



housing with compassion...development with a vision



Annual Report 2011

A Message from our Executive Director



Ed Murphy
Executive Director
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Dear Friends

As 2011 came to a close, we celebrated Gail Webster's twenty years of tireless service and a legacy of significant achievements, and we wished her a fulfilling retirement. And now, I am honored to serve Hudson River Housing as your new executive director, and will do my best to live up to the standards Gail established as we set our course for the future.

Throughout 2011, we were frequently reminded that the future is never certain. The housing crisis continues to be a hindrance on the national economy, devastating to millions of American families, including thousands right here in the Hudson Valley. The fiscal crisis facing New York State and its local governments has very real implications for the way we do business. At a time of great need, the public resources upon which we depend are being pinched. But while the future may not be certain, but one thing is: Hudson River Housing will explore all opportunities and we will continue our essential work. As we have for almost thirty years, we will advocate for the least fortunate, provide shelter and support to the homeless, and offer quality housing and economic opportunities to those families who are working their way up and out of poverty. In an economic divide defined as the 1% and the 99%, we take great pride in serving the 50% – households eligible for one or more of the housing products and services that we offer. From emergency shelter to home ownership, from our teen and young adult programs to our rentals for senior citizens, from our Middle Main Initiative to first time home buyer counseling in Millerton, HRH is HOUSING.

As challenging as the year has been and the years ahead may be, we continue to achieve excellent results. This past year we cut the ribbon with Ken and Sean Kearney at Pendell Commons, and we join them again at Poughkeepsie Commons, currently under construction in the City of Poughkeepsie. These two developments total nearly 150 high-quality rental apartments. In July, we opened the beautiful new River Haven Youth Shelter on Thompson Street. Throughout the year, we continued to rehabilitate houses in the City of Poughkeepsie, transforming vacant houses into energy efficient green homes for new homeowners and renters. And we ended the year by breaking ground on the long awaited project at 55 Garden Street, which will complete our properties on this historic corridor.

HRH's development projects create new and better living conditions for many, but our greatest achievements of the year can be found in the dedicated service of our employees, carrying out the day to day activities that make a difference to so many. Throughout a year of change, the HRH staff offer hope every day. They are the lifeblood of this organization.

Yes, my friends, though we are entering our 30th year of good work, and we are just getting started!

Sincerely,

A handwritten signature in black ink that reads "Ed Murphy". The signature is written in a cursive, flowing style.

Ed Murphy
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 is 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. All inhabitants of our region have access to decent, cost-appropriate housing that meets their needs. Communities, including their residents and governing bodies, value attractive, affordable, and well-designed housing and neighborhoods as essential to everyday life.

Our Guiding Principles

In accordance with our mission and vision, Hudson River Housing 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 to maintain that housing.
- Reduce the devastating consequences of homelessness experienced by those directly impacted, as well as by the community as a whole.



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Programs and Services

Adult & Family Services

The core of Hudson River Housing's services is its dedication to creating a path out of homelessness. 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 the underlying causes, and by providing opportunities for those experiencing homelessness to develop the means, skills and strength to overcome difficult situations. 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.

Youth Services

Our youth programs offer a full array of emergency housing, crisis intervention, transitional housing, independent living skills building, and street outreach services, working to meet the needs of youth and their families. 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; and older youth who lack the support of a family, but are not yet prepared to live on their own, are all among those who receive our services. The circumstances facing each youth and family are unique, and River Haven works with each individually, finding solutions that address their particular needs, strengths and goals.

Housing Development & Community Revitalization

Housing development continues to be a fundamental part of our work to serve homeless and low- to moderate-income populations, creating 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 seek avenues to advocate for the various groups that make up our community, and develop collaborations within the community to strengthen the position of our neighborhoods and programs, and make maximum use of resources and assets. We have achieved significant revitalization results by improving housing quality and increasing resident pride and investment.

HomeOwnership Promotion & Preservation

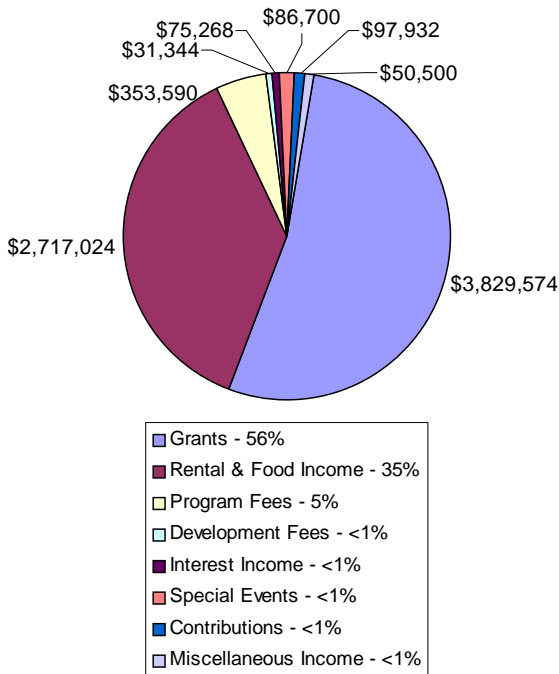
Hudson River Housing's NeighborWorks HomeOwnership Center of Dutchess County promotes homeownership, creates educated and confident homebuyers, and assists homeowners in preserving their investment. Through the collaboration of residents and business leaders, government, and nonprofit participants, the 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 in the process help to revitalize neighborhoods.

Property Management

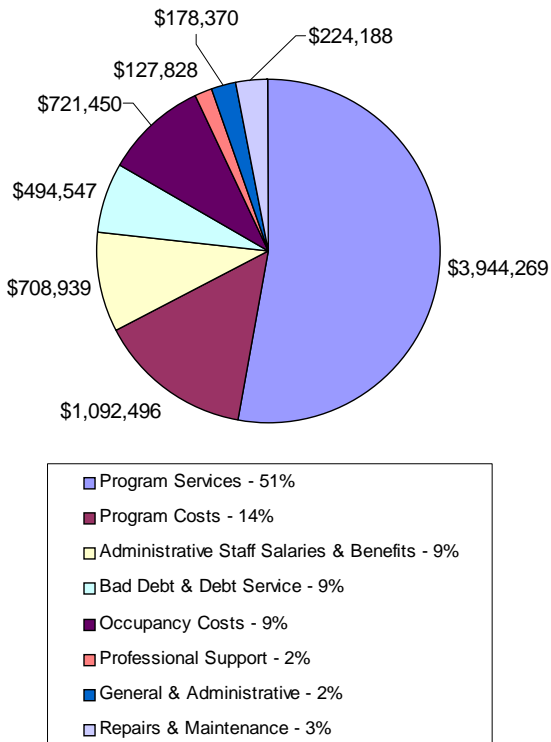
Hudson River Housing manages hundreds of housing units throughout the Hudson Valley. Our properties offer various affordable housing options, including one to four-bedroom apartments, studios, and single-room occupancy units with shared kitchen and bath facilities. Housing options are available to meet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

Financial Information

Revenues* \$7,241,932



Expenses \$7,492,087



Net Deficit \$250,155

* Revenues do not include restricted grants of \$581,000.

Balance Sheet


	Current Year As of 12/2011	Prior Year As of 12/2010
Assets		
<u>Current Assets</u>		
Total Cash & Cash Equivalents	\$ 715,814.47	\$ 905,322.55
Total Investments	\$ 790,582.00	\$ 1,003,199.40
Total Receivables	\$ 1,411,502.00	\$ 1,630,277.06
Total Other Current Assets	\$ 69,764.31	\$ 57,086.29
Total Due to/from Subsidiaries	\$ 750,135.00	\$ 309,678.92
Total Current Assets	\$ 3,737,797.78	\$ 3,905,564.22
<u>Fixed Assets</u>		
Total Construction in Progress	\$ 1,190,246.76	\$ 2,090,708.75
Total Land	\$ 630,756.50	\$ 630,756.50
Total Buildings	\$ 13,651,376.19	\$ 11,964,088.09
Total Equipment & Vehicles	\$ 1,279,719.02	\$ 1,215,287.26
Total Accumulated Depreciation	\$ (4,980,018.64)	\$ (4,500,018.64)
Total Fixed Assets	\$ 11,772,079.83	\$ 11,400,821.96
<u>Other Assets</u>		
Total Investment in Subsidiaries	\$ 213,755.91	\$ 213,755.91
Total Mortgages Receivables	\$ 1,790,015.53	\$ 1,810,530.41
Total Mortgage Receivables - Dfd	\$ 574,397.00	\$ 574,397.00
Total Other Assets	\$ 2,578,168.44	\$ 2,598,683.32
Total Assets	\$ 18,088,046.05	\$ 17,905,069.50
Liabilities & Fund Balance		
<u>Current Liabilities</u>		
Total Trade & Employee Liabilities	\$ 474,568.24	\$ 735,398.27
Total Deferred Revenues	\$ 240,174.61	\$ 211,174.79
Total Def Revenues -Contra	\$ 574,397.00	\$ 574,397.00
Total Loans Payable	\$ 564,500.00	\$ 568,250.00
Total Current Liabilities	\$ 1,853,639.85	\$ 2,089,220.06
<u>Long Term Liabilities</u>		
Total Mortgages Payable	\$ 5,697,591.43	\$ 5,391,880.09
Total Long Term Liabilities	\$ 5,697,591.43	\$ 5,391,880.09
<u>Fund Balance</u>		
Net Assets - Unrestricted	\$ 9,602,461.77	\$ 9,489,616.35
Net Assets - Restricted (Perm)	\$ 934,353.00	\$ 934,353.00
Total Fund Balance	\$ 10,536,814.77	\$ 10,423,969.35
Total Liabilities & Fund Balance	\$ 18,088,046.05	\$ 17,905,069.50

Unaudited Statement

2011 Highlights



Celebrated the opening of a brand new, permanent home for our River Haven Youth Shelter on Thompson Street in Poughkeepsie



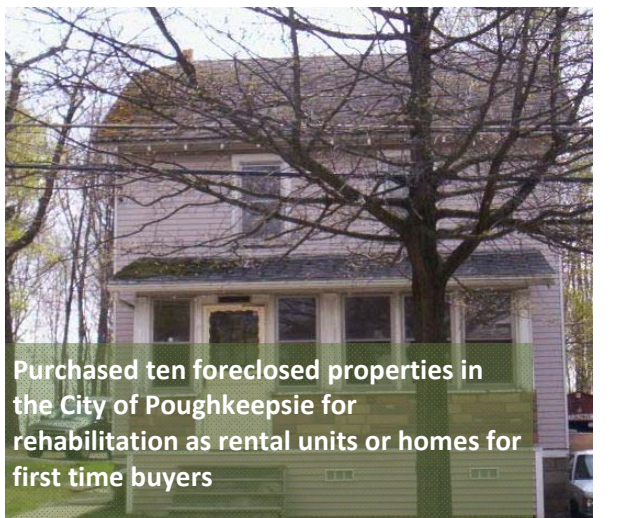
Completed construction of a two-family rental property in coordination with the Nubian Directions YouthBuild Program, a skills-building program for at-risk youth



Began demolition on 55 Garden Street, paving the way for new construction of a 5-unit green rental property adjacent to our award-winning Queen Row townhouses



Received support from the Dyson Foundation to provide technical assistance & advocacy services to northeastern Dutchess municipalities developing affordable housing ordinances



Purchased ten foreclosed properties in the City of Poughkeepsie for rehabilitation as rental units or homes for first time buyers

2011 Over 2,700 individuals and families served 2011 757 units of



Created Middle Main Profiles to spotlight leaders in Middle Main Poughkeepsie, which was highlighted as a "Strategy that Works" by Leaders for Communities



housing managed 2011 89 units of housing created or rehabilitated

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:

City of Poughkeepsie

Community Foundations of the Hudson Valley -

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John T. Sloper Community Fund

Dutchess County Department of Mental Hygiene

Dutchess County Department of Planning and Development

Dutchess County Department of Services for Aging,
Veterans & Youth

Dutchess County Department of Social Services

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NeighborWorks America®

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NYS Child and Adult Care Food Program

NYS Department of Corrections and Community Supervision

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Regional Food Bank of Northeastern New York

Stewart's Shops

United Way of Dutchess County

US Department of Health and Human Services

US Department of Housing and Urban Development

US Federal Emergency Management Agency



Volunteers from the national advocacy group Bike & Build paint a mural on a vacant building in downtown Poughkeepsie.

Thank You

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Four Brothers Pizza Inn & Restaurant	Elaine Luczka	Secular Franciscans	Young Democrats
Freedom Plains Presbyterian Church	Nuit Lust	Wanda Segarra	Yurkovic Family
John Garrity	Mac-Haydn Theatre, Inc.	Dan Seifert	Doug & Harriett Ziegler
Barbara Gentilecoria	Nester Madelengoitia	Shear Magic	Ronald Zubrycki
Gessie Luguerre	Mahoney's Irish Pub	Joan Sherman	
Shannon Gialotti	Main Street Pizza	Robert Shultz	
Joe & Gina Giangrasso	Linda Malave	Kevin Smith	
Girl Scout Troop 10088	Tony Manna	Smokes 4 Less	
Girl Scout Troop 10243	Poughkeepsie Salsa Crew	Spicy Mexican Grill	
Ivan Godfry	MARC	Rachel Sprague	
Alan & Colleen Goettel	Marist College	St. Andrew's Episcopal Church	
Golub Foundation	Paul Markowski	St. Columba	
Grace Smith House	Shiann Mayorga	St. Denis Church	
Green River Gallery	Gloria McCanna	St. Denis	
Elizabeth Grennen	Mid Hudson Civic Center	St. Francis Hospital	
H.G. Page & Sons, Inc.	Tom McGovern	St. James Church	
Hands On the Hudson Valley	Edmund McKenna, Jr.	St. John's Evangelical Lutheran Church	
Hannaford Supermarket	John & Linda McNiff	St. Margaret's Episcopal Church	
Glen Harrington	Steven Meddaugh	St. Mary's Church	
Harrington Education	Sherril Meyers-Nilson	St. Mary's Kindergarten	
Health Quest Urgent Care Center	Mid Hudson Children's Museum	St. Stanislaus Parish	
Donna Helmsley	Mid Hudson Vending	Stageworks Hudson	
Susan Henry Rodney	Mid Hudson Love, Inc.	Veronica Stanton	
Margaret Hocutt	Mid-Hudson Chinese Christian Church	Starbucks	
Holy Light Church	Tim Middlebrook	Daniel Sterdt	
Holy Trinity Church	Michael Mikula	Philip & Diane Sterdt	
Home Depot	Miller Family	Whitney Stevens	
Hopewell Reformed Church	Carlos Mina	Stigmata Fraternity	
Hudson River Cruises	Mohegan Sun	Stop & Shop	
Hudson Valley School of Massage	New York Jets	Sukhothai Restaurant	
Hudson River Sloop Clearwater	New York Football Giants	Vincent Sullivan	
Hyde Park United Methodist Church	Dawn Nieman	Sun Wallpaper & Paint	
Hyde Park Reformed Church	Tessa Nollenberger	Amy Susso	
I & S Caribbean Delight	Macaroni Kid Poughkeepsie	Michael Sweeting	
IBM	Noshis Coney Island	New Hackensack Reformed Church	
Andrew Igoe	Nubian Directions	Ann Taft	
James Igoe	Barbara O'Connor	TD Banknorth	
Innerlight Spa	Feza Oktay	The Real McCoy 2	
J. Douglas Management	Our Lady of Lourdes High School	David Thomas	
Jane's Grace	Palaia Vineyards & Winery	Thrifty Beverage	
Janet's Jerk Shop	Pancho Villa Deli	Risa Tochigi	
Myrian Jeanty	Panera Bread	Bill & Barbara Todd	
Kevin Jenkins	PAUSE	Trinity United Methodist Church	
Jewish Family Services	Stephanie Peralta	Trinity Episcopal Church	
Jewish Community Center	Daniel & Jill Pinkwater	Williams Lumber & Home Centers	
JK's Corner Cafe	Pizzeria Uno	Turtle Fur Group	
Phillip Johnson	Planned Parenthood	Twinks Civic & Social Club	
Horatio Productions	Planned Parenthood	Unitarian Universalist Fellowship	
Just Say Yes	Pleasant Valley Rotary Club	Unitarian Universalist Church	
Kaatsbaan International Dance Company	Pleasant Valley United Methodist Church	United Way of Dutchess County	
Karma Lounge	Pleasant Plains Presbyterian Church	Uno Chicago Grill	
Kentucky Fried Chicken	Caprice Porcoro	Keith VanBenschoten	
Andy Kilpatrick	Portafino Ristorante	Jean VanTassell	
Barbara Kirkup	Poughkeepsie United Methodist Church	Vassar College	
Robert & Lynn Kopac	Rachel Leib Photography	Vassar Temple	
Jason Krupka	Nancy Ranger	Jessica Velez	
La Bahia	Jasmine Redfern	Jerry & Peggy Vergilis	
		Village Ministry	



*Housing with compassion...
Development with a vision*



Front Cover

On July 6, Hudson River Housing celebrated the opening of a brand-new, permanent home for our River Haven Youth Shelter on Thompson Street in the City of Poughkeepsie.



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