

**PROVIDENCE
HOUSING
DEVELOPMENT
CORPORATION**



Providence Communities

For Families

Brown Street, Rochester
Near Westside, Rochester
Union Meadows, North
Chili

For Seniors

Clemens Manor, Elmira
West Town Village, West
Henrietta

For People with Disabilities

Elizabeth Blackwell,
Geneva
St. Andrew's, Gates

Providence Programs

Shelter + Care
Monroe County First Time
Homebuyers Program
Credit Restoration
Section 8 to Homeownership
Program

Annual Report 2003

January 1 — December 31, 2003

Our Success Stories



Anna and her husband, John, at their Union Meadows home.

Anna's Story

Anna, a resident of Union Meadows, our 48-unit affordable family community in North Chili, Monroe County, says of her home:

"My husband and I are truly blessed, residing in a Providence home under the management of a warm, caring woman. In our senior years, to be able to live in a lovely home, pay modest rent, and hear the sound and laughter of children, what more could we want."



Shelter Plus Care client Leretta and her husband pose with Shelter + Care Director Mary Jo Carbonaro.

Leretta's Story

At one time addiction pulled Leretta from her children and her family. With determination and perseverance, Leretta is now clean and a client of Shelter+Care. Shelter+Care offers Leretta a rental subsidy that pays a portion of her housing expenses. In addition, she has received case management services. Because of the stability that Shelter+Care has provided, Leretta was able to graduate from Rochester Drug Court. Now, she is an active member in her church, has moved into full-time employment and, as seen here in 2003, recently married.

Jean's Story

Jean was first introduced to Providence through the Monroe County Airport Relocation project in 2002. Providence coordinated the relocation of the residents of Evergreen Acres Mobile Home Park. Jean faced a difficult decision by having to move: move to another mobile home or purchase an affordable home. Through the relocation services provided to her, Jean learned that she could purchase a home. After participating in counseling from Providence's Monroe County Homeownership Program, Jean, a first-time homebuyer, was able to obtain a SONYMA Mortgage and purchased a home in Gates. But the story doesn't end there. Jean's granddaughter, Lisa, a single mom, needed assistance with credit restoration. After working diligently on restoring her credit with the Providence Credit Repair Program, a year later, she too was able to purchase an affordable home, right next door to her grandmother!

2003 Highlights



Partners celebrate the opening of St. Andrew's Apartments August 6, 2003.

Building Affordable Housing

- ▶ Completed construction of **St. Andrew's Apartments** on the grounds of the Pastoral Center of the Diocese of Rochester in Gates, Monroe County, affordable rental housing for individuals with disabilities.
- ▶ Secured funding for **Northern Star Apartments**, in partnership with the Rochester Housing Development Fund Company, from the United Way of Greater Rochester, the Affordable Housing Program of the Federal Home Loan Bank of NY through member bank HSBC USA, the City of Rochester, the Leviticus Fund and the Community Preservation Corporation for rehabilitation of multifamily, vacant Rochester buildings as affordable housing for families.

- ▶ Secured funding for **Union Park Apartments**, in North Chili, Monroe County, 50 units of affordable rental housing for seniors 55 years and older, from the County of Monroe, M&T Bank, the Federal Home Loan Bank of New York through M&T Bank, the NYS Division of Housing and Community Renewal and The Enterprise Social Investment Corporation. Construction will be complete Winter 2004.
- ▶ Secured funding from the U.S. Department of Housing and Urban Development 811 Program for a **handicapped accessible group home in Benton** for aging, developmentally disabled clients of Catholic Charities Community Services.

Promoting Homeownership

- ▶ Leveraged \$2,247,700 in **affordable mortgages** for 34 families in Monroe County.
- ▶ Held 11 closings in the **Homeownership Program for Section 8 Families**.
- ▶ Counseled 169 income eligible families on **credit restoration** and **homeownership**, and 133 families in **homeownership** workshops.

Offering Shelter and Care

- ▶ Provided rent subsidies and case management services to 67 homeless persons and their families, including 42 children, in the County of Monroe under the **Shelter + Care** program.
- ▶ 40 clients reunited with their families.
- ▶ 45 clients maintained employment, 15 clients are attending college, 3 clients graduated college, 5 clients are working towards their GED.

Involved in our Communities

- ▶ Completed **analysis of homeless continuum of care** for Catholic Charities of the Southern Tier.
- ▶ Executive Director Maggie Bringewatt served as Chair of the housing section of **Monroe County Office for the Aging/United Way Senior Action Plan**.
- ▶ Staff participated as members of the Monroe County Homeless Continuum of Care Team, Homeless Services Network, Predatory Lending Coalition, Lead Coalition, Fulton Avenue Renewal, Neighborhood United, Livingston County Housing Task Force and Interfaith Housing Task Force.



Architect's rendering of Union Park Apartments, 50 apartments for seniors, located in North Chili, Monroe County.

Providence's 2003 Finances

INCOME STATEMENT COMBINED OPERATIONS FOR THE PERIOD January 1 - December 31, 2003 (Audited)

INCOME

Donations – General Fund	\$37,225
Development Fees/Other Fees for Service	\$278,651
Property & Site Management Fees	\$291,127
Grant Income-Federal	\$351,048
Grant Income-Other	\$51,536
Shelter + Care Rental Fees	\$154,260
Other Income	<u>\$42,363</u>

TOTAL INCOME **\$1,206,210**

EXPENSES

Management & General	\$138,854
Program Services	<u>\$1,027,815</u>

TOTAL EXPENSES **\$1,166,669**

SURPLUS **\$39,541**

Net Assets at Beginning of Year **\$784,622**

Net Assets at End of Year **\$824,163**

Managing Quality Communities



School of the Arts and East High School Swim Team volunteer at West Town Village in October 2003.

- ▶ Provided **affordable rental housing** to 334 individuals, including 92 children, 117 seniors, and 43 persons with disabilities in 227 apartment units throughout the Diocese of Rochester.
- ▶ Helped secure Federal Home Loan Bank of NY funds through HSBC Bank USA to complete rehabilitation of **Mt. Carmel Apartments** in Rochester, affordable housing in Rochester run by Mt. Carmel Parish and managed by Providence.
- ▶ Helped secure Federal Home Loan Bank funds for the rehabilitation of **Catherine McAuley Housing** for young women and their children, located on St. Paul Street in Rochester, a supportive living program run by Mercy Residential Services and managed by Providence.
- ▶ Completed energy improvements with NYSERDA monies at **Clemens Manor** in Elmira.
- ▶ Volunteers from St. Margaret Mary's Church, University of Rochester, School of the Arts and East High School donated 132 hours of service to **Union Meadows** and **West Town Village** in 2003.

PROVIDENCE HOUSING DEVELOPMENT CORPORATION

1136 Buffalo Road
Rochester, NY 14624-1823
Phone: 585-328-3210
Fax: 585-529-9525
www.providencehousing.org

Board of Directors

Jack Balinsky
Catholic Charities

Martin Birmingham
Fleet Bank

Maggie Bringewatt
Providence Housing

James Cleary
ESL Federal Credit Union

James Crowley, ex-officio
Catholic Charities

Joseph Fazzary
Schuyler County District
Attorney

Mark Greisberger
Barrett Greisberger
Dollinger Fletcher Peartree
& Tallon, LLP

Rick Herman
Rochester Homebuilders
Association

Susan Lawrence

Jean Lindenhovius

Robert McLaughlin
Steuben Trust Company

James Rinefield
Diocese of Rochester

Richard P. Rossettie
Rossettie, Rossettie &
Martino

Building communities from the foundation up.

Providence Housing Development Corporation, a not-for-profit housing development corporation affiliated with the Roman Catholic Diocese of Rochester, develops, finances and manages housing for individuals and families in the 12 counties of the Diocese.

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's Donors and Partners - Thank You!

Bishop Matthew H. Clark	Kinship Family and Youth Services	Enterprise Social Investment Corporation
Roman Catholic Diocese of Rochester	M&T Bank	Halcyon Hill Foundation
Catholic Charities	Mercy Residential Services	The Home Depot, Gates
Partners:	Michel Associates, Ltd.	J.P. Morgan Chase Foundation Community Builders
Catholic Charities Community Services	Mt. Carmel Parish	LeCesse Construction Company
Catholic Charities USA	NYS Division of Housing & Community Renewal	Robert J. McLaughlin
Catholic Family Center	NYS Office of Alcohol & Substance Abuse Services	New York State Senator James Alesi
City of Rochester	The Richman Group Capital Corporation	NYS Energy Research & Development Authority
Community Preservation Corporation	Rochester's Cornerstone Group, Ltd.	University of Rochester
County of Monroe	Rochester Housing Authority	The Virgil Kauffman Foundation
Edison Capital	United States Department of Housing & Urban Development	Ellen & Steven Weiss
Enterprise Social Investment Corporation	United Way of Greater Rochester	
Federal Home Loan Bank of New York	Donors:	
Gateways Community Living Program	Atlas General Contractors, Inc.	<i>Providence is a not-for-profit 501(c)(3) corporation. Charitable contributions provide funding for project pre-development, staff training, and catholic charities initiatives.</i>
Greater Rochester Housing Partnership	Linda Blossom and Functional Interiors	
HSBC Bank USA from privately funded Affordable Housing Program of Federal Home Loan Bank of NY	Maggie & Paul Bringewatt	
	Roger & Mary Jo Brandt	
	Charter One Bank	
	Enterprise Foundation	

Staff

Lisa Alcott
Maggie Bringewatt
Mary Jo Carbonaro
Lisa Cosentino
Gloria Dupree
Donna L. Hall
Cheryl L. Harkin
Tracy Hensler
April L. Hill

Thomas Hubner
Jane S. Lange
Gerald Lonneville
Ellen Lotta
Sally Miller
Mary Mondo
Paul Phillips
Timothy Sharpstene

