live their healthiest lives and protect their community. The Undetectables **served over 1,148** people last year and continues to grow.



HOUSING WORKS

We're building a better New York with a Housing First Model that creates homes for our city's most underserved. Our permanent housing portfolio will expand to 800+ affordable and supportive units this year and the temporary sanctuaries we offer to families seeking asylum will continue unabated.

Began construction

of The Lirio, a **112 unit affordable** and supportive housing residence in Hell's Kitchen.

Closed on financing

and began construction of The Pitkin Ave. Residence, a 39 unit affordable and supportive housing residence in **East New York**.

Continued to support individuals coming out of incarceration

and families seeking asylum in the United States with our MOCJ and Asylum **transitional housing** residences.

Provided 609 units of supportive housing

for individuals living with HIV and other chronic illnesses—homes with wraparound care to ensure our residents remain **healthy, financially stable, and housing stable**.



COMMUNITY-CENTERED

We continue to evolve our program offerings to meet the unique needs of the communities we serve.

Launched the CREATE program

in collaboration with New York City, a paid training program for justice-involved individuals entering New York's legal **cannabis market**.

The popular Kiki Lounge returned

to our East New York location, providing community space and resources for young **LGBTQIA+ New Yorkers**.

Intercambios Puerto Rico

strengthened initiatives to provide substance use and housing services in 21 Puerto Rican communities with the help of a leadership gift from MacKenzie Scott's Yield Giving Fund, and our team in Haiti continued to provide local-based advocacy and technical support to community groups working with LGBTQI+ and HIV/AIDS populations.

Graduated 40 trainees

from our **Ready for Work** program, which empowers those living with chronic illnesses to find sustainable employment and personal success.

FIGHTING BACK

Action is the lifeblood of Housing Works. For us to end AIDS, end homelessness, and build a more compassionate and equitable world, it requires the will and collective action of a community that's been taking the fight to the streets, hearing rooms, and courtrooms for 35 years. Now more than ever.

Organized civil disobedience

actions in Washington, DC to **defend PEPFAR** global funding for HIV/AIDS care.

Fought Trump's proposed changes

to the **Personal Responsibility and Work Opportunity Act** that would prohibit health centers from serving undocumented immigrants.

Mobilized in response

to the Trump administration's attacks on **Medicaid and transgender healthcare**.

Protected

safe consumption spaces to combat the overdose crisis.

Protested

cuts to vital services needed to end the AIDS Epidemic in the US.

Advocated

on behalf of legal **cannabis dispensaries** owned by formerly incarcerated New Yorkers.



SOCIAL INNOVATION

Enterprises that are part of the fabric of New York: nine Thrift Shops, two Cannabis Dispensaries, and one iconic Bookstore that raise vital funds to support our mission. Innovation extends to our eShop, online Auction House, and new e-commerce initiatives that expand our community of retail activists.

Housing Works Cannabis Co.

opened a **second location** in NoMad on 6th Ave at 30th Street.

Our Membership Program

grew 25%, with 890 new members now thrifting like a New Yorker.

Andy Cohen

joined us for a special **one-time sale** of clothing and furniture from his personal home collection.

Housing Works Consulting

offers technical assistance to justice-impacted New Yorkers **opening licensed dispensaries**.

In 2026, we'll celebrate the 30th anniversary

of the **iconic** Housing Works Bookstore on Crosby Street.

BY THE NUMBERS



15,000+
TOTAL CLIENTS SERVED



800+

CLIENTS HOUSED



127

CLIENTS ON LONG-ACTING INJECTABLES
FOR BEHAVIORAL HEALTH



288

CLIENTS ON LONG-ACTING INJECTABLES
FOR HIV TREATMENT & PREVENTION



92%

CLIENTS IN THE UNDETECTABLES WHO
ACHIEVED HIV VIRAL SUPPRESSION



50+

RALLIES, MARCHES, & PRESS
CONFERENCES



3,595,784

LBS OF MATERIAL SAVED FROM
LANDFILL VIA OUR THRIFT SHOPS

OUR IMPACT

V (SHE/HER)

“ In 2021, I came to Housing Works as a young trans woman in crisis—homeless, newly diagnosed with HIV, and without medical care. I was navigating immense challenges, including stigma, instability, and lack of resources.

From the moment I connected with the team, I was met with compassion, respect, and support. I began participating in programs, including health literacy workshops and peer support groups. These services helped me build the tools and confidence needed to take control of my health and future.

With the support of our Prevention Navigators and Outreach team, I was linked to healthcare and enrolled in Housing Works’ housing programs. There I began receiving consistent medical treatment, mental health support, and case management services—all tailored to my needs.

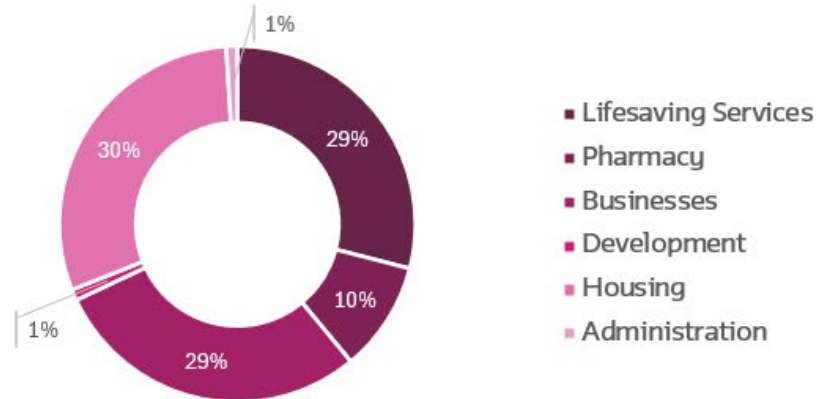
Today, I am housed, thriving, and medically stable. My HIV is undetectable, and I continue to receive ongoing care. My journey is a testament to the transformative impact of Housing Works! ”



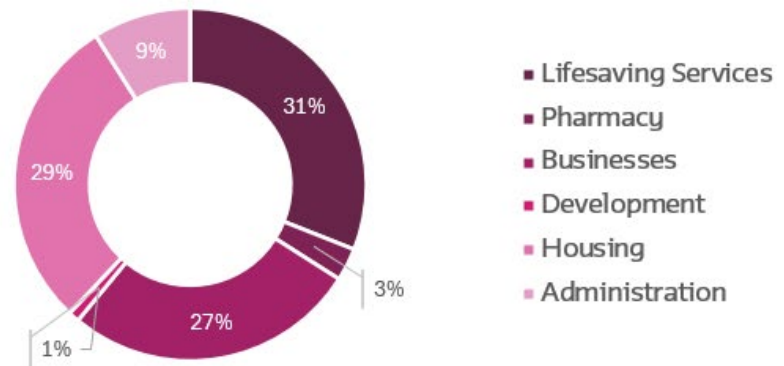
OUR FINANCIALS

FISCAL YEAR 2025
JULY 1, 2024 - JUNE 30, 2025

Percentage of Revenue



Percentage of Expenses



REVENUE

ADHC	\$8,313,554
Health Home	\$8,074,351
Primary care	\$11,468,000
Psych/MH	\$2,257,749
Oasas	\$136,757
Pharmacy	\$20,042,327
Government Contracts	\$77,260,957
Development Fundraising	\$3,359,799
Retail Sales	\$31,974,302
Client Rents	\$4,155,067
Other Revenue	\$9,408,591

Total Revenue: \$176,451,453

EXPENSES

Housing	\$32,641,404
Lifesaving Services	\$80,742,414
Legal/Advocacy	\$1,776,376
Business Ventures	\$29,915,377
Fundraising Services	\$2,418,094
Administrative Expense	\$15,310,323
Pharmacy Expense	\$6,039,037

Total Expense: \$168,843,025

Net Profit:	\$7,608,428
Depreciation (Deduct):	\$2,188,993
Net Surplus:	\$5,419,435

Net Assets, End of Year \$62,137,813

OUR FY 2026 BUDGET

REVENUE

ADHC	\$8,438,784
Health Home	\$7,860,518
Primary care	\$11,885,769
Psych/MH	\$3,999,253
Oasas	\$175,965
Pharmacy	\$18,200,000
Government Contracts	\$80,084,220
Development Fundraising	\$2,867,000
Retail Sales	\$30,720,771
Client Rents	\$4,023,192
Other Revenue	\$10,428,421

Total Revenue: \$178,683,893.26

EXPENSES

Housing	\$36,614,676
Lifesaving Services	\$83,614,855
Legal/Advocacy	\$820,674
Business Ventures	\$28,307,155
Fundraising Services	\$2,274,812
Administrative Expense	\$17,550,133
Pharmacy Expense	\$5,500,000

Total Expense: \$174,682,305

Net Profit:	\$4,001,588
Depreciation (Deduct):	\$1,868,410
Net Surplus:	\$2,133,178

Net Assets, End of Year \$64,270,991

SUPPORTERS

FOUNDATIONS, CORPORATIONS, & INDIVIDUALS
JULY 1, 2024 - JUNE 30, 2025

\$150,000+

New York Community Trust

\$100,000+

Fernando Sanchez & Quintin Yearby Foundation

Scarlet Feather Fund

Trinity Wall Street

\$50,000+

Anonymous

Broadway Cares/Equity Fights AIDS

\$35,000+

American Express

Benjamin Moore

Brunschwig & Fils

Gilead

Keith Haring Foundation

Betsy and Hunt Lawrence

\$20,000+

Amida Care

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Epstein Teicher Philanthropies

The Hagedorn Fund

The K Squared Foundation

MAC AIDS Fund

Simeon Maleh

Matthew T. Mellon Foundation

Charlotte Moss

PwC

Buddy and Sue Redd

Mary Ann and Edward Ryan

\$15,000+

1stDibs

Aerie

Amida Care

Back Home Cannabis

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Nate Berkus and Jeremiah Brent

Curaleaf

E.S. Kluft & Company

Elissa Grayer Interior Design

Erik Gensler Design

Four Hands

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Lamb Insurance

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JULY 1, 2024 - JUNE 30, 2025



\$10,000+

Anonymous
Alessandra Branca
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Schumacher
Staged to Sell Home
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Warner Bros. Discovery
Adam Woodward

\$5,000+

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Agnes Gund Foundation
American Express Foundation Employee
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\$2,500+

Joann Abrams
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Apple Inc. Matching Gift
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Pam Brier
Elizabeth Buirkle
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Toka Builders
urbanXtracts
Villa & House
Wesbuilt Construction Managers LLC
Doug Wirth
Yuvo Health
Ana Ziegler

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\$1,000+

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Mangue Banzima
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\$1000+ Continued

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