

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

## Annual Report 2024 and Beyond



**We prevent homelessness among the working poor**

Read this Bridge Fund Client's story on page 13

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.

# *Oscar Stephen Pollock*

1933-2025



***“The Bridge Fund operates on the principle that our clients are neighbors, and we treat them the way that we would want to be treated in our time of need.”***

***—OSP***

# Board of Directors

## Board of Directors

### **OSCAR S. POLLOCK**

Co-Founder, Chairman Emeritus

### **TONY PANDJIRIS \***

Chairman

Senior Portfolio Manager  
Avenue Capital Group

### **RICHARD D. DITORO \***

President

Formerly Vice President  
Corporate Development, Lonza Group

### **MARY NAN POLLOCK \***

Co-Founder

### **BRUCE R. BARNIKER**

Treasurer

President  
Bruce Barniker LLC

### **FOSTER L. BIRCH**

Vice President  
Oppenheimer & Co. Inc.

### **PAUL H. JENKEL**

Formerly Senior Vice President  
AllianceBernstein L.P.

### **BENJAMIN K. JOSEPH**

Founding Partner  
Skylight Real Estate Partners

### **D. ROGER B. LIDDELL**

Vice Chairman  
Clear Harbor Asset Management LLC

### **EON PARKS**

Executive Director  
Martin de Porres Group Homes

### **JAMES E. THATCHER**

Managing Director  
Ingalls & Snyder

Executive Committee \*



# Message from the Executive Director

MARIA TOLEDO



The Bridge Fund experienced several challenges during 2024. One constant, however, has been our unwavering resolve to help as many needy and deserving New Yorkers as possible avoid homelessness and shelter placement. We do so in ways that honor the legacy of Bridge Fund founder Oscar S. Pollock. Oscar worked tirelessly on behalf of The Bridge Fund programs and, rightfully, insisted that all persons be treated with kindness and respect. We are honored by his example.

In 2024 and beyond, Bridge Fund staff in Westchester County and New York City did just that. They provided compassionate listening, information, referrals, and/or budget counseling to more than 17,000 resident households in crisis. With these services and emergency rent grants secured from outside sources, staff stabilized 502 of these families in their affordable housing. And, with \$1,307,555 of Bridge Fund financial assistance, they did the same for another 811 households, consisting of 1,916 individuals, including 650 children.

The Bridge Fund also provided career advisement, resume preparation, job search help, and more to enable our poorest clients to better maintain their housing well beyond our initial intervention and to achieve an improved work-life balance.

These accomplishments will be replicated in 2025 with the help of our Board of Directors, funders, community partners, other stakeholders, and beyond. As of September 2025, Rosalie Girau is excited to oversee and grow our Westchester program with the help of staff members Lisa Iwagami, Ezequiel Oliveira, and Grace Michaud. Collectively, they have more than 35 years of experience serving low-income clients, students, and constituents.



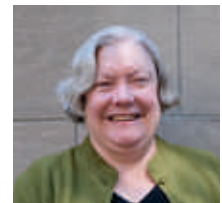
**ELLEN RYAN**  
*Director,  
Grants and Development*



**LEONARD PERLSON**  
*Controller*



**TIMOTHY CHUE**  
*Financial Assistant*



**COLLEEN DOERN**  
*Operations Director*



# The Bridge Fund of Westchester

## Staff



**ROSALIE GIRAU**  
*Director*



**LISA IWAGAMI**  
*Case Manager,  
Income Growth Initiative*



**EZEQUIEL DE SOUZA  
OLIVEIRA**  
*Case Manager,  
Eviction Prevention*



**GRACE MICHAUD**  
*Administrative Assistant*

## 2024 Program Activity

### ASSISTANCE

Individuals (includes children)	666
Children	302
Households	297

### FINANCIALS

Bridge Fund Financial Assistance	\$454,341
Networked Funds	856,944
<b>Gross Assistance</b>	<b>\$1,311,285</b>
Clients' Contributions	301,726
<b>Total Amount Mobilized</b>	<b>\$1,613,011</b>

### UTILITIES

Households	25
Individuals Assisted	51
Children	24
TBF Expenditure	\$10,150

### REPAYMENTS

Number of Repayments	87
Total Repayments	\$5,037

### IGI TRAINING-RELATED GRANTS\*

Households	23
Individuals Assisted	61
Children	24
TBF Expenditure	\$8,628

\* For tuition, books, exam fees, transportation, and more



## Westchester Program Report

ROSALIE GIRAU, DIRECTOR

2024 marked an important milestone for The Bridge Fund of Westchester. With the generous support of the Jandon Foundation, and later The New York Community Trust and other contributors, The Bridge Fund was able to begin offering income growth services to some of our poorest clients in the county.

The Income Growth Initiative\* helps severely rent-burdened clients prepare for high-demand jobs that offer better pay, benefits, and growth potential. The Income Growth Initiative also accepts referrals of working poor residents who are already enrolled in college but in danger of dropping out due to financial difficulties that threaten their housing stability and that of their household members.

During 2024, the Income Growth Initiative provided information and services to roughly 80 clients, several of whom have already gone on to increase their incomes and credit our program for their improved skills, circumstances, and outlooks. Referral partners include SUNY, Westchester Community College, Mercy College, Westchester Community Opportunity Program, and others. We are proud of these relationships which Grace Perry Scott, the former Director of The Bridge Fund of Westchester, took the lead in cultivating. *We thank her and wish her well.*

The Bridge Fund of Westchester has remained true to its core mission of helping the working poor surmount their immediate housing crises to avoid costly shelter placement. Over the course of 2024, the program stabilized 297 such households by providing a combination of services and financial assistance, averaging less than \$1,500 per family. This assistance benefited 364 adults and seniors and 302 children. For these 297 families, The Bridge Fund of Westchester successfully leveraged an additional \$856,944 from outside sources, both public and private. And, to their credit, our 297 client households contributed \$301,726 for their rent arrears. These contributions ensured that all rent arrears were paid and our clients' Housing Court cases were settled.

It is worth noting that The Bridge Fund of Westchester served thousands of other clients during 2024 and that *our team remains passionate about strengthening The Bridge Fund's impact in the years ahead!*

\* The Income Growth Initiative is also known as the Housing Independence Program.



Westchester Client  
YONKERS

## For Some, Sobriety and Housing Go Hand in Hand

The most important thing in George Adams' life is maintaining his sobriety. At 63 years of age, he has faced many challenges and likes to refer to those experiences in his job as a peer counselor, helping others who are newly sober or recovering from addiction. Originally from the Bronx and having lived in Yonkers for 47 years, George now loves the quiet, leafy section of Hartsdale where he resides in a rent-subsidized, one-bedroom apartment. He looks out his window and sees trees and flowers and finds the view comforting.

Newly sober, he had been in that apartment for only a couple of years when the combination of losing hours at work and losing his wallet put him in a bad spot. He quickly fell behind on his rent and other monthly bills and soon felt defeated and disheartened. Most crucially, George recognized the threat this instability posed to his sobriety. Fortunately, his supervisor stepped in and reached out to The Bridge Fund for help.

*“... Keeping my housing helped me stay sober.”*

George recalls, “I was in a bind, I was worried, and The Bridge Fund was very kind.” Working closely with the Westchester program was straightforward. The Bridge Fund collaborated with another agency, clearing the \$2,800 that he owed his landlord, and provided George with monthly budget counseling so he could better manage his finances. Through

diligence and determination, George found a new job in a few months and regained his stability. “Now I’m good, employed helping people find housing,” he shares. “... Keeping my housing helped me stay sober.”

George’s gratitude shines through as he reflects on his journey: content about his current housing situation, glad to be working, and clear about what is important. “My priority now is my sobriety and giving back; it’s rewarding!”

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



## Moving Forward After a Tragic Loss

Paula Callahan grew up in the White Plains building where she lives today at age 57. After leaving for college in 1986, she returned to her childhood home in 1999, bringing her husband with her. Moving back has enabled her to care for her aging mother. “A few years ago, they did some renovations here and some beautiful landscaping. It’s such a pleasure to sit outside and admire everything ... A lot has changed but a lot has not, and I like the people and the management,” Paula says. “My mom is 88—to be able to be close to her is great. Today, in fact, it is my mother who drives me to medical appointments.”

For years, the Callahans managed on two steady incomes, paying market-rate rent. But when Covid struck, everything changed. In the early months of the pandemic, Paula’s husband suddenly became ill and passed away. “It was horrible,” Paula remembers. “He had none of the expected symptoms, and it was a total shock.” With no life insurance, funeral expenses consumed her savings. And then family members with no health insurance needed loans during Covid. “I was trying to help some relatives; and some were never able to pay me back, some died. I got overextended.”

Widowed and living on a single income, Paula worked as much overtime as she could, but it was not enough to keep up. “Losing my husband really changed things for me,” she says. “Paying rent on one income was tough.” As a youth probation officer for over 25 years, Paula knew of organizations like The Bridge Fund, but it had never occurred to her that one day she’d be referred to them for assistance. “I never thought I would be in a situation to need their help.”

After reviewing her case, The Bridge Fund partnered with another agency to pay the outstanding rent. The assistance provided included budget counseling and an interest-free loan with affordable repayment terms. “The Bridge Fund was wonderful in helping me and guiding me, a complete blessing,” Paula says. “I am definitely grateful. Thank God for The Bridge Fund.”



Westchester Client  
WHITE PLAINS

*“I was trying to help some relatives ... I got overextended.”*

## Belinda Avery's Journey

Belinda Avery, 33, was raised by her mother, a single parent and school teacher, who retired early for health reasons. With just a high school diploma, Belinda worked an entry-level job at a retail bank that offered few opportunities for advancement. Motivated by her mother's declining health and a desire for a better future for herself, Belinda made the bold decision to quit her job and enrolled full time at Mercy College. She was determined to finish her associate degree in Health Science. But she underestimated how long her savings would last and soon fell behind on rent. Belinda reached out to the local welfare office for help, but lacking proof of sufficient income to maintain the apartment moving forward, she was denied the arrears assistance she needed. A friend at a local church urged her to contact The Bridge Fund of Westchester.

The Bridge Fund was able to intervene quickly when the landlord initiated a court action. They took care of Belinda's outstanding rent and provided her a modest rent subsidy. This gave her the time and space to concentrate on her studies and finish her degree. "The Bridge Fund is such a blessing. They're lifesavers," she says today. Thanks to their support, Belinda graduated with honors.

Then, with help from The Bridge Fund's Income Growth Initiative, Belinda enhanced her resume and job search skills and soon secured full-time employment in the pharmaceutical field. Her job allowed her to work remotely, which proved vital after her mother's diagnosis of early-onset dementia, following several minor strokes.

*"The hard work paid off! My promotion was just confirmed!"*

Eager to further her dream, Belinda enrolled in evening and weekend training to pass the national certification exam required to become a licensed pharmacy technician.

Recently, she was hired by a major pharmacy chain and in short order—with her evident enthusiasm and skills—received a promotion. "Thanks to The Bridge Fund's support and

God's grace, my promotion to pharmacy technician was just confirmed!" she jubilantly shared. "I owe it to The Bridge Fund. They made this all possible," she says as she beams proudly at her mother, who currently shares the apartment with her. The hard work paid off!

**Westchester Client**  
WHITE PLAINS





## *Income Growth Initiative*

### Did you know that...

- 70% of students attending college work, many of them full time?
- a significant number have minor dependents or other household members that depend on their earnings to make ends meet?
- an unplanned expense such as a flat tire or reduction of work hours can cause a student to fall behind on their rent and drop out of school?
- for many, student loan debt without a degree represents a lifetime of credit and financial hardship?

The Bridge Fund's Income Growth Initiative provides the hand up that low-income clients need to prepare for and find employment that offers better pay and greater professional satisfaction. Resources include individualized career advisement and budget counseling services; virtual workshops; digital literacy assessments and basic training on the use of the internet, computer, and cell phone; expert referrals to online and community training programs and schools; in-office client use of computers, printers, copiers, and phones; modest training-related grants and short-term rent subsidies to those who qualify; plus, guidance and encouragement every step of the way.

During 2024, almost 300 NYC and Westchester clients were helped by the Income Growth Initiative to design an action plan for meeting their professional and financial goals. More than 75% have or are on track to do so by next year. All credit the Income Growth Initiative for their improved circumstances or outlooks. Clients like Belinda Avery of White Plains and Mark Priestly of Manhattan were helped to hold onto their housing while attending school or recovering from illness and then searching for renewed employment. Both of their inspiring stories are featured in this Annual Report, and we cannot thank them and our generous funders enough for sharing and supporting our work.

# The Bridge Fund of New York City

## Staff



**EMMA MELENDEZ**  
*Director*



**JEFFREY RAMOS**  
*Program Associate,  
Income Growth Initiative*



**HOPE JACKSON**  
*Associate Program Director,  
Income Growth Initiative*



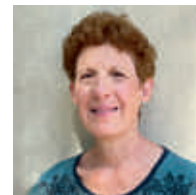
**MARIBEL VALENZUELA**  
*Associate Program Director,  
Bronx*



**KAREN MCCOMISH**  
*Program Associate,  
Manhattan*



**VERONICA SOLIS**  
*Office Manager*



**KAREN MOSHMAN**  
*Program Assistant*

## 2024 Program Activity

### ASSISTANCE\*

Individuals (includes children)	1,250
Children	348
Households	514

### FINANCIALS

Bridge Fund Financial Assistance	\$853,214
Networked Funds	1,539,761
<b>Gross Assistance</b>	<b>\$2,392,975</b>
Clients' Contributions	527,127
<b>Total Amount Mobilized</b>	<b>\$2,920,102</b>

### FOOD CARDS

Households	153
Individuals Assisted	418
Children	130
TBF Expenditure	\$51,550

### UTILITIES

Households	107
Individuals Assisted	248
Children	59
TBF Expenditure	\$25,672

### REPAYMENTS

Number of Repayments	1,084
Total Repayments	\$25,359

\* The Bridge Fund also helped keep 142 additional households in their homes with Bridge Fund services and outside financial assistance. For these families, the program secured \$1,132,637 as emergency rent grants from government sources.

An additional \$606 was provided as training-related grants to three clients served by our Income Growth Initiative during 2024.





## New York City Program Report

EMMA MELENDEZ, DIRECTOR

Several factors account for why so many hard-working New Yorkers struggle to hold onto their housing and need help from The Bridge Fund of New York City. These include temporary unemployment, uninsured illness, rising food prices, and the severe lack of affordable housing. In fact, during 1996 – 2017 alone, more than 1.1 million rental units deemed affordable to low-income families were lost in New York City. It is not surprising, therefore, that the current vacancy rate is less than 1% and that a record number of people - more than 104,000 - slept in the municipal shelter system each night during 2024. Ironically, a significant number of them work.

Against this bleak background and pending cuts to federal benefits and programs, Bridge Fund case managers fight to keep as many needy and deserving clients as possible in their homes. During 2024, the program prevented 656 client households from becoming homeless. Of these, 142 received Bridge Fund services and emergency rent grants secured on their behalf from the Human Resources Administration (city welfare). The remaining 514 families, consisting of 1,250 individuals, including 348 children, were helped with Bridge Fund services and our financial assistance which averaged less than \$1,660 per household. Through their loan repayments, former clients made it possible for the New York City program to financially assist 15 of these 514 families.

Income Growth Initiative services were provided to over 200 of our poorest clients to ensure that they had the best chance of securing better-paying jobs and maintaining their long-term housing stability. Recipients of Income Growth Initiative services reside in rent-stabilized apartments. Once lost, this type of housing is almost impossible to replace for low-income families and individuals, as landlords seek to relet vacant units to tenants with more income.

Based on past monitoring results, more than 90% of the 514 households that received a Bridge Fund loan or grant for payment of rent during 2024 will be in their apartments one year after our initial intervention. *This outcome represents significant savings over shelter placement, which, for one family, costs taxpayers more than \$98,000 a year!*

New York City Client  
BROOKLYN



*“... I was working steadily, but I could not get on top of the back rent.”*

## A Proud Citizen Crafts Her Best Life

Joy Volkov came to New York City from Russia as a teenager. She has lived in her current rent-stabilized apartment in Brooklyn for over 10 years. She says hers is a clean, safe, friendly community with access to a nice park. It’s where she wants to be. “I don’t think I could live anywhere else. I became a citizen a long time ago. I consider myself a New Yorker.”

Now in her late 30s, Joy never thought she could become homeless. She had always supported herself as an office worker, a hairdresser, and sometimes doing sales. But in 2022 she lost her job and got behind in rent. As a freelancer, she was not eligible for unemployment, and she never applied for welfare, assuming she’d soon be back at work. Wisely, she decided to prepare herself for reliable employment in health care. “I did the training for the New York State Certificate to be a Home Health Aide. So then I was working steadily, but I could not get on top of the back rent.”

Joy started paying her monthly rent in full, but the landlord commenced eviction proceedings and she had to go to housing court. “I was very scared, intimidated, and depressed... You have to stand up in front of people and talk in court. That was uncomfortable for me. I called and apologized to the landlord.” The Court could see she was trying and pushed back her eviction, but Joy still needed help. The Homelessness Prevention Helpline sent her to The Bridge Fund. Financial assistance that included an interest-free loan was provided. Joy remembers she could finally breathe. “Without The Bridge Fund, it might have taken me another year at least.” And she might have lost her home.

Joy says, “The Bridge Fund is a group of understanding and kind people. Now I’m making my monthly payments with pleasure and gratitude.” Today, she is seriously thinking of training to become a nurse or medical assistant instead of worrying about being evicted.



## One Medical Event That Almost Led to a Family's Eviction

It looked like Bronx natives Maria and Craig Fonseca were doing well – they held two steady jobs, and their affordable three-bedroom apartment in the Bronx had room for their family of five. They have lived in the same apartment for over 20 years and like their safe neighborhood. Their children had never lived anywhere else. But suddenly, Craig was in the hospital with a serious cardiac issue. Nothing could be taken for granted anymore. “It was a big shock for all of us. He’s the backbone of the family, the person that takes care of us,” says Maria. Unfortunately, because Craig had just started a new job, he wasn’t eligible for disability benefits. When he stopped working, he stopped earning.

*“... Craig’s the backbone of the family, the person that takes care of us.”*

Maria soon realized that they were in trouble. Even with their 20-year-old daughter working and contributing, their rent wasn’t manageable without Craig’s income. Within months, the landlord took them to housing court for arrears of over \$5,000. Craig was able to return to work after five months, but even then they could not catch up – and eviction was a real possibility. “The worry is you don’t know what the outcome will be,” says Maria. “I was praying that we would be able to stay together.” She knew finding another affordable apartment in New York City large enough for the whole family would be nearly impossible.

Maria was terrified, but she was also determined. “I was going to do whatever I had to do not to lose this place. It was scary.” She looked for help anywhere she could find it. When one agency didn’t approve their request for emergency assistance, she was referred to The Bridge Fund. It was a lifeline. The caseworker said they would help us. “I could cry right now,” Maria said, “They were really nice to me, they were really empathetic.”

The Bridge Fund provided budget counseling, information about housing court and helped with the rent arrears. The family covered the rest. Now Craig is established at work as a full-time employee, and Maria loves her job and received a promotion. Maria looks at the view from her window and smiles.



## Making a Life in Manhattan with a Little Support from The Bridge Fund

A young Mark Priestly became a New Yorker in 1990, and like most transplants to the City, he came for the opportunities to build a life. And build a life he did. Mark landed a job in financial services, found an apartment in a neighborhood he loved, and became a Mets fan. But in 2017, he ran into a health issue that required surgery and several months of recovery, which chewed through his savings while he was unable to work. He eventually recovered, but then Covid struck.

Mark spent months unemployed until he found work as a gardener, which was good for his health and outlook. But the job didn't last, and after a second surgery, he was again unable to walk or work for months. The bills piled up. "I had a lot of anxiety and was used to working and feeling productive. The situation was catastrophic on many levels," Mark reflects.

By the time Mark got back to his gardening work, he was five months behind on his rent and feared losing his rent-stabilized apartment of 30 years. He sought help and was referred to The Bridge Fund by the Hudson Guild. The Bridge Fund, along with the Coalition for the Homeless, paid Mark's rent arrears. The Bridge Fund also gave him advisement and encouragement and provided a modest utility grant and food card. "They were very supportive and called and checked on me. It was a very humbling experience to go through this."

When Mark found a new gardening job, The Bridge Fund's Income Growth Initiative bought his uniform and proper footwear so that he could start immediately. The Program had been helping Mark polish his resume and interviewing skills so he could return to a career in financial services—a field he also really enjoys. Today, Mark is still in his Manhattan home and doing well.

In a recent letter to his case manager, he wrote: "I want to thank you and The Bridge Fund for all you do. You have stuck with me, and I can never tell you how grateful I am." Another example of The Bridge Fund doing exactly what it is meant to do.



New York City Client  
MANHATTAN

*"The situation was catastrophic on many levels ... The Bridge Fund stuck with me ..."*



## When Work Dries Up, Does Homelessness Have to Follow?

Fifty-eight-year-old Deborah Tapper moved to the Bronx so long ago, she can't even remember what year it was. She raised her daughter there and loves the apartment she has now. "It's nice and new and clean ... and I love the neighborhood. It's busy all day long, and I like that," she says. For years, Ms. Tapper had been working for a company that contracts to provide security guards. When the contracts dry up, so does the work. And that's what happened in late 2023. She was able to collect unemployment insurance, but it wasn't sufficient to cover her rent in full. "I tried to pay what I could," she recalls, "but I fell behind."

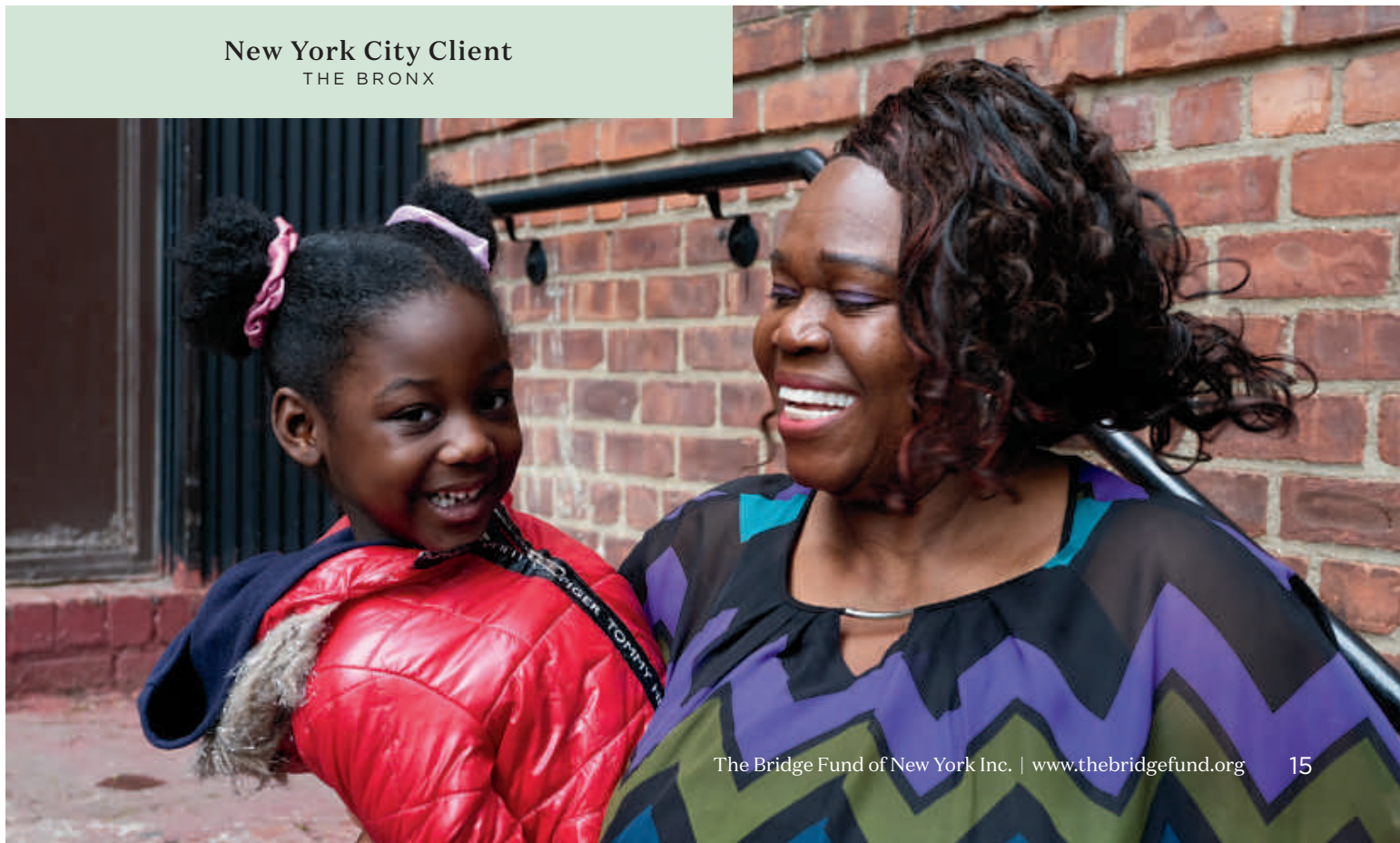
Ms. Tapper was back at work by March of 2024, and although she was making full rent payments again, the landlord took her to court for the outstanding rent balance. She had never been in Housing Court before and found it confusing and scary. "I was worried. I didn't have anyone I could talk to help me understand it," she recalls. Someone at the court gave her a list of agencies that might help.

Ms. Tapper made her way through the list, calling and waiting for replies. It was The Bridge Fund that came through. "I called so many places for help, so many agencies. The Bridge Fund got back to me and gave me hope." The Bridge Fund also gave her all the information she needed to deal with housing court and answered all her questions. Then, they put together the funding to cover the back rent. Ms. Tapper remembers the moment when her caseworker told her The Bridge Fund was sending the landlord a check. "Oh my God. I can't even explain how I felt, I was so happy I wasn't going to lose my apartment. That's all I was thinking about, that I was going to be on the street."

*"I had never been in Housing Court before ... I was worried."*

Today, Deborah can enjoy babysitting her granddaughter without worrying about losing her home. "They saved me. I had no one else to turn to. I would have been in the street. The Bridge Fund gave me the peace to sleep at night."

New York City Client  
THE BRONX



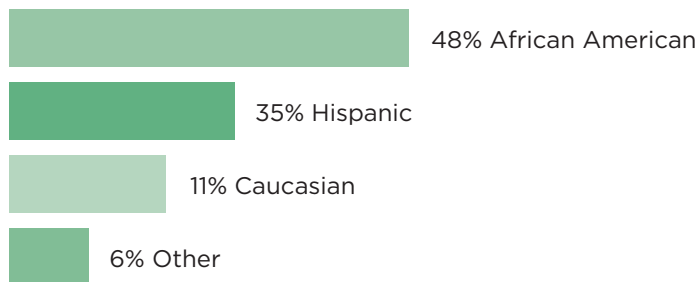
# How We Prevent Homelessness



# Our Clients at a Glance

*Clients are working poor individuals, families, retirees, and veterans*

## Bridge Fund clients are culturally diverse



## They are referred to the programs by

- Social service providers
- Religious organizations
- Legal service providers
- Area colleges
- Unions
- Hospitals
- Government agencies

## Clients work as

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

## Clients fall behind in their rent because of

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

## Clients have low income, high rents

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

### Westchester

\$31,640 average annual income  
\$2,637 monthly, of which 49% is spent on rent

### New York City

\$35,648 average annual income  
\$2,970 monthly, of which 43% is spent on rent

## Preventing homelessness for more than 34 years

Since 1991, The Bridge Fund of New York Inc. has made loans and grants of more than \$31 million, benefiting 54,227 individuals, including 22,259 children.

## Children are hurt most by loss of a home

- **45% of Westchester clients** are children
- **28% of New York City clients** are children

## Average Bridge Fund financial assistance

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

- Average assistance in Westchester is \$1,530
- Average assistance in New York City is \$1,660

## Bridge Fund financial assistance provides clients with long-term stability

### Westchester

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

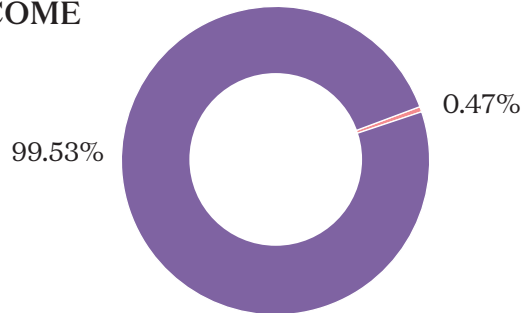
### New York City

**92%** of clients monitored are still in their housing one year after our assistance  
**90%** after two years

# Fiscal 2024

## The Bridge Fund of Westchester

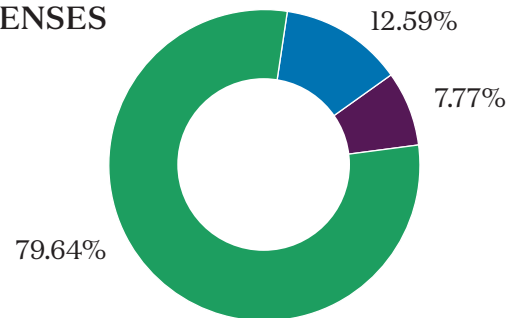
### INCOME



Contributions	\$1,067,057
Repayments	5,037
<b>TOTAL</b>	<b>\$1,072,094</b>

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

### EXPENSES

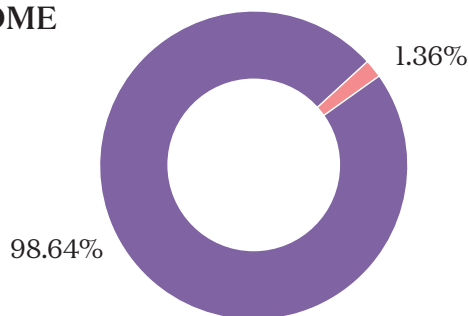


Client Services/Program Costs	\$1,030,855
General Administration	162,916
Fundraising	100,636
<b>TOTAL</b>	<b>\$1,294,407</b>

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

## The Bridge Fund of New York City

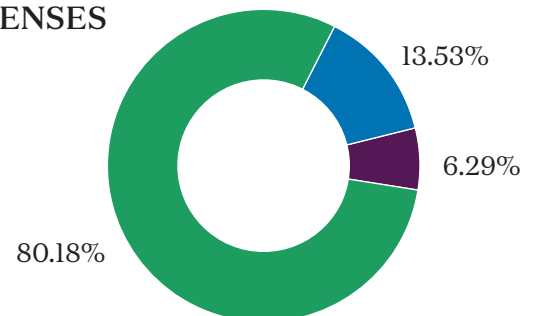
### INCOME



Contributions	\$1,835,658
Repayments	25,359
<b>TOTAL</b>	<b>\$1,861,017</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, and client repayments.*

### EXPENSES



Client Services/Program Costs	\$1,727,804
General Administration	291,521
Fundraising	135,599
<b>TOTAL</b>	<b>\$2,154,924</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, 2024)

	WESTCHESTER	NEW YORK	CORPORATE*	TOTAL
<b>ASSETS</b>				
<b>CURRENT ASSETS</b>				
Cash and Cash Equivalents	\$ 337,749	\$194,552	\$ 346,148	\$ 878,449
Marketable Securities - at market	—	—	3,515,062	3,515,062
Other Assets	—	—	4,180	4,180
	\$ 337,749	\$194,552	\$3,865,390	\$4,397,691
<b>NON-CURRENT ASSETS</b>				
Property and Equipment	—	—	26,958	26,958
Deposits	6,618	39,738	—	46,356
<b>TOTAL ASSETS</b>	<b>\$344,367</b>	<b>\$ 234,290</b>	<b>\$3,892,348</b>	<b>\$4,471,005</b>
<b>LIABILITIES &amp; NET ASSETS</b>				
<b>CURRENT LIABILITIES</b>				
Other Liabilities	—	\$1,975	—	\$1,975
Deferred Revenue	—	—	—	—
<b>NET ASSETS</b>	<b>\$344,367</b>	<b>\$ 232,315</b>	<b>\$3,892,348</b>	<b>\$4,469,030</b>
<b>TOTAL ASSETS</b>	<b>\$344,367</b>	<b>\$234,290</b>	<b>\$3,892,348</b>	<b>\$4,471,005</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, 2024. 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 \$3,597,098 at the close of 2024.

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.

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.

# How You Can Help

We depend upon private contributions like yours for the vast majority of our funding.

## Awards for The Bridge Fund's Work



## Donating by Check

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 donation to the program that would most benefit at the time of your gift.

### *Make checks payable to:*

The Bridge Fund of New York Inc.

### *Send to:*

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

## 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.

## Gifts of Securities

Consider a gift of securities (stocks, bonds, and mutual funds) that can provide benefits to you, while supporting the mission of The Bridge Fund. Our financial office can assist you. Contact the corporate office at (646) 742-1465 to facilitate your transaction.

## Credit Card Donations

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

## Planned Giving

Please consider naming The Bridge Fund of New York Inc. in your estate planning. Your legacy can assist others in a number of ways which can be determined individually. Your contribution, through a bequest, is a wonderful way to sustain our homelessness prevention programs into the future.

## 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. Please enclose your firm's matching gift form with your donation. Contact us if you require supporting documentation for your employer.

### **Matched Gifts:**

JPMorgan Chase

**The Bridge Fund is a 501(c)(3) corporation, and all contributions are tax deductible to the full extent of the law.**

# Gifts in Tribute

Remember family, friends, and loved ones with a donation in their memory, or honor a special person, accomplishment, birthday, or anniversary. When sending your contribution, please include the names and addresses of those individuals who are to be notified of your gift. (No dollar amount will be included.)

## In Honor

### **Jesse Johnson's Baptism**

Elizabeth Schutt

### **Juan Cabrera**

Kenneth Pearlman

### **Maria Toledo**

Leonard Perlson

### **Dick Ditoro and Cora Five**

Robert C. & Patricia  
Dohrenwend

### **Nan and Oscar Pollock**

Marcia and Tony Pandjiris

### **Robert Birch**

Michael Mitchell

### **Susan Wiviott**

Atkins Shapiro Family Fund

### **Maria Toledo**

Barbara Hayes

## In Memory

### **William Tivoli**

Tivoli Tithe Fund

### **Shirley Maisel**

David & Karen Blumenthal

### **Pamela Bimson Reade**

Barbara D. Hayes

### **Jeanne Ballentine Riegel**

Barbara D. Hayes

### **Robert**

**"The Management" Eldon**

Maria Toledo

### **Robert Birch**

Peter Vig

## Thank you to everyone who donated in Oscar Pollock's Memory

In 1991, Oscar and his wife, Nan Pollock, co-founded The Bridge Fund. The first program started in Westchester County with the guidance of Father Peter Larom of Grace Episcopal Church. The organization aimed to prevent homelessness among working poor families and individuals. Its success led to the establishment of The Bridge Fund of New York City in 1992, which now serves all five boroughs. The two programs have helped more than 52,000 individuals.

Oscar was born in Vienna, Austria. His family moved to New York City when he was a child. Oscar was a 1951 graduate of Phillips Exeter Academy and then entered Harvard University, majoring in philosophy. Oscar was a member of the lightweight crew team at Harvard and loved tennis and swimming. He graduated from Harvard in 1955. Oscar's first job after college was as an analyst trainee at J.P. Morgan & Co. He continued his career in research at Value Line and Lehman Brothers before becoming a general partner at Neuberger & Berman. Throughout his career, he developed an interest in specialty growth companies. In 1974, he joined the brokerage firm of Ingalls & Snyder LLC as a Director of the firm, assisting his individual clients. He focused on research. In 2024, he celebrated his 50th anniversary with the firm. Oscar was deeply committed to advancing the interests of individual investors. Alongside Mark A. Bloomfield, President and CEO of the American Council for Capital Formation, he co-authored several *Wall Street Journal* articles advocating for capital gains tax reform.

# Read All About It

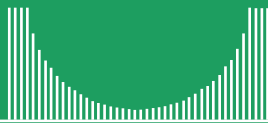
## Oscar's Planning of The Bridge Fund



*Neighbors* traces the dramatic development of a key approach for dealing with the homeless—**preventing homelessness before it happens**. For more than thirty years, The Bridge Fund's two programs—one in Westchester County, New York, and one in New York City—have put this concept into action, resulting in **effective, cost-saving assistance for many working poor families**, who were in imminent danger of losing their housing.

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Complimentary copy can be sent upon request.  
*Use address below.*



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## Annual Report Production

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