

door to door

Housing with compassion...Development with vision



Housing with compassion...
Development with a vision



18th Annual Evening by the Hudson Honors Director Gail V. Webster

Over 200 people attended Hudson River Housing's annual gala, Evening by the Hudson, on September 22nd. This year, we paid special tribute to our long-time Executive Director Gail V. Webster, who has announced she will retire at the end of the year.

Ms. Webster has served as Executive Director for twenty years, overseeing the creation of the vast majority of the agency's housing programs and successfully bringing the issue of affordable housing in our region to the forefront of political, economic, and social justice dialogues. Ms. Webster is a graduate of Russell Sage College and received her Masters Degree in Education from the State University

...(Continued on page 12)



Hudson River Housing Announces New Executive Director



Ed Murphy will be taking the helm of Hudson River Housing as of January 1st.

Hudson River Housing is pleased to announce that Ed Murphy has been named in-coming Executive Director. Mr. Murphy will replace Gail V. Webster, who announced her retirement earlier this year, after twenty years managing the agency. Mr. Murphy has been the Associate Executive Director for Real Estate Development at Hudson River Housing since 2007. He will begin his new position on January 1, 2012.

Mr. Murphy possesses a wealth of experience in housing and community development and management. Before coming to Hudson River Housing, he served as the Director of Planning and Development for the City of Poughkeepsie, where he negotiated and managed numerous projects, including the city's southern waterfront development and redevelopment of the Luckey-Platt building.

...(Continued on page 15)

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

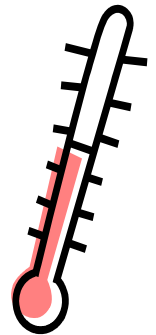
For more information on our programs and services, please contact (845) 454-5176.

We're turning 30!



In 1982, a group of concerned citizens banded together and pledged to serve the homeless and find solutions to the issue of homelessness in Dutchess County. Thirty years later, Hudson River Housing is proud to continue the mission.

We need your support to continue our good work. In recognition of our 30th anniversary in 2012, we have set a goal of raising \$30,000 during our 2011-2012 Wind Chill Fund campaign. This campaign will span the winter season, when so many of those we serve are most in need.



Help us meet our goal! Can you give \$30? Or become a sustainer of our work by pledging \$30 a month? You can contribute online via a secure link on our website at www.hudsonriverhousing.org, or anytime by mailing your contribution to 313 Mill Street, Poughkeepsie, NY 12601. We'll be posting progress on our Facebook page.

What other good things happened in 1982? Here are a few. We'll be sharing more throughout the year.

Sony released the first CD player

Walt Disney World opened the Epcot theme park

Michael Jackson released Thriller

Time magazine named the computer Man of the Year

Prince William was born

Cheers is on everyone's TV screen

Fame hit theaters (the original!)

The St. Louis Cardinals won the world series

Peter Gabriel played at the Civic Center

Door to Door Editor: Elizabeth Celaya

Guest writers: Christine Haake, Mary Linge & Tess Dernbach

Hudson River Housing Holds Ribbon Cutting for New Youth Shelter 99 Thompson Street, Poughkeepsie, NY

On Wednesday, July 6th, Hudson River Housing celebrated the completion of a new home for the agency's River Haven Youth Shelter in Poughkeepsie. This is the first time the River Haven Youth Shelter will have a permanent home. Founded in 1980, River Haven became a part of Hudson River Housing in 2000. The shelter provides emergency housing and support services for runaway and homeless youth, and offers short-term respite housing to young people ages 10-18 dealing with family conflict or emergency, risk of court placement, or other issues. The shelter's new home at 99 Thompson Street offers six double-occupancy rooms for a total of 12 emergency beds, and one unit for a parenting teen with up to two children.



“River Haven serves as a safe harbor available 24 hours a day for youth and families in need,” stated Pat Kellett, Director of Youth Programs and Grant Administration at Hudson River Housing. Over 22,000 crisis calls and short-term contacts have been handled since River Haven opened in 1980, and over 3,500 youth have been provided with safe, emergency shelter. “For these young people, the shelter has been a bridge over troubled, dangerous waters in their lives and an alternative to the dangers they would otherwise face out on the streets on their own.”

In addition to providing a state-of-the-art permanent home for the River Haven Shelter, 99 Thompson Street is Hudson River Housing's most recent endeavor in the agency's long history of housing development and neighborhood revitalization in this area. With this project, Hudson River Housing transformed a vacant, blighted building into a brand-new, energy-efficient facility, while at the same time meeting an important need of the Poughkeepsie community.



“It’s been a big journey, a big change.”

Q & A with Out-going Executive Director Gail Webster

Q: How did you hear about HRH, and how did you first become involved with HRH?

A: There was a very close friend of mine who told me that HRH needed a new executive director. This friend of mine said to me, “just for the sake of it, go and see if they have any interest in you.” It was embarrassing, but she must’ve asked me to go at least three times. When I finally went to HRH, the people were interesting and just absolutely wonderful; it was all very new too, so there weren’t that many people. The board asked me if I would be interested in doing it, and I said, “yes, this is something I’d like to do.” They asked lots of questions; it must have been [over the course of] about 3 months; we had to keep going back and forth, but they were wonderful, and they were so kind. And...end of story, I got the job! Those same people are still on the board now, and this is 20 years later! I’m here to tell you they’re very nice people!

Q: What was your favorite project you were involved in?

A: Well the most exciting one for me was the first. I hired a young man at the time, and I said, “Will you work with me? Is there something we could do to make some difference?” And he said, “Well yeah, we need to build some houses.” This was Kevin O’Connor [now Executive Director of RUPCO in Kingston, NY], he said, “We’re not going to get anywhere unless we build some housing. If people are in the street they don’t have a house! We need to get them a house.” That was the beginning, that was the very beginning, and that was Hillcrest House... I had never done anything like that before, never in my life, frankly. I don’t think *Kevin* had ever done anything like that either. We were just thinking, “Well, we’re really smart, we can do absolutely anything.”

Q: What have you seen that has changed in the community? How has HRH had to change or adapt to that?

A: Well the community certainly has changed from when I came to it. It was actually kind of funny, the first time I came and I knew I had this job here, I thought, “What on earth have I done? Oh my gosh!” It was not the best place to be. But when you come from Brooklyn you can do just about anything; you just do it, that’s it. But there were a lot of very difficult people in this general area, and we weren’t totally sure how to handle that. School was almost impossible for many people. But we just kept adding little by little, and we started to put different things together. And then we started to work with the people. We had programs with them, we had parties with them, we did the kinds of things that would get at least some of them to stop and listen and see what’s going on. And then over time, I came to think this [area] is lovely; there are lots of marvelous people, and I think this is a wonderful place to be.

Q: What is the most important issue you see facing HRH right now?

A: One of the things we’ve had the most trouble with is simply the funding for non-profits. Our mission is to care for [people]. And we’ve followed our mission for thirty years, and we continue to do it, but it gets harder and harder.

People have lost their jobs, families break up, and we work through that, we try to do as much as we can, but it takes money. There are some people that are wonderful, and they'll do anything they can to try and help us, and get funding for us. But that's just the way it is in this world today, which is: just take away as much money as you can. A few people are as rich as possible, and then the rest are nothing. So that part of it has been very difficult, yet all of that being said, the staff absolutely doesn't leave; we just do what it is we need to do to keep this going as best as we can. I love this group. I don't think it will ever be the way it should be, but I believe it will be something better than it was.

Q: How do you think HRH has changed in the past 20 years? Have the priorities or structure changed?

A: Not really. As you grow, obviously you have more people, you have more projects. I was just looking at some of the projects that we're working on [at the moment]. In the beginning we had maybe four? And I was looking at this [sheet of paper with list of current projects], and it's three pages, so it's a lot of projects! Of the folks that we first hired, most of them have stayed. So to me that speaks volumes about exactly who those people are and what they're capable of doing; the fact that they have stayed has been wonderful.

Q: What are your plans for after you leave?

A: Well, there's a time for everything. What made me stop, number one, was that I thought, "twenty years is a good amount." And I'm very blessed, I have five grandchildren, I have my daughter and my son. And I just wanted the opportunity to do something different, to be somewhere different, to grow up with those children. I wanted to have that – to grow up with them, as much as I can at this point, as much as *they* grow.

Ms. Webster has served as Executive Director of Hudson River Housing for twenty years, successfully bringing the issue of affordable housing in our region to the forefront of political, economic, and social justice dialogues.

She was named "Poughkeepsian of the Year" by the former Poughkeepsie Beat in 2000; "Woman of the Year" by the Poughkeepsie Branch of the AAUW in 2004; and recipient of the New Horizons Foundation Community Leadership Award in 2009.

She also represented Hudson River Housing as the recipient of the Eleanor Roosevelt Val-Kill Medal in 2008. This prestigious award is presented annually to several individuals and one organization that exemplify Mrs. Roosevelt's humanitarian spirit and human rights activism.



In honor of Gail, a flowering pear tree was planted at our Hudson River Lodging site.

A Good Time to Buy

Now might just be the best time to become a homeowner

by Mary Linge

As Hudson River Housing's Director of Homeownership and Education, one important aspect of my job is to assist families and individuals in properly preparing for homeownership. Once widely considered the "American dream," the concept of homeownership has become a topic for raging debate. One point of view sees a market that has been riddled with fluctuation over the past decade, and concludes homeownership right now is too risky, too volatile and certainly not a wise move for a first-time buyer.

However, with the proper tools, education and preparation, I believe current conditions make this one of the best times to buy a home that I have witnessed. Interest rates are at an all time low, currently hovering around 4% for a 30-year fixed rate mortgage. Compared to 6.5% in 2006, a homebuyer with a \$200,000 mortgage would save \$310 on their monthly mortgage payment at today's lower rates. Another factor making this a good time to buy is home



Participants in one of Hudson River Housing's homebuyer education classes.

selling prices. The area median home selling price is down 7.7% over this time last year, and almost 30% from 2006. While it has been argued that these falling prices are exactly why homeownership is a risky investment right now, I would disagree. A decade ago, home values in Dutchess County had escalated beyond what was realistic. The market was going to have to correct itself, and we have been seeing that process play out over the last few years.

Historical data shows the housing market does fluctuate over time. Prices drop, and then they recover. While foreclosures and short-sales (the seller's lender accepting less than what is owed on a home) have also added to the price declines, we will come out of this cycle, and I believe prices will begin to rise again. It is important to note that I view homeownership as a long-term investment in a home that one plans to live for a good amount of time. Given that, I believe longer-term predictions for the housing market are what are most important to consider.

More important than market conditions at any given time is the preparation of the buyer. It is my firm belief that to realize long-term success, all homebuyers should participate in pre-purchase education. One important lesson to be learned from the foreclosure crisis is that all prospective homebuyers, no matter their income level, social class, or work experience, can benefit from pre-purchase education. Studies have shown that properly educated homebuyers drastically reduce their risk of default in the future. This education should be provided by a HUD-certified Housing Counseling agency. HUD certification is crucial, because it ensures impartiality. It ensures the participant will be offered a comprehensive overview of the entire process, making them more knowledgeable and confident, and increasing their potential for long-term success.

...continued on page 15

Join the Ranks of Hudson River Housing's Happy Homeowners



We're excited to offer twelve opportunities for first-time buyers to become homeowners!

Above is a rendering of six brand-new single family homes in three duplex units that will be constructed on DuBois Avenue in the City of Poughkeepsie. These two-story homes will offer some of the latest technology in green living, including energy-efficient hot water and heating systems, and Energy Star appliances and windows. Buyers will also be able to customize their home by choosing paint colors, kitchen cabinet finishes, countertops and carpeting from a selection of samples.

We will also be offering four single-family homes and two single-family homes for sale through our Neighborhood Stabilization Program. These homes are located on scattered sites throughout the City of Poughkeepsie, and are part of our efforts to reclaim foreclosed properties. These homes will be rehabilitated, and as with the DuBois Avenue homes, will be sold to income eligible first-time homebuyers.

Applications from those interested in potentially purchasing one of these homes are currently being accepted! Sales of the single and two-family homes will be managed by our NeighborWorks HomeOwnership Center of Dutchess County. Information and applications are available at the Sales Center located within the HomeOwnership Center, at 291 Mill Street in Poughkeepsie.



The Antonio family purchase a newly constructed home from Hudson River Housing in 2006.

For more information, please call Hudson River Housing at (845) 454-9288 or visit www.hudsonriverhousing.org.

Hudson River Housing Commemorates National Homeless Awareness Month

November was National Homelessness Awareness Month and National Runaway Prevention Month, and Hudson River Housing held several events that offered community members the chance to commemorate the month locally. On Thursday, November 3rd, an Open House was held at the new screening site location for the Dutchess County Coalition for the Homeless, located at the Family Partnership Center, 29 North Hamilton Street, Poughkeepsie. The Open House offered attendees a chance to become familiar with our space at the Family Partnership

Center, learn about the shelter and local trends in homelessness, and find out how they could volunteer.



Attendees at the DCCH Screening Site Open House.

Center, learn about the shelter and local trends in homelessness, and find out how they could volunteer. On Saturday, November 5th, Hudson River Housing's River Haven programs hosted an Awareness Walk. Participants gathered at River Haven's Independent Living offices and heard from Program Manager Corrine Lesko and Director of Youth Services Pat Kellett about the issue of homelessness among youth. "Usually homeless teens look just like every other young person out there," said Pat Kellett. "You may not even realize that they are dealing with this issue." Jonathon Quinones, a former participant in River Haven's programs, spoke about River Haven's impact on his life. "I have a job now, an apartment, and a car I've paid off," he said. The Walk followed the Walkway Loop Trail. About thirty people participated, showing their support by dressing in green, the official color of National Runaway Prevention Month, as well as Hudson River Housing's official color.

To wrap up the month, Hudson River Housing initiated a new fundraiser. Held at Canvas in Poughkeepsie the week before Thanksgiving, the event was aptly called the *Giving Thanks! Gospel Brunch*. Before the rush of the holiday season kicked in with full force, Hudson River Housing invited supporters to take a moment to celebrate in a meaningful way, and help us launch the 2011-2012 Wind Chill Fund Drive. A southern-themed meal was provided by chefs Megan and Charles Fells (of the Artists Palate and Canvas), and entertainment was provided by the soulful sounds of the Bethel Missionary Baptist Gospel Choir. Approximately 45 people attended, and reveled in a moment to share a good meal together while kicking off the holiday season in a thoughtful way.

*National Coalition for the Homeless www.nationalhomeless.org

**National Runaway Switchboard www.1800runaway.org

Coat Drive thru January 16th

Hudson River Housing is participating in a coat drive with One Warm Coat, Good Morning America, and Burlington Coat Factory stores. Coats can be dropped off at the local Burlington Coat Factory store on Route 9 in Poughkeepsie anytime. Coats dropped off at this location will be donated to Hudson River Housing, who will distribute them to our clients in need.

HomeOwnership Counseling Services Now Offered in Millerton

Through a partnership with the North East Community Center and the Berkshire-Taconic Foundation's HousingUs initiative, Hudson River Housing will now be providing homeownership services on-site in Millerton, NY. The expansion will allow the agency to better serve the communities of Northeastern Dutchess County by providing more convenient access to services. The Northeast Branch will be located within the Northeast Community Center on 51 South Center Street in the village of Millerton. In celebration of the expansion, the agency held an Open House on Thursday, June 9th. Hudson River Housing staff provided an introduction to the agency and the services provided by the NeighborWorks HomeOwnership Center, including homeownership education, landlord training, budget and credit counseling, and more, and the opportunities that are available to residents through these programs.



Left to right: John Scutieri, Judith Rose, Rod MacLeod, Mary Linge, Ed Murphy, Gail Webster, David Sherman, and Congressman Gibson.

“Our homeownership programs, which we have been operating since the late 1990s, have seen enormous growth in recent years as we have worked to meet the needs of residents throughout the county who are striving to obtain or maintain a home in a difficult economy. We are happy that with this satellite office location in Millerton, we will be able to offer more convenient access to our homeownership education services to residents of Northeastern Dutchess County,” stated Hudson River Housing Executive Director Gail Webster. Congressman Chris Gibson, Millerton Mayor John Scutieri, and Judith Rose of NeighborWorks America also provided remarks.

“Our homeownership programs, which we have been operating since the late 1990s, have seen enormous growth in recent years as we have worked to meet the needs of residents throughout the county who are striving to obtain or maintain a home in a difficult economy. We are happy that with this satellite office location in Millerton, we will be able to offer more convenient access to our homeownership education services to residents of Northeastern Dutchess County,” stated Hudson River Housing Executive Director Gail Webster. Congressman Chris Gibson, Millerton Mayor John Scutieri, and Judith Rose of NeighborWorks America also provided remarks.

center on 51 South Center Street in the village of Millerton. In celebration of the expansion, the agency held an Open House on Thursday, June 9th. Hudson River Housing staff provided an introduction to the agency and the services provided by the NeighborWorks HomeOwnership Center, including homeownership education, landlord training, budget and credit counseling, and more, and the opportunities that are available to residents through these programs.



Congressman Chris Gibson addresses the audience at the North East Community Center during the Open House.

Board Member May Mamiya Receives Special Accolade

Kudos to long-time Hudson River Housing Board Member May Mamiya, who was selected as a recipient of a 2011 Dutchess County Athena Award. This international program “recognizes individuals for professional excellence, for providing valuable service to their community and for assisting women in their attainment of professional goals and leadership skills.” According to her profile in the Dutchess Regional Chamber of Commerce newsletter “The Bottom Line,” through her position as Director of the Case Management Department at Vassar Brothers Medical Center, May “has mentored scores of professional staff and many more interns from colleges and graduate social work schools. Her responsibilities at the hospital provided her the opportunity to identify areas of special need related to the homeless, the uninsured, persons with HIV/AIDS, and the critically and terminally ill.” Congratulations May!

Volunteers Help Clean Up Main Street

As part of its Middle Main Revitalization initiative, Hudson River Housing hosted a beautification day on Main Street in Poughkeepsie on Tuesday, June 28th. The day was organized in conjunction with multiple nonprofit partners and volunteers and support from the local business community.

The core group of volunteers was made up of participants from the national organization Bike & Build. Through Bike & Build, teams of youth bicycle across the country to raise awareness of the issue of affordable housing. Hudson River Housing hosted a team traveling from Portland, Maine to Santa Barbara, California. The Bike & Build participants were joined by volunteers from Clearwater, PAUSE, and TD Bank, as well as individual participants. Together, several beautification projects were carried out, including a trash cleanup, a cleanup of the Fall Kill Creek, remediation of a vacant lot at



Volunteers gathered on Main Street the night before to learn about HRH and plan the next day's activities.

535 Main Street, and the painting of two temporary murals on vacant, boarded properties.



Volunteers pulled mountains of trash from the Fall Kill Creek.

All the participants were working to help achieve the objectives of Middle Main Revitalization, an initiative of Hudson River Housing focused on building a stronger Main Street in Poughkeepsie by increasing community engagement and public and private investment in the neighborhood, with a focus on the

five blocks between Academy Street and Pershing Avenue. "I believe the City of Poughkeepsie is at a turning point," with Hudson River Housing. "We are seeing many voices unite around the need to work together at a community level, and the potential of the City as a dynamic intersection of culture, arts, food and natural and built resources," said Community Relations Manager Elizabeth Celaya. "The beautification day is one small step in getting people working together to move us in that direction, while creating some visual evidence of that movement."

Local nonprofits Clearwater and PAUSE (Poughkeepsie Arts Urban Space Exchange) are key partners in the beautification day. As the first official event of Dutchess Watershed Awareness Month, Clearwater led a team of volunteers into the Fall Kill Creek behind 505 Main Street. This was the second creek clean up in



Mural painting on Main Street.



Planning and building benches for a vacant lot.

the Middle Main neighborhood. Last year, around 25 volunteers pulled one ton of trash from the creek in this area. Additionally, volunteers from the City of Poughkeepsie Engineering Department assisted volunteers in marking storm drains in the area. Storm drain marking helps raise awareness that drains connect to local waterbodies, and that dumping will pollute those waters.

PAUSE directed efforts to remediate the vacant lot at 535 Main Street. Their participation is part of PAUSE's larger efforts of reclaiming and rethinking urban space through dynamic artist and community partnerships. "For me, the beautification day is important because it activates not only lost spaces, but the community that surrounds those sites," stated PAUSE Executive Director Matthew Slaats. "It is a way for residents to take ownership of their city and play a role in seeing it improved."

Local artists Nestor Madalengoitia and Riiisa Tochigi also led teams of volunteers and oversaw the mural projects. Both have histories of creating interactive public art projects in Poughkeepsie. "Painting a mural always brings a positive energy to its surroundings," said Nestor Madalengoitia.

Local businesses provided donations of all materials, and several eateries along Main Street provided free lunches for the volunteers. Sponsors of the day include Adams Fairacre Farms, Home Depot, HG Page & Sons, Vassar College, Red Wing Sand & Gravel, the City of Poughkeepsie, Sun Paint & Wallpaper, Children's Media Project, La Poblana, El Charrito, Pancho Villa Deli, Allemant's International Bistro, La Bahia, Janet's Jerk Stop, El Bracero Mexican Restaurant, La Michoacana, Spicy Mexican Grill, and members of the Middle Main Revitalization Steering Committee.

Students Present Conceptual Designs for Rose Street Redevelopment

With guidance from professor and Millbrook resident Bill Berensmann, students from the City University of New York architecture program spent the Spring semester developing conceptual designs for redevelopment of four vacant parcels on Rose Street in the City of Poughkeepsie. Students were tasked with coming up with innovative ideas for housing and a community center. After an intensive work period, five students made the trek to Poughkeepsie to present their ideas during a Middle Main Community Meeting in June.



18th Annual Evening by the Hudson Honors Director Gail V. Webster

(Continued from page 1)...

of New York at New Paltz. She has also received accreditation from the National Association of Housing and Re-development Officials.

Ms. Webster has received many accolades during her two decades as Executive Director, including “Poughkeepsian of the Year” from the former Poughkeepsie Beat in 2000; “Woman of the Year” by the Poughkeepsie Branch of the AAUW in 2004; and recipient of the New Horizons Foundation Community Leadership Award in 2009. She also represented Hudson River Housing as the recipient of the Eleanor Roosevelt Val-Kill Medal in 2008. This prestigious award is presented annually to several individuals and one organization that exemplify Mrs. Roosevelt’s humanitarian spirit and human rights activism.

A number of speakers took the podium to share their well wishes and thoughts on her impact in the community, including May Mamiya, founding board member of the agency; Kevin O'Connor, Executive Director of Rural Ulster Preservation Company; and Deborah Boatright, Regional Director Northeast Region for NeighborWorks America. Del Webster, who was on the Hudson River Housing Board of Directors that hired Ms. Webster, shared “She quickly took charge, bringing energy, vision and enthusiasm for the work of the organization, which has grown to do remarkable things under her leadership.”

Today the agency employs 125 people and operates more than two dozen programs that provide housing and support services to populations ranging from the homeless to homeowners. Altogether, the agency operates over 200 units of emergency and transitional housing, along with a substantial property management portfolio of over 400 units of rental housing. Hudson River Housing has been involved in the rehabilitation or creation of 675 units of housing throughout Dutchess County and beyond, a direct investment of over \$65,000,000.



Above left: Gail Webster joined by current and past board members. Left to right: Bernadette Barrett, Stephen Wing, Gail Webster, Todd Weir, Marie Tarver, May Mamiya, and Bill Carroll.

Above right: In tribute to Gail Webster, this plaque was installed near a flowering pear tree, planted in honor of her legacy to Hudson River Housing.

Bottom right: guests gather under the tent at the Poughkeepsie Grandvieu.





Top left: guests enjoy an array of silent auction offerings

Top right: RUPCO Executive Director Kevin O'Connor with Gail Webster

Middle left: HRH Board President Roderick MacLeod

Bottom: a view of the Mid-Hudson Bridge from the event venue

All photos courtesy of Dan Seifert.



18th Annual Evening by the Hudson Sponsors

Platinum Sponsor

M&T Charitable Foundation

Gold Sponsors

Citizens Bank

Rhinebeck Savings Bank

Silver Sponsors

Commercial Coverage, Inc.

NeighborWorks® America

Riverside Bank

Rose & Kiernan, Inc.

Sickler, Torchia, Allen, and Churchill, CPAs

Siegrist Construction

Tern Construction & Development LLC

Ulster Savings Bank

Bronze Sponsors

Cannon, Heyman & Weiss, LLP

Central Hudson Gas and Electric Corp.

Community Preservation Corporation

Ecosystem Strategies, inc.

HG Page & Sons

HSBC

Jones Enterprises

Lupine Exteriors, Inc.

Meyer Contracting

Mid-Hudson Heritage Center

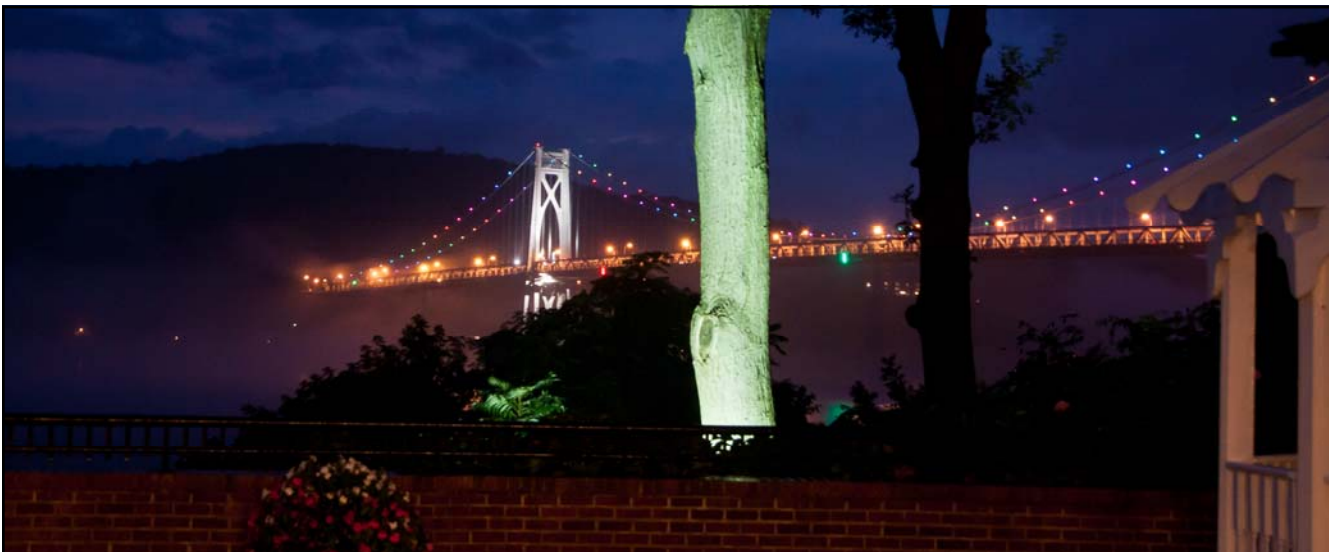
RL Baxter Building Corp.

Roderick & Karen MacLeod

TD Bank

Richard & Margaret Wager

Williams Lumber



19th Annual Rooftime Volleyball Tournament a Success!

The Rooftime Volleyball Tournament raises money to support our Dutchess County Coalition for the Homeless (DCCH) Overnight Shelter. DCCH is the only walk-in emergency overnight shelter in Dutchess County. The tournament, now in its 19th year, continues to be a vital source of operating support for the shelter. Here's a letter from tournament organizers Stephen Anania and Shari Wingard:

Nothing could dampen the spirits of the crowd - not even the first ever rain delay on Sunday or the second round of precipitation that brought an early end to the tournament before the reverse co-ed A and AA nets could finish. We still managed to raise over \$9,000 for the Dutchess County Coalition for the Homeless through registration fees, t-shirt and cookie sales along with the pick-up bucket and some rather generous personal donations. To all the players who travel from both near and far, thanks for participating in this event. The long-distance award goes to Sam Thomas who traveled from Austin, Texas, and the Most Unique Way to Start Your Honeymoon award goes to Jason Ruhlman. We are sure we will fail to include someone in this list, but here are some "shout outs" to folks who helped in various ways:

Net crew: Kevin Boyd, Ryan Burns, Sean Burns, Kathy KJ Cecere, Dennis Denizard, Barry Gower, Natalie Griffin-Pellew, Cheryl Hadzic, Nihad Hadzic, Bill Hackett, Patty Hackett, Jeremy Kempisty, Tim Lang, Bria Le, Frank Le, Mark Lehrer, Tim Milholm, Al Pellew, Greg Powell, Lily Ropes, Frank Sanfilippo, Erin Schnabel Julie Watts; **Net providers:** Frank Sanfilippo, Hudson Valley Volleyball; **Tournament Director behind the "tournament directors":** Frank Sanfilippo, Bill Hackett; **Cookie and Raffle Sellers:** Alex, Luke and Ben Diemoz, William and Daniel Kao, Sarah Rose Wingard; **Electronic Registration Coordinator:** Jim Huenniger; **Webmasters extraordinaire:** Nihad Hadzic; **Cookie Bakers:** Cheryl Hadzic, Jeremy Kempisty, Lauren Wilson; **Pool Play Organizers:** Bill Hackett, Frank Sanfilippo; **Registration Desk/T-Shirt Sales Desk:** Cheryl Hadzic, Terry Goldman, Hilda Heinlein; **Roving photographers:** Tim Diemoz; **Entertainment coordinator:** Stephen Heinlein; **Raffle volleyball donation:** Frank Sanfilippo; **Sanitation Engineers:** Bill Hackett, Nihad Hadzic, Kathy Johnstone and tons of other folks!

And the sponsors:

A Cat in Your Lap Bed & Breakfast
Blodgett Massage/Muscle Therapy
Cannon, Heyman & Weiss, LLP
Hudson Valley Federal Credit Union
Hudson Valley Volleyball
Modern Refrigeration
Oakwood Friends School
Pancho Villa Mexican Restaurant and Grocery
Roy T. Budnik & Associates, LLC.
Stephen J. Wing Attorney-at-law
Private Donors

*See you next year!
Shari and Steve*

Hudson River Housing Announces New Executive Director

(Continued from page 1)...

In his thirty-four year career, Mr. Murphy has managed medical facilities and their construction, owned a residential construction business, and implemented affordable housing and economic development programs. He has been active on various boards and committees, including the Dutchess – Poughkeepsie Empire Zone Board and the Dutchess County Regional Chamber of Commerce Economic Development and Main Street Revitalization Committees. He currently serves on the Board of Directors of the Vassar-Warner Home and the Dutchess Community College Construction Technology Advisory Committee.

Hudson River Housing is pleased that Mr. Murphy will be taking the helm of the agency, and bringing his range of experience to direct the organization in the coming years. “We are glad to have such a talented leader within the organization who can easily assume the reigns and ensure a smooth transition,” stated Board President Roderick MacLeod. “HRH exists on a very solid foundation and there will not be any disruptions to services provided to our community.” Mr. Murphy is looking forward to continuing the important programs Hudson River Housing offers, while exploring new initiatives that will allow the agency to expand its impact. “It is a challenging and exciting time to be Executive Director at Hudson River Housing,” he stated. “Conditions have changed dramatically in the housing market and economy in recent years, impacting many more families throughout the Hudson River Valley. Hudson River Housing’s dedicated and talented staff will honor Gail’s legacy with a renewed sense of purpose in meeting our organizational mission. In the coming years we will continue to strengthen neighborhoods with high quality affordable housing, human services, and community building.”

Mr. Murphy holds a Bachelor of Science in Housing and Community Design from Cornell University. He completed graduate coursework at the Cornell Institute of Public Affairs, where he focused on city redevelopment.

A Good Time to Buy

(Continued from page 4)

Can this information be obtained from somewhere other than a HUD-certified counseling agency? Not if you’re looking for the most comprehensive information. Over the years, I have met many caring professionals - realtors, loan officers, attorneys, insurance agents and the like that have only the best intentions for their customers in mind. Most would agree that their advice and counsel is limited to their particular area of expertise, and the only way to get a comprehensive, unbiased, and personalized perspective is through a HUD-certified non-profit counseling agency. One-on-one sessions with highly trained staff are designed to assist families and individuals in understanding their own household finances, including budgeting, credit history and savings potential. Classes for prospective homebuyers include understanding mortgages, how to shop for a home, how to properly insure a home, the legal aspects of home ownership, understanding closing costs, how to live an energy-efficient lifestyle, and how to avoid scams. Curriculums are reviewed and updated frequently to ensure they stay current and relevant to market conditions. Material has been added to educate participants on purchasing bank-owned properties, foreclosures and short-sales.

To coin a phrase from a well-known advertising campaign, “an educated consumer is our best customer.” With the proper tools, education and preparation, current conditions make this a very good time to buy a home.



Housing with compassion...
Development with a vision



Fall/Winter 2011
a publication of Hudson River Housing, Inc.

door to door

NON PROFIT ORG.
U.S. POSTAGE
PAID
Permit #2676
Newburgh, NY 12550

Return service requested

Save the Date!

Hudson River Housing Annual Meeting ~ Thursday, February 16, 2012

**Hudson River Housing
Board of Directors**

President

Roderick MacLeod

Vice-President

Carol Stevens

Treasurer

Robert Hankin

Secretary

Kim Wright

Directors

Michael Boyle

William Carroll

Jack Effron

Ruth Jones

May Mamiya

Antoinette McKenzie

Mary Paden

Janet Ready

Nancy Romaine

Carole Stevens

Noel Tepper

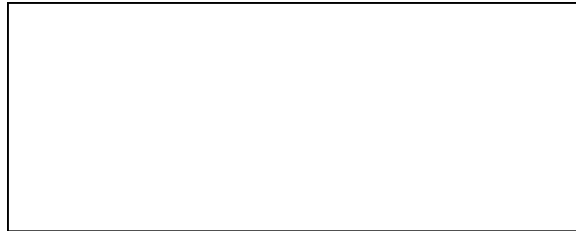
Lorna Thompson

Richard Wager

Stephen Wing

Executive Director

Gail V. Webster



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

Help Support Hudson River Housing

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
- Basic \$25
- Sustaining \$50
- Sponsor \$100
- Business \$200
- Lifetime \$1,000

Other: Please accept my contribution of \$_____ in support of HRH's programs and services.

Name: _____

Address: _____

Email: _____

Phone: _____

Please mail your tax-deductible contribution to:

Hudson River Housing, Inc.
313 Mill Street
Poughkeepsie, NY 12601

Thank You!