

40 years of

progress

change

transformation

HOPE



2020-2021 IMPACT REPORT



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## From Our Leadership

As Westhab reflects on 40 years of service, we think about the way our history has prepared us to best address the challenges we face today and deepen our impact in the future.

### **Westhab is rich with stories of progress, change, and**

**transformation.** Thousands of families have called Westhab home.

Thousands have come to Westhab to find a pathway forward—whether that be a job, an after-school program for their children, or simply empathy, caring, and support in their time of need. Westhab has become more than a series of programs. Westhab has staying power in our community.

### **Westhab represents hope.**

Yet, despite our hard-fought progress, the reason that Westhab was founded 40 years ago persists. The lack of quality housing opportunities that work for all members of our community remains. The cost of living in our community is out of reach for so many, including those who fill essential jobs and are the fabric of our neighborhoods, as well as those who have faced historical exclusion and discrimination.

**Westhab stands with our community**—with families experiencing homelessness in their quest to get back on their feet, seniors who want to age in place with dignity, young people striving to break generational cycles of poverty, veterans, the disabled, and all others who find their way to our doors. Westhab is a haven for all those who seek a brighter tomorrow.

We are honored to have the opportunity to do this work. **Thank you for being part of the Westhab Family as we prepare to write our next chapter.**

Sincerely,

A blue ink signature of Rich Nightingale, written in a cursive style.

Rich Nightingale  
President and CEO

A blue ink signature of Jesse Krasnow, written in a cursive style.

Jesse Krasnow  
Chair of the Board



# 40 Years of Impact



1981



1984



1989



1992-97

**1981** Westhab is founded by a group of real estate professionals and activist clergy with the mission of providing quality affordable housing to Westchester County residents. Westhab's first project is the transformation of the Windham Hotel in Yonkers into transitional and affordable housing.

**1984** Westhab successfully pilots the Emergency Housing Assistance Program (EHAP), which was the first use of federal homeless housing funds to expand the supply of affordable housing in Westchester County. EHAP was a model program and was replicated in five states.

**1989** Westhab transforms the 35-room Vernon Plaza Hotel into the Vernon Plaza Family Center, Westchester County's first homeless shelter with comprehensive supportive services.

**1990-94** Westhab expands its shelter operations to include the Westhab Family Center, the Coachman Family Center, and the Vaughn Glanton Employment Residence.

**1992-97** Westhab acquires seven buildings representing 75 units of affordable housing in dire need of repair. One of those buildings, 93 Bruce Avenue, is renovated with funds from the NYS Homeless Housing Assistance Program—the beginning of one of Westhab's most important partnerships.

**1999** Westhab opens its first ground-up development in Southwest Yonkers, Bruce Knowles, which is funded by the New York State Division of Housing and Community Renewal and the Homeless Housing Assistance Program.



2006



2006



2007



2012

**2006** As Westhab continues to meet its mission of transitioning families into permanent housing, it proudly closes two family shelters in Westchester—the Westhab Family Center and Vaughn Glanton. Westhab purchases the Vaughn Glanton site to replace the shelter with brand new affordable housing, 22 Tarrytown Rd.

**2006** Westhab begins a new chapter of increasing the supply of affordable housing, opening two new ground-up buildings in Yonkers and one gut-renovated building in Mount Vernon, comprising 64 rental apartments.

**2006** Westhab's first community-based youth program, The Elm Street Youth Center, is opened in Nodine Hill, which years later will become the Dayspring Community Center.

**2007** Westhab completes 28 Pier Street, a 12-unit transitional residence for veterans in Yonkers.

**2010** Westhab creates scattered-site housing for individuals in the Bronx under the New York/New York III Supportive Housing Agreement.

**2012** Westhab expands further into New York City, creating two out-of-school-time programs in the Bronx.

**2012** Westhab also launches the First Steps program in Westchester County to help formerly homeless young parents living with disabilities break the cycle of poverty and create better futures for themselves and their children.





2014



2015



2016

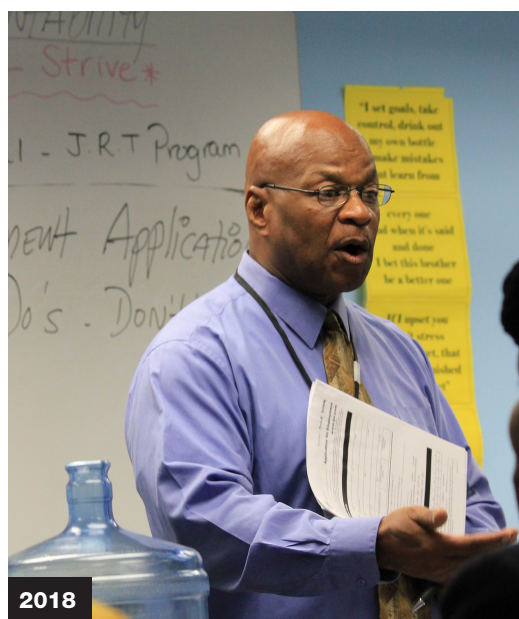
**2014** Westhab merges with the Washingtonville Housing Alliance, adding 40 affordable housing units in Mamaroneck to our portfolio.

**2014** Westhab celebrates the transition to new leadership, with Bob Miller stepping down after 33 years and Richard Nightingale becoming Westhab's second president and CEO.

**2015** Westhab opens Gouverneur Place, a ground-up development providing 68 units of affordable and supportive housing in the Bronx.



2017



2018

**2016** Westhab begins operating its first NYC homeless program at the Willow Avenue Rapid Re-Housing Center, a men's shelter in the Bronx.

**2017** Westhab opens Ludlow Commons and the Bruce Avenue Youth (BAY) House, a deeply affordable residence for seniors and housing for young adults aging out of foster care, respectively.

**2018** Westhab opens the First Source Referral Center in partnership with the City of New Rochelle.

**2019** Westhab opens its own state-of-the-art employment center in Mount Vernon.



2021



2021



2021

**2020** Westhab joins forces with The Sharing Community and The Sharing Community's three Yonkers-based programs are integrated into Westhab's portfolio.

**2020** Westhab opens its 10th New York City shelter with a portfolio now including single men, single women, and families in the Bronx, Queens, and Brooklyn, playing a significant role in the City's plan to turn the tide of homelessness by providing robust pathways to permanent housing.

**2021** Westhab partners with the City of Yonkers to launch Project Connect, a program that conducts outreach and delivers support to unsheltered homeless individuals.

**2021** NYC and Westhab prevail in an important lawsuit that sought to prevent the opening of the Park Savoy shelter in Midtown Manhattan, showing that no neighborhood is exempt from caring for our neighbors most in need. The employment-focused shelter will open with comprehensive services.

**2021** Westhab opens Dayspring Commons, a 63-unit affordable and supportive housing residence. Westhab also reopens the state-of-the-art Dayspring Community Center, completing the Dayspring Campus.



# A Dayspring is Coming

After many years of leading community development efforts in the Nodine Hill community of Southwest Yonkers, the Dayspring Campus has become a reality. We've welcomed 63 families to Dayspring Commons, the brand new affordable and supportive residential building. Of those families, 37 are formerly homeless and now have access to all of the support services necessary to thrive in their new homes. Next door, situated in the former Good Shepherd Presbyterian Church, is the state-of-the-art Dayspring Community Center. The center offers comprehensive youth and adult educational programs, a food pantry, access to technology and employment services, and so much more. These two spaces make up the Dayspring Campus, a culmination of all that Westhab does to *build communities* and *change lives*. Our pillars of real estate development, housing the homeless, employment services, and youth services have all come together in Yonkers—right where Westhab started 40 years ago.



"I'm thrilled to see the completion of the Dayspring Campus, which is a win-win for both the residents of Dayspring Commons and the Nodine Hill neighborhood. Dayspring is providing much-needed affordable and supportive housing for a mix of individuals in Yonkers. It is also a significant asset to all area residents with its brand-new, state-of-the-art community center with a wide range of programming." — Mayor Mike Spano



"As a Westhab board member and chair of the Dayspring Campaign, watching the dream of Dayspring become a reality has been a tremendous source of pride and joy. Over the last decade, I have been a firsthand witness to Dayspring becoming the embodiment of Westhab's work *building communities* and *changing lives*. I can't wait to see what the future holds for the Nodine Hill community, and I look forward to continuing to support the essential work that Westhab does in Yonkers and beyond." — Ken Hanau

The Dayspring Campus is the largest investment in a generation in Nodine Hill, an anchor for the community, and a catalyst for further community development.





# Creating High-Quality Homes That Are Affordable

**Housing is a critical social justice issue. Westhab seeks to make sure that high-quality affordable housing is in reach for everybody. Gouverneur Place contains 68 of the over 900 units of housing Westhab has built and was developed to be an integrated living environment for low-income families and individuals with mental health challenges.**

The love between Harold and his daughter, Raquel, is obvious—only strengthened by all they’ve been through together. In 2014, when Harold got severely injured on the job and couldn’t continue working, he and his daughter moved into a homeless shelter in New York City. Harold and Raquel stayed in a small room with their beds almost touching. A middle-school student at the time, Raquel struggled to keep up with her education. They felt hopeless. **“I didn’t think we were gonna make it out,”** said Harold.

After two challenging years in the shelter, Harold received a life-changing call. Westhab had a two-bedroom apartment available for them at Gouverneur Place—a brand new affordable and supportive residential building in the Bronx built and operated by Westhab. Harold went to meet with one of Westhab’s property managers, Michelle. She made him feel at ease. **“She was like, ‘Look, don’t be ashamed. You just came out of the shelter. A lot of people are a paycheck away from being in that same position’. I never forgot that,”** Harold shared. With a smile on his face, Harold described the moment that Raquel returned from school to their room at the shelter and he held up the keys to their two-bedroom apartment. **“She was really, really happy,”** he said.

Moving out of the shelter and into Gouverneur Place was a turning point for Harold and Raquel. **“When Westhab came in, it was like a dream come true because she got the chance to get her own space and continue her education. It meant everything,”** said Harold. He is also grateful for the peace of mind that comes from the building’s security staff. **“Raquel really feels safe when she comes into the building,”** said Harold. This past spring, Raquel graduated from high school. Because of the pandemic, she donned her cap and gown in the courtyard at Gouverneur Place. **“Westhab saved my daughter. I know it did,”** said Harold. He is intent on helping his daughter achieve her dreams as she continues her education. **“When they say Westhab changes lives, that is an honest statement. Because it does, it really does. My daughter and I are living proof of that.”**



Harold and his daughter, Raquel

“When Westhab came in, it was like a dream come true because she got the chance to get her own space and continue her education. It meant everything.”

— Harold



# Providing Pathways to Permanent Housing

**Westhab's rapid re-housing centers provide the services and support necessary for individuals and families to thrive while they work toward securing permanent housing. The Coachman Family Center is one of the two family shelters in Westchester County operated by Westhab, offering apartment-style facilities as well as an array of services designed to help residents achieve and maintain self-sufficiency.**

Michelle's eldest son was born deaf. The endless visits to doctors and specialists made it difficult for Michelle to find and hold onto a job. As her family grew, Michelle fell into a challenging cycle—often unable to find care for her children while she searched for a job, and struggling to find a job that paid enough to afford childcare. Michelle was living in North Carolina when her uncle got sick. She returned to New York to help her mother care for him. When he passed, she and her kids were left without a place to live and without the means to find one. Michelle and her family moved into a Westhab family shelter, which provided the support that Michelle and her family had been missing.

It hasn't been an easy road for Michelle, but Westhab's staff have made it bearable. **"There are a lot of people here to help and they try their best. The help and support we've been given while we look for housing is excellent,"** she shared. For Michelle, the greatest thing about living at the family shelter is the childcare. It's there that she met Jessica, one of the full-time childcare providers. Jessica made a real effort to connect with Michelle's children and make them feel comfortable. It's clear in the way the kids interact with Jessica that they love and trust her. **"They wake up and want to go to daycare,"** said Michelle. **"They're excited to go and ready to learn."**

Michelle is committed to finding a job and quality housing that she can afford. With the help of childcare at the family shelter, Michelle is able to search for a job while knowing her children are being cared for. **"They help as much as possible. You can bring your kids to childcare and go to an interview. They're here for when you need something important. They do a lot of things with the kids, even on the weekends."**

Jessica has high hopes for the family, and she sees a lot of potential in Michelle's children. **"I know that once they're older they're going to do something important in life. I just know it. I wish nothing but success for the whole family and for them to be happy."**



Michelle and her two youngest children with Jessica (far left), Westhab childcare worker

"I know that once they're older they're going to do something important in life. I just know it."

— Jessica



# Supplying Ladders to a Living Wage

**Westhab gets people ready for work, arms them with the tools they need to excel, and helps them find the right job opportunities to match their skills and career ambitions. The New Beginnings Internship Program at Willow is just one example of how Westhab uses an individualized approach for each client and builds strong relationships with its employer partners.**

William was working in security in New Jersey when COVID-19 hit. Pandemic-related layoffs caused him to lose his job and subsequently lose his home. With nowhere else to turn, William found himself at Westhab's Willow Avenue Rapid Re-Housing Center in the Bronx. **"It was a bumpy road,"** said William. **"It was like having to start all over again. But, I remained determined."**

At Willow, William worked with Westhab's employment services staff to find a job. That's where he learned about the New Beginnings Internship Program. Through this program, a group of shelter residents are given the chance to intern. They are placed in jobs in the shelter, given a weekly stipend, and mentored by employment counselor, Ron. William was chosen as an intern in early 2021. **"It was a great opportunity for me at the time because being here, being in the shelter system, with idle time doing nothing, I felt better doing something,"** said William. **"I had to help myself in order to get help from others. It led me to where I am now."**

After six weeks in the internship program, William's commitment was evident. **"One of the things I noticed about him is he was serious about working,"** Ron shared. **"He impressed everybody around here."** When the internship was over, William was offered a full-time position at Westhab working in maintenance. With steady employment, he was able to focus on attaining permanent housing. Today, William has moved out of Willow and into his own apartment. He loves his job at Westhab, and he's not done yet. **"My goal is to work hard and move up the ladder,"** he said with a smile. **"I see myself being here for a long time. I'm just determined to better myself."**



William (right) and Ron, Westhab employment counselor

**"I see myself being here for a long time.  
I'm just determined to better myself."**

**— William**



# Empowering Youth to Reach Their Full Potential

**Westhab's youth programs—which are based in schools, shelters, and community centers—provide a safe and supportive environment for young people to explore their potential and put themselves on a pathway to college, careers, and long-term success. The Skills for Life Program is empowering the next generation to pursue their dreams.**

About three years ago, at just 14 years old, Leo moved into the Coachman Family Center with his family. It was a difficult time for Leo and his two siblings, moving out of their home and into a shelter. But when they got to the Coachman, they were greeted by Westhab's teen counselor, Stephanie. She welcomed them and told them about **Skills for Life—a program that offers academic support and promotes social-emotional learning.** Youth participants are provided with paid internships, academic tutoring, SAT prep, and leadership development opportunities.

Leo and his siblings thrived in the Skills for Life Program and utilized all of the youth services programs offered at the Coachman. **“Youth Services was a really good place where a bunch of people my age could get along,”** said Leo. They became paid teen assistants that summer helping with college readiness and financial literacy workshops. According to Stephanie, **“As new teens came into the program, Leo presented himself as a mentor, teaching the ropes and helping with adjustment.”** The program and Stephanie made living in a shelter a more positive experience, allowing Leo to gain work experience and soft skills that would help him land summer jobs and give him the confidence to start his own business.

In early 2021, Leo's family was able to move out of the Coachman and into a home in Connecticut. Leo is now 17 years old and excited for his future. **He has plans to pursue a business management degree and start an auto detailing business with his brother.**



Leo

“Youth Services was a really good place where a bunch of people my age could get along.”

— Leo

# Westhab 2020 Financial Report

Westhab has achieved and sustained financial strength while our organization has continued to grow. This foundation has given Westhab the ability to deepen our impact in the communities we serve.

## WESTHAB'S 2020 FINANCIALS

### Revenue

|                                                             |                      |       |
|-------------------------------------------------------------|----------------------|-------|
| Transitional Housing                                        | \$ 64,280,000        | 72.4% |
| Supportive Housing                                          | 8,824,288            | 9.9%  |
| Affordable Rental Income                                    | 3,976,065            | 4.5%  |
| Employment Services                                         | 741,576              | 0.8%  |
| Youth Services                                              | 1,563,859            | 1.8%  |
| Other/Pledges Receivable                                    | 2,202,248            | 2.5%  |
| <b>Total</b>                                                | <b>81,588,036</b>    |       |
| Capital Grants, Gain on disposal<br>and other non recurring | 7,155,626            | 8.1%  |
| <b>Total</b>                                                | <b>\$ 88,743,662</b> | 100%  |

### Assets

|                                      |                      |      |
|--------------------------------------|----------------------|------|
| Affordable Rental Housing            | \$ 73,606,099        | 47%  |
| Supportive Housing                   | 19,032,417           | 12%  |
| Properties Under Development         | 27,482,350           | 18%  |
| Current Assets, including cash       | 24,245,352           | 16%  |
| Reserves and other restricted assets | 9,503,266            | 6%   |
| Other Assets                         | 1,536,577            | 1%   |
| <b>Total</b>                         | <b>\$155,406,061</b> | 100% |

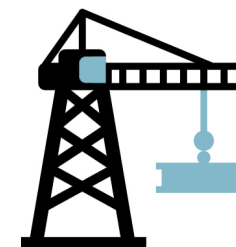
# Westhab 2020 Impact



Provided 2,534 transitional, affordable and supportive homes



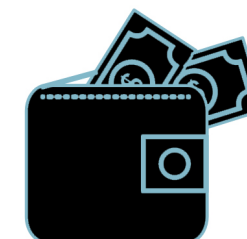
Placed 478 homeless households into permanent housing, including 232 families and 246 individuals



Topped off Dayspring Commons, a 63-unit, state-of-the-art, affordable and supportive rental building, now open in 2021



Served 1,136 elementary, middle, and high school students in after-school and summer programs



Placed 608 job seekers into employment



**\$18.49**

average hourly wage



# Our Supporters

**We are grateful for the partnership and support we received from our donors in 2020. Thank you for your belief in our mission and the impact you are making in the community.**

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**A New York Life volunteer poses with a young scholar at the Coachman Family Center**



**Bob Petrocelli (First Vice Chair of the Board) and Rich Nightingale (President and CEO) pose with Dayspring Community Center youth and a \$100,000 check for the Dayspring Campaign**

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#### \$100-\$249

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 David and Susan Allen  
 Anonymous (2)  
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**We would like to recognize everyone who has made a multi-year commitment and/or donated \$25,000 or more during the Dayspring Campaign for the Dayspring Community Center. Thanks to you, the renovation is complete, and we are beginning to fill the space with life-altering, state-of-the-art programs.**

Alexandra's Playground  
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**We would like to recognize the following members of the Westhab Legacy Society, who have included Westhab in their wills and will help build communities and change lives for generations to come. Contact us to learn more!**

Jim and Linda Foy  
 Jesse and Maris Krasnow  
 Richard and Alexis Nightingale



The Weinberg family (Vivian, David, and Judy) with Maureen Natkin (VP of Development) and Rich Nightingale



**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 pathways to permanent housing for people who are experiencing homelessness
- Supplying ladders to a living wage
- Empowering youth to reach their full potential



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