



new destiny
housing

FY 2025 Annual Report:

Home is where healing begins



About New Destiny

New Destiny's mission is to end the cycle of domestic violence and homelessness for low-income families and individuals by developing and connecting them to safe, permanent housing and services.

We do this by:

- Building and managing supportive housing for domestic violence survivors and their children.
- Helping survivors find safe apartments they can afford and providing them with the aftercare support they need to remain housed and thrive.
- Educating and advocating to increase housing resources for domestic violence survivors and their families.

Domestic violence is the leading cause of family homelessness. Yet, due to the lack of housing resources in New York, most survivors and their children who end up in shelter are stuck in the homeless system for years before finding a safe home.

New Destiny is the only organization in the city solely dedicated to permanent housing solutions for survivors and a leading advocate in the effort to end homelessness in New York. We operate the first federally funded rapid rehousing program for domestic violence survivors, and we are the largest provider of supportive housing for New Yorkers impacted by abuse across the state. Supportive housing is permanent housing with restricted rents paired with voluntary supportive services. This model is the safest and most cost-effective housing solution for survivors of domestic violence who need ongoing support to heal from the physical, mental, and financial abuse that they endured.



A Message From Our CEO

This year, thousands of domestic violence survivors found safety, stability, and a place to call home — because of you.

In Fiscal Year 2025, New Destiny served 2,545 adults and children. We reopened Lily House — transformed from a temporary domestic violence shelter into 30 permanent, affordable homes with onsite supportive services. We closed on \$57 million in financing for McLean Place, which will open 72 apartments for low-income New Yorkers in 2027, the majority reserved for domestic violence survivors. We brought property management in-house to better serve our tenants. We released a landmark report documenting that domestic violence is the leading cause of family homelessness in our city and the many challenges survivors face when looking for a safe home. And we celebrated the most significant philanthropic investment in New Destiny's history, through a transformative award from the Bezos Day 1 Families Fund.

We also welcomed three exceptional new leaders to our board — Judi Kende, Cathy Pennington, and Jonathan Samon — launched the Rising Leaders Council to cultivate the next generation of innovators, and we were selected as an Official Charity Partner of the 2024 TCS New York City Marathon for the first time.

All of this happens because of partners like you. Thank you for believing that every survivor deserves a safe and stable home.

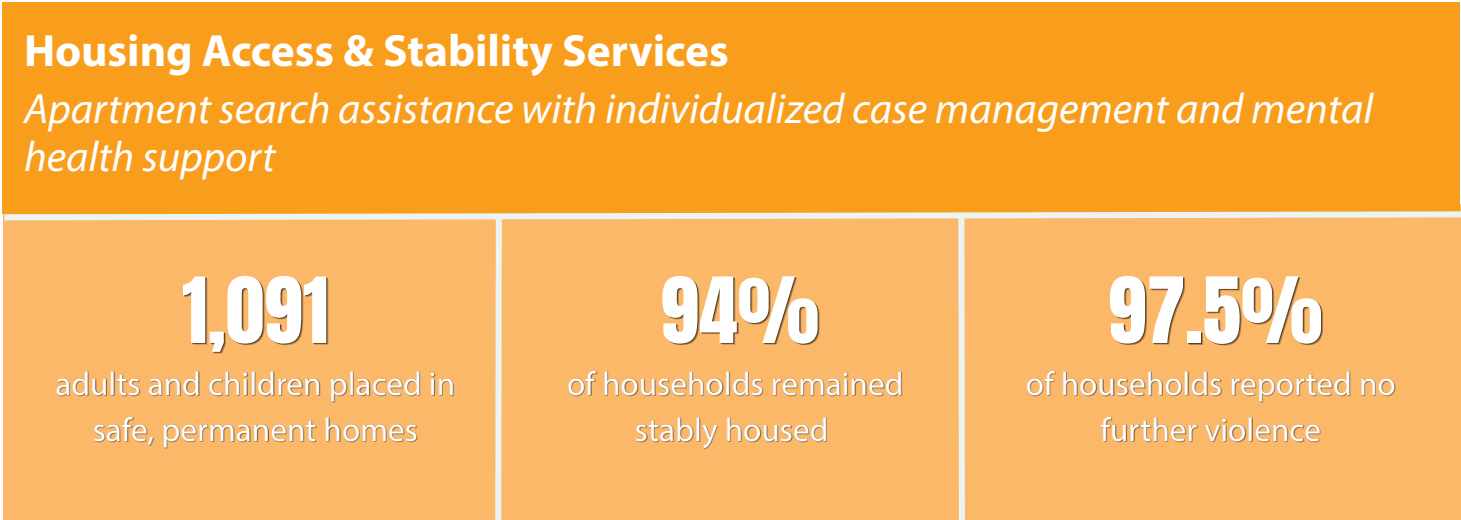
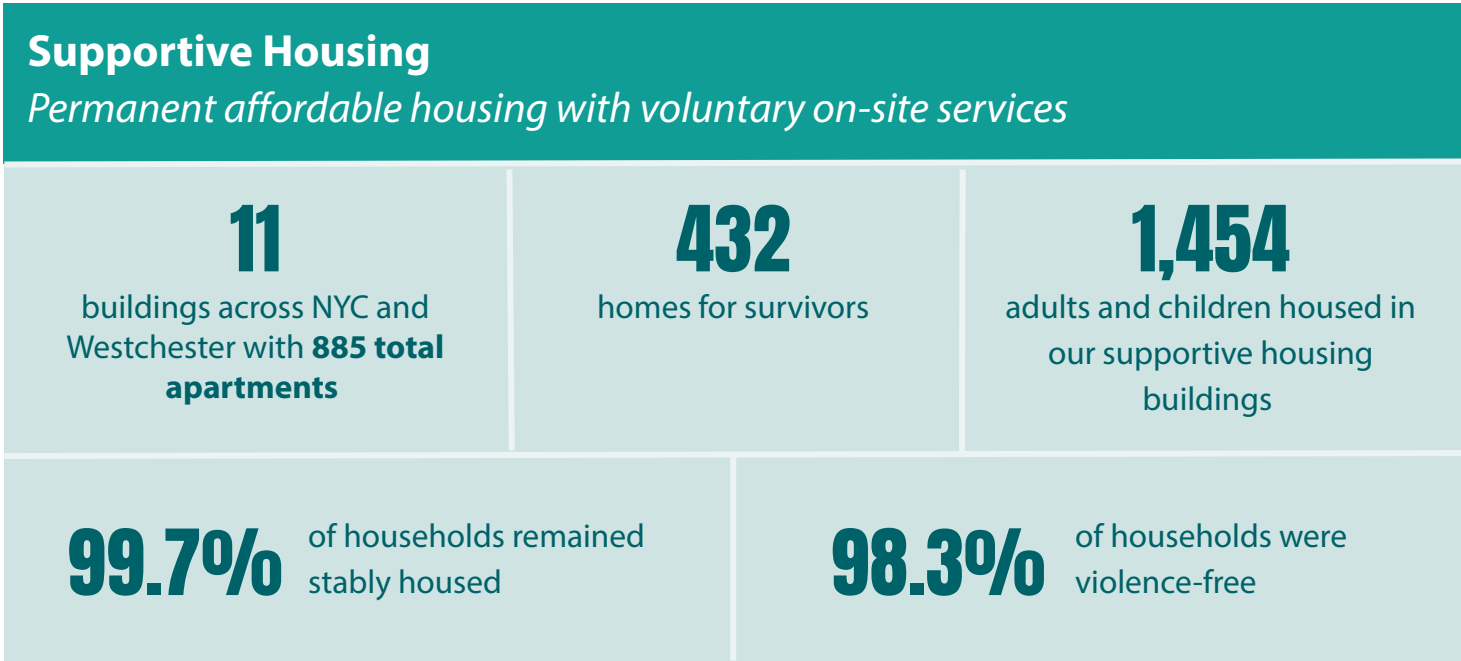
A handwritten signature in black ink, appearing to read "Nicole Branca".

Nicole Branca
Chief Executive Officer

Our Impact at a Glance

FY 2025 by the Numbers

Every number below represents a life stabilized and a future reclaimed.





"When I look back to 10 years ago I am amazed because I have a whole new and different set of challenges than I once did. I was homeless 10 years ago and now I have a high paying job and my sons are taking steps towards their own lives. I count my blessings where I find them."

- New Destiny Tenant

Supportive Housing: Family Support Program

For survivors of domestic violence, having a safe place to live is just the beginning. Healing from trauma, rebuilding financial stability, and raising children through upheaval requires sustained, compassionate support. That's exactly what New Destiny's Family Support Program (FSP) provides at each of our buildings.

Lily House: A Shelter Transformed

This year, New Destiny reopened Lily House — converting a former temporary, emergency shelter into 30 permanent, safe homes for survivors and their families. Since opening its doors in December 2024, tenants have celebrated holidays and birthdays and built new friendships alongside our FSP staff. For families who spent years in survival mode, Lily House is where life begins again.



Highgarden Tower: One Year of Home

Highgarden Tower, developed with Georgica Green and RXR, is our first building outside of New York City and the first supportive housing development for domestic violence survivors in New Rochelle, Westchester. Since families moved in, our FSP staff have provided individualized case management, organized therapeutic activities for adults and children, and partnered with community-based organizations to deepen our services.

Caesar's Story: Resilience in Action

Caesar Pagan, a single father of three and New Destiny tenant, was honored as our Resilience Award honoree at our 2025 Annual Cocktail Benefit. After escaping an abusive relationship in 2020 and moving through three homeless shelters, Caesar and his family found stability in a New Destiny building. Today, his children are thriving in school — and Caesar is enrolled in college classes, building toward the future he always hoped for his family.



Housing Access & Stability Services

Domestic violence is the leading cause of family homelessness in New York City. Our Housing Access and Stability Services (HASS) program exists to break that cycle — connecting survivors fleeing violence directly to safe, permanent housing before they ever enter the shelter system. HASS is a cost-effective, citywide program providing housing navigation and individualized case management to survivors fleeing abuse. We meet survivors where they are and walk alongside them until they have a home.

A New Lifeline: Launching the Helpline



In 2025, we launched a helpline, giving survivors real-time access to housing information, referrals, and guidance during one of the most vulnerable moments of their lives. The response was immediate: in less than four months, nearly 500 unique clients received support.

1,226 Families Housed

Since 2014, New Destiny has placed 1,226 families in safe, permanent homes they can afford. Each placement represents a new beginning — a family with the stability to build the future they choose.



"I just wanted to take the time to thank you for all you've done for me. I am truly grateful for you. You came to my life when I was close to giving up and when I thought it was impossible, you made sure to lift me up. Every time I would see a text, I knew it would be great news."

– Lesly, Housing Access and Stability Services Client

Establishing Mental Health Services

Often, it is when survivors find a home that they can finally address their trauma. New Destiny's in-house Mental Health Services team ensures that adults and children can access the support to heal.

In 2025, our team provided crisis intervention, therapeutic workshops, and short-term counseling to survivors across our FSP and HASS programs.

Thanks to support from the **van Ameringen Foundation**, we expanded the department by hiring an additional clinical social worker — increasing our capacity and deepening our community referral network for longer-term psychological care.

157 survivors received mental health support

44 received referrals to higher-level, long-term psychological care



Property Management: A New Standard of Care

This year, New Destiny made a transformative decision to take full control of property management across our portfolio of independently developed and owned buildings. After extensive research, analysis, and discussion, it became clear that managing our own buildings was the best way to serve our tenants — and to protect the long-term physical and financial health of our buildings.



Building Updates

With 11 buildings in operation in New York City and Westchester, New Destiny is the largest provider of supportive housing for domestic violence survivors in New York.



Before



After

Lily House: From Temporary Shelter to Permanent Homes

A renovation of a former temporary shelter, Lily House offers 30 permanent homes for survivors and their families. The building features a large community room for tenant meetings and children's activities, private offices for the social services staff, and a renovated backyard with open play and seating areas. Funding for the \$8.7 million renovation project was supported by the NYS Office of Temporary and Disability Assistance's (OTDA's) Homeless Housing and Assistance Program (HHAP) and The Community Preservation Corporation. Ongoing operating funding is provided by the Empire State Supportive Housing Initiative (ESSHI) through OTDA.



McLean Place: The Next Chapter Begins

This year, New Destiny closed on \$57 million in public and private financing for McLean Place. Named in honor of our founding Executive Director and long-time Board Member, Charles E. McLean, Jr., the building will provide 72 affordable apartments, with 47 homes reserved for survivors exiting domestic violence shelters.

McLean Place will feature offices for social services, a community room, a beautiful backyard, and a rooftop garden. It will also meet Passive House energy efficiency standards, with high-efficiency, all-electric appliances and building systems, and solar power. Financing partners include NYC Housing Preservation and Development's Supportive Housing Loan Program, NYS OTDA's HHAP, Capital One, Hudson Housing Capital, the Corporation for Supportive Housing, and Deutsche Bank. McLean Place will also have an OTDA ESSHI contract.

Advocacy: Changing Systems

Shaping policy and securing resources for domestic violence survivors is as essential to our mission as the services we provide. In 2025, New Destiny's advocacy delivered real, lasting wins for survivors across New York. This work is made possible thanks to the support from **Trinity Church**.

\$17.8 million in new funding for the oldest and most underfunded supportive housing program in New York, the New York State Supportive Housing Program (NYSSHP).

This investment helps expand social services in NYSSHP sites across the state, including New Destiny's, and reflects years of sustained advocacy by our team and our partners.



Expanded eligibility for the city's largest supportive housing program, NYC 15/15, to include survivors of domestic violence with children — opening a critical housing resource that was previously closed to the people we serve.

Released *A Crisis Compounded: The Dual Crises of Domestic Violence and Homelessness*.

This landmark report shows that domestic violence is the leading cause of homelessness and the multiple barriers survivors face when searching for a safe home in our city. Launched on the steps of City Hall, the report prompted the New York City Council to convene an oversight hearing — a testament to its reach and impact. We also hosted a policy briefing moderated by WNYC/Gothamist reporter David Brand and featuring NYS Senator Kavanagh, Assemblymember Rosenthal, and NYC Comptroller Brad Lander at Trinity Church.



Vice President of External Affairs, Gabriela Sandoval Requena, was appointed Co-Chair of the NYC Continuum of Care — positioning New Destiny at the center of citywide housing policy and amplifying our federal priorities on the national stage.

Engaged survivor leaders in advocacy through the second cohorts of our Survivor Voices Project and Voces de Cambio initiatives — because the people most affected by policy should be the ones shaping it.



Hosted our Third Annual Symposium on Housing Solutions for Domestic Violence Survivors, convening policymakers, nonprofit leaders, philanthropic partners, and survivor leaders to discuss innovative housing and service models.

Fundraising: A Landmark Investment in Our Work

In November 2024, New Destiny received a \$5 million leadership award from the Bezos Day 1 Families Fund — the largest gift in our 31-year history, one of just 40 awards issued nationally that year, and the only one in New York.

The Fund issues these awards annually to organizations doing compassionate, needle-moving work to help families experiencing homelessness regain safe, stable housing. Recipients are chosen by a panel of national experts in homelessness, housing policy, child welfare, and racial equity. This award, spread over five years, will strengthen our work across the board — expanding housing navigation so more survivors get safe housing faster, deepening the trauma-informed aftercare that helps families stay housed, and building the capacity to keep our pipeline of affordable homes growing for years to come.

We are grateful for this investment — and for every partner whose belief in our work made New Destiny the organization worthy of it.

Annual Cocktail Benefit: Celebrating Our Champions



Sponsored by:



Deutsche Bank



PENTA RESTORATION

On April 1st, we gathered at the Museum of the City of New York to celebrate the people and partners who make our work possible. Three-time Emmy Award-winning CBS New York reporter John Dias served as our Master of Ceremonies, as we honored Kelli Owens, Executive Director of the NYS Office for the Prevention of Domestic Violence, as our Government Partner of the Year; Lisa Talma, Vice President of Philanthropic Initiatives at Deutsche Bank, as our Private Partner of the Year; and Caesar Pagan, a New Destiny tenant who rebuilt his life and his family's future after escaping abuse, as our Resilience Award recipient.

NYC Marathon: 26.2 Miles for Survivors



For the first time, New Destiny earned a coveted spot as an Official Charity Partner of the 2024 TCS New York City Marathon — a major event that draws over 55,000 runners and millions of spectators.

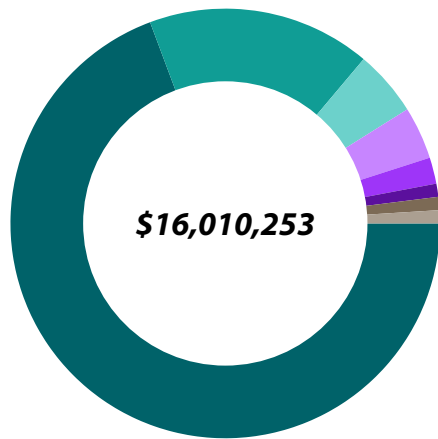
All seven members of our inaugural marathon team crossed the finish line. Our CEO, Nicole Branca, led the charge, joined by her husband Ernest Ialongo, Emily Bennett, Joe Doran, Sean Kiely, Suzanne Reisman, and Robin White, a survivor of domestic violence — each running 26.2 miles to raise vital funds and awareness for survivors along the way.

Rising Leaders Council: The Next Generation of Leaders



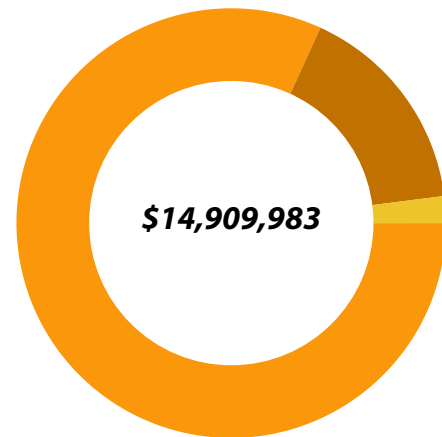
We relaunched our young professionals program as the Rising Leaders Council — building on the foundation of our Junior Council. Supported by Grants Manager Allyson Ryan, Strategic Communications Officer Zeny Gatdula, and Landlord Engagement Manager Tanisha McFarlane, the Council's members include Barbara DiTomasso, Olivia O'Donnell, Andrew Olivo, Marissa Sperry, Jaclyn Williams, and Lauren Williams. Together, they are helping to cultivate the next generation of leaders committed to ending the cycle of domestic violence and homelessness.

FY 2025 Revenue



Government Grants	70%
Corporate & Foundation Grants	17%
Property Management & Other Building Income	5%
Developer Fees Earned	4%
Other Income	2%
Individual Contributions	1%
Investment Income	1%
Special Events, Net of Expenses	1%

FY 2025 Expenses



Programs	81%
Management & General	16%
Fundraising	2%

Note: Our Management & General allocation rose in FY25, reflecting a deliberate investment: bringing property management in-house so that our buildings are run to the same trauma-informed standard as our services. What was once a third-party expense is now direct organizational capacity. Percentages may not total 100% due to rounding.

2025 Supporters

\$1,000,000

Bezos Day 1 Families Fund

\$50,000 and above

Capital One
Deutsche Bank
Durst Family Foundation
Gerstner Philanthropies
Harry and Jeanette Weinberg Foundations
The Leona M. and Harry B. Helmsley Charitable Trust
NYC Fund to End Youth & Family Homelessness
Trinity Church Wall Street
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City National Bank
Enterprise Community Partners
Rachel E. Miller
ORIX Corporation USA
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\$5,000 to \$9,999

AvalonBay Communities
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\$10,000 to \$49,999

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\$2,500 to \$4,999

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\$1,000 to \$2,499

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 NYC Council DoVE Initiative
 NYC Mayor's Office to End Domestic and Gender-Based Violence
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Capital Funders

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Thank you for making this work possible.

Every gift, every partnership, every act of advocacy helps a survivor find their way home.



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