



**2017-2018  
IMPACT  
REPORT**



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**With your support,  
Westhab is  
advancing our  
mission and  
delivering for  
the people  
we serve.**

## LETTER FROM THE PRESIDENT & CEO

Westhab **builds communities** and **changes lives** one story and one human connection at a time. In this year's Impact Report, we spotlight five stories that exemplify what Westhab is all about:

- Three sisters who, through affordable senior housing, can take care of each other and live with dignity and peace.
- Someone eagerly returning to the workforce receiving the training needed to thrive.
- A fresh start for a shelter resident who is preparing for independence.
- The Dayspring Community Center becoming a second home for a family from the other side of the world.
- A proud Marine Corps veteran receiving the services and support that he deserves.

Led by our incredible staff and board, and an expansive group of supporters, Westhab has continued growing, becoming a stronger and more effective organization.

This year we opened our largest new affordable development to date—the 71-unit Ludlow Commons senior residence in Yonkers. Our job training programs stretched from New York City to Ulster County. In the Bronx, we opened our first “adult families” shelter for couples and families with grown children. And we “broke ground” on the first phase of renovations to the new Dayspring Community Center in Yonkers.

We are proud to deliver for the people and communities that rely on us. Thank you for your support and partnership as we push our mission forward.

Sincerely,

Richard Nightingale  
*President & CEO*

## BUILDING COMMUNITIES

Westhab builds and manages high-quality affordable and supportive housing in Westchester County and New York City. To date, we have developed over 900 units with an investment of over \$134M. At the end of 2017, we opened our largest development—Ludlow Commons, a modern, 71-unit, amenity-rich, deeply affordable ground-up residence for seniors in Yonkers. Ludlow Commons achieved Leadership in Energy and Environmental Design (LEED) Gold certification for energy efficiency and sustainable design.



Photo  
Redundancy

### Three Sisters

Imagine the surprise and joy of sisters Rosa and Mercedes when both of their names were pulled from over 600 applicants in the initial Ludlow Commons housing lottery. Not only would they be living in a brand new state-of-the-art building but, more importantly, their new living arrangement would allow them to take care of their older sister Maria, who is 82 years old, deaf, and communicates with her sisters in a unique language of signs and gestures. Now Maria lives with Rosa, who is retired. Mercedes, who has been working for the last 27 years in the kitchen at Sarah Lawrence College, is just a floor above, where she can help take care of Maria—and where she and Rosa can take care of each other. The sisters are extremely grateful for the opportunity to be together in such a “beautiful building.” Michelle Latty, the Ludlow Commons property manager, marvels at the love between the sisters. She notes, “We couldn’t ask for better tenants.”

## A Great Comeback

Meet Westhab client Tawan, who describes his involvement with the criminal justice system as, “a minor setback for a great comeback.” With that attitude, it is no wonder that Tawan was quickly able to parlay his participation in Westhab’s LEAP (Linking Employment Activities Pre-Release) program into a full-time job as a housekeeper at the Westchester Medical Center. While working full-time, he is also enrolled in his third HVAC course at Southern Westchester BOCES—and is well on his way to a new career in the industry. Tawan has his commitment and determination to move forward to thank for his success—with a nod to the LEAP program for offering the training he needed to jumpstart his career.

## WORKFORCE DEVELOPMENT

Westhab’s Employment Services programs prepare job seekers, many of whom have significant obstacles to employment, for success in the job market. We get people ready for work, arm them with the tools they need to excel, and find the right job opportunities to match their skills and career track.



## CHANGING LIVES

Westhab's Homeless Services programs provide temporary housing for individuals and families and support them as they get back on their feet and secure permanent housing. Our robust service model assists with housing, employment, supportive services, connecting to community-based resources, and anything else needed to help make self-sufficiency and independence a reality.

### New Beginnings

Willow Rapid Re-Housing Center resident Mark had been unemployed for several years when he participated in the inaugural cycle of Westhab's New Beginnings Internship Program in late 2017. As part of the internship, he was paired with a Westhab staffer to learn to be a porter. According to Mark, "The internship gave me the confidence and motivation I needed to get up and go look for work." A few short weeks into the internship, he obtained full-time employment as a porter. Now he revels in the "joy and excitement of getting up for work every day." He is also saving his money and planning his next move—out of the shelter and into permanent housing.





## COMMUNITY DEVELOPMENT

Westhab's Dayspring Community Center—where Westhab is in the process of transforming a grand, but dilapidated church into a state-of-the-art youth and adult education center and community hub—is a once-in-a-generation opportunity to improve the quality of life in the Nodine Hill neighborhood of southwest Yonkers. Westhab is also making plans to develop the parcel next door into Dayspring Commons—new affordable housing for families. Together, the Dayspring Community Center and Dayspring Commons will create a Dayspring campus, which will be an anchor for the community and a catalyst for further community development.

### A New Family and a Second Home

Demiana and her husband Bassem, who works long hours at a gas station to support his family, came to Yonkers from Giza, Egypt three years ago. Today, their son Kevin, age 6, participates in the afterschool and summer camp programs at Dayspring where he loves dance, drama, and swimming. Dayspring staff (including a job developer who speaks Arabic) were instrumental in helping Demiana arrange childcare for Kevin's three-month-old sister, Heaven, and find work at a local daycare center. Theresa Colyar, Dayspring's coordinator, whom Demiana refers to as Heaven's "other mother," was also able to link Demiana and her family to additional resources in the community, including Feeding Westchester and Family-to-Family. Demiana and her family didn't know anyone when they arrived in Yonkers from Egypt, so they turned to the Dayspring Community Center for support. What they found, according to Demiana, was a "new family and a second home."



## SUPPORTIVE HOUSING

Westhab's Supportive Housing programs allow some of the most vulnerable members of our community to thrive in independent living. Westhab has uniquely designed housing programs for veterans, young adults, seniors, and the disabled, each with a wide range of supportive services tailored to individual needs.

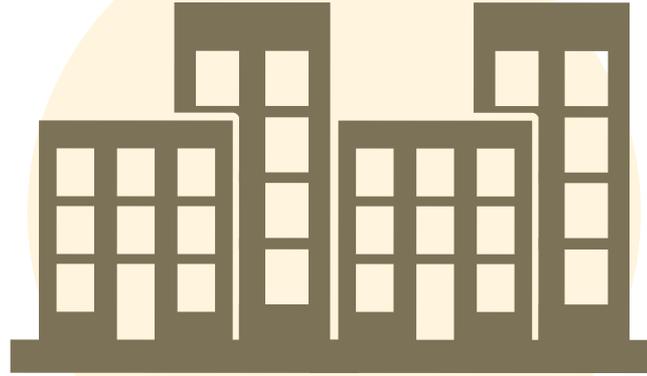
### A Marine Makes His Way Back Home

Edward is a proud Marine Corps veteran who served from 1974-1986 as an aviation ordnanceman, rising to the rank of staff sergeant. He loved the Marines, especially the opportunity to travel the world. His favorite port of call was France. Today, Edward lives at 28 Pier Street in Yonkers, Westhab's transitional residence for homeless veterans. He came to Westhab from more "institutional" settings where he found it difficult to thrive. The personal, "homey" setting at 28 Pier gives him a feeling of "freedom" along with the comfort and confidence he needs to make progress towards his goals. He describes living at 28 Pier as a little bit like the Marines in some ways—the residents look out for each other and are disciplined, but they also have fun. But he quickly adds, "As much as I love it, it's time to move on." Edward's housing search is actively underway, and he looks forward to securing permanent housing in the near future.

## WESTHAB AT A GLANCE, 2017



Opened 87 units of new affordable housing representing an investment of \$31 Million

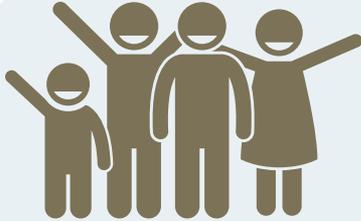


Provided 1,678 affordable and supportive homes



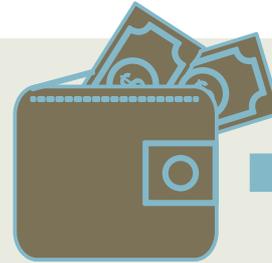
284 homeless households placed in permanent housing

including 154 families and 130 individuals



Served 1,220 elementary, middle school and high school students in after-school and summer programs

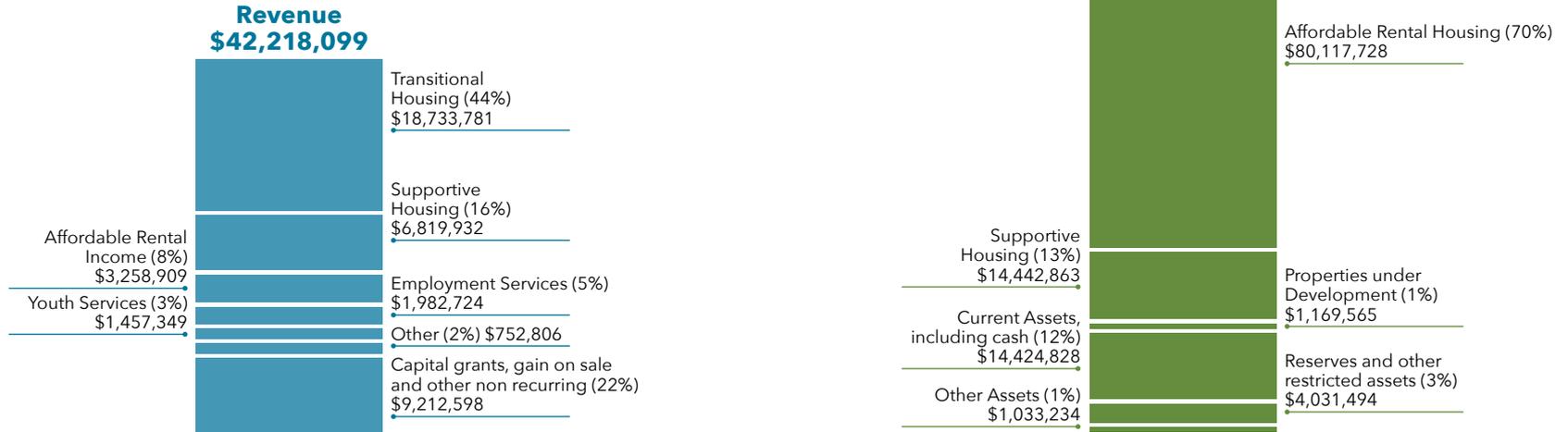
271 job seekers placed in employment



average hourly wage \$11.93

# FINANCIALS 2017

Westhab's revenue, working capital surplus, and assets have all increased as Westhab continues to grow its scope of services. The organization's financial strength has provided a foundation for increased investment in our mission and paves the way for deeper impact on the communities we serve.



Westhab recently created the 4-to-40 Strategic Plan, representing four years until our 40th anniversary. The process was truly comprehensive including input from clients, staff, the board, and a wide range of external partners. Our goal is not just to have a strong Westhab today, but also to create a solid foundation for long-term impact.

# WE GRATEFULLY ACKNOWLEDGE THE FOLLOWING 2017 MAJOR CONTRIBUTORS FOR INVESTING IN OUR SUCCESS.

## Government Partners

Westchester County Department of Social Services  
Westchester County Department of Community Mental Health  
Westchester County Workforce Investment Board  
United States Department of Housing and Urban Development  
United States Department of Veterans Affairs  
New York State Education Department  
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  
Dormitory Authority of the State of New York  
New York City Department of Homeless Services  
New York City Department of Youth and Community Development  
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City of New Rochelle  
City of White Plains  
City of Yonkers  
Municipal Housing Authority of the City of Yonkers  
White Plains City School District

## Benefactors \$10,000+

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Building Communities. Changing Lives.

**BUILDING  
MANAGER**

**WESTHAB**

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