

# PROVIDENCE Housing Development Corporation

## ANNUAL REPORT 2004

BOARD OF DIRECTORS  
2003-2004

Mr. Jack Balinsky  
*President*  
Executive Director, Catholic Charities

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*Vice President*  
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Attorney, Rossettie, Rossettie & Martino

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Providence Housing Development Corporation

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Attorney, Barrett, Greisberger

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Chief Financial Officer,  
Diocese of Rochester

Ms. Candice Sheffer  
Chief Financial Officer,  
LiDestri Foods, Inc.

Mr. James Crowley  
*Ex-officio*  
Finance Director, Catholic Charities

January 1 - December 31, 2004

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

### HIGHLIGHTS 2004

#### Building Affordable Housing

- Providence added 50 affordable apartments for seniors, 55 years and older, to its portfolio with the completion of Union Park in North Chili, Monroe County.
- Providence began rehabilitation of four multi-family buildings in the City of Rochester, in partnership with the Rochester Housing Development Fund Corporation, a consortium of organizations committed to the improvement of City housing stock.
- Providence secured funding for two handicapped accessible, 6-bedroom homes for developmentally disabled clients of Catholic Charities Community Services, one in Penn Yan, Seneca County, and one in Lyons, Wayne County
- Providence, in partnership with Rochester Housing Authority and Rochester's Cornerstone Group, Ltd., secured the public and private funding necessary to begin a major effort to redevelop Rochester's Plymouth-Exchange neighborhood by creating 144 affordable apartments, including 70 public housing units, in townhouse-style buildings and scattered site single-family homes.
- Providence, with partners T.R.A. Development, Ltd., a Buffalo-based developer and Rochester's Cornerstone Group, Ltd., a Rochester developer, secured funds to build a 20-unit affordable housing project in the Village of Shortsville.
- Providence assisted Catholic Charities with the creation of La Casa, transitional housing for migrant workers and their families in the Village of Sodus.
- Providence re-built West Town Village in West Henrietta, Monroe County, with help from LeCesse Construction, SWBR, the Town of Henrietta, the Diocese of Rochester pastoral center and parishes, and many volunteers.



*Union Park, North Chili, an affordable senior rental community, received its Certificate of Occupancy in December 2004.*



*656 Parsells, Rochester, is one of four multi-family buildings rehabilitated by Providence in partnership with Rochester Housing Development Fund Corporation.*



*Returning West Town Village residents celebrate the re-opening of their home at the tree-lighting ceremony December 17.*

HIGHLIGHTS *con't* on page 3

## From the Executive Director

Dear Friends,

Each annual report shared with you represents Providence's dreams and accomplishments. I recall the projects built, homes purchased, families reunited, lives rebuilt.



This year's memories are especially vivid:

- The joy of Providence's 10th anniversary, made memorable by the presence of so many partners and friends
- The satisfaction at the completion of the Strategic Plan, providing guidance for the next five years of Providence's life
- The agony of the West Town Village fire, tempered by thanks that no residents or firefighters were injured
- The generosity of so many old *and* new friends who helped West Town residents and staff recover from the fire, in time to celebrate Christmas at home
- The excitement of completing a new senior community in Chili
- The relief that HUD refunded the Shelter + Care Program, so critical to 60 families
- The challenge presented by a scattered site acquisition/rehabilitation project in the City of Rochester
- The delight at funding of the Kennedy, Olean, Shortsville, Benton and Homeownership projects by the state Division of Housing and Community Renewal.

In these recollections, so much relates to the willingness of people...to lend a hand, to share knowledge and experience, to carry boxes or write a check, to listen, to share a laugh, to have one more meeting or do one more draft, so, in the end, people have...the opportunity to own a home, to rent an affordable apartment, to enjoy new housing that sparks neighborhood revitalization, to value a historic structure in a Finger Lakes community by creating accessible housing while improving an entire downtown.

Providence has come a long way in the past 10 years, since Bishop Clark and the five "founders" committed to affordable housing. Yet, tallying the numbers of families served and units built is not the true measure of Providence's success. The success of the past and, hopefully, of the future will occur only if our commitment to mission remains strong, only if the true measure of our success is the creation of community, the strengthening of the lives of all we serve, and the extension of a helping hand to the least of our brethren. We ask you, our friends, to continue on this journey with us!

May you delight in the spring and bask in the warmth of God's sun.

Maggie Bringewatt

Dear Friend,

Providence Housing Development Corporation celebrated its 10th anniversary in 2004. The May 19th celebration marked a decade of helping people find adequate housing, a basic human right according to the social teachings of our Church.

As one of the founders of Providence, I am especially proud of the progress the organization has made towards helping our brothers and sisters in need. Providence has created housing for more than 411 families, seniors and persons with disabilities and has served many more families with homeownership counseling.

Because of the foresight shown by my fellow founders - Jack Balinsky, Martin Birmingham, Mark Greisberger, Thomas McHugh and Martin Moll, Jr., Providence has helped fulfill a need for development of affordable housing in the Diocese. I commend Executive Director Maggie Bringewatt for her exemplary leadership and the Providence staff for its commitment and hard work. Your efforts are truly making this community a better place for all of our brothers and sisters.

With every good wish, I remain  
Your brother in Christ

†Mathew H. Clark  
Bishop of Rochester





*Architect's rendering of Edith Street, part of the Kennedy Townhome revitalization project*

#### HIGHLIGHTS *con't from page 1*

##### **Promoting Homeownership**

- Providence leveraged \$2,699,618 in affordable mortgages for 36 families in Monroe County. Six families were graduates of our credit restoration program.
- Providence held six closings in the Homeownership Program for Section 8 families.
- Providence counseled 250 income-eligible families on homeownership and credit restoration and 100 families in homeownership workshops.

##### **Offering Shelter and Care**

- Providence provided rent subsidies and case management services to 72 homeless persons, including 23 children, in Monroe County under the Shelter + Care program.
- Forty-two Shelter + Care clients maintained employment.
- Seven Shelter + Care clients graduated from college; twenty clients were attending college; five clients were working toward their GED.



*Architect's rendering of Benton House, an Individualized Residential Alternative for persons who have developmental disabilities, to be built by Providence and managed by Catholic Charities Community Services in the Town of Benton, Yates County.*

##### **Managing Quality Communities**

- Providence provided affordable rental housing to 395 individuals, including 115 children, 125 seniors, and 93 persons with disabilities in 312 apartments throughout the Diocese of Rochester.



*Ribbon cutting at Union Park.*

##### **Other Accomplishments**

- Providence celebrated 10 years of vision, commitment and hard work with a special anniversary dinner attended by 200 friends that raised \$47,000 for Providence's Pre-Development Fund.
- Providence Board and staff completed a Strategic Plan -- reaffirming the mission and setting forth major organizational goals for the next five years.

#### **AWARDS**

- United Way Award of Excellence for outstanding campaign performance in 2004 to Providence staff.
- Landlord of the Year Award from Sector 3 Planning Committee, City of Rochester Neighbors Building Neighborhoods, to Providence for Near Westside and Brown Street Apartments.

#### **MAJOR GIFTS**

- Bank of America Foundation donated \$50,000 to Providence for affordable housing and revitalization projects as part of Customer Day One grant.
- Enterprise Foundation gave Providence a Capacity Building grant of \$28,060 for stimulating the growth of low to moderate income housing production in rural areas.
- Senator James S. Alesi, 55th District, gave a Legislative Member Item grant of \$15,000 to support the Shelter + Care Program and information technology improvements.
- JPMorgan Chase Foundation donated \$10,000, the second installment of a \$20,000 commitment to Providence, for affordable housing development work.
- Charter One donated \$2,500 for Project Pre-Development.
- Providence received \$3,000 in United Way Donor Designations in 2004.



# PROVIDENCE HOUSING DEVELOPMENT CORPORATION

## 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  
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

## OUR STAFF 2004

Lisa Alcott	Jane Lange
Maggie Bringewatt	Yoomi Lee
Mary Jo Carbonaro	Gerald Lonneville
Lisa Cosentino	Ellen Lotta
Gloria DuPree	Jodi McKain
Michelle Falcheck	Linda Merritt
Emily Glossner	Mary Mondo
Donna Hall	Dan Muldough
Cheryl Harkin	Paul Phillips
Tracy Hensler	Robert Sharman
April Hill	Tim Sharpstone
Thomas Hubner	Kim Swanson
Alexandra Lange	John Vrabel

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Rochester, NY 14624-1823  
585-328-3228 ext. 1393  
[www.providencehousing.org](http://www.providencehousing.org)

*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.*

## 10th Anniversary Underwriters

**Thanks to these generous businesses, Providence's 10th Anniversary celebration in May raised \$47,000 for our pre-development fund.**

### 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  
JPMorgan Chase Bank  
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.  
Morgan Stanley  
ODM&D Housing Advisory  
Group, LLC  
Paris-Kirwan Associates, Inc.  
Raymond F. Wager, CPA

Rochester's Cornerstone  
Group, Ltd.  
84 Lumber, Victor

### Advertisers

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NYS Fence Co.  
O'Neill-Rodak Land Surveying  
Associates, P.C.  
Phelps Cement Product  
Rochester Homebuilders  
Association, Inc.  
Tambe Electric

## Providence West Town Village Residents Fund

**The Providence West Town Village Residents Fund raised \$23,060 from Catholic parishes and others for West Town Village residents displaced by the May 30th fire. We are grateful to all for their generous donations to our residents in need.**

Autumn Grove Residents Association	St. Louis Catholic Church	Raymond & Janet Jackling
Blessed Trinity Church	St. Mary's Catholic Church	Penelope M. Keenan
Church of St. Jerome	St. Michael's Church	Mary Kent
Church of St. Lawrence	The Enterprise Social Investment Corporation	Thomas & Elizabeth Kubiak
Church of the Assumption	West Henrietta Baptist Church	Howard & Patricia Martens
Church of the Good Shepard	Michael and Carmel Adams	Mary Kate McCarren
Church of the Transfiguration	Pablo Alvarez	Timothy McElligott
Gifts to the Poor Committee	Caroline Bailey	Dorothy A. Mennemeyer
Henrietta Senior Center Boosters	Rita E. Barry	Donald Messina
JPMorgan Chase Foundation	Douglas Della Pietra	John Muller
Most Precious Blood	Albert & Ingrid Erickson	Paul & Marie Nasipak
Leroy United Methodist	Mildred Ezrow	Raymond Nolan
Rochester's Cornerstone Group, Ltd.	Lori Foster	John E. O'Neill
Sears, Roebuck & Co.	Eleanor Di Gaetano	Edward Palumbos
St. Ambrose Church	Anne Hanley	Charles & Carol Rappa
St. Bridget's Church	Alice Hauser	Jeanine Sanford
St. Catherine's Church	C. David Hess	Cynthia Snyder
St. John's Catholic Church		Philip H. Tierney
Good Neighbor Fund		Ann D. Weintraub
St. Joseph's Catholic Church		

## 2004 Contributors to Providence – Thank you!

**Providence is a not-for-profit 501(c)(3) corporation. Charitable contributions provide funding for project pre-development, staff training, and Catholic Charities' initiatives. Donations here are cash and in-kind contributions.**

Lisa A. Alcott	Cheryl Harkin	Sally M. Miller
Paul & Maggie Bringewatt	Tracy Hensler	Jim Rinefierd
Charter One Bank	Virgil Kauffman Foundation	St. Bridget's Church Charity Account
Gloria DuPree	Jane & Philip Lange	Kimberly A. Seaborn
The Enterprise Foundation	JPMorgan Chase Foundation	Cynthia Snyder
The Enterprise Social Investment Corporation	Thomas F. & Jeanne B. McHugh	Sister Sheila Stevenson
Lori Foster & David Harman	Sue Lawrence	Curtis Lynn Wooderson
	Mary E. Mondo	

**This Annual Report was underwritten by JPMorgan Chase.**