

# Annual Report 2001

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*A home is the place where our children are nurtured, our elderly and sick are cared for, confidence and pride in our community is rooted, and hope for the future begins...It is where families, seniors and individuals build a solid basis for their relationships, beliefs and work. In a word, a home is essential for life.*

Reverend Michael M. Boland, Catholic Charities of the Archdiocese of Chicago

### Dear Friends,

While Providence's accomplishments in 2001 were many, it is the events of September 11 that linger in our minds. To many, these events have brought a renewed commitment to family, faith, and community. As Providence continues to serve the vulnerable, we recommit to providing that place where family and faith are rooted - the home.

Home conjures up images - remembrances of holidays, laughter, grief, and comfort. Home is the anchor, the place we go to be safe. Now, more than ever, we must invest in homes. We must invest in affordable housing to keep families together, people working, children in school. Without homes, all the money we spend on other services may go for naught.

Providence commits to continuing collaborative efforts to build community in center cities and rural areas, to use resources wisely and to share our expertise with others.

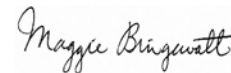
This past year provides a good example of our efforts to collaborate, to share. Providence sponsored a workshop for groups

throughout the Diocese of Rochester on funding opportunities for housing development. Providence worked with Mt. Carmel parish in Rochester to develop a plan for property management of its housing. With the cooperation and support of funders, Providence completed 59 new units of senior housing in Monroe County. Volunteers from high schools and colleges joined Providence, planting flowers, painting and socializing with our tenants. All told, the accomplishments of 2001 reflect the sharing of time, talent and treasure by many.

In closing, Reverend Boland best expresses why Providence exists, why we persevere, why we ask that you continue to walk with us.

Let us continue to work together to strengthen the home and our communities.

With warmest regards,



Maggie Bringewatt  
Executive Director



Jack Balinsky  
President

### Dear Friends,

A home, a place to be sheltered from the elements, is a basic human need. As Catholics, we are reminded through our study and practice of social justice that safe, affordable housing is the right of every human being.

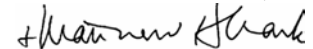
It is my pleasure to congratulate Providence Housing Development Corporation on another successful year of sheltering those most in need in our community. Through your good work, the spirit of Social Justice touched more than a thousand lives in 2001.

I am particularly grateful for the outstanding

leadership provided by the Board of Directors, ably chaired by Jack Balinsky and Executive Director Maggie Bringewatt. I thank Providence's staff for its commitment. Your efforts truly make this community a better place for all.

With every good wish, I remain

Your brother in Christ,



†Matthew H. Clark  
Bishop of Rochester

## Highlights 2001



Providence's newest project, **Near Westside Apartments**, City of Rochester — affordable housing for families—to be built in 2002.



Partners celebrate the opening of **West Town Village**, affordable housing for seniors in West Henrietta, December 2000.



University of Rochester students help out at **West Town Village** during Senior Wilson Day 2001.

### Building affordable housing

- ▶ Secured financing for **Near Westside Apartments**, 26 units of affordable family rental housing in the Brown Street and Fulton Avenue neighborhoods of the City of Rochester, to be constructed in 2002, from the City of Rochester and the New York State Division of Housing and Community Renewal.
- ▶ Secured partial funding for **Hickey Commons**, affordable apartments for seniors in Macedon, Wayne County, from the Affordable Housing Program of the Federal Home Loan Bank of New York through member bank HSBC.

### Promoting homeownership

- ▶ Enrolled first clients in the **Homeownership Program for Section 8 families**, a joint project with Rochester Housing Authority's Leasing Operations Department and Family Investment Center, in which qualified families receive monthly mortgage assistance payments from RHA and homeownership counseling and education from Providence.
- ▶ Counseled 150 income eligible families on **credit repair** and **homeownership**.
- ▶ Leveraged \$2,294,700 in **affordable mortgages**.

### Offering shelter and care

- ▶ Provided rent subsidies and case management services to 55 homeless persons, and their families, in the County of Monroe under the **Shelter + Care** program.
- ▶ Provided **housing counseling** assistance to 75 families that will be displaced by the expansion of the Greater Rochester International Airport in 2002.

### Managing quality communities

- ▶ Assumed management of **Mt. Carmel Housing**, 12 apartments for formerly homeless and extremely low-income families, for the parish of Our Lady of Mt. Carmel Church.
- ▶ University of Rochester students and **Nazareth Academy students** helped beautify West Town Village, Union Meadows and Mt. Carmel Housing by planting, weeding and painting during Wilson Days and "Works of Love."

### Collaborating with Catholic Charities and others

- ▶ Held a day-long workshop for Catholic Charities and others on the "ins and outs" of funding housing development.

## Awards

- ▶ Executive Director Maggie Bringewatt's name was inscribed on the McAuley Institute's permanent roster of courageous women for her work to bring social justice to housing issues in the United States.
- ▶ A Project Award from the Rochester Chapter of Construction Specifications Institute was made to West Town Village Senior Apartments for exceptional architectural specifications and drawings realized through teamwork between contractor, architect and owner February 24, 2001.
- ▶ The 2000 Historic Preservation Award - 1<sup>st</sup> Runner Up was given to the restoration of the Geneva YMCA Building (now Elizabeth Blackwell Apartments) May 16, 2001.



Stairwell, Elizabeth Blackwell Apartments

## Providence's Finances 2000-2001

### INCOME STATEMENT COMBINED OPERATIONS FOR THE PERIOD October 1, 2001— September 30, 2001\*

#### INCOME

Donations—General Fund	\$ 13,850
Development Fees/Other Fees for Service	359,049
Property Management Fees	37,997
Site Management Fees	138,425
Grant Income	300,101
Other Fees—Client	98,328
<u>Other Income</u>	<u>40,372</u>

**TOTAL INCOME** **\$988,122**

#### EXPENSES

##### Salary & Fringe Benefit

Salaries	\$ 430,019
<u>Fringe Benefits</u>	<u>70,649</u>
<b>Total Salary &amp; Fringe Benefit</b>	<b>\$ 500,668</b>

##### Other Expenses

Professional Services	\$ 54,013
Other than Personal Services	363,368
<u>Equipment Purchases</u>	<u>7,822</u>
<b>Total Other Expenses</b>	<b>\$ 425,203</b>

**TOTAL EXPENSES** **\$925,871**

**SURPLUS** **\$ 62,251**

\*Unaudited.

*If we are to bring about the changes that will cause the world to stand up and take notice, we must be committed. . . Every home and neighborhood in this country needs to be a safe, warm and healthy place...It is a big job, but there is no one better to do it than those who live there.*

Martin Luther King, Jr.



Clemens Manor tenants gather for Hawaiian potluck September 2001.

# PROVIDENCE HOUSING DEVELOPMENT CORPORATION

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## Board of Directors

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Catholic Charities

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Fleet Bank

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Providence Housing

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St. Michael's Parish

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Burton Richardson

James Rinefierd  
Diocese of Rochester

Richard P. Rossettie  
Rossettie, Rossettie &  
Martino

\*resigned September 2001

## Building communities from the foundation up.

Providence Housing Development Corporation, a not-for-profit housing development corporation affiliated with Catholic Charities, develops, finances and manages housing for individuals and families in the 12 counties of the Diocese of Rochester.

Our mission is to strengthen families and communities by creating and providing access to quality affordable housing enriched by the availability of supportive services.

## Providence's Funders and Partners—Thank You!

Bishop Matthew H. Clark Roman Catholic Diocese of Rochester	HSBC from the privately funded Affordable Housing Program of the Federal Home Loan Bank of New York	United States Department of Housing & Urban Development
Catholic Charities ~ ~ ~ ~	Lake Avenue Memorial Baptist Church and Society	Virgil Kauffman Foundation ~ ~ ~ ~
Maggie & Paul Bringewatt Catholic Charities Community Services	LeCesse Construction Company	<i>Providence is a not-for- profit 501(c)(3) corporation. Charitable contributions provide funding for project pre- development, staff training, and Catholic Charities initiatives.</i>
Charter One Bank	M&T Charitable Foundation	~ ~ ~ ~
The Chase Manhattan Foundation	M&T from the privately funded Affordable Housing Program of the Federal Home Loan Bank of New York	
Chemung Canal Trust	Michel Associates	
City of Rochester	Northwest Community Services	
County of Monroe	NYS Affordable Housing Corp.	
Development Training Institute Community Building Investment Award	NYS Division of Housing & Community Renewal	
Enterprise Foundation	NYS Office of Alcohol & Substance Abuse Services	
Enterprise Social Investment Corporation		

**A decent place to  
live creates a  
platform for dignity  
and stability in a  
person's life — a  
platform from  
which a poor person  
can move up and  
out of poverty — a  
platform from  
which a community  
can be revitalized.**

Jim & Patty Rouse,  
founders of The  
Enterprise Foundation

## Staff

Lisa Alcott	Leilani Huertas
David Anderson	Tanisha Johnson
Thomas Ball	Jane S. Lange
Maggie Bringewatt	Ellen Lotta
Tamar Bush	Monica McCullough
Mary Jo Carbonaro	Sally Miller
James E. Elston	Mary Mondo
Mark Elston	Paul Phillips
Donna L. Hall	John Vrabel
Cheryl A. Hockey	