Dear Friends

I don’t know what happens to time. How is it already 2011? Although the days seem to be moving too quickly, I am happy to once again have the opportunity to look back with you on the events of 2010, and share our plans for moving into 2011. Although this year was more challenging than usual, and budget constraints at the Federal, State, County and local levels mean we are watching some of our programs deal with the possibility of funding cuts, Hudson River Housing continues to look for ways to advance our mission. Fortunately, we are a strong organization with an outstanding Board and a staff with incredible competence.

A number of projects are in the pipeline, some well underway, and some with a ways to go. One project in the making for several years took a big step forward in 2010—a newly constructed building at 99 Thompson Street in Poughkeepsie that will become the new River Haven Shelter. When it is completed in the Spring, it will be a beautiful home for our youth. All of our work is being planned using best practices in green building and energy-efficiency, and there is a world out there that we are anxious to tap in this regard.

As excited as we are about our housing development, all of our other programs continue to grow and expand. In the course of the last year, we served 3,675 people. We are proud to have the opportunity to help families, children and single adults in need, and never take the responsibility lightly. At the same time, the work can be very difficult, and I thank our remarkable staff for their dedication.

Last, but not least, we are proud to continue our partnership with NeighborWorks America, which provides funding, support, and training for housing and community revitalization organizations across the country. Hudson River Housing became a Chartered Member of NeighborWorks America twelve years ago, and each year we have received the rating status of “exemplary” for our work.

I continue to feel positive about the work we do, and the value affordable housing organizations bring to our community, and am proud to continue that work along with all of our supporters.

Sincerely,

Gail V. Webster
Executive Director
Our Mission:
Through a continuum of services for the homeless to the homeowner, Hudson River Housing is dedicated to building strong, sustainable communities by developing and preserving quality affordable housing and helping families and individuals obtain and maintain housing through education, advocacy, and support services.

Our Vision:
Housing will be seen as a basic human right that should be available to all, regardless of income, family makeup, physical or mental health issues, or any other defining factors. As a result, all inhabitants of our region will have access to decent, cost-appropriate housing that meets their needs. Communities, including their residents and governing bodies, will value attractive, affordable, and well-designed housing and neighborhoods as essential to everyday life.

“You never know when something will touch your family and will make you thankful for so many things. I am thankful for all that you do, and truly you are housing with compassion.” - Shari Wingard

Our Guiding Principles:
In accordance with our mission and vision, HRH has identified the following organizational outcomes that guide the whole of our work:

- Increase the availability of affordable rental and homeownership housing for low- and moderate-income households in our region.
- Ensure that quality and affordable housing stock exists in our region for the long term.
- Contribute to the stabilization of families and neighborhoods in our region by creating and facilitating access to opportunities for families to move from rental housing to homeowner housing, and maintain that housing.
- Reduce the devastating consequences of homelessness experienced by those directly impacted, as well as by the community as a whole.
Family & Adult Services

The core of Hudson River Housing’s services remains its dedication to serve the homeless. Hudson River Housing is deeply committed to ameliorating homelessness and its far reaching consequences. Our residential programming spans the range from emergency shelters to transitional and permanent supported housing programs, each specifically designed to address the needs of homeless adults, families, children, and unaccompanied youth. Our services aim to prevent homelessness and its reoccurrence by addressing its underlying causes, and by providing opportunities for those experiencing homelessness to develop the means, skills and strength to overcome their difficult plight.

We partner with many local organizations to address the comprehensive needs of those we serve, and we work collaboratively to analyze community needs, find solutions, share resources, and implement innovative strategies to combat homelessness.

These efforts, in combination with our work in developing and preserving affordable housing, have helped thousands of individuals and families to overcome homelessness (or avoid it entirely) and positively contribute to the community. In fact, many of those who have benefited from our services have gone on to further our mission as volunteers, employees, board members and advocates.

In 2010, we continued to expand our programming in this area. Our administration of the American Recovery and Reinvestment Act (ARRA)-funded Homelessness Prevention and Rapid Re-Housing Program helped 191 households being directly impacted by the current economic recession maintain their housing or find cost-appropriate housing. And we remain steadfast in providing our core group of emergency, transitional and supported permanent housing programs, assisting well more than 1,000 households and individuals find and maintain their housing.

“\textbf{They are not statistics, but persons with lives full of struggles and joys, talents and shortcomings, loves and losses—much like the rest of us.}”
\hspace{1cm} Luanne Panarotti, Mercantile, April 2010

\begin{table}[h]
\begin{tabular}{|c|}
\hline
\textbf{Family & Adult Services 2010} \\
\hline
\textbf{Emergency Housing} \\
\hspace{1cm} \textit{1,068 individuals provided with shelter} \\
\hline
\textbf{Transitional Housing} \\
\hspace{1cm} \textit{188 individuals and families housed} \\
\hline
\textbf{Supported Permanent Housing} \\
\hspace{1cm} \textit{43 households assisted} \\
\hline
\textbf{Independent Living Services} \\
\hspace{1cm} \textit{191 households received services} \\
\hline
\end{tabular}
\end{table}
In 2010, our River Haven programs celebrated a milestone: 30 years of providing services to youth in our community. Hudson River Housing adopted River Haven in 2000. The services offered have grown substantially since the program’s founding by St. Francis Hospital in 1980, from a five-bed emergency shelter to a full array of emergency housing, crisis intervention, transitional housing, independent living skills building, and street outreach services.

But beyond the changing technology and hairstyles, many of the core issues that brought youth and families to River Haven 30 years ago are not all that different today:

- Youth fleeing homes where abuse, neglect, mental illness, substance abuse and severe family conflict are prevalent;
- Parents at a breaking point in their efforts to manage a teen;
- Families coping with a variety of stressors, including economic struggles; lack of suitable housing; the illness or death of a family member; divorce or separation; and domestic violence;
- Older youth who lack the support of a family, but are not yet prepared to live on their own;
- Teens and parents in need of a cooling off period to diffuse the stress so they can more productively work out problems.

The circumstances facing each youth and family are unique, and River Haven works with each youth and family toward solutions that address their particular needs, strengths and goals.

“For these young people, River Haven has been a bridge over troubled waters in their lives, and an alternative to the dangers they would otherwise face out on the streets on their own.” ~ Donna Menconeri

Youth Services

Since 1980…
3,458 youth between the ages of 10 and 18 have been provided with shelter
22,000 crisis calls have been managed

Youth Services 2010

Emergency Housing
- 88 youth provided with shelter

Transitional Housing
- 26 young adults housed

Supported Permanent Housing
- 17 households assisted

Independent Living Services
- 155 households received services

Celebrating 30 Years
Real Estate Development

Real estate development continues to be a natural outgrowth of our work to serve homeless and low-income populations by way of creating safe, quality affordable housing opportunities. Our housing development work has also proved an important part of neighborhood revitalization efforts taking place in the City of Poughkeepsie and throughout the Mid-Hudson Valley. We have turned dozens of vacant lots and blighted properties into quality, cost-appropriate housing, and in the process have brought new life into economically-challenged neighborhoods.

“We are taking an important step towards remediating the effects foreclosure has had on our neighborhoods. We want to keep people in their homes and continue working towards a stronger, more vibrant community.”

~ Gail Webster

Hudson River Housing’s Neighborhood Stabilization Program activities took an important step forward in 2010. Ten properties, representing 17 units, were acquired by the agency, as shown on the map at left. These properties, all in the City of Poughkeepsie, will help us address the impacts of foreclosure in our community while adding much-needed affordable units to the housing stock.

2010 also saw the breaking of ground at the site of the new home for the River Haven youth shelter at 99 Thompson Street in Poughkeepsie; the rehabilitation and sale of a single-family home on North Clinton Street in Poughkeepsie; and the rehabilitation of a SRO rental property on Noxon Street in Poughkeepsie. This year we also began rehabilitation on a two-family property on Conklin Street in Poughkeepsie. This project is our second in collaboration with Nubian Directions II, Inc.’s New Directions YouthBuild Partnership. Students working towards obtaining their GED also learn the construction trade by dedicating hours each week to working at this project site.

Real Estate Development 2010

Units completed
• 1 homeowner unit
• 16 rental units

Units under construction
• 2 rental units
• 15 emergency beds
Community Building & Organizing

Over time, Hudson River Housing has achieved significant revitalization aims by way of improving housing quality and increasing resident pride and investment in the community. In 2010, this work to revitalize neighborhoods, long a by-product of our efforts to provide affordable housing, evolved into an important component of the agency’s work. Our targeted efforts to stabilize City of Poughkeepsie neighborhoods at high risk of foreclosure and economic decline led to the establishment of Middle Main Revitalization. The objective of Middle Main Revitalization is to advocate for, support, and undertake efforts to improve conditions for residents in the Middle Main neighborhood, in order to create a more attractive, safer, and more inclusive community. Middle Main Revitalization is designed to create measurable economic and social investment by property owners, area businesses, landlords, tenants, and the larger community.

We seek avenues to advocate for the various groups that make up our community – small business owners, youth, residents, immigrants, property owners, and other non-profit organizations, among others. We develop collaborations within the community to strengthen the position of our neighborhoods and programs, and make maximum use of resources and assets. We also find targeted areas in which to act – for example, by hosting community meetings, organizing neighborhood social events, and providing financial resources for property owners to undertake building improvements.

The success of our efforts in this area led to an invitation in 2010 to join NeighborWorks America’s Community Building & Organizing initiative, a network of organizations across the nation who are making significant strides in community engagement and neighborhood revitalization. Our community building and organizing work also encompasses our efforts to engage community members in our programs through resident councils, participation in advisory committees, and program-focused events.

“We all believe there is huge potential on Main Street. We want to promote the assets that already exist, such as the rich cultural diversity and small local businesses, and use that as a means of attracting new residents, businesses and visitors.” ~ Elizabeth Celaya

Community Building & Organizing 2010

- 7 community meetings held
- 9 community events held
- 1,416 volunteer hours recorded

From top: Participants in the 5th Annual Hudson Valley Main Street Summit, held in Poughkeepsie in June 2010 and co-sponsored by HRH; a volunteer clean-up of the Fall Kill Creek in Poughkeepsie, a collaboration between HRH and Clearwater; participants at a monthly community meeting of the Middle Main Revitalization initiative. At left: Members of the Grupo Folklorico Poughkeepsie dance troupe.
HomeOwnership Promotion & Preservation

Hudson River Housing’s NeighborWorks HomeOwnership Center of Dutchess County promotes homeownership, creates educated and confident homebuyers, and assists homeowners in preserving their investment. Through the collaboration of residents and business leaders, government, and nonprofit participants, the NeighborWorks HomeOwnership Center offers all of the services and training needed to shop for, purchase, rehabilitate, insure, maintain, and manage a home. Our goal is to help people achieve the dream of homeownership and revitalize neighborhoods.

We are also the lead agency of Hudson Valley Foreclosure Prevention Services, addressing the critical need in our community to help homeowners at risk of foreclosure identify solutions that best meet their current situation. In August 2010, we reached the milestone of providing foreclosure prevention services to 1,500 households throughout the Hudson Valley.

“I finally have something of my own. It’s not a big house, but I feel like I’m in the big leagues.” ~ Wendell Davis

Despite the continued need for foreclosure prevention services, Hudson River Housing continues to place an emphasis on the importance of pre-purchase education for homebuyers. Pre-purchase education prepares households to invest wisely and within their means, and links them to the resources they need to properly maintain their home. We also have evidence that the homeownership market isn’t quite as dim as it may seem, especially for a particular segment: low- to moderate-income first time homebuyers. In 2010, we had 50 such customers close on a home, our highest number since 2007. These homebuyers have been able to take advantage of lower home prices, and with the right preparation, make a great investment in their future. And with the right support, they will be an important part of stabilizing the overall housing market. Hudson River Housing is dedicated to maintaining a relationship with our homeownership clients throughout the purchase process and beyond, developing long-lasting economic benefits for households and the community at large.

<table>
<thead>
<tr>
<th>HomeOwnership &amp; Education 2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Counseling and Education</td>
</tr>
<tr>
<td>• 1,897 hours of service provided</td>
</tr>
<tr>
<td>First-Time Homebuyers</td>
</tr>
<tr>
<td>• 50 household closed on a home</td>
</tr>
<tr>
<td>• 398 households received budget and credit counseling</td>
</tr>
<tr>
<td>Foreclosure Prevention</td>
</tr>
<tr>
<td>• 712 households advised and counseled</td>
</tr>
<tr>
<td>• 67 senior households advised on Home Equity Conversion Mortgages</td>
</tr>
</tbody>
</table>
Property Management

Hudson River Housing manages hundreds of housing units throughout the Hudson Valley. Our properties offer various affordable housing options, including one—four-bedroom apartments, studios, and single-room occupancy units with shared kitchen and bath facilities. Housing options are available to meet the needs of single adults, families, and seniors. Many of our properties are historic buildings that have been completely restored. All offer high-quality housing, building and grounds maintenance service, and the support of a highly respected and competent property management staff.

“I was the first one to move in...I was so proud. I had tears in my eyes when they handed me my key.” ~ Ruth Jones

In 2010, Hudson River Housing sought to fill a great need in our community for very low-income housing for individuals with the opening of Noxon Street Apartments in Poughkeepsie. This Single Room Occupancy property houses sixteen single adults.

2010 also saw the expansion of our property management activities into new territory—the northeast segment of Dutchess County—as Hudson River Housing assumed management of a small multi-family property in Millerton. We continued our role as a non-profit partner in several other ventures, including Red Hook Commons, Pendell Commons, and Stone Ledge, representing over 200 units of family and senior housing.

Our properties consistently have occupancy rates of over 90%, and waiting lists that attest to the need for the cost-appropriate, high-quality housing we provide.

Property Management 2010

Residential Units
• 486 units managed

Commercial Units
• 9 units managed

From top:
HRH’s latest acquisition, 7 Fish Street in Millerton; 9-13 Noxon Street in Poughkeepsie, an SRO building for low-income individuals; residents enjoy a holiday get-together at Cannon Street Senior Housing in Poughkeepsie.
At left: Cannon Street Senior Housing in Poughkeepsie.
2010 Financial Information

2010 Revenue

- Grants - 50%
- Rental & Food Income - 41%
- Program Fees - 4%
- Development Fees - 1%
- Interest Income - <1%
- Special Events - <1%
- Contributions - <1%
- Miscellaneous Income - <1%

2010 Expenses

- Program Services Staff Salaries & Benefits - 50%
- Program Costs - 13%
- Administrative Staff Salaries & Benefits - 11%
- Bad Debt, Depreciation & Interest - 9%
- Occupancy Costs - 7%
- Professional Support - 4%
- General & Administrative - 3%
- Repairs & Maintenance - 3%

Financials:

- 2010 Revenue: $3,816,298
  - Grants: $86,110
  - Rental & Food Income: $65,382
  - Program Fees: $103,455
  - Development Fees: $341,650
  - Interest Income: $29,750
  - Special Events: $83,175
  - Contributions: $65,382
  - Miscellaneous Income: $29,750

- 2010 Expenses: $3,788,683
  - Program Services Staff Salaries & Benefits: $263,695
  - Program Costs: $298,171
  - Administrative Staff Salaries & Benefits: $871,267
  - Bad Debt, Depreciation & Interest: $700,031
  - Occupancy Costs: $568,351
  - Professional Support: $1,027,405
  - General & Administrative: $257,513
  - Repairs & Maintenance: $263,695
## 2010 Financial Information

### Balance Sheet

<table>
<thead>
<tr>
<th></th>
<th>Current Year As of 12/2010</th>
<th>Prior Year As of 12/2009</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Assets</strong></td>
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<td></td>
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<tr>
<td><strong>Current Assets</strong></td>
<td></td>
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<tr>
<td>Total Cash &amp; Cash Equivalents</td>
<td>1,007,245.38</td>
<td>697,479.61</td>
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<td>Total Investments</td>
<td>799,083.46</td>
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<td>Total Receivables</td>
<td>1,539,993.69</td>
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<tr>
<td>Total Other Current Assets</td>
<td>227,300.73</td>
<td>124,469.84</td>
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<tr>
<td>Total Due to/from Subsidiaries</td>
<td>293,982.16</td>
<td>260,666.63</td>
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<td>Total Current Assets</td>
<td>3,857,597.42</td>
<td>4,225,433.91</td>
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<td><strong>Fixed Assets</strong></td>
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<tr>
<td>Total Construction in Progress</td>
<td>1,674,891.30</td>
<td>541,437.51</td>
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<tr>
<td>Total Land</td>
<td>630,756.50</td>
<td>630,756.50</td>
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<td>Total Buildings</td>
<td>11,985,485.75</td>
<td>11,268,063.13</td>
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<td>Total Equipment &amp; Vehicles</td>
<td>1,238,830.47</td>
<td>1,085,425.77</td>
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<tr>
<td>Total Accumulated Depreciation</td>
<td>(4,454,488.72)</td>
<td>(4,016,488.64)</td>
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<tr>
<td>Total Fixed Assets</td>
<td>11,055,475.30</td>
<td>9,499,194.27</td>
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<td><strong>Other Assets</strong></td>
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<tr>
<td>Total Investment in Subsidiaries</td>
<td>224,361.91</td>
<td>224,361.91</td>
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<tr>
<td>Total Mortgages Receivables</td>
<td>1,814,797.33</td>
<td>1,652,362.22</td>
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<tr>
<td>Total Mortgage Receivables - Deferred</td>
<td>627,157.00</td>
<td>627,157.00</td>
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<tr>
<td>Total Other Assets</td>
<td>2,666,316.24</td>
<td>2,703,881.13</td>
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<tr>
<td><strong>Total Assets</strong></td>
<td>17,589,398.96</td>
<td>16,428,509.31</td>
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<tr>
<td><strong>Liabilities &amp; Fund Balance</strong></td>
<td></td>
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<tr>
<td><strong>Current Liabilities</strong></td>
<td></td>
<td></td>
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<tr>
<td>Total Trade &amp; Employee Liabilities</td>
<td>565,259.33</td>
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<td>Total Payroll Liabilities</td>
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<td>Total Deferred Revenues</td>
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<td>Total Def Revenues - Contra</td>
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<td>627,157.00</td>
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<td>Total Loans Payable</td>
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<td>Total Current Liabilities</td>
<td>3,466,102.05</td>
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<tr>
<td><strong>Long Term Liabilities</strong></td>
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<tr>
<td>Total Mortgages Payable</td>
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<td>5,337,720.06</td>
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<tr>
<td>Total Long Term Liabilities</td>
<td>5,101,008.18</td>
<td>5,337,720.06</td>
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<td><strong>Fund Balance</strong></td>
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<td>Net Assets - Unrestricted</td>
<td>8,313,592.82</td>
<td>8,290,288.75</td>
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<td>Net Assets - Restricted (Perm)</td>
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<td>927,206.00</td>
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<td>Fund Balance - Close</td>
<td>(225,657.09)</td>
<td>(11,269.38)</td>
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<tr>
<td>Total Fund Balance</td>
<td>9,022,279.73</td>
<td>9,206,225.37</td>
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<tr>
<td><strong>Total Liabilities &amp; Fund Balance</strong></td>
<td>17,589,398.96</td>
<td>16,428,509.31</td>
</tr>
</tbody>
</table>
Thank You to Our Supporters

Hudson River Housing, Inc. is funded by Federal, State, Dutchess County, local and private dollars. Our work would not be possible without the assistance of our generous supporters, including:

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NYS Homes and Community Renewal
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NYS Office of Temporary and Disability Assistance
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Jeffrey and Bernice Brody
Church of the Messiah
Roy T. Budnik & Associates
Bull & Buddha Restaurant
John Burk
John and Kristin Burk
Tom Burke
Calico Restaurant
Nina Cantamessa
Judith Rosenthal
Ana Cargile
Castle Fun Center
Cereal Counts
Carole Chambers
Children’s Media Project
Children’s School of Yoga
Christ Episcopal Church
Christ Church on Quaker Hill
Christ Church
Daniel Clark
Joann Clark
Clinton Vineyards
Cocoon Theatre
Fran Cocuzzi
Erin and Nell Collier
Copake Country Club
Frank Cordaro
County Players
Patricia Cramer
Cub Scout Pack 223
Melissa D’Ambrosio
Charles DeNagy
Manuel DeSousa
Dutchess Outreach
Dutchess County Historical Society
Dutchess County Sheriff’s Office
Dutchess Community College
Dutchess Day School
Thomas Dyer
Cecilia Stancell
East Fishkill Community Library
Jack and Susan Eberth
Edible Arrangements
El Bracero
El Dorado Restaurant
Tammy Emanuel
Mohegan Sun
Diane Fahr
Jerry Fahr
Linda Farnum
Jenna Filor
First Congregational Church
First Evangelical Lutheran Church
First Reformed Church
Fishkill Reformed Church
Harvey and Mary Flad
Freedom Plains Presbyterian Church
Bob Gajarsky
Garden Conservancy
Diana Gensler
Jason Gerard
Pamela Gerardi
Gessie Luguere & Friends
Barbara Gestilcove
Joe and Gina Giangrasso
Girl Scouts Heart of the Hudson Council
Green River Gallery
Arthur Kerber
Josephine Green
Elizabeth Grennen
Greystone Programs, Inc.
Mary Grieger
Elizabeth Grimmeth
Half Moon Theatre
Robert and Marilyn Hankin
Hannafor
Ernest and Marlene Hedrick
Mark Hicks
Holiday Inn Express
Holy Trinity Church
Hopewell Reformed Church
Hopewell Reformed Church
Hudson Beach Glass
Kimberly Hutchings
Hyde Park United Methodist Church
Hyde Park Reformed Church
Hudson Beach Glass
Kimberly Hutchings
Hyde Park United Methodist Church
John Jay High School Cheerleaders
John Jay Proscenium
Jeep and Carol Johnson
Renee Johnson
Jennifer Jordan
Dan and Molly Katz
Mary Katz
Mark Keaveney
Patrice Kellett
Sue Kimmerle
Gertrude Klassen
W.C. Knight
Robert and Lyn Kopac
Aida Kuka
John and Alice Kurten
Vince LaBerra
LaDelizioza Pastry Shoppe
Ladies of the Elks
William and Pamela Lavery
James Lawless
Howard Lawrence
Jessica Leahy
Kelly Licare
Ashley Licis
Linacre Chiropractic Office
Links at Unionvale
Locust Grove
Babette Lorenzo
Los Caribenos
Robert LoSacco
Nuit Lust
M*POWER Center for Cultural Fitness
Yvonne Mabey
Mac-Haydn Theatre, Inc.
Linda Malave
Marist College
Gloria McCanna
Stacy McCann
Dolores McKay
Mid Hudson Children's Museum
Mid-Hudson Chinese Christian Church
Tim Middlebrook
Mount Gulian
Hester Mulak
Edmond and Bonnie Murphy
Laszlo Nagy
Main Printing
New Hackensack Home Bureau
New York Jets
New York Football Giants
Dawn Nieman
Tessa Nollenberger
Charlie and Janie Nornile
Patricia O’Donnell
Hudson Beach Glass
Kimberly Hutchings
Hopewell Reformed Church
Hopewell Reformed Church
Hudson Beach Glass
Kimberly Hutchings
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Laszlo Nagy
Main Printing
New Hackensack Home Bureau
New York Jets
New York Football Giants
Dawn Nieman
Tessa Nollenberger
Charlie and Janie Nornile
Patricia O’Donnell
Oakwood Friends School
Omega Institute for Holistic Studies
Pastry Garden
Karen Pfeifer
Bernard and June Pierce
Daniel and Jill Pinkwater
Pleasant Plains Presbyterian Church
Aggie Pon
Poughkeepsie United Methodist Church
Poughkeepsie Day School
Christen Prete
Nancy Ranger
Real McCoy 2
Bobby and Joyce Reed
Reformed Church of Poughkeepsie
Regina Coeli School
Suzanne Reinstein
Rhinebeck Savings Bank
Rhinebeck Chamber Music Society
Donald and Judith Rielle
Rigis Corporation (Super Cuts)
River Haven IL/TLTC Clients
Christine Robb
Rock Hard Men's Tribe
Rocking Horse Ranch
Humerto Rodriguez Maya
Anthony Romano
Lynn Rotenberg
Marienid Rotenberg
Sharon Russitana
Barbara Rutherford
Betty Santiago
Sharon Santosky
Cheryl Saposnick
Tom and Jennifer Scarpati
Secular Franciscans
Dan and Sarah Seifert
Ken Shoop
Theresa Shultis
Siena College Social Work Students
Sigma Sigma Sigma
Six Flags
Karen Smith
Smokes 4 Less
Diane Sommer
Southlands Foundation
Dolores Spicer
Andy Spitz
St. Andrew's Church
St. Columbia CYO Basket Ball Team
St. Denis Church
St. Denis
St. James Church
St. John's Evangelical Lutheran Church
St. Margaret's Episcopal Church
St. Mary's Church
St. Mary's Kindergarten
St. Mary's of Wappingers Falls
St. Stanislaus Parish
Stageworks Hudson
Christine Stammer
Teresa Stanley
Veronica Stanton
Starbucks
Daniel Sterdt
Philip and Diane Sterdt
Samuel and Ruth Stern
Stigmata Fraternity
Stigmata Fraternity Mount Alvernia
Nathalia Sudnik
Karen and Barbara Sunclack
SUNY New Paltz
SVD Food Pantry
Kory Sweeney
Craigo Sweetser
Tabernacle of Christ
Taconic DSDO
New Hackensack Reformed Church
Joan Taranto
Ann Tasch
Terrapin Restaurant
Nancy Thomas
Thriftyme Beverage
Bill and Barbara Todd
Tom Lewis State Farm
Butch Tompkins
Trinity United Methodist Church
Trinity Episcopal Church
Turtle Fur Group
Travis and Amanda Uchaez
Ross Uhfelder
Unitarian Universalist Fellowship
United Methodist Church of Wappingers
Unitex
Jean VanTassell
Vassar College
Vassar Powerhouse Theater
Vassar Temple
Vergilis, Stenger, Roberts & Davis
Jerry and Peggy Vergilis
Volleyball Geeks
Melissa Wagner
Michael Wanyo
Ray Watkins
Gail Webster
West Point Tours
Greg and Josephine Wilkins
Williams Lumber & Home Centers
Barbara Willmer
Women's Work, too
Forrest Wright
Kimberly Wright
Doug and Harriet Ziegler
Luis Zuccarello
“It feels unreal to have our own home. Being able to take advantage of the savings program, counseling, and education classes were a big factor in making this dream possible for us. However far away you think you are from homeownership, the knowledge the classes provide will guide you to your goal. We don’t know how anyone could buy a house without these classes offered through the NeighborWorks HomeOwnership Center of Dutchess County. They provided us with all the information we needed so we were equipped as we went through the process of buying a home. The staff made our dream seem possible. They really see you through from beginning to end; they hold your hand every step of the way. These services are so encouraging and supportive. We were so well taken care of!”

~ Andrew and Andrea French

“I went through many years of drug addiction, and was finally getting my life back together when there was an electrical fire in my apartment, and I found myself homeless. One rainy day, I was on the street with nowhere to go, and I ended up at the Dutchess County Coalition for the Homeless overnight shelter, where I was able to spend the night. I submitted an application for Hillcrest House, and was interviewed by one of the case managers. Getting a room at Hillcrest House was such a blessing – I used my time there as a foundation to start getting my life back on track again. While staying at Hillcrest House, I started volunteering at the shelter. I would go to the screening site and do intakes with people looking for a bed for the night. Not long after, I applied for a job there, and was hired as a housekeeper. In 2006, I received a Section 8 certificate and moved into my own apartment. I don’t think I would have been able to do any of this without the help of Hudson River Housing. The program really helped me be able to go out and be successful on my own.”

~ Clarice Parker

Read more testimonials on our website at www.hudsonriverhousing.org/testimonials
Our Locations

DCCH Shelter
Hillcrest House
60 Catharine Street
Garden Street Apartments
DCCH Screening Site
River Haven Shelter
Administrative Offices
River Haven TLC
NeighborWorks HomeOwnership
Center of Dutchess County
Harlow Row
Permanent Housing Program
Offices (COACH, Home Base, Shelter + Care, Maximize)
Noxon Street Apartments
Cannon Street Senior Housing
The Townhouses
Hudson River Lodging
Maybrook Gardens
(Orange County)
Fish Street Apartments (Millerton)

Contact us for more information on our sites and services.
See contact information on the opposite page, or visit us at www.hudsonriverhousing.org.
Hudson River Housing Board of Directors

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Director of River Haven Programs & Grant Administration

Hudson River Housing Contact Information

Family & Adult Services
Emergency Housing
After-Hours Emergency Placement (845) 471-8454
Dutchess County Coalition for the Homeless (845) 452-5197

Transitional Housing
Hudson River Lodging (845) 452-0019
Hillcrest House (845) 452-5197
LaGrange House (845) 452-0019

Supported Permanent Housing
Shelter Plus Care (845) 485-0180
COACH (845) 485-0180
Maximize (845) 485-0180
Special Use Beds (845) 485-0180
Home Base I&II (845) 485-0180

Other Programs
Homelessness Prvn. & Rapid Re-Housing (845) 454-5176
Follow-Through Program (845) 452-0019

Youth Services
Emergency Housing
River Haven Shelter (845) 454-3600

Transitional Housing
River Haven Transitional Living (845) 454-2300

Other Programs
River Haven Independent Living (845) 454-2300
Street Outreach (845) 454-2300
Homelessness Prvn. & Rapid Re-Housing (845) 454-5176

Administrative Offices
313 Mill Street, Poughkeepsie, NY 12601
(845) 454-5176

Housing Development (845) 454-5176
Property Rehabilitation & New Construction
Historic Preservation
Neighborhood Stabilization Program

Property & Asset Management
Workforce Rental Opportunities
Harlow Row (845) 454-5176
Garden Street (845) 454-5176
Townhouses (845) 454-5176
60 Catharine Street (845) 454-5176
Noxon Street (845) 454-5176

Senior Housing
Cannon Street Senior Housing (845) 471-1782
Maybrook Gardens (845) 636-4196

Community Development
Middle Main Revitalization (845) 214-1113
NY Main Street Program (845) 454-5176

Homeownership & Education
NeighborWorks® HomeOwnership Center of Dutchess County
Homebuyer Education & Preparation (845) 454-9288
Hudson Valley Foreclosure Prvn Services (888) 377-7713
Inclusionary Housing (845) 454-9288