



# 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 Castile  
 Monroe County Home Program  
 NYS Homes and Community Renewal  
 NYS Housing Trust Fund  
 NYS Office of Temporary and Disability Assistance/  
 Homeless Housing and Assistance Corporation  
 Rochester Housing Authority  
 U.S. Dept. of HUD and USDA Rural Development

### PROGRAM FUNDERS:

NYS OASAS, NYS OTDA and U.S. Dept. of HUD

### SUPPORT SERVICES PARTNERS:

Catholic Charities of the Finger Lakes  
 Catholic Family Center, and East House

### INDIVIDUALS AND CORPORATIONS:

**Our United Way Donor Designation Number is #2388.**

Jack Balinsky  
 Helen Bianchi  
 Timothy Brockman  
 Alfredo Candelario  
 Ruben DelValle  
 Peter Dohr  
 Joe Gibbons (SWBR)  
 Mark Greisberger  
 Kevin Gross  
 Renee Klatt  
 Dale Larnder  
 Wendle Mosher  
 Thomas Palumbo  
 Charles Philip  
 Edwin Ramos

Daniel Saperstone  
 Arden Simeone-Culver  
 Jeffrey Smith  
 Daniel Sturgis  
 Lloyd Theiss  
 Lori Van Auken  
 Sondra Young  
 Dwandell Renford  
 Martha Wallace

*Includes Donor Designation through Payroll, ROC The Day (for Son House Fence) and other generous donations.*



### 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

Providence Housing Development Corporation January 1, 2016 to December 31, 2016		
COMBINED BALANCE SHEET*		
	2016	2015
Net Current Assets	\$1,872,299	\$1,538,220
Net Property & Equipment	\$17,262,442	\$9,945,637
Total Other Assets	\$10,967,177	\$10,718,592
Total Assets	\$30,101,918	\$22,202,449
Current Liability	\$1,237,410	\$634,104
Long Term Liability	\$20,821,964	\$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
COMBINED STATEMENT OF ACTIVITIES*		
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	\$2,730,546
Excess/ (Deficit) of Support & Revenue Over Expenses	\$(205,477)	\$422,654
CASH FLOW*		
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

\* 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.



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.

## 2016 Annual Report



### 2016 Board of Directors

- |  |   |   |  |
|--|---|---|--|
| <b>Mr. Jack Balinsky, President</b><br>Catholic Charities                            | <b>Mr. Peter Dohr</b><br>Catholic Charities of Wayne County       | <b>Katherine Karl, Esq.</b><br>Ms. Lisa M. Passero, CPA<br>Diocese of Rochester | <b>Daniel Saperstone</b><br>The Cabot Group                    |
| <b>Mr. Richard Rossettie, Esq., Vice-President</b><br>Rossettie, Rossettie & Martino | <b>Fr. Joseph Hart</b><br>Our Lady Queen of Peace                 | <b>Fr. Bob Ring</b><br>St. Louis Church   | <b>Jeff Smith</b><br>Westfall Associates                       |
| <b>Mr. Charles Philip, Secretary</b><br>Corning, Inc.                                | <b>Dorothy Hall</b><br>Plymouth-Exchange Neighborhood Association | <b>Ms. Lynnette Robinson</b><br>NeighborWorks Rochester                         | <b>Lori VanAucken</b><br>Catholic Charities Community Services |
| <b>Mr. Fred A. "Rick" Herman, Treasurer</b><br>Rochester Home Builders Association   | <b>Ronald Hughes</b><br>Veterans Outreach Center                  | <b>Kathryn R. Wahl, RSM</b>   |  |



## Opportunities explored

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 Temprow Development Company Inc. (TEMple PROject or Temprow) 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

Providence Housing Development Corporation is a not-for-profit corporation affiliated with the Roman Catholic Diocese of Rochester. Providence Housing 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.

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/or support services to allow a homeless individual or family the opportunity to quickly obtain permanent housing and reestablish their own 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 hurdles 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,




### 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 for 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

**“Try to be as proactive as you can in your own success.”**  
~ Ronald Hughes

## Thanks to our 2016 Employees

Charlie Albanese  
Alisha Alletto  
Kyle Banker  
Bonnie Barr  
Virginia Best  
Helen Bianchi  
Deborah Bilotta  
Kevin Borrino  
Timothy Brockman  
Michael Campanelli  
Alfredo Candelario  
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Daniel Sturgis

Terry Turner  
Carolyn Tymkin  
Sondra Young

