

THANK YOU

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, 2015 and December 31, 2015.

2015 PARTNERS

DEVELOPMENT FUNDERS:
City of Rochester HOME Program, Federal Home Loan Bank of NY through First Niagara and Bank of Castile, Monroe County Home Program, NYS Homes and Community Renewal, NYS Housing Trust Fund, NYS Office of Temporary and Disability Assistance/Homeless Housing and Assistance Corporation, Rochester Housing Authority, U.S. Dept. of HUD and USDA Rural Development

PROGRAM FUNDERS:
NYS OASAS, NYS OTDA, and U.S. Dept. of HUD

SUPPORT SERVICES PARTNERS:
Catholic Charities of the Finger Lakes, Catholic Family Center, and East House



INDIVIDUALS AND CORPORATIONS:
Our United Way Donor Designation Number is #2388.

- Anonymous (2)

Jack Balinsky (Catholic Charities Community Services)

Helen Bianchi

Marcelino Burgos

Elaine Costello

James DiCello

E. Joseph Gibbons, II (SWBR)

Mark Greisberger

John Heveron

Thomas Hutchison

Dayle Lavine

LeCesse Construction
- Karen Mancuso

Wendle Mosher

Thomas Palumbo

Ronald Pierce

Edwin Ramos

Daniel Saperstone

Arden Simeone-Culver

Jeff Smith

Daniel Sturgis

Lloyd Theiss (The Highlands at Pittsford)

Fr. Jeffrey Tunnick

Martha Wallace

Tom Palumbo (2014: Stantec)

OUR VOLUNTEERS CONTRIBUTING MORE THAN 481 HOURS!

UNITED WAY DAY OF CARING—409 hours
At Atwood Apartments—Closing USA
At Carlson Commons—Paychex, Inc.
At McNiff Commons—Corning, Inc.
At Plymouth Manor—Halpern Education Center
At Rivendell—Hyatt Regency Rochester
At Union Meadows I&II—Canandaigua Nat'l Bank
At West Town Village—Concentrix, Voiceport

OTHER VOLUNTEER GROUPS—72 hours:
U of R Wilson Day—Paul Wolk Commons & St. Salome's Apartment



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

2015 Board of Directors

Mr. Jack Balinsky, President
Catholic Charities

Mr. Richard Rossettie, Esq., Vice-President
Rossettie, Rossettie & Martino

Mr. Charles Philip, Secretary
Corning, Inc.

Mr. Fred A. "Rick" Herman, Treasurer
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Fr. Bob Ring
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Ms. Lynnette Robinson
NeighborWorks Rochester

Daniel Saperstone
The Cabot Group

Jeff Smith
Westfall Associates

Lori VanAucken
Catholic Charities Community Services

Providence Housing Development Corporation December 31, 2015 and 2014			
COMBINED BALANCE SHEET*			
	2015	2014	
Net Current Assets	\$1,538,220	\$1,602,967	
Net Property & Equipment	\$9,945,637	\$9,995,763	
Total Other Assets	\$10,641,074	\$10,417,408	
Total Assets	\$22,124,931	\$22,016,138	
Current Liability	\$634,104	\$719,992	
Long Term Liability	\$14,390,965	\$14,541,420	
Net Assets & Paid In Capital	\$7,099,862	\$6,754,726	
Total Liabilities, Net Assets and Paid In Capital	\$22,124,931	\$22,016,138	
COMBINED STATEMENT OF ACTIVITIES*			
Support	\$359,652	\$606,559	
Revenue	\$2,716,030	\$2,616,456	
Total Support & Revenue	\$3,075,682	\$3,223,015	
Expenses	\$2,730,546	\$3,021,862	
Excess of Support & Revenue Over Expenses	\$345,136	\$201,153	

* Taken from the 2015 Providence Housing Audited Financials



2015 ANNUAL REPORT

OUR MISSION

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

OUR RESIDENTS

- Alfredo Candelario

Christine Church

Sandra Cimochoowski

Ruben DelValle

James DiCello

Jagdeep Drumgoole

Joseph Earle

Timothy Ekiert

Anthony Fallone

Stefanie Glatz

Donna Granger
- Alisha Alletto

Kyle Banker

Helen Bianchi

Deborah Bilotta

Kevin Borrino

Timothy Brockman

Marcelino Burgos



OUR STAFF

- Mark Greisberger

Kevin Gross

Kathleen Guinup

Thomas Hutchison

Renee Klatt

John Litchhult

Tom Long

Horacio Luciano

Tinachi McWilliams

Graeme Moody

Wendle Mosher
- Peter Perry

Ronald Pierce

Michelle Rabideau

Edwin Ramos

Eliud Ramos

Jadiel Ramos

Dwandell Renford

Hilton Rivera

Thomas Scanlon

Jennifer Schuler

Arden Simeone-Culver

Daniel Sturgis

Carolyn Tymkin

Cathy Vail

Sondra Young

Employees hired in 2015 are in italics.

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

2015

TAKING OUR VISION FURTHER

The Beginning of the Next Twenty Years.

After celebrating our first 20 years providing affordable housing and supportive services to individuals and families, we enter into new territory with new faces and a new direction!

New territory.

As we embark on our next twenty years, we find ourselves involved with many new opportunities that will help extend our reach within the 12-county region of the Rochester Catholic Diocese.

What's new, you ask? Well, many of our first properties are nearing the end of their original 15-year investor tax credit contracts, meaning Providence Housing will take over 100% ownership of those properties as the contracts come to a close. This provides us more cash flow possibilities for those and other properties. In 2015, Providence took full ownership of our senior property in Elmira, Clemens Manor, and a family property serving the disabled in Geneva, Elizabeth Blackwell.

In addition to closing contracts on two of our earlier properties with more to come in 2016, we are looking into new funding options through grant research and management, as well as seeking new properties to help with our mission.

This past March, we entered new territory – our fourth county – Yates County. In partnership with Catholic Charities Community Services, we took over property management of a new group home in Penn Yan. Pickering House is home to three mentally disabled persons who are now thrilled to be living independently with minimal supervision.

New faces.

While my face isn't new around Providence, I took over the position of Executive Director in April of 2015. For those who don't know me well, I have served on the board since 1995 and also work as a managing member of the firm Barrett, Greisberger, Fletcher, LLP. You'll find me around the Diocese in my office most days, except Wednesday.

I'm not the only new face in a new position at Providence. In 2015, we hired Regional Property Manager, Sondra Young, and a new Director of Finance to our management team, Dan Sturgis. We also have hired 12 other new employees this year – all italicized on our annual report cover.

Sondra comes to us with 10 years of property management experience in the affordable housing market, both in Rochester and Troy, New York. She has worked with seniors and multi-family properties, and prior to joining Providence was a property manager for Realty Performance Group where she managed nine homeowners associations. Both Regional Property Managers, Sondra and Renee Klatt, will be assisting Helen Bianchi, our Director of Asset Management, with all our properties. Our new Director of Finance, Daniel Sturgis, was hired in September 2015. Dan brings with him 15 years of experience working in and advocating for affordable and low-income housing. Before joining Providence, Dan held multiple positions at the Rochester Housing Authority where he provided oversight for the financial, administrative and regulatory compliance aspects of various affordable housing programs. Over the last five years, Dan has directed several projects that have increased rental housing assistance in the community by 20 million dollars annually and he has assisted with the creation or preservation of over 2,000 affordable housing units in the Rochester region. Dan will be instrumental in seeking new grant opportunities for Providence Housing helping to give us a new revenue stream for furthering our mission.

New direction.

In 2016, our staff will be delving into more grant opportunities and supportive networks to expand our reach to families and individuals beyond Monroe County in Wayne, Seneca and Cayuga Counties. We will also be partnering with Person Centered Housing Options (PCHO) to help families and individuals at risk of homelessness, including Veterans, find homes and supportive services through Providence Housing.

There is so much potential within the Diocese's reach and we are excited about what we can accomplish over the next couple of years. We look forward to your continued support in helping us serve one another as good stewards of God's varied grace.

Best regards,



Mark Greisberger, Executive Director

BEYOND HOUSING: SUPPORTIVE SERVICES

Housing is a great start, but they need more.

of Providence Housing residents receive some form of program assistance

56%



Laci Anderson's Story of Success.

Many of us think "it will never happen to me," and this is just what Laci Anderson thought. She was in her late 20s, had a very successful job, was pretty happy, had a decent family life and great friends, and neither she nor anyone in her family had any history of addiction. She didn't even drink. Yet, after having some back pain, she found herself addicted to prescription pain killers. She didn't realize it at first and her family had no idea, even years later after she lost her job. After several years of working odd jobs, she checked herself into an inpatient treatment program for her addiction and then graduated to an outpatient care program. Eventually, she realized she wanted more independence and she was put in touch with Providence Housing's Grants Administrator and Program Manager, Donna Granger, who helped her find an apartment and helped her enroll in the Shelter + Care program. Providence Housing partners with East House to provide individual care for residents like Laci. Since being introduced to Providence and Shelter + Care, Laci has gone back to college to complete her degree in substance abuse counseling and has a new job working as an Addiction Therapist and Case Manager for a treatment center. She would not be able to live on her own without the program support she is receiving and is thankful every day. It can happen to anyone, but not all have the care they need. Laci worked hard on her road to recovery and we are proud of her success.

The benefits of more than housing.

One of the things we've learned over the last 20 years is how important program support is to the quality of life for our residents. As we progress into our next twenty years of service, we will work on expanding our Shelter Plus Care and Veterans Outreach programs in addition to new programs that assist those at risk of homelessness.

In 2015, 80 residents received Shelter + Care or Veterans Program assistance. Many of our residents like Laci pictured above, come to us after dealing with substance abuse, addiction or homelessness and need more than just housing to secure their future. These programs help provide supplemental rent assistance, case management, family counseling and more. These services provide stability. This means residents are entering the work force, starting their education or going back to school, and volunteering at other community organizations and giving back to the community.

Affordable housing is just the first step in making a difference in many lives within our community. Our mission is also based on the ability to provide these supportive services. Thanks to all who work with our residents and staff to build dignity through affordable housing. We are proud to report that 75% of our residents who leave the Shelter + Care program, end up finding permanent housing rather than having to seek temporary treatment housing in a facility, ending up in jail or homeless.

75%

of Providence residents who left the Shelter+Care program found permanent housing



"Providence gave me independence. They encouraged me, helped me find this great apartment with rental assistance, and provided personal case management. With their help, I was able to go back to college and pursue a career that empowers others to help themselves." ~ Laci Anderson, Shelter + Care recipient

