

Providence

Housing Development Corporation

Annual Report
2012

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

An old parking garage... A former church campus... **TRANSFORMED**

The year 2012 marked an extraordinary period for Providence Housing. Construction was completed or began on a record number of new development projects, many of them unprecedented in their scope and impact.

In partnership with East House, we opened **Paul Wolk Commons**, our first supportive housing development for individuals with mental illness. What was an old parking garage in Rochester became housing for 45 individuals.

August marked the rebirth of the Holy Rosary campus. Renovations to the former church, convent, rectory and school would mean 35 affordable rental apartments. Construction also began on 25 single-family homes in the Edgerton neighborhood to round out the **Holy Rosary Apartments** project.

Further celebration of this housing development brought about Providence's first ever Hard Hat Fun(d) Party in September. A chance for supporters to tour the buildings and see the progress being made, it was also a time to meet and greet one another.

The year wrapped up with the start of construction on **Son House Apartments**,

a 21 unit permanent supportive housing community for homeless individuals.

Under the Shelter Plus Care Program, Providence Housing provides rent subsidies and case management services to homeless persons recovering from drug/alcohol dependency. East House provides case management services to participants of this program. East House Career Services offers group and vocational assessment that is available to all program participants.

At discharge, 93% of clients had participated in the program for at least twelve months and 39% were employed.

East House also screens eligible participants and provides ongoing support services for Providence's disabled homeless veterans program that operates with a grant from HUD.

Our housing management team continues to provide professional services to its 1,363 residents, who inhabit more than 700 units of affordable housing for families, seniors and special needs population throughout the Roman Catholic Diocese of Rochester.

The remarkable accomplishments of this past year were due in large part to the dedication of our board and staff, and support of our construction, financial and community partners.

We are grateful to all of you for making our work possible with your partnership, financial investment, and generous support.

Board of Directors 2012-2013

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Attorney, Rossettie, Rossettie & Martino

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Staff: Ms. Monica McCullough,
Executive Director

Providence Housing Development Corporation and Affiliates		
Combined Balance Sheets		
December 31, 2012 and 2011		
	2012	2011
ASSETS		
Total Current Assets	\$1,951,158	\$1,154,000
Net Property and Equipment	5,808,334	5,757,086
Total Other Assets	9,474,776	5,560,191
Total Assets	\$17,234,268	\$12,471,277
LIABILITIES AND NET ASSETS		
Total Current Liabilities	\$702,982	\$694,351
Total Long-Term Liabilities	10,588,035	6,948,514
Total Net Assets and Paid In Capital	5,943,251	4,828,412
Total Liabilities, Net Assets and Paid In Capital	\$17,234,268	\$12,471,277

THANK YOU TO OUR 2012 PARTNERS

We extend our thanks to the following individuals and organizations for their generous support. Providence Housing is a not-for-profit 501(c)(3) corporation. Donations listed below are cash and in-kind contributions received between January 1, 2012 and December 31, 2012.

DEVELOPMENT FUNDERS:

City of Rochester HOME Program
Enterprise Community Partners, Inc.
Enterprise Green Charrette
Federal Home Loan Bank of NY
through First Niagara
First Niagara Construction Loan
Greater Rochester
Housing Partnership
Low Income Housing Credit Program
Martin Luther King Jr., Memorial
Housing Fund of United Way of
Greater Rochester
NYS HOME Program
NYS Housing Trust Fund
NYS Office of Temporary and
Disability Assistance/
Homeless Housing and
Assistance Corporation

PROGRAM FUNDERS:

Catholic Charities USA
Monroe County
NYS OASAS
US Department of HUD

GRANTS:

First Niagara Bank Foundation
The Bank of Castile
Marie C. & Joseph C. Wilson Foundation

INDIVIDUALS AND CORPORATIONS:

Geriann Alford
Sharon Allen
Gamaliel Ayala
John Balinsky
James Barry
Helen Bianchi
Deborah Bilotta



**Our thanks to our steady volunteers who
contributed nearly 1000 hours!**

Richard Crossed
Joseph Defendis
Ruben DelValle
James DiCello
Chris Fogarty
Tonia J. Graf
Kevin Gross
Dorothy Hall
Frances Haywood
Renee Klatt
Bud Knapp
Minchin Lewis
Thomas Mahatcke
Michael Mantell
Sally Miller
Daniel Moore
Wendle Mosher
David Newton
Old St. Patrick's Church
Thomas Palumbo
Lisa Passero
Charles Philip
Edwin Ramos
Richard Shatzel
Kim Silvernail
Sisters of St. Joseph
Greg Soehner
Karen Staertow
Lloyd Theiss
Patrick Tripp
Rev. Jeffrey S. Tunnicliff

IN HONOR OF:

The Cabot Group
by The Highlands of Pittsford

IN-KIND:

Martin Eastman
Lori Foster

HARD HAT FUN(D) PARTY Pre-Development Fund:

Atlas General Contractors
Jack Balinsky
Barrett Greisberger Fletcher LLP
Alma Balonon-Rosen
Capstone Real Estate
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Conifer Realty LLC
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Lori Foster
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McGurk Electric
Mark Pandolf
PriceRite
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Rochester's Cornerstone Group
Rochester Home Builders
Association
Peter Romeo
Paul Salmin
Greg Soehner
David Tang

HARD HAT IN-KIND:

Atlas General Contractors

PriceRite

Rohrbach Brewing Company

HARD HAT ADVERTISERS:

AAC Contracting, Inc.
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Barrett Greisberger Fletcher LLP
Capstone Real Estate Devel. LLC
Conesus Music Lovers
East House
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Mary's Place Refugee Outreach
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Rochester's Cornerstone Group,
Ltd.
SWBR Architects
Salmin, Celona, Wehrle &
Flaherty, LLP
Sheila Walsh Realty, Inc.
Stantec
Van Putte Gardens

BRICKS:

Jack Balinsky
Alma Balonon-Rosen
Maureen Duggan
Frederick Herman
Marian Kuenzig
Fredrik Lindenhovius
Greater Rochester Housing
Partnership
SWBR Architects

SWBR Architects during
United Way
Day of Caring and
University of Rochester
freshman in the annual
Wilson Day activities.



OUR VOLUNTEERS

UNITED WAY DAY OF CARING:

88 Volunteers
At Atwood Park
SWBR Architects
At Carlson Commons/Olean
Heights/Plymouth Manor
Xerox Corporation
At Rivendell Court
Hyatt Regency Rochester
At. St. Andrews, Brown
Street, and Near Westside Apts.
Lawley Andolina Verdi LLC
At St. Salome Apartments
Excellus
At West Town Village
Paychex, Inc.

UR WILSON DAY:

At Carlson Commons (35 hours)

OTHER VOLUNTEER GROUPS:

Hobart/Wm. Smith College
Freshmen (32 hours)

Old St. Patrick's Church Youth
Ministry Group, Chicago, Il.
(144 hours)

St. Mary/St. Bridget Youth
Ministry Group, Canandaigua/
Bloomfield (260 hours)

You, too, can help Providence Housing Strengthen Families!

Our United Way Donor Designation Number is 2388.

Our 22 communities welcome volunteer groups of any size throughout the year. In-kind donations are accepted and you may even underwrite a specific project. As a 501(c)(3) not-for-profit organization, your donations are tax deductible. Providence Housing, its properties, and the Shelter Plus Care and Veteran's programs gratefully accept your contribution in the enclosed envelope. THANK YOU!

PROVIDENCE HOUSING DEVELOPMENT CORPORATION

is a not-for-profit corporation affiliated with the Roman Catholic Diocese of Rochester. Providence develops, finances and manages housing for individuals and families in the twelve counties of the Diocese of Rochester: Monroe, Wayne, Livingston, Ontario, Seneca, Cayuga, Yates, Steuben, Schuyler, Tompkins, Tioga, and Chemung.

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