WESTHAB

2025-2026 IMPACT REPORT

Celebrating 45 Years

It starts with housing.

Across the country—and profoundly here in the NY metro region—we face a housing supply crisis and an urgent affordability crisis. Building the housing we need will not be quick or easy.

But there is cause for hope. More and more, our community is saying **yes to investment, change, growth, and a brighter future.**

Federal, state, and local governments; local elected leaders; supporters and partners like you; Westhab residents and clients; and Westhab employees are all saying **yes to accelerate housing production and services to seize the opportunities we've created.**

Westhab is embracing this moment, leveraging 45 years of mission-driven impact to deliver for our community. From our first development in Rockland County to our most recent building opening in the Bronx, we are investing in a stronger New York.

And Westhab's work goes far beyond housing, delivering services and lasting solutions for our communities. Job training, youth development, and case management stretch across our portfolio—for our residents and for the entire community.

Thank you for being part of the Westhab story and saying yes to a future where everyone has a place to call home and the opportunity to thrive.

Rich Nightingale
President & CEO

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Westhab Team at the 2026 Celebration Dinner

Debra and Chartiana. Left Inset: Chartiana's family celebrates their first Christmas in their new home. Right Inset: Chartiana's sons in front of their new car

Yes to a New Future

There was a time when Chartiana almost stopped believing that things would get better.

Coming to a Westhab shelter with a toddler and pregnant with her second child, she was suddenly facing parenthood on her own and without a home. She was overwhelmed by anxiety and postpartum depression. "I wanted to give up," she says.

"After coming from the shelter into this new home, I feel like nothing can stop me. I'm able to do whatever I put my mind to. It started with housing, and now, all things seem possible."

Then she received an email: she had been selected for a two-bedroom apartment at Westhab's Summit on Hudson, an affordable housing residence. **"I broke down crying because it was exactly what we needed,"** she recalls.

With newfound hope and the support of Debra Gotay, Westhab Case Manager, she connected to mental health services, and today, Chartiana works at the Westchester Department of Social Services helping people as they face many of the same challenges that she once experienced.

"It was a full-circle moment," she says. **"Just a few years ago, I was the one needing those services."**

Now, Chartiana is raising her six and two-year-old sons in a stable home, and she's creating a future she once couldn't imagine.

The Next Yes: A Holistic Approach to NY's Housing Crisis

La Olazul, a 115-unit new affordable and supportive housing building in the Bronx, is a symbol of hope, delivering quality housing, abundant tenant amenities and green building features, and on-site services to help our residents thrive.

Yes in Numbers

2025:

4,201 ..... affordable, supportive, and transitional homes provided

1,456 ..... homeless households placed into permanent housing

2,577 ..... job placements for clients

2,604 ..... elementary, middle, and high school students served

OVER 45 YEARS:

1,970 ..... homes created

13,387 ..... homeless households moved to permanent housing

16,763 ..... job placements for clients

$755M ... invested in affordable, supportive, and transitional housing

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 high-quality affordable housing** 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.

Above: 30 West Groundbreaking. Below: Mayor Michael Kohut

Yes to Affordable Housing

In early 2026, Westhab broke ground on our first affordable housing development in Rockland County: 30 West, Village of Haverstraw. We sat down with Michael Kohut, Mayor of the Village of Haverstraw, to hear his perspective.

Why was supporting the 30 West development important to you?
Mayor Kohut: The Village and the area are in desperate need of affordable housing, and this project was going to provide exactly that. It wasn't 10% affordable—it was completely affordable, with 81 homes, 20 of which are supportive for formerly homeless residents. We know the need, and this was the best way to address it. We're happy that it's coming to fruition.

In your view, what opportunities can stable housing create for people?
Mayor Kohut: Stable housing creates so many more possibilities in people's lives. When you don't have that worry, you can start dreaming bigger. Maybe it's going back to school, a career change, or doing different things for your kids that you couldn't do before. It's not just housing—it's stability. And stability lets you do other things that you wouldn't otherwise be able to do.

What gives you confidence in Westhab's ability to make 30 West a success?
Mayor Kohut: We're happy with Westhab as the developer for several reasons. They've done this in communities like ours before, so we're comfortable they know what our people and our community need. They've taken great care in developing this project and have been concerned about the community they're joining. These folks know that, to be successful, they have to become part of the community. And the additional services Westhab provides are tremendously helpful—not only to the people living in the building, but to the community at large.

About 30 West

- **81** affordable and supportive homes including **20** units for formerly homeless households
- On-site resident services such as case management and security, children's playroom and rooftop terrace
- Sustainable, ENERGY STAR-certified development
- **68** public parking spaces, plus resident parking

Above: Westhab Leadership Academy in session Right: Westhab CEO Rich Nightingale and WLA member Chrystasha McCalla

Yes to Opportunity

When a young man arrived at a Westhab shelter, Chrystasha McCalla saw he was at the lowest point of his life: kicked out of his home and homeless at 18. She encouraged him to find steady employment and move out on his own.

After 181 days, he did just that. The day he got his first apartment, he was overcome with emotion. "This wasn't how I was supposed to get my first apartment," he told her. **"But I needed this."**

"Westhab has built a remarkable organization of more than 1,400 colleagues focused on helping vulnerable people. Building a strong pipeline of leaders is essential to sustaining Westhab's growth and impact. We are proud to support Rich's vision for the Westhab Leadership Academy and hope others will see the value of investing in Westhab."

— Andy and Andrea Potash, Westhab supporters since 2014

Moments like this are why Chrystasha works at Westhab. She joined as a case manager and was promoted to senior case manager at Lynx Rapid Re-housing Center in Brooklyn, helping people move from homelessness to permanent housing. Recognizing her potential, she was invited to join Westhab Leadership Academy (WLA).

Westhab President and CEO Rich Nightingale, who started at Westhab as a college intern, designed WLA to support our incredible team and create career development pathways. With a leadership gift from Andy Potash of Distinguished, this vision came to life.

Through WLA, Chrystasha has grown more confident in navigating difficult conversations, solving problems, and leading her team.

"Having this community has made me a better leader. I can see that by investing in our staff, we are investing in the people we serve."

Westhab Leadership Academy: 2025-2026 inaugural year

- **21 emerging leaders**
- **4.5 years average employment**
- **50%+ promoted**
- **$350,000 multi-year gift for leadership development**

Housing is the Answer

For the first time in a generation, Washington, Albany, New York City, Rockland and Westchester all moved in the same direction, at the same time, toward the same goal: building more homes, faster.

FEDERAL: The bipartisan ***21st Century ROAD to Housing Act,*** the most significant federal housing bill in decades, streamlines environmental reviews for new housing construction and bans large institutional investors from buying up single-family homes.

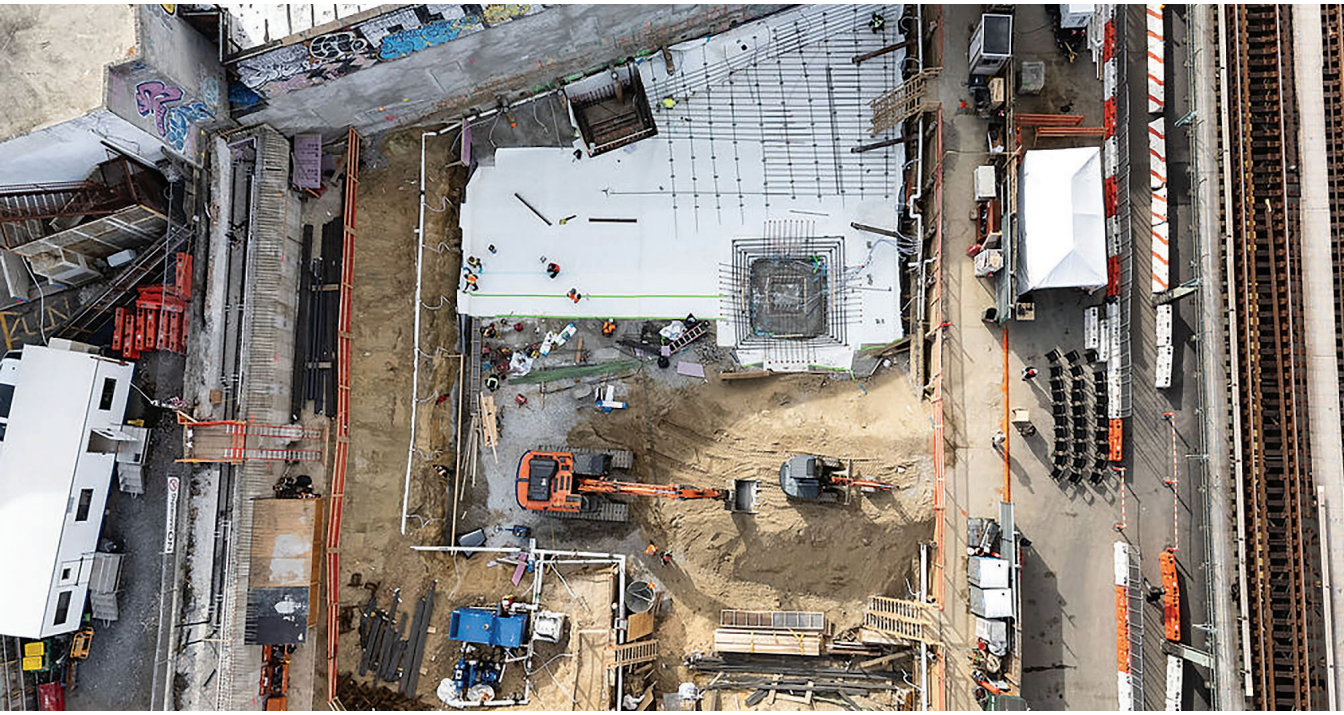
NEW YORK STATE: Through the Governor's ***Let Them Build*** agenda, the State is fast-tracking developments shown to have no significant environmental impact.

NEW YORK CITY: The ***City of Yes for Housing Opportunity*** delivered the most sweeping changes to the City's Zoning Resolution since 1961, while the City's Charter Revisions created a faster review process. ***Block by Block,*** NYC's new housing plan, aims to add 200,000 new housing units and preserve an additional 200,000 existing units over the next decade.

LOWER HUDSON VALLEY: Westchester County continues to fund critical land acquisition and infrastructure programs, and recently issued the second round of its ***Housing Flex Fund.*** Westhab's newest frontier, Rockland County, developed the ***Housing Action Loan Opportunity*** program to combat its housing shortage.

Every level of government has recognized the reality Westhab has long understood: housing costs too much and is out of reach for too many people. With this momentum, Westhab is positioned to build more housing to meet the moment.

Below: Building 115 units of affordable housing in the Bronx at La Olazul



Yes to Westhab

Bronx Borough President Vanessa Gibson addresses graduates of Westhab's CRED Employment Program

Thank you to all of our donors for making it possible for us to build communities, change lives, and say Yes to a brighter future for the people and communities we serve.

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