



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, 2017 and December 31, 2017. 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 KeyBank 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
 U.S. Dept. of HUD
 City of Rochester and Monroe County

INDIVIDUALS AND CORPORATIONS:

Our United Way Donor Designation Number is #2388.

Jack Balinsky, Sheri Bennett, Helen Bianchi, Virginia Cooper, Ruben DelValle, Peter & Patty Dohr, Mark Greisberger, Deborah Goetz, Kevin Gross, Albert Gruttadauria, Rick Herman, The Kaleh Family Living Trust, KeyBank, Renee Klatt, Dale Larnder (Exodus Exterminating), LECESE Construction, Wendle Mosher, Thomas Palumbo, Edwin Ramos, Dwandell Renford, Daniel Saperstone, Arden Simeone-Culver, Jeff & Alicia Smith, Michael Smith (The Highlands of Pittsford and Ferris Hills of West Lake), Stantec, SWBR, David Tang, Lloyd Theiss, Carolyn Tymkin, Martha Wallace, Sondra Young

Includes Donor Designation through Payroll, ROC The Day (for our homeless programs) and other generous donations.



OUR VOLUNTEERS (191 hours):

UNITED WAY DAY OF CARING & DAY OF ACTION

- At St. Salome—7 from Thomson Reuters
- At Holy Rosary—10 from Carestream
- At Paul Wolk Commons—6 from Tompkins Bank of Castile
- At Rivendell Court—3 from Hyatt Regency
- At McNiff Commons—4 from Corning, Inc.
- At Elizabeth Blackwell—3 from Finger Lakes Health
- At Clark Park Apartments—5 from Partnership for Ontario County
- At Shortsville Meadows—5 from Our Children's Place of Clifton Springs

AT PAUL WOLK COMMONS, Painting & More: 6 hours
 15 Missionaries from the Church of Later Day Saints



Providence Housing Development Corporation
 January 1, 2017 to December 31, 2017

COMBINED BALANCE SHEET*		
	2017	2016
Net Current Assets	\$2,321,333	\$1,872,299
Net Property & Equipment	\$16,850,645	\$17,262,442
Total Other Assets	\$10,925,768	\$10,967,177
Total Assets	\$30,097,746	\$30,101,918
Current Liability	\$1,249,000	\$1,237,410
Long Term Liability	\$20,669,507	\$20,821,964
Net Assets & Paid In Capital	\$8,179,239	\$8,042,544
Total Liabilities, Net Assets and Paid In Capital	\$30,097,746	\$30,101,918
COMBINED STATEMENT OF ACTIVITIES*		
Support	\$377,242	\$356,598
Revenue	\$4,612,205	\$3,659,794
Total Support & Revenue	\$4,989,447	\$4,016,392
Expenses	\$4,852,752	\$4,221,869
Excess/ (Deficit) of Support & Revenue Over Expenses	\$136,695	\$(205,477)
CASH FLOW*		
Net Operating Activities	\$389,169.00	\$817,198.00
Net Investing Activities	\$(651,056.00)	\$(815,240.00)
Net Financing Activities	\$220,561.00	\$375,749.00
Net Increase/ (Decrease) in Cash & Cash Equivalents	\$(41,326.00)	\$377,707.00

* Taken from the 2017 Providence Housing Audited Financial Statements. Data includes the consolidation of Providence's wholly owned affordable housing properties.

2017 ANNUAL REPORT



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.

2017 Board of Directors

Mr. Jack Balinsky, President
 Catholic Charities

Fr. Joseph Hart, Vice-President
 Our Lady Queen of Peace

Mr. Charles Philip, Secretary
 Corning, Inc.

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

Mr. Peter Dohr
 Catholic Charities of Wayne County

Ms. Dorothy Hall
 Plymouth-Exchange Neighborhood Association

Mr. Ronald Hughes
 Veterans Outreach Center

Ms. Katherine Karl, Esq.
 Underberg & Kessler

Ms. Lisa M. Passero, CPA
 Diocese of Rochester

Fr. Bob Ring
 St. Louis Church

Ms. Lynnette Robinson
 NeighborWorks Rochester

Mr. Daniel Saperstone
 The Cabot Group

Mr. Jeff Smith
 Westfall Associates

Ms. Kathryn R. Wahl, RSM
 Our Lady of Mercy



Providence Housing

We're growing!

At Providence Housing, we are always looking for new opportunities to strengthen our offering and expand our reach to help those in need of housing and program support. In May of 2017, we purchased the general partner interest and took over management of two properties:

Mt. Morris Country Estates in Mount Morris, Livingston County, and **Village Green Apartments** in Horseheads, Chemung County. This is our first property in Livingston County and our third in Chemung County.

Mt. Morris Country Estates, located at 12 Columbus Avenue in Mount Morris, features 24 one-bedroom apartments close to downtown and serves seniors 62+ or those who are disabled of any age. All apartments are handicapped accessible or adaptable and two apartments are wheelchair accessible. Village Green, located at 160 Wygant Road in the city of Horseheads, features 40 one- and two-bedroom apartments for individuals and families. At Village Green, all first floor units are handicapped accessible or adaptable and two apartments are wheelchair accessible.

In December, we were awarded tax credit funding for construction of a new senior property in Irondequoit — **Durand Senior Apartments**. Durand Senior Apartments will provide much needed housing for seniors 55+. The apartments will be built on the grounds of two former church sites and will contain 70 one- and two-bedroom units. The East building is located adjacent to St. Salome Apartments at 4260 Culver Avenue where St. Salome's parish stood and the west building is nearby at 4250 Culver Road where Durand United Church of Christ was located. All units will be handicap accessible or adaptable. Durand will also offer seven wheelchair accessible units, and three units for residents with hearing or visual impairments.



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.

At Durand, we will be able to serve our residents and community better due to a partnership with St. Ann's Community to provide an adult day facility at Durand. St. Ann's Adult Day Service at Durand will provide medical and social adult day care services to residents and the community at large.

2017 Supportive Housing Update:

Providence partnered with Temprow Development Company Inc. (TEMple PROject or Temprow) through Temple B'Rith Kodesh and Person Centered Housing on Temprow's existing Emergency Leased Housing program.

This program includes 11 scattered houses in Rochester used for emergency shelter housing to help larger families that would often have to be split apart in traditional shelters. The program is able to provide immediate shelter and basic necessities to families facing homelessness, along with support services and housing assistance to quickly identify and move the family into safe, decent, and affordable permanent housing.

We are excited to continue our growth and add additional properties to our offering in the next coming years. All of your dedication, support, and prayers have led us to new opportunities and partnerships that have made this happen. Thank you to our investors, builders, planners, architects, partners, employees and volunteers for continuing to serve our mission. Because of your efforts, Providence Housing has grown to develop, manage, and serve over 1,600 individuals at 27 properties throughout five counties in New York State.

Best regards,



St. Salome Resident Anna Pavone Celebrates 104 Years

Anna Pavone recently celebrated her 104th birthday along with close to 70 friends and family at St. Salome Apartments on July 12.

Ms. Pavone was born in Rochester shortly before World War 1, in 1914. After a rough childhood, she found love and was married for 63 years. She and her husband raised two children.

One of the highlights of her life was moving to Florida in 1978 where she said, "there was always something going on." Her great granddaughter, Gina Dalberth, fondly recalls gathering seashells with her mom, grandmother and great grandmother, and is so thankful that her own children know their great, great, grandmother.

After more than 25 years in Florida, Ms. Pavone returned to Rochester. She has lived at St. Salome Apartments for the past nine years and is very active. She still cooks and enjoys shopping at Wegmans — who has provided her a free birthday cake for the past four years...one of the perks of being 100+ years old! Ms. Pavone has seven grandchildren, five great grandchildren, and five great, great grandchildren.

"She is just the nicest person," said Stefanie Glatz, property manager at Providence Housing's St. Salome Apartments, "She plays cards with her friends here every day and loves living here." Her friend, Carol O'Connor, says "she never has a bad word to say about anybody and she has a great memory." Friend Anna Poisinelli says, "she also has a long list of books that she's read. She has read all of the Danielle Steele books." Another friend, Sue Ciaglia, says "she makes the best pizza and shrimp mold. She's a great cook!"

When asked what her secret to long life is, Ms. Pavone said, "I just keep going. I do all the things I've always done. I still do my own housework and cook, but I'll do everything one at a time and take a rest in-between."

Every one of our residents has a story. We are glad to be able to be part of Anna's and our other seniors at St. Salome Apartments!



Thanks to our 2017 Employees

Charlie Albanese
Kyle Banker
Bonnie Barr
Sheri Bennett
Virginia Best
Helen Bianchi
Kevin Borrino
Timothy Brockman
Michael Campanelli
Alfredo Candelario
Theresa Clemonds
Nicholas Coulter
Ruben DelValle
James DiCello
Nicholas DiNardo

Jagdeep Drumgoole
Alisha Duval-Alletto
Audrey East
Timothy Ekiert
Colleen Ford
Kelley Gerhart
Kevin Gerow
Stefanie Glatz
Deborah Goetz
Donna Granger
Mark Greisberger
Kevin Gross
Albert Gruttadauria
Kathleen Guinup
Thomas Hutchison

Julie Jenkins
Renee Klatt
Katherine Liebel
John Litchhult
Benjamin Lopez
Brenda Marks
Jimmie McCloud
Jeffrey Michel
Wendle Mosher
Claudia Peritore
Edwin Ramos
Dwandell Renford
Hilton Rivera
Paul Schneckenburger
Jennifer Schuler

Arden Simeone-Culver
Sergios Skatharoudis
Daniel Sturgis
Terry Turner
Carolyn Tymkin
Tiffany VanWyngaarden
Lori Webb
Brian Wilk
Sondra Young



Providing Affordable Housing and So Much More...