

THANK YOU THANK YOU THANK YOU THANK YOU A MILLION THANK YOUs THANK YOU THANK YOU THANK YOU

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 Donor  
Designation Number is #2388.

United Way Donations

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General Donations

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Rent Relief Fund: Donations received helped 29 Families in need

Christina Acosta • Anonymous small gifts • Asbury First United Methodist Church (Dick Moncrief) • Jack Balinsky • Bank of Castile (Adenia Bessette) • Helen Bianchi • Bill Sullivan Painting, Inc. (Bill Sullivan) • Borelli & Yots (Phillip & Andrea Borrelli) • Margaret Brady • Paul & Maggie Bringewatt • Canandaigua National Bank & Trust (Tamara O'Donnell, Stephen Martin) • 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 (Marty Wallace) • Diocese of Rochester • Peter S. & Patricia M. Dohr • Episcopal Senior Housing (Loren & Janet Ranaletta) • Flaherty Salmin LLP (Paul Salmin) • Daniel & Angela Eicholtz • 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 CPAs • Peter Hin • Honorarium • Fredrick Lapple • LBS Enterprises, Inc. (Beverly Isaacs) • Maracle Builders, LLC (Leonard Maracle) • Rochester Cornerstone Group (Roger Brandt) • Stephen & Lisa Scrontas • SRF Associates (Stephen Ferranti) • Stantec Consulting Services, Inc. (Thomas Palumbo) • St. Louis Church of Pittsford (Fr Zygadlo) • Daniel & Jennifer Sturgis • Sutter Communications (Jane Sutter Brandt) • SWBR (Joe Gibbons) • The Glennon Law Firm, P.C. (Peter Glennon) • Julia Thomas • Waldorf Risk Solutions, LLC (William G. Waldorf) • West Fire Systems, Inc. (Debbie West)

PROGRAM FUNDERS:

NYS OASAS • NYS OTDA • U.S. Dept. of HUD • City of Rochester and Monroe County • City of Elmira and Chemung County • Empire State Supportive Housing Initiative (ESSHI) • NYS DSS & 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 HOME Program Enterprise Community Partners • Federal Home Loan Bank of NY through KeyBank and Bank of Castile • Federal and New York State Low Income Housing Tax Credit (LIHTC/SLIHC) • 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 Rise New Construction Program (NYSERDA LRNCP) • 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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Providence Housing Development Corporation  
January 1, 2020 to December 31, 2020

STATEMENT OF FINANCIAL POSITION\*

	2020	2019
Net Current Assets	\$3,825,966	\$4,118,573
Net Property & Equipment	\$60,346,568	\$57,311,159
Other Assets	\$13,549,677	\$13,429,510
Total Assets	\$77,722,211	\$74,859,242
Current Liabilities	\$10,175,921	\$5,529,690
Long-Term Liabilities	\$42,767,459	\$43,549,666
Outside Interest in LPs	\$17,199,221	\$18,873,156
Net Assets & Paid In Capital	\$5,379,786	\$4,706,906
Equity Investment - LPs & LLCs	\$2,199,824	\$2,199,824
Total Liabilities, Net Assets & Capital	\$77,722,211	\$74,859,242

STATEMENT OF ACTIVITIES\*

Support	\$1,170,172	\$366,574
Revenue	\$9,278,712	\$8,234,194
Total Support & Rev.	\$10,448,884	\$8,600,768
Expenses	\$12,307,635	\$11,178,211
Excess/ (Deficit) of Support & Revenue Over Expenses	\$(1,858,751)	\$(2,577,443)

NET CASH FLOW\*

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

\* 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.

2020 ANNUAL REPORT



Providence Housing

LaFrance Apartments  
Elmira, NY



Photo by Gene Avallone SWBR



Affordable Housing • Homes • Support • Stability • Property Management • Caring Staff • Security • Mission-Centered Programs • A Safe Place to Live : Essential

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*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 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 put 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 rent 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 residents to assist them with issues that may impact their ability to remain in permanent housing.

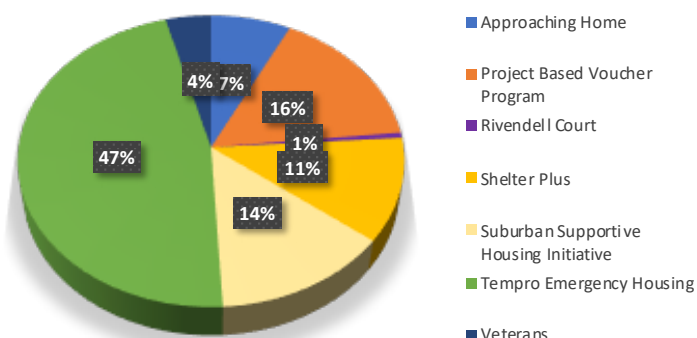
On the development end, our 27th property, **LaFrance Apartments** in Elmira, Chemung County, became home to 37 individuals in the fall of 2020. This project targets 20 residents who require supportive services and an additional 17 residents who need affordable housing. The facility is beautiful, and the project was



fully occupied in the first quarter of 2020. Providence partnered with **Catholic Charities of Chemung County** in the endeavor. Catholic Charities is providing the support services for this project. Twenty units are for Empire State Supportive Housing Initiative (ESSHI) recipients who are homeless or have a serious mental illness, have a substance abuse disorder, or are returning to the community from jail. Seventeen units are for individuals whose income is at or below 50% of the area median income (AMI). You can read about two of our residents on the next page!

Providence Housing is actively pursuing funding for three new projects. These proposed projects are located in Hilton, Ithaca, and Bath, New York. In addition, Providence is developing a pipeline of other potential projects throughout the Diocese of Rochester. The demand for affordable housing never ceases.

### Total Served in Programs: 505



### 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 **Tempo 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 households.

While the recent pandemic has made life and business challenging, we have been able to keep our residents safe and continue to move forward with our research and development efforts.

As always, thank you for your continued support.

Blessings,



## 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. 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 Sclerosis, making it difficult to get around, work, and find a safe place to live. He had been couch 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 on, 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 loves the fact that 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."



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.

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.

## Thanks to our 2020 Employees



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*You are Essential to the Lives of Others!*