Dear Friends,

While Providence’s accomplishments in 2001 were many, it is the events of September 11 that linger in our minds. To many, these events have brought a renewed commitment to family, faith, and community. As Providence continues to serve the vulnerable, we recommit to providing that place where family and faith are rooted - the home.

Home conjures up images - remembrances of holidays, laughter, grief, and comfort. Home is the anchor, the place we go to be safe. Now, more than ever, we must invest in homes. We must invest in affordable housing to keep families together, people working, children in school. Without homes, all the money we spend on other services may go for naught.

Providence commits to continuing collaborative efforts to build community in center cities and rural areas, to use resources wisely and to share our expertise with others. This past year provides a good example of our efforts to collaborate, to share. Providence sponsored a workshop for groups throughout the Diocese of Rochester on funding opportunities for housing development. Providence worked with Mt. Carmel parish in Rochester to develop a plan for property management of its housing. With the cooperation and support of funders, Providence completed 59 new units of senior housing in Monroe County. Volunteers from high schools and colleges joined Providence, planting flowers, painting and socializing with our tenants. All told, the accomplishments of 2001 reflect the sharing of time, talent and treasure by many.

In closing, Reverend Boland best expresses why Providence exists, why we persevere, why we ask that you continue to walk with us. Let us continue to work together to strengthen the home and our communities.

With warmest regards,

Maggie Bringewatt
Executive Director

Jack Balinsky
President

Dear Friends,

A home is the place where our children are nurtured, our elderly and sick are cared for, confidence and pride in our community is rooted, and hope for the future begins...It is where families, seniors and individuals build a solid basis for their relationships, beliefs and work. In a word, a home is essential for life.

Reverend Michael M. Boland, Catholic Charities of the Archdiocese of Chicago
Highlights 2001

Building affordable housing

- Secured financing for Near Westside Apartments, 26 units of affordable family rental housing in the Brown Street and Fulton Avenue neighborhoods of the City of Rochester, to be constructed in 2002, from the City of Rochester and the New York State Division of Housing and Community Renewal.

- Secured partial funding for Hickey Commons, affordable apartments for seniors in Macedon, Wayne County, from the Affordable Housing Program of the Federal Home Loan Bank of New York through member bank HSBC.

Promoting homeownership

- Enrolled first clients in the Homeownership Program for Section 8 families, a joint project with Rochester Housing Authority’s Leasing Operations Department and Family Investment Center, in which qualified families receive monthly mortgage assistance payments from RHA and homeownership counseling and education from Providence.

- Counseled 150 income eligible families on credit repair and homeownership.

- Leveraged $2,294,700 in affordable mortgages.

Offering shelter and care

- Provided rent subsidies and case management services to 55 homeless persons, and their families, in the County of Monroe under the Shelter + Care program.

- Provided housing counseling assistance to 75 families that will be displaced by the expansion of the Greater Rochester International Airport in 2002.

Managing quality communities

- Assumed management of Mt. Carmel Housing, 12 apartments for formerly homeless and extremely low-income families, for the parish of Our Lady of Mt. Carmel Church.

- University of Rochester students and Nazareth Academy students helped beautify West Town Village, Union Meadows and Mt. Carmel Housing by planting, weeding and painting during Wilson Days and “Works of Love.”

Collaborating with Catholic Charities and others

- Held a day-long workshop for Catholic Charities and others on the “ins and outs” of funding housing development.
Awards

- Executive Director Maggie Bringewatt’s name was inscribed on the McAuley Institute’s permanent roster of courageous women for her work to bring social justice to housing issues in the United States.

- A Project Award from the Rochester Chapter of Construction Specifications Institute was made to West Town Village Senior Apartments for exceptional architectural specifications and drawings realized through teamwork between contractor, architect and owner February 24, 2001.


Providence’s Finances 2000-2001

INCOME STATEMENT
COMBINED OPERATIONS FOR THE PERIOD
October 1, 2001—September 30, 2001*

INCOME
Donations—General Fund $13,850
Development Fees/Other Fees for Service 359,049
Property Management Fees 37,997
Site Management Fees 138,425
Grant Income 300,101
Other Fees—Client 98,328
Other Income 40,372
TOTAL INCOME $988,122

EXPENSES
Salary & Fringe Benefit
Salaries $430,019
Fringe Benefits 70,649
Total Salary & Fringe Benefit $500,668

Other Expenses
Professional Services $54,013
Other than Personal Services 363,368
Equipment Purchases 7,822
Total Other Expenses $425,203

TOTAL EXPENSES $925,871

SURPLUS $62,251

*Unaudited.

If we are to bring about the changes that will cause the world to stand up and take notice, we must be committed... Every home and neighborhood in this country needs to be a safe, warm and healthy place...It is a big job, but there is no one better to do it than those who live there.

Martin Luther King, Jr.


Stairwell, Elizabeth Blackwell Apartments
Providence Housing Development Corporation, a not-for-profit housing development corporation affiliated with Catholic Charities, develops, finances and manages housing for individuals and families in the 12 counties of the Diocese of Rochester.

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

Providence’s Funders and Partners—Thank You!

Bishop Matthew H. Clark  
Roman Catholic  
Diocese of Rochester  
Catholic Charities  
~ ~ ~ ~  
Maggie & Paul Bringewatt  
Catholic Charities Community Services  
Charter One Bank  
The Chase Manhattan Foundation  
Chemung Canal Trust  
City of Rochester  
County of Monroe  
Development Training Institute Community Building Investment Award  
Enterprise Foundation  
Enterprise Social Investment Corporation  

HSBC from the privately funded Affordable Housing Program of the Federal Home Loan Bank of New York  
Lake Avenue Memorial Baptist Church and Society  
LeCesse Construction Company  
M&T Charitable Foundation  
M&T from the privately funded Affordable Housing Program of the Federal Home Loan Bank of New York  
Michel Associates  
Northwest Community Services  
NYS Affordable Housing Corp.  
NYS Division of Housing & Community Renewal  
NYS Office of Alcohol & Substance Abuse Services  

United States Department of Housing & Urban Development  
Virgil Kauffman Foundation  
~ ~ ~ ~  

Providence is a not-for-profit 501(c)(3) corporation. Charitable contributions provide funding for project pre-development, staff training, and Catholic Charities initiatives.

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A decent place to live creates a platform for dignity and stability in a person’s life — a platform from which a poor person can move up and out of poverty — a platform from which a community can be revitalized.

Jim & Patty Rouse, founders of The Enterprise Foundation

Board of Directors

Jack Balinsky  
Catholic Charities  
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Fleet Bank  
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~resigned September 2001

Staff

Lisa Alcott  
David Anderson  
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Mary Jo Carbonaro  
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Mark Elston  
Donna L. Hall  
Cheryl A. Hockey  
Leilani Huertas  
Tanisha Johnson  
Jane S. Lange  
Ellen Lotta  
Monica McCullough  
Sally Miller  
Mary Mondo  
Paul Phillips  
John Vrabel

*resigned September 2001

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