



## Development News

### Northside Home Ownership Project: Phase II

The first phase of our Northside Home Ownership Project was successfully completed in December 2005 with the renovation and sale of 104 & 106 Mansion Street to two very excited first-time homebuyers. The formerly vacant and deteriorated brick row houses, transferred to HRH from the City of Poughkeepsie, were completely restored to create two beautiful single-family homes. The second phase of this project has already commenced on 16-26 Conklin Street, just around the corner from the Mansion Street homes, where we are constructing six additional three-bedroom, single-family homes. We expect the homes to be offered for sale in early October, and are in the process of announcing an informational session for interested applicants to be held July 6th, 2006. Once again, we would like to extend our thanks to all those who have contributed to this project, including the City of Poughkeepsie, the Community Preservation Corporation, Dutchess County, the Federal Home Loan Bank of New York, HSBC Mortgage Corporation, NeighborWorks America, the NYS Affordable Housing Corporation and Ulster Savings Bank.



Phase I - 104 & 106 Mansion Street

## home owner·ship

*n.* An investment in your future -  
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Contact: Mary Linge  
Hudson River Housing, Inc.  
(845) 454-5176



Phase II - 16-26 Conklin Street

### Poughkeepsie Home Ownership Assistance Program

Building permits are currently being obtained for the construction of six new two-family homes on six vacant, scattered lots in the City of Poughkeepsie: 107 Thompson Street, 123 North Hamilton Street, 143-145 North Hamilton Street, and 160-162 North Clinton Street. Hudson River Housing has acquired the lots from the City of Poughkeepsie and has secured project funding from the NYS HOME Program, the NYS Affordable Housing Corporation, the Community Preservation Corporation, and NeighborWorks America. These funds will provide substantial financial assistance to make these homes attainable to qualifying first-time homebuyers who would otherwise be unable to afford a home in the area's current housing market. Each home will include a rental unit, which will generate rental income to further subsidize the mortgage. The six rental units will also be restricted for lease to low-income families, creating a project total of 12 units of affordable housing. We anticipate the first completed homes to be available in February 2007.

# Thank You Dutchess Day School !!!



Dutchess Day School 5th Grade Class - Pictured here with teacher, Mr. Nigel Pink and Stephanie Sutton of Hudson River Housing, Inc.

In response to an article written about the plight of a Poughkeepsie homeless shelter, the 5th grade class at Dutchess Day School decided they could do something to help. After a visit to the DCCH (Dutchess County Coalition for the Homeless) shelter, a project of Hudson River Housing, they got right to work collecting many useful items the shelter so desperately needs. Displaying posters and flyers around the school, sending letters and e-mails, the students appealed, with much success, to the generosity of the school's parents and faculty. They collected 177 bars of soap, 77 tubes of toothpaste, 154 bottles of shampoo, 174 toothbrushes, 50 disposable razors, 40 rolls of bathroom tissue, 51 towels, 21 sheets, 6 blankets and endless other useful items too numerous to mention! Stephanie Sutton, Events Coordinator and collector of donations for Hudson River Housing, was full of praise for the youngster's efforts. "This is a lot more than we expected," she said, "The group has done a wonderful job!"

Hudson River Housing is always in need of donations. We are continuing to raise funds through the Wind Chill Campaign. We also need volunteers to help in a host of different ways. If anyone is interested in a bit of community service or would just like to know more about what they do, you can visit their website at: [www.hudsonriverhousing.org](http://www.hudsonriverhousing.org).



## RIVER HAVEN CARWASH

We will be having a carwash on Saturday July 29, 2006 from 10am to 2pm at McDonalds on Route 9 across from Marist College. The money raised will be used for summer enrichment activities for all of our River Haven Youth Programs.

Please help support our youth by coming out and getting your car washed! The dirtier- the better!



## Information Requests

Please send me information on the following:

- |   |  |
|---|--|
| <input type="checkbox"/> Gannett House        | <input type="checkbox"/> Maximize                        |
| <input type="checkbox"/> Rental Opportunities | <input type="checkbox"/> Shelter Plus Care               |
| <input type="checkbox"/> Hillcrest House      | <input type="checkbox"/> DCCH                            |
| <input type="checkbox"/> River Haven Shelter  | <input type="checkbox"/> River Haven Independent Living  |
| <input type="checkbox"/> The Home Club        | <input type="checkbox"/> River Haven Transitional Living |
| <input type="checkbox"/> LaGrange House       | <input type="checkbox"/> Volunteer Opportunities         |

## Membership Opportunities

- |                                     |         |
|-------------------------------------|---------|
| <input type="checkbox"/> Student    | \$15    |
| <input type="checkbox"/> Basic      | \$25    |
| <input type="checkbox"/> Sustaining | \$50    |
| <input type="checkbox"/> Sponsor    | \$100   |
| <input type="checkbox"/> Business   | \$200   |
| <input type="checkbox"/> Lifetime   | \$1,000 |

I cannot become a member at this time, but I would like to contribute \$\_\_\_\_\_ to HRH.

~~~~~  
 Mr.                       Mrs.                       Ms.

Name \_\_\_\_\_

Address \_\_\_\_\_  
 \_\_\_\_\_

E-mail \_\_\_\_\_

Phone \_\_\_\_\_

Matching Funds Available?     Yes     No

Name of Business \_\_\_\_\_

*Please return this portion with your tax deductible contribution or your information request.*

*Thank you.*

## Lifetime Members are eligible for the following:

2 Tickets to next scheduled Evening by the Hudson, Wind Chill T-Shirt & Bookmark, DCCH Mug, Newsletters, Invitation to Annual Meetings and Special Invitations to Open Houses.

## ABOUT OUR AGENCY

Hudson River Housing, Inc. (HRH) is a NeighborWorks Organization and a Neighborhood Preservation Company that develops, rehabilitates, and operates emergency, transitional and permanent housing for low income and homeless families and individuals in Dutchess County. In addition to housing, HRH provides supportive services intended to aid the residents in achieving and maintaining stable and long-term housing, in increasing their skills levels, and in gaining more influence over their lives.

### Projects & Programs of Hudson River Housing:

After Hours Emergency Placement - Places Dutchess County individuals and families that become homeless outside of regular business hours due to non-disaster related circumstances.

Development Programs - HRH is committed to eliminating blight and creating homeownership opportunities in the City of Poughkeepsie and beyond.

Dutchess County Coalition for the Homeless (DCCH) - An overnight shelter located in a wing of Hillcrest. Up to 12 adults are served each night. Two meals, shower and laundry facilities, advocacy and referral services are provided.

Follow Through Program - A program providing follow-through support to DSS supported families and individuals leaving emergency housing.

Gannett House - A program offering case management services to individuals and families placed in emergency housing who seek a quick transition to independent housing.

Hillcrest House - 58 units of transitional, single room occupancy (SRO) housing for adults. A food service program, resident council, activities and a continuum of services are provided for all residents for up to two years.

Home Base I and II - Twelve units of supported permanent housing targeted toward chronically chemically dependent, homeless young adults and families.

Hudson River Lodging - A traditional motel featuring daily and monthly rates. Accommodations to meet the diverse needs of local residents, travelers, and corporations/agencies looking for placement for their employees and clients, and others seeking lodging.

LaGrange House - A program to provide case management services to assist formerly homeless clients in assessing the impact their strengths and weaknesses have on their ability to obtain and retain permanent housing.

Maybrook Gardens - 36 units of senior housing located in Maybrook, New York.

Maximize - HRH owns and operates 12 apartments in the City of Poughkeepsie to provide permanent, low cost rental housing for formerly homeless families. Case management services are provided.

River Haven - A program designed to address the needs of runaway and homeless youth and their families, as well as to assist older youth in making the transition to independent living.

Shelter Plus Care Program - Supported housing that provides 10 units of permanent housing & supportive services to homeless individuals and their families disabled by Severe & Persistent Mental Illness (SPMI).

The Home Club - An educational program for first time homebuyers.

Hudson River Housing

(845) 454-5176

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### **Executive Director**

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