This Impact Report shares the stories of some of the people we have had the privilege to serve. Each individual is on their own journey and has interacted with Westhab in a unique way. It is our goal to ensure that we deliver our very best during each encounter, as we build Westhab one success story at a time. In fact, delivering our very best is our obligation to the people and communities that we serve, and to all who invest in our work.

We are grateful to everyone who has taken part in Westhab’s journey. Westhab, very much like the people we serve, is continuously striving toward our goals. We strive to evolve as an organization, to deepen our impact, and to maximize our effectiveness.

We could not do this work alone. Thank you for your support along the way and for your belief in Building Communities. Changing Lives.

Sincerely,

Rich Nightingale
President and CEO

With your support, Westhab is advancing our mission and delivering for the people we serve.

Jesse Krasnow
Chairman of the Board
When Jewel entered Westhab’s FirstSteps program from a homeless shelter five years ago as a single mom of a two-year-old, it might have been hard for her to picture herself today: A 26-year-old mom of three with her own apartment and a job as a Westhab security guard. She is grateful for her job, but is not limiting her opportunities—she is also a certified nursing assistant and is about to start her EMT certification.

“A Jewel’s jobs are always helping people. She loves working. She is a good working mom.”
—Lynda, Westhab FirstSteps Case Manager

A small portion of the credit for Jewel’s growth belongs to her Westhab caseworker Lynda—although they didn’t exactly hit it off at first. Jewel was very shy back then and apprehensive about meeting new people, especially caseworkers. When she entered the FirstSteps program she had no interest in getting to know a new one, who she felt would “turn over,” leaving her to start the process all over again with someone new.

But in the end, it was Jewel who “turned over,” graduating from the program and moving forward on her own. But she still keeps in touch with Lynda, describing her like you might describe your mom or your big sister: “She drives me crazy sometimes, but I love her.”

“I want to teach my kids that you don’t always have to stick to one little thing. You can go explore other options. I’d rather my kids have a better future than me. I’d rather them see me always doing something. Always working hard.”
—Jewel
James

James, an 86-year-old with lively gray eyes and a quiet way about him, is a U.S. Air Force veteran who served in the Korean war. Last year, the Bronx Veterans Hospital referred him to Westhab’s 28 Pier Street, our Yonkers residence for veterans who are experiencing homelessness.

“James is a good spirit. He is not shy about speaking up for himself and has been a great advocate for his fellow vets since he has been here.”
—Oto, Westhab Case Manager

Oto is James’s case manager and his liaison to the government program that combines housing vouchers with VA supportive services to help homeless veterans. Oto and James have worked together to meet all of the eligibility requirements, and now they are on the lookout for a permanent apartment.

James has nothing but good things to say about his time at 28 Pier Street and his work with Oto, but he is ready to move on—he wants to be more independent, and he is no fan of the hills in Yonkers. His plan is to head back to the Bronx where the terrain is a bit less hilly, and where he will be more at home.

“This is a good thing here. You come here for a specific reason. You do what you have to do, stay as long as you have to, get an apartment, and you are on your way.”
—James
Marquis

“Marquis is 20 years old and a future leader in the community.”
—Jordan, Westhab Youth Employment Programs Coordinator

Marquis was taking some time off between semesters at college when his friend, who was working with Westhab’s Youth Employment Services Program, encouraged him to take a security class so he could get his license. Marquis was surprised to learn that Westhab’s employment team works with people as young as 16.

After he completed his security class, Westhab offered Marquis a paid internship as a front-desk receptionist at Westhab’s newly opened Mt. Vernon Employment Center.

According to Marquis, Westhab helped him mature and set himself apart from his peers. As he continues with college, he is confident that he can count on the support of Westab’s youth employment staff for whatever help he needs as he follows his path to a meaningful career.

“At the beginning of my internship, I would dress in my day-to-day street clothes. But as time went on, I began to adapt to the office culture and to dress for success. It started with a tie, and before I knew it, I was in suits every day.”
—Marquis
Crystal

Crystal loves to bake, especially cakes, cupcakes, and cake pops. But she does not want to be a chef when she grows up—she wants to be a culinary chemist or in her words, "a scientist baker."

“Crystal was very shy and timid when she joined our program as a first grader. Now she is outspoken, charismatic, and ambitious. Crystal and kids like her are our future. I love helping to make sure that they get the support they need to thrive in school and in life.”
—Sam, Westhab P.S. 93 Youth Program Coordinator

Crystal is a 5th-grader at P.S. 93 Albert G. Oliver—a welcoming and orderly place in the Soundview neighborhood of the Bronx where the children of teachers, nurses, bus drivers, postal workers, and city employees come to school. But, like many other schools in lower-income neighborhoods, P.S. 93 has its share of challenges and students who are at risk of falling behind their peers in more affluent neighborhoods.

Crystal enjoys reading (mostly cookbooks) but often needs help with her math homework. She is happiest when she is able to combine her love of science and cooking, as she did during the recent science fair where she won a trophy for her project growing rock candy crystals.

“I am glad that I am somewhere where I can get homework help and do fun projects while my mom is at work. And I am glad that I am not somewhere where I am not supposed to be.”
—Crystal
Shauna

Before joining Westhab as a valued member of the facilities department at our Dayspring Community Center, Shauna and her kids were a part of almost every Westhab program.

“I graduated from Irvington High School. I worked in security and in construction. I was laid off. I lost my apartment. I couldn’t feed my kids. I was placed in Westhab’s Coachman Family Center with my two young boys.”

—Shauna

Shauna credits Coachman staff with helping her get her confidence back. Her next move was to Westhab transitional housing in the Nodine Hill neighborhood of Yonkers where her boys became regulars at the Westhab after-school program and where she continued to receive support at Dayspring’s forerunner, the Elm Street Neighborhood Center. Shauna eventually went back to work, but she stayed connected to the Westhab staff and to the community as a volunteer.

Fast forward to 2018 when a friend in the community encouraged Shauna to apply for a position in facilities at Dayspring. Westhab’s employment services staff at Dayspring helped her with her resume. She got the job—and soon moved into a two-bedroom Westhab apartment on Elm Street. Today, Shauna is thriving.

“Shauna is an inspiration for people in the community who have fallen on hard times. When they hear her story, they will see that they are not alone, and that it is possible, with the right help, to turn things around and become a success.”

—Theresa, Westhab Dayspring Community Center Coordinator
Gabriel

When Gabriel, 61, was released from prison after serving a 34-year sentence, his mindset was positive, and he was determined to “do it right this time.” But, until he became a Westhab client and met his caseworker, Sarah, he felt like all doors of opportunity were closed to him.

“Prison, in some ways, is the easy part. Rebuilding my life the right way with no help is hard.”

—Gabriel

Gabriel is a refugee, having come to the United States in 1980 during the Cuban exodus known as the Mariel Boatlift. Post-release, his complicated legal status made him ineligible for services and unwelcome at regular homeless shelters, only drop-ins with limited service programs.

Gabriel moved into Westhab’s Windham Supportive Housing as part of a four-month community-based program run in conjunction with the Department of Corrections. Westhab staff advocated for him, and he was able to keep his apartment for a year—enough time for him to find a home with a family member in Brooklyn and avoid living on the streets.

“The people who come through our doors really just want help. They have made mistakes, but they are human beings, and they are our neighbors.”

—Sarah, Westhab Service Coordinator

Sarah worked closely with Gabriel to complete the complicated paperwork he needed to be able to work legally and receive services. All of the persistence and hard work was rewarded when Gabriel’s work authorization was finally approved. He recently returned to the Windham—but just for a few minutes, and only to say hello and to pick up his papers.

The sad truth is that, upon release, the formerly incarcerated often face a lack of opportunities and a world that turns its back on them. Since 2012, Westhab’s Linking Employment Activities Pre-Release (LEAP) Program has provided more than 100 incarcerated men who were pending release with job readiness training. We also have provided opportunities post-release for additional training and career guidance.
Westhab is achieving **sustainable financial health**. We have continued to **grow our operations, diversify our revenue from public and private sources, and manage our real estate assets effectively**. This **unified strategy** is allowing **continued investments** in Westhab’s mission and our **financial strength** is **deepening our impact** on the communities that we serve.

### WESTHAB’S 2018 FINANCIALS

**Revenue**

<table>
<thead>
<tr>
<th>Service</th>
<th>Revenue</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transitional Housing</td>
<td>$29,556,423</td>
<td>65%</td>
</tr>
<tr>
<td>Supportive Housing</td>
<td>7,390,049</td>
<td>16%</td>
</tr>
<tr>
<td>Affordable Rental Income</td>
<td>3,998,337</td>
<td>9%</td>
</tr>
<tr>
<td>Employment Services</td>
<td>2,514,282</td>
<td>5%</td>
</tr>
<tr>
<td>Youth Services</td>
<td>1,259,839</td>
<td>3%</td>
</tr>
<tr>
<td>Other</td>
<td>888,550</td>
<td>2%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$45,607,480</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Assets**

<table>
<thead>
<tr>
<th>Asset</th>
<th>Value</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Rental Housing</td>
<td>78,438,516</td>
<td>67%</td>
</tr>
<tr>
<td>Supportive Housing</td>
<td>14,079,438</td>
<td>12%</td>
</tr>
<tr>
<td>Properties Under Development</td>
<td>1,299,895</td>
<td>1%</td>
</tr>
<tr>
<td>Current Assets, including cash</td>
<td>17,927,817</td>
<td>15%</td>
</tr>
<tr>
<td>Reserves and other restricted assets</td>
<td>4,866,946</td>
<td>4%</td>
</tr>
<tr>
<td>Other Assets</td>
<td>1,291,458</td>
<td>1%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$117,904,070</strong></td>
<td></td>
</tr>
</tbody>
</table>

Westhab’s 2018 Impact

- Provided 1,705 **affordable and supportive homes**
- In active pre-development of Dayspring Commons, a 63-unit, brand new, high-quality affordable and supportive rental building
- Placed 408 job seekers into employment
- Placed 391 homeless households placed in permanent housing, including 199 families and 192 individuals
- Served 1,032 elementary, middle school and high school students in after-school and summer programs
- Average hourly wage $13.44
OUR SUPPORTERS

We rely on friends like you to advance our mission and deliver for the people we serve. Thank you.

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
Municipal Housing Authority of the City of Yonkers
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 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 Social Services
Westchester County Workforce Investment Board
Westchester County Youth Bureau
White Plains City School District

$10,000–$19,999
Anonymous
Bain Capital Children’s Charity, Ltd.
Benchmark Title Agency
Steven and Betsy Bush
Community Preservation Corporation
Deloitte Consulting LLP
Fidelity Charitable Gift Fund
Goldman Sachs Gives
Ken and Ranson Hanau
Hitchcock Presbyterian Church
Lamb Insurance Services
Mamaroneck Towers, LP
New York Life
Petrocelli Financial Services, LLC
Schwab Charitable
St. Faith’s House Foundation
Steven and Tina Swartz
John and Margaret Torell
Christine and Thomas Torney
United Way of Westchester and Putnam, Inc.
Webster Bank

$5,000–$9,999
Anonymous
The A. Alberto and Carmen Lugo Family Foundation, Inc.
Adobe
EK Hospitality Service
Every Supply Co., Inc.
Hudson View Building #3, LLC
Jewish Communal Fund
David and Judy Katz
Michael and Jonalie Korengold
Lassberg Construction Associates, Inc.
MacKay Shields LLC
Paul and Mary McEvoy
National Endowment for the Arts
Omnia New York LLC
Cesar Pereira and Rebecca Bruno
Robert and Anne Petrocelli
The Phillips & Lynn Straus Foundation, Inc.
Richard and Susan Pink
Regal Pest Management
Seth and Joan Rosen
UBS Donor-Advised Fund
Vanguard Charitable
Frank and Patricia Vitelli
Judith Weinberg

Aufgang Architects
Yasemin Batirbek
Neil and Andrea Bernstein
Kate Biagi
Peter and Diana Brodell
Bryn Mawr Park Presbyterian
Buna Home Improvement Inc
Cannon Heyman & Weiss, LLP
Churchill Family Foundation
CREA
Cuddy & Feder, LLP
Distinguished Social Ventures Foundation
Edelman Sultan Knox Wood Architects LLP
Enterprise Community Partners
Eugenie S. Wright Foundation Inc.
Fay Brothers Inc.
Meira and Tom Fleisch
Gem Management Partners
Gutmans Mertz Baker & Sonnenfeld, P.C.
Hunt Capital Partners LLC
JFD Fuel Inc. / Valley Oil Company
JMC
Joe DiSalvo and Joanne Baecher-DiSalvo
Sagina John
Larchmont Temple
Allen Breslow, Esq.
Brian Lescinskas
Leza Management Co. of New York
Stephen and Constance Lieber
MacArthur Holdings, LLC
Macy’s Inc.
Marathon Development Group
Marele Realty, LLC
Theodore and Keryn Mathias
Mills Family Foundation
OHL North America
Frank and Nancy Pienon
Salesforce
T.E.D. Supply, LLC
John Tomin
John Van Bemel
The Vern Foundation
John and Karina Verni
Virtusa
David and Vivian Weinberg
Zissu Family Foundation

Mark and Rosanne Welshimer
White Plains City School District
WitumSmith+Brown, PC

$2,500–$4,999
25 Vancourt Corp.
A&M Capital Advisors, LLC
Kenneth Belfer
Daniel Braude
Business Council of Westchester
Community Unitarian Universalist Congregation at White Plains
County Chamber of Commerce Inc.
Erie Construction & Development Co., Inc.
Ernst & Young LLP
The Failey Corporation
Michael and Linda Goldenstein
Gotham Drywall, Inc.
Kole Management Co., Inc.
Larchmont Avenue Church
Lawless & Mangione, Architects and Engineers, LLC
Livingston Family Foundation
Doug and Kristin Lonodal
Dan and Elizabeth Magidson
Marsal Family Foundation
The Matthew Wallace Foundation
McManus & Associates
Frederick Mehman and Harriet Gluckman
Mills Family Foundation
OHL North America
Frank and Nancy Pienon
Sarasota Family Foundation

J.D. Walsh
Karen and Harry Waizer
TD Bank
TD Charitable Foundation
Terrence and Nicola Mullen
Westchester Community Foundation
Keith Yizar

$250–$499
Greg and Janice Acaro
Atlantic, Tomorrow’s Office
Giselle Ayala
Bagleither, PLLC
BROADRIDGE
Colucci Associates
Jim Coughlin
Jinna Cuevas
Thomas and Miriam Cumin
Michael Dorfman
Lisa and Dean Doukas
Noreen Beiro
The Benevity Community Impact Fund
Daniel Bernstein
Bright Power, Inc.
Laura Carosi
Jessica Chalifoux
Compuitch
Credit Union of Commercial
Geoffrey Director
Timothy and Gail Dolcin
Duane Morris LLP
Chris and Nina Evision
Farris Family Foundation, Inc.
William and Ann Frey
Thomas Gandolfo
Stephen and Laurie Ginsky
Goodman-Lipman Family Foundation, Inc.
Hercules Corp
Herbert and Deborah Krasnow
Laser Cartridge Services
David and Cathi Luksi
Magnuson Architecture and Planning
Mark and Nanette McNally
Tracy and Rana Mehlman
Milo Management, LLC
Mount Vernon Seventh-Day Adventist Church
Office Dynamics
Pepe’s of Yonkers, LLC
Lea Perlman and Linda Riefberg
J. Brian Peters
Tiffany Raspberry
Robert Hall
Victor and Andrea Rubits
Alan and Leslie Shapiro
Richard St. Paul
T & A Electric
TDBank
TD Charitable Foundation
James J. Veneruso
Westchester Community Foundation

Sonya Gaffney
Kathleen Knop
Leviticus Fund
Michael and Judith Margulies
Stephanie and William Miller
Alan and Alice Model
Maureen and JP Natkin
Network for Good
Partner Engineering and Science, Inc.
Elizabeth Pflorheim
The Reformed Church
Michael and Lynn Reichgott
Brian Rohman and Margaret Herzog
Philip and Lois Rosen
Eric and Helen Rosenberg
Rushmore Associates LLC
Karen Schatzel
Diana and Aaron Sokolow
Rafael and Claire Steinberg
Tirschwell & Loevy, Inc.
Karen and Harry Waizer
Nettie Webb
Cheryl Wilkins

We would like to recognize those who have made a multi-year pledge to our Dayspring Campaign to ensure that we are able to complete the renovation of the state-of-the-art Dayspring Community Center and fill the space with life-altering, state-of-the-art programs. 

Evans and Jane Anderson
Jefferson Boyce and Arielle Miles-Boyce
Home Depot
Jesse and Maris Krasnow
Presidio
Stephens Charitable Foundation
Thomas & Agnes Carvel Foundation
Tudor Foundation
Paul Turovsky and Monica Casey

All photography in the book except for pages 2 and 5 by Westhab intern Nicky Pink.

We build communities by developing high-quality affordable housing, and we change lives by delivering a broad range of services designed to help people and communities thrive.

The sum of our efforts is a comprehensive community development approach that transforms neighborhoods and delivers hope and opportunity to our neighbors who are most in need.

Since our founding in 1981, Westhab has built 912 affordable housing units, moved 7,675 households from homelessness to affordable housing, placed 5,679 people into employment, and delivered services to over 10,000 homeless and at-risk youth.

Thank you for investing in Westhab and allowing us to deepen our impact as we serve more people in more communities than ever before.

8 Bashford Street, Yonkers, NY 10701  
P: 914.345.2800   I   F: 914.376.5014  
www.westhab.org