



Heal Connect Build

WESTHAB
2021-2022 IMPACT REPORT



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From Our Leadership

We are proud to bring you our 2021—2022 Impact Report.

Westhab continues to evolve to meet urgent needs in our community.

Our work is challenging, and the needs are great, but our staff—bolstered by a sea of partners and supporters—continues to deliver critical services with joy and passion. **We work tirelessly to build communities and change lives.** This work is happening every single day across our portfolio of residences and programs:

- The **Dayspring Campus in Yonkers**—complete with the full-service **Dayspring Community Center and Dayspring Commons** residence—is now open and brimming with energy and life.
- Tenants are moving into the recently opened **Tremont Residence** supportive housing in the Bronx.
- We are in construction on **new affordable housing in Yonkers** and a **purpose-built shelter in Queens**—an innovative approach to creating quality shelters.
- Our **Career Pathways Program** is helping job seekers re-enter the workforce and advance in their careers.
- Our **youth programs** are delivering vibrant, year-round enrichment with an emphasis on STEM programming in Westchester and New York City.

From Northern Westchester to Brooklyn, Westhab lives its mission.

This Impact Report features three stories that each exemplify something our community needs right now: **To heal. To connect. To build.** With so much strife and stress in our world in so many forms, we need to heal from trauma and pain, to connect and learn to live together, and to build—literally and figuratively—the community that we want to live in.

Thank you for being part of the Westhab story. Thank you for your investment in building communities and changing lives.

Sincerely,

Rich Nightingale
President and CEO

Jesse Krasnow
Chair of the Board

Westhab 2021 Impact #'s

Served **2,145** elementary, middle, and high school students in after-school and summer programs

Provided **3,113** transitional, affordable, and supportive homes

Placed **1,284** job seekers into employment at an \$18.34 average hourly wage

Broke ground on Hudson Hill, a 113-unit, brand new, highly sustainable, affordable and supportive rental building

Placed **514** homeless households into permanent housing, including **229** families and **285** individuals



Westhab All-Time #'s

1,094
Homes Created

Homeless Households
Moved to Permanent
Housing **9,149**

8,099 Clients Placed In Jobs

People often come to Westhab's shelters at their lowest point. Our incredible staff show humanity in this moment of great need. We put a plan in place to help people get back on their feet. A tremendous amount of healing happens in our programs, one caring interaction at a time.

When Pamela was diagnosed with kidney disease, it never occurred to her that her illness would leave her homeless. Medical bills mounted, and her family eventually lost their Harlem apartment.

When she entered Westhab's Intervale Rapid Re-Housing Center, Pamela was struck by the sense of normalcy and balance the residence brought back into her life. **"I like the community and the flower garden out front. When you live in poverty, you don't really see flowers. Westhab makes it nice."** Pamela started meeting with caseworkers to identify suitable permanent housing for her family. **"Westhab staff care. They advocate for me. They have gone out of their way to find housing options for my disability."**

Pamela feels strongly about giving a voice to people going through similar hardships. She was asked to serve as a client representative on the NYC Department of Homeless Services Advisory Council. **"I want to share my experience and tell them that the process works, but you have to work with it. Don't give up. Keep going. There were dark times, but when you have places like Westhab, there is also a lot of light."**

*As we were going to print, Pamela was placed in permanent housing in a lovely, brand-new Bronx apartment. She is pictured here smiling in her very own living room.

3,113 households currently living in Westhab affordable, supportive, and transitional housing.

Westhab operates transitional housing programs (i.e. shelters, which we call rapid re-housing centers) throughout Westchester and NYC, including programs for families and individuals. Well-run shelters are a crucial part of our community's safety net while we work to expand the supply of quality affordable housing.



During the past two years of the COVID pandemic, people have become wary of being around one another. But the isolation revealed a stark fact—humans need each other. For many, Westhab represents family and connection.

Eighteen-year-old Cassandra was couch-surfing with her infant son when she arrived at Westhab's Coachman Family Center. **"I was very grateful that the staff connected me to housing, and I didn't expect to also receive services for mental health, childcare, and employment."** Cassandra was connected to job readiness training, case management services, and support through the Gun Violence Prevention Program at Westhab's Mount Vernon Employment Center. Westhab staff also helped Cassandra finish high school and begin taking college courses.

Employment Center staff recognized Cassandra's hard work and determination, and she was offered an internship. She thrived in her role, and when a full-time position as a program assistant with Westhab opened up, Cassandra officially joined the Westhab team.

Jeffrey, Cassandra's case manager, shared, **"Today, Cassandra is not just a participant and a client, but she's one of my co-workers and a friend. I deeply respect the hard work she has invested into her journey. She lives by the mantra, 'Strive for progress every day.'"**

With a full-time job, Cassandra was able to move out of the shelter and now lives with her son in a Mount Vernon apartment. **"Sometimes, I have moments where I step back and take it all in. I have a stable job and stable housing. It is just starting to hit me that I am okay."**

1,284 job seekers placed into employment in 2021.

Westhab helps break the cycle of poverty by delivering comprehensive employment services, including job training in high-demand career fields, job placement in positions with career paths to a living wage, and customized programs for young adults. Our shelter model integrates these services, paving the way to financial independence and housing security for the individuals we serve.

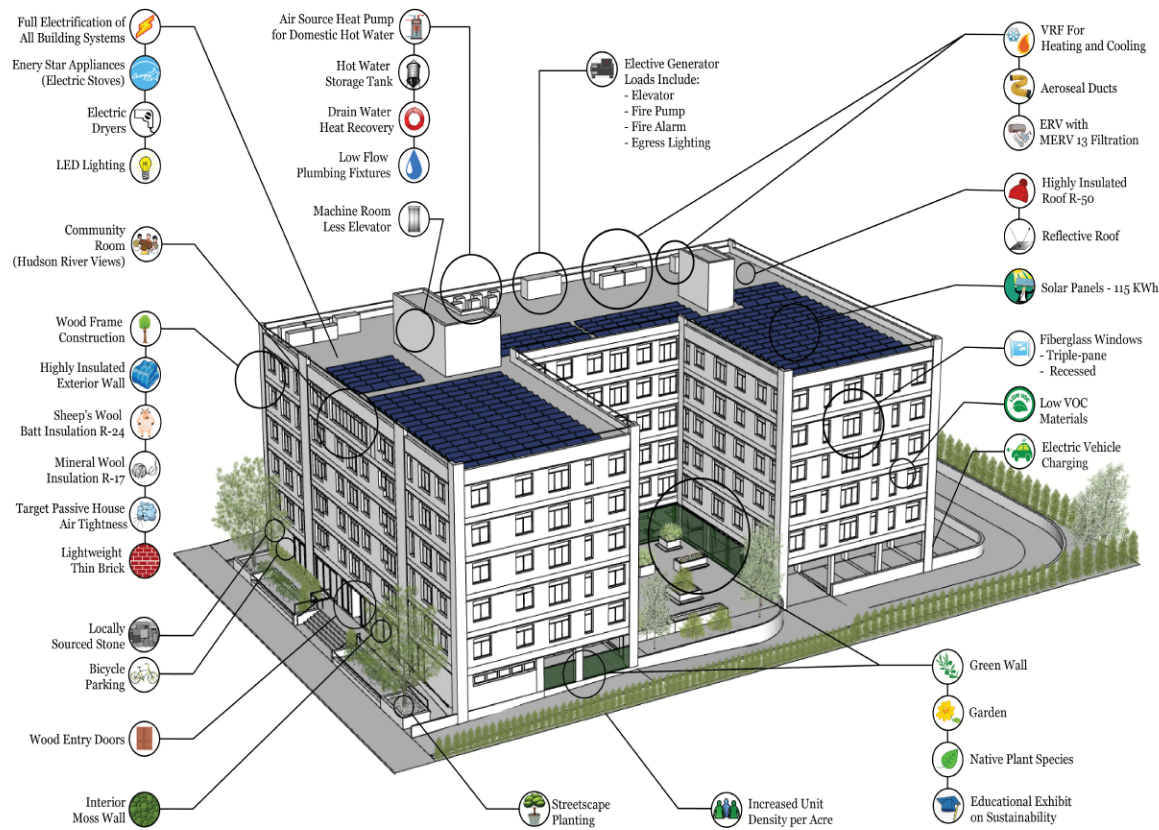


Cassandra stands between her Westhab coworkers, Tunji Renner (left), Youth Employment Services Coordinator, and Nick Rosa (right), Director of Employment Services

The future of affordable housing is bold and beautiful. Westhab is creating spaces that inspire—spaces that reflect the value we place on our tenants and our investment in the larger community.

Affordable housing is BEAUTIFUL, GREEN, SUSTAINABLE.

Currently under construction, Westhab’s Hudson Hill development in Yonkers will provide safe, affordable, and resilient housing for **113 low- and moderate-income individuals and families, including 45 formerly homeless tenants.** On-site supportive services will be available for all residents. The project has already won a New York State Buildings of Excellence Award for its sustainable design features and cutting-edge green technologies and strategies to reduce energy consumption, increase healthy living, and lower the building’s carbon footprint.



Amie Gross Architects

Affordable housing is INNOVATIVE, INTENTIONAL, REFINED.

Alongside our partner, Slate Development Group, Westhab is constructing a brand-new, purpose-built shelter in Queens. NYC’s new shelter model allows for nonprofits to build and own shelter buildings (as opposed to ownership by private landlords) and to custom-design the layouts for optimal programming.

No one knows how to create safe, effective shelter spaces better than the teams who serve these vulnerable populations daily.



Aufgang Architects

Affordable housing is ACCESSIBLE, CONNECTED, COMMUNITY.

Westhab is now incorporating free Wi-Fi for tenants into all of our building designs. We are establishing strategic partnerships to enhance the digital landscape of entire communities. Through the Y-Zone Initiative, Westhab is working alongside several Yonkers partners to install broadband antennas on our buildings and deliver free Internet to the broader Yonkers community.

SINCE NOVEMBER 2021, Y-ZONE HAS PROVIDED:

2
new
operational
towers

250
clients
connected
to Wi-Fi

87
digital literacy
courses and
Chromebooks



The restoration of the Dayspring Community Center and the new construction of amenity-rich, affordable housing at Dayspring Commons are transforming the lives of Nodine Hill residents. Dayspring symbolizes building and striving toward a better future.

Dayspring Commons resident William is a single father of two young children. A few years ago, he moved from Virginia to New York for a new job opportunity. William was unprepared for the staggering rent prices in New York, and it was a devastating blow when the job he was promised did not work out. **“It was my first time having the kids on my own, and we had nowhere to go.”**

William was placed in a Westhab family shelter before being selected by lottery for an apartment at Dayspring Commons. Recreation staff, caseworkers, and other residents helped William in his new role as a full-time dad. **“I have a totally different perspective on single moms. They are superhuman. Westhab helped. The residents who are mothers helped me. They gave me tips and let me know I was doing okay.”**

“Life-changing” is the term William uses to describe the move to Dayspring Commons. He not only has a brand-new apartment with plenty of light and space, but William also takes full advantage of the community center next door where his kids attend summer camp. **“The kids attending summer camp helps with my new job as a barber. I don’t have a babysitter or family. From me not having any support system, Westhab has become my support system.”**

The gratitude is written all over William’s face when he talks about his journey and what Westhab has done for his family. From his top-floor apartment, he reflects, **“We love our view. You get to see everything. I look down on Elm Street, and it reminds me of where I was, where I am now, and where I am going. That’s thanks to Westhab.”**

615,025 the shortage of rental homes that are affordable and available for extremely low-income renters in New York.

Source: National Low Income Housing Coalition

In the Metro New York region, winning an affordable housing lottery feels like winning the actual lottery. Thousands of applicants apply for each available unit, evidence of a staggering unmet need. As we strive to create thriving, just, and diverse communities, everybody deserves a safe place to call home.



Westhab has created lasting strategic partnerships that deepen our impact. We work with diverse stakeholders and partners to help deliver optimal services and innovative solutions that advance our mission.



HOUSING FOR EVERYONE

The TD Charitable Foundation awarded Westhab a **\$150,000 grant for Dayspring's Back to Work program** as part of the 2021 Housing for Everyone competition. The program combines job-readiness training, occupational skills training, and job placement/retention services in the construction industry. Programming will take place at the brand-new Dayspring Community Center, and **we expect to serve 120 job seekers.**

BRINGING FREE WI-FI TO ALL WESTHAB SITES

Digital connectivity became a critical social justice issue amid the COVID-19 pandemic. Thanks to our partner, Cisco, **Westhab is narrowing the digital divide** for Westhab clients. Cisco provided almost **\$250,000 of technology** to create a comprehensive Wi-Fi network at the Dayspring Campus. We have already worked together to design the Wi-Fi network at Hudson Hill, and we are planning together for what's next.



FUNDING PATHWAYS TO LIFE-CHANGING CAREERS

Our partners at Bank of America Charitable Foundation and the Westchester Community Foundation support Westchester residents by funding the Career Pathways Program, which provides hard skills training and job-readiness services. The program aims to connect participants to jobs that offer pathways to living-wage careers. **Eighty percent of participants served in 2021 gained employment.**

Financial Report

EXCERPTS FROM WESTHAB'S 2021 FINANCIALS

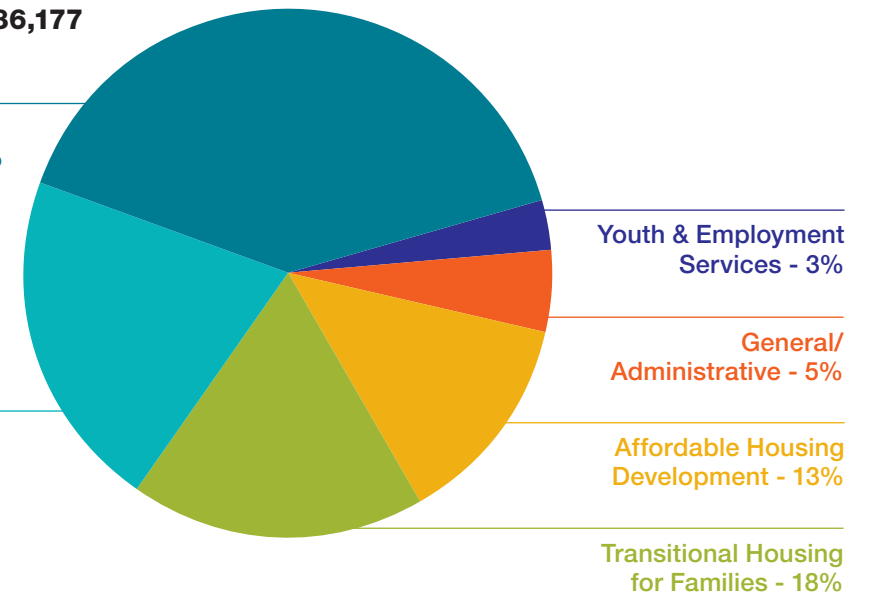
Revenue

Government Contracts	\$ 87,158,443	77.5%
Tenant Rents	6,809,365	6.1%
Philanthropy & Private Support	3,770,051	3.4%
Affordable Housing Development Fees	812,821	0.7%
Property Management Fees	440,563	0.4%
Other	182,171	0.2%
Capital Grants for Affordable Housing Development	13,194,149	11.7%
Total	\$ 112,367,563	100%

Expenses – \$107,586,177

Transitional Housing for Single Adults - 40%

Affordable Housing Operations - 21%



THE WESTHAB WAY

With government contracts providing the base support for the mandated services Westhab provides, your support is what allows us to fill programmatic gaps, enhance the services we deliver, and innovate new solutions. Private support ensures that we can deliver for our community to the standard we expect, something we simply call The Westhab Way.

The consolidated audited financial statement and IRS form 990 are available on our website.

Our Supporters

Westhab is deeply grateful to our incredible group of friends and partners—from all corners of our community—who invest in our work and are helping to create a more equitable world.

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
 Mount Vernon Youth Bureau
 Municipal Housing Authority of the City of Yonkers
 New Rochelle City Court
 Opportunity Youth Part
 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 Children and Family Services
 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 Parole
 Westchester County Department of Probation
 Westchester County Department of Social Services
 Westchester County Workforce Investment Board
 Westchester County Youth Bureau
 White Plains City School District

\$1,000,000+

Karin Kuhns / The New York Community Trust - RME Fund

\$100,000-\$999,999

Fidelity Charitable
 The Hearst Foundations
 Margaret and Andy Paul
 Christine and Tom Tormey / Goldman Sachs Gives
 Vivian and David Weinberg

\$50,000-\$99,999

Anonymous
 Alexandra's Playground
 Bank of America Charitable Foundation
 National Philanthropic Trust
 United Way of Westchester and Putnam
 Judith Weinberg
 Rosanne and Mark Welshimer

\$25,000-\$49,999

Anonymous
 Apple Bank
 Bain Capital Children's Charity
 Field Hall Foundation
 Jim and Linda Foy
 Ken and Ranson Hanau
 Joseph & Sophia Abeles Foundation
 Jonalie and Michael Korengold
 Lisa Kunstadter and Nicholas Stephens
 New York Life
 Regeneron
 Rotary Club of Bronxville
 Slate Property Group
 Stagg Group
 The Stephens Family Charitable Foundation
 The Thomas & Agnes Carvel Foundation
 Paul Turovsky and Monica Casey

\$10,000-\$24,999

Monica and Herb Allen
 Aufgang Architects
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 Benchmark Title Agency
 The Blackbaud Giving Fund
 Jefferson Boyce and Arletha Miles-Boyce
 Betsy and Steven Bush
 The Community Preservation Corporation
 Betty and Stuart Cotton
 Family-to-Family
 Dawn Fitzpatrick
 Jewish Communal Fund
 Judy and David Katz
 Diane and John Kim
 Lamb Insurance Services
 Kristin and Doug Londal
 The Lorraine O'Brien Foundation
 Mary and Paul McEvoy
 New York Life Investments
 New York Life Technology
 Omni New York
 Robert and Anne Petrocelli / Petrocelli Financial Services
 Susan and Richard Pink
 The Reformed Church of Bronxville
 The River Trust
 Seth and Joan Rosen



Schwab Charitable
 SKF Development
 St. Faith's House Foundation
 Ruth and Andrew Suzman
 Tina and Steven Swartz
 Valley National Bank
 Vanguard Charitable
 Anne Zaldastani and John Griffen

\$5,000-\$9,999

Albanese Organization
 American Sugar Refining
 Brewer Lane Ventures
 Con Edison
 EK Hospitality Service
 The Faley Corporation
 Al and Cosette Gutierrez
 Hitchcock Presbyterian Church
 Marian and Michael Hoffman
 JLL
 Lasberg Construction Associates
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 Andrew Murphy
 New York Life Northeastern Zone
 New York Mets
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 Cesar Pereira and Rebecca Bruno
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 Harriet and Leonard Schleifer
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 Standard Companies and Camber Property Group
 Synergy Life Insurance Strategies
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 TD Bank
 TED Supply
 Webster Bank
 Westchester Community Foundation
 Withum

\$2,500-\$4,999

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 Cigna Health and Life Insurance Company
 Joanne Baecher-DiSalvo and Joe DiSalvo
 Enterprise
 Foxy Management
 The J. Pilla Group
 JMC Site Development Consultants
 Andrew Katz

David Klein
 Jesse and Maris Krasnow
 Kuafu Properties
 Clay Lifflander
 Dan and Elizabeth Magidson / Zissu Family Foundation
 Magnusson Architecture and Planning
 Jack Mascone
 Mills Family Foundation
 Mutual of America
 Network for Good
 Network Outsource
 Francine and Trevor Nightingale
 Richard and Alexis Nightingale
 Jack Paul
 Regal Pest Management
 Joseph Rosenthal
 Seaport Global Securities
 Turf Office Furniture
 Virtusa

\$1,000-\$2,499

Alvarez Charitable Foundation
 Amie Gross Architects
 AMS Acquisitions
 Valerie and J.T. Atkins
 Nina Bang-Jensen and Jeffrey Kampelman
 Bellwether Enterprise
 The Benevity Community Impact Fund
 Doris Benson
 Daniel Bernstein
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 Big Apple Group NY
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 Bright Power
 Bronx Pro Group
 Amy and Kevin Brown
 Shirley and Anthony Buontempo
 Mirella and Stefano Cardarelli
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 Community Unitarian Universalist Congregation
 Romy and David Coquillette

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 Eben-Ezer Church of God
 Edelman Sultan Knox Wood / Architects
 Mark Ellman
 Emanuel Ringers
 Every Supply Co.
 Fifth Generation
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 Allison and Todd Nightingale
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 Pro Safety Services
 Rand Commercial
 Reader's Digest Foundation
 Regulatory Economics Group
 Sarah and Sheldon Reynolds
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 Strada Ventures
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 Rochelle Lieber-Miller and Robert Miller
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 Mengler Mechanical
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 Stop and Shop Bloomin' 4 Good
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 Marcy and Mike Wade
 Sam Wallis
 Nettie Webb
 Laurie Weber
 Gloria Welcome
 Xenolith Partners

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 Paul R. Baer
 Carene Batchelor
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 Murphy Brennan
 Ama Burnham
 Shayla Byrd
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 Richard Shoup

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 Brett Walter
 Matt Waterstone
 Sarah Wynter
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 Yana Zimmermann

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 Atlantic, Tomorrow's Office
 Nan Beer
 Bet Am Shalom Synagogue
 BMO Financial Group
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 James Spencer
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 JM Zoning
 Langan Engineering &
 Environmental Services
 Laser Cartridge Services
 Mary and Stuart Mackintosh
 Madison Approach Staffing



Photos on pages 7, 9, and 13 taken by Westhab intern Nicholas Pink. Photos on pages 5 and 18 taken by Karla Tomanelli.

WESTHAB'S VALUE PROPOSITION

Together, with hundreds of our supporters, Westhab delivers hope and opportunity and fosters vibrant and just communities by:

- **Creating** high-quality homes that are affordable
- **Providing** robust services that meet the needs of people experiencing homelessness and establish pathways to permanent housing
- **Supplying** ladders to a living wage
- **Empowering** youth to reach their full potential

Heal | Connect | Build



8 Bashford Street, Yonkers, NY 10701 | www.westhab.org