

The lack of decent housing  
that is affordable for all members  
of our community is an  
urgent social justice crisis.

**Westhab believes**  
**EVERYONE** deserves a  
**place to call home.**



**WESTHAB**

**2019–2020 Impact Report**

## Leadership Team

Rich Nightingale  
*President and CEO*

Jim Coughlin  
*Chief Operating Officer*

Ken Belfer  
*Senior Vice President  
Strategy and Planning*

Patricia Vitelli  
*Senior Vice President  
Finance and Administration*

Andrew Germansky  
*Senior Vice President  
Real Estate*

Jinja Cuevas  
*Vice President  
Human Resources*

Maureen Natkin  
*Vice President  
Development*

Elissa Ramos  
*Assistant Vice President  
Westchester Housing Programs*

Tracy Rhett  
*Assistant Vice President  
Youth and Employment Services*

Valerie C. Smith  
*Assistant Vice President  
NYC Singles Housing Programs*

Nicole Mylan  
*Assistant Vice President  
NYC Family Housing Programs*

Stephanie Viola  
*Assistant Vice President  
Accounting*

## Board of Directors

Jesse Krasnow  
*Chair*

Robert H. Petrocelli, Jr.  
*First Vice Chair*

Cesar F. Pereira  
*Second Vice Chair*

Jefferson C. Boyce  
*Secretary*

Paul Turovsky  
*Treasurer*

Betsy Hills Bush

The Rev. John P. Duffell

James Foy

Al Gutierrez

Ken Hanau

Daniella Jackson

David Katz

Jonalie Korengold

Daniel Magidson

Frederick K. Mehlman

The Rev. DeForest L. Raphael

Seth L. Rosen

Richard St. Paul, Esq.

Nicola Standard

Ayanna C. Wayner

## WESTHAB HAS ALWAYS STOOD FOR SOCIAL JUSTICE.

We do the **hard work** each day to help our neighbors in need live their dreams. We **empower** the people we serve to secure quality housing, employment, and services. We **invest** in communities to **create systemic change**. **We believe in the dignity and value of everyone that walks through our doors.**

But there is so much more to be done. We have a status quo that was created by the systemic exclusion of communities of color. **Housing discrimination has created deeply segregated communities.** Racism persists and continues to determine how people are treated and the distribution of opportunities. The overwhelming majority of the people Westhab serves are people of color. We simply cannot achieve our mission without fighting racism.

Westhab is up for the challenge ahead. **We accept the responsibility to become an anti-racist organization—seeking out and correcting injustices.** We accept the responsibility to bring equity into all that we do.

## Thank you for believing in the people we serve.

Thank you for believing in Westhab's ability to create the change that our world desperately needs. **Together, we are: Building Communities. Changing Lives.**

Sincerely,



Rich Nightingale  
*President and CEO*



Jesse Krasnow  
*Chair of the Board*

Westhab has been a presence in the Nodine Hill Community of Yonkers for 20 years—working with the community to address needs, celebrate strengths, and provide services that improve lives. In the spring of 2021, we will proudly reopen the state-of-the-art Dayspring Community Center as an institution built on the promise of expanding opportunity and inclusion so that all members of our community can pursue their goals and prosper.

Families like Evelyn and Jorge's are the backbone of the Nodine Hill community and the hope for the future. The family of five (including three daughters) operates a small deli next door to the Dayspring Community Center, where the girls have attended the after-school program and summer camp for the last five years. When the pandemic hit, and the after-school program went virtual, Evelyn and Jorge stepped in without hesitation to help—establishing the deli as a central hub where local parents and Westhab staff could share information and coordinate the exchange of assignment packets and supplies. They are proud to be able to give back to the Dayspring community that has been such a great source of support for their family.

**“Without Dayspring, I don't think I would have enrolled them in anything, because moneywise, everything is crazy out there. So for me to be able to have them go somewhere that is safe and free—and have a class on robotics. We are grateful for that.”** —Evelyn

Small business owners have been hit hard by the pandemic though, and minority-owned small businesses like Evelyn and Jorge's deli have struggled to obtain the loans that were intended for them under government programs. One of the problems is that relationships with banks matter—and minority-owned small businesses in distressed communities often lack access—running their businesses out of personal checking accounts instead. Evelyn and Jorge are worried, but stoic and determined in the face of the uncertainty unleashed by the pandemic. Westhab is committed to supporting economic development in the communities we serve, especially small business owners.

**“There are many things that are out of our control, but we know we need to keep moving forward. We need to continue.”** —Evelyn

# Evelyn and Jorge



Andrea (11), Jorge, Evelyn, Ariana (12), Alissa (17) not pictured

**All people deserve a place to call home and to be part of a community. But far too many of our neighbors are homeless—or are a job loss or a health crisis away from becoming so. Poverty, discrimination, and inequality lie at the root of homelessness—a problem that cries out for social justice.**

Before arriving at Westhab's Bruckner Rapid Re-Housing Center, Alice, a friendly and energetic 61-year-old, had been living in a three-bedroom apartment in the Soundview section of the Bronx for the last 16 years. When her landlord decided that he was no longer willing to rent to Section 8 tenants, he told Alice it wasn't personal: it was just business—he wanted to raise the rent. Alice was given six months to find a new home, but even with her voucher, she could not find a decent place she could afford.

**“I just finally had to come into the shelter. My son and I were afraid, because we had never been in a shelter, and you hear lots of things. None of them too good.” —Alice**

Since Bruckner is designated for families with adult children, Alice and her son (who had just returned from a semester upstate at college) were able to stay together. Westhab staff were welcoming and helpful, and with her basic needs met, Alice was able to turn her attention to finding a place to live. It was slow going (with COVID-19 complicating the matter even further), but she persisted and found a place in Staten Island for the fall of 2020.

Alice, a trained home health aid, plans to volunteer with the elderly in her new community. Her son is looking forward to finding a job and heading back to school.

**“I never look down on people, because you never know what can happen to you. You can be up here today and down there tomorrow. With all of the beautiful things I had in my apartment that I worked hard for, I still wound up homeless.” —Alice**

# Alice



# Housing is a Foundation for Social Justice

**Housing segregation** has been a tragic reality in our country from the beginning. As a social justice organization, Westhab seeks to make sure that high-quality affordable housing, a critical tool for wealth-building and the well-being of our communities, is within reach for everybody.

**Redlining** is the systematic denial of resources to communities of color, including home mortgages. It was enshrined in federal housing policies beginning in the 1930s—and three out of four neighborhoods redlined on government maps 80 years ago continue to struggle economically today. Government-sanctioned segregation of housing projects and the subsidization of white families to leave the city further ensured that Black people and other people of color were left out of new, affordable suburban communities and the wealth-building opportunities that came with homeownership.



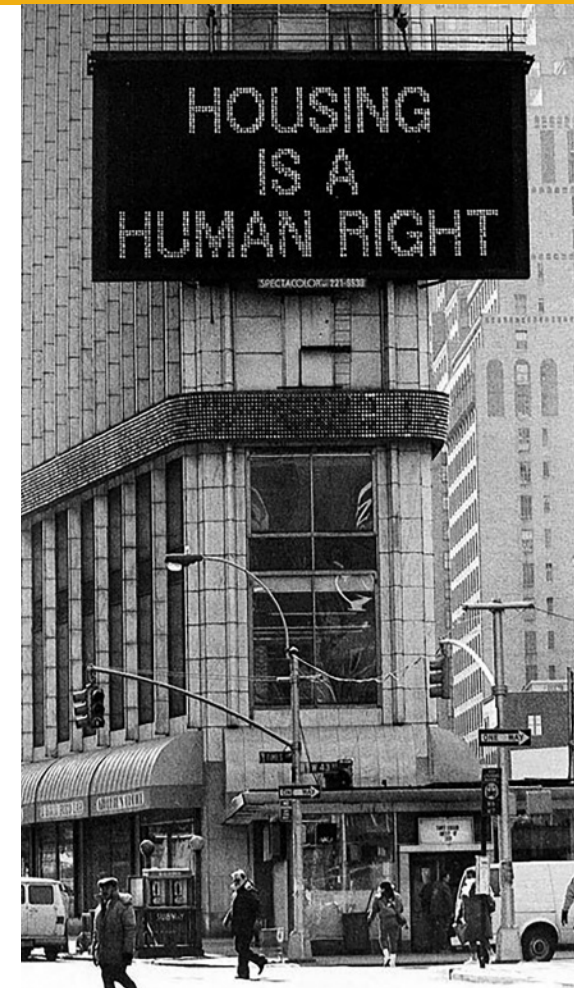
Source: Milwaukee Journal Sentinel

**Today, African American average incomes are about 60 percent of white incomes, but African American average wealth is about 5 percent of white wealth.**

**Housing is the key to reducing intergenerational poverty and increasing economic mobility.** People who grow up in historically excluded and neglected communities do not have equal access to healthcare or to opportunities to receive a quality education or find a job that pays a living wage. Instead, they do have a much greater chance of experiencing unnecessary contact with the criminal justice system.

**There is no state or county in America where a renter working full-time at minimum wage can afford a two-bedroom apartment.**

**Westhab has worked to expand the supply of quality affordable housing and provide opportunities for low- and moderate-income members of our community to pursue their dreams.** We are currently in construction on the \$40M Dayspring Campus ([westhab.org/dayspring](http://westhab.org/dayspring))—a transformational investment in an under-served neighborhood that is the centerpiece of our commitment to systemic change.



**Our nation needs to address the inequities in our criminal justice system, including disparities that have deeply and disproportionately affected communities of color. Furthermore, people who have completed their sentences often return home to challenging environments, and their criminal records can complicate their efforts to make the most of their second chances—including acting as a barrier to finding decent and stable housing.**

Robert, a positive, physically active, and thoughtful 61-year-old is proud of his Black, Japanese, and Cherokee heritage. Like his grandfather, father, and brother before him, he planned to join the army after high school. Although he scored well on his military aptitude test, he was ultimately disqualified by clubfoot, a birth defect that required two surgeries by the time he was eight years old.

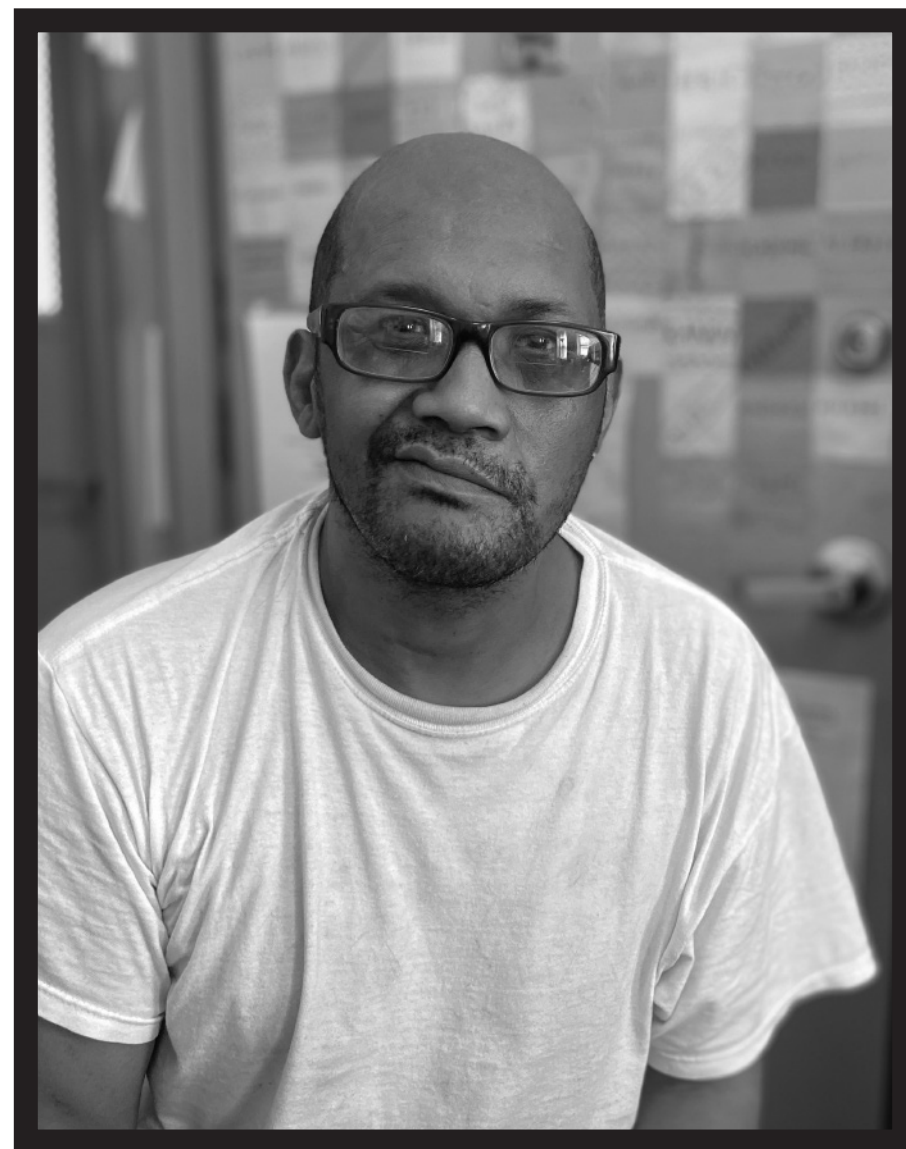
Robert never found it easy to fit in and turned to drugs and alcohol in his youth to cope. He first got involved with the criminal justice system with some “kid stuff,” but felony convictions followed. Clean and sober since 1990, Robert struggled to re-enter society, often working two jobs, but still having difficulty finding a suitable place to live.

**“Because it is so hard to find jobs and housing, it’s easy to fall back on the old way of living because you are basically not given an opportunity to redirect yourself. Once people find out that you have been incarcerated, you already have that strike against you.”** —Robert

Robert became a resident of Westhab’s supportive housing building in downtown Yonkers, the Windham, in 2011. He is grateful for the single room that he has called home for the last nine years and for the support he has received from Westhab staff. Without the Windham, he says matter of factly, he “probably would be one of the homeless people on the street.”

Robert’s goal is to secure a decent and safe apartment with his own kitchen and bathroom. He recently applied to New York State for a Certificate of Good Conduct, which he hopes will help convince those who might fear the man he once was that he has earned back the right to be their neighbor.

# Robert



**Westhab is achieving sustained financial health, despite challenges created by the COVID-19 pandemic.**

We continue to grow in unprecedented ways, and we've taken measured steps to ensure our organizational strength while we drive our mission forward.

**WESTHAB'S 2019 FINANCIALS**

**Revenue**

Transitional Housing	\$ 37,965,149	64%
Supportive Housing	7,850,072	13%
Affordable Rental Income	4,263,880	7%
Employment Services	1,763,403	3%
Youth Services	1,682,256	3%
Other	5,506,664	10%
<b>Total</b>	<b>\$ 59,031,424</b>	

**Assets**

Affordable Rental Housing	\$ 76,159,183	61%
Supportive Housing	13,077,421	10%
Properties Under Development	5,411,222	4%
Current Assets, including cash	17,920,001	15%
Reserves and other restricted assets	10,796,064	9%
Other Assets	1,185,071	1%
<b>Total</b>	<b>\$ 124,548,962</b>	

**Westhab's 2019 Impact**



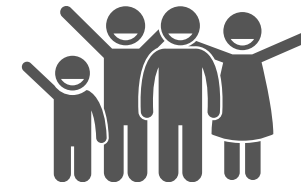
Provided 2,049 affordable and supportive homes



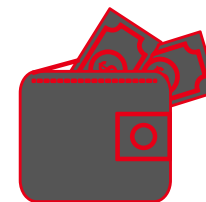
Placed 482 homeless households into permanent housing, including 277 families and 205 individuals



Broke ground on Dayspring Commons, a 63-unit, brand new, high-quality affordable and supportive rental building



Served 1,158 elementary, middle and high school students in after-school and summer programs



Placed 528 job seekers into employment



**\$15.87**

average hourly wage

## OUR SUPPORTERS

We rely on friends like you to advance our mission and deliver for the people we serve. Thank you.

### GOVERNMENT PARTNERS

City of Mount Vernon  
City of New Rochelle  
City of White Plains  
City of Yonkers  
Dormitory Authority of the State of New York  
Municipal Housing Authority of the City of Yonkers  
New York City Department of Education  
New York City Department of Homeless Services  
New York City Department of Youth and Community Development  
New York State Department of Corrections and Community Supervision  
New York State Department of Labor  
New York State Division of Housing and Community Renewal  
New York State Office of Mental Health  
New York State Office of Temporary and Disability Assistance  
United States Department of Housing and Urban Development  
United States Department of Veterans Affairs  
Westchester County Department of Community Mental Health  
Westchester County Department of Social Services  
Westchester County Workforce Investment Board  
Westchester County Youth Bureau  
White Plains City School District

### \$40,000 +

Arletha Miles-Boyce and Jefferson Boyce  
Petrocelli Financial Services, LLC  
The Stephens Family Charitable Foundation  
Judith Weinberg  
Vivian and David Weinberg

### \$20,000-\$39,999

Bain Capital Children's Charity, Ltd.  
Betsy and Steven Bush  
Monica Casey and Paul Turovsky  
Fidelity Charitable  
Goldman Sachs Gives  
Ranson and Ken Hanau

Jewish Communal Fund  
Joseph & Sophia Abeles Foundation, Inc.  
Maris and Jesse Krasnow  
Karin and David Kuhns  
The New York Community Trust  
Possible Productions, Inc.  
PurePoint Financial  
Christine and Thomas Tormey  
Tudor Foundation  
United Way of Westchester and Putnam  
Rosanne and Mark Welshimer

### \$10,000-\$19,999

Accenture  
Alexandra's Playground  
Anonymous  
Apple Bank  
Benchmark Title Agency  
The Benevity Community Impact Fund  
Community Preservation Corporation  
JPMorgan Chase & Co.  
Judy and David Katz  
Lamb Insurance Services  
The Lorraine O'Brien Foundation, Inc.  
Macy's, Inc.  
Anne and Robert Petrocelli  
The River Trust  
Joan and Seth Rosen  
Schwab Charitable  
St. Faith's House Foundation  
The Westchester Bank  
White Plains City School District  
YourCause, LLC

### \$5,000-\$9,999

Rebecca Bruno and Cesar Pereira  
Deloitte Consulting, LLP  
EK Hospitality Service  
Enterprise Community Partners  
Harriet Gluckman and Frederick Mehlman  
Eileen and Brian Herte  
The J. Pilla Group Ltd.  
Kim Family Foundation  
Jonalie and Michael Korengold  
MacKay Shields, LLC  
Karlene and S. Anthony Margolis  
Jeffrey Mehr  
New York Life Investments  
New York Life Westchester  
Corinne and Jim O'Mara  
Omni New York, LLC  
The Reformed Church of Bronxville  
Regal Pest Management  
SKF Management, LLC  
Slate Property Group  
Tina and Steven Swartz  
TD Bank  
Margaret and John Torell  
Trianz, Inc.  
Triton Container International

UBS Donor-Advised Fund  
Webster Bank  
Withum

### \$2,500-\$4,999

Adobe  
Sabrina and Ralph Adorno  
Aufgang Architects  
Joanne Baecher-DiSalvo and Joe DiSalvo  
Kenneth Belfer  
Daniel Braude  
Cisco Systems, Inc.  
Con Edison  
Cuddy & Feder, LLP  
Ernst & Young, LLP  
Hudson View Building #3, LLC  
JMC  
Jonathan Rose Companies  
Deborah and Herbert Krasnow  
Lisa Kunstadter and Nicholas Stephens  
Lasberg Construction Associates, Inc.  
MacArthur Holdings, LLC  
Elizabeth and Dan Magidson  
Keryn and Ted Mathas  
MBIA Foundation  
MC and Paul McEvoy  
Mills Family Foundation  
National Resources  
New York Life  
Rose City Pictures, Inc.  
Virtusa  
Patricia and Frank Vitelli  
Zissu Family Foundation

### \$1,000-\$2,499

25 Vancourt Corp.  
64 Summit Corp.  
Advantage Title  
Alvarez Charitable Foundation, Inc.  
American Endowment Foundation  
Andron Construction Corp.  
Ann B. Realty, LLC  
Associated Pension Consultants, Inc.  
Astacio Plumbing & HVAC, LLC  
Bryn Mawr Park Presbyterian  
Cannon Heyman & Weiss, LLP  
Christine and Bruce Churchill  
DGC Capital Contracting Corp.  
Domo Consulting, LLC  
Duane Morris, LLP  
Emmet, Marvin & Martin, LLP  
Erin Construction & Development  
The Faley Corporation  
Family-to-Family, Inc.  
Five Grand Realty, Inc.  
Meira and Tom Fleisch  
Linda and James Foy  
Gemini Venetian Blinds, Inc.  
Linda and Michael Goldstein  
Graham Stanley Advertising  
Gutman Mintz Baker & Sonnenfeldt, P.C.

Hercules Corp.  
Hodulik Family Fund of The Greater Cincinnati Foundation  
Post Howland  
Hunt Capital Partners, LLC  
J.F.J. Fuel Inc. / Valley Oil Company  
Eric Keilbach  
Kone Elevators & Escalators  
Harsha Kumar  
Laser Cartridge Services  
Susan Leon and Andrew Fredman  
Brian Lescinskas  
Leza Management Co. of New York  
Magnusson Architecture and Planning, P.C.  
Marathon Development Group  
Marele Realty, LLC  
Nicola and Terrence Mullen  
Adele and Michael Murray  
Francine and Trevor Nightingale  
Nobile, Magarian & DiSalvo, LLP  
Partner Engineering and Science, Inc.  
Theresa Perl  
PFK O'Connor Davies, LLP  
The Phillip & Lynn Straus Foundation, Inc.  
R.A. Cohen & Associates, Inc.  
Raymond James & Associates  
Rental Management Associates  
Robert & Ann Stephanie Gittleman Charitable Fund  
Lois and Philip Rosen  
SLCE Architects, LLP  
Richard St. Paul  
Claire and Rafael Steinberg  
Janet and James Stern  
Kris Talgo  
John Van Bomel  
Vanguard Charitable  
Karen and Harry Waizer  
Westchester Community Opportunity Program, Inc.  
Carl Wise  
Ted Young

### \$500-\$999

A. G. Williams Painting Company, Inc.  
Adria Granite and Tile  
All Safe Fire Protection  
Janice and Greg Arcaro  
Arrow Office Furniture  
Atlantic, Tomorrow's Office  
Nan Beer  
Noreen Beiro  
Timothy Bell  
Kate and Ken Bialo  
Bright Power, Inc.  
Brooker Engineering, PLLC  
Bundles of Joy New York  
Sabrina and Marvin Chandler  
The Children's Village  
Deborah and Alan Cohen  
Compufit  
Lisa and Doug Cruikshank  
Gloribel Cruz and David Aybar  
Driven to Give  
Edelman Sultan Knox  
Wood Architects, LLP  
Susan Feder and Todd Gordon

Patrick Finn  
Ann and William Frey  
Flávio Galhardo  
Kelly Hayashi and Chris Stori  
HD Painting & Restoration  
HRHCare  
Bret Hull  
Sabrina and Adam Katz  
Adam Kaufmann  
Kensico Cemetery  
Michael Lamberg  
Law Office of Allen B. Breslow  
Roberta Leiner  
Enzo Leva  
Leviticus Fund  
Lockwood Medical Campus Owner, LLC  
Laura Lustbader  
Antoinette and Bill McGrath  
Morgan Stanley Purchase Branch  
Carrie and Barney Newman  
Alexis and Richard Nightingale  
Office Dynamics  
Palladium Management, LLC  
PCSB Community Foundation  
Red Castle Properties, LLC  
Sarah and Sheldon Reynolds  
Steve Rockman  
Salesforce  
Scarsdale Congregational Church  
Carol and Michael Scheffler  
Carol Shanesy  
Nance Shatzkin and John McBride  
Francine Shorts  
Frank Siragusa  
Diana and Aaron Sokolow  
Aditya Soni  
Anjali and Arun Soni  
St. Barnabas Episcopal Church  
N.J. Stevens  
Sycamore Birch Management, LLC  
David Tawfik  
Denise Thomas  
Eric Usinger  
Lillian and Jim Veneruso  
Village of Harrison  
Ayanna and Richard Wayner  
Werlinich Asset Management  
Westchester Subaru

### \$250-\$499

Jason Alvarez  
Daniel Bernstein  
Blunt and Nickel Family Foundation  
Laura Carosi  
Kerry and Joseph Chiantella  
Croton Housing Network, Inc.  
Patricia Cunningham-Jay  
Sebastian de Lempis  
Joan Delemps  
Geoffrey Director  
Deirdre Doheny  
Apolinar Reyes Dominguez  
Fr. John Duffell  
Shana Foglia  
Andrew Germansky  
Laurie and Stephen Girsky  
Phyllis Gitter  
Rev. Peter Jones

Darcy Kelly-Greene  
Jeffrey Landsman  
Rochelle Lieber-Miller and Bob Miller  
Corine Lurry-Mabin  
Linda Markowitz  
Mayor Mike Spano Committee  
McCullough Goldberger & Staudt, LLP  
Stephanie and Jason Meier  
Shira Milgrom and David Elcott  
Heather and John Miller  
Monadnock Construction, Inc.  
Maureen and JP Natkin  
Network for Good  
Niemann Capital, LLC  
Michael Peroni  
Elizabeth Pforzheimer  
Phillips Nizer  
Joseph Pizzimenti  
William Reckler  
Refnitiv  
Elizabeth Rigert  
Ruband Contracting Corp.  
Karen Schatzel  
Benjie Schiller and Lester Bronstein  
Laurie and Leonard Schwartz  
Rev. William Shillady  
Kevin Staudt  
Strada Ventures, LLC  
TIAA Charitable, Inc.  
John Tomlin  
J.D. Walsh  
Weis Security & Communications, Inc.

**We would like to recognize everyone who has made a commitment to our Dayspring Campaign to ensure that we can complete the renovation of the state-of-the-art Dayspring Community Center and fill the space with life-altering, state-of-the-art programs upon its completion in 2021.**

Jane and Evans Anderson  
Rebecca Bruno and Cesar Pereira  
Betsy and Steven Bush  
Monica Casey and Paul Turovsky  
Ann and William Frey  
Ranson and Ken Hanau  
The Hearst Foundations  
Judy and David Katz  
Jonalie and Michael Korengold  
Maris and Jesse Krasnow  
Arletha Miles-Boyce and Jefferson Boyce  
Alexis and Richard Nightingale  
Petrocelli Financial Services  
Joan and Seth Rosen  
The Stephens Family Charitable Foundation  
Tina and Steven Swartz  
Margaret and John Torell  
Vivian and David Weinberg  
Rosanne and Mark Welshimer



