



2024-2025 Impact Report



Our Story So Far

LETTER FROM CEO

Our community—and the country as a whole—faces an **urgent crisis of homelessness**. The primary driver is a **severe lack of affordable housing**. From 2022–2024, NYC saw a 127% surge in homelessness. Rising rents and evictions following expired COVID protections have pushed working families, seniors, and young people into shelters at rates not seen since the Great Depression. **This isn't someone else's problem. These are our neighbors**, the people who teach our children, serve our meals, and keep our communities running.

Westhab is working to build permanent solutions to end homelessness. We are opening stunning new permanent housing in the Bronx and breaking ground for the first time in Rockland County. We are **redefining shelters as dignified, inspired spaces that create real pathways from homelessness to stable homes** while helping job seekers return to work and families break the cycle of poverty.

We could not do what we do without your help. Quality affordable housing is needed everywhere—in big cities, small towns, and villages—to meet this moment. We are humbled by your support and partnership.

Together, we can build a community that works for everyone.



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President & CEO

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1,714

affordable homes
created



14,186

clients placed in jobs



Since
1981

11,931

households moved
to permanent housing



<10%

of homeless households
placed by Westhab into
permanent housing
return to homelessness

Westhab serves over **20,000** New Yorkers each year with a clear vision: to **end homelessness and build stronger communities**. With the support of our partners and donors, we **develop the high-quality affordable housing** that our community needs, and **create pathways from homelessness to permanent housing** and long-term stability. Our work extends beyond housing. Westhab delivers **employment services** that place job seekers into living wage careers and **youth programs** that empower the next generation.

Together, we are building communities and changing lives.

"All the hardship we have been through, me and my family, it has been a struggle. But to be **taking that next step** and having people who will help us get back on our feet—I'm just so grateful and ready to have a **fresh start for me and my kids.**"

—**The Caraballo Family,**
Westhab residents



Pathways to Permanent Housing

The Reality

Homelessness in NYC surged 127%
from 2022 to 2024, as **rents increased**
more than 7x wage growth.

(Office of the State Comptroller, New Yorkers in Need:
Homelessness in New York State, New York, 2024)

(Zillow, New York City Rents Grew Seven Times Faster Than
Wages Last Year, Tightening Affordability Crunch, May 7, 2024)

The Response

1,182

homeless households placed into
permanent housing by Westhab in
2024. Shelters are a necessary step
on the road to permanent housing
for many New Yorkers.



We are **addressing the regional housing crisis.** La Olazul is our newest affordable housing development in the Bronx. This **cutting edge, sustainable building** will provide 115 permanent and affordable homes. We are also preparing to break ground on our first development in Rockland County.

Building Homes Our Communities Deserve

The Reality

Affordable and supportive housing works. Housing First programs kept **70–90% of participants stably housed after 2–3 years.**

(Office of the New York City Comptroller, Housing First: A Proven Approach to Dramatically Reduce Street Homelessness, New York, 2023)

The Response

471

units of affordable, supportive, and transitional housing created by Westhab in 2024.

"I have been trying to break into the construction industry for a while, and this program gave me the tools, qualifications, and connections I was missing. **It's been a total game changer for me."**

-William,
Career Pathway
Graduate



Employment that Transforms Lives

The Reality

Job loss has been one of the top triggers for homelessness in NYC.

(Coalition for the Homeless, Basic Facts About Homelessness: New York City, New York, n.d.)

The Response

2,349

job seekers placed by Westhab
Employment Services in 2024.



"This is my first job, and it's been exciting having real responsibilities. I love planning activities for the kids, and my favorite part of being a counselor is teaching STEM activities."

- Santiago,
Teen Counselor
for Westhab
Youth Programs

Bright Futures Begin Here

The Reality

1 in 8

NYC public school students faced homelessness in 2024.

(Advocates for Children of New York, Student Homelessness in New York City, 2023–24, New York, 2024)

The Response

2,262

students taught to dream big in our out-of-school-time and teen programs in 2024.

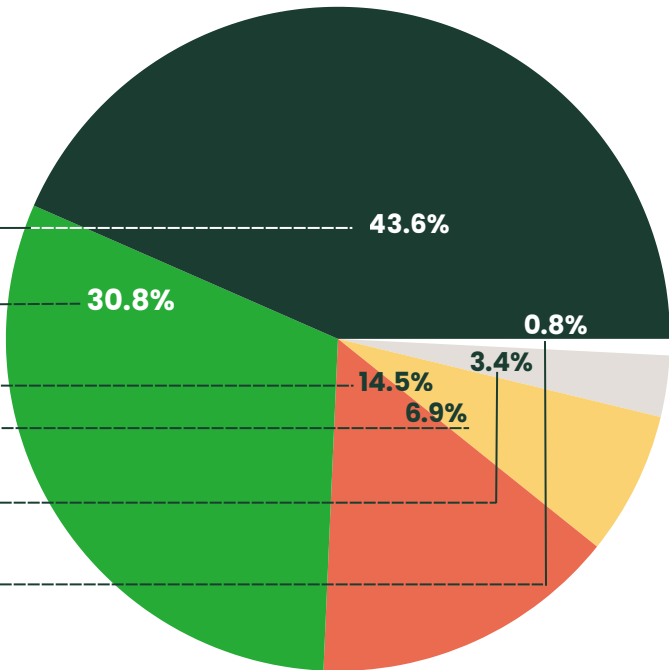
Revenue

Government Contracts	\$171,373,458	89.9%
Tenant Rents	\$12,679,980	6.7%
Affordable Housing Development Fees	\$1,914,720	1.0%
Philanthropy and Private Support	\$1,887,965	1.0%
Grants for Affordable Housing Development	\$837,848	0.4%
Other	\$798,655	0.4%
Property Management Fees	\$680,751	0.4%
In-kind Contributions	\$360,000	0.2%
Total	\$190,533,377	

Expenses

Transitional Housing for Single Adults	\$83,824,870
Transitional Housing for Families	\$59,242,955
Affordable Housing Operations	\$27,906,998
General/Administrative	\$13,223,873
Youth and Employment Services	\$6,542,906
Affordable Housing Development	\$1,495,795
Total	\$192,237,397

*Includes \$7.55M of depreciation resulting in operating surplus



\$89.99M+
construction activity for
active projects



\$116.5M+
construction projects
converted to operations

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