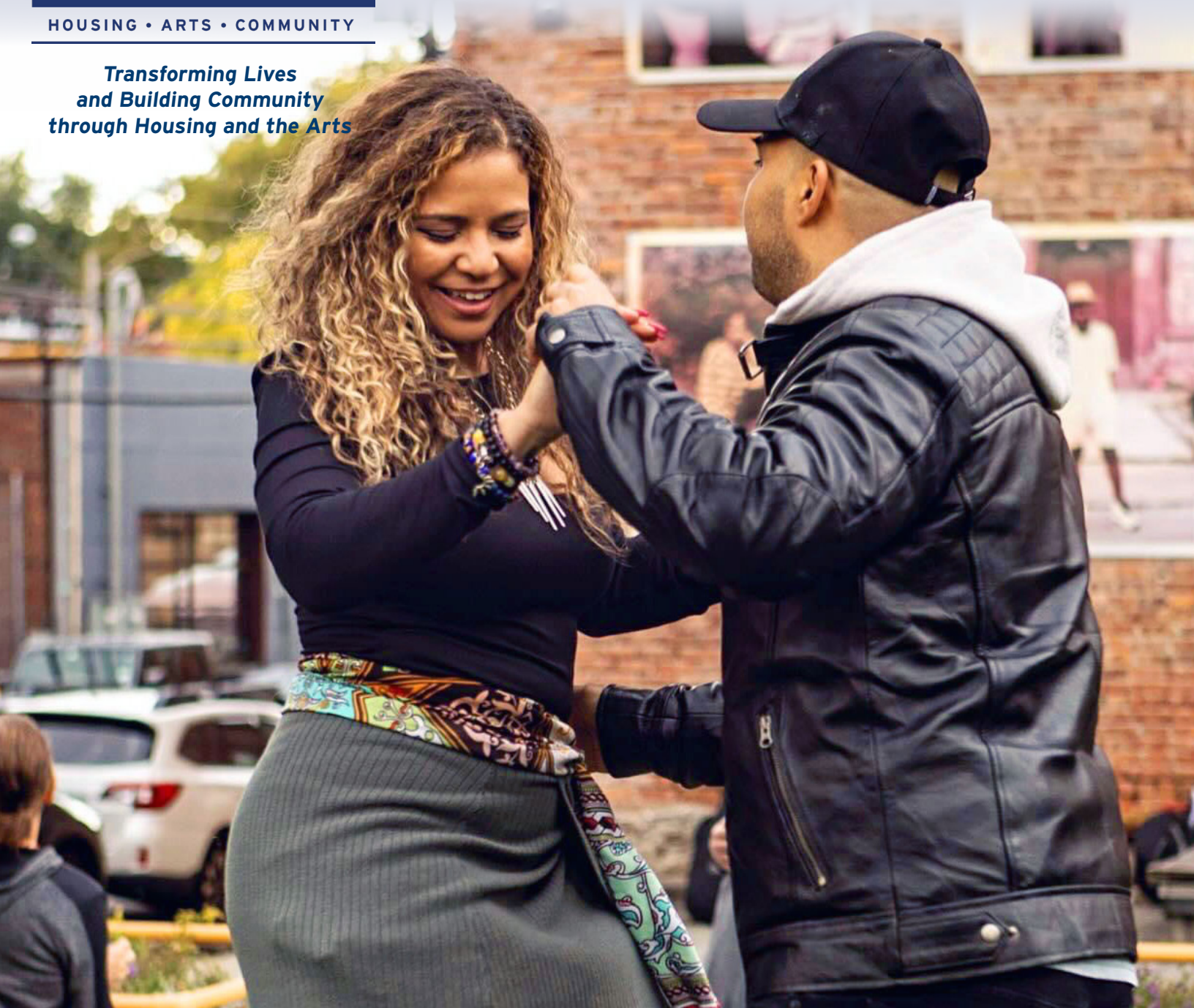


**SAFE
HARBORS
OF THE HUDSON**

HOUSING • ARTS • COMMUNITY

*Transforming Lives
and Building Community
through Housing and the Arts*

ANNUAL REPORT | 2023





SAFE HARBORS OF THE HUDSON

HOUSING • ARTS • COMMUNITY

Transforming Lives and Building Community through Housing and the Arts



Ch, ch, ch, ch, changes could well be the theme song for 2023 at Safe Harbors! The year saw evolution taking place across the organization: on our staff, in our buildings, and in new projects that will shape and expand our capacity and impact into the future.

In 2023 and into 2024 we prepared for the retirement of founding staff members (some after 20+ years!) and welcomed 5 new team members who bring a diverse range of professional backgrounds and expertise to our work (more on page 12).

Safe Harbors was proud to be the first supportive housing organization in New York to receive funding from the State's newly launched Supportive Housing Preservation Program. The \$15 million subsidy will fully underwrite needed upgrades at the Cornerstone Residence, resulting in long-term sustainability, improved quality of living

for residents, and a 20% energy savings. The 18-month project will continue through 2024, and the smell of fresh paint, the sound of hammers, and the gleaming of new tile on the floors are daily physical reminders of progress, growth, and possibility!

Finally, in December 2023 we closed on the purchase of 69 William Street in the City of Newburgh. Working with our partner Bronx Pro, we will preserve historic architecture and build on vacant space to develop 50 beautiful, affordable apartments for individuals and families. We look forward to sharing updates on our progress as the project continues.

Energized with fresh eyes, new perspectives and exciting opportunities, Safe Harbors is focused ever onward and upward, building on our solid organizational foundation and deep community roots to further realize our mission, grow our unique model of downtown revitalization, and increase our impact on the community we serve.

Thank you for being part of our vision for a creative, supportive, and flourishing Newburgh. Together we are making a difference!

Lisa Silverstone
Executive Director



2023 IN REVIEW





THE CORNERSTONE RESIDENCE

Nowhere is our mission more powerfully embodied than at the Cornerstone Residence. In addition to providing safe, supportive, and permanent housing for 128 of our neighbors, our Resident Services program offers an array of arts, wellness, recreational, social, and educational programming throughout the year to foster connection amongst residents and the wider Newburgh community, and support residents in their pursuit of healthy, stable lives and greater self-actualization.

From field trips to see the Yankees and theater shows, to in-house events including Friday night movies, barbecues, holiday feasts and an annual dance party, the Cornerstone is always buzzing with activity!

Cornerstone GED Graduation



The Cornerstone community joined family and friends to celebrate **2023 GED graduates Stella Joseph** (right), **Tonya Norman** (left), and **Karl Roth** (not pictured). Safe Harbors partners with SUNY Orange to offer free GED classes, college prep, and tutoring for residents and community members throughout the year.

“ Safe Harbors has always been stability and safety. A place to live where I can go for my goals. ”

– Fayola Imani, Cornerstone Resident

TRANSFORMING LIVES

WHO WE SERVE OUR NEIGHBORS AT THE CORNERSTONE RESIDENCE

59%
Previously Homeless

53%
Over 50

64%
Annual Income <\$15,000

59%
Living with a mental health diagnosis
and/or physical disability

Gender

Male	60%
Female	40%

Ethnicity

Black	52%
Hispanic	11%
Native American	3%
White	29%
Other	5%

Sources of Income

Supplemental Security Income/Social Security	43%
Social Security Disability	31%
Salary	17%
Veterans Administration	2%
Department of Social Services	4%
Pension	3%
Unemployment	0%

17% of Cornerstone residents supplement their above-listed income with employment.

Population*

Retired	31%
Substance use disorders	29%
Artists	8%
Veterans	6%
Survivors of domestic violence	6%

*Please note the populations detailed above include residents who may fit into more than one category.



PERFORMING ARTS & COMMUNITY PROGRAMMING



Hispanic Heritage Festival



Soul Under the Stars

The arts and culture have been central to Safe Harbors' mission since our inception, because we recognize that housing alone cannot build and nurture community. Through a robust calendar of performances, festivals, events, and more, Safe Harbors presents artists and creative projects that express and affirm our shared humanity, communicate across cultural divides, and envision new possibilities.

From the Lobby at the Ritz to Safe Harbors Green, our campus was dancing to **salsa, soul**, the **50th anniversary of hip-hop**, and big band with the **Greater Newburgh Symphony Orchestra**. We cheered the high-flying return of **Ritz Kidz Circus**; were dazzled by a wealth of local talent on display at the **Black Renaissance Festival**; and enjoyed the sights, sounds, and flavors of the **Hispanic Heritage Festival**.

In 2023, Safe Harbors also piloted a new Performing Artist-in-Residence program with artist, choreographer, and producer **Ralph M'Vore**, with the goal of developing new work, fostering new collaborations, and creating artistic development opportunities for our Newburgh community. Ralph received a grant from Safe Harbors to focus on his art and curated a year-long roster of events, including **film screenings**, a **Black Poet Exhibition**, **National Artist Day panel discussion**, a **National Dance Day celebration** on Safe Harbors Green, and **The Writers Lab workshop series**, during which 12 young people wrote and performed in their own film. As a bonus, Ralph's performance troupe MVORE shared their talent in energetic performances at Soul Under the Stars, Safe Harbors Gala, Black Renaissance Festival and our annual Holiday Festival.

“ This residency was more than personal artistic expression; it was a shared celebration of Newburgh's cultural richness, with Safe Harbors as the catalyst for collaboration and creative growth. ”

– Ralph M'Vore, 2023 Performing Artist in Residence

55
Artists Presented

1K+
Audience Members

65
Youth Participants



CELEBRATING CULTURE



With the goal of creating new opportunities for education and immersion in the arts, Ann Street Gallery presents thought-provoking contemporary art exhibitions and programming year-round. 2023 exhibitions included **'Cause We Be Complicated: Dialogues of Black Artists** and **Listening to Land: Imaginal Technologies, Material Conduits, & Landscape Translations Toward Perceiving Place**, the latter of which was presented as part of Upstate Art Weekend and included four free, public workshops led by exhibiting artists.

Now in its second year, the gallery's **Emerging Artist Fellowship** program provides a supportive platform for early-career or underrecognized artists in Newburgh and the region, with a focus on those from historically marginalized communities. Our 2023 Fellows, **Rachel Olivia Berg, Michelle Corporan, and Shani Richards** (left to right below), each received a stipend to support their creative practice, and the cohort met bi-weekly from June through November for professional development workshops, field trips to arts institutions, and critiques and discussion with local artist mentors. **Re:Manifest, the Fellowship exhibition**, was on view in the gallery from September through October, and the Fellows introduced their work in a series of gallery talks during Newburgh Open Studios. The exhibition and talks were experienced by over 500 visitors during Open Studios weekend alone!

“ My relationship with the Ann Street Gallery has enriched my understanding of the importance of how my work as an artist can impact the communities that I am a part of. ”

– Rachel Olivia Berg, 2023 Emerging Artist Fellow





6

Artists Talks and Workshops



Listening to Land

1.5K+
Gallery Visitors

30
Artists Presented

**ELEVATING
ARTISTS**



2023 Fellowship Artists

2023-2024 ENTRANCES & EXITS

2023 saw many changes to our staff, as we have welcomed new members and bid a fond farewell to retiring founding members:

In February 2023, we welcomed Ann Street Gallery Director Alison McNulty. An accomplished interdisciplinary artist, educator, and curator, Alison brings with her over 20 years of experience in creating and curating art, exhibitions, and programs that highlight underrecognized artists and undervalued practices

Manda Martin, Director of Development & Communications, joined Safe Harbors in October 2023. Prior to Safe Harbors, Manda has held roles spanning producing, administration, external relations, and fundraising, and has served as a strategic consultant for a diverse range of nonprofit arts and culture organizations nationally and abroad.

Our founding Director of Programming, June Henley, retired in January 2024 after more than 18 years with Safe Harbors. She is succeeded by Ken Martinez, Director of Performing Arts & Community Programming. With a background in theater, Ken brings a wealth of experience from prior roles as an executive producer in film and television, and network executive.

Dee Dee Pickering, who previously worked in the Cornerstone leasing office, returned to the team in January 2024 as our new Resident Services Coordinator & Administrative Assistant.



Last but not least, Cathie Jones, founding Director of Finance & Administration, retired in March 2024 following a two-decade career with Safe Harbors. These transitions have been bittersweet, as we bid farewell to colleagues who have been essential to growing the organization into what it is today, and exciting as we welcome new perspectives and experience to our team that will take us into the future.

BUILDING COMMUNITY

VOICES FROM THE COMMUNITY

NEIL ALEXANDER

My family relocated here in 1999. When the Cornerstone Residence opened in 2006, we could see it immediately begin to transform the neighborhood. Now, almost 20 years later, Safe Harbors has become an indispensable and essential part of the fabric of life here in Newburgh. The Lobby at the Ritz Theater was reopened in 2008, bringing a much-needed performance space to downtown Newburgh.

I have worked with Safe Harbors on multiple occasions and performed at the Lobby at the Ritz Theater dozens of times, as well as participating in poetry readings, workshops, special community events, and much more. My chamber music group "X Ensemble" premiered at the Ritz in 2016. Most recently, Newburgh-based artists Ralph M'Vore, Elex Vann, and I began participating in a multi-year community program with Safe Harbors titled MIX-XED. We write, rehearse, and produce a full-length theatrical production featuring K-12 school age children, who we involve in the writing process. With the opening of the Ann Street Gallery in 2007, and the wonderful outdoor Green in 2015, Safe Harbors now hosts outdoor concerts, film showings, a farmers' market, and even a trapeze workshop.

It is clear that the work of Safe Harbors is invaluable to the community we have called home for the past 25 years. Our hope is that they continue to expand their diverse programming, remaining a vital part of Newburgh's community for many years to come.



RECOGNIZING OUR VOLUNTEERS

Volunteers are the backbone of Safe Harbors, and every year we are humbled to recognize those community members who go the extra mile in supporting our work:

Volunteer of the Year: Daniel Villegas

A founding member of our weekly Newburgh Drum Circle, Danny has become a strong partner in creating and presenting a variety of Safe Harbors events: he performed at our annual Hispanic Heritage Festival, Black Renaissance Festival, and Gala, and this summer he produced a dynamic celebration of the 50th anniversary of hip-hop. Danny is a catalyst; his genuine connection to our community inspires people to share their unique talents and truths, and has helped make our Safe Harbors stage a safe and welcoming space for all.



Volunteer Team of the Year: MVORE

This extraordinary troupe of Motivated, Versatile, Original, Real & Extraordinary Newburgh-based performance artists, led by inaugural Performing Artist in Residence Ralph M'Vore, have generously shared their singular energy, enthusiasm, and boundless talent to enliven our Safe Harbors stage and bring new audiences into our performances and programs.



In Kind Donor of the Year: Brothers BBQ

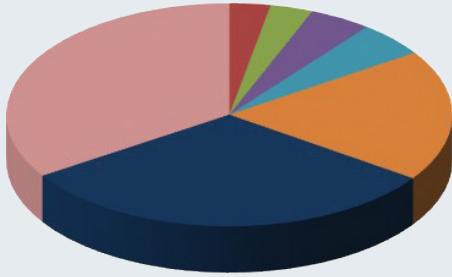
True local MVPs, brothers Gavin, Jamie and Chris Farella have generously supported Safe Harbors' events and programs, but they really demonstrated their Southern-rooted hospitality when, after our past catering partner had to step back, they stepped up to provide a delicious BBQ for our Cornerstone Residence Holiday Feast and saved the holidays!

BECOME A VOLUNTEER

Safe Harbors has a variety of volunteer opportunities throughout the year. For more information call Deirdre Pickering at 845.562.6940 x113 or e-mail dpickering@safe-harbors.org

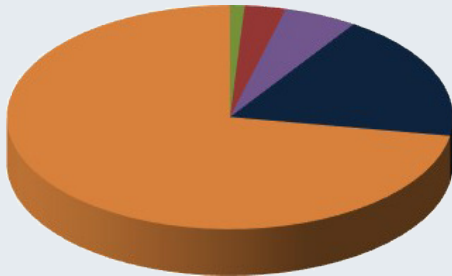
FINANCIAL OVERVIEW

2023 Sources of Income



Rent	34%	\$ 929,798
Federal/State/County Grants	31%	\$ 846,736
Management & Development Fees	19%	\$ 516,911
Foundation & Community Grants	5%	\$ 150,104
Donations	5%	\$ 123,071
Fundraising Events	3%	\$ 84,178
Ann Street Gallery	3%	\$ 80,756
Lobby at the Ritz (<i>not shown</i>)	<1%	\$ 17,511

2023 Expenses



Housing	75%	\$ 1,704,535
Administration	13%	\$ 431,231
Programming & Development	8%	\$ 125,974
Ann Street Gallery	3%	\$ 70,258
Taxes	1%	\$ 24,914
Lobby at the Ritz (<i>not shown</i>)	<1%	\$ 4,127



Ritz Kidz Circus



Safe Harbors Gala



Safe Harbors Holiday Festival

THANK YOU TO OUR SUPPORTERS

\$1-99

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OCV Architects
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Resorts World Hudson Valley
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Sky Diamond Jewelers
Standback General Contractors
Unitec Textile Rental Services
Walden Savings Bank
West Point Tours, Inc.

\$5,000+

HDR
Bill & Dorothy Babbage
Hudson Valley Credit Union
The Warwick Savings Foundation
Clark & Carolyn Newman
Avante Contracting Corp.
The M&T Charitable Foundation
Wesley-Krueger Family Foundation

\$10,000+

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New York State Council on the Arts (NYSCA)
New York State Office of Mental Health
New York State Office of Parks, Recreation & Historical Preservation
New York State Office of Temporary Disability & Assistance
Orange County Department of Tourism
Orange County Youth Bureau
U.S. Department of Housing & Urban Development

Donations In Memory and In Honor

In honor of Brian Agnew
In honor of Neil Alexander Fosman
In memory of Miguel R. Bejarano
In honor of Theresa Brown & Glen Datre
In honor of Jonathan Deull
In memory of Sheilagh Duffy
In honor of Mary Fletcher-Gomez

In honor of June Henley
In memory of Jim Moss
In honor of Mr. & Mrs. Joseph Nunnari
In memory of Lynda Parisi
In honor of Penna Rose & John Alicea
In honor of Sister Catherine Walsh

Safe Harbors of the Hudson Endowment Fund



2023 contributions to Endowment fund: \$5,500

For more information about the Safe Harbors of the Hudson Endowment Fund, please contact the Community Foundation of Orange and Sullivan at (845) 769-9393. Your gift to the endowment fund will contribute to Safe Harbors' long-term sustainability and growth.

Though they are too numerous to list here, we give a huge shout out to all the volunteers who selflessly donate their time and talent to ensure we are able to continue our work. Thank you for your commitment and community leadership!

Thank you

In-Kind Donors

Here we thank our many in-kind donors, who give so generously in service to our mission of transforming lives and building community through housing and the arts.

2 Alice's Coffee Lounge
Ananda for Life
APG Pilates
Baja 328
Bardavon Opera House
Beacon Tintype
BeautyFullPeaces
Bellvale Bruderhof Community
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"No act of kindness, no matter how small, is ever wasted." – Aesop



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Transforming Lives and Building Community through Housing and the Arts.



**SAFE
HARBORS
OF THE HUDSON**

HOUSING • ARTS • COMMUNITY

111 Broadway
Newburgh, NY 12550

(845) 562-6940

www.safe-harbors.org

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and Building Community
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