



# Providence Times



*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 Housing Development Corporation • [www.providencehousing.org](http://www.providencehousing.org) • Vol. 3, Fall 2004

Construction of Union Park Apartments in North Chili, Monroe County, is 70% complete. The housing, developed by Providence Housing and Rochester's Cornerstone Group, Ltd., will be available for occupancy in January.

"Union Park provides much needed housing for senior citizens with limited incomes," says Maggie Bringewatt, Executive Director of Providence. "The County of Monroe, State of New York, and the Town of Chili deserve credit for helping this project come to fruition."

Union Park offers 42 one-bedroom and 8 two-bedroom apartments in one building. The building includes an elevator, community room, storage lockers and small crafts rooms. Each apartment has a balcony or patio and laundry hook-ups. Rent, including heat, ranges from \$375 to \$435 per month for one-bedrooms and between \$450 and \$490 a month for two-bedrooms.

Funding for Union Park was made possible by the New York State Housing Trust Fund, the County of



## Union Park Opening Soon

**Union Park, North Chili**

Monroe, the Affordable Housing Program of the Federal Home Loan Bank of New York through member bank M&T, M&T Bank, and the Enterprise

Social Investment Corporation. The architect is SWBR and the civil engineering firm is D. J. Parrone. The contractor is LeCesse Construction.

### Providence Housing Development Corporation Board Of Directors 2003-2004

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#### INSIDE THIS ISSUE:

Letter from Maggie .....	2
Northern Star Apartments .....	2
West Town Village Re-opening .....	3
Our Special Thanks .....	4
Awards .....	4
10th Anniversary Celebration .....	5
On The Drawing Board .....	6
Helping Providence .....	7
Invitation .....	8

## From Maggie

Dear Friends,

As this harvest season nears its close, we at Providence are especially thankful for the support of our many friends.



2004 has been a year of extremes for the Providence family. We celebrated with great joy during our 10th anniversary event, and were joined by many of you. Two weeks later, we watched in sorrow as one of the key Providence communities, West Town Village, burned. In the aftermath of the fire, we were truly blessed by the many volunteers, contributions, prayers, and kindnesses shown to the West Town residents, the Providence staff and Board by so many of you. Your generosity and good will has strengthened us in our resolve and dedication to the mission of Providence - to build caring communities for our residents

Special thanks to LeCesse Construction, and its employees, and to SWBR Architects for the hands-on help in recovering and rebuilding West Town Village. Thanks to the Town of Henrietta staff for their help in fighting the fire and assisting in the reconstruction. Thanks to the many volunteers, parishes, the Diocese of Rochester and businesses who helped in so many ways. And special thanks to the staff and Board of Providence, who exhibited commitment to mission in an exemplary way.

As we near the close of 2004, we look forward to the celebration of recovery at West Town, to the completion of Union Park and Northern Star, and to closing on our newest projects, Kennedy, Olean and Shortsville. Our mission is focused and our commitment is strong.

May you and your family enjoy the richness of the harvest and the true blessings of the Thanksgiving season.

*Maggie Bringewatt*  
Executive Director



Northern Star contractor Michael Spaan and Greater Rochester Housing Partnership Rehab Specialist Steve Davis discuss rehab of Lakeview double.

# Northern Star Apartments Improving Neighborhoods

Providence will soon add four multi-family buildings in the City of Rochester to its affordable rental apartment portfolio. This housing, known as Northern Star Apartments, takes vacant, City-owned buildings and rehabs them in partnership with the Rochester Housing Development Fund Corporation (RHDFC). RHDFC, a consortium of organizations committed to the improvement of City housing stock, owns the properties while under construction. Upon completion of the renovations, ownership of the properties will be transferred to Providence.

The population served by Northern Star is those with incomes at 50% Area Median Income or below. The project has received five Section 8 project-based certificates from the Rochester Housing Authority that will allow residents at lower incomes to live in them. Northern Star increases affordable rental housing in the City and assists in the revitalization of city neighborhoods. It is anticipated that these apartments will be ready for move-in in November and December.

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*Providence Housing Development Corporation, an independent, not-for-profit corporation, is an affiliate of the Roman Catholic Diocese of Rochester. Providence develops, finances and manages housing for individuals and families in the 12 counties of the Diocese of Rochester.*

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# West Town Village in Henrietta Re-opening in December

On May 30, West Town Village, our senior affordable housing community in West Henrietta, suffered extensive damage from a major fire. As a result, 63 low-income senior citizens who resided at West Town were displaced.

The response from the Rochester community to this tragedy moved and heartened all those involved. Providence owes debts of gratitude to all those who came to the aid of these residents during and after the fire, especially the American Red Cross, Catholic Charities, Catholic Family Center, Henrietta firefighters, Henrietta Senior Community Center, LeCesse Construction, RDA Container, SWBR Architects, Diamond Packaging, Wegmans, Boy Scout Troops 153, 332 and 350, Girl Scout Troops 162 and 412, and the Catholic parishes, Henrietta churches and many individuals who contributed to the Providence West Town Village Residents Fund.

The Providence West Town Village Residents Fund has raised \$22,985 as of October 22. A first distribution of the fund was made to all the West Town residents in August. The dollars helped pay for moving costs, storage costs, and furniture replacement. A final distribution will be made in December.

A special thank you to the following who contributed to the Providence West Town Village Residents Fund.

Autumn Grove Residents Association  
Blessed Trinity Church  
Church of St. Jerome  
Church of St. Lawrence  
Church of the Assumption  
Church of the Good Shepard  
Church of the Transfiguration Gifts to the Poor Committee  
Henrietta Senior Center Boosters  
J.P. Morgan Chase Foundation  
Leroy United Methodist



West Town Village, September 2004

Dear Maggie,  
Thank you so very much for all that you and your staff are doing for us. I am much appreciative of the lovely gift of money from the Providence West Town Fund. I am so grateful.  
God is so good to us. I am looking forward to going back to West Town. It is my home.  
Give my love to Ellen, Gloria and Staff members.  
Thank you again,

Jessica

Rochester's Cornerstone Group, Ltd.  
Sears, Roebuck & Co.  
St. Ambrose Church  
St. Bridget's Church  
St. Catherine's Church  
St. Charles Borromeo Church  
St. John's Catholic Church Good Neighbor Fund  
St. Joseph's Catholic Church  
St. Louis Catholic Church  
St. Michael's Church  
The Enterprise Social Investment Corp.  
West Henrietta Baptist Church  
Michael and Carmel Adams  
Pablo Alvarez  
Caroline Bailey  
Rita E. Barry  
Douglas Della Pietra  
Albert and Ingrid Erickson  
Mildred Ezrow  
Eleanor Di Gaetano

Anne Hanley  
Alice Hauser  
C. David Hess  
Raymond and Janet Jackling  
Penelope M. Keenan  
Mary Kent  
Thomas and Elizabeth Kubiak  
Howard and Patricia Martens  
Mary Kate McCarren  
Timothy McElligott  
Dorothy A. Mennemeyer  
Donald Messina  
John Muller  
Paul and Marie Nasipak  
Raymond Nolan  
John E. O'Neill  
Edward Palumbos  
Charles and Carol Rappa  
Jeanine Sanford  
Philip H. Tierney  
Ann D. Weintraub

# Our Special Thanks To...

## Bank of America

Bank of America, formerly Fleet Bank, presented a major gift of \$50,000 from its Foundation to Providence on Customer Day One, August 16. This grant symbolized the company's continuing commitment to this community. The generous grant will support Rochester affordable housing and neighborhood revitalization projects undertaken by Providence. The grant will also assist 50 income eligible new homebuyer families with the cost of their independent home inspections. In addition, Bank of America expressed its commitment to volunteering in the community. Employees of Bank of America volunteered at the West Town Village resident picnic held on August 23.

## The Enterprise Foundation

The Enterprise Foundation has awarded Providence a grant of \$28,060 under its Capacity Building 6 Grant Program. These funds from the U.S. Department of Housing and Urban Development are passed through Enterprise to eligible community development organizations for the purpose of improving such organizations' capacity and stimulating the growth of low to moderate income housing production in rural areas. With assistance from this grant, Providence has made significant progress in its efforts to develop affordable housing for families, the developmentally disabled, and migrant workers in Wayne, Ontario and Yates counties.

## New York State Senator Alesi

The New York State Legislature designated Providence for a \$15,000 Legislative Member Item award under the New York State Division of Housing and Community Renewal Community Projects Fund for Program Year 2003-4. The award was proposed to the Legislature by Senator James S. Alesi, 55th District. The funds have supported the purchase of computer software and hardware to assist in the operation of Providence's Shelter + Care Program and in the management of our other low-income housing programs. We are very grateful to Senator Alesi and the New York State Legislature for this assistance.

## 2004 Contributors

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The J.P. Morgan Chase Foundation  
Jane S. Lange  
Philip A. Lange

Thomas F. & Jeanne B. McHugh  
Sue Lawrence  
Mary E. Mondo  
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Jim Rinefierd  
St. Bridget's Church Charity Account  
Kimberly A. Seaborn  
Cynthia Snyder  
Sister Sheila Stevenson  
Curtis Lynn Wooderson

*Donations of cash and in-kind contributions as of November 1, 2004.*

## 2004 Awards



United Way campaign volunteer Gus White (right) presents Award of Excellence for outstanding campaign performance in 2004 to Providence Executive Director Maggie Bringewatt (center) and campaign coordinator Mary Mondo (left).



Providence Housing Development Corporation was presented October 26 with the Landlord of the Year Award by Sector 3 Planning Committee, the City of Rochester Neighbors Building Neighborhoods entity that has been working to revitalize the western neighborhoods within the city. Providence manages 41 apartments in Sector 3. From left to right: Providence managers Gloria DuPree and Ellen Lotta and maintenance workers Tim Sharpstene and Thomas Hubner.

# Providence's 10th Anniversary Celebration Salutes Vision, Commitment, Hard Work

Providence's 10th Anniversary Celebration dinner, held on May 19 at the RIT Inn and Conference Center in Henrietta, raised more than \$40,000 for Providence's Pre-development Fund and was attended by 200 friends of Providence. Guest Speaker Sheila Crowley, President and CEO of the National Low Income Housing Coalition, addressed the issue of federal policy and affordable housing from her organization's perspective. She encouraged the audience to advocate for the establishment of the National Housing Trust Fund, a fund that will help build, rehab and preserve 1.5 million units of primarily rental housing for the lowest income families over the next 10 years. Bishop Matthew Clark served as Honorary Chair at the event and gave the invocation.

Special awards were handed out in three categories. Awards were given to Providence's Founders, those people whose vision, commitment to social justice and hard work, led to the creation of Providence. The Founders were: Jack Balinsky, Martin Birmingham, Bishop Matthew Clark, Mark Greisberger, Tom McHugh and Marty Moll.

Awards were also given to Providence's Sustainers, those partners who have consistently supported Providence in its housing development and homeownership efforts. The organizations have supplied technical assistance, moral support, planning help and significant dollars to Providence's affordable housing projects over its 10-year



**Sheila Crowley**



**Bishop Matthew Clark**

history. They are: the City of Rochester, the County of Monroe, the Federal Home Loan Bank of New York, and the New York State Division of Housing and Community Renewal. An extra special award, the Fulcrum Award, was given to Mary Mondo, a Providence employee since the organization was founded. Executive Director Maggie Bringewatt called Mary "the voice and face of Providence."

A hearty thank you to all of those involved in this event, especially to our many underwriters and advertisers.

## 10th Anniversary Underwriters

### Benefactors (\$5,000)

Atlas Construction  
Cannon, Heyman & Weiss, LLP  
HSBC Bank USA  
LeCesse Construction  
SWBR

### Patrons (\$2,500)

The Bringewatt Family  
Charter One Bank  
The Enterprise Foundation/ Enterprise  
Social Investment Corporation  
Fleet Bank  
JP Morgan Chase  
M&T Bank  
The Richman Group Capital  
Corporation  
TICOR Title Insurance Co.

### Friends (\$1,000)

Apollo Housing Capital, LLC  
Barrett Greisberger Dollinger Fletcher  
Peartree & Tallon, LLP  
Mrs. Joseph D. Beemer  
E.S. Systems, Inc.  
Federal Home Loan Bank of New York  
GAR Associates Inc.  
Greater Rochester Housing Partnership  
The Hartman Group, Inc.  
Kennedy Mechanical  
Michel Associates, Ltd.  
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## On the Drawing Board...



Architect's Rendering, Olean and Kennedy Revitalization Projects

# Affordable Housing Projects Funded

## OLEAN AND KENNEDY

The New York State Division of Housing and Community Renewal has awarded more than \$4 million in state aid to the Olean and Kennedy Revitalization Projects. The State funds will leverage more than \$11 million in tax-credit investment in affordable housing. These projects, developed by Providence and Rochester's Cornerstone Group, Ltd., a local, for-profit real estate development company, are located within the southwest quadrant of the City of Rochester in the Plymouth/Exchange neighborhood. They will produce 140 affordable housing units and will provide much needed housing for families with limited incomes.

## SHORTSVILLE MEADOWS

The United States Department of Agriculture Rural Development program and the New York State Division of Housing and Community Renewal have awarded \$375,000 in federal aid and \$740,030 in state aid to Shortsville Meadows, affordable housing to be located in Shortsville, Ontario County.

6 Providence Times • Fall 2004

The State funding and an allocation of low income housing tax credits will leverage more than \$1.1 million in tax-credit investment. This project will target both low-income families and seniors in this rural location. It includes 10 one-bedroom units in a one-

story building and 10 two-bedroom units in a two-story building. All first floor units will be handicapped accessible. The developers of this project are T.R.A. Development, Ltd., Rochester's Cornerstone Group, Ltd. and Providence.

## Penn Yan: A Room of Their Own Sodus: A Place to Call Home

### PENN YAN

Providence and Catholic Charities Community Services are preparing to start construction on a new six-bedroom group home for the developmentally disabled. The home will offer residents their own room (something many have never had) and a building that is completely handicapped accessible. The home will be located just outside the Village of Penn Yan in the Town of Benton, Yates County. We anticipate starting construction in November and opening the home in May 2005. The United States Department of Housing and Urban Development, New York State Housing Trust Fund and New

York State Office of Mental Retardation and Developmental Disabilities have provided funding for this home.

### SODUS

Catholic Charities of the Diocese of Rochester is purchasing a four-unit home in the Village of Sodus, New York. The home will be renovated and used as a center for migrant workers in the area. The Diocese of Rochester's Thanksgiving Appeal and private and foundation donations support this project.

Providence provides housing opportunities.



*Providence and its families thank you for your generosity.*

Yes, I want to help Providence Housing Development Corporation in its efforts to strengthen families and communities by creating and providing access to quality affordable housing.  
Enclosed is my/our tax-deductible gift made payable to: Providence Housing Development Corporation.

\_\_\_\_\_ \$500    \_\_\_\_\_ \$250    \_\_\_\_\_ \$100    \_\_\_\_\_ \$50    \_\_\_\_\_ Other: \$ \_\_\_\_\_

Name (please print) \_\_\_\_\_ Phone (    ) \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

A copy of the current annual financial report may be obtained by writing to the New York State Department of State, Office of Charities Registration, Albany, NY 12231 or to Providence Housing Development Corporation, 1136 Buffalo Road, Rochester, NY 14624-1823.

## New 2004 Board Members

At its Annual Meeting June 2, the Providence Board of Directors elected the following new members:

**CANDICE SHEFFER**, Rochester. Candice is Corporate Financial Officer for LiDestri Foods, Inc., the local food company that manufactures Italian pasta sauces under the Francesco Rinaldi label. Sheffer brings expertise in finance and accounting as well as risk management to the Board. She also serves on the Board of Wilson Commencement Park.

**SISTER ST. LUKE HARDY, SSJ**, Rochester. Sr. St. Luke is a New York State real estate salesperson. In addition to her real estate expertise, she brings to the Board a long history of program management and administrative work for the Sisters of St. Joseph and the Diocese of Rochester. She has also provided personal counseling and pastoral care to the Rochester community.

**BARTON G. BUTTS**, Naples. Barton is President of EDC Management, Inc., of Corning. His company manages hundreds of units of senior housing in the Corning area. He is a Western New York Chapter member of the Institute of Real Estate Management, a member of the Corning Rotary Club and a member of the Greater Corning Area Chamber of Commerce.

The Board also elected the following officers: President, **JACK BALINSKY**, Executive Director of Catholic Charities; Vice President, **JAMES CLEARY**, an attorney with Eastman Savings and Loan; Treasurer, **JEAN LINDENHOVIUS**, formerly with the City of Rochester; and Secretary, **RICHARD P. ROSSETTIE**, an attorney with Rossettie, Rosettie and Martino.

## There are many ways you can help

### Wish List \_\_\_\_\_

Area rug for Clemens Manor  
Artwork  
Bingo equipment  
Books  
Bookshelves for Union Park and West Town Village  
Comfortable chairs  
Puzzles and games  
Sofas for Union Park and West Town  
Sturdy outdoor bench or rockers for front porches at St. Andrews, Union Park, or West Town Village  
TV/VCR or TV/DVD for St. Andrews  
Union Meadows playground - \$ or other assistance

### Volunteers \_\_\_\_\_

Gardening and Landscaping assistance

### United Way Donor # 2388 \_\_\_\_\_

Providence Housing Development Corporation is now a Donor Choice Agency for the United Way of Greater Rochester. Please think of Providence when you're making your 2005 contribution.

### Giving to Providence \_\_\_\_\_

Providence gratefully accepts contributions to support the development of affordable housing. As a 501(c)(3) not-for-profit organization, donations to Providence Housing Development Corp. are tax deductible.

**It just takes a phone call to 585-328-3228, ext. 1393  
or fax 585-529-9525.**

**Visit our website: [providencehousing.org](http://providencehousing.org)**

# Providence

Housing Development Corporation

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Providence Housing Development Corporation  
1136 Buffalo Road, Rochester, NY 14624-1823

## OUR COMMUNITIES

For Families

Brown Street, Rochester  
Near Westside, Rochester  
Northern Star, Rochester  
Union Meadows, North Chili

For Seniors

Clemens Manor, Elmira  
Union Park, North Chili (Jan. 2005)  
West Town Village, West Henrietta

For People with Disabilities

Elizabeth Blackwell, Geneva  
St. Andrew's, Gates

## OUR PROGRAMS

Shelter + Care  
Monroe County First Time  
Homebuyers Program  
Credit Restoration  
Section 8 to Homeownership Program

*You're invited...*

*December 17 at 10 a.m.*

*Special Tree Lighting Ceremony*

*Welcoming Back the Residents of*

*West Town Village*

*60 Hendrix Road, West Henrietta*

*Bishop Matthew Clark will bless the renovated building.*

*Light refreshments will be served.*

*Come help us celebrate!*