

The Bridge Fund Was Made
for a Time Like This



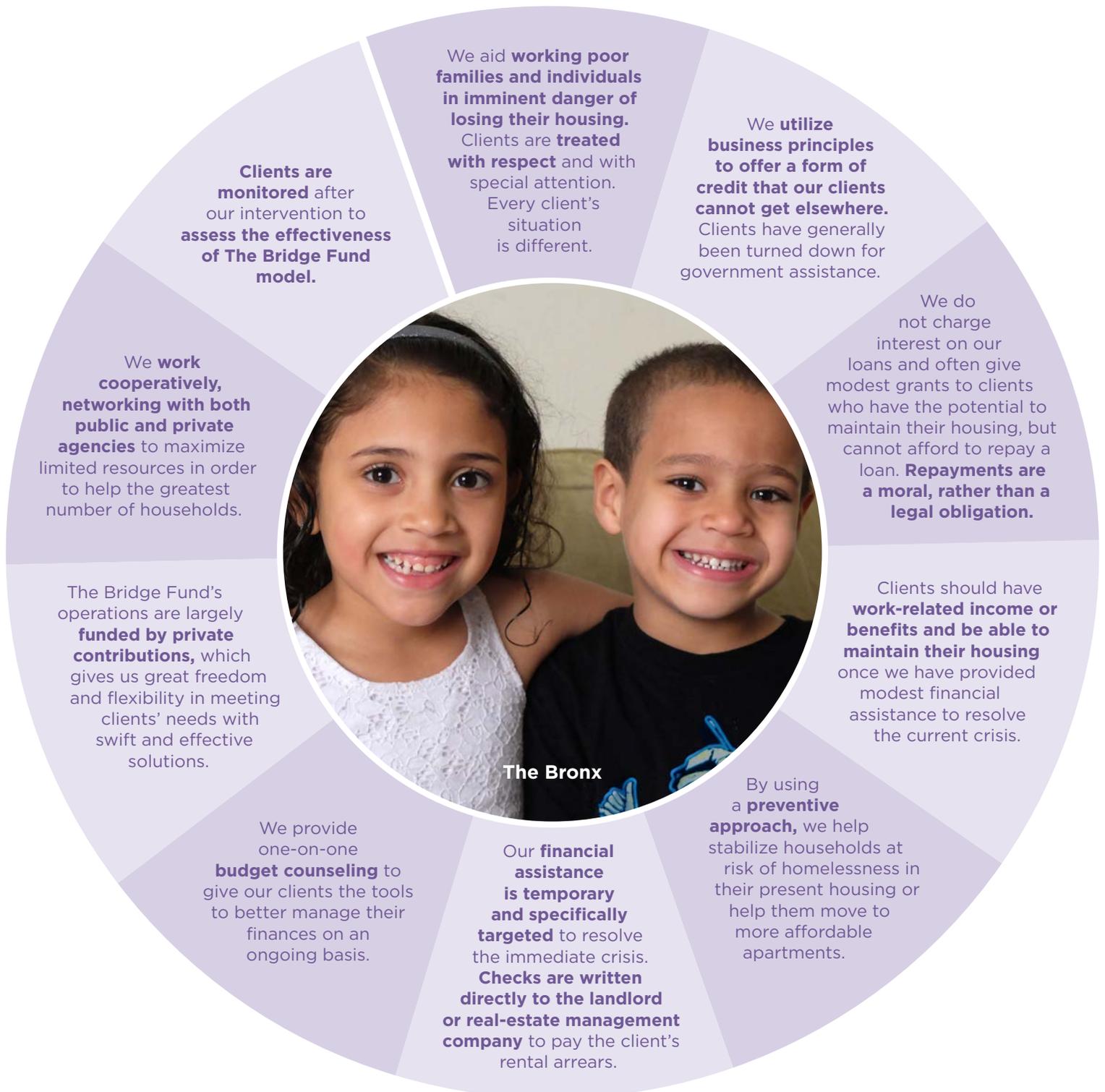
We prevent homelessness
among the working poor



THE BRIDGE FUND OF NEW YORK INC.

Annual Report 2019 and Beyond

How we prevent homelessness



Roberto Torres and his young family (**shown on the cover**) know all too well how scary it is to be threatened with homelessness. Despite having a full-time maintenance job, Roberto had not earned enough to both feed his wife and children (aged 7 and 4) and pay the rent on time. Thanks to the couple's perseverance—Roberto found an additional part-time job and his wife returned to work part-time—together with The Bridge Fund's timely assistance, the outstanding rent that threatened eviction was paid, and today the Torres family is thriving in their Bronx home.

All clients' names have been changed throughout this report to protect their privacy.

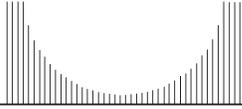
The mission of
THE BRIDGE FUND OF NEW YORK INC.
is to prevent homelessness for vulnerable,
working poor individuals and families
who are threatened with the loss of their
housing, but often do not qualify for
emergency government assistance.

WHERE WE STAND

Issues of racial injustice and income inequality are dominating the national conversation. So it is important for us to explain where The Bridge Fund stands and what it can do. The mission of The Bridge Fund is to prevent homelessness among the working poor of Westchester and New York City. Our selection of clients is based only on need and whether our type of financial assistance can be helpful. So our client base is diverse. The Bridge Fund's recent data shows that 63% of our clients are African American, 25% are Hispanic, 8% are Caucasian, and 4% identify as Other.

Housing stability is essential for the well-being of the working poor. But we are also focused on improving the education and work skills of our clients.

Recent events such as the worldwide protests about racial injustice suggest that a critical turning point in dealing with this issue may be at hand. A great effort to lift up those who have been left behind is needed. Hopefully you appreciate that The Bridge Fund does a good deal already, but our organization is going to do even more because we recognize that inequality and injustice create conditions for homelessness. The area that can be most useful is additional education and skills training for our clients which can lead to significantly improving their incomes. Our New York City program has already developed relationships with a major community college and other training programs. Our caseworkers will be providing advice and introductions for our clients and offering scholarships when needed. As always, we appreciate your suggestions for our work.



THE BRIDGE FUND OF NEW YORK INC.

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PRELUDE

In its 30-year history, those of us involved at The Bridge Fund have experienced a number of serious crises. In each case we have stepped up to do even more to lessen the adverse impact on our working poor clients and to stabilize them in their housing.

Actually, The Bridge Fund was started in 1991 in response to a **serious homelessness problem in Westchester**. As our program grew in size and scope, homelessness gradually receded in the county because of our efforts and the positive initiatives of others.

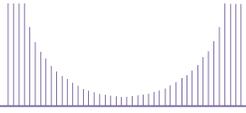
After the **9/11 attacks** on the World Trade Center in 2001, The Bridge Fund initiated **Project Recovery**, which was designed to help secondary economic victims of the event. This effort lasted two years and prevented an additional 313 evictions and foreclosures and assisted 747 people.

In 2008, the great **financial crisis** gripped New York City. With the support of New York Community Trust, The Bridge Fund launched a large program to serve clients experiencing serious dislocations. It doubled the total activity and size of the city program by 2009. For the first time, The Bridge Fund provided assistance to more than 1,000 households which included over 2,000 people.

With the devastation of **Hurricane Sandy** in 2012, we reacted with a special initiative to help working poor families whose finances were impacted by the storm.

Now **COVID-19** has created a health and economic crisis for the whole country, with New York City and Westchester especially hard hit. In addition, racial tensions and unrest have increased. Our Executive Director, Anthony Sabia, will explain our response to the urgent needs of the working poor in our communities. Let me conclude by saying that you can count on The Bridge Fund for a major effort.

Oscar Pollock
Chairman of the Board



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* as of August 2020



Message from the Executive Director

ANTHONY SABIA

2019 has almost become a distant memory, but we should note that it was one of The Bridge Fund's most productive years. Our programs in Westchester and New York City provided emergency financial assistance—primarily aimed at preventing homelessness—to 1,037 households, including 2,255 people, of whom 826 were children. A total \$1,313,104 in Bridge Fund aid was made available to our clients. A prosperous U.S. economy with job opportunities for many made our work much easier.

Starting in March of 2020, the world began to change in response to COVID-19. Large parts of the economy were shut down. Many more Americans are filing for unemployment benefits. Almost 40 percent of workers in households earning less than \$40,000 a year have lost their jobs. What is critical for The Bridge Fund is that this is the income group to which most of our clients belong. We are right in the middle of the storm.

Large government assistance programs have been launched. These efforts are helpful in stabilizing many families, but they can be hard to access. There are always some people who fall between the cracks. Also, New York State has placed a moratorium on evictions. This action defers financial problems; it does not solve them.

Here are the ways in which The Bridge Fund is responding:

- Our whole team has seamlessly transitioned to a remote system of communication and distribution of financial aid in the same efficient manner to which clients are accustomed.
- Our staff is working more preventively, not waiting until the working poor are in eviction proceedings. We assist those who are most severely affected by current conditions, not only by reducing rental arrears, but with food gift cards and payment of utility bills.
- Some of our referral sources, particularly in New York City, such as Housing Court, are temporarily closed. We are developing new ways of accessing the neediest of the working poor in restaurants, hotels and at food banks.
- In response to issues of racial inequality, we plan to accelerate the development of the Income Growth Initiative which we started in January 2020. This is a good time to prepare our unemployed and underemployed clients for the new economy. For example, we are developing relationships with LaGuardia Community College and other area schools so we can refer clients for job training and skill improvements.
- We do not know when the present moratorium on evictions in New York State will end or be changed, but it cannot last forever. The Bridge Fund needs to be financially prepared for a very sizable increase in the demand for homelessness prevention.

Our heartfelt thanks to all the friends and contributors who help make The Bridge Fund's work possible. My appreciation also goes to my colleagues in corporate administration, Gary Korbel, Josh Pavloff and Leonard Perlson.



THE BRIDGE FUND OF NEW YORK INC.

THE BRIDGE FUND OF WESTCHESTER and THE BRIDGE FUND OF NEW YORK CITY
are Operating Programs of THE BRIDGE FUND OF NEW YORK INC.

The Bridge Fund of Westchester Staff

The Westchester team improved and increased agency partnerships and introduced efficiency measures for seamless case work.



GRACE PERRY

Director, The Bridge Fund of Westchester Inc.



SHARON WHYTE

Case Manager

JACQUELINE MELENDEZ

Caseworker and Administrative Assistant

2019 Program Activity - Westchester

ASSISTANCE	Individuals <i>(includes children)</i>	789
	Children	343
	Households	355
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FINANCIALS	Bridge Fund Financial Assistance	\$386,393
	Networked Funds	579,933
	Gross Assistance	\$966,326
	Clients' Contributions	264,838
	Total Amount Mobilized	\$1,231,164
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REPAYMENTS	Number of Repayments	470
	Total Repayments	\$20,601



Westchester Program Report

GRACE PERRY, DIRECTOR

What a year 2019 was for The Bridge Fund of Westchester! It was about Taking Action and Building Hope! We had one of our most productive years yet, assisting more households across Westchester County than ever before. We received 3,123 requests for assistance in 2019. Nearly all were given information and referral services; 355 households also received financial assistance, case management, and budget counseling to resolve their immediate crises and preserve their housing.

In 2019, we concentrated on improving and increasing our partnerships and introducing efficiency measures for seamless case work. As always, we delivered services and built a sense of hope, while understanding our clients' experience.

Westchester County has been in a housing affordability crisis for many years and the need remains high. United Way has put the "need" in perspective and refers to the most vulnerable individuals and families as ALICE—Asset Limited Income Constrained and Employed. This population is known to The Bridge Fund as the working poor, people who work hard to sustain and earn more than the Federal Poverty Level. They struggle to maintain a bare-bones budget, which if met by an unforeseen emergency, can become disastrous for a family. In Westchester, 29% of households are considered ALICE and 11% live in poverty. In other words, 40% of Westchester County households do not earn enough money to sustain an average budget for their household size, let alone afford rising costs of rent.

The Westchester County shelter system was home to 4,960 people throughout the year. The trauma and financial impact of eviction and homelessness are tremendous. We have worked diligently to raise funds for eviction prevention and increase awareness of the lack of affordable housing in Westchester County.

A prime example of our action is our work in Northern Westchester. In Peekskill, 55% of the population is considered to be ALICE/living in poverty, and our data shows clients spend an average of 45% of their gross income on rent. In response, we increased our presence in the Peekskill area. We have participated in community events with the support of the Mayor and city leaders, partnered with prominent community agencies, raised targeted funding and increased our partnership with the Department of Social Services to better serve this area of the county.

As Pablo Picasso once said, "action is the foundational key to all success." We are excited to embark on a new year, continuing to build a sense of hope across our community and taking action to establish and preserve safe and reasonable housing for Westchester residents.



THE BRIDGE FUND OF WESTCHESTER

171 East Post Road, Suite 200 • White Plains, NY 10601 • (914) 949-8146



Frank

Meet Frank, a 69-year old retired cross-country truck driver from a small town in Northern Westchester County. In May 2020, Frank's nearly five-year bout with street homelessness ended when he moved into his very own studio apartment in White Plains, New York.

Frank grew up with three brothers, a stay-at-home mother, and father who worked in New York City. Although they had the "picture perfect" family from the outside, Frank described a childhood of trauma, as his father's "punching bag for stress relief." He left home at 17 and faced his first experience with homelessness.

At 18, he earned his commercial driver's license and began driving trucks cross country, which he did most of his life. Attempts to settle down in New York, Connecticut and the Midwest didn't work out. Frank always returned to driving, where his truck cab and inexpensive motels served as his home. His transient lifestyle cost him his marriage and relationships with his children.

Eventually, Frank was injured and unable to drive any longer. He attempted to do more sedentary jobs, but doctors encouraged an early retirement. So, with immense health issues—many he still battles today—he retired at age 62.

A search for a home began. Frank first moved in with his mother in her senior housing, but because of restrictions he was unable to stay very long. He then began renting a room, but after several months of rental arrears, he was evicted. Frank's Social Security had been delayed, and his savings were depleted. He made several attempts to live in county shelters but felt they were not a good fit. Consequently, he found little option but to return to the street.

At the beginning of every month, with his Social Security income of \$800, Frank would find an inexpensive motel, "just above a shelter," where he could shower and get one good night's rest. If his funds permitted, he would do this twice a month.

Some may wonder how The Bridge Fund of Westchester encountered someone in Frank's situation, and what role it could play in helping him succeed. Our team learned about Frank while doing outreach in the Peekskill area. Talking with local leaders about our services, a colleague mentioned Frank's circumstances and asked if we would help him. Upon meeting him, our team immediately felt committed to helping Frank achieve his goals of stability, safety, and ultimately, a place to call home.

"Public parking garages often served as the ultimate place to sleep, to shelter from poor weather, were perfect for "hiding" from overly critical community members, and allowed for a somewhat "peaceful" rest, until daybreak. My stay in the garage would be harshly disrupted by police who would remind me of the no loitering signs strategically placed in any crevice that I might slip into for a nap or a night of safety. This led me a few blocks away to a large green awning over an abandoned store front. Because the sidewalk, unlike the parking garage, leaves you completely open and vulnerable, I got very little rest and sleep. After time, I would move to a new location to limit any attention by police, raging citizens, or other territorial homeless people. It was demoralizing, frustrating, and even scary, but I got used to it."

FRANK

PEEKSKILL CLIENT

We got to work determining what services Frank was eligible for and partnered with other providers to complete his entitlement applications. After some guidance from the local Continuum of Care Partnership, Frank's food stamps were reactivated and his Medicaid and Medicare status updated. The documentation of his street homelessness presented the opportunity for permanent housing, with rent based on his Social Security income.

The Bridge Fund staff followed through to ensure that this application was progressing and encouraged Frank to transition to a shelter during this time. Frank acknowledged his emotions of frustration, fear, and uncertainty, but was willing to trust our staff, who convinced him that a shelter was essential for his safety and well-being.

Entering a shelter proved crucial, given the COVID-19 pandemic. Frank's age and health conditions made him extremely susceptible, which homelessness would only exacerbate. Frank did contract a mild case of COVID-19, but because of the stability of the shelter placement and constant staff supervision, along with The Bridge Fund team's ongoing presence and willingness to ease Frank's worry, he was able to manage. Fortunately, it did not have an impact on his other health conditions.

Finally, after an unwanted shelter stay, a roller coaster ride of emotions, a series of medical issues and hospitalizations, and testing positive for COVID-19, Frank was confirmed for an apartment! The Bridge Fund staff helped Frank complete the necessary paperwork, worked with him to locate furniture, and accompanied him to see the apartment. They also helped enroll him in treatment programs closer to his new residence, and transfer all his medical records to his new hometown.

Frank continues to be in contact with The Bridge Fund staff and occasionally meets with them. When asked about his passions before life took a turn, he talked of his love for drawing and painting, and thanked the team for sparking this fire again. He plans to show them some sketches soon.

Frank has not been the typical Bridge Fund client. However, the Westchester team is grateful for this triumph—a triumph for Frank, and for The Bridge Fund family—a family that will always welcome Frank with open arms.



An Anchor in Uncertain Times

Shelly Peyton, a 63-year-old woman who lives in Mount Vernon, is employed as a Patient Service Representative in a local hospital. Despite being employed, unforeseen medical bills caused her to fall behind in her rent. Ms. Peyton lives alone on a very tight budget each month, and did not know where to turn for help. The Department of Social Services referred her to The Bridge Fund of Westchester. "The Bridge Fund became my anchor during a time of uncertainty," she said.

The Bridge Fund approved a loan of \$1,353 and partnered with another organization to satisfy her rental arrears of \$2,653. Ms. Peyton's caseworker analyzed her budget and provided budget counseling to help manage ongoing expenses. The Bridge Fund also assisted Ms. Peyton in applying for Senior Status with Con Edison which limits large utility bills. We also helped sign her up for other senior entitlements including food delivery services and medication assistance.

Clients who have received assistance are monitored by Bridge Fund caseworkers for up to two years. In doing so, we found that Ms. Peyton had to take a leave from her part-time job because she was ill with COVID-19 and that she had fallen behind on two month's rent. The Bridge Fund and Cluster, a partner agency, provided assistance with her rent and also made sure that the entitlements were current. "They assured me I would be okay," she said. "I am forever grateful!"



Brooklyn



The Bronx



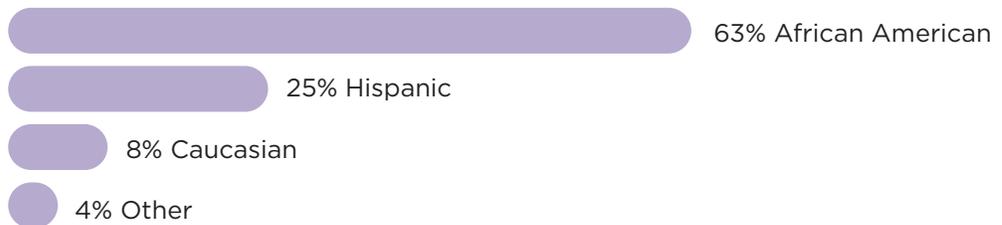
Manhattan



White Plains

A closer look at our clients

Clients are culturally diverse, like our communities



They work as

Administrative support staff, hotel and restaurant workers, home care attendants, security guards and school employees

They are referred to the programs by

Social service providers, religious organizations, legal service providers, community groups, unions, hospitals and government agencies

They fall behind in their rent because of

- Uninsured illness or accident
- Loss of a rent-paying roommate
- Temporary unemployment
- Reduction in work hours or wages
- Caregiving responsibilities
- Funeral expenses

They have low income, high rents

Westchester \$29,494 average annual income
\$2,458 monthly, of which 48% is spent on rent

New York City \$26,500 average annual income
\$2,208 monthly, of which 38% is spent on rent

Most live in rent-regulated housing which, if lost, is almost impossible to replace.

Children are hurt most by loss of a home

44% of **Westchester** clients are children
29% of **New York City** clients are children

Preventing homelessness for more than 29 years.

Since 1991, The Bridge Fund of New York Inc. has made loans and grants of more than \$24 million, benefiting 44,391 individuals, including 18,824 children.



Our lasting impact

Our staff provides guidance and expertise

We support anxious clients through the Housing Court process and act as an advocate for clients in securing additional benefits and services.

We help clients better manage their finances

- One-on-one budget counseling
- Free, bilingual money management workshops
- Information and referrals to free or low-cost credit counseling agencies to help avoid future housing crises

Bridge Fund financial assistance

Interest-free loans or grants are given to pay rental arrears to keep clients in their affordable housing.

Average assistance in **Westchester** is \$1,087

Average assistance in **New York City** is \$1,565

Maximum client loan is \$2,500

A Bridge Fund loan is a good investment

Housing a family in a public shelter in **Westchester** costs an estimated \$51,000 annually, and housing a family in a public shelter in **New York City** costs more than \$66,000 annually.

Long-term stability

In **Westchester**, 91% of clients monitored are still in their housing one year after our assistance, 90% after two years.

In **New York City**, 93% of clients monitored are still in their housing one year after our assistance, 84% after two years.

Income Growth Initiative

In January 2020 we launched this important program. To help prepare our unemployed and underemployed clients for the new economy, we are developing relationships with LaGuardia Community College and other area schools so we can refer clients for job training and skill improvements.

The Bridge Fund of New York City Staff

The New York City team, working remotely from home, combines years of experience with technical know-how to effectively help stabilize clients in their housing.



MARIA TOLEDO

Deputy Director, The Bridge Fund of New York Inc.

ROSALIE GIRAU

Deputy Director, Staff Development, Budget Counseling and Staten Island Program

EMMA MELENDEZ

Deputy Director, Administration



MONIKA SCHERER

Associate Program Director, Manhattan

DREW GEER

Associate Program Director, Brooklyn



JEFFERY RAMOS

Associate Program Director, Income Growth Services

DIANE KEATING

Associate Program Director, Subsidies

VERONICA SOLIS

Administrative Assistant

2019 Program Activity - New York City

ASSISTANCE	Individuals <i>(includes children)</i>	1,466
	Children	483
	Households	682
FINANCIALS	Bridge Fund Financial Assistance	\$926,711
	Networked Funds	703,056
	Gross Assistance	\$1,629,767
	Clients' Contributions	652,570
	Total Amount Mobilized	\$2,282,337
REPAYMENTS	Number of Repayments	3,591
	Total Repayments	\$77,505



New York City Program Report

MARIA TOLEDO, DIRECTOR

After a productive year in 2019, we are confronting the coronavirus pandemic which has wreaked havoc on the City economy and, as of the summer of 2020, has claimed the lives of 23,000 seniors, first responders, essential workers and others. Already, more than one million jobs have been lost in New York City from nearly all economic sectors, including restaurant and hospitality, theatre, trade, transportation, healthcare, professional businesses and education. By June, the unemployment rate had reached more than 20 percent, double that of the Great Recession of 2008–2009. Not surprisingly, one in four tenants had not paid rent during April, May or June, according to the Community Housing Improvement Program, an association of building landlords and managers of 400,000 rent-stabilized apartments. Undoubtedly, matters will be made worse when the Governor’s moratorium on evictions expires and thousands of households in New York City lose their \$600-a-week CARES unemployment insurance benefits.

The Bridge Fund of New York City wasted no time responding creatively and decisively to the pandemic. By mid-March, all staff members were given remote access to program files and data and were serving clients from home. For the first time ever, the program provided, via email and post, supermarket gift cards to clients from vendors such as Whole Foods, Morton Williams, ShopRite, Target and Costco. We expanded our client eligibility criteria to provide short-term rent subsidies to households awaiting sufficient unemployment income and to first responders and essential workers, who despite being gainfully employed, were experiencing financial hardship because of added child care, transportation and other work-related costs. Through our two listservs, we have been regularly emailing updates to referral sources about our expanded services and intake procedures, and have also been emailing vital information to clients on such topics as free COVID-19 testing, the State’s Rent Relief Program, food distribution sites operated by the Board of Education, the extended July 15th tax filing deadline, and more.

Already, we are looking ahead and reaching out to Workforce 1 (City government), LaGuardia Community College and other area schools, plus private sources, to ascertain what courses and job training programs are, or will soon be, operational and able to accept applicants. More than ever, we want to tap these resources to help our clients prepare for, and reconnect with, the job market so they can improve their finances and ability to hold onto their housing long after our initial intervention.



THE BRIDGE FUND OF NEW YORK CITY

1201 Broadway, Suite 306 • New York, NY 10001 • (212) 674-0812



*“School wasn’t an option.
I had to work. We arrived in
New York on October 10.
I had a job on October 12.”*

NEW YORK CITY CLIENTS
BROOKLYN

Putting Family First

Pablo Delgado takes pride in living the strong work ethic he learned from his father, and shows his children that to accomplish their goals they must work hard every day. That is, in fact, Mr. Delgado’s story. He was only 17 years old when he immigrated to the United States. He taught himself English, got his GED while working full time, and performed any job he could find until he was admitted to the police academy.

All was well until June 2019, when his wife, Luisa, was diagnosed with a pituitary gland tumor that put her life and the life of their unborn child at extremely high risk. Throughout the pregnancy, Luisa experienced intermittent loss of vision in both eyes and a host of other debilitating symptoms. To help care for her and their children, ages 5 and 4, Mr. Delgado was often forced to leave work early, or to miss entire days. He had become accustomed to working as much as 60 hours a week to earn enough to comfortably provide for his family. As the pregnancy progressed, he could work only 30 hours a week. The family breathed a sigh of relief in February 2020, when a daughter was born and both mother and baby were well. Unfortunately, the coronavirus made returning to work dangerous, so Mr. Delgado remained at home for almost three months until he was cleared to return to work.

Bridge Fund financial assistance was provided to him within a week of his referral to our program. It included a modest grant and a \$1,500 interest-free loan for rent, plus a \$250 food card. This was all that was needed to keep this family safely in its \$1,099-a-month, rent-stabilized apartment in Brooklyn. “Thank God The Bridge Fund exists! It’s nice to know there is someone out there fighting for everyday New Yorkers!” said Mr. Delgado.

Building a Future Through Crisis and Hard Work

Robin Morris had professional and financial success for fifteen years, building a career in advertising before being hit hard by the Great Recession. Since then, she says, “I’ve been working twice as hard for half as much. I never expected it to be like this. I had made good money, I had a 401k, I worked hard.”

Ms. Morris managed to persevere and build a new life. She worked multiple part-time jobs that enabled her to meet her basic living expenses. However, in December 2018, this new life was challenged when she suffered a pulmonary embolism and required six months to recover from the near-death experience. By the time Ms. Morris was referred to The Bridge Fund of New York City by Housing Court Answers, in June 2019, she had exhausted her 401k savings and owed her landlord several months of unpaid rent.

Despite the odds, Ms. Morris always managed to bounce back. At the time of her application to the program, she had found employment and needed help paying only a portion of the rental arrears. Inspired by her resolve, The Bridge Fund caseworkers quickly helped this hard-working individual hold onto her affordable apartment by providing budget counseling and benefits assessment plus a modest interest-free loan, which Ms. Morris gladly began repaying. Almost a year later, however, things worsened when COVID-19 swept through the City, costing Ms. Morris and millions of other vulnerable New Yorkers their livelihoods and their housing stability. Renewed financial assistance in the form of a \$1,115 rent grant and a \$200 supermarket gift card was provided in May 2020, while Ms. Morris awaited sufficient unemployment insurance benefits, which took almost two months to receive.

Today, Ms. Morris is doing well and is grateful to The Bridge Fund. When asked what helps her persevere, Ms. Morris shared her outlook: “No matter how hard life has been, I’m still grateful to wake up every day for a chance to do better than I did yesterday.”



NEW YORK CITY CLIENT
MANHATTAN

A Senior Known for Helping Others Gratefully Accepts Assistance

NEW YORK CITY CLIENT
MANHATTAN



Viola Young is no stranger to life-changing events. She lost her mother when she was just four years old. She was a frontline care giver during 9/11. In her own words, “I was determined from a young age that I would weather any storm; I would keep hopeful no matter what.” So, when Ms. Young, a 73-year-old educator on a fixed income, fell last winter and severely injured her hips, she believed that she could weather this new challenge. However, she had not counted on the coronavirus pandemic.

Despite her injury, weekly consultations with health specialists, and mounting medical bills, Ms. Young managed to maintain her teaching contract through the remainder of 2019 and early 2020. Her budget was being pushed to the limit, but what finally slowed her down in March was COVID-19. As a senior with underlying health problems, she couldn’t afford to leave her apartment to go to work or to do errands. Increasingly, she started relying on costly food delivery services while having to do without her regularly scheduled therapy. The lack of therapy worsened her pain and slowed down her recovery. Yet, what she seemed to be most concerned about was the rent. “I had never missed rent a day in my life. I am the person who takes care of the elders in my family and I am an elder, myself?”

Ms. Young had attempted to apply for unemployment insurance benefits as soon as she stopped working but the process was long, and her Social Security income was insufficient to meet her needs. At the time of her May application to The Bridge Fund, she owed her landlord a little more than \$3,000 in rental arrears but, to her credit, had \$1,824 to contribute.

Bridge Fund caseworkers quickly determined that, with unemployment and Social Security benefits, Ms. Young would soon have future ability to maintain her \$812-a-month apartment. It, therefore, made sense to keep her current housing. Our modest financial assistance included a \$1,200 rent grant, a \$100 utility grant, and a \$200 supermarket gift card that was ordered online and conveniently mailed directly to her. Ms. Young has again weathered another of life’s storms and is as determined as ever.

The Strength of a Caregiver

Compassion is the cornerstone of Deborah Thomas's approach to life, one of the many things she attributes to learning from her mother. It was compassion and love that compelled Ms. Thomas to seek legal guardianship of her niece and nephew in 2012 even though she was already a single parent. It was compassion that strengthened her resolve to care for her terminally ill mother until she passed away. It is her compassion and her concern for others that inspires her to serve New Yorkers with disabilities.

For more than a decade, Deborah Thomas has worked as a Direct Support Aide, offering a friendly smile and encouragement to both patients and colleagues alike. To be able to make her monthly rent of \$1,945 and cover the living expenses of her large family, she has always counted on overtime pay and occasional weekend shifts. Unfortunately, this lifeline of extra hours was suddenly cut off when her company placed a six-month freeze on overtime hours.

"It was so frustrating," Deborah said. "You're working as hard as you can and it's just not enough!" She had full-time hours but the take-home pay often meant that she had to choose between paying for food and medication or paying the rent. By the time Ms. Thomas was referred to The Bridge Fund in July 2019, she owed a little more than three month's back rent, and was in imminent danger of eviction. The Bridge Fund determined that Ms. Thomas and her family were deserving of consideration. Ms. Thomas had a good reason for owing rent and had recently found a second job as a home health aide. With the combined income, she could make ends meet. The Bridge Fund, therefore, provided a \$1,500 interest-free loan and partnered with three other organizations to pay all the rental arrears and settle the Housing Court case.

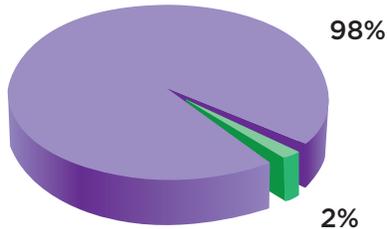
When speaking about her Bridge Fund caseworker, Ms. Thomas said, "I owe her so much, truly. The Bridge Fund was a lifeline."



NEW YORK CITY CLIENT
MANHATTAN

THE BRIDGE FUND OF WESTCHESTER

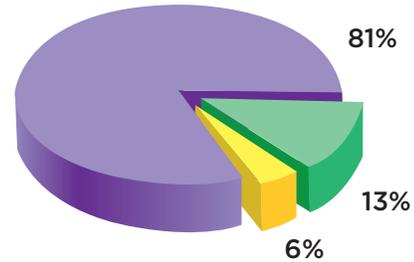
INCOME



Contributions	\$830,316
Repayments	21,175
Investment Income	0
TOTAL	\$851,491

The Bridge Fund of Westchester receives operating support from foundations, corporations, religious organizations, individuals, the Emergency Food and Shelter Program, client repayments and income from investments.

EXPENSES

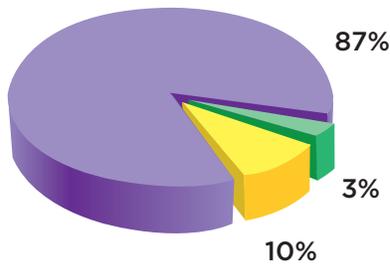


Client Services/Program Costs	\$633,230
General Administration	103,085
Fundraising	43,318
TOTAL	\$779,633

Operating funds are used by the Westchester program to provide client services and for general administrative support.

THE BRIDGE FUND OF NEW YORK CITY

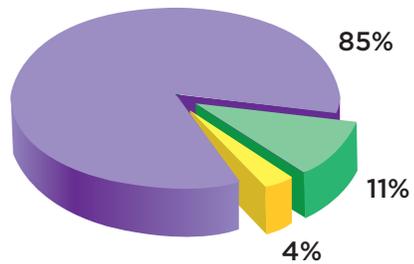
INCOME



Contributions	\$2,127,698
Repayments	77,274
Investment Income	241,255
TOTAL	\$2,446,227

The Bridge Fund of New York City receives operating support from foundations, corporations, individuals, the Emergency Food and Shelter Program, the New York City Council, client repayments, and income from investments.

EXPENSES



Client Services/Program Costs	\$1,604,086
General Administration	198,306
Fundraising	83,374
TOTAL	\$1,885,766

Operating funds are used by the New York City program to provide client services and for general administrative support.

Balance Sheet



(As of December 31, 2019)

	WESTCHESTER	NEW YORK	CORPORATE	TOTAL
ASSETS				
CURRENT ASSETS				
Cash and cash equivalents	\$176,272	\$785,266	\$171,830	\$1,133,368
Marketable securities - at market			*1,746,589	1,746,589
	\$176,272	\$785,266	\$1,918,419	\$2,879,957
DEPOSITS	0	39,738	0	39,738
TOTAL ASSETS	\$176,272	\$825,004	\$1,918,419	\$2,919,695
LIABILITIES & NET ASSETS				
LIABILITIES				
Deferred rent liability	\$0	\$19,807	\$0	\$19,807
Accrued expenses	0	9,973	0	9,973
NET ASSETS	\$176,272	\$795,224	\$1,918,419	\$2,889,915
TOTAL LIABILITIES & NET ASSETS	\$176,272	\$825,004	\$1,918,419	\$2,919,695

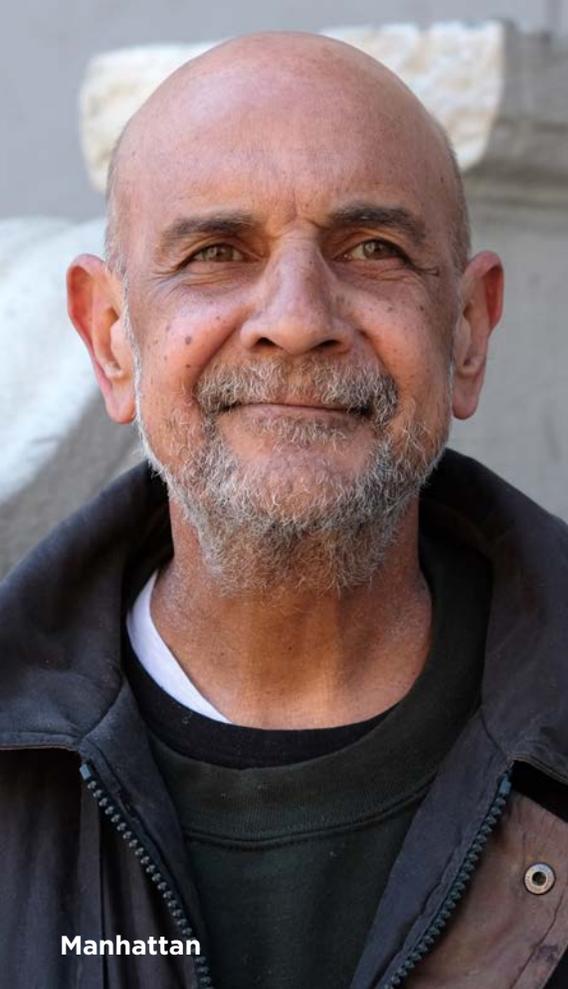
NOTES This balance sheet is an excerpt from The Bridge Fund of New York Inc.'s audited financial statements for the year ended December 31, 2019. To receive a complete copy, call the Corporate Office at (646) 742-1465.

* The Corporate category includes the Endowment of The Bridge Fund of New York Inc. The Endowment had net assets valued at \$1,746,589 at the close of 2019.

The Bridge Fund of New York Inc.'s financial goal is to have on hand, at the end of each calendar year, a reserve

of half of what the Programs project to spend during the next year. The 2020 budget projects loans and grants of \$1,301,820, not including networked funds, and program and other expenses of \$1,396,278.

Both The Bridge Fund of Westchester and The Bridge Fund of New York City receive a large portion of their contributions in the final quarter of the calendar year, which raises year-end cash balances.



Manhattan



Manhattan

Ways to Give

GIFTS OF SECURITIES

Consider gifts of securities (stock, bonds, and mutual funds) that can provide benefits to you while supporting the mission of The Bridge Fund. Our financial office can assist you with your transactions.

GROUP CONTRIBUTIONS

If your church or social club makes charitable contributions, nominate The Bridge Fund of Westchester or The Bridge Fund of New York City as a recipient and make a difference in your community.

MATCHING YOUR GIFT

You can increase the value of your contribution if your company has a matching gift program. Under these programs, the company matches all or part of an employee's gift to The Bridge Fund. Please enclose your firm's matching gift form with your donation.

Also, when shopping on Amazon, please consider supporting The Bridge Fund through the **Amazon Smile Program**.

PLANNED GIVING

Please consider naming The Bridge Fund of New York Inc. in your estate planning. Your contribution, through a bequest, is a wonderful way to sustain our homelessness prevention programs into the future.

GIFTS IN TRIBUTE

Celebrate an accomplishment, birthday or anniversary, or honor your friends, family and loved ones with a donation in their memory.

Your Contributions

Make checks payable to: The Bridge Fund of New York Inc.

Please note which program you would like to support:
Westchester or New York City

and send to:

Anthony Sabia, Executive Director
The Bridge Fund of New York Inc.
271 Madison Avenue, Suite 907
New York, NY 10016

To donate by credit card, see our website www.thebridgefund.org

To donate by text

Text "GIVE \$\$ GENERAL", "GIVE \$\$ WESTCH"
or "GIVE \$\$ NYC" to (833) 997-2132

In Honor of...

Mimi Downing

Ronnie and Martin Foont

Talia Goldsmith

Howard Goldsmith

Barbara Hayes

Jeanne and Edward McAnaney

Robin and Ben Joseph

Charlotte K. Weinberg

Lisa, Naomi and Nathan Riemer

Vitina Biondo and Yosef Riemer

Ethel and Murray Shapiro

Michael Elkin



Peekskill

In Memory of...

Thomas Downing

Barbara Hayes

Robert Elden

Maria Toledo

Mary Gordon Roberts

Nan and Oscar Pollock

Jim Hayes

Mimi Downing

Pamela and Deane Reade

Shirley Maisel

Karen and Davis Blumenthal

Gerald Morganstern

Suzy and Evan Klass

Susan and Joel Mindel

Gifts in Tribute



Mount Vernon



THE BRIDGE FUND OF NEW YORK INC.

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