

WESTHAB

2023–2024 Impact Report



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From Our
Leadership

With your support, Westhab has continued to grow its impact to meet needs in our community, while staying true to our values and ensuring quality services for everyone who passes through our doors.

This year, we opened the most eco-friendly development in our 43-year history, Summit on Hudson in Yonkers. We are also in construction on another sustainably-designed affordable residence and three custom-designed shelters that prioritize the value and dignity of everyone we serve. We've stepped up to meet the needs of asylum seekers, designing new programs dedicated to these families. Our staff work tirelessly to adapt our services to best help each family on their path forward.

Westhab's Youth and Employment Services programs are reaching more people than ever and helping the next generation realize their full potential. Our Employment Services programs put our community back to work, in quality jobs with pathways to living-wage careers. And Dayspring Community Center has become a central service hub in Yonkers, realizing the vision of that transformative investment.

Westhab represents home and support to so many in our community. Westhab also represents care, compassion, and humanity. You allow us to do our part to create a more equitable community where everyone has the opportunity to thrive.

Thank you for your partnership as we continue to build communities and change lives together.

Rich Nightingale
President & CEO

LEADERSHIP TEAM

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2023 & All-Time
Impact Numbers

2023

898 homeless households
moved to permanent housing

2,209 job seekers employed
at an average hourly wage of \$19.61

1,762 elementary, middle, and
high school students served

4,034 homes provided

All-Time

1,394 homes created

10,749 homeless households
moved to permanent housing

11,837 clients placed into jobs



2023 Impact: Housing Services

Since 2021, Westhab has led the effort to coordinate the **Emergency Housing Voucher (EHV)** program for all of Westchester County, helping people experiencing or at risk of homelessness **find permanent housing and subsidize their rent based on income**. The vouchers are valid for nine years.

Jesse Johnson, Asst. VP of Data & Quality Assurance, and other members of the Westhab team oversaw the process from start to finish, identifying priority populations, guiding them through the application process, and managing the tracking of applications for the entire region.

4,034
transitional,
affordable, and
supportive
homes provided

898
homeless
households
placed into
permanent
housing

“There was a huge team effort to organize and coordinate staff from 18 different agencies and 34 programs, and gather all the paperwork to complete applications for as many eligible County clients as we could, including our Westhab clients,” says Jesse.

All the hard work paid off. **Westchester led the state in the number of vouchers utilized throughout most of the three-year process**, until NYC, with a population eight times greater than Westchester’s, eventually caught up. **Out of the 1,566 vouchers issued to New York State, Westchester housed 359 households (23%), and nearly 1,000 individuals.**

What’s more, Westhab clients accounted for nearly half of all of these moves.

“The dedication and hard work across the state led to an outstanding achievement in the fight against homelessness in New York,” shares Jesse. *“We should celebrate the victory, but there are still homeless households on the waitlist, which goes to highlight the ongoing need for more affordable housing throughout our state.”*



Emergency Housing Vouchers: Success in Westchester County

359 households / **943** total clients
permanently housed in 34 months

666 EHV referrals completed

565 EHV applications received

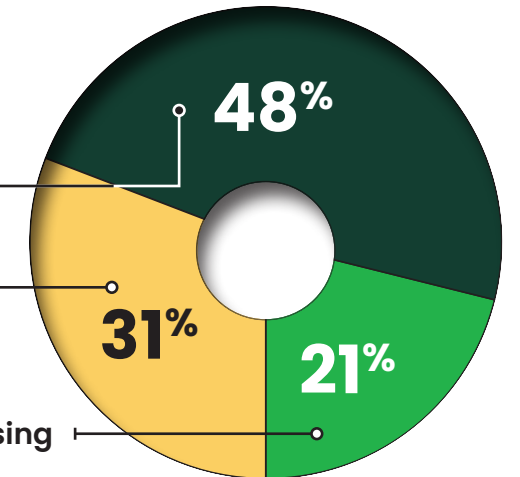
366 EHV applications approved

CLIENT POPULATIONS RE-HOUSED

shelter
clients

domestic
violence
survivors

rapid re-housing
clients



23% of all EHV Vouchers utilized in NY State were in Westchester County



◀ Jesse (back row center) and the amazing team who achieved 943 permanent housing placements for Westchester residents through the EHV program

Dayspring Youth Program

Westhab's Youth Services programs empower young people to dream big, achieve their goals, and reach their full potential. For example, the **Dayspring Youth Program** offers students academic support and enrichment activities in the areas of wellness, arts, STEM, and recreation. The **Teen Center** is a safe space where middle and high schoolers can socialize, do homework, play basketball, and access **college readiness** and **career exploration** programming.

Maria and her daughters, Carla and Carmen, live in the affordable and supportive Dayspring Commons residence. Her daughters attend the Dayspring Youth Program year-round.

"As a single mom, Dayspring is life-changing. My kids have the chance to do ballet and sports – activities many families in this neighborhood can't afford. After-school helps them with homework and teaches them healthy emotional skills. They've grown and carry those lessons and confidence into their school day."



2023 Impact: Youth Services

9 Westhab youth programs

1,762 elementary, middle, and high school students served

707 youth served in Westhab summer programs



"I love to do art and dance, and I want to be an artist when I grow up! I was having trouble with reading, but the Dayspring counselors helped me practice all year, and now it's easier to do my homework."

— CARLA

"My favorite parts of Dayspring are my counselor, Mr. K., ballet, and all the fun field trips."

— CARMEN



2023 Impact: Employment Services

2,209 job seekers employed

\$19.61 average hourly wage

Westhab Works

Westhab provides a path to financial stability for our residents and communities. Our **Employment Services** team helps thousands of job seekers with obstacles to employment find jobs that pay a living wage.

The **Westhab Works** program, in partnership with the Westchester County Department of Social Services, **assists social service recipients in securing and maintaining employment.** It connects individuals with job opportunities, offers training through Westhab job certification programs like **Career Pathways** and **Back to Work**, and provides job readiness workshops, financial literacy training, and ongoing support to promote long-term success and financial independence.



WESTHAB WORKS: HOW IT'S WORKING

623 clients placed in jobs since 2023

4,165 Dept. of Social Services clients served*

60 job seekers obtained occupational skills training certifications in security guard or construction fields since 2023

*As of 8/23/24

Chaz's Story

Chaz thrived at Con Edison until he became a single parent and had to leave his job to care for his children. Once he enrolled for SNAP benefits, he was referred to the Westhab Works program and was eventually offered a Job Developer position at Westhab. Now, he's helping candidates find jobs by creating and seeking opportunities for them.

"After going through such a crazy time, this job is a beautiful way to rewrite the cycle when you think about it—now I can give someone else the opportunity I had."



Welcome to Summit on Hudson! Overlooking the Hudson River, this **\$55 million investment** brings safe, affordable, resilient housing to a low- and moderate-income community in Southwest Yonkers.

WHO WE SERVE

- **113 low- to moderate-income families**
- Including **45 formerly homeless households**
- **The local community** that benefits from the energy-efficient design and green spaces of Summit

FROM SCENIC VIEWS TO SUPPORTIVE SERVICES

Summit provides individuals and families with an affordable, beautiful, and supportive space to call home.

- Apartments range from studios to three-bedrooms
- Scenic views of the Hudson River, George Washington Bridge, or inner courtyard
- Furnished units and on-site case management services for formerly homeless families

Summit on Hudson

101,000
sq ft of living space

100 kW
generated by Summit's solar panels

4,746
applications received for Summit's affordable housing



- Access to community rooms, full-time security, on-site laundry, parking, and EV charging stations

GREEN DESIGN

Designed by Amie Gross Architects, Summit prioritizes open space and a healthy living environment including a large central courtyard featuring a stone fountain. An educational exhibit about green design is available for residents and community members to explore!

- Designed by Amie Gross Architects and built by Lasberg Construction Associates
- **NYSERDA Buildings of Excellence Award** recipient
- **100 kW solar panel roof** offsets on-site electricity consumption
- Built using **locally sourced and eco-friendly materials**
- High-efficiency electric systems for heating, cooling, and hot water & **Energy Star-rated** appliances in every apartment
- **Living Wall** mirrors the nearby Palisades and is sustained by rainwater



"It's hard to describe how life-changing it is to have a home for my family in this beautiful, new building and that the rent is actually affordable. It has made me so excited about the future for me and my son!"

— SUMMIT RESIDENT
CHARTIANA



Westhab 2023 Financial Report

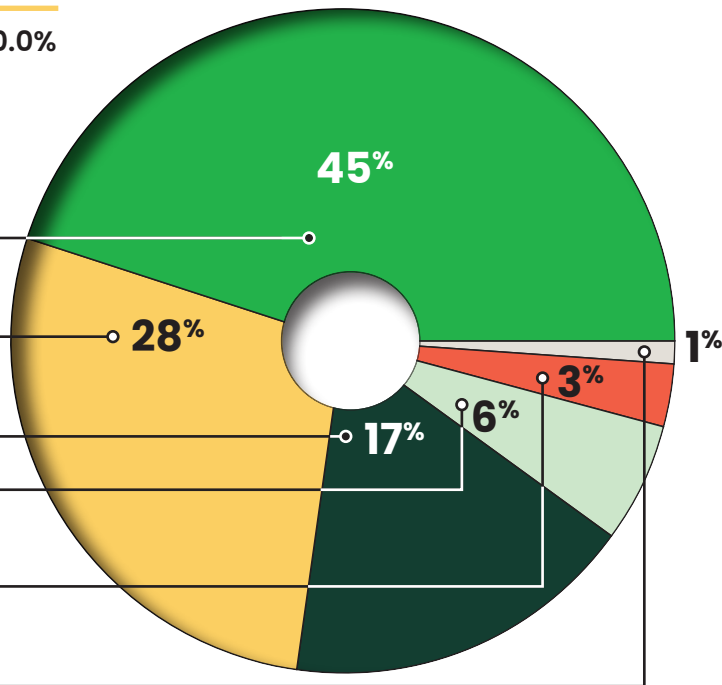


REVENUE

Government Contracts	140,960,121	87.5%
Tenant Rents	11,092,477	6.9%
Affordable Housing Development Fees	2,612,531	1.6%
Philanthropy and Private Support	1,702,396	1.1%
Gain on Sale of Assets	1,712,590	1.1%
Capital Grants for Affordable Housing Development	1,310,200	0.8%
Property Management Fees	601,308	0.4%
Other	723,350	0.4%
In-Kind Contributions	360,000	0.2%
Total	\$161,074,974	100.0%

EXPENSES

Transitional Housing for Single Adults	71,825,452
Transitional Housing for Families	44,580,227
Affordable Housing Operations	27,112,977
General/Administrative	10,492,209
Youth and Employment Services	5,439,008
Affordable Housing Development	1,163,367
Total	\$160,613,240



The financial information presented is prior to consolidation. For a copy of our audit, visit www.westhab.org/financials.

Our Supporters

Westhab is grateful for all our supporters and partners who invest in our mission. This list reflects gifts of \$100 or more received between January 1 - December 31, 2023.

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 New York City Department of Youth and Community Development
 New York State Department of Labor
 New York State Division of Criminal Justice Services
 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
 New York State Research and Development Authority

Rockland County Community Outreach Center
 Rockland County Department of Planning
 Rockland County Department of Social Services
 United States Department of Housing and Urban Development
 United States Department of Veterans Affairs
 Village of Haverstraw
 Westchester County Board of Legislators
 Westchester County Department of Community Mental Health
 Westchester County Department of Social Services
 Westchester Putnam Career Center Network
 Westchester County Youth Bureau
 White Plains City School District

\$100,000 +

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Gordon Weber
Laurie Weber
Dan Wedman
Trevor Yates

**Deceased*

*While we appreciate all gifts,
regretfully we cannot include all
those who volunteer their time
or make donations of goods and
services. Westhab is honored to
have the support of motivated and
passionate partners and friends
from all corners of our community.
Thank you!*



To learn more about all of Westhab's programs, visit our new website www.westhab.org