



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, 2018 and December 31, 2018. 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  
 Greater Rochester Housing Partnership  
 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  
 Virginia Best  
 Helen Bianchi  
 Reuben DelValle  
 Mark Greisberger

Kevin Gross  
 Candy Hayes  
 Franklin Lovel  
 Terry Turner

Corning Enterprise  
 Key Bank  
 Stantec  
 SWBR

Includes Donor Designation through payroll and other generous donations.



**2018 VOLUNTEERS (469 hours):**

**UNITED WAY DAY OF CARING & DAY OF ACTION**

- At Rivendell - Hyatt Regency, 4 volunteers (16 total hours)
- At St. Salome - Xerox, 19 volunteers (76 total hours)
- At Holy Rosary - Carestream, 10 volunteers (40 total hours)
- At Atwood Park - Howard Hanna, 11 volunteers (44 total hours)
- At Carlson Commons - Paychex, 12 volunteers (48 total hours)
- At West Town Village - Oldcastle, 28 volunteers (140 total hours)
- At Village Green - LaBella Associates, 6 volunteers (18 total hours)
- At McNiff Commons - Corning, 6 volunteers (21 total hours)
- At Clark Park & Elizabeth Blackwell - Wegmans, 7 volunteers (28 hours)
- At Shortsville Meadow - Phelps CSD, 4 volunteers (16 total hours)

**U of R WILSON DAY**

At Paul Wolk Commons - 11 volunteers (22 total hours)



**Providence Housing Development Corporation  
 January 1, 2018 to December 31, 2018**

**COMBINED BALANCE SHEET\***

	2018	2017
Net Current Assets	3,645,109	2,321,333
Net Property & Equipment	18,590,075	16,850,645
Total Other Assets	11,755,808	10,925,768
Total Assets	33,990,992	30,097,746
Current Liability	2,604,208	1,249,000
Long Term Liability	23,227,785	20,669,507
Net Assets & Paid In Capital	8,158,999	8,179,239
Total Liabilities, Net Assets and Paid In Capital	33,990,992	30,097,746

**COMBINED STATEMENT OF ACTIVITIES\***

Support	383,614	377,242
Revenue	5,759,739	4,612,205
Total Support & Revenue	6,143,353	4,989,447
Expenses	6,580,326	4,852,752
Excess/ (Deficit) of Support & Revenue Over Expenses	(436,973)	136,695
<b>CASH FLOW*</b>		
Net Operating Activities	530,963	389,169
Net Investing Activities	(692,701)	(651,056)
Net Financing Activities	286,291	220,561
Net Increase/ (Decrease) in Cash & Cash Equivalents	124,553	(41,326)

\* Taken from the 2018 Providence Housing Audited Financial Statements. Data includes the consolidation of Providence's wholly owned affordable housing properties.

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.



**2018 Annual Report**



**2018 Board of Directors**

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ProvidenceHousing.org

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.

## Welcome to the family, Durand!

Thank you to our investors, builders, planners, architects, partners, employees and volunteers who continue to serve our mission. Because of your efforts, Providence Housing now serves over 1,600 individuals at 27 properties throughout five counties in New York State.

In February of 2018, we started construction and in December 2018, residents moved into our newest development — **Durand Senior Apartments** (DSA) in Irondequoit (Monroe County). DSA contains 70 one- and two-bedroom units. The campus houses two buildings. The west building (building A) is at 4225 Culver Road where Durand United Church of Christ was located and the East building (building B) is located adjacent to St. Salome Apartments at 4250 Culver Avenue where St. Salome's parish stood. All units are handicap accessible or adaptable. Durand also offers seven wheelchair accessible units and three units for residents with hearing or visual impairments.

Adjacent to building B is St. Ann's Community Adult Day Service which provides medical and social adult day care services to residents and the community at large. Having this partnership with St. Ann's Community helps us serve more seniors in the Irondequoit and nearby Rochester communities.

With our sights on furthering development efforts, we welcomed Angela Eicholtz to our executive staff. As our Director of Development, Angela brings experience in both affordable and market-rate housing development. Before joining Providence Housing, Angela held multiple positions as a development consultant where she worked with clients on all aspects of the development process including, site acquisition, design, underwriting, financing, and transition to operations. She proudly serves on the steering committee for Rochester's Center City Community Coalition, C4.

Angela was busy in 2018 researching new opportunities and submitting proposals for properties in Chemung, Monroe, Steuben, Tioga, Tompkins, and Wayne counties. You will hear more about the results of those proposals in 2019!

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**2018 Supportive Housing Update:** Providence Housing's Grants and Programs department continued to expand services in 2018 serving 423 individuals, including children, between Permanent Supportive Housing Programs and Outreach Services—a 38% increase in services over 2017. Newly launched in October 2018 was a **Project-Based Voucher Program** that was funded in 2017. This program provides rental subsidies and supportive services to 44 chronically homeless households including families. Through this program, we partnered with three local apartment complexes to provide housing. One of the significant benefits of this project is that households have access to their case managers directly on site.

We are proud of all we've accomplished in 2018 and look forward to serving more individuals and families in 2019 through program advancements and new development efforts. PHDC is scheduled to close on a supportive development, LaFrance Apartments, in the fall of 2019. This development is located across the street from one of our other properties, McNiff Commons, in Elmira. We have two other property proposals in the works as well. We will report more on those developments as information is allowed.

We are grateful for these and future opportunities and are blessed to have your dedication, support, and prayers to make them happen.

Best regards, *Mark W. Gerber*



## "Tradition" Brought her Back to Rochester

Mary Zarcone moved into Durand Senior Apartments in December. She grew up in Rochester near Norton and Goodman Streets, raised her children here, and then spent the past 20 years in Florida. She has been back to visit family a few times, but after attending her 50th high school reunion at Franklin High School a few years ago, she knew she wanted to move home. She liked what she remembered about the area and reconnected with many old friends. At the reunion, she ran into Karen Gerrish (St. Salome resident) whom she knew since grade school. The following year, she spent six weeks visiting her brother in Ontario and continued "re-awakening" her friendships.

While her daughters were in Florida, they had growing families and it became difficult to visit them on opposite ends of the state. She also became keenly aware that housing in Florida was more expensive than in NYS. She missed the connections she had with family and friends. Mary adored seeing her brother, nieces, and nephews and loved how everyone made her feel special and important

here in Rochester. Per Mary, she "could walk into the grocery store and see people I knew." Mary missed family, friends and "tradition" here in Rochester.

While visiting, Karen Gerrish told her about new apartments that were going to be built next to St. Salome. Mary entered the housing lottery and was given number 116 (there are 70 units). Knowing there are more seniors than spots available, she applied at other nearby affordable housing complexes where she was placed on wait lists, but she was hopeful. After returning to Florida in August, she was contacted in September regarding Durand Senior Apartments. After a whirlwind few months, she moved into her new home on December 29, 2018. Her apartment is beautiful (see above) and affordable, and she loves the neighborhood. Today, "tradition" continues and she is happy to be part of it.

Whether she's playing Euchre at Durand, walking the path to the Bay or Seabreeze, dancing at Charlotte, or visiting the Irondequoit Town Hall market, she's out four times per week. Mary says, "I don't consider myself a senior. I didn't want to be around old people and I'm not. There is a lot to do here and I'm more than blessed."

## Thanks to our 2018 Employees

Sheri Bennett	Colleen Ford	Renee Klatt
Virginia Best	Monica Gathers	Katherine Liebel
Helen Bianchi	Kelley Gerhart	John Litchhult
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