

Now, more than ever



Annual Report  
2020 and Beyond



**THE BRIDGE FUND** OF NEW YORK INC.

We prevent homelessness among the working poor

Read this Bridge Fund Client's story on page 12

# Preventing homelessness for more than 30 years.

Since 1991, The Bridge Fund of New York Inc. has made loans and grants of almost \$26 million, benefiting 46,625 individuals, including 19,688 children.

## Our clients at a glance

### Bridge Fund clients are culturally diverse



### Clients are referred to our programs by

- Social service providers
- Religious organizations
- Legal service providers
- Community groups
- Unions
- Hospitals
- Government agencies



### Clients work as

- Administrative support staff
- Hotel and restaurant workers
- Home care attendants
- Security guards
- School employees



### Clients 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



### Clients have low income, high rents

#### Westchester

\$24,657 average annual income  
\$2,055 monthly, of which 49% is spent on rent

#### New York City

\$25,352 average annual income  
\$2,113 monthly, of which 49% 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 our Westchester clients are children
- 36% of our New York City clients are children



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.

Proud Brooklyn father  
with his daughter

# Board of Directors

**OSCAR S. POLLOCK**

CHAIRMAN  
CO-FOUNDER

**MARY NAN POLLOCK**

CO-FOUNDER

**RICHARD D. DITORO**

PRESIDENT  
*The Bridge Fund of New York Inc.*  
Formerly Vice President  
Corporate Development, *Lonza Group*

**BRUCE R. BARNIKER**

TREASURER  
President  
*Bruce Barniker LLC*

**JOSEPH H. CRUICKSHANK**

SECRETARY  
Formerly Executive Director  
*The Clark Foundation*

---

**ROBERT S. BIRCH**

Managing Director, Client Services Division  
*Oppenheimer & Co. Inc.*

**FOSTER L. BIRCH**

Vice President  
*Oppenheimer & Co. Inc.*

**KENNETH A. CHANDLER**

Executive Editor  
*Newsmax Media*

**PAUL H. JENKEL**

Formerly Senior Vice President  
*Alliance Bernstein*

**BENJAMIN K. JOSEPH**

Founding Partner  
*Skylight Real Estate Partners*

**D. ROGER B. LIDDELL**

Vice Chairman  
*Clear Harbor Asset Management LLC*

**TONY PANDJIRIS**

Senior Portfolio Manager  
*Avenue Capital Group*

**EON PARKS**

Executive Director  
*Martin de Porres Group Homes*

**JAMES E. THATCHER**

Managing Director  
*Ingalls & Snyder*



## Message from the Executive Director

ANTHONY SABIA

In 2020, The Bridge Fund arguably experienced the most challenging crisis in its 31-year history. Its mission has always been to prevent homelessness among the working poor. Starting early last year, the working poor have been the income group hardest hit by the COVID-19 pandemic. Many were laid off for long periods as business shut down; others had their work hours reduced. As a result, large numbers of the working poor could not afford to keep up with their housing costs.

To prevent large-scale evictions and rising homelessness, Federal and State governments have declared eviction moratoriums. These measures defer, but do not forgive, the financial obligations that continue to accumulate for struggling households.

Private charitable organizations cannot cope with so many households that have accumulated large arrears, often exceeding \$10,000 per family. At the same time smaller landlords are feeling financial pressure to maintain their buildings and stay current with their mortgage. As part of a massive Federal spending bill, \$47 billion was authorized as an Emergency Rental Assistance Program (ERAP) to help families adversely affected by COVID-19 with their urgent housing issues. These funds are distributed to the States who then allocate them to affected municipalities. These municipalities are turning to non-profit organizations to help with the distribution of the funds. More about this later.

Here is how The Bridge Fund is adjusting to this sharply changing scene. First, early in 2020, both of our operating programs, and our administration, switched to working remotely. Our caseworkers quickly developed new ways of working with clients that are proving to be effective, but we look forward to returning to more in-person meetings with clients, hopefully in 2021.

Also, our criteria for helping families have changed because the threat of eviction has been temporarily deferred in most cases. We are eager to help working poor families and individuals whose incomes have been reduced by the impact of the pandemic, and who cannot keep up with their rental obligations. We will address rental arrears and provide them other services if necessary. In 2020, The Bridge Fund stabilized 986 households, including 2,234 people, of which 864 were children. These totals are slightly below those for 2019, but considering the difficult operating conditions, they were very encouraging. We cannot thank our staff enough for their dedicated efforts.

Recently, the Yonkers government reached out to The Bridge Fund of Westchester and provided it with a significant contract to distribute Federal funds to needy residents in danger of eviction. There is more on this exciting development in the section on the Westchester program. This special effort will be managed as a separate program with its own committed staff. Our main Westchester program, which is largely privately funded, will continue operating as before.

Private funding for The Bridge Fund has enabled our programs to grow and innovate. Our assistance to clients in need now encompasses critical financial aid, budget counseling, food cards that can be used at local supermarkets, and help in accessing additional training and education. Our heartfelt thanks to all those whose generosity has made our work possible.



# 2020

## Program Activity Westchester

### ASSISTANCE

Individuals (includes children)	722
Children	321
Households	358

### FINANCIALS

Bridge Fund Financial Assistance	\$ 389,202
Networked Funds	\$ 281,621
Gross Assistance	\$ 670,823
Clients' Contributions	\$ 191,212
Total Amount Mobilized	\$ 862,035

### FOOD CARDS

Households	468
Individuals assisted	1,408
Children	624
TBF Expenditure	\$76,980

### UTILITIES

Households	107
Individuals assisted	313
Children	144
TBF Expenditure	\$33,879

### REPAYMENTS

Number of Repayments	251
Total Repayments	\$12,308

## The Bridge Fund of Westchester Staff



**GRACE PERRY**

*Director, The Bridge Fund of Westchester*



**SHARON WHYTE**

*Associate Program Director*



**JACQUELINE MELENDEZ**

*Case Manager*



**MARIE PEPKOLAJ**

*Case Manager*



## Westchester Program Report

GRACE PERRY, DIRECTOR

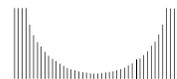
In 2020, The Bridge Fund of Westchester responded to the myriad of challenges our working poor clients faced in the difficult and dangerous world of COVID-19. The Westchester team reacted quickly to respond to client emergencies in an efficient and timely manner. In the end, it was a productive year in which we were able to meet the essential needs of some of Westchester's most vulnerable residents.

The Program received 3,530 requests for assistance throughout the year. All were able to utilize at least one of our services. Importantly, 358 households were stabilized in their threatened housing or were helped to move to more affordable homes. They received financial assistance to address rental arrears, or short-term case management, or budget counseling to resolve their immediate crisis. These households included 722 individuals, of which 321 were children.

COVID-19 posed new challenges and we adapted our services to address the many needs our clients faced. Through discussions with network providers and partnerships with community-based organizations, The Bridge Fund of Westchester was able to work collaboratively to meet the urgent needs of clients. Our team conducted six community outreach events where we masked-up and provided residents with compassion, patience, and immediate aid. In addition to processing applications for rent and utility assistance, we also aided families in applying for various entitlements and support services. We were able to help with food pantry disbursements, and provide food cards and childcare items that could sustain families throughout the pandemic. With these additional efforts, The Bridge Fund of Westchester assisted 107 households with their utility bills, 468 households with food cards and 153 households with childcare items.

The Bridge Fund of Westchester is excited to share the news of our latest project, Yonkers Emergency Rental Assistance Program (ERAP). We are partnering with the city of Yonkers and four other community agencies to disburse nearly \$6 million in Federal rental arrears funds, utility assistance, moving expenses and rental subsidies, to individuals and families residing in Yonkers, who are financially impacted by COVID-19. The program is part of the Federal government's efforts to avoid mass evictions and homelessness, as outlined in Anthony Sabia's letter. We are proud to acknowledge our role in its development and implementation. The city of Yonkers awarded The Bridge Fund of Westchester \$1.6 million to do the work that we do best—helping the working poor preserve their housing. The program began June 1, 2021, and has received an outpouring of requests for assistance.

The ERAP program is being handled separately from our main Westchester program, which serves the whole county and relies heavily on private funding. We are so grateful to our supporters that have made The Bridge Fund a leader in the battle against homelessness and poverty in Westchester.



**THE BRIDGE FUND** OF WESTCHESTER

235 Mamaroneck Ave, Suite 303 • White Plains, NY 10601 • (914) 949-8146



WESTCHESTER CLIENTS  
NEW ROCHELLE

## A family manages to keep the only home the children have ever known

Soledad and Pedro Ramirez have three children: Candy, 14, Stephanie, 13 and Alfredo, 11. The family of five has lived in the same house in New Rochelle for 13 years, and it is the only home their children have ever known. It's a good place for them, says Soledad, in a safe neighborhood with reasonable rent.

When the pandemic hit, Pedro's landscaping jobs were diminished. Soledad was working a few days a week as a housekeeper, but her hours were much reduced, then the work stopped altogether. Soon all three children were attending school from home, which meant that the family, already close knit, became even closer now that they spent all day together exclusively in the residence. It also meant eating every meal at home, which tripled the family food budget. Added utility costs further increased their expenses.

The Ramirez's monthly rent is \$1,200, and with their income reduced and expenses increased, it did not take long for the family to get behind by \$3,000, a huge sum for them. Soledad was worried about losing their home and couldn't hide her concerns from the older children. "We knew it was bad," says Candy, "and we were worried about having no place to live."

The local Community Center referred the family to The Bridge Fund of Westchester. The case was quickly evaluated, and The Bridge Fund provided a \$900 loan and \$900 grant, and the Ramirezes contributed \$1,200, clearing their debt. Pedro has returned to landscape work, and Soledad is trying to find more housekeeping jobs.

Middle schooler Stephanie says that being home was challenging. The three children missed being with their friends and the in-person learning. They are all excited to be returning to school in the fall. But most of all, they are happy that they were able to stay in their home, thanks to The Bridge Fund.

**Please note: all clients' names have been changed throughout this report to protect their privacy.**

# How we prevent homelessness

1

We aid **working poor families and individuals in imminent danger of losing their housing**. Clients are **treated with respect** and special attention; we know every client's situation is different.

2

We utilize **business principles to offer a form of credit that our clients cannot get elsewhere**. Clients have generally been turned down for government assistance.

3

We do not charge interest on our loans and often give modest grants to clients who have the potential to maintain their housing, but cannot afford to repay a loan. **Repayments are a moral, rather than a legal obligation**.

4

Clients should have **work-related income or benefits and be able to maintain their housing** once we have provided modest financial assistance to resolve the current crisis.

5

By using a **preventive approach**, we help stabilize households at risk of homelessness in their present housing or help them move to more affordable apartments.

6

Our **financial assistance is temporary and specifically targeted** to resolve the immediate crisis. **Checks are written directly to the landlord or real estate management company** to pay the client's rental arrears.

7

At the same time, we provide one-on-one **budget counseling** to give our clients the tools to better manage their finances on an ongoing basis.

8

The Bridge Fund's operations are largely **funded by private contributions**, giving us freedom and flexibility to meet clients' needs with swift, effective solutions.

9

We **work cooperatively, networking with both public and private agencies** to maximize limited resources to help the greatest number of households.

10

**Clients are monitored** after our intervention to **assess the effectiveness of The Bridge Fund model**.



WESTCHESTER CLIENT  
YONKERS

## The Bridge Fund and a landlord work together to avoid eviction

Donni Smith, a self-described Jamaican-Italian-American, loves her apartment in Yonkers, where she's lived for almost 11 years. "My neighborhood has all races and all are just above the poverty line," she says. "Everybody works, and works *really* hard." Like her neighbors, Donni has also always worked hard— as a cashier, a caregiver and a cleaner—whatever jobs she could find. In the winter of 2019 it came as a shock when she was disabled by heart trouble. "I thought I was invincible," she remembers. Full-time work was no longer possible for her.

Because of the disability, Donni began receiving Supplemental Security Income (SSI) and Supplemental Nutrition Assistance Program (SNAP) benefits, and those, along with working part time, kept her afloat in her home. But when the pandemic hit, she says, "just like that, everything shut down, and it was bad. There was so much suffering around here." With no more part-time work available, Donni wasn't exempt from that suffering. Soon back rent began piling up, with no relief in sight. "As a woman over 50, it is very scary to think of losing the place where you live. This apartment is my home, it was awful."

But Donni describes her landlord of 11 years as "one of the good ones, he was being as nice as he could," and he tried to work with her. It was her landlord who suggested The Bridge Fund and, in the end, with a contribution from Donni of \$1,000 and The Bridge Fund assisting with \$1,910, her balance was cleared. Now Donni could concentrate on her health, rather than trying to hold on to her home.

Donni is now recovering from heart surgery in her apartment and won't soon forget her experience with The Bridge Fund. "God bless you guys," she says, "I am so grateful. I never believed in miracles before. When you live barely above the poverty line, it's hard to believe that somebody will help you, but that's who The Bridge Fund is—you help. I am so thankful!"



WESTCHESTER CLIENTS  
MOUNT VERNON

## Heat and hot water are not too much to ask

The Griffin household in Mount Vernon is large and multigenerational. Robert Griffin is a security guard, his wife Janet, a homemaker, nineteen-year-old twins Jerry and Raquel are finishing high school and there are six- and nine-year-old grandsons that Janet and Robert have taken in to raise. When the younger children arrived, it put a strain on an already tight budget. When COVID came, Robert stopped getting regular work. Then he was injured in a car accident, and the \$500 bill for an ambulance was another financial blow.

All of this came on top of landlord problems. The family's apartment was in bad repair and without gas or heat for six months. "It was awful, so, so cold, and we only had those small electric heaters," Janet remembers. The Griffins qualified for Section 8 housing assistance, but due to shoddy repairs by the landlord, the apartment couldn't pass inspections, and the housing benefit wasn't paid. Past-due rent piled up, leading to exorbitant late fines from the landlord and soon their debt was spiraling out of control. It became clear to the Griffins that they were in an impossible situation, so they turned to a Legal Aid attorney to help untangle the mess.

With Legal Aid's help, the benefit payments were sorted out, but the Griffins were still behind \$3,870. Their government benefit of \$1,145, and their own contribution of \$1,225 were not enough, but with The Bridge Fund assistance of \$1,500 they were out of debt. Now Robert was working again, and the Griffins were determined to get into a better housing situation. Despite a very tight rental market in New York, after weeks of searching, Janet felt lucky to find something they could move into in January 2021. But the plan started to fall apart when last-minute costs were more than they could afford. "I was afraid that I would have to start the search again," Janet remembers.

Once again, The Bridge Fund lent a hand, providing \$1,200 in the nick of time to pay the first month's rent and make the move possible. Now, with her family in the new apartment, Janet can start to focus on the future again. "The Bridge Fund helped us when we needed it the most, and we can make repayments slowly. We are so grateful; without The Bridge Fund we would still be in our old apartment."

# 2020 Program Activity New York City

## ASSISTANCE

Individuals (includes children)	1,512
Children	543
Households	628

## FINANCIALS

Bridge Fund Financial Assistance	\$892,006
Networked Funds	\$387,759
Gross Assistance	\$1,279,765
Clients' Contributions	\$394,767
Total Amount Mobilized	\$1,674,532

## FOOD CARDS

Households	110
Individuals assisted	296
Children	113
TBF Expenditure	\$36,571

## UTILITIES

Households	190
Individuals assisted	450
Children	159
TBF Expenditure	\$31,846

## REPAYMENTS

Number of Repayments	1,454
Total Repayments	\$36,905

## The Bridge Fund of New York City Staff



**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*



**JEFFERY RAMOS**  
*Associate Program Director,  
Income Growth Services*



**DIANE KEATING**  
*Associate Program Director,  
Subsidies*



**P. H. LAWSON**  
*Associate Program Director,  
Manhattan*



**STEPHEN FAILLACE**  
*Associate Program Director,  
Bronx*



**DREW GEER**  
*Associate Program Director,  
Brooklyn*



**VERONICA SOLIS**  
*Administrative Assistant*



## New York City Program Report

MARIA TOLEDO, DIRECTOR

Writing about 2020 proved to be especially difficult. This year was one of great loss and personal sadness. Fortunately, it was also marked by a renewed commitment to bring our City back stronger and better than ever. No one played a more important role in this than first responders and essential workers.

*To them, I am eternally grateful!*

I'm also grateful to my colleagues, all of whom have remained steadfast in their resolve, working from home, to help as many needy clients as possible. It is worth noting that our case managers have been providing uninterrupted services since the start of the pandemic, mostly via phone, email and Zoom conferencing.

Former clients have also been helping out. Clients like LaGuardia Community College student Rebecca Mead, who chose to do her internship at The Bridge Fund of New York City. Today, she is gainfully employed elsewhere as a Community Health Worker, educating others on the importance of getting immunized. And Eliza Morales who, like other participants of our Income Growth Initiative, successfully completed her training and is now working as a Home Health Aide, caring for disabled individuals in their homes. She will be formally monitored for at least two years and helped in pursuing her dream of one day working in a hospital setting.

With support from these stakeholders, our funders, Board of Directors, Housing Court Answers, Coalition for the Homeless, Catholic Charities, the Human Resources Administration and other referral partners, The Bridge Fund of New York City was able to provide one or more services—*compassionate listening, budget counseling, information and referral, benefits assessment and advocacy, plus career advisement*—to many client-households during 2020.

The Bridge Fund also stabilized 628 households, with 1,512 individuals, including 543 children, in their affordable housing. Most received modest financial assistance, \$1,474 per household, to pay outstanding rent. We also provided \$68,417 as utility grants and food cards that benefitted more than 600 clients and their family members.

In 2021, we expect to do even more!



*“I would have been lost without that connection to The Bridge Fund, in big trouble. They took that burden off my back, it’s a great thing.”*



NEW YORK CITY CLIENT  
QUEENS

## He lost his wife, but thanks to The Bridge Fund, not his home

Bill Reece and his wife Betty were together for over 25 years, sharing the same affordable apartment in Queens. Bill cared for people with disabilities while Betty held various service jobs. They had been through a lot—her kidney transplant was just one of their challenges—but they were getting by and had a happy life together. Then in 2019, five years after the transplant, they suffered a new setback: Betty was diagnosed with congestive heart failure. No longer able to work, she faced rounds of doctors' appointments, more medications to pay for and, on occasion, visits to the emergency room. Through all of this, Bill was working as much as he could while caring for Betty, but they were falling behind on rent, which meant housing court appearances. Bill says he felt "like a hamster going around in circles trying to figure out how to pay next month's rent."

Then the pandemic hit, and in April 2020 Betty again developed severe breathing issues. Bill was forced to call an ambulance, but this time, due to COVID regulations, he couldn't go with her to the hospital. He remembers, "I stood there on the street, and there she went." It was the last time he would see her alive. "I never got a chance to say goodbye to her, none of that."

Betty was taken to Elmhurst Hospital in Queens, a borough being ravaged by the virus. Elmhurst was overwhelmed—too many critically ill patients, staff shortages, bodies being stored in freezer trucks—all with no relief in sight. The next day, Bill called the hospital to check on Betty. "They said she was waiting for a bed," he recalled, "I thought that sounded like

things were ok." But the next day he found out the truth. "They said she died of a heart attack. I don't think she was treated. She didn't stand a chance ..." With Betty gone from his life, his world was destroyed.

That was the beginning of an even worse nightmare for Bill as he tried to claim his wife's body. "I called the hospital and they said she was on Randall's Island. I got frantic, I thought she was in a mass grave!" It took days of distraught calls to locate her body, and then a month to find a mortuary that could handle her burial. She was finally laid to rest almost three months after her death. Meanwhile, Bill had been furloughed from his job, falling into a deep depression as he struggled to deal with his loss and mounting debt. Unable to get back to work until October 2020, he learned by December that his rental arrears totalled \$13,942, a staggering sum for him to try and repay.

Bill needed help and The Bridge Fund stepped up to the task. Drew Geer worked tirelessly to leverage funds and was able to get him a \$7,905 One Shot Deal from the Human Resources Administration, plus a \$2,707 grant from the Community Service Society. Along with a Bridge Fund grant of \$2,330 and some of Bill's own funds, it was enough to clear the back rent. "I would have been lost without that connection to The Bridge Fund, in big trouble," Bill says. "They took that burden off my back, it's a great thing."

Today Bill says he thinks of his Betty all the time. "You don't want to accept it, but you will, and you learn to live with it. I'm trying to put my life together, one day at a time."



NEW YORK CITY CLIENT  
THE BRONX

## A nurturing foster care worker and son get the help they need

Tanya Grant has worked with foster kids for over 20 years, so she is no stranger to hard conversations and difficult circumstances. “The work is stressful at times, but I enjoy the people I work with, and I love the kids,” Ms. Grant stated when asked about her career helping children. Ms. Grant also loves, and is proud of, her 20-year-old son Michael. They have always lifted each other’s spirits and have worked together to maintain their \$1,250-a-month apartment in The Bronx. But 2020 proved to be an especially challenging year for both of them. In late 2019, Michael suffered a serious injury that caused him to miss time and pay from his job as a porter. He had tried security work for a while, but the hours were bad, and the pay was worse. So he was grateful to have landed this porter job, which offered great benefits. After being out on a disability leave for three months, he was happy to return to work in early 2020. With only a month back at a job, however, the pandemic struck and the business was temporarily closed effective March 2020. This streak of bad luck caused mother and son to fall behind in their rent payments, and they were not sure how they would be able to hold on to their housing.

Fortunately, Phipps NY made a referral to The Bridge Fund of New York City, which quickly partnered with Tanya and Michael to pay the rental arrears. It made sense to do so for several reasons, including the fact that Michael was now back at work and the household had enough income to meet their ongoing living expenses. The program also provided budget counseling plus information about other Bridge Fund services and outside resources. Today, mother and son are doing well. Regarding her application to The Bridge Fund and her experience working with the program, Tanya notes “At first, I was skeptical. You know, what are the chances someone can actually help me? I thought it wasn’t going to go anywhere, but I was so happily wrong. My caseworker Stephen was great!”



NEW YORK CITY CLIENTS  
THE BRONX

## Bonds of multi-generational household tested like never before

The close-knit Alvarez family consists of Ralph, a driver for a medical transportation company, his wife Elsa, their three children, and Elsa's mother. The members of this multi-generational household have always supported one another through good times and bad. With help from The Bridge Fund and despite the pandemic, they have remained closer than ever.

Last March, Ralph, Elsa, a home care attendant, and their eldest son Johnny, all saw their work hours significantly reduced. Then came the real blow: Johnny tested positive for COVID-19, and the whole family was put into quarantine. Things quickly got worse. The grandmother got sick, then one by one everyone except Ralph came down with COVID. Their quarantine ended up lasting three months.

"I felt horrible and depressed when everyone was knocked down with illness," Elsa recalls. With no one working, the family started to get behind on rent. Then came a Court notice. "It was the first time ever we got one; we had always paid on time. I was frightened," Elsa added.

Fortunately, the family was referred to The Bridge Fund by Housing Court Answers, and the program quickly assessed their situation. With their quarantine over, Ralph, Elsa and Johnny were now working more hours and earning enough. It made sense to pay a portion of their \$4,143 rental arrears to stabilize them in their rent-regulated apartment. The Bridge Fund provided a little more than \$2,600, and the household paid the remainder. Currently, The Bridge Fund is also providing budget counseling, which Elsa welcomes, noting that "right now everything is back on track. Thank God."

Elsa and her family have come through an incredibly difficult year. Now their daughter will be a high school sophomore in the fall, and 18-year-old son Pedro, who just graduated, is planning to start college. If they had lost their home who knows if this would have been possible!

## Keeping a family in their home through the pandemic

Roslyn Franklin works for the New York City Housing Authority as a heating plant technician, and she and her two children live in a rent-stabilized apartment in The Bronx. In early 2020, her two-year old son was receiving free daycare and his eight-year-old sister was attending school. The family was getting by, but when the pandemic struck everything changed. Schools were closed abruptly, leaving Roslyn—like so many working women all over the country—scrambling to figure out childcare.

After a few months the added costs of childcare put Roslyn behind on rent and utilities. As a result, she was forced to take a paid family leave to be with her children. But while on leave she was paid only a portion of her normal salary, making it impossible for her to get caught up. “I was really stressed about being behind on rent, and afraid we were going to get put out,” she said. “I was trying to make sure the kids knew mama would take care of everything, they shouldn’t have to worry about things like that.” But losing the family’s home became a constant worry.

Behind \$1,700 in rent and \$700 in utilities, Roslyn applied to the New York City Human Resources Administration for relief, but was only granted partial help. That’s when she was referred to The Bridge Fund, which covered her rental arrears and the remainder of her Con Ed bill. “They got me out of debt,” she says, “and it was a big help!”

Roslyn is back at work now, having found a childcare solution to tide her over until school starts again. She is reconnecting with The Bridge Fund’s budget counseling program, which Roslyn feels will help her in the future. “It’s great, I’m looking forward to that training.”



NEW YORK CITY CLIENT  
THE BRONX

# 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 \$1,315
- Average assistance in New York City is \$1,474

## A Bridge Fund loan is a good investment

- Housing a family in a public shelter in Westchester costs an estimated \$52,000 annually.
- Housing a family in a public shelter in New York City costs more than \$67,000 annually.

## Long-term stability

- 91% of Westchester clients monitored are still in their housing one year after our assistance, 89% after two years.
- 92% of New York City clients monitored are still in their housing one year after our assistance, 85% after two years.

## Income Growth Initiative (IGI) - an important new program

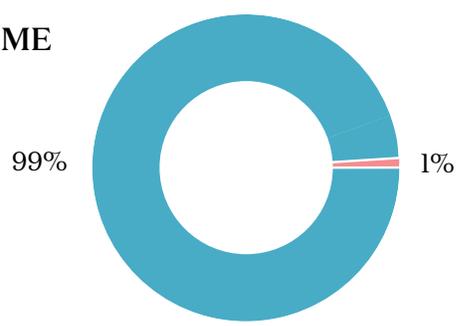
In January 2020, we launched a way to help prepare our unemployed and underemployed clients for the new economy. We have developed relationships with LaGuardia Community College and other area schools, plus the Department for the Aging, the First Step Program and others to refer clients for job training. All clients of the Income Growth Initiative are helped in improving their resumes and interviewing skills, plus conducting effective job searches. All receive budget counseling, monitoring and encouragement. For all of 2020, Jeffrey Ramos and the IGI team formally served more than 135 clients. Several have gone on to find renewed employment or secure job promotions. *All report being more optimistic about the future!*



# Fiscal 2020

## The Bridge Fund Of Westchester

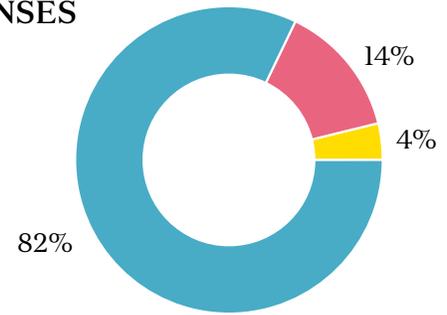
### INCOME



<span style="color: #009682;">■</span>	Contributions	\$833,064
<span style="color: #e91e63;">■</span>	Repayments	12,371
<span style="color: #ffeb3b;">■</span>	Investment Income	162
<b>TOTAL</b>		<b>\$845,597</b>

*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

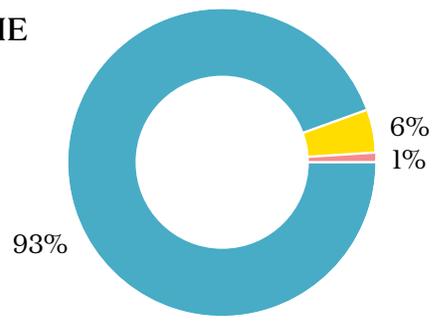


<span style="color: #009682;">■</span>	Client Services/Program Costs	\$769,157
<span style="color: #e91e63;">■</span>	General Administration	136,480
<span style="color: #ffeb3b;">■</span>	Fundraising	36,256
<b>TOTAL</b>		<b>\$941,893</b>

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

## The Bridge Fund Of New York City

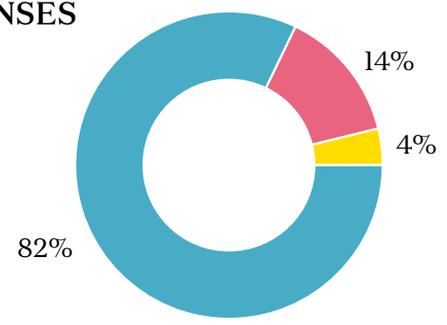
### INCOME



<span style="color: #009682;">■</span>	Contributions	\$3,366,625
<span style="color: #e91e63;">■</span>	Repayments	39,105
<span style="color: #ffeb3b;">■</span>	Investment Income	221,234
<b>TOTAL</b>		<b>\$3,626,964</b>

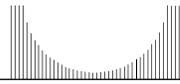
*The Bridge Fund of New York City receives operating support from foundations, corporations, individuals, the Emergency Food and Shelter Program, the New York City Council, client repayments, and income from investments.*

### EXPENSES



<span style="color: #009682;">■</span>	Client Services/Program Costs	\$1,657,027
<span style="color: #e91e63;">■</span>	General Administration	271,270
<span style="color: #ffeb3b;">■</span>	Fundraising	82,456
<b>TOTAL</b>		<b>\$2,010,753</b>

*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, 2020)

	WESTCHESTER	NEW YORK	CORPORATE	TOTAL
<b>ASSETS</b>				
<b>CURRENT ASSETS</b>				
Cash and cash equivalents	\$434,641	\$1,071,624	\$728,307	\$2,234,572
Marketable securities - at market			*2,407,575	2,407,575
Donations and other receivables		41,349		41,349
Prepaid expenses	3,309			3,309
	\$437,950	\$1,112,973	\$3,135,882	\$4,686,805
<b>NON-CURRENT ASSETS</b>				
Property and equipment			41,101	41,101
Deposits	6,618	39,738		46,356
<b>TOTAL ASSETS</b>	<b>\$444,568</b>	<b>\$1,152,711</b>	<b>\$3,176,983</b>	<b>\$4,774,262</b>
<b>LIABILITIES &amp; NET ASSETS</b>				
<b>LIABILITIES</b>				
Deferred rent liability		\$11,214		\$11,214
Accrued expenses & accounts payable		31,951		31,951
Refundable advances		35,964		35,964
Paycheck Protection Program Loan			230,380	230,380
<b>NET ASSETS</b>	<b>\$444,568</b>	<b>\$1,073,582</b>	<b>\$2,946,603</b>	<b>\$4,464,753</b>
<b>TOTAL ASSETS</b>	<b>\$444,568</b>	<b>\$1,152,711</b>	<b>\$3,176,983</b>	<b>\$4,774,262</b>

**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, 2020. 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 \$2,903,486 at the close of 2020.

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 2021 budget projects loans and grants of \$1,373,400, not including networked funds, and program and other expenses of \$1,597,350.

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.

# Ways to Give

*Your giving can be easy to do!*

## Direct Donation

You may indicate which program you would like to support: Westchester (upper and lower towns) or New York City (serving all five boroughs), or leave it to us to direct your funds to the program that would most benefit at the time you give.

The Bridge Fund is a 501(c)(3) corporation and all contributions are tax deductible to the full extent of the law. You will receive an acknowledgement letter which you can use for tax purposes.

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

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

## Credit Card Donations

See our website: [www.thebridgefund.org](http://www.thebridgefund.org)

## Donate by Text

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

## We Welcome Gifts of Securities

Our Financial Office can assist you with this type of donation. Call the Corporate Office at (646) 742-1465 and Anthony Sabia will facilitate your transaction.

## Match Your Gift

You can increase the value of your contribution if your employer has a matching gift program. Please contact us for assistance in completing a gift form or if you require supporting documentation for your employer.

## Check This Out

When shopping on Amazon, consider supporting The Bridge Fund through the Amazon Smile Program.



Yonkers



Mt. Vernon



Queens

# Ways to Give

## Gifts in Tribute ... Holiday Giving

Honor a special person, family friend, first responder or health care worker. Celebrate an accomplishment, special occasion or make a donation as a holiday present. We will send a note with the mention of your gift. (No dollar amount will be included)

### Tribute from

Birch Family Fund  
Mr. and Mrs. Barry Ginsburg  
Marian L. Hamilton  
Suzie Pandjiris  
Susan and George Relyea  
Yosef Riemer and Vitina Biondo

### In Honor of

Margaret "Peggy" Fisher Blackburn  
Genie and Bob Birch  
Paul Jenkel  
Bobby Sackbauer on his 102nd Birthday  
Barbara Hayes and Genie and Bob Birch  
On our 36th Wedding Anniversary - July 29th

## Memorial Gifts - An Important Way to Remember the Deceased

### Tribute from

Anonymous  
Barbara Hayes  
Oscar and Nan Pollock

Concetta Puglisi  
Pamela and Deane Reade  
Laura Tivoli  
Maria Toledo

### In Memory of

Lois Oestreicher  
Frederick W. Hills  
Rev. Stephen Chinlund  
Suzanne Kavetas  
Worthington Mayo-Smith  
Mark Jay Epstein, Esq.  
Jim Hayes  
My brother  
Robert 'The Management' Elden

## Special Opportunity and Special Thanks

Sue and Steve Matero, of **Matero Fine Jewelry and Design**, Millwood, New York, gave a percentage of their Holiday sales to The Bridge Fund of Westchester to help continue our work of preventing homelessness among the working poor. Do you know someone who would like this giving option?

## 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.

### Bequest

Estate of Mr. and Mrs. Philip Sackbauer

### Recipient

The Bridge of New York Inc.'s Endowment Fund



**THE BRIDGE FUND** OF NEW YORK INC.

271 Madison Avenue, Suite 907, New York, NY 10016

Phone (646) 742-1465 | Fax (646) 742-1468  
www.thebridgefund.org | info@thebridgefund.org



Follow us on facebook

## Annual Report Production

*Art Direction* Wedeking Laun  
*Photographer* Virginia Allyn  
*Client Interviews* Elizabeth Kavetas  
*Printer* GHP Media  
*Consultant* Barbara Hayes  
*And thanks to* Agatha Jurga  
Josh Pavloff  
Leonard Perlson