Jen and Madeline launched Earth, Wind & Fuego, a food-based social enterprise, in March of 2017. They needed a commercial kitchen, but as a start-up, they had limited funds to invest. That’s why they were so happy to learn about the newly-opened Poughkeepsie Open Kitchen (POK) in the Poughkeepsie Underwear Factory. Here they were able to expand their services to include catering and soon started a weekday lunch service. They partner with Hudson River Housing’s Employment Assistance & Training Station to host trainees who face barriers to re-entering the workforce, and have recently hired Manny, a graduate from the program. They are active in the Middle Main business network and committed to hiring local workers, supporting other small businesses on Main Street, and creating a welcoming space for neighbors of all backgrounds to come together. Hudson River Housing is thrilled to have Earth, Wind & Fuego as an anchor tenant in the Poughkeepsie Underwear Factory because they share so many of our goals for strengthening and preserving this community.

“We don’t know how we would’ve done this without Hudson River Housing and without a space that creates opportunity like the Poughkeepsie Underwear Factory. We feel like we have a lot of support here and we help each other grow...We’ve been here for four months and we created two jobs!”

Survey

Our supporters mean the world to us! Please take 3 minutes to tell us more about you—our most important partner!

Use the QR code or go to hudsonriverhousing.org

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Hudson River Housing
313 Mill Street
Poughkeepsie, NY 12601
P 845.454.5176
F 845.485.1641
hudsonriverhousing.org

@HRHousingYouth

2017 Impact Report

Harry lost his wife in 2015, which triggered a downward spiral for him. He moved into Hillcrest House, where he worked with care managers to gain the stability he needed to get back on his feet. In 2017, Harry completed 240 hours of culinary training at the Poughkeepsie Underwear Factory through Hudson River Housing’s Employment Assistance & Training Station. He took great pride in his tasks, and loved being out in the community and meeting new people. Now Harry has moved into his own apartment at Maybrook Gardens, an affordable senior living community managed by Hudson River Housing.

“At this point there’s nothing I can’t do. The only restrictions that I have are the ones I put on myself.”
Dear friends,

2017 was a special year for Hudson River Housing. In addition to continuing our critical work creating pathways out of homelessness for individuals and families, we accomplished several notable achievements:

- In 2017, our Supportive Services for Veteran Families (SSVF) program suffered an abrupt loss of $500,000 in federal funding. Despite this setback, we continued to operate all services as we transitioned to the Veteran Impact Program (VIP), supported by Dutchess County and local partners.
- 93 veteran families participated in care management programs.
- 28 new housing units were created.
- 213 of those received counseling to prevent foreclosure.
- 21 residents graduated from leadership training programs.
- 39 local businesses were supported at the Poughkeepsie Open Kitchen and through the Middle Main business network.
- 3,000+ residents were activated as advocates, volunteers, and neighborhood leaders.
- 21 residents graduated from leadership training programs.
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At 81 years old and after 32 years of living in his home, David began to fall behind on his mortgage. When the foreclosure notice arrived he came to Hudson River Housing’s NeighborWorks HomeOwnership Center for assistance. Here the housing counselors helped David navigate a very complex process, advocating for him with banks, lawyers, and the state. Finally, just three days before his home was scheduled to be auctioned, David was able to pay off all his arrears and breathe a sigh of relief. “It was a matter of days. I didn’t think I would make it… I was going to sign up for the elderly home, but now I don’t have to.”

However, there was much more to be accomplished in 2017. We were able to celebrate the completion of another Hudson River Housing project, the Poughkeepsie Underwear Factory. This project truly embodies all of our core values – affordable housing, community engagement, economic and social empowerment, and neighborhood revitalization.

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As I celebrate one year in this incredible role as Executive Director, and nearly 20 years working with Hudson River Housing, I am reflecting on all of our wonderful community partners. We couldn’t do this life-changing work without people like you. Thank you so much for your continued support of Hudson River Housing and the people who really need us.

Serving the Mid-Hudson region for over 35 years!

Christopher McCullough
Executive Director

Our Mission

Hudson River Housing provides a continuum of services that improves lives and communities through housing with compassion and development with vision. We create pathways out of homelessness through empowerment, education and advocacy. We strengthen communities by developing and preserving affordable housing and creating opportunities for people and places to thrive.

Programs & 2017 Impact

EMERGENCY SHELTER AND SUPPORTIVE HOUSING SERVICES

We move people to self-sufficiency. We create a path out of homelessness for individuals and families through emergency shelter, transitional housing and permanent housing programs.

- 798 individuals were provided with emergency shelter
- 77% of homeless families were moved into transitional or permanent housing
- 86% of all households who moved into permanent housing stabilized, remaining for 6 months or longer

YOUTH SERVICES

We strengthen life skills and offer an accepting environment in which to plan a brighter future. We provide emergency shelter, crisis intervention, transitional housing and care management that leads to self-sufficiency.

- 135 youth participated in care management programs and enrichment
- 81 received emergency shelter and services

Alyssa (a pseudonym) came to River Haven Youth Shelter to escape fighting and violence at home. Care managers provided a safe and stable living environment with home cooked meals, counseling, tutoring, school transportation, and enrichment activities. Over the summer, Alyssa enjoyed hiking at Lake Minnewaska and completed volunteer service at Gentle Giants horse sanctuary. She became a great friend to the other residents and clearly transformed during her time at River Haven. At the end of her stay, care managers assisted Alyssa in gaining new guardianship with extended family members, and helped her make a fresh start.

“A River Haven gave me hope when I thought I was hopeless and ready to give up…I feel like I am a more positive person.”

VETERAN SERVICES

We promote housing stability among very low-income veteran families. We provide specialized housing along with care management, referrals, and employment assistance.

- In 2017, our Supportive Services for Veteran Families (SSVF) program suffered an abrupt loss of $500,000 in federal funding. Despite this setback, we continued to operate all services as we transitioned to the Veteran Impact Program (VIP), supported by Dutchess County and donors.
- 93 veteran families participated in care management programs.

Manny ran away from an abusive home at age 15 and never looked back. His life took many turns including joining the armed forces, raising a family, and building a career. But when an apartment complex he was living in was sold, he had trouble finding another affordable place to live, and ended up homeless. With the help of Hudson River Housing’s care managers and property management team, Manny successfully moved from emergency shelter, to transitional housing, into his own apartment at Liberty Station. Manny recently graduated from the Employment Assistance & Training program at the Poughkeepsie Underwear Factory where he trained in the culinary arts. Now he’s been hired to work on staff with Earth, Wind & Fuego as their business grows.

“Hudson River Housing made a big difference and a big impact on the way things are going right now. They give you time to breathe and to think about where you would like to go.”

EMPLOYMENT ASSISTANCE AND JOB TRAINING

We create links to employment and provide wrap-around services in a welcoming environment. We assist with job searches and resumes, run training programs and partner with local employers to hire youth and adults.

- 68 individuals participated in Employment Assistance & Training Station (EATS) programs
- 23 youth were hired through employment programs

This report highlights some of the numbers and stories we use to measure our impact. While we are very proud of our achievements, we know that so much more lies ahead for us to accomplish – and we embrace that!

As I celebrate one year in this incredible role as Executive Director, and nearly 20 years working with Hudson River Housing, I am reflecting on all of our wonderful community partners. We couldn’t do this life-changing work without people like you. Thank you so much for your continued support of Hudson River Housing and the people who really need us.

The following table represents the financial statements for HUDSON RIVER HOUSING, INC. for the year ended December 31, 2017 in thousands, except per share data.

<table>
<thead>
<tr>
<th>Financial Year</th>
<th>Total Revenue</th>
<th>Total Expenses</th>
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<tr>
<td>2017</td>
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* includes $1,598,432 in pass-through revenue