



Housing with compassion...  
Development with a vision



# door to door

*Housing with compassion... Development with vision*

## Promoting Homeownership

### Hudson River Housing Launches Phase II of the Poughkeepsie Homeownership Assistance Program

Proud homeowner Wendall Davis, owner of 47 North Clinton Street in the City of Poughkeepsie will soon be getting a neighbor. In 2010, Hudson River Housing rehabilitated and sold the single-family home to Mr. Davis. Now, thanks to Hudson River Housing's Poughkeepsie Homeownership Assistance Program (PHAP) II, the vacant lot next to Mr. Davis' home will soon be the location of a two-family home, bringing another first-time homebuyer into the neighborhood. In addition to the new construction of 49 North Clinton Street, PHAP II includes the construction of six single family homes on Dubois Avenue, creating a total of eight units of affordable housing in the City of Poughkeepsie.

PHAP II is a follow-up to Hudson River Housing's successful PHAP I project, completed in 2007. PHAP II has the same focus in mind - creating new, affordable housing opportunities. All homes will be sold to low-income first-time homebuyers. Additionally, the rental unit at 49 North Clinton Street will also be restricted for lease to low-income families.

Construction of PHAP II will begin this spring and promises to have a substantial impact on the residents and neighborhoods in the City of Poughkeepsie.

*For more information, contact the NeighborWorks® HomeOwnership Center of Dutchess County at 845-454-9288.*



The design of the house that will be constructed on a currently vacant lot on 49 North Clinton Street in Poughkeepsie. The home is the first of seven new houses that will be built and sold to first-time homebuyers.

## 5th Annual Wind Chill Fund Dinner Breaks Record

On Thursday, March 24, 2011, Hudson River Housing, Inc. hosted its 5th Annual Wind Chill Fund Dinner at Locust Grove in Poughkeepsie. This benefit dinner is a major fundraiser for the Dutchess County Coalition for the Homeless (DCCH), the only walk-in emergency shelter in Dutchess County.

The 5th Annual Wind Chill Fund Dinner was our most successful to date due to your support - thank you! Approximately 115 guests partook in live jazz featuring The Vince Prudente Trio, a silent auction, a three-course dinner, and the moving testimony of former DCCH guest Tessa Nollenberger. This benefit dinner honored the important work DCCH undertakes every day. The DCCH Overnight Shelter provides emergency housing for up to 60 homeless adults, 365 nights a year. In addition, DCCH staff is available to provide supportive counseling, advocacy, and referral information to shelter guests.

*...continued on page 5*

## About Us

Through a continuum of services for the homeless to the homeowner, Hudson River Housing is dedicated to building strong, sustainable communities by developing and preserving quality affordable housing and helping families and individuals obtain and maintain housing through education, advocacy, and support services.

## Our Services

### Housing with Compassion

#### Family & Adult Services

Emergency Housing

*After-Hours Emergency Placement*

*Dutchess County Coalition for the Homeless*

Transitional Housing

*Hudson River Lodging*

*Hillcrest House*

*LaGrange House*

Supported Permanent Housing

*Shelter Plus Care*

*COACH*

*Follow-Through*

*Maximize*

*Home Base I & II*

#### Youth Services

Emergency Housing

*River Haven Shelter*

Transitional Housing

*River Haven Transitional Living*

Independent Living Skills Building

*River Haven Independent Living*

*Street Outreach*

### Development with Vision

#### Real Estate Development

Property Rehabilitation & New Construction

*Multifamily Rental Housing*

*Single and Two Family Homes*

Historic Preservation

#### Community Development

Middle Main Revitalization

#### Property & Asset Management

Workforce Rental Opportunities

*Harlow Row*

*Garden Street*

*Townhouses*

Senior Housing

*Cannon Street Senior Housing*

*Maybrook Gardens*

#### Homeownership & Education

NeighborWorks® HomeOwnership Center of Dutchess County

*Homebuyer Education*

*Foreclosure Intervention*

*Inclusionary Housing*

*Credit Building*

*Financial Literacy Education*

*Landlord Training*

For more information on our programs and services, please contact (845) 454-5176.

# Save the Date!

## National NeighborWorks Week is June 4th—June 11th!

**June 8th**—Join Hudson River Housing for our monthly Middle Main Community Meeting as we discuss stewardship of the Fall Kill Creek and hear presentations from students from City University of New York on conceptual plans for redevelopment of Rose Street in Poughkeepsie. 5:30pm at the Public Safety Building, 505 Main Street in Poughkeepsie.

**Date TBA**—Hudson River Housing announces the launch of homeownership education service in Northeastern Dutchess County with a Meet & Greet event in Milerton!

**June 28th**—Join Hudson River Housing and volunteers from the national organization Bike & Build for a cleanup of the Middle Main neighborhood in Poughkeepsie. For more information or to sponsor this event, contact (845) 454-5176.

**July 16th and 17th**—The 19th Annual Rooftime volleyball tournament will be held to benefit the Dutchess County Coalition for the Homeless. 8am-6pm, Oakwood Friends School, Poughkeepsie. More info is available at [www.rooftime.net](http://www.rooftime.net). If you are interested in sponsoring the event, please contact (845) 454-5176.

**September 22nd**—18th Annual Evening by the Hudson. If you are interested in sponsoring the event or donating an item to the auction, please contact (845) 454-5176.

## COMMERCIAL SPACE AVAILABLE IMMEDIATELY ON MARKET STREET

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Door to Door Editor: Elizabeth Celaya  
Guest writers: Jenny Coronel & Sarah Seifert

## Local Students Design a Community Center for Middle Main & More

During two recent events, local students explored their interest in architecture by developing conceptual designs for projects in the Middle Main neighborhood in the City of Poughkeepsie: the 6th Annual Day of Design and Dutchess Community College's Capstone Architecture Presentations.

The architecture faculty at Dutchess Community College and Catskill Art sponsored the 6th Annual Day of Design, held on March 26th at Dutchess Community College. Day of Design brought together twenty-one area high school students in 10th, 11th and 12th grades. The students explored how they could create a small community center for the Middle Main neighborhood in the City of Poughkeepsie. After learning about the work and goals of Middle Main Revitalization and receiving instructions and framing variables for the community center from Professor David Freeman, the students worked in small groups with an architect to develop a concept board and architectural model for the project. At the end of the day, they presented their innovative and creative designs to the group, their parents, and representatives from Hudson River Housing.

Earlier in the month, the Middle Main Resource Center (located within the Mid-Hudson Heritage Center at 317 Main Street, Poughkeepsie) hosted design presentations of the Dutchess Community College Architectural Technology and Construction Technology Capstone course. These students, in teams of three or four, developed designs for a mixed-use structure to be built on a vacant property on Main Street. On March 9th, 2011, they presented their concepts for development of these parcels to their fellow students, City of Poughkeepsie officials, and other interested community members.

These two events were great means for students to explore their interest in architecture and begin to hone their skills, and it offered Middle Main Revitalization a fresh and exciting perspective on new development. If you missed these events, join us on June 8th as we host students from City University of New York, who have spent the past semester developing conceptual plans for the redevelopment of Rose Street in Poughkeepsie. The presentations will be part of our monthly Middle Main Community Meeting, and will take place at 505 Main Street at 5:30pm. For more information, visit [www.middlemain.com](http://www.middlemain.com).



*Above and bottom right:  
The Architecture Faculty at Dutchess Community College hosted design presentations for a vacant lot on Main Street, Poughkeepsie, as part of the school's Architectural Technology and Construction Technology Capstone course.*



*Left: Design from local high school students for a community center in Middle Main.  
Picture courtesy of Professor David Freeman*



## 29th Annual Meeting

Hudson River Housing, Inc. held its 29<sup>th</sup> Annual Meeting on February 17, 2011 at the Poughkeepsie Grand Hotel. Hudson River Housing's Annual Meeting provides an important venue to highlight the past year's accomplishments and acknowledge the existing partnerships that strengthen Hudson River Housing's work.

Executive Director Gail V. Webster presented the annual "State of the Agency" review, and Hudson River Housing's Annual Report was released and distributed. The 2011 Community Builder Award was presented to Stephen Anania, Melissa and Iwao Hatanaka, and Shari Wingard for their work organizing the successful annual Rooftime Volleyball Tournament, a fundraiser for the Dutchess County Coalition for the Homeless. Now entering its 19<sup>th</sup> year, the Rooftime Volleyball Tournament draws upwards of 300 participants each summer and has raised over \$100,000 to support programming for the homeless in our community.

During the Annual Meeting, Robert Wright, Executive Director of Nubian Directions II, Inc., presented awards to HRH's Executive Director Gail V. Webster and HRH's Director of Real Estate Development, Ed Murphy, recognizing their continuous support of the New Directions YouthBuild AmeriCorps Partnership program sponsored by Nubian Directions II, Inc. Through Nubian Direction's YouthBuild program, low-income young people ages 16-24 work toward earning their GEDs, learn job skills, and serve their communities by building affordable housing. Wright paid tribute to Hudson River Housing because "as a collaborative partner for the past four years, Hudson River Housing has provided opportunities for [YouthBuild program] participants to rehab low-income residential housing units."



*Top: 2010 Board of Directors' President Nancy Romaine welcomes guests to the Annual Meeting.  
Middle: Robert Wright, Executive Director of Nubian Directions II, Inc., presents awards to Gail Webster and Ed Murphy  
Bottom: Melissa Hatanaka (left), Iwao Hatanaka (middle), and Stephen Anania receive the 2011 Community Builder Award for their work organizing the Annual Rooftime Volleyball Tournament  
Photos courtesy of Roberto Cruz*



**Y**outhBuild students hard at work on the rehabilitation of 29 Conklin Street in Poughkeepsie, a Hudson River Housing development project.



**5th Annual Wind Chill Fund Dinner** *continued from page 1...*



*Top: Guests at the 5th Annual Wind Chill Fund Dinner  
Middle left: Tessa Nollenberger shares her testimony  
Middle right: members of the Hillcrest House Residents' Council  
created centerpieces for the event  
Bottom: Linda Malave (right) with her mother, Jackie Malave  
Photos courtesy of Dan Seifert*

**Q&A with Linda Malave, Hudson River Housing's  
Director of Adult and Family Services**

**Q: How long have you been involved with the Dutchess County Coalition for the Homeless (DCCH)?**

**A:** Since 2003

**Q: We were hit with a terrible winter, with cold snowy weather extending into early spring. Did you ever have more than 60 people seek emergency overnight shelter at DCCH? What happens with these additional homeless people? Where are they referred to?**

**A:** Yes, we did face having more than 60 people show up on more than one evening this past winter. We were able to place the extra people in some of our other program locations where we had empty beds for the evening. We are very proud to say that we did not have to turn anyone away for space reasons during this brutal winter. We are open 365 nights per year and that has not changed.

**Q: The screening site for DCCH has been the Family Partnership Center (29 N. Hamilton Street) since this past February. Previously the screening site was located at the First Congregational Church (269 Mill Street). What prompted this change and has this change been successful?**

**A:** The change was prompted in part for the need for our guests to be able to come to our screening site a little bit earlier in the evening, allowing them to eat dinner earlier and to be able to get to sleep earlier as well. Through a collaboration with the City of Poughkeepsie and the Family Partnership Center, we are now able to start our admission process at 7pm and to complete the process, including transporting our guests to the shelter, by 8pm. Our shelter guests no longer have to be outdoors waiting for the screening site to open during inclement weather. This change has been very successful for all that have been involved. We are very pleased with how our move has progressed.

**Q: What inspires you to do the important work of DCCH?**

**A:** I am inspired every day by the people that we serve. So many of them have such incredible strength and determination to get through the myriad challenges of homelessness, that I cannot help but feel inspired by them.

**Did  
you  
know?**

- By 2010, the number of new DCCH shelter guests had increased 18% from 2008.
- The number of shelter guests under age 25 was much higher than in previous years, reaching over 100 in 2010, more than doubling since 2008.
- Since the shelter's inception in 1986, evening meals for guests have been provided by volunteers through our Adopt-a-Night program every single night of the year. That's over 144,000 meals!

*For information on how you can help, visit our website at [www.hudsonriverhousing.org/](http://www.hudsonriverhousing.org/) help or contact (845) 452-5197.*

## DOOR TO DOOR: BUILDING COMMUNITY



### Cannon Street Senior Housing Makes Strides Towards “a Strong, Positive and Socially Active Community”

When Linda McNiff began her new position as Hudson River Housing’s Property Manager for Maybrook Gardens, Cannon Street Senior Housing, and Garden Street Apartments, she noted that the ambiance at Cannon Street Senior Housing needed a boost of energy. Among the many amenities in this apartment complex for low-income adults age 55 or older are a community room and a library. Yet these spaces were not being actively used. “In order to create a vibrant happy community you have to get people together; you have to organize fun, engaging events. That’s exactly what we are aiming to do here at Cannon Street Senior Housing,” states McNiff.

To celebrate the winter holidays, McNiff organized the Cannon Street Senior Housing Meet & Greet event on December 21, 2010. Cannon Street Senior Housing residents were invited to mingle with Hudson River Housing staff. Residents enjoyed festive holiday music, cupcakes, eggnog and their own Christmas tree in the community room. The success of this event signaled more changes to come.



Cannon Street Senior Housing now has its own monthly newsletter, *The Cannon Street Beat*. Written by a Cannon Street Senior Housing resident, the first edition was released this April. *The Cannon Street Beat* beckons residents to take advantage of “the opportunity to create a strong, positive, and socially active community right here at home.” And, indeed, they do have a great opportunity in their grasp. In the newsletter is a handy calendar announcing the following events: knitting on Tuesdays in the library; salsa exercising on Thursdays in the community room; and a presentation by the Office for the Aging. Talents are being shared (both the knitting and salsa exercising are taught by residents) and new friendships are being formed. There is much to look forward to in the upcoming months, too. Prospective events include a brunch in May, a barbecue in July and presentations by different organizations of interest to Cannon Street Senior Housing residents. There is even mention of organizing a jazz formal, or similar event, in the near future.

To learn more about Cannon Street Senior Housing, contact Linda McNiff, Property Manager for Maybrook Gardens, Cannon Street Senior Housing, and Garden Street Apartments at 845-454-5176.

### A New Home for the River Haven Shelter... 99 Thompson Street *Stay tuned for the date of its grand opening this summer!*



Before....



...and after



*Top: Middle Main Steering Committee at Tree Lighting  
Middle: Middle Main hosts a Happy Hour at The Nuddy Bar & Grill  
Bottom: March 2011 Monthly Community Meeting*

### The Importance of Service: Reflections from an AmeriCorps VISTA Volunteer

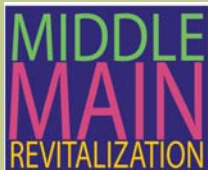
By Jenny Coronel

Since September 2010, I have had the privilege of serving as an AmeriCorps Volunteer In Service To America (VISTA) with Hudson River Housing, Inc. This experience has led to a deeper appreciation of service in its different forms. To learn about Hudson River Housing is to learn about a non-profit organization that began as a “team” of one and expanded to what it is today: a nonprofit that employs well over 100 people to meet the housing needs in our community.

Yet, that is not what impresses me most. I am most impressed by all the volunteers who rally behind the mission of Hudson River Housing because they acknowledge that the work Hudson River Housing does is changing lives. The work HRH does, to quote guest speaker Tessa Nollenberger at this year’s Wind Chill Fund Dinner, is “a bridge [to stability]... so please [HRH] do not stop what you’re doing”. I am impressed and encouraged by those who take heed of calls for donations, who prepare free dinners for the shelter guests at the Dutchess County Coalition of the Homeless, and who help keep Hudson River Housing programs alive through their active support in various ways. I will repeat the words of Tessa Nollenberger to all these active supporters: please do not stop what you’re doing.

One of the agency’s projects, Middle Main Revitalization, with which I am actively working, is community initiative working for a stronger Main Street in Poughkeepsie, and would not exist without the participation of volunteers and interested, engaged individuals. Middle Main Revitalization strives to enhance Poughkeepsie’s Main Street with emphasis on the Middle Main neighborhood, a five block area that stretches from Academy Street to Pershing Avenue. In 2010, there were a total 1,416 volunteer hours recorded. Middle Main seeks to not only keep this volunteer momentum going, but also to see it expand.

During my service year, Middle Main has seen a flurry of activity. On December 8th, Middle Main had its first Tree Lighting on the grounds of Governor Clinton House Historic Site; in a partnership with the Mid-Hudson Heritage Center, Middle Main now has a resource center on 317 Main Street, Poughkeepsie; and with Hudson River Housing as the program administrator, property owners in the Middle Main neighborhood have been granted New York Main Street funds for improvements on their properties. Community meetings are still held the second Wednesday of every month. Please stay tuned and get involved!



Middle Main Revitalization welcomes your involvement. If you live, work, or just spend time in the area, we’d like to talk to you! You can reach us at (845)214-1113, or visit our website at [www.middlemain.com](http://www.middlemain.com).

Help make Middle Main a vibrant and exciting place to live, work and visit.



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Spring/Summer 2011  
a publication of Hudson River Housing, Inc.

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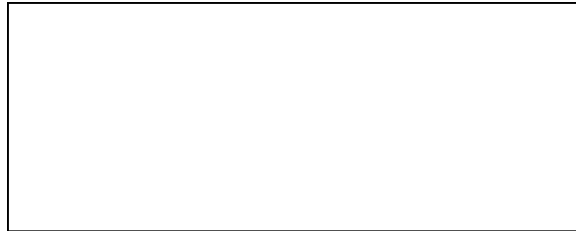
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Have you seen our new monthly e-newsletter? It's the best way to stay informed about HRH's programs and events. If you're interested in joining our mailing list, sign-up online at: [www.hudsonriverhousing.org/maillinglist](http://www.hudsonriverhousing.org/maillinglist)

## Help Support Hudson River Housing by Becoming a Member

Join the growing group of supporters that is working to help HRH continue its commitment to providing affordable housing in our communities. Becoming a member will ensure you have access to the latest news about HRH by continuing to receive our bi-annual newsletter; invitations to open houses and other events; and the opportunity to help HRH make a difference in our communities.

### Membership Levels:

- Student \$15
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*Thank You!*