



*Housing with compassion...  
Development with a vision*

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October 3, 2014

Mr. James L. Coughlan, Comptroller  
Office of the Comptroller  
Dutchess County  
22 Market Street  
Poughkeepsie, NY 12601

[www.hudsonriverhousing.org](http://www.hudsonriverhousing.org)



Dear Mr. Coughlan:

We have reviewed the Dutchess County audit report for the period of January 1, 2012 through December 31, 2013 and appreciate the opportunity to provide the following comments.

**Board of Directors**

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The only finding in the report was regarding one of the projects that we completed under the Dutchess County Homeownership Production Program approximately seven years ago. As noted in the report, this program provides funding for income eligible homebuyers to purchase a home and requires that the homebuyer maintain certain requirements during the 15 year compliance period.

Hudson River Housing's responsibility is to ensure the homebuyer stays in compliance during the entire compliance period. This includes the homebuyer certifying owner occupancy of both their unit and in the case of a two-family dwelling, that the rental unit is also occupied by an income-eligible tenant. HRH has been diligent in working with the homebuyers to ensure that they maintain adherence to these very important requirements. We consistently send out the documentation for all homeowners to complete on an annual basis. We hold meetings and perform inspections of the units. During the audit years under review, we did not receive certain documentation back from 5 of the homeowners, and our follow-up attempts to receive this information were also not successful. Due to this poor response rate, we updated our policies and procedures. We are also currently working closely with the Department of Planning to evaluate additional ways we can ensure the continued success of the program.

**Executive Director**

Edmond G. Murphy

We would like to thank County Executive Marc Molinaro and the staff of all of the County Departments for their ongoing support of our agency over the years. We believe this audit report is comprehensive and a good summary of the important service that Hudson River Housing provides to Dutchess County. We would also like to thank the Comptroller's audit team for their professional work which made the overall audit experience a truly productive one.

Sincerely,

Edmond Murphy  
Executive Director

Emergency Housing • Affordable Housing • Senior Housing • Housing Development • Property Management • Home Buyer Education

Hudson River Housing, Inc. is funded by Federal, State, Dutchess County, local and private dollars.