



*Building Communities. Changing Lives.*

IMPACT  
REPORT  
2022-2023





*Building Communities. Changing Lives.*

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**On the cover:** Queens Boulevard Rapid Re-Housing Center, a purpose-built, 175-bed transitional shelter. Queens Boulevard is the first NYC shelter owned by Westhab.

# From Our Leadership

Westhab represents **home for over 3,000 households in our community**. Westhab represents **services and support for over 10,000 community members**. Our values are unwavering: **Everyone deserves a place to call home. Everyone deserves the opportunity to fulfill their potential and thrive.**

With your support, Westhab has continued to grow its impact to provide what is urgently needed in our community—**affordable, supportive, and transitional housing, pathways from homelessness to permanent housing, employment services and youth services.**

We've always known that the people Westhab is honored to serve are the real experts in how to overcome challenges and transform their lives to achieve their goals. In this Impact Report, you will hear from residents and participants in their own words. We are grateful to be able to support each individual journey and celebrate each success.

Westhab envisions a community with abundant housing and opportunities to thrive for all. We envision a community where everyone writes their own success story. We are grateful for your support, which is helping our work grow and evolve. Westhab is honored to be an essential and relied-upon part of our community, and we are humbled by your belief in our mission. **Together, we truly are *Building Communities. Changing Lives.***

Thank you,



Rich Nightingale  
President & CEO



Jesse Krasnow  
Board Chair

# Westhab All-Time #'s

**1,094**

**Homes Created**



**9,851**

**Homeless Households  
Moved to  
Permanent Housing**



**9,628**

**Job Seekers Placed  
into Employment**



# Westhab 2022 Impact #'s

Placed **702** homeless households into permanent housing,  
including **281** families and **421** individuals

Provided  
**3,175**  
transitional,  
affordable and  
supportive  
homes

Opened **Queens Boulevard  
Rapid Re-Housing Center**, a  
brand-new, purpose-built,  
**175**-bed space

Placed **1,529**  
job seekers into  
employment at an  
**average hourly  
wage of \$20.34**



Served  
**1,658**  
elementary, middle, and high school  
students in after-school and  
summer programs



## 2022 IMPACT: Housing

For some, their journey at Westhab and towards permanent housing begins with a stay in transitional housing (i.e. shelters, or what we call Rapid Re-Housing Centers). Rapid Re-Housing programs are part of a vital housing safety net in place while we work to expand the supply of quality affordable housing. Our ultimate goal for these residents is to connect them to permanent housing and provide resources to help them sustain it.

### ▶ We Operate:

- ▶ **FIVE Rapid Re-Housing programs in Westchester**, serving over 300 households.
- ▶ **SEVENTEEN Rapid Re-Housing programs in NYC**, providing housing for over 2,100 households.

**702** homeless households re-housed.

## Our Approach: Building Communities

Westhab is the largest non-profit developer of affordable and supportive housing in Westchester County, with a portfolio of 865 units of permanent affordable housing.

**Sneak Peek:** La Olazul is a planned 115-unit affordable housing development that Westhab is creating in partnership with Vaya Development in the Mount Hope neighborhood of the Bronx. The building incorporates sustainable design to reduce energy consumption, increase healthy living, and lower the building's carbon footprint. In creating developments like La Olazul, Westhab is demonstrating that affordable housing can be high-quality, replicable, and sustainable.



Rendering by STAT Architecture

# Deysi's Story: In Her Words

"I want people to know that not every story is the same, and there are many stereotypes about homelessness that are just wrong. Even though my husband and I work full time, my family faced two evictions before we ended up at Westhab's Intervale Rapid Re-Housing

Center. We went into the shelter for one reason—to get our independence back. I am so grateful Westhab came into our lives. The whole time they treated us with respect, and helped us with everything from applying for housing to getting essentials for my children. Thanks to them, my family was able to step into our own apartment again. From what I have seen in my own experience, when you give people the tools and support, they will get back on their feet."



## ► Our Response to the Current Challenge Facing NYC

As thousands of asylum seekers have arrived in New York City over the past year, there has been an intense and urgent effort by New York City and its network of homeless service providers, including Westhab, to expand services and open new sites to meet this need. To do our part, Westhab has stepped up to operate two new sites serving this population. We are committed to welcoming and serving these new members of our community with the same level of care and compassion that we provide all of our residents.



## 2022 IMPACT: Youth

Westhab is investing in the lives of our youngest community members by providing high-quality educational and recreational programming across Westchester and NYC. Westhab's youth programming provides academic support, as well as recreation and enrichment instruction, including hands-on literacy, STEM and arts activities.

# 1,658

youth served in 8 after-school sites throughout NYC & Westchester.

### ▶ We Operate:

- ▶ **Three NYC Out-Of-School-Time Programs & Four Community Schools** providing after-school and summer camp for NYC students.
- ▶ **The Dayspring Community Center**, a safe haven and after-school center in Yonkers for school-aged youth, also featuring adult education and family programming.
- ▶ **Recreation Coordination** at all Family Rapid Re-Housing Centers as part of wraparound support services for families in shelter.

### Our Approach: Changing Lives

Westhab operates after-school programs in some of the most under-resourced neighborhoods in New York. For Nilo and Johan, two students from Westhab's Atmosphere Academy After-School Program in the Bronx, after-school has been a place for growth and transformation. At the start of the school year, these students were struggling with their behavior and found themselves having conflicts with peers and school staff. Under the dedicated guidance of the Westhab team, Nilo and Johan developed their leadership and academic skills, becoming role models to their after-school peers. Johan is even quarterback for the Westhab football team, a team the boys helped found!



## Nilo & Johan's Stories:

# In Their Words

"I don't have the same problems I did before I came here. I feel better about myself. I have a jersey from the Westhab football team that I earned as a rising star. It means a lot to me because I earned it with my own hard work." —Nilo



"I wasn't able to play for my school's football team. I took a chance and asked Westhab Staff if we could form our own team. I ended up learning a lot of new stuff in after-school, actually. My other favorite activity is book club, which I didn't think I would like. I never thought in a million years my life would change so much because I did something new. The other day, I was almost in a fight, but I decided to use all the things I learned here, and I walked away. I would have never done that before I started coming to Westhab after-school. I look back, and I prefer this Johan!" —Johan



## 2022 IMPACT: Employment

Westhab understands the vital connection between employment and the ability to maintain permanent housing. It is essential to provide access to careers with living wages, so families are not living paycheck- to-paycheck, where one paycheck can make the difference between keeping or losing your home. We offer a variety of employment service programs, including free occupational skills training for in-demand fields that lead to living wage careers. Westhab is dedicated to helping job seekers thrive in the communities they live in.

**1,529** job seekers placed into employment at an average hourly wage of \$20.34.

### ▶ We Operate:

- ▶ **In-house employment services** at every Westhab Rapid Re-Housing Center.
- ▶ **Job training** and **credentialing programs**.
- ▶ **Employment centers** throughout Westchester open to the general public.



## Our Approach: Second Chances

One of the many employment programs Westhab operates is the Mount Vernon Gun Violence Prevention Program. Through this outreach program, our team works to disrupt cycles of violence and poverty by providing young adults in the most at-risk zip codes of Mount Vernon with job training, credentialing, and placement in well-paying, meaningful jobs. At its core, Westhab's program focuses on providing a clear path in the right direction for at-risk youth and connection to long-term careers.

### Program Successes:

**127**

participants served in total

**120**

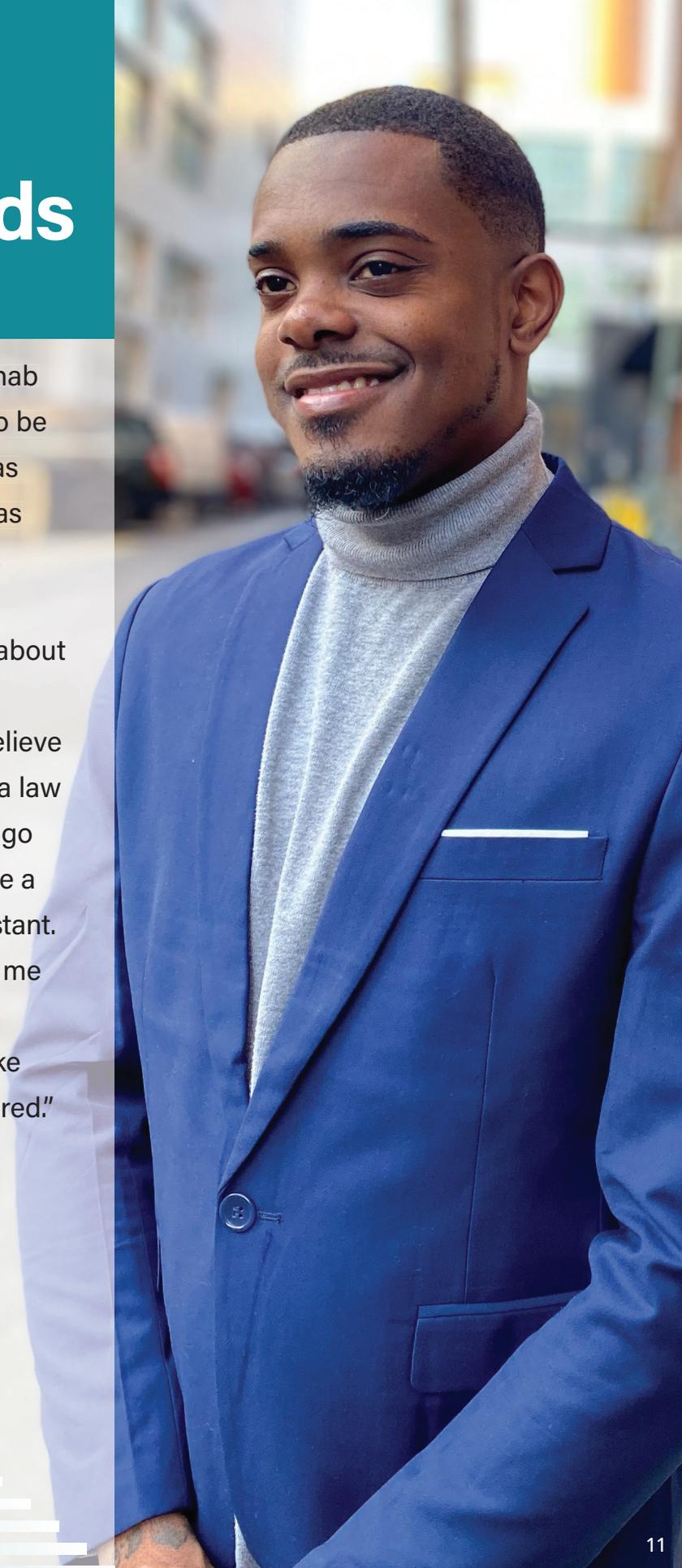
at-risk youth placed in jobs

**72**

employment trainings offered

# Jamie's Story: In His Words

"I was recommended to Westhab as part of my court process. To be honest, coming to Westhab has totally changed me. When I was getting in trouble with the law, I didn't care about anything. Westhab allowed me to think about the situation differently, as an opportunity. They made me believe I could do the first job I got in a law office. Then, I believed I could go back to school, and now, I have a full-time job as a medical assistant. That judge that recommended me to Westhab, he called me an MVP and an example. Feels like going from a zero to one hundred."

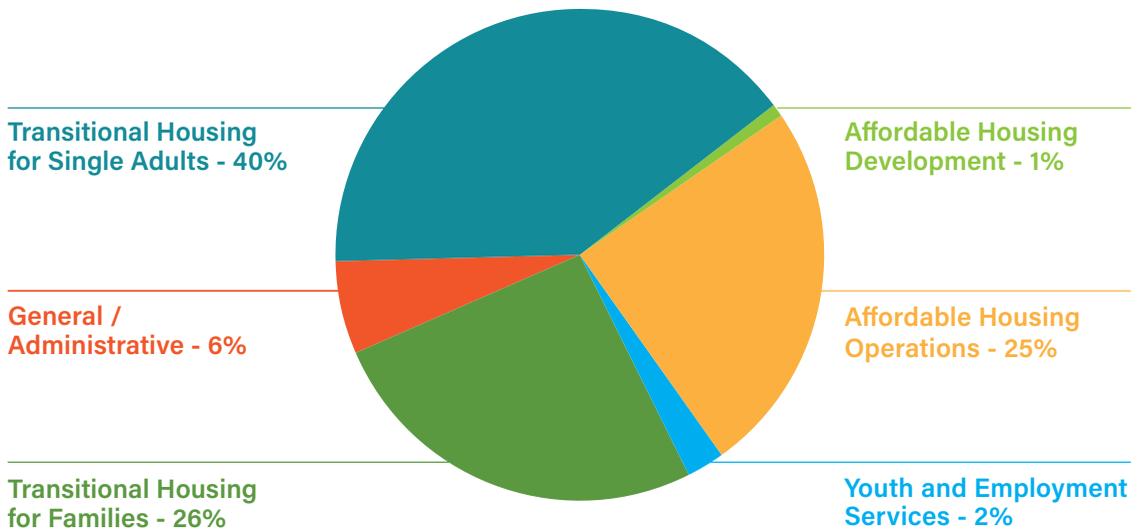


# Financial Report

## Excerpts from Westhab’s 2022 Financials

<b>FY22 Revenue</b>	<b>\$ 117,275,137</b>	<b>100.0%</b>
Government Contracts	103,518,070	88.3%
Tenant Rentals	7,689,719	6.6%
In-Kind Contributions	3,189,000	2.7%
Philanthropy and Private Support	1,221,995	1.0%
Affordable Housing Development Fees	568,204	0.5%
Property Management Fees	462,536	0.4%
Other	351,789	0.3%
Capital Grants for Affordable Housing Development	273,824	0.2%

## FY22 Expenses — \$115,328,361



## 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 financial information presented is prior to consolidation. For a copy of our audit, visit [www.westhab.org/financials](http://www.westhab.org/financials).

# Our Supporters

Westhab is honored to have the support of motivated and passionate partners and friends—from all corners of our community—who invest in our mission and are helping to build a community that has a place for every member.

*This list represents gifts of \$100 or more received between January 1, 2022 - December 31, 2022.*

## 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+

Cisco

## \$100,000-\$999,999

Fidelity Charitable  
Margaret and Andy Paul  
TD Charitable Foundation  
Westchester Workforce Funders Collaborative at the Westchester Community Foundation

## \$50,000-\$99,999

Bank of America Charitable Foundation  
The Frog Rock Foundation  
Jewish Communal Fund  
Jesse and Maris Krasnow  
Mother Cabrini Health Foundation  
The Stephens Family Charitable Foundation

## \$25,000-\$49,999

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Bain Capital Community Partnership  
Joseph & Sophia Abeles Foundation Inc.  
Lisa Kunstadter and Nicholas Stephens  
Robert and Anne Petrocelli / Petrocelli Financial Services  
SD Builders & Construction LLC  
Vivian and David Weinberg  
Wells Fargo  
Westchester Community Foundation

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The River Trust  
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Schwab Charitable  
Soros Fund Management  
St. Faith's House Foundation  
Tina and Steven Swartz  
Tudor Foundation  
Paul Turovsky and Monica Casey



## \$5,000-\$9,999

Alliant Credit Union Foundation  
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The Pinkerton Foundation  
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Donna Jakobovitz Spector  
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Vanguard Charitable  
Patricia and Frank Vitelli  
Webster Bank  
Judith Weinberg\*  
Anne Zaldastani and John Griffen

## \$2,500-\$4,999

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Bright Power





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 Alec Webster  
 Gloria Welcome  
 Alexander Wrede  
 Leah Zennario  
 Wuhuang Zhou  
 The Zurich Family

*\*deceased*



*Front and back cover photos and photos on pages 4, 5 (right), 6, 8 (left), 10 (bottom), 14, and 15 (left) taken by Karla Tomanelli. All other photos taken by Westhab Staff.*



8 Bashford Street • Yonkers, NY 10701

## 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

