



“I feel respected. I feel helpful. I look forward to each new day, feeling safe and secure, and being able to sleep at night.”

We have come a long way in the past 19 years

and as you can see from the growing affordable housing shortage chart below, *there is so much more we can do*. Through your help, we can raise funds to further development efforts. In addition, Providence’s future includes fostering programs that enhance life to help build better futures for our residents.

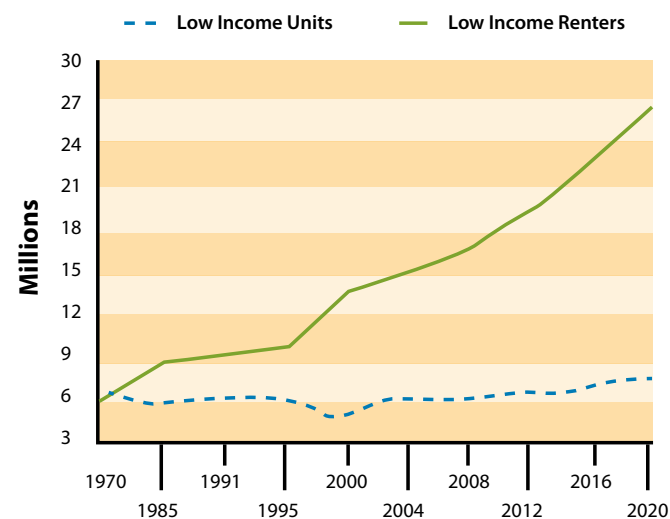
Shelter Plus Care (S+C) provides:

- rent subsidies
- case management services through East House
- family counseling
- group and vocational assessments through East House Career Services
- other residential services.

In 2013, 69 clients received rent assistance through S+C. We need your help to close a funding gap of \$37,000 for Shelter Plus Care services.

Please help us raise \$100,000 for our 20th anniversary so our vision can become a reality. Your donation will go toward funding S+C as well as future development efforts. As a 501(c)(3) not-for-profit organization, your donations are tax deductible. Providence Housing, and the Shelter Plus Care and Veteran’s programs gratefully accept your contribution in the enclosed envelope. THANK YOU!

The Growing Affordable Housing Shortage



Sources: U.S. Census Bureau, U.S. Department of Housing and Urban Development
 Projections based on information gathered from the following sources: National Low Income Housing Coalition, Center for Housing Policy, Joint Center for Housing Studies of Harvard University, U.S. Census Bureau, U.S. Department of Housing and Urban Development.

**Providence Housing
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- Ms. Jean Lindenhovius**
- Ms. Maureen McCarron**

Providence Housing Development Corporation December 31, 2013 and 2012		
COMBINED BALANCE SHEET*		
	2013	2012
Net Current Assets	\$2,238,161	\$1,951,153
Net Property & Equipment	\$9,354,490	\$5,808,334
Total Other Assets	\$10,187,918	\$9,474,776
Total Assets	\$21,780,569	\$17,234,263
Current Liability	\$533,714	\$702,977
Long Term Liability	\$14,695,782	\$10,588,035
Net Assets & Paid In Capital	\$6,551,073	\$5,943,251
Total Liabilities, Net Assets and Paid In Capital	\$21,780,569	\$17,234,263
COMBINED STATEMENT OF ACTIVITIES*		
Support	\$233,660	\$231,867
Revenue	\$2,611,551	\$2,852,052
Total Support & Revenue	\$2,845,211	\$3,083,919
Expenses	\$2,237,389	\$1,989,080
Excess of Support & Revenue Over Expenses	\$607,822	\$1,114,839

* Taken from the 2013 Providence Housing Audited Financials

2013 ANNUAL REPORT



OUR MISSION — to strengthen families and communities by creating and providing access to quality affordable housing enriched by the availability of supportive services.



THANKS TO OUR 2013 STAFF

- Shane Alcott
- Luz Alvarez
- Gamaliel Ayala
- James Barry
- Helen Bianchi
- Debbie Bilotta
- Kevin Borrino
- Marcelino Burgos
- Jane Chase
- Christine Church
- Sandra Cimochoowski
- Arden Simeone-Culver
- Ruben DelValle
- James DiCello
- Jagdeep Drumgoole
- Michael Duthoy
- Martin Eastman
- Tim Ekiert
- Lori Foster
- Stefanie Glatz
- Kevin Gross
- Kathy Guinup
- Erin Heizyk
- Thomas Hubner
- Thomas Hutchison
- Brittany Jones
- Renee Klatt
- Minch Lewis
- Michael Lingg
- John Litchhult
- Tom Long
- Monica McCullough
- John McDermott
- Wendle Mosher
- Rosa Perez
- Ron Pierce
- Grieg Quetschenbach
- Eliud Ramos
- Edwin Ramos
- Justin Rudgick
- Jennifer Schuler
- Kim Silvernail
- Tracy Skvarek
- Karen Staertow
- Sandra Sweet
- Robert Sztabkowski
- Patrick Tripp
- Deborah Tucker
- Cathy Vail

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.

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www.ProvidenceHousing.org

2013 Highlights: Holy Rosary Campus, Rivendell Court Improvements, Son House Apartments, Staff & Volunteers, Moving into 20th year!



THE YEAR 2013 brought about changes, improvements and continued growth for Providence Housing.

Holy Rosary — 2013 saw the completion of construction at The Holy Rosary campus. The former Holy Rosary rectory, school, church and convent were converted into a vital community center and 35 beautiful, affordable housing apartments. The redevelopment also included 25 new single-family rental homes throughout the Edgerton neighborhood.

The lease up finished earlier than projected and the ribbon-cutting was held in November. Placed on the New York State and National Register of Historic Places by the United States Department of the Interior, it also meets the Enterprise Green Communities Criteria, the first national framework for green affordable housing. The project was recently named to receive The Landmark Society of Western New York's Barber Conable Award for preservation.

Rivendell — In addition to redevelopment efforts on the Holy Rosary campus, we were able to make necessary renovations to the Rivendell Court properties. Thanks to a grant from Federal Home Loan Bank (FHLB), roofs were replaced on all three buildings, windows were replaced, kitchen and bath improvements were made and new furnaces and hot water tanks were installed. Work was complete by June 2013.

Son House — Construction continued throughout the year at 539 Joseph Avenue and we opened the doors to Son House Apartments December 1st. Son House Apartments provides 21 one-bedroom apartments of permanent supportive housing for homeless individuals through a partnership between Providence Housing and Catholic Family Center. The development team consisted of Providence Housing, Catholic Family Center, SWBR Architects, Stantec, LECESE Construction Services, and Comfort Systems USA.

“ I was given the opportunity to make the steps I need to make a little easier for me. ”

~ Tom Skellan, Resident, Son House (pictured above, right)

Management Team — While these growing developments were being made, we experienced a significant change in our management team. After more than six years of service and

numerous accomplishments, Monica McCullough moved on to other opportunities in affordable housing. We appreciate all of her contributions as Executive Director. Prior to my arrival as Executive Director in July and welcoming the opportunities ahead of me, Providence brought on a new Chief Financial Officer (Cathy Vail), who comes to us with over 13 years of finance and related industry experience. Later in the year, we created a new Director of Development position. In this role, Justin Rudgick will be helping us identify, design, plan, and develop quality housing projects. He is responsible for all phases of the development process from start to finish which includes property acquisition, budget preparation, construction, permanent financing, and most importantly development of strategic partnerships. Helen Bianchi, our Director of Asset Management since 2005, is responsible for all aspects of property and program management of Providence Housing's portfolio. A photo of the new team is above (middle photo, standing left to right: Cathy, Helen, me and Justin).

New Look — In late 2013, we updated our identity with a new logo and branding, and completely updated our website by early 2014. You can read about the new management team, view each of our properties, discover our volunteers and other news, or donate to support our mission at: www.ProvidenceHousing.org

Our Vision for 2014 — As we progress into 2014, we welcome Bishop Salvatore Matano not only as the 9th bishop of Rochester, but also as the newest governing member of Providence Housing Development Corporation, and look forward to his continuing support.

This year we also celebrate our 20th anniversary. Moving forward, we will continue to offer better choices and more affordable housing opportunities for individuals and families throughout the 12 county region, but more importantly, we strive to build human dignity. One of our most beneficial programs, Shelter Plus Care, enables us to further improve our residents' lives (see back page). This program needs your help. We hope to see you on September 18th at our 20/20 Vision Gala (mark your calendars) and look forward to your continued support in doing something so important to so many.

Best regards,

John McDermott
Executive Director

THANK YOU to our 2013 PARTNERS

We extend our thanks to the following individuals and organizations for their generous support. Providence Housing is a not-for-profit 501(c)3 corporation. Donations listed below are cash contributions received between January 1, 2013 and December 31, 2013.

DEVELOPMENT FUNDERS:

City of Rochester HOME Program
Federal Home Loan Bank of NY through First Niagara
Greater Rochester Housing Partnership
NYS Home and Community Renewal Program
NYS Office of Temporary and Disability Assistance/Homeless Housing and Assistance Corporation
NYS Energy Research & Development Authority
Rochester Housing Authority
Wincopin Circle, LLP

PROGRAM FUNDERS:

NYS OASAS
US Department of HUD

GRANTS:

First Niagara FHLB
Enterprise Foundation

PROPERTY GRANTS:

KaBOOM! and Dr. Pepper Snapple Group

INDIVIDUALS AND CORPORATIONS:

Our United Way Donor Designation Number is #2388.

Gamaliel Ayala, Jr.
James Barry
Helen Bianchi
Deborah Bilotta
Marcelino Burgos
Joseph Defendis
James DiCello
First Niagara Bank
Mark Greisberger
Kevin Gross
Dorothy Hall

Highlands at Pittsford
Karpos Management (SWBR)
Incarnation Church
Philip and Jane Lange
Minch Lewis
David Mathers
John and Betsy McDermott
McGurk Electric
John McKenna
Daniel Moore
Wendy Mosher

BRICKS:

The Kent Family
In memory of: William & Elizabeth Donnelly
In memory of: Sheila Donnelly-Sisson
In memory of: Maureen & Albert Neu

OUR VOLUNTEERS CONTRIBUTING MORE THAN 1200 HOURS!

UNITED WAY DAY OF CARING—498 hours
At Rivendell—Hyatt Regency Rochester

At St. Andrews/Brown St./Northern Star & Near Westside Apts.—Lawley Andolina Verdi, LLC

At West Town Village and St. Salome—Paychex, Inc.

At Atwood Park—SWBR Architects

At Carlson Commons—Xerox Corporation

At Shortsville Meadows & Clark Park—Child and Family Resources, Inc

At McNiff Commons—Corning Inc.

OTHER VOLUNTEER GROUPS:

Incarnation Church (5757 W. 127th St., Palos Heights, IL)—150 hours

Church of Assumption (Fairport)—54 hours

St. Mary's / St. Bridgets (Bloomfield)—495 hrs.

UR Wilson Day—80 hours

Rochester's Cornerstone Group
Lorraine Rossettie
Arden Simeone-Culver
Sisters of St. Joseph
Greg Soehner
Karen Staertow
David Tang
Fr. Jeffrey Tunnicliff
Westside Fire System

20/20 Vision Anniversary Gala

Celebrating Our Past,
Embracing Our Future

In 2014, we will celebrate 20 years offering better choices and more affordable housing opportunities for individuals and families in the greater Rochester area.

As part of our 20th anniversary gala theme — 20/20 Vision, Celebrating Our Past, Embracing our Future — and future-forward goals, our 20/20 vision includes more than housing. We strive to build and promote human dignity. Our residents and their families need love and support to help them enrich their lives and their community. That is where we need your help.

Help us make that vision a reality.

Providence Housing Corporation is looking to raise over \$100,000 for our 20/20 Vision in order to Embrace Our Future.

Help us raise \$65,000 for pre-development opportunities, such as:

- Architectural concept and site planning
- Geotechnical evaluations
- Market and environmental studies
- Appraisals and local approval fees
- Site acquisitions
- Neighborhood engagement
- Application submission costs

Help close our funding gap of \$37,000 for Shelter Plus Care services which provide:

- Supplemental rent assistance
- Case management
- Family counseling
- Other resident services

Look toward our future and be part of something wonderful!

Call to be an event sponsor and donate today at 585.529.9555!

Celebrate 20 years with us at our 20/20 Vision Anniversary Gala - September 18th, 2014 at Artisan Works. A ticket order/sponsor form and reply envelope are enclosed.

How can YOU help Providence Housing strengthen families?
We welcome donations and volunteer groups of any size throughout the year.