



Providence Times



Our mission is to strengthen families and communities by creating and providing access to quality affordable housing enriched by the availability of supportive services.

Providence Housing Development Corporation • www.providencehousing.org • Vol. 5, Fall 2006

Stability in Housing Helps Grandfather to Parent

Most grandparents raising grandchildren are grandmothers. Occasionally, however, grandfathers are not only involved but they become the "one stable person" in the child's life. Such is the case with Mr. Albert Garcia and his precious granddaughter Renee.

Mr. Garcia has had immense love for Renee since she was born. His concern grew when Renee's parents were unable to care for her. Mr. Garcia (like so many grandparents) stepped "up to the plate." Working with DSS and the courts, Mr. Garcia was given sole custody of Renee six years ago.

The process was a painful one for the family. Drugs and alcohol often preclude parental responsibility, rendering parents unable to care for their children. This was the case with Renee's parents. Mr. Garcia and his partner cared lovingly for Renee, until disaster struck, and Mr. Garcia's girlfriend died suddenly, leaving Mr. Garcia to care for Renee alone.

With his own health deteriorating and financial worries piling up, Mr. Garcia attended the Rochester Kinship Care Conference in 2001. He was not convinced that he wanted or needed help. He is a proud man who wanted to "do it alone." In time, he agreed to allow Catholic Family Center (CFC) staff and the service partners of the Kinship Care Resource Network to assist him in accessing services and resources that would assist him in caring for his granddaughter.

Mr. Garcia was able to access medical care, Medicaid and Medicare, Social Security Benefits, legal assistance, financial assistance and a new Green Card from INS as a result of his work with CFC and the Kinship Care Resource Network. His health and financial situation improved dramatically.

Mr. Garcia and Renee are not without their challenges. Teenage years are difficult under the best of circumstances. Now 14, Renee has reached adolescence. Mr. Garcia states he worries less than he used to and that he "can't do for her what two parents could do," going on to say "I'm not young anymore."

But, make no mistake when asked about his granddaughter, Mr. Garcia knows and appreciates the young woman she



Albert and Renee

is becoming. "She's brilliant and amazing. And she gets good grades," he says with a twinkle in his eyes and a broad smile. "At parent-teacher conferences, they tell me she's doing better than some kids with two parents."

Mr. Garcia states sincerely that he is "filled with gratitude" regarding the difference CFC and the Kinship Care Resource Network has made in their lives.

*Editor's Note: Providence Housing is partnering with Kinship Care Resource Network to offer affordable housing at **Plymouth Manor** to grandparents taking care of grandchildren or another family member's child. This article was written by Loretta Marshall, former Program Manager for Catholic Family Center.*

Ceremonies Scheduled in 2007

February - Ribbon Cutting for **Ehr-Dale Heights**, Churchville, 33 units for seniors.

March - Ground Breaking for **Crowley House**, Lyons, a 6-bedroom community residence for individuals with developmental disabilities.

April - Ribbon Cutting for **McNiff Commons**, Elmira, 11 units for those diagnosed with a mental illness.

April - Ribbon Cutting for **Carlson Commons**, Rochester, 77 units for families.

Providence Housing Development Corporation Board Of Directors 2006-2007

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Monica McCullough

Monica's Message

The families and communities we serve deserve nothing less than our best.

The fall season continues to be a very busy time for Providence Housing. The development team is overseeing five projects in development—representing 151 units of affordable housing that will be completed or under construction by the end of the year. Many new projects are in pre-development stages to insure that we maintain this momentum. Our management team is currently overseeing lease-up on three properties and is preparing for the addition of 181 units to the Providence Housing management portfolio. Our Monroe County Home Ownership Program is planning an office space expansion to accommodate a brand new Home Ownership Center that will enhance our ability to educate and assist families with the purchase of their first homes.

While Providence Housing continues a period of exceptional organizational growth, one of my primary goals is to

build the infrastructure necessary to support this growth. By naming a Director of Finance, restructuring our Marketing and Fundraising efforts and clarifying the organizational structure of our property management staff, significant progress has been made to reach this goal. With your support, we will continue this effort.

In the midst of all of this hard work, I am continually impressed by the level of quality and compassion that the Providence Housing staff brings to the work we do. From finding the perfect location for an apartment so it won't jeopardize the recovery of a Shelter Plus Care client, to advocating for stable home ownership opportunities for families on fixed incomes, to taking the time to recognize tenants who have enriched an apartment community—for the Providence Housing team simply providing a home is not enough. We continually evaluate our work and strive to do it better. The families and communities we serve deserve nothing less than our best.

Executive Director

“...[H]ome is the foundation head, the inspiration, the foundation and the main support, not only of all social virtue but of all motive to human progress...[N]o people can prosper, or amount to much, unless they have a home, or the hope of a home.”

-- Frederick Douglass, "The Lesson of the Hour", delivered on January 9, 1894 at the Metropolitan A.M.E. Church in Washington, D.C.

Welcome to...

Providence Housing is pleased to announce the selection of **Mark R. Bankes** as Director of Finance as of September 18th. Mr. Bankes is a Certified Public Accountant with over 15 years of experience in business management, accounting and finance and has earned his MBA from the Rochester Institute of Technology. He is excited to translate his broad range of private-sector financial experience to the field of affordable housing development and management. Mr. Bankes will contribute significantly to the continued growth and success of Providence Housing.

We are proud to welcome the following to Providence Housing:

- Property Managers:* **Janet Adams** - Bloomfield Meadows
- Laurie Entz** - Union Meadows and Union Park
- Renee Klatt** - Plymouth Manor Townhomes and Carlson Commons
- Sandra Romero** - Plymouth Manor Townhomes and Carlson Commons
- Property Management:* **Erika Marrapese** - Administrative Assistant
- Maintenance:* **Ruben DelValle** - Union Meadows and Union Park
- Modesto DiMento** - Plymouth Manor Townhomes and Carlson Commons
- Wendle Mosher** - Bloomfield Meadows
- Carlos Ramos** - Union Meadows and Union Park
- Property Development:* **Karen Staertow** - Development Associate
- Home Ownership:* **Tonia-Jay Graf** - Administrative Assistant / Credit Repair

We are proud to announce the following promotions:

- Michelle Falcheck** - Shelter Plus Care Program Coordinator and Case Management Services
- Lori Foster** - Director of Marketing and Fundraising
- Ellen Lotta** - Senior Property Manager

New to Board of Directors

David Tang is an Associate in the Business & Commercial Litigation Practice Group at Harris Beach PLLC. Mr. Tang represents corporations and individuals in commercial litigation, bankruptcy proceedings and tax disputes. Mr. Tang also serves as executive director of the Foundation for International Education, New York City, which provides scholarships for high school students and teachers to attend summer programs at Oxford, Cambridge and L'Académie de Paris. While in law school, Mr. Tang served as managing editor of the Syracuse Law Review.



David Tang

Providence Times is a publication of Providence Housing Development Corporation.



Updates...



Photo credit: LECESE

Carlson Commons, the second phase of the Kennedy Clean Revitalization Project, broke ground on April 3, 2006. The main site features a community building with offices for property management, laundry facilities and a meeting room with a small kitchen. The project offers 77 units for families with housing consisting of two-, three-, four- and five-bedroom apartments in single-family houses, double and triple townhomes in the Plymouth and Exchange Street and Fulton Avenue neighborhoods. To date, 31 families have moved into their new homes. There have been more than 1000 apartment applications submitted.



A Ribbon Cutting was held at **Shortsville Meadows** in May. There are two buildings, each with 10 units, for families and seniors. Amenities include a community room and laundry facilities.

On Labor Day weekend, more than 40 freshmen from the University of Rochester participated in Wilson Day, bringing them to **Union Park**, a Providence Housing senior community, for game day with seniors. BINGO was the highlight of the day for residents and students winning a variety of prizes. All of our communities welcome volunteers, for an hour or on a



regular basis, to help residents have fun with games, crafts, entertainment or just friendship. Call today! 585-328-3228, ext. 1393

PLAN TO MAKE A DIFFERENCE

USE YOUR WILL TO SUPPORT

Providence Housing Development Corporation

Call (585) 328-3228 x1393
for more information today.

WILL

POWER™

WILLpowerSM is a collaborative to increase charitable giving in the community.

WILLpower is a servicemark of Rochester Grantmakers Forum

Thank You To Our 2006 Contributors

Contributions received between January 1, 2006 and November 1, 2006

Individuals and Corporations:

- Lisa Alcott
- John J. Balinsky
- Joe Defendis
- Michelle Falcheck
- Lori A. Foster and Dave Harman
- Deborah Glover
- Jennifer Hayes
- Lauren Knapp
- LECESE Construction Corp.
- Jane Lange
- Monica McCullough
- Joanne McFadden
- Sally Miller
- Mary E. Mondo
- Paris Kirwan Associates, Inc.
- Mr. and Mrs. Charles Stokes

Grants:

- Citizens Bank - awarded \$10,000 of support for Monroe County Home Ownership Workshops and Shelter Plus Care Program
- Women's Club of Pittsford - awarded \$500 for workbook printing expenses for Monroe County Home Ownership Workshops
- JPMorgan Chase for underwriting publications in 2006.

In Honor Of:

- Sister Delores
- Sissy Mahoney
- Sandy Adams
- Cynthia McCullough

In-kind:

- James Haldeman
- Uof R for Wilson Day support

Pre-development Fund:

- Mr. & Mrs. James C. Cleary
- Mark Greisberger
- Thomas F. McHugh



Providence

Housing Development Corporation

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<http://www.providencehousing.org>

OUR COMMUNITIES

For Families

Brown Street, Rochester
Carlson Commons, Rochester
Plymouth Manor Townhouses, Rochester
Near Westside, Rochester
Northern Star, Rochester
Union Meadows, North Chili

For Seniors

Clemens Manor, Elmira
Union Park, North Chili
West Town Village, West Henrietta

For People with Disabilities

Elizabeth Blackwell, Geneva
St. Andrews, Gates

OUR PROGRAMS

Shelter + Care
Monroe County Home Ownership Program
Credit Restoration
Section 8 to Home Ownership Program

Providence Housing Development Corporation, an independent, not-for-profit corporation, is an affiliate of the Roman Catholic Diocese of Rochester. Providence develops, finances and manages housing for individuals and families in the 12 counties of the Diocese of Rochester and has been offering affordable housing since 1994.

There are many ways you can help Providence Housing Communities

Wish List

Artificial Christmas Tree and decorations for Elizabeth Blackwell
Artwork
Books
Calculators for Home Ownership Workshops
Card tables for Union Park
Craft items for Clemens Manor
Coffee table for West Town Village
Cushions for Metal Patio Furniture for Elizabeth Blackwell
Cushioned benches (4) for West Town Village
Fire-proof file cabinets
Fry pans and cooking pots for West Town Village
Puzzles and board games for Clemens Manor
Sturdy outdoor rockers for front porches for St. Andrews and West Town Village
TV and Cable for West Town Village
27"+ TV for Home Ownership Workshops
VCR/DVD combo for Home Ownership Workshops

Volunteers

Gardening and Landscaping assistance

United Way Donor # 2388

Providence is a Donor Choice Agency for the United Way of Greater Rochester. Please think of Providence Housing when you are making your 2007 contribution.

Giving to Providence

Providence gratefully accepts contributions to support the development of affordable housing. As a 501(c)(3) not-for-profit organization, donations to Providence are tax deductible.

Please call 585-328-3228, ext. 1393

Congratulations!

• Kennedy Revitalization Project (Plymouth Manor) Named New York State Project of the Year

Providence Housing Development Corporation, Rochester's Cornerstone Group, Ltd., and Rochester Housing Authority were presented with New York State Association for Affordable Housing's Project of the Year Award for Excellence at the 7th annual Affordable Housing Conference held in New York City on May 18, 2006. Plymouth Manor consists of twenty 2-bedroom units, thirty 3-bedroom units, fifteen 4-bedroom units and two 5-bedroom units. A community building is on a site adjacent to the project.



• **Union Park**, a senior community with 50 units, received the Town of Chili Beautification Award from the Gates-Chili Chamber of Commerce on May 16, 2006.

• **Kevin Borrino**, Maintenance Superintendent for St. Andrews, Brown Street, Near Westside, and Northern Star Apartments, was awarded the "Super Super" award given by Enterprise Social Investment Corporation on August 16, 2006. Mr. Borrino was nominated by co-workers and management for his outstanding dedication to Providence Housing and the tenants he serves. Helen Bianchi, Director of Asset Management for Providence, accompanied Mr. Borrino to New York City to attend the awards ceremony. We are proud to have Kevin as part of our Providence Housing team!



Kevin Borrino

• **Helen Bianchi**, Director of Asset Management, is serving as 2006 Chapter President of the Institute of Real Estate Management (IREM).