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

1150 Buffalo Road, Rochester, NY 14624 • 585.529.9555 • fax 585.529.9595
www.ProvidenceHousing.org

2016 Annual Report

Our Volunteers:

United Way Day of Caring — 268 hours
At St. Salome—22 from Canandaigua National Bank
At Atwood Park—9 from Closing USA
At Holy Rosary—5 from VoicePort
At Carlson Commons/Plymouth Manor—13 from Paychex
At West Town Village—20 from First Niagara Bank
At Rivendell Court—3 from Hyatt Regency
At McNiff Commons—4 from Corning, Inc.

Staining the Pergola at Paul Wolk Commons — 3 hours
8 Missionaries from the Church of Later Day Saints

INdividuals and Corporations:

Our United Way Donor Designation Number is #2388.

Jack Balinsky
Helen Blanch
Timothy Bruckman
Alfredo Cantalano
Ruben DeNolle
Peter Dohr
Joe Gibbons (SNBR)
Mark Gonser
Ken Gross
Reene Klatt
Dale Larrar
Wendy Logher
Thomas Palkmbo
Charles Philip
Aiden Supertone
Aiden Sesame-Cuyer
Jeffery Smith
Dana Sturgis
Lloyd Teens
Lori Van-Aulen
Sandra Young
Dwandald Readl
Martha Wallace
Includes Donor Designation through Payroll, ROC The Day for Son House Fence and other generous donations.

Thank You!

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 contributions received between January 1, 2016 and December 31, 2016. We welcome donations and volunteer groups of any size throughout the year.

Development Funders:
City of Rochester HOME Program
Federal Home Loan Bank of NY through First Niagara and Bank of Canandaigua
Monroe County HOME Program
NYS Homes and Community Renewal
Long Term Liability
$20,211,964 $14,390,965

Net Assets & Paid In Capital
$8,042,544 $7,177,380

Total Liabilities, Net Assets and Paid In Capital
$30,101,918 $22,202,449

Support
$356,598 $359,652

Revenue
$3,659,794 $2,793,548

Total Support & Revenue
$4,016,392 $3,153,200

Expenses
$4,221,869 $2,730,548

Excess/(Deficit) of Support & Revenue Over Expenses
$(-205,477) $422,654

Net Operating Activities
$817,198.00 $486,474.00

Net Investing Activities
$(-815,240.00) $(-619,192.00)

Net Financing Activities
$375,749.00 $206,818.00

Net Increase/(Decrease) in Cash & Cash Equivalents
$377,707.00 $74,100.00

2016 Board of Directors

Mr. Jack Balinsky, President
Catholic Charities

Mr. Richard Rossettie, Esq., Vice-President
Rossettie, Rossettie & Martino

Mr. Charles Philip, Secretary
Corning, Inc.

Mr. Fred A. “Rick” Herman, Treasurer
Rochester Home Builders Association

Mr. Peter Dohr
Catholic Charities of Wayne County
Fr. Joseph Hart
Our Lady Queen of Peace
Dorothy Hall
Plymouth Northside Neighborhood Association
Ronald Hughes
Veterans Outreach Center

Katherine Karl, Esq.
Ms. Lisa M. Passero, CPA
Diocese of Rochester
Fr. Bob Ring
St. Louis Church
Ms. Lynnette Robinson
NeighborWorks Rochester

Daniel Saperstone
The Cabot Group
Jeff Smith
Westfall Associates
Lori VanAucken
Catholic Charities Community Services
Kathryn R. Wahl, RSM

Providence Housing Development Corporation
January 1, 2016 to December 31, 2016

Combined Balance Sheet*

<table>
<thead>
<tr>
<th></th>
<th>2016</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net Current Assets</td>
<td>$1,872,299</td>
<td>$1,538,220</td>
</tr>
<tr>
<td>Net Property &amp; Equipment</td>
<td>$17,262,442</td>
<td>$9,945,637</td>
</tr>
<tr>
<td>Total Other Assets</td>
<td>$10,967,177</td>
<td>$10,718,592</td>
</tr>
<tr>
<td>Total Assets</td>
<td>$30,101,918</td>
<td>$22,202,449</td>
</tr>
<tr>
<td>Current Liability</td>
<td>$1,237,410</td>
<td>$634,104</td>
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<tr>
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<td>$7,177,380</td>
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<td>Total Liabilities, Net Assets and Paid In Capital</td>
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</table>

Combined Statement of Activities*

<table>
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<tr>
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<tr>
<td>Support</td>
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<td>Expenses</td>
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<tr>
<td>Excess/(Deficit) of Support &amp; Revenue Over Expenses</td>
<td>$(-205,477)</td>
<td>$422,654</td>
</tr>
</tbody>
</table>

Cash Flow*

<table>
<thead>
<tr>
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<td>Net Increase/(Decrease) in Cash &amp; Cash Equivalents</td>
<td>$377,707.00</td>
<td>$74,100.00</td>
</tr>
</tbody>
</table>

* Taken from the 2016 Providence Housing Audited Financial Statements. Data includes the consolidation of Providence’s majority owned Limited Partnership entities, which were not included in previous years.

*2016 Providence Housing’s mission is to strengthen families and communities by creating and providing access to quality affordable housing enriched by the availability of supportive services.
In 2016, we were busy researching new funding options, grant opportunities and partnerships to further our mission. We closed on a few more of our “first-born” property contracts (West Town Village, a senior property in Henrietta, and Union Meadows I, a family development, in Gates) allowing for more cash flow that will help us maintain our properties and invest in new opportunities.

**Highlights:**

We received a Federal Home Loan grant for rehabilitation of Elizabeth Blackwell apartments in the historic district of Geneva in Ontario County. These funds enabled us to make much-needed capital improvements to the property including a new roof, exterior repairs, and sealing the basement to protect from potential water damage.

In May, we took over management of Rockwood Center senior apartments in Henrietta. This property is owned by Episcopal Senior Life.

In the fall, Providence Housing acquired an office building in Newark, Wayne County, a new territory for us. Our sister agency, Catholic Charities, is leasing that space from us and allowing us both to extend our reach.

We filed a tax credit application in December for Durand Senior Apartments in Irondequoit (which was awarded in 2017). Durand Senior Apartments will include 70 one- and two-bedroom units for seniors 55+.

**Growth in 2016 and Beyond:**

Providence Housing received several grants that will help provide housing for at-risk populations in the greater Rochester area.

The Suburban Supportive Housing Initiative, a Department of Housing and Urban Development (HUD)-funded grant that is a result of an interfaith partnership with Tempro Development Company Inc. (TEMPRO Project or Tempro) through Temple B’rith Kodesh, and Providence, is designed to help provide permanent housing and support services for up to 22 single-parent families in a suburban setting who are in need of a safe home away from domestic abuse to help rebuild their lives.

Through our involvement with Homeless Street Outreach and Engagement Programs, Providence Housing was awarded two separate grants. The first, a grant from the City of Rochester Emergency Solutions Grant (ESG) program; and the second, a grant through Monroe County Office of Mental Health Services. The purpose of these programs is to engage with homeless individuals and families living on the streets, and in shelters, and help find them long-term permanent housing and support services.

Providence partnered with Person Centered Housing Options (PCHO) on three new HUD grants that will allow for a broader array of permanent supportive housing options or Rapid Re-Housing Program assistance to further action and alleviate chronic homelessness in Monroe and surrounding counties through the Housing First initiative.

Rapid Re-Housing provides short-time financial and support services to allow a homeless individual or family the opportunity to quickly obtain permanent housing and reestablish their or their family’s financial situation to be independent (without financial assistance and direct support services) within six months to two years.

Unlike conventional housing options, Housing First initiatives will help individuals find shelter first—providing much-needed stability and safety—instead of having them try to resolve hardships in their life without a safe home. This approach better enables the person to focus their attention on addressing the issues that lead to homelessness and how to get back on their feet rather than worrying where they are going to sleep at night. The most typical hurdles people have in finding permanent housing include treatment for addiction or mental illness, obtaining identification, beginning a job search, etc. Put yourself in their shoes. How would someone be able to pay for an apartment without a good job? How would they get or keep a good job if they aren’t getting the treatment they need or don’t have identification?

We look forward to continued partnerships that help us reach more families in need of affordable housing. Thank you for opening your hearts and helping us serve others as we are lead in His grace.

Best regards,

Nick Jarzemsky

Chairman of the Board

Providence Housing Development Corporation

**Fostering Independence and Self-Sufficiency for Veterans**

Fostering Independence and Self-Sufficiency for Veterans Years ago, after the service, I was living in Atlanta, Georgia, and found myself in the middle of the housing crisis and soon, without a home. My family and I held on as long as we could, and my sons managed to finish high school before being displaced. I ended up moving back to Rochester, where I grew up, and found myself at the mercy of extended family and friends and wasn’t sure what to do next. I was one of the lucky ones. Yes, you read that right.

Even though I was in dire financial straits, I was blessed by those around me and didn’t have the mental health, substance abuse or lack of documentation that other Veterans have preventing them from finding housing. After asking around, someone suggested I contact East House. For those who do not know, East House partners with Providence Housing and offers a program that helps Veterans, who are homeless or at risk of becoming homeless, find permanent affordable housing and get “back on track.” Thanks to a special grant from the Veterans Permanent Housing Program through HUD that provides funding for the program, they helped me find an apartment. Grateful, I was able to go back to school to get the training needed for my current job.

I had a mission to help other Veterans because of the help I was provided. I currently work as a Mentoring Coordinator of the Battle Buddy program at the Veterans Outreach Center (VOC). The VOC is a one-stop shop that offers whatever a Vet needs to be self-sufficient...alcohol or substance abuse counseling, tax consulting, lawyer counseling, help attaining documentation, housing, etc. I enjoy being a “Battle Buddy”—someone who links Veterans to other Veterans. The Battle Buddy program has more of a social and workout component to help Veterans succeed. I am also a board member for Providence Housing and am working to make sure there is a voice on the board to help provide more affordable housing options for Veterans.

~ Ronald Hughes, 2017 Board Member, Providence Housing Development Corporation

### Thanks to our 2016 Employees

- **Charley Albanese**
- **Alisha Alleto**
- **Kyle Banker**
- **Bonnie Bar**
- **Virginia Best**
- **Helen Bianchi**
- **Deborah Bilotta**
- **Kevin Bonino**
- **Timothy Brockman**
- **Michael Campanelli**
- **Alfredo Candelario**
- **Theresa Clemonds**
- **Nicholas Couter**
- **Ruben De Valle**
- **James Di Celio**
- **Jagdeep Drumgoole**
- **Audrey East**
- **Timothy Ektier**
- **Kelley Gerhart**
- **Stefanie Glatz**
- **Donna Granger**
- **Mark Greisberger**
- **Kevin Gross**
- **Albert Gruttadauria**
- **Kathleen Guinup**
- **Nicole Hubbard**
- **Thomas Hutchison**
- **Renee Katt**
- **Katherine Liebel**
- **John Litchtihn**
- **Tom Long**
- **Horacio Luciano**
- **Jeffrey Michel**
- **Wendle Mosher**
- **Ronald Pierce**
- **Michelle Rabideau**
- **Edwin Ramos**
- **Dwandell Renford**
- **Hilton Rivera**
- **Jennifer Schuler**
- **Arden Simeone-Culver**
- **Stergios Skatharoudis**
- **Daniel Sturgis**
- **Terry Turner**
- **Carolyn Tymkin**
- **Sondra Young**