Dear Friend of Hudson River Housing,

As a provider of homeless and safety net housing and services, we know that the challenges we face as a community and as a nation are real. However, what is even more real is how much we can accomplish when we face those challenges together, setting our sights on innovation, collaboration and opportunity.

All of us at Hudson River Housing believe that having a safe and secure place to call home is a basic human right. Everything we do is centered on that vision. We also know that the foundation for a thriving community is one built on inclusivity; neighborhoods with attractive, affordable and well-designed housing with ample opportunity for residents. As we reflect back on our 2018 objectives, we are so grateful for our partners and supporters that helped us achieve so many of our goals, including:

- Securing funding for the creation of over 200 new, affordable housing units, including 93 permanent supportive housing units for homeless individuals.
- Expanding our employment and training programs and launching Upcycle, a training program creating products for sale with reclaimed building materials from our construction projects.
- Developing a new youth drop in center to give parents a safe and inviting place to bring their children while they pursue job searches, interviews and other important appointments.

As a supporter of Hudson River Housing, you understand the great impact that these innovative initiatives have on those we serve. It is critical to provide more than four walls and a roof; at Hudson River Housing, we provide opportunities that ensure that those we work with don’t merely survive, but thrive. We are excited to build off of these successes and continue to offer impactful programming for our community. We pride ourselves in being responsive to emerging needs and finding new ways to help our community grow and thrive.

We are grateful for your belief and trust in us. It’s not just HRH making a difference every day, it’s all of YOU who support us, volunteer with us, have a meal at our café and most importantly care about making our community a stronger, healthier and happier place for everyone.

Christa Hines
Executive Director

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.

EMERGENCY & SUPPORTIVE HOUSING
We move people to self-sufficiency. We create a path out of homelessness for individuals and families through emergency, transitional and permanent housing programs.
- 1021 individuals were provided with emergency housing - an increase of 28% over 2017.
- 93% of homeless families were moved into transitional or permanent housing.
- 95% of all households who moved into permanent housing stabilized, remaining housed for 6 months or longer.

“Being here, it provided a lot of stability for me...I use my knowledge to make the place as accommodating as possible...It gives me a sense of satisfaction. It’s helping my health...now I’m being paid for it!”

George
Hillcrest House resident
Hired by HRH Aug. 2018
"Thank God for Hudson River Housing. They helped me...I’m so glad I don’t have to depend on anybody, just pay the rent... It’s quiet. I walk around and scope out the area. I love this place.’

Sam
HRH tenant

“I came a long way...My credit boosted like crazy! I didn’t think anybody could help me, and they did. I would recommend this program to all my friends.”

Marcella
Homeownership Center client

HOUSING

AFFORDABLE RENTAL HOUSING
We provide opportunities for residents of all ages and income levels to afford to live and stay in the Hudson Valley, and provide comprehensive property management services:

- 900+ units of quality, affordable housing were provided to families and individuals
- Rental properties were managed throughout the Hudson Valley, including Beacon, East Fishkill, Maybrook, Millerton, Poughkeepsie, Red Hook, and Wappingers

HOMEOWNERSHIP
Through the NeighborWorks Homeownership Center of Dutchess County, we help people achieve the dream of owning and maintaining a home. We provide education and counseling and work with families to prevent foreclosure.

- 414 households participated in HRH educational programs
- 439 individuals worked with HRH housing counselors to develop a sustainable budget
- 42 households purchased a home through HRH’s Homeownership Center
YOUTH SERVICES
We strengthen life skills and offer an accepting environment in which to plan a bright future. We provide emergency shelter, crisis intervention, transitional housing, and care management that leads to self-sufficiency.

- 97 youth participated in HRH care management and enrichment programs
- 72 received emergency shelter and services

“IT gave us a lot of great ideas for Pete’s Grrr-nola. We talked to different business owners, I met a lot of people in the field. Now I have a lot of connections... It’s real-life experience.”
He’Von
Teen Business Lab graduate

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

- 89 veteran households participated in HRH care management programs
- 57 individuals in HRH emergency or transitional housing indicated they were veterans
- 26 homeless veteran families were moved into permanent housing

“I’m a veteran and a single mother of a special needs young lady... It was traumatic for her to lose everything... I was waiting for the system to help me, but you have to do it on your own sometimes. Hudson River Housing treated me in a dignified way, as a human being... Now I have a safe, clean apartment, and it’s affordable. That provided stability - something we haven’t had in five years. Now I can finally begin looking for employment again.”
Margaret (a pseudonym)
US Veteran & HRH tenant
COMMUNITY BUILDING & ENGAGEMENT
We empower residents and stakeholders to create communities of opportunity for all. We build leadership skills, promote equitable economic development and strengthen neighborhood connections.

- 4,000+ residents were activated as advocates, volunteers, and neighborhood leaders
- 51 local businesses were supported at the Poughkeepsie Open Kitchen and in the Middle Main business network
- 22 residents graduated from HRH leadership training programs

STRENGTHENING COMMUNITIES

REAL ESTATE DEVELOPMENT
We increase access to affordable housing through advocacy, rehabilitation of blighted properties, new construction, and historic preservation.

- $44.5 million in funding was secured for affordable housing development projects throughout the Mid-Hudson Valley
- 243 units of affordable housing are currently under construction
- 17 new affordable housing units were completed and leased in 2018

“I do not know what I would have done... The kitchen was very important to me because I was able to keep my customers from Vassar College. It’s great; everything is there for you to make your product and sell it.”

Virginia
Poughkeepsie Open Kitchen member

Queen City Lofts, shown here in the early phase of construction, has transformed the 100 block of Main Street in Poughkeepsie. 69 residential lofts have been constructed, each with breathtaking views. 50 units will be affordable for low to moderate income residents and have been reserved for artists. 11 units have been set-aside for special needs populations. A rooftop terrace offers panoramic views of the Hudson River Valley, and ground floor commercial spaces will add to the City’s growing business community. Lease-up begins late February 2019.

Hudson River Housing is proud to partner with Kearney Realty & Development Group on this project.
**EMPLOYMENT ASSISTANCE & 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.

- 38 individuals received employment assistance and/or participated in structured HRH training programs
- 19 youth were hired through HRH employment programs

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**ECONOMIC DEVELOPMENT**

“Upcycle gave me a lot of connections with the arts. I realized I can work as I'm able; it's changed my outlook of what's possible for me.”

Renee
Upcycle Training Program graduate
Hillcrest House resident

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**2018 FINANCIALS**

Total Expenses $10,031,544

- Administrative salaries & expenses - 4%
  - $381,109
- Program services - 73%
  - $7,310,833
- Depreciation and interest - 8%
  - $790,030
- Maintenance expenses - 3%
  - $291,585
- Occupancy costs - 5.5%
  - $588,811
- Professional support - 2%
  - $214,566

Total Revenue $10,033,487

- Grants - 54%
  - $5,456,976
- Rental & food income - 30%
  - $3,021,282
- Program income - 3.5%
  - $356,955
- Developer Fees - 4%
  - $416,537
- Contributions & special events - 3%
  - $265,203
- Interest - 1%
  - $61,924
- In-kind donations - 4.5%
  - $454,610
- In-kind expenses - 4.5%
  - $454,610

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I started listening to people who succeed in life, who have - their life has meaning to them. I said okay, I’m no different. I can do the same thing.

Hector
Former Webster House guest
Homeownership Center client

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“I was a professional house painter until I had a stroke. Upcycle made me much happier; it gave me a sense of purpose. Upcycle has made me want to work again.”

David
Upcycle Training Program graduate
Hudson River Lodging resident