LETTER FROM THE CHAIRMAN & PRESIDENT

Dear Friends,

Westhab goes where we are needed and where our mission guides us. This year, we continued to grow and evolve to answer the call.

Whether it is providing a new affordable home to young adults in Yonkers, helping people move out of shelters and into permanent housing in the Bronx, or placing job seekers into employment in New Rochelle, we are committed to doing things the Westhab Way—with mission first, a trained and passionate staff, and a commitment to getting the job done.

We live in an uncertain, and often unjust, world. Many in our community face daunting challenges. We are proud and honored to deliver for those who rely on us. The Westhab Team rolls up its sleeves, puts the mission into action, and instills hope for the vulnerable and the voiceless every day.

We simply couldn’t be successful without the support and partnership of so many. Thank you for believing in our mission and being a part of the Westhab Story.

Sincerely,

Richard Nightingale
President & CEO
Jesse Krasnow
Chairman
For three decades, Westhab has provided solutions to homelessness. Our model, WesthabMoves, operates shelters as full service rapid re-housing centers, delivering the job training, apartment finding, and support that individuals and families need to secure and maintain permanent affordable housing. Shelters are an important resource for those in our community that have fallen on hard times. But shelters should be temporary and impart the skills needed for people to thrive upon exit and not return to homelessness.

Building upon our vast experience in Westchester, in 2016 Westhab partnered with New York City to operate a homeless shelter for men in the Bronx. In 2017, we added an additional men’s shelter in Queens. Our goal is to provide hope and a pathway to success for these men. WesthabMoves is working, and we are expanding our reach to more people than ever before.

New York thrives because of its diversity, including income diversity. And yet, the vast majority of housing is only built for the highest income households. For all of its complex causes, the solution to this crisis is simple: housing. Westhab’s quality affordable developments allow people to live in their communities with a high quality of life.

In late 2016, Westhab opened the Gouverneur Place Apartments, a 68-unit supportive and affordable apartment building in the Bronx. The building provides robust social services and amenities, and is a NYC Certified Green Property due to its many environmental features. In 2017, we followed with the Bruce Avenue Youth (BAY) House in Yonkers, for 16 formerly homeless young adults. BAY House delivers 24/7 services and support in partnership with The Children’s Village.
Westhab Stats

1,414 homes provided by Westhab
490 affordable housing units owned by Westhab
485 affordable housing units managed by Westhab
439 transitional housing units for homeless individuals and families

In 492 units, we provided housing and supportive services for special populations, including:
- 74 veterans
- 62 young adults
- 5 formerly incarcerated
- 115 senior citizens
- 256 disabled

Moved 192 homeless households to permanent housing
167 homeless families moved to permanent housing
25 homeless individuals moved to permanent housing

Provided employment services and training to 473 adults
259 placed in employment

1,220 children and youth participated in after school and summer programs

398 homeless children received childcare and recreation services at family shelters
26 teens were placed in paying jobs, working a total of 175 hours, through our Summer Youth Employment Program.

$10.74 average hourly wage
10% higher than minimum wage

84 new housing units developed
71 new units in construction
$51 million real estate development investment

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Changing lives starts with helping young people create their own paths to success. WesthabShines delivers comprehensive services to over 1,000 young people at our nine after-school centers in Westchester and the Bronx. By changing life trajectories we help families break the cycle of poverty by traveling a path to college, careers, and life-long success.

Following our acquisition of the building in late 2015, the Dayspring Community Center is thriving. The centerpiece of Dayspring is the youth program, serving neighborhood young people year-round. The center features partnerships with ArtsWestchester, the Jacob Burns Film Center, Manhattanville College, Kids X-Press Magazine, and Yonkers Public Schools. Join the Dayspring Campaign and help us bring the full potential of this Center to fruition! http://www.westhab.org/dayspring.html

The clients we serve strive to live independently and self-sufficiently. Many, however, have obstacles to employment and a living wage. WesthabWorks, our proven employment training model, empowers job seekers and delivers the training needed to ensure success in the workplace. Income translates to rent. Rent translates to independence. Westhab’s system works.

WesthabWorks

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In 2016-2017, WesthabWorks has grown by leaps and bounds. Our Strive Forward program works with young adults in the criminal justice system, helping them get on track with education and employment. Linking to Employment Activities Pre-Release (LEAP) works with incarcerated adults, pre- and post-release, to ensure a successful return to the employment world. Tech Hire delivers a "job readiness bootcamp" for young adults preparing for high demand technical jobs in seven Lower Hudson Valley counties. And the New Rochelle First Source Referral Center trains and employs local residents as part of the City’s development boom.
Westhab has both grown and become financially stronger in 2016. This has fueled a further investment in the organization to position Westhab for deeper impact and long-term success.

**We gratefully acknowledge the following 2016 major contributors for investing in our success.**

**Revenue — $40,881,431**

- Affordable Rental Income (6%) $2,650,981
- Youth Services (4%) $1,703,935
- Employment Services (5%) $1,944,574
- Capital grants and other non-recurring income (34%) $13,675,330

**Assets — $98,683,630**

- Transitional Housing (16%) $13,549,292
- Current Assets, including cash (9%) $9,184,054
- Other (2%) $1,582,799
- Supportive Housing (16%) $6,649,179
- Affordable Rental Housing (57%) $55,937,168
- Reserves and other restricted assets (5%) $5,173,068

**BENEFICIARIES - $10,000 +**

- Jefferson Boyce and Alberts Miles Boyce
- Klen and Raine Hines

**Affordable Rental Income**

- New York City Department of Housing and Urban Development
- New York City Department of Health and Mental Hygiene
- New York City Housing Authority
- New York State Department of Health
- New York State Office of Temporary and Disability Assistance
- New York State Office of Mental Health

**Employment Services**

- City of Westchester
- City of New Rochelle
- City of White Plains
- City of Yonkers

**Capital grants and other non-recurring income**

- New York State Education Department
- New York State Department of Health
- New York State Department of Labor
- New York State Division of Housing and Community Renewal
- New York State Division of Parole
- 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 Housing and Community Development
- New York City Department of Finance
- New York City Department of Hospitals
- New York City Department of Human Resources
- New York City Department of Social Services
- New York City Department of Transportation
- New York State Department of Corrections and Community Supervision
- United States Department of Housing and Urban Development
- United States Department of Veterans Affairs
- United States Department of the Interior
- United States Department of Agriculture
- U.S. Environmental Protection Agency
- Federal Housing Administration
- New York Life

**Transitional Housing**

- The Hearst Foundations
- Michael and Jonalie Korengold
- Jesse and Maris Krasnow
- David and Karin Kuhns
- David and Judy Katz
- New York Life
- Robert and Anne Petrocelli
- Presidio
- St. Faith’s House Foundation
- Stephens Charitable Foundation
- Steven and Tina Swartz
- The Reformed Church of Bronxville
- John and Margaret Torell
- Tudor Foundation
- United Community Housing Corporation
- United Way of Westchester and Future, Inc.
- Westchester Community Foundation
- White Plains, Inc.

**Backers - $5,000-9,999**

- Cisco
- Community Preservation Corporation
- EK Hospitality Service
- Robin Ishmael
- Every Supply Company
- MacKay Shields LLC
- S. Anthony and Karlene Margolis
- Terrence and Nicola Mullen
- National Resources
- Todd Nightingale
- Regal Pest Management
- DGC Capital Contracting Corp.
- Joe DiSalvo and Joanne Baecher-DiSalvo
- Distinguished Social Ventures Foundation
- The Faley Corporation
- Five Grand Realty Inc.
- Enterprise Community Partners
- GC Painting NY Corp
- Victoria Gonzalez
- Todd Gordon and Susan Feder
- Robert Greene
- Klaas Van der Straten and Sannet van der Meulen
- Dutch Heritage
- Hasim Sabovic
- Sean Coffey, Plumbing
- JPMorgan Chase Foundation
- John Kim
- House of Hope
- The Larchmont Temple
- The Williams Capital Group
- Women of the Irvington Presbyterian Church
- Zeitz Foundation

**Patrons - $1,000-4,999**

- 56 Locust LLC
- A&M Capital Advisors, LLC
- Alvarez Educational Fund
- AYCO Charitable Foundation
- F. Harlan Batrus
- Kenneth Belfer
- Benchmark Title Agency
- Thomas and Susan Brock
- Cannon Heyman & Weiss, LLP
- Community Unitarian Universalist Congregation at White Plains
- DGC Capital Contracting Corp.
- Joe DiSalvo and Jermaine Bland-Williams
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- The Falk Foundation
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**Supportive Housing - $1,000-4,999**

- Corporation for National & Community Service
- Municipal Housing Authority of the City of Yonkers
- National Resources
- Todd Nightingale
-規格なんか

**Revenue - $40,881,431**

- Westhab
- Westham

**Other - $708,140**

- Supportive Housing (11%) $10,823,777

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