

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

PHDC Receives \$16 Million for Affordable Housing

Holy Rosary and Son House projects to be completed by 2013

Providence Housing Development Corporation (PHDC) has been awarded \$16 million by several sources for two affordable housing communities in Rochester.

Holy Rosary Apartments & Strategic Infill was awarded \$12.1 million from New York State Homes & Community Renewal (HCR) Unified Funding 2011 Multi-Family Project Awards. This included \$5,471,757 in Housing Trust Fund, \$707,386 in Low Income Housing Credits (generating \$6.2 million in private equity), and \$411,386 in NYS HOME. This project will create 25 new single family three- and four-bedroom homes built in the Northwest quadrant of the city and 35 new one-, two-, and three-bedroom apartments in rehabilitated buildings on the Holy Rosary campus. The church will be converted to offices and community space. The church, convent and rectory will be renovated in accordance with U.S. Department of the Interior standards for historic preservation.

Son House Apartments, permanent supportive housing for the homeless with partner Catholic Family Center, was awarded \$1.8 million in Housing Trust Fund from HCR and \$1.9 from



Holy Rosary church, located at 414 Lexington Avenue, Rochester.

the Office of Temporary and Disability Assistance (OTDA). Son House will be comprised of 20 one-bedroom apartments, resident community space, an outdoor courtyard, and first floor office space that Catholic Family Center will use to provide services to the residents and neighboring Francis Center clients.

Both developments will begin construction in the summer of 2012, and should be completed by mid-year 2013.



Sketch of Son House, 539 Joseph Avenue, Rochester

New Partner and Funding Awards for Shelter Plus Care Program

Effective September 1st, PHDC joined forces with East House Corporation to provide services to participants in PHDC's Shelter Plus Care (S+C) program. In the past, PHDC provided case management services directly to residents, but decided to contract with East House for these services to create a more robust and heavily staffed service program for clients. The vast majority of S+C participants are referred to

PHDC from East House transitional housing programs, so the new partnership will also allow for a greater continuity of services for clients.

"The expanded service programs that East House offers, such as career development and independent living skills training, will enable Shelter Plus Care participants to remain on their path of recovery," said Monica McCullough. "Providence will continue

to administer the housing component of the program." PHDC was locally awarded a \$620,340, 5-year grant to expand the program by 13 additional units, as well as \$602,168, 3-year grant for a 20-unit supportive housing program for homeless veterans. Both of these programs will utilize contracted case management through East House and will begin operation in 2012.

Welcome To Our New Board Members

Karyn Herman and Maureen McCarron Become Directors

Providence Housing welcomes **Karyn L. Herman** and **Maureen McCarron** to the 2011-2012 board of directors.

Ms. Herman, CCAP, has over 25 years of community action experience. Presently she is director of the Community Building in Action program at Action for a Better Community. Ms. Herman originated the program after agency identification of a community need by residents for comprehensive technical assistance. The Community Building in Action program is designed to work with grass roots organizations to help residents work together and play major roles in planning and implementing changes in their neighborhoods. In 2009, she created and designed FOCUS, a family self-sufficiency project.

She has extensive experience in citizen engagement, grant writing, budget and non-profit management, facilitation, training and strategic planning. Currently she is involved with the Community Leadership Development Project.

She is a past president of the Edg-

erton Area Neighborhood Association and serves on various community boards and groups that range from working to identify and eradicate brownfields to developing ways to reduce the amount of violence and illegal drug activity on neighborhood streets.

Ms. McCarron, a NYS licensed and nationally certified Speech-Language Pathologist, holds a Bachelor of Science from The State University College at Geneseo, a Master of Arts from The State University at Buffalo and a Certificate in School (Special Education) Administration from The State University College at Brockport. She is recently retired from Rochester City Schools and has supervised undergraduate and graduate student clinicians from Nazareth College and The State University

Providence Housing Development Corporation Board Of Directors 2011-2012

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College at Geneseo.

She has served the community in many capacities including being a member of the Genesee Health Service Advisory Board, a Legislative Network Representative on the NYS School Boards Association, a member of the Policy Board on the Tri-County Teacher Resource Center, a member and vice president of the Livonia Board of Education, representative and executive board member of the Rochester Teachers Association, secretary/treasurer Conesus, New York Republican Committee, representative of the Rochester Retired Teachers Association, and currently serves as an alternate member of the Zoning Board of Appeals for Conesus.

In-House Finance Provides Accuracy, Offers Convenience

Achieving Providence Housing's goal to provide affordable housing involves many challenges. One of those challenges is accounting for the financial resources that our community provides. PHDC's financial management system enables Providence to meet that challenge effectively.

Beginning in 2010, PHDC developed

the capacity to manage its financial operations internally. The change was made to improve management access to financial information and to tailor financial reporting specifically to the PHDC mission. The change was accomplished effectively with assistance from the Geneva Finance Office of Catholic Charities, who had provided financial

services to the organization since its creation in 1994. According to PHDC's external auditors, the transition went forward "without a hitch."

The primary benefits to PHDC have been significant. Managers now have computer access to financial records from their desks. They also gained the ability to manage transactions up front rather than making adjustments at the end of each month. According to Monica McCullough, "Now with the financial system right in our offices, we are in the cockpit, not just a passenger on the plane. We can function more effectively and efficiently."

New Home for Home Ownership Program

On November 1st, PHDC's Home Ownership Program officially moved to The Housing Council. Both Lisa Alcott, Program Director, and Tonia Graf, Counselor, have transferred with the program, which will continue to provide top notch home ownership counseling, education, credit repair counseling and financial assistance to first-time home buyers throughout Monroe County. PHDC decided to discontinue this long-standing program after a year-long strategic planning process and worked

closely with the Monroe County Department of Planning and Development to ensure a successful move for the program. Although we will no longer continue any direct involvement with this program, we extend best wishes for the program's continued success at the Housing Council.

The program's new contact information is: The Housing Council, 585-546-3700; Lisa Alcott, lalcott@thehousingcouncil.org; Tonia Graf, tgraf@thehousingcouncil.org.

*This newsletter is
underwritten by:*



Pride in Partnership: East House/Paul Wolk Commons

Providence Housing Awarded East House's 2011 Partners in Hope Awards

Providence Housing was presented the Partners in Hope Award at East House's 3rd Annual Hope and Recovery Celebration. Special guest speaker was Patty Duke.

As described in the ceremony's program, "since 1986, East House has recognized more than 250 individuals and organizations for their work as professional and business partners that provide high quality services to East House clients and staff. Award recipients are selected based on their strong customer orientation responsiveness, and high level of teamwork with East House staff members."

The dream of additional housing for East House clients became one step closer to reality in fall of 2009 when a proposal for a 45 one-bedroom project was submitted to New York State in a competitive bid for tax credit awards. Along with Pardi Partnership Architects and Buckingham Development Corporation, the team submitted a winning proposal for \$5 million in tax credits. Combined with \$2.9 million in support from New York State Office of Mental Health and a Federal Home Loan Bank grant of \$660,000, the \$8.5 million project, Paul Wolk Commons, was born.

The project is well on its way to a completion date of May 2012 and becoming home to 30 clients of East House and 15 others with incomes at a maximum of 50% of the area median income. (A two-person household's gross income must not exceed \$27,150.)

Each apartment has a living and dining area, kitchen, bath, storage, mini-blinds, cable access, and one-bedroom. The apartments are 600 sq. ft. Five of the apartments will be fully wheelchair accessible and adapted for persons who have a mobility impairment and all are adaptable. Two of the apartments are fully accessible and adapted for persons who have a hearing or vision impairment. Available to all residents is a community room with a kitchen and seating area, coin operated laundry facility, lounge areas, and an outside recreational area. The building is 100% smoke-free. Off-street parking is also available.



East House Corporation's president Greg Soehner presents Monica McCullough, executive director of Providence Housing Development Corporation, the 2011 Partner in Hope Award



Ground Breaking Ceremony



Paul Wolk Commons



Those attending the ground breaking ceremony were encouraged to sign a cement block with well-wishes for the future residents who will make a home in Paul Wolk Commons. As you can see the pile of block on the left are now part of a wall on the right. Although the message won't be visible in the final building, it will remain within the spirit of the building for perpetuity.



Providence

Housing Development Corporation

1136 Buffalo Road, Rochester, NY 14624-1823
<http://www.providencehousing.org>

OUR COMMUNITIES

For Families

Brown Street, Rochester
Carlson Commons, Rochester
Near Westside, Rochester
Northern Star, Rochester
Olean Heights, Rochester
Plymouth Manor, Rochester
Shortsville Meadows, Shortsville
Union Meadows, North Chili
Union Meadows II, North Chili

For Seniors

Atwood Park, Gates
Bloomfield Meadows, Bloomfield
Clemens Manor, Elmira
St. Salome Apartments/Patio Homes, Irondequoit
Union Park, North Chili
West Town Village, West Henrietta

For People with Disabilities

Elizabeth Blackwell, Geneva
McNiff Commons, Elmira
St. Andrews, Gates

OUR PROGRAM

Shelter Plus Care

THERE ARE MANY WAYS YOU CAN HELP PROVIDENCE HOUSING COMMUNITIES

Holiday Gift Giving

Providence staff is collecting household cleaning and personal care items for individuals and families in our Shelter Plus Care program. Please drop off items for these holiday care packages to Providence Housing by December 9. Call 328-3228 ext. 1393 with any questions.

Wish List

See our list posted at:
www.communitywishbook.org

Volunteers Needed

We welcome volunteer groups of any size to help us with spring and fall cleanup.

United Way Donor Designation # 2388

Providence Housing is eligible to receive designations through United Way's annual campaign. Please consider designating a portion of your United Way gift to Providence Housing donor designation number 2388.

For more information, please contact us at 585-328-3228, ext.1433.

To learn more about the United Way, visit www.uwrochester.org.

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 are tax-deductible.

Please call 585-328-3228, ext. 1433

Printed on recycled paper with soy-based ink.

Rochester's CLEAN SWEEP visits Fulton Ave.

This Spring Providence Housing staff joined volunteers from Action for a Better Community and Habitat for Humanity in the city's annual "Clean Sweep" Saturday to attend to the Fulton Avenue neighborhood.

"A lot of groups have invested a lot in the street over the last 10 years," said Monica McCullough, executive director of Providence. "When we started on this street about 10 years ago, it was vacant. There were very few home owners. It was dilapidated. It was a rough street; a lot of violence and a lot of crime. A lot of groups have invested in this area over the past several years."

Some residents demonstrated their gratitude by offering beverages and snacks to volunteers. Others, including children of all ages, came out to work side-by-side volunteers. Clean Sweep involved picking up twigs and debris, pulling weeds, mulching front gardens and planting flowers.



Providence wishes to thank **Mike Spaan**, president of Atlas Construction, for donating his time, a truck load of mulch and flowers.

PROVIDENCE HOUSING DEVELOPMENT CORPORATION, a not-for-profit corporation, is an affiliate of 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. They include: Monroe, Wayne, Livingston, Ontario, Seneca, Cayuga, Yates, Steuben, Schuyler, Tompkins, Tioga, and Chemung County.

