We extend our thanks to the following individuals and organizations for their generous support during this difficult year. Providence Housing is a not-for-profit 501(c)(3) corporation.

Donations listed below are cash contributions received between January 1, 2020 and December 31, 2020. We welcome donations and volunteer groups of any size throughout the year.

**INDIVIDUALS AND CORPORATIONS:**
- **Our United Way Donors**
  - INDIVIDUALS AND CORPORATIONS: volunteer groups of any size throughout the year.

**United Way Donations**
- Virginia Bent • Martha Biro Vasquez • Tree Clemonds • Robert Durlacher • Mark Dunai • Frank Lovell • Terry Turner

**General Donations**
- Steve Abramson • Jack Balaky • Mark Gensburger • Gary Minik • Michael Smith • Sisters of St. Joseph • Lloyd Theis

Rent Relief Fund: Donations received helped 29 Families in need
- Christina Azeita • Anonymous small gifts • Joby First United Methodist Church (Dick Moncrief) • Jack Balaky • Bank of Castle (Edema Bennett) • Helen Blanch • Bill Sullivan Painting, Inc. (Bill Sullivan) • Bank & Trust (Phillip & Andrea Borrini) • Margaret Brady • Paul & Maggie Brinegar • Canandaigua National Bank & Trust (Tamara O’Donnell, Stephen Martini) • Church of our Lady Queen of Peace (Fr Hart) • Cleary Family Fund (Rochester Area Community Foundation (Mr & Mrs. James C. Cleary) • Creative Dimensions: Marketing & Design (Marly Wallack) • Diocese of Rochester • Peter S. & Patricia M. Dohr • Episcopal Senior Housing (Loren & Janet Ranzi) • Flaherty Sales LLP (Paul Salamone) • Daniel & Angela Escholtz • Patricia Federico-Fields & Frank Fields • Foundation Design (James M. Baker PE, Jeffrey & Karen Netzband) • Genesee Glass & Mirror (Mark Nicastro) • Mark & Carol Greisberger • Henry E. Isaacs • Quality Home Remodeling (Beverly Isaacs) • Heveron & Company (Pia) • Peter Hin • Honuarium • Fredrick Lapple • LJS Enterprises, Inc. (Beverly Isaacs) • Maracle Builders, LLC (Leonard Maracle) • Rochester Cornerstone Group (Roger Brandt) • Stephen’s and Lisa Spranta • SRP Associates (Stephen Fernetti) • Stoner Consulting Services, Inc. (Thomas Palumbo) • St. Louis Church of Pittsford (Fr Zygadlo) • Deanne G. • Jennifer Sturgis • Sutter Communications (Lanet Sutter Brandt) • SWBR (Lee Gibbons) • The Glennon Law Firm, P.C. (Peter Greenan) • Jack Thomas • Waldorf Risk Solutions, LLC (William G. Waldorf) • West Fire Systems, Inc. (Debbie West)

**PROGRAM FUNDERS:**
- NYSHS • NYS ODTA • U.S. Dept. of HUD • City of Rochester and Monroe County • City of Elmira and Chemung County • Empire State Supportive Housing Initiative (ESSHI) • NYS DDS & Mental Hygiene, Chemung County

**Development Funders:**
- Anderson Foundation • Anderson Evans Foundation Catholic Charities of Chemung & Schuyler Counties • Community Foundation of Elmira-Corning and the Finger Lakes, Inc. • City of Rochester WAME Program (Enterprise Community Partners • Federal Home Loan Bank of NY through KeyBank and Bank of Castle • Federal and New York State Low Income Housing Tax Credit (LIHTC) • Greater Rochester Housing Partnership • J.M. McDonald Foundation • Monroe County Home Program • NYS Housing Trust Fund • NYS Energy Research and Development Authority • NYS Homes and Community Renewal • NYS HCR Supportive Housing Opportunity Program (SHOP) • NYS Low Income New Construction Program (NYSERDA • NYS Office of Temporary and Disability Assistance/Homeless Housing and Assistance Corporation • Regions Bank • Rochester Housing Authority • U.S. Dept. of HUD and USDA Rural Development

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- Mr. Daniel Saperstone
- The Cabot Group

**STATEMENT OF ACTIVITIES* **

| Net Operating Activities | $789,514.00 | $2,824,586.00 |
| Net Investing Activities | $(5,925,672.00) | $478,815.00 |
| Net Financing Activities | $5,811,405.00 | $792,414.00 |
| Net Increase/ (Decrease) in Cash & Cash Equivalents | $675,247.00 | $4,095,815.00 |

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* Taken from the 2020 Providence Housing Audited Financial Statements

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.
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.

As the manager of over 1,000 units of housing, serving over 1,800 residents, Providence Housing is deemed an essential business. The property management staff did not have the option of working remotely. With proper protocols in place, the property management staff maintained the properties beautifully and assisted the residents whenever possible. None of Providence’s properties became a “hot spot” and the management staff remained very healthy. This was indeed a blessing.

The pandemic did have a tremendous impact on Providence’s ability to collect rent, especially on those projects described as “workforce housing.” Many of these residents lost jobs, faced increased childcare issues as schools remained closed or helped care for sick family members. As a result, most of these residents who normally pay on time could not pay all of their rent. Providence Housing’s rent receivables more than doubled. Providence survived by obtaining a Paycheck Protection Program (PPP) loan and instituting a fundraising campaign to raise funds specifically for residents struggling to pay rent. The campaign, which primarily targeted Providence’s vendors, raised over $30,000 and over twenty-five families received direct credit for past due rent.

The pandemic also increased the demand for homeless prevention in our communities, especially Monroe County. Federal, State, and local governments made more grant funds available. Providence received new or enhanced grant funds to address this issue. The goal of this program is two-fold: find safe, affordable housing for the homeless or for people in danger of becoming homeless by sending funds directly to landlords and providing support services to those individuals so that they can successfully stay in their new homes. Providence expanded its grants administration staff to ensure that a case manager is in regular contact with these families. The overriding need for landlords is to quickly develop a plan for resolution of the situation.

On the development end, our 27th property, LaFrance Apartments, became home to 37 individuals in the fall of 2020. This project targets 20 residents who require supportive services and an additional 17 residents who need affordable housing. The facility is beautiful, and the project was fully occupied in the first quarter of 2020. Providence partnered with Catholic Charities of Chemung/Schuyler. Mr. Oliver is one of those individuals and he is incredibly grateful. In October, he was released from incarceration for a drug charge and found himself homeless. In addition to being homeless, he was recently diagnosed with Multiple Schizophrenia, making it difficult to get around, work, and find a safe place to live. He had been coach surfing with friends and family and had “worn out his welcome” after a month and knew he needed a place of his own. There weren’t a lot of options in Elmira. He feels lucky to have found LaFrance.

Since moving into his apartment in November, he feels secure and hopeful. “I love the security I know when Ms. Glynn [the property manager] is, nobody that’s not supposed to be in the building will get in the building. I’m more relaxed knowing I have a place that’s home. My home.” Mr. Oliver has made friends here and is like the “Mr. Phil” of the building. People come to him for advice. He likes to help and listen, but also feels confident that if people want to find or see him, “they don’t get let in unless I want them to.” He likes the privacy LaFrance provides him. In addition to feeling secure, he likes that the maintenance staff is so attentive. He says, “Ms. Glenn helps me with any issues. If I ever need anything, she’s right on top of it. We also have Emily, who runs the Catholic Charities piece [helping with recovery] and she is very involved as well. Between those two, if I have any issue with anything, they get it done.”

Meet our latest residents at LaFrance Apartments. They are thankful to have a safe place of their own to call home.

Some of our residents at LaFrance have faced challenging living circumstances and are referred by Catholic Charities of Chemung/Schuyler. Ms. VanAlstine, 24, moved into LaFrance Apartments just before Halloween in 2020. She was one of our first residents. Prior to living at LaFrance, she had been living in various homeless shelters or supportive living situations where she received help for her eating disorder and had never lived on her own. She learned about LaFrance Apartments through her care manager, Christina, at Catholic Charities of Chemung/Schuyler while at her shelter location. Ms. VanAlstine said, “It was a big adjustment living on my own at first, but I love having the freedom to make my own choices without having to run them by someone else first.” She meets with Emily from Catholic Charities at LaFrance, twice per month for counseling that helps her build life skills like financial independence. She likes having Emily there for guidance as needed. When she first moved there, she hadn’t done anything really on her own. Since signing her own lease, she is learning the difference between tenant and landlord responsibilities, taking the bus to do her own grocery shopping, and she’s learning to take care of herself with more confidence. When asked what she likes most about living at LaFrance Apartments, Ms. VanAlstine said she really enjoys having her niece over to her apartment for girls nights. She remarked, “I love that I can spend time with my family here when I want to – congregate care didn’t offer that freedom.” We’re happy she can live her life the way she wants to and that we can provide the services she needs when she needs them.

This past year can best be described as a year of challenges, opportunities and tasks successfully completed across all of Providence’s businesses: property management, housing the homeless, and development of new projects. The overriding fact was the pandemic and its impact.

As 2020 Supportive Housing Update:
In 2020, Providence Housing’s Grants and Programs Department served 505 individuals and 240 families through a variety of Permanent Supportive Housing Programs and Temporary Emergency Shelter Services such as those listed above:

In its 2nd year, the Project-Based Voucher Program expanded enabling us to provide rental subsidies and supportive services to 57 chronically homeless individuals.

Over time, the staff has become more familiar with their residents and continues to move forward with our research and development efforts.

As always, thank you for your continued support.

2020 Employees

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