2019 Impact Report
Dear Friend of Hudson River Housing,

As a life-long Hudson Valley resident, I am often taken aback by the charm, character and beauty of this region. Growing up here and experiencing what our communities have to offer fills me with gratitude and pride. Our communities are dynamic and diverse, filled with historic and cultural landmarks; bucolic landscapes, and rich in agriculture and outdoor recreation.

Hudson River Housing’s vision is for all people to experience this place the way I just described it. To embrace and share in all that our communities have to offer. To maintain a living wage, attend quality schools, and live in safe and affordable housing. To be valued, included, and accepted. To be happy, and to thrive.

Housing is the foundation from which an individual and family can prosper. At Hudson River Housing we believe that housing is a basic human right, and we are honored to provide and advocate for this right each and every day. Affordable housing is not only the foundation from which an individual and family can prosper, it is the foundation from which we all prosper, and how our communities will prosper in the future. Hudson River Housing will not stop our work until every individual and every family has the affordable housing they need to live with dignity.

I’d like to thank the countless supporters that helped us further our mission and achieve so many of our goals in 2019. We could not possibly do this work without the thousands of volunteers, donors, and advocates standing side by side with us every day. If you haven’t had the chance to get to know us before now, thank you for reading this impact report! Please connect with us, and learn how you can get involved in making our community the strongest, healthiest, most vibrant place it can be – for all of us.

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.

Mission Statement
2019 Annual Sponsors

M&T Bank
Understanding what’s important®

Nuvance Health

Tompkins Mahopac Bank

Ulster Savings

Commercial Coverage, Inc.
Business Insurance People

TD Bank
America’s Most Convenient Bank®

VEITH Electric

Board of Directors

PRESIDENT
Susan Fortunato

VICE-PRESIDENT
Roderick MacLeod

TREASURER
Mary Paden

SECRETARY
Daria Hanssen

OFFICERS
Roy Budnik
William Carroll
Ariel Cordova
G. Nick Garin
Danny Hairston
Richard Keller-Coffey
Jeff Kosmacher
Tim McQueen
Taneisha Means
Thomas Pape
Carol Stevens
Lorna Thompson
Homeless & Supportive Housing

We create pathways out of homelessness through emergency, transitional, and permanent housing.

New Housing Resource Center & Project Porchlight street outreach program, 310 Mill Street Poughkeepsie

Tenants share how HRH has changed their lives:
“My life has risen 100% since I moved to HRH. I pray everyday with gratitude!”
“I, for once, feel content, safe, and at peace. I have security & friends.”
“I am much more optimistic about tomorrow.”

- 1049 individuals provided with emergency housing
- 1640 individuals provided with care management services
- 70% of homeless families assisted moved into transitional or permanent housing

Photo by Surprise Photography
We provide opportunities for residents of all ages and income levels to afford to live and stay in the Hudson Valley.

“[Hudson River Housing] gave me the stepping stones when I thought I lost everything. If it wasn’t for HRH helping me, I wouldn’t be at Marist right now, I wouldn’t have a degree...As an intern, I’m trying to give the same chances that were given to me.”

- Tray, HRH resident & college intern

- 1314 total units of affordable housing created to-date
- 673 units managed in 2019 throughout the Hudson Valley, including Beacon, East Fishkill, Maybrook, Millerton, Poughkeepsie, Red Hook, and Wappingers
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.

Quotes from River Haven Youth:
"River Haven [Youth Shelter] helped me with getting a job and resolving some of my issues at home."

"I loved the sense of community in the house. Both the staff and other residents made me feel as if I was truly welcome. River Haven helped me find an effective way to communicate with my mother and build relationships with others."

- 445 youth participated in care management and enrichment programs
- 321 youth received emergency shelter and services
We believe that those who served our country deserve the highest level of care, including quality, affordable housing. We are here to meet the needs of our veteran community through specialized housing, transportation, advocacy and care management.

“We’re doing what we can to keep people from slipping through the cracks. We get in the car and drive...I get a lot of people’s life stories without even asking. I can sympathize with their situation as a vet. I can relate to their issues... Don’t give up on us.”
- Steven, HRH resident & VetZero Ride Program Driver

- 93 veteran households participated in care management programs
- 48 veteran families were moved into permanent housing
We work with residents and stakeholders to create communities of opportunity for all. We revitalize neighborhoods and increase affordable housing through real estate development, including new construction and property rehabilitation.

Strengthen Communities

- **82** community and skill-building events were led by HRH, engaging over 1,700 residents
- **163** new affordable housing units were completed and leased
- **150** units of affordable housing currently under construction

“They took one of the most blighted blocks in all of Poughkeepsie and are transforming it into the premier building in all of Poughkeepsie. That’s a game changer.”

-Ariel, Neighboring business owner
We create pathways to meaningful work in a supportive environment. We support businesses that stabilize communities and provide job training opportunities to youth and adults.

“My life is going very well. I have a job now, and I have housing. Now I’m trying to figure out new goals to make...I’m honored to be a part of Hudson River Housing.”

-Kelly, HRH resident & training program graduate

- 53 adults benefited from employment services
- 24 youth were hired through temporary employment programs
- 58 small business supported at the Poughkeepsie Open Kitchen and neighborhood business networks
We help people achieve the dream of owning and maintaining a home. We provide education and counseling and work with families to prevent foreclosure.

“If we didn’t take all these classes and have all this knowledge, we’d probably still be lost in the process. It’s still kind of surreal - all of this is ours! It’s amazing to have our own space.”
-Leona, HomeOwnership Center client

- 261 households participated in HRH educational programs
- 36 households purchased a home through HRH’s HomeOwnership Center
2019 Financials

Total Revenue: $11,277,123

- Grant Income - 53% $5,992,256
- Rental & Food Income - 34% $3,795,324
- Program Income - 3% $359,203
- Development Fees - 2.5% $281,424
- Contribution & Special Events - 2.5% $300,336
- Program Income - 3% $359,203
- Rental & Food Income - 34% $3,795,324
- Program Income - 3% $359,203
- Development Fees - 2.5% $281,424
- Contribution & Special Events - 2.5% $300,336

Total Expenses: $11,277,123

- Program Services - 64% $7,188,349.36
- Professional Support - 2% $234,676
- Occupancy Costs - 6.5% $747,556
- Maintenance Expenses - 3% $302,882
- In-kind Expense - 4.5% $510,000
- Depreciation & Interest - 10% $1,129,352
- Reserves - 4% $425,501
- Administrative Salaries & Expenses - 6.5% $738,806.64
Housing with compassion....Development with vision.

313 Mill Street
Poughkeepsie, NY 12601
P  845.454.5176
F  845.485.1641
www.hudsonriverhousing.org

@HRHousing
@hudsonriverhousing

NeighborWorks®
CHARTERED MEMBER