“I’m Cephas from Saint Lucia. I travel to Florida back and forth, and I’ve been here since 1979. I ended up becoming homeless because I lost my job. I was working with A1 taxi as a supervisor. I was responsible for a lot of things. One day that it was very slow, I was laid off. Then my eyes started giving me trouble. I am unable to work which I don’t like because I love to work. I’m not lazy. But after that I ended up in a shelter in 2012. I didn’t expect to be there that long. Last year (2015) my case manager told me about the new Housing First program, and the staff helped me sign the papers for the lease on my own room. “With Hudson River Housing, it is nice, clean, good bed, three meals a day, you sleep warm. It is far better. From bad to good. Chris [my case manager] is a fantastic guy and helps me with whatever I need. I live on the positive side. I don’t live on the negative side. I would like to be successful and I’m ready. I have been in a lot of different places with people helping other people and have experienced a good program and Hudson River Housing is a good program. It helps people get to the next step.”

What We Do

Hudson River Housing exists to improve lives and communities. We do this by developing affordable housing, providing housing education and supportive services, and revitalizing neighborhoods. Hudson River Housing’s reach extends across the Hudson Valley, to people of all ages, from the homeless to the homeowner.

Home Ownership
We help people achieve the dream of owning a home and strengthen neighborhoods by promoting home ownership and preventing foreclosure.

Affordable Rental Housing
We provide opportunities for low- and moderate-income residents, young adults and seniors to afford to live and stay in the Hudson Valley. Housing options range from communal living to houses for rent, all supported by Hudson River Housing’s property management and facilities team.

Veteran Housing & Services
We promote housing stability among very low-income veteran families. We provide specialized housing along with case management, referrals and employment assistance.

Emergency & Supportive Housing and 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.

Hudson River Housing Board of Directors

<table>
<thead>
<tr>
<th>President</th>
<th>William Carroll</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vice President</td>
<td>Daniel Hubbell</td>
</tr>
<tr>
<td>Treasurer</td>
<td>Mary Paden</td>
</tr>
<tr>
<td>Secretary</td>
<td>Carol Stevens</td>
</tr>
</tbody>
</table>

Ann Armater
Virginia Bromsey
Roy Budnik
Filomena Fanelli
Yvonne Flowers
G. Nicholas Garin
Daria Hanssen
Mark Holtermann
May Mamiya
Roderick MacLeod
Lorna Thompson
John Wisniewski

Sabrina
“The Employment and Assistance Training Station (EATS) program is one of the best programs they came up with… I have a room, I love it. I’m getting back involved with my family again…My whole outlook on life has changed.”
## 2015 Financials

### Revenue

- Grant Income: $4,829,875
- Contributions & In-Kind: $558,373
- Property Management & Program Fees: $612,131
- Rental Income: $2,376,993
- Total Revenue: $6,183,508

### Expenses

- Program Services: $544,319
- Administration: $135,858
- Professional Support: $1,203,157
- Debt Service, Interest & In-Kind Expense: $2,376,993
- Total Expenses: $4,829,875

- Net Revenue: $1,353,633

### 2015 Funders

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:

- Ann and Abe Effron Fund of the Community Foundations of the Hudson Valley
- Arts Mid-Hudson
- Astor Services for Children and Families
- Bank of America
- B&G Charitable Foundation
- Center for Prevention of Child Abuse
- Central Hudson
- City of Poughkeepsie
- Community Response Fund of the Community Foundations of the Hudson Valley
- Robert R. Chapman Fund of the Community Foundations of the Hudson Valley
- Dutchess County Department of Community & Family Services
- Dutchess County Department of Behavioral and Community Health
- Dutchess County Department of Planning and Development
- Dyson Foundation
- Federal Emergency Management Agency
- John T. Street Community Fund of the Community Foundations of the Hudson Valley
- KeyBank Hudson Valley Contributions Committee
- National Park Service
- Hudson Valley Bank
- Mid-Hudson National Bank
- Commercial Coverage, Inc.

- NeighborWorks America®
- NYS Department of Health Child and Adult Care Food Program
- NYS Department of Corrections and Community Supervision
- NYS Education Department
- NYS Empire State Development
- NYS Historic Preservation Office
- NYS Homes and Community Renewal
- NYS Hunger Prevention and Nutrition Assistance Program through the Regional Food Bank of Northeastern New York
- NYS Office of the Attorney General
- NYS Office of Children and Family Services
- NYS Office of Mental Health
- NYS Office of Parks and Historic Preservation
- NYS Office of Temporary and Disability Assistance
- Office of NYS Assemblyman Frank Skartados
- Poughkeepsie City School District
- Stewart’s Shops Holiday Match
- Target Foundation
- TD Charitable Foundation
- United Way of Dutchess-Orange Region
- US Department of Health and Human Services
- US Department of Housing and Urban Development
- US Department of Veterans Affairs

### Key Metrics

- 694 adults and 287 households provided with emergency shelter and services
- 307 households provided with transitional or permanent housing
- 210 residential and commercial units under development
- 546 households at risk of foreclosure counseled
- 413 households and individuals trained through pre-purchase education and financial fitness classes
- 416 residential and commercial units managed
- 307 households provided with transitional or permanent housing
- 25 Community Leadership Training program graduates
- 19 chronically homeless individuals housed through Housing First
- 4,000 participants engaged in neighborhood-based programming, advocacy and events
- 131 Veteran families provided with supportive services & 42 Veterans stably housed
- 60 youth between the ages of 10-17 provided with emergency shelter and services
- 416 residential and commercial units managed
- 600 participants engaged in neighborhood-based programming, advocacy and events
- 19 chronically homeless individuals housed through Housing First
- 4,000 participants engaged in neighborhood-based programming, advocacy and events
- 131 Veteran families provided with supportive services & 42 Veterans stably housed
- 60 youth between the ages of 10-17 provided with emergency shelter and services
- 416 residential and commercial units managed
- 307 households provided with transitional or permanent housing
- 25 Community Leadership Training program graduates
- 19 chronically homeless individuals housed through Housing First
- 600 participants engaged in neighborhood-based programming, advocacy and events
- 131 Veteran families provided with supportive services & 42 Veterans stably housed
- 60 youth between the ages of 10-17 provided with emergency shelter and services
- 416 residential and commercial units managed
- 25 Community Leadership Training program graduates
- 19 chronically homeless individuals housed through Housing First
- 600 participants engaged in neighborhood-based programming, advocacy and events
- 131 Veteran families provided with supportive services & 42 Veterans stably housed
- 60 youth between the ages of 10-17 provided with emergency shelter and services
- 416 residential and commercial units managed
- 19 chronically homeless individuals housed through Housing First

### 2015 Annual Sponsors

- Salisbury Bank
- M&T Bank
- Rhinebeck Bank
- Commercial Coverage, Inc.
- Hudson Valley Bank
- Mid-Hudson National Bank
- KeyBank Hudson Valley Contributions Committee
- National Park Service

### 2015 Results

- Provided 694 adults and 287 households with emergency shelter and services
- Provided 307 households with transitional or permanent housing
- Provided 210 residential and commercial units under development
- Assisted 546 households at risk of foreclosure
- Trained 413 households and individuals through pre-purchase education and financial fitness classes
- Managed 416 residential and commercial units
- Assisted 416 residential and commercial units managed
- Provided 307 households with transitional or permanent housing
- Trained 25 Community Leadership Training program graduates
- Provided 19 chronically homeless individuals with housing through Housing First
- Provided 600 participants with neighborhood-based programming, advocacy, and events
- Provided 131 Veteran families with supportive services and 42 Veterans with stable housing
- Provided 60 youth with emergency shelter and services