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# Report of Investigation

## **Westhab Inc.**

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September 6, 2024

Prepared for:

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Village of Mamaroneck  
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The following report is furnished for the sole and exclusive use of the client to whom it is provided. The extent of our work is guided by our client and this report only includes information requested by our client. We often use third party sources and database providers in the course of our work. We believe that the sources and methodologies we use are reliable; however, we make no representation or guarantees as to the accuracy or completeness of information obtained through third party sources and database providers.

**Confidential**

**Prepared for Use by the Village of Mamaroneck Board of Trustees Only – Any Other Use is Strictly Prohibited.**

## SCOPE

This report summarizes the results of our due diligence investigation with respect to Westhab Inc. ("Westhab").

The purpose of the investigation was to develop general background information related to Westhab. Our research consisted of online searches of various public record filings including, but not limited to, records of entity identifiers and reported addresses, criminal proceedings, civil litigation, bankruptcy proceedings, liens, judgments, Uniform Commercial Code ("UCC") filings, entity affiliations, business licensing, regulatory actions, and real property transactions pertaining to Westhab. Reviews were also conducted of local, national, and international news sources, as well as of various Internet websites, to identify any significant references to Westhab.

Please note that database research includes only those jurisdictions that are available online, and not every jurisdiction in which public records may be filed. Note also that the date coverage of available online records varies considerably from one jurisdiction to another and may not always include relevant time periods. In addition, online research is typically focused on, but not limited to, the state(s) or counties in which the subject has been domiciled and conducted business, as noted herein. The results of online research are sometimes inconclusive and should be confirmed through onsite public record searches. Due to time constraints requested by the client to complete this work, Guidepost was not asked to perform these onsite public record searches.

*We note that as instructed by the client, our research was limited to Westhab Inc. and did not include research into any other related entities or subsidiaries. Additionally, Guidepost did not perform research into any of the Managers, Directors, or other key individuals associated with Westhab Inc. and/or any related entities.*

## EXECUTIVE SUMMARY

The following is a summary of the results of our research with respect to Westhab Inc. *Additional details concerning these findings (and others) are provided below.*

### General Background Information

According to our research, Westhab is a non-profit incorporated in New York in August 1981. It incorporated as a domestic business in New Jersey on May 21, 2021.

Westhab was formed to help combat the affordable housing crisis in Westchester County, New York. In its early stages, the organization bought vacant buildings and renovated them into transitional and permanent housing. In response to the growing homelessness population, Westhab expanded its focus to renovate and operate shelters in Westchester County. By 2023, Westhab's portfolio expanded to 11 facilities located in Brooklyn, the Bronx, Queens, and Westchester County.<sup>1</sup>

Westhab is managed by its President and Chief Executive Officer, Rich Nightingale, its Chief Operating Officer, Jim Coughlin, and its General Counsel, Michael Curti.

### Public Record Filings

Research did not identify any criminal records or bankruptcy filings, regulatory actions, or administrative decisions involving Westhab. It does not appear on any sanctions lists or watchlists.

### Civil Proceedings

Research identified one federal civil proceeding filed against Westhab in August 1993. The Fair Housing Act case was dismissed with prejudice the same month. Additionally, research identified three federal civil matters involving Westhab Inc. Retirement Plan filed in 2011 and 2012. Westhab Inc. Retirement Plan serves as the retirement plans for the corporation.<sup>2</sup>

Online searches for civil litigation in the jurisdictions referenced above identified at least 257 civil cases involving Westhab filed between 1986 and 2024. In 125 of these proceedings, Westhab is listed as a defendant. 33 of these proceedings are currently active. These cases mainly involve tort and landlord and tenant matters.

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<sup>1</sup> <https://westhab.org/vaya-development-and-westhab-close-on-financing-for-la-olazul-81-million-supportive-housing-development/>; <https://westhab.org/about-us/>; <https://www.linkedin.com/company/westhab-inc./>; <https://thenyhq.org/projects/gouverneur-place-apartments/>

<sup>2</sup> <https://www.myplaniq.com/invest/planinfo/westhab-inc-retirement-plan/>

## Liens & Judgments

Research identified one New York State tax warrant naming Westhab as a debtor. The warrant, recorded in 2022, is for \$26,239. Online records do not indicate whether the warrant has been released. Additionally, Westhab is a party in at least 72 judgments recorded in Westchester County, New York recorded between 1986 and 2024.

## UCC Filings

Research identified 59 UCC filings filed between 1988 and 2024 involving Westhab. Over the past five years, Westhab was named a debtor in seven UCC filings; two of which are terminated. Online records did not indicate the status of the remaining five filings filed over the past five years.

## Entity Affiliations

Westhab is currently listed as the Service of Process Agent for 25 companies.

## Business Licenses

Research did not identify a real estate licenses involving Westhab or its managers. Research identified six day care licenses issued to Westhab and one security guard employer license issued to the nonprofit.

## Real Property

Westhab has been involved in 589 property transactions including deed transfers, mortgages, and mortgage satisfaction records from 1983 to 2023 in Westchester County, New York.

## Media & Internet Searches

Research identified several references to **Error! Reference source not found.** in the press and on the Internet, most of which relate to its business operations. Derogatory references were identified regarding Westhab business partnerships, shelter management, and a possible conflict of interest between two sisters, Valerie Smith, Westhab's Vice President of New York City Housing, and Jocelyn Carter, a reported top administrator in the New York City Department of Homeless Services.

## DETAILS OF RESEARCH FINDINGS

The following is a detailed report of the results of our research with respect to Westhab Inc.

### Entity Identifiers & Reported Addresses

According to our research, Westhab was incorporated in New York on August 10, 1981. Its Employer Identification Number (EIN) is 06-1064281. Westhab incorporated as a domestic business in New Jersey on May 21, 2021. Westhab has had the following reported mailing addresses:

- 8 Bashford Street, Yonkers, New York 10701
- 85 Executive Boulevard, Suite 276, Elmsford, New York 10523
- 511 15<sup>th</sup> Avenue, Newark, New Jersey 07103

Based upon the above-reported addresses for Westhab, our research has been focused in (but not limited to) the following geographical jurisdictions:

- Essex County, New Jersey (District of New Jersey)
- Westchester County, New York (Southern District of New York)

### Managers and Directors

Research identified the following individuals and/or entities who are affiliated with Westhab as a managing member, officer, director, registered agent, or owner:

- Rich Nightingale – President and Chief Executive Officer<sup>3</sup>
- Jim Coughlin – Chief Operating Officer
- Michael Curti, Esq. – General Counsel
- Valerie C. Smith – Vice President, New York City Shelter Programs
- Gilbert Soto – Assistant Vice President, New York City Shelter Programs
- Nicholas Orluk – Assistant Vice President, New York City Shelter Programs
- Pat Alexander – Assistant Vice President, New York City Shelter Programs
- Nicole Mylan – Assistant Vice President, New York City Shelter Programs
- Emily Behan – Vice President, Development
- Steve Myrthil – Vice President, Information Technology
- Samantha Valencia – Assistant Vice President, Property and Asset Management
- Jinja Cuevas – Vice President, Human Resources
- Elissa Ramos – Assistant Vice President, Westchester Housing Programs
- Tracy Rhett – Assistant Vice President, Youth and Employment Services

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<sup>3</sup> Mr. Nightingale joined Westhab as Vice President of Youth and Family Services in July 2001. Records indicate that he receives \$407,733 compensation from Westhab Inc. and an additional \$45,315 in “other compensation.”

- Stephanie Viola – Assistant Vice President, Finance
- Andrew Germansky – Senior Vice President, Real Estate
- Patricia Vitelli – Senior Vice President, Finance and Administration
- Jesse Johnson – Assistant Vice President, Data and Quality Assurance

## Board of Directors

Research identified the following members of Westhab's Board of Directors:

- Jesse Krasnow – Chair
- Robert H. Petrocelli, Jr. – First Vice Chair
- Cesar F. Pereira – Second Vice Chair
- Jefferson C. Boyce – Secretary
- Paul Turovsky – Treasurer
- Betsy Hills Bush – Member
- James Foy – Member
- Al Gutierrez – Member
- Ken Hanau – Member
- Daniella Jackson – Member
- Jonalie Korengold – Member
- Daniel Magidson – Member
- Frederick K. Mehlman – Member
- Tracy Mehlman – Member
- Seth L. Rosen – Member
- Daniel Sarmiento – Member
- Richard St. Paul, Esq. – Member
- Nicola Standard – Member

## PUBLIC RECORD FILINGS

*Note that online research has been conducted in the jurisdictions referenced above in accordance with the dates those addresses have been reported for the subject and based upon the availability of certain records from the courts.*

## Criminal Proceedings

### Federal

An online search of indices of United States District Courts in the jurisdictions referenced above did not identify any criminal cases involving Westhab.

## State & County

Online searches for criminal records in the jurisdictions referenced above did not identify any criminal cases involving Westhab.

## Civil Proceedings

### Federal

An online search of indices of United States District Courts in the jurisdictions referenced above identified the following civil proceeding involving Westhab:

- Case Title: Elias Rodriguez v. Westhab Inc.  
Case No.: 7:93-CV-05484  
Court: Southern District of New York  
Date Filed: August 5, 1993  
Case Type: Fair Housing Act  
Disposition: August 6, 1993 – Dismissed without prejudice  
August 30, 1993 – Judgment ordered, adjudged, and decreed that the complaint be dismissed for Westhab against Elias Rodriguez

Additionally, research identified three civil matters involving Westhab Inc. Retirement Plan filed in the Southern District of New York and a multidistrict litigation panel in 2011 and 2012.

## State & County

Online searches for civil litigation in the jurisdictions referenced above identified at least 257 civil proceedings involving Westhab filed between 1986 and 2024.<sup>4</sup> In 125 of these proceedings, Westhab is listed as a defendant. 33 of these proceedings are currently active. Below are the cases involving Westhab filed since January 1, 2024. *Additional information about these civil proceedings can be provided upon request.*

- Case Title: Westhab Inc. v. Asia Yizar, John Doe, Janes Doe  
Case No.: LT-001318-24/MV  
Court: Mt. Vernon City Court  
Date Filed: August 9, 2024  
Case Type: Landlord and Tenant  
Disposition: Pending

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<sup>4</sup> We note that research only identified one civil matter filed in New Jersey involving Westhab. The case was filed in 2022.

- Case Title: Westhab Inc. v. Melanie Keene, Aisha Keene, John Doe, Jane Doe  
Case No.: LT-002021-24/YO  
Court: Yonkers City Court  
Date Filed: July 12, 2024  
Case Type: Landlord and Tenant  
Disposition: Pending
- Case Title: Westhab Inc. v. Lauren Gregg, John Doe, Jane Doe  
Case No.: LT-002032-24/YO  
Court: Yonkers City Court  
Date Filed: July 11, 2024  
Case Type: Landlord and Tenant  
Disposition: Pending
- Case Title: Tracey E. Dixon v. Westhab Inc.  
Case No.: 57623/2024  
Court: Westchester Supreme Court  
Date Filed: July 5, 2024  
Case Type: Tort – Other Negligence  
Disposition: Pending
- Case Title: Liseth Delgado Gonzales v. 92-54 QB Housing Development Fund Corporation, Westhab Inc., et al.  
Case No.: 807187/2023E  
Court: Bronx Supreme Court  
Date Filed: June 13, 2024  
Case Type: Tort – Other  
Disposition: Pending
- Case Title: Julia Ramos v. The City of New York, Westhab Inc., et al.  
Case No.: 725669/2023  
Court: Queens Supreme Court  
Date Filed: June 10, 2024  
Case Type: Tort – Other Negligence  
Disposition: Pending



- Case Title: Westhab Inc. v. Yahaira Dorville, John Doe, Jane Doe  
Case No.: LT-001658-24/YO  
Court: Yonkers City Court  
Date Filed: June 5, 2024  
Case Type: Landlord and Tenant  
Disposition: Pending
- Case Title: Westhab Inc. v. Shy'e Paylor, John Doe, Jane Doe  
Case No.: LT-000761-24/NR  
Court: New Rochelle City Court  
Date Filed: May 22, 2024  
Case Type: Landlord and Tenant  
Disposition: Pending
- Case Title: Westhab Inc. v. Tamika Tuthill, John Doe, Jane Doe  
Case No.: LT-000762-24/NR  
Court: New Rochelle City Court  
Date Filed: May 22, 2024  
Case Type: Landlord and Tenant  
Disposition: Pending
- Case Title: Westhab Inc. v. Jennifer Charley, John Doe, Jane Doe  
Case No.: LT-000764-24/NR  
Court: New Rochelle City Court  
Date Filed: May 22, 2024  
Case Type: Landlord and Tenant  
Disposition: Pending
- Case Title: Westhab Inc. v. Maria Santiago, William Vega, Ana M. Garcia, John Doe, Jane Doe  
Case No.: LT-001536-24/YO  
Court: Yonkers City Court  
Date Filed: May 20, 2024  
Case Type: Landlord and Tenant  
Disposition: Pending
- Case Title: Westhab Inc. v. Sandra Jackson, David Jamaine, John Doe, Jane Doe  
Case No.: LT-001537-24/YO  
Court: Yonkers City Court  
Date Filed: May 20, 2024  
Case Type: Landlord and Tenant  
Disposition: Pending

- Case Title: Jerry Jordan, et al v. Westhab Inc., et al.  
Case No.: 150326/2024  
Court: New York Supreme Court  
Date Filed: May 16, 2024  
Case Type: Tort – Other Negligence  
Disposition: Pending
- Case Title: Westhab Inc. v. Aleksandra Rivera, Kayla Washington, Veronica Washington, John Doe, Jane Doe  
Case No.: LT-001090-24/YO  
Court: Yonkers City Court  
Date Filed: April 23, 2024  
Case Type: Landlord and Tenant  
Disposition: Pending
- Case Title: Westhab Inc. v. Louis Echevarria, John Doe, Jane Doe  
Case No.: LT-001207-24/YO  
Court: Yonkers City Court  
Date Filed: April 22, 2024  
Case Type: Landlord and Tenant  
Disposition: Pending
- Case Title: Westhab Inc. v. Scott Giles, John Doe, Jane Doe  
Case No.: LT-001208-24/YO  
Court: Yonkers City Court  
Date Filed: April 22, 2024  
Case Type: Landlord and Tenant  
Disposition: July 15, 2024 – Judgment with possession with warrant stayed until August 15, 2024.
- Case Title: Westhab Inc. v. Charli Brown, Joshua Brown, John Doe, Jane Diaz  
Case No.: LT-001097-24/YO  
Court: Yonkers City Court  
Date Filed: April 12, 2024  
Case Type: Landlord and Tenant  
Disposition: Pending

- Case Title: Westhab Inc. v. Berona Guity, John Doe, Jane Doe  
Case No.: LT-001087-24/YO  
Court: Yonkers City Court  
Date Filed: April 12, 2024  
Case Type: Landlord and Tenant  
Disposition: May 2, 2024 – Judgment with possession with warrant stayed until May 7, 2024.
- Case Title: Westhab Inc. v. Tiffany Hite, John Doe, Jane Doe  
Case No.: LT-001089-24/YO  
Court: Yonkers City Court  
Date Filed: April 12, 2024  
Case Type: Landlord and Tenant  
Disposition: July 2, 2024 – Judgment with possession with warrant stayed until July 7, 2024.
- Case Title: Westhab Inc. v. Christopher Cherry, John Doe, Jane Doe  
Case No.: LT-000674-24/MV  
Court: Mt. Vernon City Court  
Date Filed: April 11, 2024  
Case Type: Landlord and Tenant  
Disposition: June 26, 2024 – Judgement vacated
- Case Title: Westhab Inc. v. Dorothy Woodley, Kayla Woodley, John Doe, Jane Doe  
Case No.: LT-000673-24/MV  
Court: Mt. Vernon City Court  
Date Filed: April 11, 2024  
Case Type: Landlord and Tenant  
Disposition: Pending
- Case Title: Westhab Inc. v. Noel Manning, John Doe, Jane Doe  
Case No.: LT-000693-24/YO  
Court: Yonkers City Court  
Date Filed: March 19, 2024  
Case Type: Landlord and Tenant  
Disposition: April 16, 2024 – Judgment with possession with warrant stayed until May 16, 2024.

- Case Title: Westhab Inc. v. Janice Coghiel, John Doe, Jane Doe  
Case No.: LT-000495-24/MV  
Court: Mt. Vernon City Court  
Date Filed: March 14, 2024  
Case Type: Landlord and Tenant  
Disposition: Pending
  
- Case Title: Pamela Robinson v. Westhab Inc., et al.  
Case No.: 720358/2023  
Court: Queens Supreme Court  
Date Filed: January 3, 2024  
Case Type: Tort - Other  
Disposition: Pending
  
- Case Title: Britez Dominguez, Eliezer Elias v. Westhab Inc., et al.  
Case No.: 724736/2023  
Court: Queens Supreme Court  
Date Filed: January 3, 2024  
Case Type: Tort - Other  
Disposition: Pending

### **Bankruptcy Proceedings**

An online search of indices of United States Bankruptcy Courts in the jurisdictions referenced above did not identify any proceedings involving Westhab.

### **Liens & Judgments**

An online search for lien and judgment filings in the jurisdictions referenced above identified the following lien involving Westhab:

- Debtor: Westhab Inc.  
Creditor: State of New York  
Filing No.: 866228741800  
Filing Location: Westchester, New York  
Amount: \$26,239  
Filing Date: December 1, 2022  
Type: State Tax Warrant  
Status: Unavailable in online records

*We note that in addition to the above filing, Westhab is a party in at least 72 judgments recorded in Westchester County, New York between 1986 and 2024.*

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## UCC Filings

An online search for UCC filings in the jurisdictions referenced above identified 59 records filed between 1988 and 2024 involving Westhab. Below is a list of UCC filings for the past five years:

- Debtor: Westhab Inc.  
Secured Party: TD Bank NA  
Filing No.: 202404030118409  
Jurisdiction: New York  
Filing Date: April 3, 2024  
Status: Unavailable in online records
- Debtor: Westhab Inc.  
Secured Party: Valley National Bank  
Filing No.: 202203160108930  
Jurisdiction: New York  
Filing Date: March 16, 2022  
Status: Unavailable in online records
- Debtor: Westhab Inc.; 76 Locust Hill LP; 76 Locust Hill GP LLC  
Secured Party: TD Bank  
Filing No.: 202201240035243  
Jurisdiction: New York  
Filing Date: January 24, 2022  
Status: Unavailable in online records
- Debtor: Westhab Inc.  
Secured Party: Leviticus 25:23 Alternative Fund Inc.  
Filing No.: 202104280145111  
Jurisdiction: New York  
Filing Date: April 28, 2021  
Status: January 24, 2022 – Terminated
- Debtor: Westhab Inc.  
Secured Party: Leviticus 25:23 Alternative Fund Inc.  
Filing No.: 202007230311601  
Jurisdiction: New York  
Filing Date: July 23, 2020  
Status: Unavailable in online records

- Debtor: Westhab Inc.; CPG Tremont LLC; SPG Tremont LLC  
 Secured Party: Wells Fargo Affordable Housing Community Development Corporation  
 Filing No.: 201912238552835  
 Jurisdiction: New York  
 Filing Date: December 23, 2019  
 Status: Unavailable in online records
- Debtor: Westhab Inc.; Dayspring Commons GP LLC; Dayspring Commons LP  
 Secured Party: TD Bank NA  
 Filing No.: 201911210539681  
 Jurisdiction: New York  
 Filing Date: November 21, 2019  
 Status: February 28, 2023 – Terminated

### Entity Affiliations

Online searches of Secretary of State records, business information reports and other open sources identified the following entities for which Westhab is listed as a managing member, general partner, registered agent, or owner:

### Current Affiliations

- 2134 Coyle Housing Development Fund Corporation (New York) – Service of Process Agent (May 2024 to Present)
- Clinton Investor Replacement LLC (New York) – Service of Process Agent (April 2024 to Present)
- 30 West Housing Development Fund Corporation (New York) – Service of Process Agent (March 2024 to Present)
- 30 West Owner LP (New York) – Service of Process Agent (January 2024 to Present)
- Agent Westhab in Rockland Inc. (New York) – Service of Process Agent (November 2023 to Present)
- Jerome Westhab Housing Development Fund Corporation (New York) – Service of Process Agent (August 2023 to Present)
- 6661 Broadway Borrower Housing Development Fund Corporation (New York) – Service of Process Agent (June 2023 to Present)
- Jerome Westhab LLC (New York) – Service of Process Agent (January 2023 to Present)
- 726 OWP Replacement LLC (New York) – Service of Process Agent (June 2022 to Present)
- 76 Locust Hill Housing Development Fund Corporation (New York) – Service of Process Agent (August 2021 to Present)
- 138-50 QB Housing Development Fund Corporation (New York) – Service of Process Agent (April 2021 to Present)
- Westhab 440 W 41 Owner LLC (New York) – Service of Process Agent (April 2021 to Present)

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- 440 W 41 Housing Development Fund Corporation (New York) – Service of Process Agent (April 2021 to Present)
- WCR Investor Replacement LLC (New York) – Service of Process Agent (January 2021 to Present)
- 138-50 QB Owner LLC (New York) – Service of Process Agent (September 2020 to Present)
- 76 Locust Hill GP LLC (New York) – Service of Process Agent (August 2020 to Present)
- 76 Locust Hill LP (New York) – Service of Process Agent (August 2020 to Present)
- Dayspring Commons Housing Development Fund Corporation (New York) – Service of Process Agent (October 2018 to Present)
- Dayspring Commons GP LLC (New York) – Service of Process Agent (September 2018 to Present)
- Bay House Housing Development Fund Corporation (New York) – Service of Process Agent (October 2014 to Present)
- Ludlow Commons Limited Partnership (New York) – Service of Process Agent (June 24, 2014 to Present)
- Ludlow Commons Business Corporation (New York) – Service of Process Agent (June 24, 2014 to Present)
- Ludlow Commons Housing Development Fund Corporation (New York) – Service of Process Agent (June 2014 to Present)
- 77-85 William Street Housing Development Fund Corporation (New York) – Service of Process Agent (March 2012 to Present)

## Business Licenses

An online search of available business licensing records in the jurisdictions referenced above identified day care facility licenses and a security guard employer license issued to Westhab.

Research did not identify a real estate related license issued to Westhab or its managers.

- License Holder: Westhab Inc.
- License Type: Day Care Facility
- Issuing Agency: New York City Department of Health and Mental Hygiene
- Date Issued: May 23, 2023
- License No.: 895226
- Status: Active
- Comments: Violations found at an unannounced visit on April 3, 2024. The New York City Department of Health and Mental Hygiene database indicates that the violations were corrected.<sup>5</sup>

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<sup>5</sup> <https://hs.ocfs.ny.gov/DCFS/Search/Search>

- License Holder: Westhab Inc.  
 License Type: Day Care Facility  
 Issuing Agency: New York City Department of Health and Mental Hygiene  
 Date Issued: July 2, 2015  
 License No.: 728377  
 Status: Active  
 Comments: No disciplinary actions found
- License Holder: Westhab Inc.  
 License Type: Day Care Facility  
 Issuing Agency: New York City Department of Health and Mental Hygiene  
 Date Issued: November 16, 2022  
 License No.: 893252  
 Status: Active  
 Comments: Violations were found at an unannounced visit on May 30, 2023 and March 8, 2024. All of the violations were corrected.<sup>6</sup>
- License Holder: Westhab Inc.  
 License Type: Day Care Facility  
 Issuing Agency: New York City Department of Health and Mental Hygiene  
 Date Issued: N/A  
 License No.: 760413  
 Status: Active  
 Comments: Violation was found at an unannounced visit on January 12, 2023. The New York City Department of Health and Mental Hygiene database indicates that the violation was corrected.<sup>7</sup>
- License Holder: Westhab Inc.  
 License Type: Day Care Facility  
 Issuing Agency: New York City Department of Health and Mental Hygiene  
 Date Issued: November 1, 2018  
 License No.: 824561  
 Status: Active  
 Comments: Violations were found at unannounced visits on February 7, 2023 and March 21, 2023. All of the violations were corrected.<sup>8</sup>

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<sup>6</sup> <https://hs.ocfs.ny.gov/DCFS/Search/Search>

<sup>7</sup> <https://hs.ocfs.ny.gov/DCFS/Search/Search>

<sup>8</sup> <https://hs.ocfs.ny.gov/DCFS/Search/Search>



- License Holder: Westhab Inc.
- License Type: Proprietary Employer of Security Guards
- Issuing Agency: New York State Department of State, Division of Licensing Services
- Date Issued: N/A
- License No.: 11000062982
- Status: Active
- Comments: No disciplinary actions found

### **Regulatory Actions and Administrative Decisions**

An online search of regulatory actions and administrative decisions issued by government agencies in the jurisdictions referenced above did not identify any matters involving Westhab.

### **Government Sanctions and Watchlists**

A search of various debarment lists, sanctions lists and international and national watchlists did not identify any references to Westhab.<sup>9</sup>

### **Real Property Records**

An online search of real property records filed in the jurisdictions referenced above identified 589 property transactions including deed transfers, mortgages, and mortgage satisfactions, involving Westhab from 1983 to 2023 in Westchester, New York. *Additional research can be conducted upon request.*

## **MEDIA & INTERNET SEARCHES**

An online search of local, national, and international news media sources, as well as a review of various Internet websites identified several references regarding Westhab, most of which relate to its business operations.

We note the following:

- According to an opinion article published by *The Yonkers Ledger* on April 13, 2023, Westhab was awarded its first homeless shelter contract in 2016 at Mott Haven in the Bronx.<sup>10</sup> The shelter is known as the Willow Shelter and is located at 781 East 135<sup>th</sup> Street, Mott Haven, Bronx. The article also disclosed that according to the *homefacts* website, the Willow Shelter address has 104 sex offenders; however, it is unclear “if all 104 sex offenders occupied the

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<sup>9</sup> Searches included the Department of Commerce Bureau of Industry and Security, the Department of State Directorate of Defense Trade Controls, the Office of Foreign Asset Control, and the Federal System of Award Management, among other sources.

<sup>10</sup> <https://www.theyonkersledger.com/opinion/yonkers-westhab-growing-problems/3164/>

shelter in the same time period or in varying intervals.”<sup>11</sup> The report also notes that in 2016, the year Westhab was awarded the Mott Haven contract, a male resident set another male resident on fire at that shelter.<sup>12</sup>

- A *New York Post* article published on March 6, 2023, reported a conflict of interest involving Valerie Smith, Westhab’s Vice President of New York City Housing,<sup>13</sup> and her sister, Jocelyn Carter, has been a top administrator in the Department of Homeless Services since 2017 and has reportedly worked for the New York City Department of Homeless Services since 2004.<sup>14</sup> During that time, Westhab “landed 17 contracts with the agency valued at \$1.7 billion.”<sup>15</sup> According to the report, Councilman Robert Holden reportedly demanded an investigation by the Department of Investigations and Conflicts of Interest Board after hearing about the sibling relationship and he has complained about the problems at the men’s shelter on Cooper Avenue in Glendale, including drug use, violence, masturbating in public, and menacing neighbors. Councilman Holden told the investigative and ethics agencies that “there have been 1,500 calls to 911 for the shelter and 156 resident arrests.”<sup>16</sup>
- In March 2022, New York City’s Department of Homeless Services announced plans for a 140-bed single men’s homeless shelter in Morris Park, which was assigned to Westhab. The property’s owner was a company associated with David Levitan who was reportedly a frequent partner of Westhab. David Levitan was the subject of a *New York Times* investigations reporting how he profited from city homeless shelter contracts while housing violations festered in his properties.<sup>17</sup> The article stated in part:

*“inspectors found a host of violations, including a rat infestation, rotting floors and elevators that went out for days at a time. At a different building Mr. Levitan owned next door, an internal stairway collapsed, inspections showed. [...] in another of Mr. Levitan’s buildings, [tenants] said they went days without heat and hot water, and they complained of bedbugs and peeling lead paint.” The New York Times also reported that Mr. Levitan has required in two instances for nonprofit groups renting his buildings to hire his maintenance company, “generating millions of dollars in additional revenue.”<sup>18</sup>*

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<sup>11</sup> <https://www.theyonkersledger.com/opinion/yonkers-westhab-growing-problems/3164/>

<sup>12</sup> <https://www.theyonkersledger.com/opinion/yonkers-westhab-growing-problems/3164/>;  
<https://www.nydailynews.com/2016/11/08/homeless-man-sets-fellow-bronx-shelter-resident-on-fire-with-lighter-fluid-matches/>

<sup>13</sup> <https://www.linkedin.com/in/valerie-c-smith-49b775b/>

<sup>14</sup> <https://www.linkedin.com/in/joslyn-carter-lcsw-7ba102272/>

<sup>15</sup> <https://nypost.com/2023/03/05/firm-of-nyc-homeless-boss-joslyn-carters-sister-lands-1-7b-in-shelter-contracts/>

<sup>16</sup> <https://nypost.com/2023/03/05/firm-of-nyc-homeless-boss-joslyn-carters-sister-lands-1-7b-in-shelter-contracts/>

<sup>17</sup> <https://www.nytimes.com/2021/12/20/nyregion/nyc-homeless-levitan-de-blasio.html?partner=slack&smid=sl-share>

<sup>18</sup> <https://www.nytimes.com/2021/12/20/nyregion/nyc-homeless-levitan-de-blasio.html?partner=slack&smid=sl-share>

- In January 2021, *BronxTimes* reported that Westhab had chosen to work with Camber Property Group,<sup>19</sup> which was cited as an owner of a Bronx high rise building that had a catastrophic fire in 2022 that killed 17 people.<sup>20</sup>
- According to *The Yonkers Ledger*, the Westhab shelter located in Glendale, Queens “has also experienced problems.” The report notes that the “shelter opened in February 2020 and operated at half capacity due to the COVID-19 pandemic. Despite that, there were 71 arrests and 853 911 calls made at the shelter’s location, according to a Queens lawmaker as of 2022.”<sup>21</sup>

Additionally, research identified negative reviews of Westhab on Yelp and Google, including the following posts below.<sup>22</sup> *We note that we were not asked to research and/or reach out to such reviewers to verify and/or access the accuracy of the information in such reviews.*

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<sup>19</sup> <https://www.bxtimes.com/camber-celebrates-topping-off-of-supportive-housing-development-in-west-farms/>

<sup>20</sup> <https://www.bxtimes.com/property-owners-bronx-fire-building/>

<sup>21</sup> <https://www.theyonkersledger.com/opinion/yonkers-westhab-growing-problems/3164/>;  
<https://www.cbsnews.com/newyork/news/cooper-rapid-rehousing-center-glendale-queens/>

<sup>22</sup> <https://www.yelp.com/biz/westhab-ny-7>;  
[https://www.google.com/search?q=%22westhab%22+and+%22ny%22&sca\\_esv=4b48ab93829afc9b&sca\\_upv=1&ei=0-XZZsiTEN6cwbkPmJw80c&start=0&sa=N&sstk=AagrsugEm1loC9k0JlRhPCa0zrPVjUa3Ctq2GLyG5BKeBbVRKhr3N6PXUAKGx9a0qUuaeVwtrWqnka0\\_y1JIPCCIFtm02hXFcI34AL0L0JLwf27jL7JWNA7vITEJcj-C-&ved=2ahUKEwilyevYpayIAxVeTjABHRgMPH44ChDy0wN6BAgHEA0&biw=1185&bih=961&dpr=1.8#lrd=0x89c2f279febdf2f1:0xe5ff186cc532893c,1,,,,](https://www.google.com/search?q=%22westhab%22+and+%22ny%22&sca_esv=4b48ab93829afc9b&sca_upv=1&ei=0-XZZsiTEN6cwbkPmJw80c&start=0&sa=N&sstk=AagrsugEm1loC9k0JlRhPCa0zrPVjUa3Ctq2GLyG5BKeBbVRKhr3N6PXUAKGx9a0qUuaeVwtrWqnka0_y1JIPCCIFtm02hXFcI34AL0L0JLwf27jL7JWNA7vITEJcj-C-&ved=2ahUKEwilyevYpayIAxVeTjABHRgMPH44ChDy0wN6BAgHEA0&biw=1185&bih=961&dpr=1.8#lrd=0x89c2f279febdf2f1:0xe5ff186cc532893c,1,,,,)



**Jennifer Martinez**

Local Guide · 9 reviews · 1 photo



★☆☆☆☆ 3 weeks ago **NEW**

I've been under westhab for 8 years and I can honestly say as a tenant I've been treated so unfairly my current super barely fix anything or even keep his words also my current super is so rude and thinks we are friends for some reason and I'm really not though the main Yonkers westhab office always hire different case workers and property managers with all my personal information at that office there's always someone new there to barely assist me like every 4 months to 5 months and I can barely get a answer from Yonkers westhab office when I call them at 8 bashford Yonkers! And the way my apartment be shaking while im in it needs to be discovered apparently its and old building and the super be loud complaining everyday about the mess he has to clean up wrongfully accusing the wrong tenants about it



**Doris Bove**

14 reviews



★☆☆☆☆ 5 months ago

Awful people, they don't care about your safety, or your life in there buildings, they don't care if criminal things happen to you they just ignore you, they're horrible and unprofessional and I'm about ready to take a lawsuit out against them, don't do business with these people.





**Daryl J.**

Flatbush, New York, NY

 0  3  1



Mar 21, 2023



First to Review

Westhab in 127-03 20th ave queens college point, is the worst place to work at they unprofessional and disrespectful and understaffed and underpaid. You have supervisors doing caseworkers job while the case managers are not doing anything and then security manages are not backing the shift supervisors. I do not recommend that you apply for a job at Westhab. All they do is use you until they can't use you no more.



Helpful 2




Thanks 2




Love this 1





Oh no 0




**tara ann donohue**  
 25 reviews · 2 photos

 a year ago


I was a client of Westhab Supportive Housing from 2015 through 2020. The 3 different caseworkers assigned to observe my mental health care and living conditions would not address my concerns over the other unstable and dangerous Westhab clients living in the building. The other Westhab clients living in the building brought in bedbug infested furniture and allowed non-residents to enter the building through the back door at night, sleep in their apartments and the hallways and menace and threaten other residents. The caseworkers did not visit montly as required by their HUD contracts. The caseworkers would fill in phony dates of attendance and then force me to sign on those dates to cover their jobs. At no point did any of the caseworkers inspect my apartment to address any problems.

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**pain13ms**  
 1 review · 3 photos

 7 years ago

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**Miranda Nelson**  
 8 reviews · 2 photos

 5 years ago

I've been on the Waite list for 15 years never heard back and I'm sure they don't know where my application is. Now I must reapply and Waite another 10 years. I'm might be dead by then or to old to

## Social Media

Research identified social media profiles for Westhab on Instagram,<sup>23</sup> Facebook,<sup>24</sup> LinkedIn,<sup>25</sup> and Twitter.<sup>26</sup>

<sup>23</sup> <https://www.instagram.com/Westhab1981/>

<sup>24</sup> <https://www.facebook.com/Westhab/>

<sup>25</sup> <https://www.linkedin.com/company/westhab-inc./>

<sup>26</sup> <https://x.com/westhab1981>

## End Report