Construction of Union Park Apartments in North Chili, Monroe County, is 70% complete. The housing, developed by Providence Housing and Rochester’s Cornerstone Group, Ltd., will be available for occupancy in January.

“Union Park provides much needed housing for senior citizens with limited incomes,” says Maggie Bringewatt, Executive Director of Providence. “The County of Monroe, State of New York, and the Town of Chili deserve credit for helping this project come to fruition.”

Union Park offers 42 one-bedroom and 8 two-bedroom apartments in one building. The building includes an elevator, community room, storage lockers and small crafts rooms. Each apartment has a balcony or patio and laundry hook-ups. Rent, including heat, ranges from $375 to $435 per month for one-bedrooms and between $450 and $490 a month for two-bedrooms.

Funding for Union Park was made possible by the New York State Housing Trust Fund, the County of Monroe, the Affordable Housing Program of the Federal Home Loan Bank of New York through member bank M&T, M&T Bank, and the Enterprise Social Investment Corporation. The architect is SWBR and the civil engineering firm is D. J. Parrone. The contractor is LeCesse Construction.
Dear Friends,

As this harvest season nears its close, we at Providence are especially thankful for the support of our many friends.

2004 has been a year of extremes for the Providence family. We celebrated with great joy during our 10th anniversary event, and were joined by many of you. Two weeks later, we watched in sorrow as one of the key Providence communities, West Town Village, burned. In the aftermath of the fire, we were truly blessed by the many volunteers, contributions, prayers, and kindnesses shown to the West Town residents, the Providence staff and Board by so many of you. Your generosity and good will has strengthened us in our resolve and dedication to the mission of Providence - to build caring communities for our residents.

Special thanks to LeCesse Construction, and its employees, and to SWBR Architects for the hands-on help in recovering and rebuilding West Town Village. Thanks to the Town of Henrietta staff for their help in fighting the fire and assisting in the reconstruction. Thanks to the many volunteers, parishes, the Diocese of Rochester and businesses who helped in so many ways. And special thanks to the staff and Board of Providence, who exhibited commitment to mission in an exemplary way.

As we near the close of 2004, we look forward to the celebration of recovery at West Town, to the completion of Union Park and Northern Star, and to closing on our newest projects, Kennedy, Olean and Shortsville. Our mission is focused and our commitment is strong.

May you and your family enjoy the richness of the harvest and the true blessings of the Thanksgiving season.

Maggie Bringewatt
Executive Director

Northern Star Apartments
Improving Neighborhoods

Providence will soon add four multi-family buildings in the City of Rochester to its affordable rental apartment portfolio. This housing, known as Northern Star Apartments, takes vacant, City-owned buildings and rehabs them in partnership with the Rochester Housing Development Fund Corporation (RHDFC). RHDFC, a consortium of organizations committed to the improvement of City housing stock, owns the properties while under construction. Upon completion of the renovations, ownership of the properties will be transferred to Providence.

The population served by Northern Star is those with incomes at 50% Area Median Income or below. The project has received five Section 8 project-based certificates from the Rochester Housing Authority that will allow residents at lower incomes to live in them. Northern Star increases affordable rental housing in the City and assists in the revitalization of city neighborhoods. It is anticipated that these apartments will be ready for move-in in November and December.

Contributors to this issue of Providence Times are:
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West Town Village in Henrietta
Re-opening in December

On May 30, West Town Village, our senior affordable housing community in West Henrietta, suffered extensive damage from a major fire. As a result, 63 low-income senior citizens who resided at West Town were displaced.

The response from the Rochester community to this tragedy moved and heartened all those involved. Providence owes debts of gratitude to all those who came to the aid of these residents during and after the fire, especially the American Red Cross, Catholic Charities, Catholic Family Center, Henrietta firefighters, Henrietta Senior Community Center, LeCesse Construction, RDA Container, SWBR Architects, Diamond Packaging, Wegmans, Boy Scout Troops 153, 332 and 350, Girl Scout Troops 162 and 412, and the Catholic parishes, Henrietta churches and many individuals who contributed to the Providence West Town Village Residents Fund.

The Providence West Town Village Residents Fund has raised $22,985 as of October 22. A first distribution of the fund was made to all the West Town residents in August. The dollars helped pay for moving costs, storage costs, and furniture replacement. A final distribution will be made in December.

A special thank you to the following who contributed to the Providence West Town Village Residents Fund.

Autumn Grove Residents Association
Blessed Trinity Church
Church of St. Jerome
Church of St. Lawrence
Church of the Assumption
Church of the Good Shepard
Church of the Transfiguration Gifts to the Poor Committee
Henrietta Senior Center Boosters
J.P. Morgan Chase Foundation
Leroy United Methodist

Rochester’s Cornerstone Group, Ltd.
Sears, Roebuck & Co.
St. Ambrose Church
St. Bridget’s Church
St. Catherine’s Church
St. Charles Borromeo Church
St. John’s Catholic Church Good Neighbor Fund
St. Joseph’s Catholic Church
St. Louis Catholic Church
St. Michael’s Church
The Enterprise Social Investment Corp.
West Henrietta Baptist Church
Michael and Carmel Adams
Pablo Alvarez
Caroline Bailey
Rita E. Barry
Douglas Della Pietra
Albert and Ingrid Erickson
Mildred Ezrow
Eleanor Di Gaetano

Anne Hanley
Alice Hauser
C. David Hess
Raymond and Janet Jackling
Penelope M. Keenan
Mary Kent
Thomas and Elizabeth Kubiak
Howard and Patricia Martens
Mary Kate McCarron
Timothy McElligott
Dorothy A. Mennemeyer
Donald Messina
John Muller
Paul and Marie Nasipak
Raymond Nolan
John E. O’Neill
Edward Palumbos
Charles and Carol Rappa
Jeanine Sanford
Philip H. Tierney
Ann D. Weintraub

Dear Maggie,
Thank you so very much for all that you and your staff are doing for us. I am much appreciative of the lovely gift of money from the Providence West Town Fund. I am so grateful.
God is so good to us. I am looking forward to going back to West Town. It is my home.
Give my love to Ellen, Gloria and Staff members.
Thank you again,
Jessica
Bank of America

Bank of America, formerly Fleet Bank, presented a major gift of $50,000 from its Foundation to Providence on Customer Day One, August 16. This grant symbolized the company’s continuing commitment to this community. The generous grant will support Rochester affordable housing and neighborhood revitalization projects undertaken by Providence. The grant will also assist 50 income eligible new homebuyer families with the cost of their independent home inspections. In addition, Bank of America expressed its commitment to volunteering in the community. Employees of Bank of America volunteered at the West Town Village resident picnic held on August 23.

The Enterprise Foundation

The Enterprise Foundation has awarded Providence a grant of $28,060 under its Capacity Building 6 Grant Program. These funds from the U.S. Department of Housing and Urban Development are passed through Enterprise to eligible community development organizations for the purpose of improving such organizations’ capacity and stimulating the growth of low to moderate income housing production in rural areas. With assistance from this grant, Providence has made significant progress in its efforts to develop affordable housing for families, the developmentally disabled, and migrant workers in Wayne, Ontario and Yates counties.

New York State Senator Alesi

The New York State Legislature designated Providence for a $15,000 Legislative Member Item award under the New York State Division of Housing and Community Renewal Community Projects Fund for Program Year 2003-4. The award was proposed to the Legislature by Senator James S. Alesi, 55th District. The funds have supported the purchase of computer software and hardware to assist in the operation of Providence’s Shelter + Care Program and in the management of our other low-income housing programs. We are very grateful to Senator Alesi and the New York State Legislature for this assistance.

2004 Contributors

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Jim Rinefi erd
St. Bridget’s Church Charity Account
Kimberly A. Seaborn
Cynthia Snyder
Sister Sheila Stevenson
Curtis Lynn Wooderson

Donations of cash and in-kind contributions as of November 1, 2004.
Providence’s 10th Anniversary Celebration Salutes Vision, Commitment, Hard Work

Providence’s 10th Anniversary Celebration dinner, held on May 19 at the RIT Inn and Conference Center in Henrietta, raised more than $40,000 for Providence’s Pre-development Fund and was attended by 200 friends of Providence. Guest Speaker Sheila Crowley, President and CEO of the National Low Income Housing Coalition, addressed the issue of federal policy and affordable housing from her organization’s perspective. She encouraged the audience to advocate for the establishment of the National Housing Trust Fund, a fund that will help build, rehab and preserve 1.5 million units of primarily rental housing for the lowest income families over the next 10 years. Bishop Matthew Clark served as Honorary Chair at the event and gave the invocation.

Special awards were handed out in three categories. Awards were given to Providence’s Founders, those people whose vision, commitment to social justice and hard work, led to the creation of Providence. The Founders were: Jack Balinsky, Martin Birmingham, Bishop Matthew Clark, Mark Greisberger, Tom McHugh and Marty Moll.

Awards were also given to Providence’s Sustainers, those partners who have consistently supported Providence in its housing development and homeownership efforts. The organizations have supplied technical assistance, moral support, planning help and significant dollars to Providence’s affordable housing projects over its 10-year history. They are: the City of Rochester, the County of Monroe, the Federal Home Loan Bank of New York, and the New York State Division of Housing and Community Renewal. An extra special award, the Fulcrum Award, was given to Mary Mondo, a Providence employee since the organization was founded. Executive Director Maggie Bringewatt called Mary “the voice and face of Providence.”

A hearty thank you to all of those involved in this event, especially to our many underwriters and advertisers.

10th Anniversary Underwriters

**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
- JP Morgan Chase
- 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

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- Phelps Cement Product
- Rochester Homebuilders Association, Inc.
- Tambe Electric
**Olean and Kennedy**

The New York State Division of Housing and Community Renewal has awarded more than $4 million in state aid to the Olean and Kennedy Revitalization Projects. The State funds will leverage more than $11 million in tax-credit investment in affordable housing. These projects, developed by Providence and Rochester’s Cornerstone Group, Ltd., a local, for-profit real estate development company, are located within the southwest quadrant of the City of Rochester in the Plymouth/Exchange neighborhood. They will produce 140 affordable housing units and will provide much needed housing for families with limited incomes.

**Shortsville Meadows**

The United States Department of Agriculture Rural Development program and the New York State Division of Housing and Community Renewal have awarded $375,000 in federal aid and $740,030 in state aid to Shortsville Meadows, affordable housing to be located in Shortsville, Ontario County.

**Penn Yan: A Room of Their Own**

Providence and Catholic Charities Community Services are preparing to start construction on a new six-bedroom group home for the developmentally disabled. The home will offer residents their own room (something many have never had) and a building that is completely handicapped accessible. The home will be located just outside the Village of Penn Yan in the Town of Benton, Yates County. We anticipate starting construction in November and opening the home in May 2005. The United States Department of Housing and Urban Development, New York State Housing Trust Fund and New York State Office of Mental Retardation and Developmental Disabilities have provided funding for this home.

**Sodus: A Place to Call Home**

Catholic Charities of the Diocese of Rochester is purchasing a four-unit home in the Village of Sodus, New York. The home will be renovated and used as a center for migrant workers in the area. The Diocese of Rochester’s Thanksgiving Appeal and private and foundation donations support this project.
There are many ways you can help

Wish List

Area rug for Clemens Manor
Artwork
Bingo equipment
Books
Bookshelves for Union Park and West Town Village
Comfortable chairs
Puzzles and games
Sofas for Union Park and West Town
Sturdy outdoor bench or rockers for front porches at St. Andrews, Union Park, or West Town Village
TV/VCR or TV/DVD for St. Andrews
Union Meadows playground - $ or other assistance

Volunteers

Gardening and Landscaping assistance

United Way Donor # 2388

Providence Housing Development Corporation is now a Donor Choice Agency for the United Way of Greater Rochester. Please think of Providence when you're making your 2005 contribution.

Giving to Providence

Providence gratefully accepts contributions to support the development of affordable housing. As a 501(c)(3) not-for-profit organization, donations to Providence Housing Development Corp. are tax deductible.

It just takes a phone call to 585-328-3228, ext. 1393 or fax 585-529-9525.

Visit our website: providencehousing.org

New 2004 Board Members

At its Annual Meeting June 2, the Providence Board of Directors elected the following new members:

CANDICE SHEFFER, Rochester. Candice is Corporate Financial Officer for LiDestri Foods, Inc., the local food company that manufactures Italian pasta sauces under the Francesco Rinaldi label. Sheffer brings expertise in finance and accounting as well as risk management to the Board. She also serves on the Board of Wilson Commencement Park.

SISTER ST. LUKE HARDY, SSJ, Rochester. Sr. St. Luke is a New York State real estate salesperson. In addition to her real estate expertise, she brings to the Board a long history of program management and administrative work for the Sisters of St. Joseph and the Diocese of Rochester. She has also provided personal counseling and pastoral care to the Rochester community.

BARTON G. BUTTS, Naples. Barton is President of EDC Management, Inc., of Corning. His company manages hundreds of units of senior housing in the Corning area. He is a Western New York Chapter member of the Institute of Real Estate Management, a member of the Corning Rotary Club and a member of the Greater Corning Area Chamber of Commerce.

The Board also elected the following officers: President, JACK BALINSKY, Executive Director of Catholic Charities; Vice President, JAMES CLEARY, an attorney with Eastman Savings and Loan; Treasurer, JEAN LINDENHOVIUS, formerly with the City of Rochester; and Secretary, RICHARD P. ROSSETTIE, an attorney with Rossettie, Rossettie and Martino.
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 (Jan. 2005)
  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

You’re invited...
December 17 at 10 a.m.
Special Tree Lighting Ceremony
Welcoming Back the Residents of
West Town Village
60 Hendrix Road, West Henrietta

Bishop Matthew Clark will bless the renovated building.
Light refreshments will be served.
Come help us celebrate!