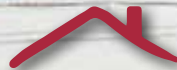


ANNUAL REPORT

2008 - 2009



A-HOME

Creating Homes to Rebuild Lives

MISSION STATEMENT

A-HOME is a not-for-profit community based organization that works to strengthen northern Westchester neighborhoods by providing people safe and affordable places to live – the foundation of a stable life.

BOARD OF DIRECTORS

President

Edward W. Russell

Vice President

Caroline S. Beebe

Vice President

Timothy R. Clark

Secretary

Cornelia A. Bowen

Treasurer

Charles B. Gordy

Neil J. Alexander

John R. David

Edward J. Delaney

Peter R. Ehrlich

Patricia W. Ivry

Herbert J. Kaufmann

Richard H. Lawrence

Eileen Piker

Sean O'Connor

Dolores Vidal-Roy

PRESIDENT'S COUNCIL

Chair

Edward W. Russell

Lucia Ballantine

Linda Beane

Lisa Buck DeCandia

William F. Carmody

Timothy R. Clark

Susan M. Corcoran

John H. Dinin

Peter Q. Eschweiler

Kim Jacobs

Ursula B. LaMotte

Edward A. Lashins

Richard H. Lawrence

John S. Marwell

Charles H. McDuffie

Thomas P. McGrath

Clark K. Robson

Gabriel Rosenfeld

Joel Seligman

William Kelly Simpson

Barry H. Singer

Sabin Streeter

Mark Thielking

William C. Walker, Jr.

COALITION

Antioch Baptist Church, Bedford Hills

Bedford Presbyterian Church
Church of St. John and St. Mary,
Chappaqua

The Church of St. Mary the Virgin,
Chappaqua

Ethical Society of Northern
Westchester

First Congregational Church,
Chappaqua

First Presbyterian Church of
Katonah

Jewish Family Congregation of
South Salem

Junior League of Northern
Westchester

Katonah United Methodist
Church

Lutheran Church of Our
Redeemer, Chappaqua

Lutheran Church of the
Resurrection, Mt. Kisco

Northern Westchester Geriatric
Committee

Pound Ridge Community Church

The Presbyterian Church of
Mt. Kisco

St. Francis of Assisi Catholic
Church, Mt. Kisco

St. James Episcopal Church,
North Salem

St. John's Episcopal Church,
Pleasantville

St. John's Episcopal Church,
South Salem

St. Luke's Episcopal Church,
Katonah

St. Mark's Episcopal Church,
Mt. Kisco

St. Matthew's Episcopal Church,
Bedford

St. Patrick's Church, Bedford

South Salem Presbyterian Church

Temple Beth El of Northern
Westchester

Temple Shaaray Tefila, Bedford
Corners

STAFF

Executive Director

Joan P. Arnold

Executive Assistant

Marianne Collins

Director of Community Relations

Lonna Kelly

Associate Director of Development

Lisabeth Dashman

Development Associate

Mary Sheehan

Controller

Steven Galluccio

Director of Finance

Christine Osborn

Bookkeeper

Jessica DeAlto

Housing Operations Manager

Debbie Haglund

Property Manager

Gerry Granelli

Maintenance Assistants

Gil Archer

MaryAnne Clampitt

Carlo Sementilli

Resident Services Supervisor

Jill Westerman

Case Managers

Althea Beach

Grace Brady

Barbara O'Brien

Social Foundations

Basics



Back to

Message From the Executive Director and Board President

Many of us know all too well of the collapse of the financial markets. We probably are not alone in thinking about a very large ship, cruising through the seas, fair weather, full steam ahead when all of a sudden coming upon an obstacle, possibly an iceberg, perhaps a submarine. The ship has to stop, reverse engine and in an instant causing irreversible harm to the ship's engine.

The analogy could go on...some passengers were given life boats, some not, some even in the life boats didn't make it...some even today still hanging on.

One might argue that the bigger the ship, the bigger the fall, the bigger the calamity. Yes, it is very difficult to reverse a wrong course, to slow to a stop with all momentum pointing forward. But that is what most of the world had to do in the autumn of '08. There will be case studies at many of the country's business schools about those companies who have survived and why. We are amazed at a story about General Motors last spring. General Motors never changed its marketing strategy even when threatened by the onslaught of foreign-made cars. The company just kept driving in the same rut. But there were some companies whose size and complexity did not do them in, JP Morgan Chase for example, whose Chairman Jamie Dimon questions the theory "too big to fail".

A-HOME, like many organizations, breezed along throughout the summer of 2008, with a focus on completing Pound Ridge and getting it occupied. Real estate bubble - we felt the pangs of it as property values soared, making properties unattainable. We heard stories of the sub-prime mortgage lending. But over all we were excited about the prospect of electing as President the first African-American man, and then of course there was the added possibility of electing the first woman vice president.

However, the meltdown in the financial markets (and economy) continued to gather steam. We won't remind you. The fear was palpable. No one was spending, no one wanted to do anything. The big boat had stopped, was trying to reverse course and there was fire in the engine room.

By December '08, A-HOME's board had a retreat where we made some difficult decisions about trimming staff. The holidays were agonizing for senior management and board members. But we decided that we had to do some needed restructuring and refocusing on the organization.

Since that December, we have embarked on a flat line approach to expenditures, trying to save money wherever possible, and harking back to the theme of Back to Basics. In 1993, there were certain realities that had to be faced. While there were some funds from a capital fund drive (to cover Joan's salary), there were rent arrears, maintenance issues, and underfunded subsidies. There was no annual fund drive and volunteers ran many aspects of the business.



For us, Back to Basics mostly means looking back to our foundations and the basics of what made A-HOME such a force for innovation in the community. But A-HOME cannot go completely back to basics. As we look over the financial picture from last year, we see another year with a loss. We are not alone with that, but it is not sustainable in the long run. This year A-HOME is writing off over \$80,000 in "bad debt" rents that will never be collected (residents long gone or gone from this earth) and grant or income pledged but not realized. We are doing this now, in a sense, to go back so that we will go forward.

With 17 properties and 110 adults and children under our roofs, we really can't go back to the basics of a volunteer run organization and a tiny staff. We are expected to care for all our residents and properties. This requires an ongoing commitment to invest in our business.

Returning to the boat analogy: we are not a large steamship; nonetheless we are a boat of sorts. I'd like to believe that we are more of a sailboat than motorized vessel. We are more nimble and graceful. A sailboat goes into the wind often to change tacks, sometimes to come into a mooring, slowing its forward movement. At times it gets caught in "irons" where it does not move forward at all, instead drifting backwards. I think most organizations have experienced the feeling of being in irons this year. Some of us have been moored, waiting for a fresh breeze. We at A-HOME know that you, our loyal supporters, help us man the boat at all times. You truly stand with us as we tack into the subtle, but perceptible, incoming breeze of 2010.

A handwritten signature in black ink that reads "Joan P. Arnold".

Joan P. Arnold
Executive Director

A handwritten signature in black ink that reads "Edward W. Russell".

Edward W. Russell
President

Voices Of A-HOME Speak Of Peace, Security & Independence



As A-HOME approached its 25th anniversary year (1985-2010), the staff gathered the thoughts of some residents in an informal survey that revealed the depth of change in human lives that A-HOME has brought about.

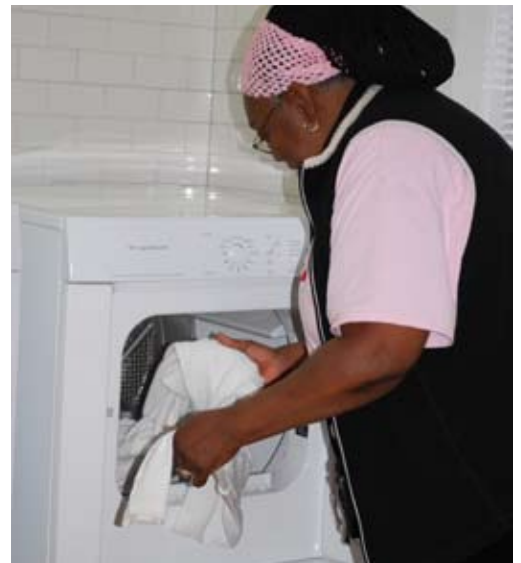
One resident said, "Since moving to A-HOME, I never feel lonesome and I know there are people around to talk to and I also have

has helped people become aware of the tremendous need for housing and how they can help make it happen.

Many residents spoke of the impact A-HOME has had on their lives. "A-HOME has made me a more responsible person, a more independent person, and a better and stronger person compared to the way I was before. A-HOME is not a hand-out, it's a hand up."

Another said, "A-HOME changed my life since now I have the independence and freedom to determine what to do with my life."

Many expressed appreciation for the A-HOME staff. "The door has been opened for us to rebuild our lives," one resident said. "This opportunity would not have been available without the generous, caring and loving people that make A-HOME the success that it is."



my privacy at the same time." This combination of personal independence and having people nearby who care about you appears to be what residents appreciate most about the work A-HOME does.

Since its founding in 1985, A-HOME has established an extraordinary record of accomplishment in the tough arena of affordable housing. The organization has built or renovated 17 buildings on 13 properties, housing 110 people ranging from 1 to 89 years of age.

The continual growth of the organization has been matched by an increase in the need for safe and secure places to live. A-HOME's ability to build affordable housing units that are integrated into the fabric of local communities





In addition to the staff, others spoke about their A-HOME neighbors as being important new sources of support. One said, "I love the people I live with and A-HOME has made me feel like I am just as important as anyone else. A-HOME has shown me that people do care."

The positive effect of living in a secure environment was expressed by many residents, one of whom summed it up by saying, "A-HOME gave me peace. Besides providing us with an affordable home in a nice neighborhood, A-HOME is always there to support us in time of need."



Rebuilding Lives

2008-2009 A-HOME Donors



\$10,000+

Anonymous
The Grace Jones Richardson Trust
New York State Office of Temporary and Disability Assistance
Mr. William K. Simpson/The William Kelly Simpson Foundation
Mr. and Mrs. Kenneth L. Stein/
The Goldie-Anna Charitable Trust
United Way of Westchester and Putnam
Westchester County Department of Community Mental Health
Westchester County Department of Planning

\$5,000-9,999

Anonymous
Peter and Kathi Arnow
Citigroup Foundation
Mr. and Mrs. Timothy R. Clark
Episcopal Charities of New York
Mr. and Mrs. Edward W. Russell
St. Matthew's Episcopal Church (Bedford)
Mr. and Mrs. Sabin Streeter

\$1,000-4,999

Armonk Lions Club
Bailey Farms
Bedford Presbyterian Church
Ms. Caroline S. Beebe
Mr. Harry Berkowitz
Ms. Connie M. Brickson and
Mr. Michael Zarin
Capurro Contracting
Mr. and Mrs. Andrew N. Chintz
Ms. Jennifer Cook and
Mr. Peter Chryssos
The Church of St. Mary the Virgin (Chappaqua)
Mr. and Mrs. Julius Cohn ^{8, 12}
Ms. Joan Colello ²
Ms. Sandra Cooksey and Mr. C. Robert Tully
Mr. and Mrs. Peter R. Ehrlich
Mickie and Peter Eschweiler
Mr. and Mrs. Peter Falco
First Congregational Church (Chappaqua)
First Presbyterian Church of Katonah
Marvel M. Griep and Theodore B. Donson
Mr. and Mrs. Peter B. Harckham
Hitachi Metals America, Ltd.
Mr. and Mrs. Robert Ivry
Mr. and Mrs. Joel R. Kaplan ¹⁵
Katonah United Methodist Church
Herbert and Nancy Kaufmann
Mr. and Mrs. Robert E. Keiter
Mr. and Mrs. Peter W. Keller *
Ms. Diane Kenny and Mr. Robert Hackett
Carolyn Klinger and Donn Williams
Mr. and Mrs. Richard H. Lawrence, Jr./
Overlook International Foundation
Mr. and Mrs. Richard C. Lemon
Mr. and Mrs. Edward Mastronardi/The Charles
A. Mastronardi Foundation ¹⁶
MBIA Foundation

Ms. Janet McDermott and Mr. John David
Ms. Susan Morgan-Tullos and Mr. Greg Tullos ⁵
Mr. and Mrs. John Nonna
Mr. and Mrs. Sean O'Connor
Ms. Eileen W. Piker ⁴
Ms. Madeleine R. Polemeni and
Mr. Brian Hegarty
Pound Ridge Community Church
Reader's Digest Foundation
Ms. Eve Hart Rice and Mr. Timothy Mattison/
The Rice Family Foundation
Mr. and Mrs. Kenneth D. Roberts
Mr. and Mrs. Clark K. Robson
Mr. and Mrs. Gabriel Rosenfeld
Mr. Peter J. Sackmann
Shamberg Marwell Davis & Hollis, P.C.
Mr. and Mrs. Stuart R. Shamberg
Ms. Ann B. Solberg
St. Francis of Assisi Church (Mount Kisco)
St. James Episcopal Church (North Salem)
St. Luke's Episcopal Church (Katonah)
St. Mark's Episcopal Church (Mount Kisco)
St. Patrick's Church (Bedford)
Ms. Peggy A. Stallman/Sloan
Foundation, Inc.
The Lindsay Foundation
Ms. Moira Trachtenberg-Thielking and
Mr. Mark Thielking
Mr. and Mrs. David Waill

\$500-999

All New York Title Agency
Mr. and Mrs. David Almeida
Ms. Jennifer Anderson
Anonymous
Anonymous
Antioch Baptist Church (Bedford Hills)
Mr. and Mrs. Alpheus C. Beane/
Beane Foundation
Edith Bishop
Mr. and Mrs. David Boies
Diane and Philip Bonanno
Philip and Suzanne Bowers
Mr. and Mrs. William F. Carmody
Cuddy & Feder, LLP
Sandra Dammann
Diamond Properties, LLC
Mr. and Mrs. Duo Dickinson
Mr. and Mrs. Timothy W. Evin/
A. E. Charitable Foundation ³
Forbes Insurance Agency
Ms. Nisa Geller and Mr. Jeffrey Tannenbaum
Mr. and Mrs. Charles B. Gordy
Mr. and Mrs. William Holmes
JP Morgan Chase Foundation
Ms. Lonna Kelly and Mr. John Colantuono
Mr. and Mrs. Henry V. Kensing ^{2, 4}
Dr. and Mrs. Ezriel Kornel
Mr. and Mrs. Hank Kuusisto ⁴
Mr. and Mrs. Lee M. Lasberg
Mr. and Mrs. Richard H. Lawrence ²
Ms. Flora Marchigiani ⁴
Ms. Jeanne Markel and Mr. Chris Wedge
Mr. and Mrs. Stephen M. Martino
Ms. Diane Mazzanti
Mr. and Mrs. Thomas P. McGrath
Mr. John L. Mucciolo

Ms. Rose Noonan and Mr. Alan Gordon
 Mr. and Mrs. Philip Osborne
 Helen and Stephen Peeples
 Yvonne and Leslie Pollack
 Mr. and Mrs. Charles Poret
 Pound Ridge Lions Club
 Pound Ridge Police Benevolent
 Association, Inc.
 Quorum Federal Credit Union ²
 Ms. Dorothy J. Rich
 Rippowam Cisca School
 Ms. Phyllis Ruppert
 Karen L. Stuckey and Henry Seduski, Jr. *
 Mr. and Mrs. Joel Seligman
 Mr. and Mrs. Peter A. Skrobela
 Sotheby's International Realty
 Mr. and Mrs. Frederick M. Specht ²
 Mr. and Mrs. Arthur H. Spiegel III
 St. John's Episcopal Church (Pleasantville)
 St. Stephen's Episcopal Church (Armonk)
 Temple Shaaray Tefila (Bedford Corners)
 Mr. and Mrs. Charles F. Titterton
 Ms. Dolores Vidal-Roy and Mr. George Roy
 Visconti Architecture PLLC
 Vogler Brothers
 Ms. Karen M. Wagner
 Westchester Reform Temple (Scarsdale)

\$100-499

Absolute Flooring
 Mr. Stanley L. Aiges ²
 Margaret Ailes
 Ms. Joanna Alexander ²
 Mr. and Mrs. Neil J. Alexander
 Mr. and Mrs. Norman R. Alexander
 Mr. and Mrs. Ira Alpert
 American Express Gift Matching Program
 Ms. Marianne E. Anderson
 Mr. and Mrs. Stephen Andreyckak
 Anonymous
 Anonymous
 Anonymous
 Anonymous ⁴
 Trish and Chris Arnold/The Christopher and
 Patricia Higgins Arnold Foundation ¹¹
 Ms. Joan P. Arnold ⁴
 Mr. Tyler Arnold
 Artemis Development
 Dr. and Mrs. Roy Ashikari
 Astoria Federal Savings
 Mr. and Mrs. Gordon B. Aydelott
 Mr. and Mrs. Charles O. Baker ¹⁴
 Alexandra and Bruce Ballard
 Mr. William F. Banks, Esq.
 Mr. and Mrs. Steven K. Barg
 Deirdre and Philip Batson
 Ms. Lise T. Sharfin and Mr. Edward Baum
 Suzanne Beatty ²
 Bell Realty Management, Inc.
 Benchmark Title Agency, LLC
 Ms. Judy Blundell and Mr. Neil Watson
 Mr. and Mrs. Robert C. Boffa
 Mr. and Mrs. Robert M. Bowen II ⁴
 Patrick and Cynthia Brennan/The Brennan
 Family Foundation
 Rev. and Mrs. Paul Briggs

Ms. Ann Brunelli *
 Mr. and Mrs. Clellen W. Bryant
 Mr. and Mrs. Richard Burns
 Anita Campanella
 Mr. and Mrs. Austin V. Campriello
 Rosemary and William Carlough
 Ms. Leslie Cecil and Mr. J. Creighton Michael
 Mr. and Mrs. Mark Chmiel *
 Mrs. Florence W. Clark ²
 Ms. Marianne K. Collins
 Mr. and Mrs. Francis Corcoran
 Mr. and Mrs. Paul D. Covill
 Ms. Arisa B. Cunningham *
 Mr. and Mrs. Thomas D. Cunningham, Jr.
 Ms. Kim Cuomo
 Mr. and Mrs. Charles Cutietta-Olson
 Ms. Nan Dale and Mr. Dan Franklin
 Mr. and Mrs. Gerald A. Davis
 Ms. Donna J. Dean
 Mr. and Mrs. Stephen F. Deely
 Mr. and Mrs. Edward J. Delaney
 Mr. and Mrs. Donald Denardo
 Mr. and Mrs. Don Devey
 Mr. and Mrs. R. Peter DiBart
 Mr. and Mrs. Peter Dinkel
 Mr. and Mrs. James Dowling
 Mr. Stephen DuBrul
 Mr. and Mrs. Jonathan D. Durst
 Mr. and Mrs. Michael Dwyer
 Ms. Patricia Dwyer
 Mr. and Mrs. Stephen Edelman
 Everett Studios
 Ms. Beth Falk and Mr. Dan Herman
 Mr. and Mrs. Ray Farrington
 Mr. and Mrs. Conner M. Fay
 Mr. and Mrs. Robert Ferguson
 Mr. and Mrs. Richard Fiammetta
 Ms. Elizabeth M. Frankel
 Mr. and Mrs. Robert Fry
 Mr. and Mrs. Larry Fryer/Fryer Machine
 Systems, Inc.
 Mr. and Mrs. Matthew Gaier
 Dan and Lianna Gantt
 Mr. and Mrs. Alan Gara
 GE Foundation Matching Gifts Program
 Mr. and Mrs. David E. Gernert
 Barbara and Michael Gerrard
 Ms. Rosemarie Gift and Mr. Manton C. Martin
 Mr. and Mrs. Gary Giscombe
 Mr. and Mrs. Stephen V. R. Goodhue
 Mr. and Mrs. Joseph Graham
 Mr. and Mrs. Phil Grannan
 Don and Meg Gregg
 Mrs. Rhoda Gushue
 Dr. and Mrs. Edward Habermann
 Mr. and Mrs. Edward Hand
 Ann and Jim Hardy
 Mrs. Carla Hawryluk
 Mrs. Naeko Y. Heffner
 Pauline K. Herman
 Ms. A. Maren Hexter
 Ms. Dorothy H. Hill
 Ms. Elizabeth Hoane *
 Mr. Robert Hopkins *
 Houlihan Lawrence
 Housing Action Council
 Howe & Sibley Real Estate
 Mr. Nathan Hoyt



2008-2009
A-HOME
Donors

(continued)



Mr. Peter Hunt ²
Carol Zerbe Hurford and
Thomas W. McEnerney
Insite Engineering, Surveying & Landscape
Architecture, P.C.
Mr. and Mrs. Alfred L. Jacobsen III
Paul and Andrea Jeffries
JEMS of Katonah
Mr. Michael O. Jennings, Esq. ²
Ms. Janet B. Jussel
Ms. Elaine Kanas and Mr. Thomas Pitegoff
Edith Katz and Barry H. Singer
Ms. Patricia H. Keesee ²
Ms. Catherine P. Kelly
Mr. and Mrs. John W. Kelly
Diana and Larry Kent
Mr. and Mrs. Gerard A. Klingman
Mr. and Mrs. Ted Kovacic
Alice and Douglas Kraus
KTG Design Studio, Inc.
Mr. Charles Kudan
Ms. Marianna M. Kuhn
Mr. and Mrs. Thomas J. LaMotte
Ms. Kathleen Lampe ²
Ms. Carol J. Lancaster ⁴
Mr. and Mrs. Roy Landesberg
Ms. Virginia Lanigan and Mr. Glenn Ticehurst
Mr. and Mrs. Charles P. LaPolla
Ms. Susan Larkin
Mr. David Lavine
Mr. and Mrs. Paul H. Legrand
Ms. Jill L. Leinbach
Ms. Marilyn S. Lipton
Mr. and Mrs. John B. Lloyd
Mr. and Mrs. Stephen J. Macaluso
Mr. and Mrs. Sean Malmgren
Mrs. Lucia Maloney
Mr. and Mrs. Edward P. Manley ¹³
Mr. and Mrs. George Markley
Ms. Jonnie Marks
Mr. and Mrs. John S. Marwell
The Rev. Dr. and Mrs. Joel C. Mason
Mr. Worthington Mayo-Smith ²
Mr. and Mrs. Charles H. McDuffie
Mr. and Mrs. Andrew G. McFadden
Mr. and Mrs. Mark F. McMullen
Mr. and Mrs. David McNamara ¹⁷
Betsey and David Metz
Mr. and Mrs. Peter T. Milano
Bill and Elise Monroe
Mr. and Mrs. Jefferson Morris
Mr. and Mrs. Allen J. Morton
Mr. and Mrs. Frank Muller ²
Rev. Margaret A. Muncie and
Rev. Stephen M. Bolle
Naderman Land Planning & Engineering, P.C.
Mr. Peter Nitze
NoKa and Noka Joe's
Northern Westchester Geriatric Committee
Northern Westchester Hospital
Northern Westchester Investment Group
Ms. Christine O'Brien
Mr. Robert M. Olmsted
Lee and Cynthia Olson
Onsite Computer Services
Ms. Christine B. Osborn
Mr. and Mrs. Foxhall A. Parker
Mr. and Mrs. Fred K. Piker

Ms. Cynthia G. Potter ¹⁰
Pound Ridge Community Church Woman
Mr. and Mrs. Jonathan G. Powers
Carolyn and Bruce Quinn
Mr. and Mrs. Neil Rader
Karen Benvin Ransom
Mr. and Mrs. Roy Reeves
Ms. Gina Reid and Mr. Chris Maxmin
Mrs. Donna W. Reimer ²
Mr. and Mrs. Anthony B. Richter
Mr. Christopher Robinson *
Mr. and Mrs. Richard Romeo **
Mr. and Mrs. Robert G. Rosen
Ms. Phyllis G. Ross and Mr. Michael Minard
Mr. Charles Rubens ²
Mr. and Mrs. Peter S. Russell
Mr. and Mrs. Michael A. Salberg
Mr. and Mrs. Guerrino Savio
Mr. and Mrs. Kurt N. Schacht
Mr. and Mrs. Robert Schneiderman
John and Susan Scofield
Mr. and Mrs. John Scott
Dr. Linda Seaver and Dr. Robert I. Seaver
Mr. and Mrs. Richard Segal
Select Telecom, Inc.
Mr. and Mrs. James A. Shanman
Ms. Mary Sheehan and Mr. William Townsend
Rabbi and Mrs. Arnold Sher
Ms. Debra Sherwood-St. John
Mr. Donald Shopiro ⁴
Mr. and Mrs. Richard J. Siegel
Ms. Marion S. Sinek
Mr. and Mrs. Kevin J. Slane
Mr. and Mrs. Kevin J. Slane, Jr.
Mr. and Mrs. J. Philip Smith
Mr. and Mrs. Kenneth L. Sobel
Mr. and Mrs. Harald Sorensen
Mr. and Mrs. Darwin Stapleton
Elisabeth and Stanley Starr ²
Ms. Helen A. Stephenson and
Mr. Lawrence E. Levitz
Stevens Memorial United Methodist Church
(South Salem)
Mr. and Mrs. David R. Stewart
Susan and Michael Stillman
Mr. and Mrs. Paul Sturz
Sullivan Architecture
Mr. and Mrs. John J. Surre
Temple Beth El of Northern Westchester
(Chappaqua)
The Janis and Alan Menken Foundation
Ms. Andrea Tessler and Mr. Michael Scarsella
Mr. and Mrs. Howard Townsend
Mr. Douglas Tropp *
United Way of New York City
Mr. and Mrs. Peter Vadnai
Mr. and Mrs. Frank J. Veith
Nancy Newcomer Vick and Edward H. Vick
Mr. and Mrs. Roger B. Vincent
Mr. William C. Walker
Mr. and Mrs. Paul A. Wallace
Ms. Susan V. Walton
Mr. and Mrs. William H. Waters
Ms. Sara Weale and Mr. John Rudge
Mr. David Weisbrod
Mr. and Mrs. Walter C. Weissinger, Jr. ²
Mr. Kenneth E. White
Dr. and Mrs. Geoffrey Wickwire

Mrs. Martha Williams
Ms. Sherry Wolf and Mr. Nicholas Moy
Ms. Pheobe Yager and Mr. Steven Schrodel ²
Zarin and Steinmetz

\$1-99

Mrs. Lois H. Adamsen
Dr. and Mrs. Neil Aisenon
Mr. and Mrs. David Alexander
Mr. and Mrs. Lloyd S. Alpert
Mr. and Mrs. Marc Altneuc
Anonymous
Anonymous
Anonymous
Anonymous
Anonymous
Anonymous
Anonymous
Anonymous ¹⁶
Ms. Donna Appel ²
Mr. Bill Archer
Ms. Terry Ariano
Ms. Althea Arnold
Ms. Jacki Aronson ¹⁶
Art Flooring Center
Ms. Griselle Baez-Brown and
Mr. Lawrence W. Brown
Liz and Fred Bailey
Mr. and Mrs. Frank Baldwin ¹⁰
Mr. and Mrs. Edward M. Ballen ⁹
Ms. Gretchen Barnes
Ms. Lynn Becker and Mr. Robert Dewar
Mr. and Mrs. Robert Behrens
Mr. John Benesch *
Mr. and Mrs. David Bloch ⁶
Ms. Kaye Blockley
Mr. and Mrs. Marion Blount
Ms. Celeste Boglioli
Ms. Florentina C. Bondoc
Philip and Nil Brittan
Bonni and Andrew Brodnick
Dr. and Mrs. Charles B. Brown
Illyria and Christopher Burdick
Mr. and Mrs. John B. Burke
Ms. Patricia Burke
Mr. and Mrs. Stephen Camadeco
Mr. and Mrs. Byron V. Carlson
Ms. Maralyn Carr and Mr. Robert H. Stahmer
Ms. Connie Casarella
Ms. Diane Castro
Catherine L. Daubek Landscape Design
Ms. Patricia A. Chadwick
Mr. and Mrs. Chevy C. Chase
Ms. Allison Chernow and Mr. Lloyd Trufelman
Mr. and Mrs. Richard W. Clarke, Jr. ²
Mr. and Mrs. Donald Coe
Mr. and Mrs. Donald Collins ²
Compu-Tab Services, Inc.
Mr. and Mrs. David Cooper
Mr. and Mrs. Eugene Cooper
Ms. Mamie Corazza and
Ms. Gabrielle Lacoseglio
Mr. and Mrs. James Cotto ¹⁶
Mr. Richard T. Cumberland
Mr. James Cumming

Ms. Joan Curran
Mrs. Kary Cyprian
Ms. Fran Dae-Williams
Ms. Jessica Dalrymple
Edward A. Daly
Dave Goldberg Plumbing & Heating, Inc.
Ms. Mildred Davis ²
Mr. and Mrs. Louis J. Dessaura
Developmental Assessment & Intervention
Mr. and Mrs. Gregg Dollinger
Mr. and Mrs. Victor D'Ortona
Mr. and Mrs. Edward Dubeau
Mr. and Mrs. Ralph Dupee
Mr. and Mrs. Julian Duran
Ms. Lorna M. Duval
Ms. Trudy C. Ebanks
Ms. Linda Edwards
Ms. Rebecca Edwards
Mrs. Susan Egginton *
Mr. and Mrs. Christopher B. Espy ²
Ethical Society of Northern Westchester
Rev. Peggy E. Fabrizio
Mr. and Mrs. Mark L. Feiner
Ms. Minna Feinman
Mr. and Mrs. David Fischer ¹⁶
Ms. Brooke Fisher
Ms. Laura Fisher
Mr. and Mrs. Norman Fishman
Mr. and Mrs. James J. Flood
Mr. and Mrs. Charles A. Flood
Mr. Ronald K. Freeman
Mr. and Mrs. John P. Friedler
Ms. Alithia Frith *
Mr. Andrew Fritz *
Ms. Lisbeth Fumagalli ⁴
Mr. and Mrs. Jonathan Gaebe ¹⁰
Ms. Michele L. Gage
Mr. and Mrs. Steven Galluccio
Mr. Cleve Garvin
Mr. and Mrs. Anthony Giardina
Ms. Naomi Gillard
Ms. Victoria Giorgi
Mr. Peter A. Giuntini
Mr. and Mrs. Robert Gleason
Jan and Bernard Gordon
Ms. Alexandra Goredevitch
Ms. Carol Gracie and Mr. Scott A. Mori
Mr. and Mrs. Michael E. Greenblatt
Ms. Batya Halpern
Mr. and Mrs. Richard Hauben
Mr. and Mrs. Oliver R. Hazard
Mr. and Mrs. Robert Herbert
Mr. Sydney A. Hinds
Ms. Jeanette R. Hodgson
Mr. and Mrs. James Hoffman
Home Care Physical Therapy PC
Mr. and Mrs. Charles G. Hunter
Mr. and Mrs. Marc Imberman
Mr. and Mrs. Colin Ingoldsby ²
Intex Painting Company
Ms. Augustina T. Jacas
Ms. Cindy Jackson
Jewish Family Congregation (South Salem)
Ms. Felice Joaquim
Rev. David Johnson
Mr. and Mrs. Hercules Jones
Mr. and Mrs. Toby D. Jordan
Ms. Maggie Kundtz



2008-2009
A-HOME
Donors

(continued)



Mr. and Mrs. Francis E. Kearns
Ms. Ellen Keiter and Mr. Jordan Kern
Mr. and Mrs. Alan D. Kellam
Mr. and Mrs. Howard G. Kensing
Hilary and Geoffrey Kent
Mr. and Mrs. Jaap Ketting
Dr. and Mrs. Jay S. Klein
Mr. and Mrs. Hugh Komar
Mr. and Mrs. Stanley Kravitz
Ms. Elizabeth Kudan
Mr. and Mrs. Thomas H. Land
Ms. Carol M. Lasher
Ms. Mary Latronica
Cricket and Louis Laun
Mr. and Mrs. James Lawrence
Mr. and Mrs. Timothy Lehnert
Mr. and Mrs. Doug Leibig
Ms. Wilma J. Leonaggeo⁴
Ms. Lucille Leverenz
Ms. Renae Levine
Mr. and Mrs. Paul Lewis
Ms. Velma G. Lewis
Ms. Lori Lichtenberger
Mr. Bruce A. Lorenz
Mr. Sebastian Loverso^{*}
Ms. Karen S. Lucia and Mr. Nicholas Sourbis
Mrs. Mary Jane Luther^{*}
Ms. Jean MacIntosh
Ms. Ellen Magratten²
Mr. and Mrs. Terrence J. McAllister
Ms. Shirley McCain⁴
Mr. and Mrs. John P. McDonagh
Ms. Leslie McDonald
Mr. and Mrs. Jack McMahon²
Mr. and Mrs. John McMahon²
Mr. Renville McMann²
Ms. Terri McNair
Ms. Tracy A. McVeigh
Mr. and Mrs. Russell J. Melvin
Ms. Audi Mincey
Ms. Audrey Morgan
Mr. and Mrs. William A. Mullane
Ms. Kathleen Murdore
Ms. Grace Murphy
Ms. Gwen Murray
Anne and Timothy Mygatt
Mrs. Margaret Normann⁴
Barbara and Dennis O'Brien¹¹
Ms. Tania O'Callaghan
Mr. Eamonn O'Donnell
Mrs. Mary K. O'Gara
Mr. and Mrs. Jonathan W. Old
Mr. William O'Neill
Otto and Associates
Mr. and Mrs. Joseph W. Palmer, Jr.
Ms. Petrina Panzitta
Mr. and Mrs. John Pappalardo
Mr. and Mrs. Robert B. Peck
Mr. and Mrs. John R. Peckham
Ms. Joan H. Perkins
Mr. and Mrs. Christopher Perry
Ms. Margaret D. Pierce²
Ms. Katarina Pilon-Gober and Mr. Brett Gober
Ms. Melissa P. Plonchak
Ms. Sandra Poderycki
Mr. and Mrs. Alan Pollack
Abby P. Popper
Mr. and Mrs. Thomas C. Post
Pound Ridge Veterinary Center

Mr. James R. Psaki
Ms. Anne Putnam and Mr. Peter Canby
Ms. Janet Ranucci
Ms. Patricia M. Reilly
Ms. Cynthia H. Rigas
Ms. Barbara Rissman and Mr. William Picker
Mr. and Mrs. James Ritzcovan
Mr. and Mrs. Lee M. Rohde
Mrs. Oren Root
Ms. Dyan Rosenberg
Mr. and Mrs. Adam Rothschild^{**}
Mr. and Mrs. Anthony Rudel
Mr. and Mrs. Michael Russell
Saccardi and Schiff, Inc.
Mr. Edward Saunders
Ms. Debra Schaffer
Jane and Robert Schewior
Mr. Michael Schoen
Mr. and Mrs. Don Scott
Mrs. Dorothy A. Sebesta
Ms. Christine Sellecchia
Mr. and Mrs. Frank Sewell
Mr. Vijayalatha Shetty^{*}
Mr. and Mrs. Blair H. Sigmon
Ms. Joan Silbersher
Ms. Emily Singleton
Ms. Phyllis Sinrich
Mr. and Mrs. Emilio L. Sironi
Mr. and Mrs. D. Larry Smith
Mr. Carl T. Solberg
Ms. Deborah Spencer
Ms. Valerie Spruill^{*}
Mr. Frederic Stark
Mr. and Mrs. R. Leonard Stokes, Jr.
Ms. Elizabeth Strauss
Mr. and Mrs. Paul Strohm
Mrs. Jody Sullivan
Dr. Nancy T. Sutera and Dr. Paul J. Sutera
Mr. and Mrs. Thomas J. Sweeney III
Ms. Anne Swenson
Ms. Anne Tacoma
Ms. Theodora L. Taggart²
Dr. Eugene M. Tedaldi
Mr. and Mrs. Martin A. Teeman
Ms. Neesha Thakkar
Mr. Anthony Tozzi^{*}
Ms. Marion Turk
Mrs. Helen Vail
Dr. Josina M. Van der Maas
Ms. Margaret A. van Geldern
Mr. Michael S. VanVranken
Mr. and Mrs. Ferdinand C. Vetare
Ms. Bernice Viggiano
Ms. Clarice Vollandt
Ms. Mary Lou Walker
Washingtonville Housing Alliance
Ms. Betsy Weir⁴
Ms. Joan Wesley and
Mr. Woodford Cushman⁴
Mr. and Mrs. George P. West²
Marian and Gray Williams
Mr. and Mrs. Richard Williams
Joan and Bill Witkin
Mr. and Mrs. Richard Wood
Mr. and Mrs. Marion S. Wyeth
Ms. Geraldine Young
Ms. Mabel Yung^{*}

GIFTS IN KIND

121 Restaurant & Bar
A & P
All In Order
Ms. Denise Anglada
Antiques & Tools of Business & Kitchen
Mr. Nick Antonaccio
Apogee Life Style Art of Wine, Inc.
Basil Jones Yoga
Mrs. Betty Bates
Believe Salon and Spa
Bellizzi
Ms. Allison Blinken
Bob's Army & Navy
Bond Street Architecture and Design
Ms. Diane Bruno
Mr. and Mrs. Mike Cappetta
Captain Lawrence Brewing Company
Mr. Barbara Cardone
Casafina
Charles Department Store
Church of St. John and St. Mary (Chappaqua)
Club Fit
Connecticut Stone Supplies
Mr. and Mrs. Lloyd B. Cox, Jr.
Ms. Katherine Daniels and Mr. F. Josiah Leicht
Lisabeth and Daniel Dashman
Deer Park Tavern
Mr. and Mrs. Frederick Drummond
Duo Dickenson, Architect
Eco-East
Family Britches
Four Feathers Wilderness Programs
Get A Move On, Inc.
Dr. Steven Goodstein
Grand Prix New York
Grandberg & Associates Architects
Mrs. Jean Granelli
Mr. and Mrs. Alan Guthrie
Mr. George F. Henschel, Jr.
Ms. Susan Holmes
Mr. David Hunsberger, AIA
Mr. Rory Inglis
James
Jodi's Gym
Junior League of Northern Westchester
Kelloggs & Lawrence
Mr. Jeffrey Levine
Lexington Square Café
Mrs. Karen Mahon
Mr. and Mrs. Robert Mahoney
Margaret Fox Photography
Mrs. Jodi Martin
Mr. and Mrs. Warren Messner
Michael G. Tierney Architect
Michael's Garden Gate Nursery
Mountain Contracting, Inc.
Mt. Kisco Seafood
Andrea and Robert Newborn
North Salem League
Northern Westchester Dental

O'Brien Architecture
Mr. Erik C. Oley
Outback Steakhouse
Patrick Brennan Architect PLLC
Mr. and Mrs. James Patterson
Ms. Aitana Perlmutter
Premier Physical Therapy
Mr. and Mrs. Vaughn Prunier
Richard Oliver House
Richard Scott Day Spa
Ridgefield Hardware
Ms. Jayne Rosenberg
Mr. and Mrs. William M. Rossler
Mr. and Mrs. Kevin Rover
Salem Golf Club
Saw Mill River Nursery
Mrs. Mary Schneidman
Scotts Corner Market
Shauna McManus Architects PLLC
Shawn's Personal Fitness
Shoetique
Ms. Laura Smith
Ms. Amanda Snook
Somers Women's Club
Mr. and Mrs. Mark Stanley
Table Local Market
The Architects' Studio
The Blue Dolphin Ristorante
The Office of Carol J. W. Kurth AIA
The Perennial Chef
The Phantom of the Opera Company
The Westchester Medical Group
Theoharides Inc.
Vineyard Vines
Visconti Architecture PLLC
Ms. Elizabeth Visconti
Westchester Adventure Boot Camp
Westchester Chamber Orchestra
Westlake High School
Willy Nick's Café
Mr. and Mrs. Steven Wolf



IN MEMORY OF:

- ¹ Fred Arnold
- ² Ted Hawryluk
- ³ Frances M. Lauria
- ⁴ Albert V. Marchigiani
- ⁵ Ann and Harry Morgan
- ⁶ John Pruett

IN HONOR OF:

- ⁷ Joan P. Arnold
- ⁸ Lisa and Joe Huertas
- ⁹ Patti Ivry
- ¹⁰ Lindsay and Peter Keller and family
- ¹¹ Jessica Kline
- ¹² Pam and Steven Leinbach
- ¹³ Rosemarie Gift and Manton Martin
- ¹⁴ Lee R. Olson
- ¹⁵ Eileen Piker
- ¹⁶ Daniel Rosen's Bar Mitzvah
- ¹⁷ Beverley and Sabin Streeter



** American Express Charitable Fund
* United Way Donor Choice Designated Gifts

Funding

Coalition Contributions

Along with monetary contributions, A-HOME's Coalition supports A-HOME by providing support directly to the residents and our houses. Coalition delegates recruit volunteers to drive residents to medical appointments and special events, clean up yards in the fall and spring, plant and maintain gardens, and paint and furnish rooms. The Coalition provides holiday gifts and meals, sends children to camps, donates backpacks full of school supplies and so much more.

Antioch Baptist Church, Bedford Hills	\$575
Bedford Presbyterian Church.....	1,750
The Church of St. Mary the Virgin, Chappaqua	2,500
Ethical Society of Northern Westchester.....	35
First Congregational Church of Chappaqua.....	1,390
First Presbyterian Church of Katonah.....	2,000
Jewish Family Congregation, South Salem	75
Katonah United Methodist Church.....	1,000
Northern Westchester Geriatric Committee.....	250
Pound Ridge Community Church.....	3,276
St. Francis of Assisi Church, Mt. Kisco	1,000
St. James Episcopal Church, North Salem.....	3,000
St. John's Episcopal Church, South Salem.....	500
St. Luke's Episcopal Church, Katonah.....	2,000
St. Mark's Episcopal Church, Mt. Kisco.....	1,000
St. Matthew's Episcopal Church, Bedford.....	5,500
St. Patrick's Church, Bedford	2,000
Temple Beth El of Northern Westchester, Chappaqua	125
Temple Shaaray Tefila, Bedford Corners	500
TOTAL	\$28,476

Grants

Episcopal Charities	\$5,000
(The Church of St. Mary the Virgin, Chappaqua)	
Grace Jones Richardson Trust.....	10,000
Hitachi Metals America.....	1,000
JPMorgan Chase Foundation	800
New York State OTDA.....	218,700
The William Kelly Simpson Foundation.....	25,000
United Way of Westchester & Putnam.....	18,523
Westchester County Department of Community Mental Health.....	295,185
Westchester County Department of Planning	16,162

United Way Donor Choice

..... \$5,622

Fundraising

Annual Giving.....	\$91,672
Fall Fundraiser (A Hike for A-HOME)	18,820
Winter Fundraiser (View of a Home).....	11,280
Spring Fundraiser (House Party - Gala)	87,646
TOTAL	\$209,418

Corporate Matching Gifts

Thanks to matching gift programs from the following corporations some gifts to A-HOME have been matched, securing additional support for our programs.

American Express Gift Matching Program
Bank of New York Mellon Community Partnership
GE Foundation Matching Gifts Program
JP Morgan Chase Foundation
MBIA Foundation
Reader's Digest Foundation

Gifts In Kind

We would also like to extend our gratitude to all who so generously donate their time, services and talents to A-HOME throughout the year, and for the many in-kind gifts A-HOME receives for its residents, homes and properties, and for the fall, winter and spring events.

Every effort has been made to ensure that this report is correct. Please inform the A-HOME office of any errors, and please accept our apologies.

Financials

APROPOS HOUSING OPPORTUNITIES AND MANAGEMENT ENTERPRISES, INC.

Statement of Financial Position

AS OF JUNE 30, 2009 AND 2008

ASSETS	2009	2008
Cash and cash equivalents	\$208,161	\$356,739
Mortgage escrow	17,002	18,622
Investments, at fair value	215,142	403,736
Accounts receivable	18,318	26,037
Pledges receivable, net	-	21,311
Grants receivable	3,000	159,207
Prepaid expenses	34,508	19,185
Loans receivable	406,179	268,681
Property and equipment, net	3,003,734	3,133,511
Other assets	203,208	133,283
TOTAL ASSETS	\$4,109,252	\$4,540,312
LIABILITIES	2009	2008
Accounts payable and accrued expenses	\$176,577	\$141,118
Mortgages payable	343,837	348,533
Loans payable	25,000	-
Deferred revenue	59,751	24,498
TOTAL LIABILITIES	\$605,165	\$514,149
NET ASSETS	2009	2008
Unrestricted:		
Board designated for improvements	30,000	30,000
Undesignated	3,451,087	3,901,872
Total unrestricted	3,481,087	3,931,872
Temporarily restricted	23,000	94,291
TOTAL NET ASSETS	\$3,504,087	\$4,026,163
TOTAL LIABILITIES AND NET ASSETS	\$4,109,252	\$4,540,312

Income & Expenses

PUBLIC SUPPORT AND REVENUE.....YEAR ENDED 6/30/09

PUBLIC SUPPORT:

Special events revenue	\$121,850
Less direct special event expenses	(41,018)
Special events, net	80,832
Grants.....	341,880
In-kind contributions.....	--
Contributions.....	136,480

TOTAL PUBLIC SUPPORT **\$559,192**

REVENUE:

Tenant rent.....	\$184,837
Housing assistance.....	203,497
Management fees	25,100
Interest and dividends.....	20,414
Realized/unrealized loss on investments	(94,650)
Other income	5,137

TOTAL REVENUE..... **\$344,335**

TOTAL PUBLIC SUPPORT AND REVENUE **\$903,527**

EXPENSESYEAR ENDED 6/30/09

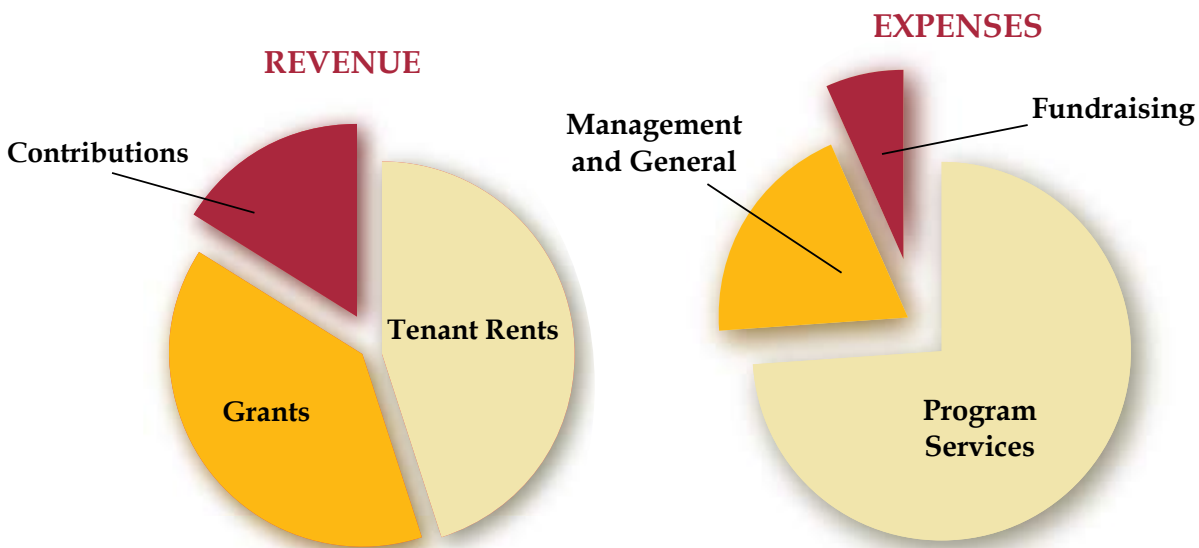
Program services	\$1,059,321
Supporting services	
Management and general	273,649
Fundraising.....	92,633
Total supporting services	366,282

TOTAL EXPENSES **\$1,425,603**

CHANGE IN NET ASSETS

Net assets - beginning of year

NET ASSETS - END OF YEAR **\$3,504,087**





Community Based



A-HOME
Creating Homes to Rebuild Lives

Apropos Housing Opportunities and Management Enterprises, Inc.
141 Tompkins Avenue, 3rd Floor • Pleasantville, NY 10570

e-mail: a-home@a-homehousing.org
www.a-homehousing.org
telephone: (914) 741-0740 • facsimile: (914) 741-0777