



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. 4, Fall 2005

What would you do to buy your first house?

What if you replace the nay-sayers in your life with supportive agencies and counselors?

Could you make it through three years of financial classes and counseling while attending school, working, and, by-the-way, raising two children as a single parent?

Meet Na'Keya Thomas. She doesn't know the word 'no', except when it comes to credit cards. "I don't want any credit cards! If I can't pay for it, I'm not getting it."

Na'Keya's restored credit and improved financial planning are results of the goals she set three years ago. To help along the way were classes in credit, how to budget money and how to save money. "I love my credit! A lot of my work is paying off. I'm saving money." And save, she did. Enough to buy a house. At age 24.

She rattles off a list of a dozen or more agencies, committees, banks and individuals who believed in her quest. "I want to take care of my kids. I want to give them more than I had," she says.

Cathy Lonon at Rochester Housing



Authority (RHA) was Na'keya's case manager. Na'Keya utilized many of RHA's Family Investment Center's (FIC) Family Self-Sufficiency support services. Once she achieved her goals there, Lisa Alcott, Director of Providence's First-time Homebuyers Program was the person to help Na'Keya pull it all together to buy a house. "FIC worked closely with us to make this happen," says Lisa. "And Na'Keya never gave up!"

Na'Keya looked at a lot of houses before she chose a three-bedroom raised ranch in Irondequoit. Lisa helped the

mortgage approval process along and Na'Keya closed in September. Son Kevin greets visitors with "want to see my room?" Daughter Alexis shows-off her own room with a collection of academic and cheerleading trophies atop her chest of drawers.

Pregnant at the age of 16, Na'Keya continued her education and graduated from high school. She has an Associates Degree in Business Administration from Rochester Business Institute and will be receiving her Bachelor's Degree in Business Administration from Medaille College this spring. After that her plans are to earn a Master's degree from Medaille.

Then what? Na'Keya is not short on goals. She's currently working on her own clothing line, attributing her years as a model as a good resource. This past summer she started Amodestri Girls Club. In recognition of this effort she will receive the "Up and Coming Business Woman" Award given by the Rochester Women's Network. Na'Keya plans to make this Club a full-time business in the near future.

Lori Foster

Shelter + Care Program Equals Promising Future

When asked to write a success story of a client in the Shelter Plus Care Program, it was very difficult to choose just one; we have many successes.

But after much consideration, the individual that I chose is a young woman in her twenties, "Lois" (not her real name). "Lois" became a client of Shelter Plus Care in 2003. Prior to being accepted in the program, she was homeless and addicted to Crack cocaine and alcohol.

This was her young life...on the streets of Rochester.

Somehow, "Lois" had the desire to change and had the strength to face her addiction and to conquer it. She entered a rehabilitation facility and worked very hard to overcome her drug and alcohol dependency. She examined the life choices that lead to her addiction. During her time in rehabilitation and with us at Providence she was able to obtain her

GED. This enabled her to take college courses and this past fall she received her Bachelors Degree in Human Services from a local 4-year college. She has just completed an internship sponsored by the college, in Vietnam, and has accepted a position to go back to that country and work with their young people.

We are very proud of her accomplishments.

Michelle Falcheck

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Saluting Maggie

Dear Friend,

On October 25, Maggie Bringewatt was honored by the City of Rochester with the prestigious *Charles J. Crimi - Pax Humana Award*. The *Pax Humana Award* is given yearly to a person who best reflects the qualities of Charles Crimi's life. It is given to "an individual who similarly exemplified throughout his or her career a spirit of undaunted dedication to the principles of peace, justice, fairness, freedom, and human understanding." The staff and Board of Providence wholeheartedly believe that this could not have been awarded to a more deserving individual.

For the past quarter century, Maggie has made significant contributions to the Rochester and Monroe County community. For the past 11 years, as Executive Director of Providence, she has provided exemplary leadership, creating housing and initiating housing programs for families, the elderly and the disabled, affecting many more than 1000 individuals throughout the Diocese of Rochester.

Two important trends have characterized Maggie's work. She has always emphasized a holistic approach to developing housing, combining housing opportunities with appropriate services. She has also worked to make affordable housing accessible and available throughout our metropolitan areas. While others have engaged in loud public debate about the need for affordable housing, Maggie has, in a low key, behind the scenes way, made it happen. It was no accident that the first Providence affordable housing project was in the suburban Town of Chili.

In the City of Rochester, Maggie has worked in collaboration with neighborhood organizations, city government, community development organizations, other not-for-profits, churches and neighbors to improve distressed neighborhoods. In the Brown Street neighborhood, not far from where Susan B. Anthony once lived, Maggie joined with Neighborhood United, the local neighborhood group, the County of Monroe and the City of Rochester, to develop scattered site duplexes on vacant and abandoned property in the neighbor-

hood. Once home to drug dealers, the 15 units of housing started a turnaround in the neighborhood that continues today.

In the southwest Rochester Plymouth-Exchange neighborhood, Maggie has worked with Rochester Housing Authority, the City of Rochester, Rochester's Cornerstone Group, Ltd., neighborhood groups and many private and public partners to develop a major 144-unit project that includes public housing units and affordable units. The two-phase Olean Kennedy Revitalization project will create scattered site townhouses and single family "for rent" homes in place of vacant land and deteriorated older buildings.

Throughout the time we have known Maggie, she has worked tirelessly and effectively for the betterment of this community. While we'll miss her as Executive Director, we're pleased that she will continue to work for Providence as a Senior Development Consultant. We anticipate that she will continue her efforts to help Providence provide decent and safe housing to those most in need well into the future.

Thank you, Maggie,

Jack Balinsky, *Board President*
Jane S. Lange, *Interim Executive Director*



Maggie and Jim Crowley.

Maggie and Rochester Mayor Bill Johnson.

Maggie and Bishop Matthew Clark.

Top two photos: Mike Crupi/Catholic Courier Bottom photo: Lori Foster/PHDC

Breaking Ground in Shortsville

Robert Woodhams, Village of Shortsville Mayor, and Len Bolton, Deputy Supervisor for the Town of Manchester, were happy to be part of the ground breaking for Shortsville Meadows, affordable rental housing for seniors and families. "This affordable housing will allow our young families and seniors to remain in the area they grew up in and to remain near relatives," they stated.

The twenty units for lower and middle income residents will feature ten one-bedroom units in a one-story

building and ten two-bedroom units in a two-story building.

Others attending the ground breaking ceremonies in July were: Congressman John "Randy" Kuhl, Jr., 29th Congressional District, Patrick Brennan, State Director, USDA Rural Development, Joan Hoover, Deputy Commissioner, NYS Division of Housing & Community Renewal, Richard McCauley, Vice President, The Richman Group Affordable Housing Corporation, and co-developers Roger Brandt, President,



Rochester's Cornerstone Group, Maggie Bringewatt, recently retired Executive Director, Providence, and Robert Quinn, President, T.R.A. Development.

Ribbon Cutting will be in 2006.

On the Drawing Board...

Churchville Partnership Projects Receive Funding Awards

Providence has joined forces with for-profit developers in two of its new housing projects. In Churchville, Monroe County, Providence is working with 3D Development of Amherst and Kinderhook Development of Chittenango to build housing for low-income persons 62 years and older and those with disabilities. This \$3.9 million project has been awarded funds from the USDA Rural Development program and the NYS Division of Housing and Community Renewal Housing Trust Fund as well as an allocation of housing tax credits.

In Medina, Orleans Co., Providence



Ehr-Dale Heights, Churchville

will work with T.R.A. Development, Ltd., of Williamsville, to build 24 units for low-income families. Again, funding for this \$2.6 million project has been awarded from Rural Development and

the Division of Housing and Community Renewal Housing Trust Fund as well as an allocation of housing tax credits.

Construction on each of these projects should begin in Spring 2006.

New Housing Projects Honor Friends of Catholic Charities

Plans are moving forward for a new community residence in Lyons for persons who have developmental disabilities and a new affordable housing apartment building in Elmira for persons who have mental illness.

Crowley House, named in honor of Catholic Charities former Finance Director James Crowley, is a single-story, wheelchair accessible house that will allow its six developmentally disabled residents to age in place. Providence and Catholic Charities Community Services have together raised the financing for this project from the HUD 811 program, the NYS Division of Housing & Community Renewal Housing Trust Fund program, and the Rochester Equity Fund.

McNiff Commons, named in honor of Sr. René McNiff, is an 11-unit, one-story building that will have one-bedroom apartments for persons who have mental illness. Sr. René was president of St. James Mercy Hospital in Hornell, president of the Catholic Charities Board, and an early contributor and supporter of

Providence. McNiff Commons received funding from the NYS Division of Housing & Community Renewal HOME program and an allocation of Low Income Housing Tax Credits in August. Catholic Charities of Chemung County will offer supportive services to tenants.

Mobile Home Replacement Program

Providence is pleased to announce a new program, Mobile Home Replacement in Livingston County. We have been awarded \$100,000 for pass through grant funds from the NYS Affordable Housing Corporation and \$217,400 from NYS DHCR. We plan to replace 10 mobile homes over a two-year period. Grant

amounts will range from \$20,000 to \$35,000 depending on household income adjusted for family size. Thank you to the Livingston County Housing Task Force and the Greater Rochester Housing Partnership for their support of this program. Replacements start Spring 2006.

Sally Miller

Our Special Thanks To Our 2005 Contributors

Donors to the Maggie Bringewatt Predevelopment Fund

To honor Maggie Bringewatt on her retirement as Executive Director from Providence, the Board of Directors, with Maggie's blessing and encouragement, established a special Predevelopment Fund. This fund will support Providence's efforts to create affordable housing throughout the Diocese.

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Providence

Housing Development Corporation

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OUR COMMUNITIES

For Families

Brown Street, 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. Andrew's, Gates

OUR PROGRAMS

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

Wish List

Area rug for Clemens Manor
Artwork
Books
Fire-proof file cabinets
Outdoor grill for Union Park
Paper shredder
Puzzles and games
Sturdy outdoor bench or rockers for front porches at St. Andrews, Union Park, or West Town Village
TV/VCR or TV/DVD for St. Andrews

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 when you're making your 2006 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. You may earmark your contribution for the **Maggie Bringewatt Pre-Development Fund.** (See details on page 3)

Please call 585-328-3228, ext. 1393
or fax 585-529-9525.

Union Meadows Playground a Reality

Thanks to contributions from the Rochester Area Community Foundation Playground Fund, the Wegmans Brooks Avenue Store, Halcyon Hill Foundation, Peter Romeo, and the John F. Wegman Foundation, a playground at the Union Meadows community in North Chili is now a reality. With help from Providence staff, their family members, St. Vincent's Youth Group, East HS/SOTA Swim Team, Roger Brandt and project supervisor Ben Frasier from Parkitects, the playground was installed on October 22 despite the cold rainy day. A special thank you to LeCesse Construction who



excavated the site, supplied tools and construction materials, and to Catenary Construction who donated the cement.

Move-In Day at Benton House

Providence and Catholic Charities Community Services are pleased to announce that Benton House is ready to become "home-sweet-home" for six developmentally disabled adults. The residents will enjoy their own private bedroom and shared gathering spaces. They will cook and eat as a family in the splendid kitchen and dining room. There is ample room in the living room for watching television and playing games.



The home is located just outside of the village of Penn Yan, allowing residents easy access to community happenings.