

2022 ANNUAL REPORT



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EXPLORING OPPORTUNITIES TO ASSIST OTHERS

2022 was a busy and productive year after the upheaval caused by Covid. On a positive note, [Providence closed on four of our properties](#) and bought the limited partnership rights to Carlson Commons, Olean Heights, and Ehr-Dale (Churchville) Heights. And more growth opportunities are on the horizon.

In July, [we took over the management of Ehr-Dale Height's](#) 33 units of housing, adding to the number of affordable apartments available for seniors 62+ and those disabled of any age. In Elmira, Chemung County, we purchased Eastgate Apartments which offers 102 one- and two-bedroom units of senior housing with modern amenities. It is conveniently- located next to Blandford Park, a city-owned and maintained community park, providing access to our residents and their families. Eastgate is managed by Home Leasing.

While we continue to make a dent in the housing shortage to help more seniors and families find safe, affordable housing, we still feel the impact of Covid. I know we are all tired of hearing about Covid; however, the reality is that we still have a significant number of families behind on rent due to many factors of the pandemic, and the shortage of affordable housing is increasing.

After Federal assistance ran out, The New York State Emergency Rental Assistance Program (ERAP) made additional money available to assist with rent relief for landlords and their tenants. In 2022, [we processed 277 applications to assist our tenants and other landlords](#) in the area who were trying to help their tenants. This program ended in May 2023.

Between the federal funds received in 2020-2021, the eviction moratorium, ERAP, and donations made through our Rent Relief Fundraiser, [we assisted 290 residents to avoid eviction](#) and keep them safe in their homes. However, there are still a significant number of families behind in their rent due to

unemployment, daycare, and other increases in costs resulting from the pandemic. [We took action to evict tenants who made little or no attempt to make appropriate payments, but would like your help to continue helping another 100 families](#) stay on top of their responsibilities.

[We have noticed a large increase in the number of families struggling to pay rent since Covid - for instance, those trying to balance paying for food versus heat or rent.](#) We hope our partners will step up to assist these families however they can. (Check the QR Code on the back of this report to answer this need.)

As a non-profit, Providence runs on an operating deficit, and we normally don't utilize our reserves unless it is for a special project; however, our reserves are down more than normal to ensure we meet standards and provide safe, affordable housing. We all have to keep in mind that affordable housing is the gatekeeper to stability for families and individuals. Having proper housing is a social determinant of healthcare and more. To build a healthier lifestyle with solid nutrition, adequate transportation, insurance, and access to financial resources, one needs security and a safe, affordable home.

[We will continue to update our pipeline with smaller development options and collaborative partnerships](#) that best serve our residents and communities. Please help us help our less fortunate neighbors.

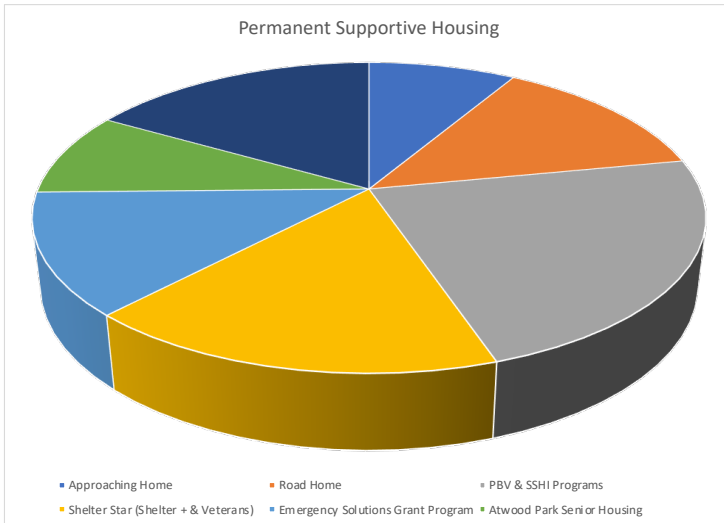
Thank you for your continued support.
Blessings,

Wendy M. Giesinger



2022 Supportive Housing Update:

In 2022, Providence Housing's Grants and Programs Department saw a 12% increase in households served. We served 379 households with 412 children through six different **Permanent Supportive Housing Programs** and **Tempo Emergency Shelter Services**. While the number of families served through our Tempo Emergency Housing program remained nearly the same, the number of children affected increased by 9%. We served 230 children and 85 adults within 63 families in this program.



Development & Property Update

As announced last year, Providence Housing was awarded a development grant from NYS for the **reuse and expansion of the former Bryant School in the city of Hornell, Steuben County**. The redevelopment complements the state's ongoing efforts to revitalize Hornell's downtown district and will provide 39 affordable apartments to residents in Hornell. Construction was completed in early 2023 with lease up taking place mid-year. The Bryant School will be move-in ready by early fall of 2023.

In May, we also received two 9% HCR financing awards. One was for St. Leo Hilton Senior Apartments in Hilton (Monroe County) and the other for Dana Lyon Apartments in Bath, NY (Steuben County).

Development & Property Update cont.

St. Leo is a new development and construction of a 40-unit multifamily apartment building for seniors 55 and older plus the conversion of a vacant, deteriorating former chapel building into a senior community center. The senior center will be available for St. Leo residents and community members and run by Episcopal Senior Life (ESL). ESL will provide case management services for the frail elderly. St. Leo's is designed to provide an affordable aging-in-place option for seniors who need access to care services but don't need full assisted living and skilled nursing services. There will be 38 one-bedroom and two two-bedroom apartments available, including 25 units set aside for homeless frail seniors.

Dana Lyons Apartments will be housed at the former elementary school building and lot in rural Bath, NY, and will provide 49 units of family housing, including eight ESSHI units of integrated supportive housing that will be served by Catholic Charities. This will be Providence Housing's second property in Steuben County and the first of its kind targeted to workforce family households in the area in the past ten years. It is one of the Seven to Save: 2007 Properties by the Preservation League of NYS and continues to be a point of pride in the community. The project will maintain the historic charm of the town while restoring a vacant deteriorating building. In addition to the multi-family housing consisting of 49 apartments (one studio, 38 one-bedroom, and 10 two-bedroom units), there will be a non-residential space dedicated for use as a community arts center. This space will be operated by a sub-tenant, Save The Lyon Commission, and called the Waterman Center for the Arts.

Waterman Center for the Arts will benefit children, teens, and adults with Bath and the surrounding area.

The operation will enhance the quality of life in the community with fine arts programming, traditional craft instruction, art therapy, and a theater program. Space will be available for community activities and meetings.



Partner Feature - Greater Rochester Housing Partnership



We have highlighted employees, board members, and residents in our annual reports. This year, we'd like to praise one of our partners. Since inception, for nearly 30 years, we have partnered with Greater Rochester Housing Partnership (GRHP) to help finance our development efforts.

GRHP is a non-profit, mission-based lender that provides financing options for affordable housing and preservation clients in the Finger Lakes Region primarily focusing in the City of Rochester and Monroe County. GRHP finances a variety of affordable housing projects ranging from permanent supportive housing to affordable rental and homeownership housing. This includes predevelopment loans for feasibility and market studies, site control, and architectural drawings, short-term "bridge" financing, and construction financing. The repayment terms for these loans are two to three years vs. 15-20 years. Non-profit lenders like GRHP aren't highly regulated like banks, allowing them more flexibility for underwriting and pricing. This flexibility makes them a great option for financing since many of our projects are largely funded through National or State grants where the monies do not hit the books until the construction or permanent phase which often takes one to three years or longer to come to fruition.

Theodora Finn has been President of GRHP for the past 6 years and accepted the position after long-term director Jean Lowe retired. GRHP has been instrumental in providing lending solutions for PHDC on close to 20 projects. Before Theo's position at GRHP, she worked for the City of Rochester and Enterprise Community Partners (also PHDC partners). She's been in the affordable housing business for more than 15 years. Her first project for PHDC was working on our Holy Rosary Apartments development. She was responsible for shepherding resources for the city and helping secure the sales of lots near the Holy Rosary rectory and campus. She found this project rewarding because there were many aspects to the redevelopment of this property including historic



preservation, commercial facility space, and infill new construction component in the surrounding neighborhood. Holy Rosary has three areas that were revamped. She assisted with many facets of the project for the rectory, apartment building, and scattered home sites. Theo has helped with at least five development and preservation projects for Providence Housing after joining GRHP and we are very grateful for her and her staff's efforts to help the affordable housing community.

When asked what Theo likes most about her job, she said, "I love my team and love to interact with the others in the community. I enjoy the collaborative approach and am proud of the product we produce." She likes to see projects come to fruition because they take a lot of initiative to pursue. "The buildings and homes that are created are beautiful and provide wonderful opportunities for people who need a little extra support." She would love to be able to help grow resources to be able to help more people find safe, affordable homes. With the interest rates and material costs increasing, more financing gaps need to be filled. She hopes the city or municipalities can work together to make land cheaper for purchase. If we can turn over some of the structures and rehabilitate the lots or buildings, we can help a lot more people live the lives they want to live.

Thank You, Staff!

Dominique Allen • ShaNay Armstead • Kelley Balcomb • Aubrey Baldauf • Susan Barber • Christopher Beard • Sheri Bennett • Helen Bianchi • Kevin Borrino • Kyle Brink • Martha Brito-Vasquez • David Broman • Laura Bunce • Shannon Campagna • Marquis Chess • Kristin Clarke • Tree Clemonds • Juan Coll-Gonzalez • Elizabeth Cooper • Aimee Cosimano • Michele Cruz • Nicholas Damico • Carolyn Davenport • Stefanie DeBellis • Ruben DelValle • Katrina Dowdle • Jagdeep Drumgoole • Mark Duval • Alisha Duval-Alletto • Angela Eicholtz • Colleen Ford • Joel Foster • Maria Garcia • Kelley Gerhart • Stefanie Glatz • Deborah Goetz • Donna Granger • Joshua Granger • Mark Greisberger • Kevin Gross • William Grunder • Randall Hamilton • Laura Hammond • Kathleen Harris • Joseph Hinds • Charlene Jacque Gray • Trelawney Jenkins • Robyn Johnson • Renee Klatt • Michael Knight • Joseph Largey • John Litchhult • Franklin Lovell • Brenda Marks • Constance Martin • Michaelene Maximiek • Karen Meissner • Theresa Messineo • Karen Monserrate • Wendle Mosher • Denise O'Toole • Mary Pernaselli • Patrick Piano • Amy Pierson • Aracelis Ramos • Edwin Ramos • Dwandell Renford • Arthur Robinson • Juan Rosado • Mary Rossi • Calvin Sandlin • Shane Schroeder • Alexis Shadduck • Katina Simmons • Thea Sobkowski • Daniel Sturgis • Donald Troendle • James Turner • Terry Turner • Stephanie Vasquez • Dan Walburn • Chaz Wall • D'ondre Webb • Lori Webb • Lauren Wiener • Dezmore Williams • Kathleen Wilson • Jayme Young • Olga Yudchits

2022 Volunteer Spotlight - Monroe County



Patrick Miller, HR Director at the Hyatt Regency and Strathallan Hotels, has been volunteering at Rivendell Court apartments for the past 10 years.

Sometimes he is the only volunteer able to make it from his team, but he is here every year. Whether he's digging out stubborn bushes, planting flowers, or helping with some other landscaping project, he's reliable. He cares about making the properties look good and providing a better home environment for our residents. Thank you, Patrick, for choosing Providence for your Day of Caring project each year and bringing your team to help. Featured here, from left to right are Andrew Patel, Patrick Miller, and Mike Harrington.



United Way Day of Caring Stats

Rivendell: 3 from Hyatt Regency Hotel (photo to the left)
Paul Wolk Commons: 11 from Aerotek (shown on bottom photo)
Tempo House: 7 from Paychex (middle right photo)
West Town Village: 29 from Oldcastle/GRH (top & left middle photo)
50 Volunteers, 258 total hours



We extend our thanks

to the following individuals and organizations for their generous support during this difficult year. Providence Housing is a not-for-profit 501(c)3 corporation.

Donations listed below are cash contributions received between January 1, 2022 and December 31, 2022. We welcome donations and volunteer groups of any size throughout the year.

INDIVIDUALS AND CORPORATIONS:

*Our United Way Donor
Designation Number is #2388.*

United Way Donations

Ruben DelValle, PHDC
Mark Duval, PHDC
Dan O'Dea, Heveron & Co., CPAs, LLC.
Thomas Palumbo, Stantec
Lloyd Theiss, The Highlands of Pittsford

Rent Relief Fund: Donations received helped 30 Families in need

Roger Brandt Jr., Rochester Cornerstone Group
• Terrance Bromley, FSB Realty Services, LLC •
James and Kathleen Coleman •
Canandaigua National Bank • Loren and
Janet Ranaletta • Peter J Glennon, The
Glennon Law Firm • Heveron & Co CPAs, LLC
Katherine Karl • Plymouth Exchange
Neighborhood Association • Louis Povio,
A-E Distributors • Flaherty Salmin LLP •
Stephen and Lisa Scontras • Lloyd Theiss
• Waldorf Risk Solutions • Marty Jones
Wallace, Creative Dimensions Marketing &
Design • Bruce Zicari • Craig Zicari and
Anne Coon

Other donations:

Phil Borrelli
Robert and Jean Burns
In honor of Rocky Dertinger
Bob and Sue DeSarra
Mark Greisberger
PayPal Giving Fund
William and Jodi Shea
David Tang
Tempo Development Company, Inc

PROGRAM FUNDERS:

City of Rochester and Monroe County •
City of Rochester Emergency Rental
Assistance Program • Empire State
Supportive Housing Initiative (ESSHI) •
Monroe County Division of Social
Services • NYS OASAS • NYS OTDA •
U.S. Dept. of HUD

DEVELOPMENT FUNDERS:

Anderson Foundation • Anderson-
Evans Foundation • Catholic Charities of
Chemung & Schuyler Counties •
Community Foundation of Elmira-
Corning and the Finger Lakes, Inc. •
Enterprise Community Partners •
Federal Home Loan Bank of NY through
KeyBank and Bank of Castile •
Federal and New York State Low Income
Housing Tax Credit (LIHTC/SLIHC) •
Greater Rochester Housing Partnership •
J.M. McDonald Foundation • NYS
Housing Trust Fund • NYS Energy
Research and Development Authority •
NYS Homes and Community Renewal •
NYS HCR Supportive Housing
Opportunity Program (SHOP) • NYS
Low Rise New Construction Program
(NYSERDA LRNCP) • NYS Office of
Temporary and Disability Assistance/
Homeless Housing and Assistance
Corporation • Regions Bank • U.S. Dept.
of HUD and USDA Rural Development



2022 Financials

January 1, 2022 to December 31, 2022

STATEMENT OF FINANCIAL POSITION*		
	2022	2021
Net Current Assets	\$4,486,815	\$4,683,597
Net Property & Equipment	\$67,973,395	\$57,233,389
Other Assets	\$12,091,060	\$14,037,969
Total Assets	\$84,551,270	\$75,954,955
Current Liabilities	\$4,892,962	\$4,470,900
Long-Term Liabilities	\$54,045,197	\$43,455,145
Outside Interest in LPs	\$19,843,118	\$21,617,094
Net Assets & Paid In Capital	\$5,270,169	\$4,211,992
Equity Investment - LPs & LLCs	\$499,824	\$2,199,824
Total Liabilities, Net Assets & Capital	\$84,551,270	\$75,954,955
STATEMENT OF ACTIVITIES*		
Support	\$308,861	\$838,078
Revenue	\$13,618,553	\$15,281,793
Total Support & Revenue	\$13,927,414	\$16,119,871
Expenses	\$17,756,269	\$18,343,552
Excess/ (Deficit) of Support & Revenue Over Expenses	\$(3,828,855)	\$(2,223,681)
NET CASH FLOW*		
Net Operating Activities	\$1,772,687.00	\$48,103.00
Net Investing Activities	\$91,398.00	\$437,622.00
Net Financing Activities	\$(413,610.00)	\$549,886.00
Net Increase/(Decrease) in Cash & Cash Equivalents	\$1,450,475.00	\$1,035,611.00

* Taken from the 2022 Providence Housing Audited Financial Statements.



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.

Providence professionally manages 1,119 units within 31 communities, and, in addition, provides supportive housing for families and individuals.

Due to the upheaval caused by Covid, we continue to need your help to assist residents with paying their back rent. We would like to raise \$30,000.

These are good people who normally are able to pay.
Please help us save them from eviction and losing their homes.

PLEASE CLICK ON THE QR CODE AND DONATE NOW!



Thank you for faithfully serving as one of our 2022 Board of Directors

Fr. Joseph Hart, President
Our Lady Queen of Peace

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Steven Agan, Esq.
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Karen Dehais
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