

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

## Carlson Commons Applauded Nationally

### 77 New Homes for Families and Community Center

#### AWARDED:

- ★ WNC "Distinguished Property of the Year"
- ★ Charles L. Edson Tax Credit Excellence Award (only New York State award winner!)
- ★ "Best Family Project" in *Affordable Housing Finance* magazine's 2007 Readers Choice Awards for the Nation's Best Affordable Housing Developments.

"I'm truly blessed" and "We can't think of a better place to call home," said our new residents at the Carlson Commons Ribbon Cutting Ceremony on May 4.

U. S. Department of Housing and Urban Development Deputy Secretary Roy A. Bernardi, Mayor of Rochester Robert Duffy, Rochester Housing Authority President Anthony DiBiase, and Bishop Matthew Clark joined Providence and Rochester's Cornerstone Group, Ltd., Carlson Commons resi-



dents and the public in celebrating the rebirth of this neighborhood. "Today is a tremendous example of what can be achieved when dedicated public and private partners join together for the good of the community," said Bernardi.

The \$16.7 million project was supported by \$6 million from Rochester Housing Authority, \$1.925 million from New York State Housing Trust Fund, \$654,500 from Federal Home Loan Bank of New York through HSBC, \$150,000 City of Rochester HOME and nearly \$8 million in equity from LIHTC's and other sources.

Located in the Plymouth-Exchange street neighborhood, Carlson Commons is dedicated to former Deputy Mayor Jeffrey T. Carlson who was passionate about increasing affordable housing in Rochester.

Development partners Providence Housing and Rochester's Cornerstone Group, Ltd. salute their development team of LECSSE Construction, Atlas Builders, SWBR and Stantec for their commitment to quality in the development of this project.

See page 7 for news about Phase III.



Students from Clara Barton School #2, met Mayor Robert Duffy and Bishop Matthew Clark at the Carlson Commons ceremony.  
(See BOOK DRIVE on page 6.)

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#### Providence Housing Development Corporation Board Of Directors 2007-2008

Jack Balinsky, *President* • Richard P. Rossettie, *Vice President* • Jean Lindenhovius, *Treasurer* • David Tang, *Secretary* • Monica McCullough, *Executive Director*  
Martin Birmingham • Barton G. Butts • Evan Green • Mark Greisberger • Sister St. Luke Hardy • Rick Herman • Lisa M. Passero • Candice Sheffer • Lloyd Theiss



## Monica's Message

We have accomplished so much during 2007 thanks to the hard work of the Providence staff and the generous support and encouragement of our funders and donors.

We are excited to welcome three very talented board members and many wonderful new employees as we continue to grow our portfolio.

Thank you to all of our friends, partners, and tenants for making 2007 a year to remember!

*Monica*

## Providence Housing #1 In MDA's Executive Lock-up

While spending a 'Day in Jail' Providence Housing Executive Director Monica McCullough and Director of Asset Management Helen Bianchi collectively raised nearly \$2,000, making them the top fundraisers from the Gates-Chili area in the annual Muscular Dystrophy Lock-up. Thank you to the following pledgers for their contributions to get our Directors out of jail and back to work in the office!

LECESSE Construction  
Mike and Randy Spaan - Atlas Construction  
Mike Battaglia - Simplex  
Steve Jachles - Imperial Floors  
Steve Savoca - Konar Properties  
Sean Hendrick  
Laurie Entz - Union Park  
Lori Foster - PHDC  
Mary Mondo - PHDC  
Jane Lange - PHDC  
Ellen Lotta - PHDC  
Renee Klatt - Carlson Commons  
Sandra Romero - Carlson Commons  
Ange Lovullo - Paris Kirwan me too  
Kevin Borrino - PHDC  
Scott Gonyeo  
Scot Chrysler - CBC Innovis  
Michael Spitale  
Paul Babbitz - Affordable Housing Consultants  
Gerry DiMarco - DiMarco & Riley LLP  
Bruce Levine - 3d Development  
Rick Hermann - Rochester Homebuilder's Association  
Candice Sheffer - LiDestri Foods  
Rich McCauley - The Richman Group  
Steven Weiss - Cannon, Heyman & Weiss  
R. Scott Schmidt - Chase Bank

## Welcome to...

### Our New Directors

Providence Housing Development Corporation is pleased to welcome the following to its 2007-2008 Board of Directors: **Lloyd R. Theiss**, a graduate of RIT, has 20 years of real estate and management experience in the Rochester area, and is currently the Executive Director of The Highlands at Pittsford, a continuing care retirement community; **Evan T. Green**, the Coordinator of Community and Neighborhood Initiatives at The Community Place of Greater Rochester; and **Lisa M. Passero**, the Chief Financial Officer of the Diocese of Rochester and a Certified Public Accountant. They will each serve a three year term.



**Lloyd R. Theiss**

### Our New Employees

*Providence Housing welcomes the following to its staff:*

**Marlene Bianchi**, Property Management  
**Irene Brockman**, Property Management  
**Jim DiCello**, Manager, Ehr-Dale Heights  
**Paul Doyle**, Manager, Elizabeth Crossings  
**Martin Eastman**, Property Maintenance  
**Kevin English**, Property Maintenance  
**Benjamin Falcheck**,  
Summer Property Maintenance

**Fran Haywood**, Interim Director of Finance  
**Anthony Kaim**, Property Maintenance  
**Samuel Kunjukunju**, Intern  
**Ken Kuter**, Property Maintenance  
**Alexandra Lange**, Interim Administrative Ass't.  
**Margo McCloskey**, Regional Property Manager  
**Jason Monahan**, Property Maintenance  
**Suzanne Nguyen**, Property Management  
**Leonard Pavia**, Property Maintenance  
**Camille Zuniga**, Manager, St. Andrews

### Our Staff Affiliations, Certificates and Memberships:

American Bar Association  
Association of Fundraising Professionals  
Catholic Charities USA  
CARH  
(Council for Affordable and Rural Housing)  
CPM (Certified Property Manager) through  
Institute of Real Estate Management  
Greater Rochester Association of Realtors  
HCCP Designation  
(Housing Credit Certified Professional)  
HSN (Homeless Services Network)  
IREM (Institute of Real Estate Management)

MHMIS Committee  
(Homeless Management Information System)  
National Association of Home Builders  
National Association of Women in Construction  
NYSFAFH (New York State Association for  
Affordable Housing)  
NYS Bar Association  
Rochester/Monroe County  
Homeless Continuum of Care  
SMART Re-entry Task Force  
Spectrum C3P Designation  
STAR Certification

### West Town Seniors 'Go Hawaiian' at Luau

Grass skirt-clad students from the Artistry of Dance school lured seniors onto the dance floor to learn the art of hula at West Town Village's annual Luau party. Residents wore their finest floral shirts and brightest colored blouses, muumuus and sandals to take part in the afternoon of merriment. The celebration included tropical refreshments, a cookout and a large cake decorated with an island/ocean theme. No limbo contest, but plenty of fun for a hot August day.





# First-time Homebuyers Now Have 'Home' to Call Their Own

## New Home Ownership Center Houses Classroom and Counseling Staff

Walking through the door you feel as though you've arrived home. On your right is a library-like setting with a comfy chair, a computer and bookshelves stacked with, not mystery books, but reference material to get you one step closer to buying your own first home. To your left is a classroom unlike your last experience as the desks have comfortable chairs, too!

This is the new Home Ownership Center. "The Center is open five days a week," says Lisa Alcott Home Ownership Program Director. "Individuals and families are encouraged to drop-in and research the home buying process, in a supportive, unbiased environment, prior to beginning their search for a home."

Workshops for Providence's Home Ownership Program are held monthly. The program offers down payment and closing cost assistance to income-eligible first-time buyers who complete eight hours of classroom instruction. The workshops covers all aspects of buying a house and include: grants, credit and budgeting, fair housing and predatory lending, understanding mortgages, working with a realtor, home inspection, closing on your home, insuring your home, and home repair and maintenance.

An applicant may also qualify to participate in one of many matched savings programs to cover the required investment toward purchasing the home of their dreams. Income-eligible first-time buyers may also qualify for our Section 8 to Home Ownership plan. Credit Restoration assistance is also offered to



Ribbon Cutting Ceremony was held on June 6 for the new Home Ownership Center

Monroe County Executive Maggie Brooks, Home Ownership Program Credit Restoration Advisor Tonia Graf, Home Ownership Program Director Lisa Alcott, Bishop Matthew Clark, Diocesan Catholic Charities Director Jack Balinsky, Providence Housing Development Corporation Executive Director Monica McCullough and Providence Housing Development Corporation Deputy Director Jane Lange.

**"More home owners mean a stronger economy and a stronger community."**

--Maggie Brooks, Monroe County Executive

those in the program.

All of the Home Ownership services are offered free of charge except the \$15 registration fee for workshop materials.

Our thanks goes to JPMorganChase who provided a \$10,000 grant to support the Program and to Senator Jim Alesi who secured a \$7,500 grant.

## First-time Homebuyers Workshop 2008 Schedule

First-time homebuyers workshops are set for the second Saturday of the month for 2008. Class size is limited. Pre-registration of \$15 for materials is required at least 10 days in advance. All classes are held at the Home Ownership Center, 1136 Buffalo Road, Rochester. For more information, please call 585-328-3228 ext.1319.

January 12  
February 9  
March 8

April 12  
May 10  
June 14

July 12  
August 9  
September 13

October 11  
November 8  
December 13



CLIP AND USE OR GIVE TO SOMEONE WHO WANTS TO BUY A HOUSE IN MONROE COUNTY

# Ribbon Cuttings from One Corner of the Diocese to the Other

## • McNiff Commons in Elmira

11 One-bedroom apartments for those with the diagnosis of a mental illness

The May 14 Opening Ceremony was a special day for the new residents at McNiff Commons; to all interested they proudly showed off their new apartments and the facility they now call home.

"We associate. We do things. We help each other," said Valerie. "This is a very good place. It's safe. It's quiet. We don't have to worry about someone breaking in!" The residents are happy to have a place where their family and friends can visit them.

All units are handicapped adaptable, have fully furnished kitchens and individually controlled thermostats. There is a community room, laundry room and small patio. Residents are referred by local agencies.

This \$2.4 million project was made



possible with funding from the NYS Housing Trust Fund, The Richman Group Capital Corp., KeyBank, the Affordable Housing Program for the Federal Home Loan Bank of NY through member bank HSBC, and Providence Housing. Thanks to SWBR Architects, Stantec Engineering and



LECESSE Construction.

McNiff Commons is named for Sister René McNiff, RSM, who served a chair of the diocesan Catholic Charities board.



## • Ehr-Dale Heights in Churchville

33 One-bedroom apartments for seniors 62+ and disabled of any age

On March 14 family and town residents shared in the celebration of Ehr-Dale Heights. Located in the Village of Churchville, residents have many conveniences near their new home.

All residents have access to the laundry facilities, community room, reading room and small patio. Two units are fully handicapped accessible.

Frail elderly individuals receive supportive services from Catholic

Family Center.

Funding for the \$3.99 million project was provided by USDA Rural Development, NYS HTF Corp., NBT Bank, NA and Boston Capital. Credit to Lauer Manguso Architects and GPS Construction Services.

The property was developed by 3d Development, Kinderhook and Providence Housing.

## • Elizabeth Crossings in Waterloo

40 Apartments in five buildings offer one-, two-, and three-bedroom apartments for families

A torrential downpour did not stop the celebration of the opening of Elizabeth Crossings on July 19.

All first floor apartments have been designed to meet handicapped accessible or adaptable standards with three apartments wheelchair accessible. Six units are set aside for households that have suffered from domestic violence or substance abuse.

Bishop Sheen Ecumenical Housing Foundation provides referrals and primary service coordination for some residents.

Co-developers were Omni NY, LLC,



and Bishop Sheen Ecumenical Housing. Professional property management is provided by Providence Housing Development Corporation.





# Turning Mission into Action in Tioga County

## Providence Housing and LECESSE Construction Aid Tioga Flood Relief

While some area residents seek sunnier climates in March, a team of Rochesterians sought out a devastated area in the Diocese of Rochester to bring hope and improved housing.

Stricken by the floods of Spring 2005, residents of Tioga County reached wits end when the same devastation occurred in late Summer of 2006. Some families had just completed their home repairs when the second flood came. Short on money, time, energy and hope, many families could not bear to repeat the work they had done the previous year.

A plea by Catholic Charities of Tompkins/Tioga County months later resulted in Providence Housing answering the call.

"We knew we could help," says Monica McCullough, Executive Director of Providence. "Through partnership with LECESSE Construction we provided building materials and workers skilled in construction and construction management."

Our other partners, Atlas Construction and Stantec, stepped up to pay the cost of the trip and to pay for building supplies.

Both Providence and LECESSE donated staff time of 49 employees over one week to rebuild nine homes at no cost to the homeowners. More than \$10,000 was raised for this effort. (See page 6 for the list of contributors.)

Angela Klopff, Tioga Outreach Center Director of Catholic Charities of Tompkins/Tioga, was the liaison



Above, a kitchen had everything removed that was damaged by the flood. At right shows the Susquehanna River in March at a high level of approx. 4 feet from the lawn level. At the time of the flood, the waters covered the bush in the foreground. Most homes had 3 feet of water on their ground floor.

**"It was incredible how much was accomplished in a week! Flood survivors and the community as a whole will never forget the support, compassion, and hope that you brought us! We are forever grateful! I truly hope you all realize what you did for this community. It will never be forgotten!"**

--Angela Klopff

between the families in need and the volunteers.

Homes that were on the top of the list were those of senior citizens and the disabled. Most were located in or near the Towns of Owego, Apalachin and Nichols. The team worked on homes that had varying levels of reconstruction needs. Some just needed finishing touches such as door and window trim, while others needed to be totally gutted and rebuilt.

A core group of Providence and LECESSE staff worked all week, with a few new volunteers each day. Some times the homeowner would work along side the volunteers. Everyday Owego Mayor John Loftus and Tioga

Area Recovery Partnership (TARP) Coordinator, Tioga Opportunities, Inc., Dave Woodburn were at our morning organizational meeting to be sure we had what we needed, and they would find it if we didn't.

Dave and Angela organized the evening meals. Our thanks to hosts St. Patrick's Church for space to meet each morning and the First Baptist Church for dinner. Other dinner sponsors were: Tioga State Bank, Tioga County Chamber of Commerce, and Tioga Opportunities, Inc.

Tioga County is nestled in the Southern Tier west of Broome County. The Susquehanna River runs through the Town of Owego.

## Tioga County Still Needs Your Help

Family and senior citizens homes that were damaged in the 2006 flood are still in need of repair! Volunteers are needed on designated Saturdays to continue the relief work. Donations for building materials are needed, too. Gift cards to Lowes, Home Depot, or the local hardware store, Home Central (607-687-3284) would be greatly appreciated. Please contact Angela Klopff, Tioga Outreach Center Director, at 607-565-7580 with your donation or volunteer inquiry.

Below: Mayor of Owego John Loftus, Providence Executive Director Monica McCullough and Tioga Outreach Center Director Angela Klopff



**TEAM TUESDAY**

Sweatshirts, equipment and construction guidance provided by LECESSE Construction

# Our Thanks to Our 2007 Contributors/Volunteers

## Volunteers



### United Way Day of Caring

"It was truly our pleasure to help you out! I think that this was great for our team as well . . . to get out and see what the community is doing! We weren't even aware of this venture or what you did before coming in to help out for the Day of Caring. It was very educational for us all!"

--Linda, ITT Space Systems Division



### UR Wilson Day of Service

Incoming University of Rochester freshmen helped at Plymouth Manor staining fences. Another set of freshmen spent the day at Union Park playing card games and BINGO with our senior residents.

Thank you to the United Way Day of Caring volunteers from Frontier Communications who set up the gardens at Union Meadows. ITT set up the gardens at Carlson Commons and painted hallways.

## Volunteers assist us with gardening and general maintenance.

**This contribution helps us keep our rents low for those who need affordable housing.**

## Donations

Contributions received between January 1, 2007 and October 31, 2007



### Bank of America Presents...

Joseph Rulison, Rochester Market President, (left) and Mosie Hannah, Community Development Market Manager (right) from Bank of America present Providence Executive Director Monica McCullough (center) a check for \$15,000 that will be used for General Operating Support.

### GRANTS

LiDestri Foods \$5,000  
NYS Senator James Alesi Member Item \$10,000  
Realtors Charitable Foundation \$1,500  
JPMorganChase for underwriting publications in 2007

### 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 are tax deductible.

### Individuals and Corporations:

Lisa A. Alcott  
John J. Balinsky  
Mary Jo Carbonaro  
James C. Cleary  
Joseph T. Defendis  
Michelle L. Falcheck  
Lori Foster  
Tonia Graf  
Jennifer L. Hayes  
Lauren R. Knapp  
Jane S. Lange  
Philip A. Lange  
LECESSE Construction  
Tiffany T. Love  
Monica C McCullough  
Sally M. Miller  
Mary E. Mondo  
Karen Staertow

### In-kind:

Howard Dickinson  
Lori Foster  
Diana Hardgers  
Cindy, Debbie and  
Leland Lindenmouth

### Tioga Flood Relief:

ACC Contracting  
Atlas Construction  
E. S. Systems  
Impact Painting  
Margaret Lester  
McGurk Electric  
Morse Sash & Door  
Pooler Enterprises  
Scaccia Tile & Marble  
Stantec Consulting Inc.  
SWBR Architects

### In-kind:

LECESSE Construction  
MIG Building

### PROGRAM FUNDERS

Catholic Charities USA for the Home Ownership Program  
Enterprise Community Partners, Inc.,  
for proposed Northwest Apartments, Rochester  
HUD for the Shelter Plus Care Program  
Monroe County for the Home Ownership Program  
OASAS for the Shelter Plus Care Program  
United Way Martin Luther King Fund  
for proposed Northwest Apartments, Rochester



### Book Drive At Carlson Opening

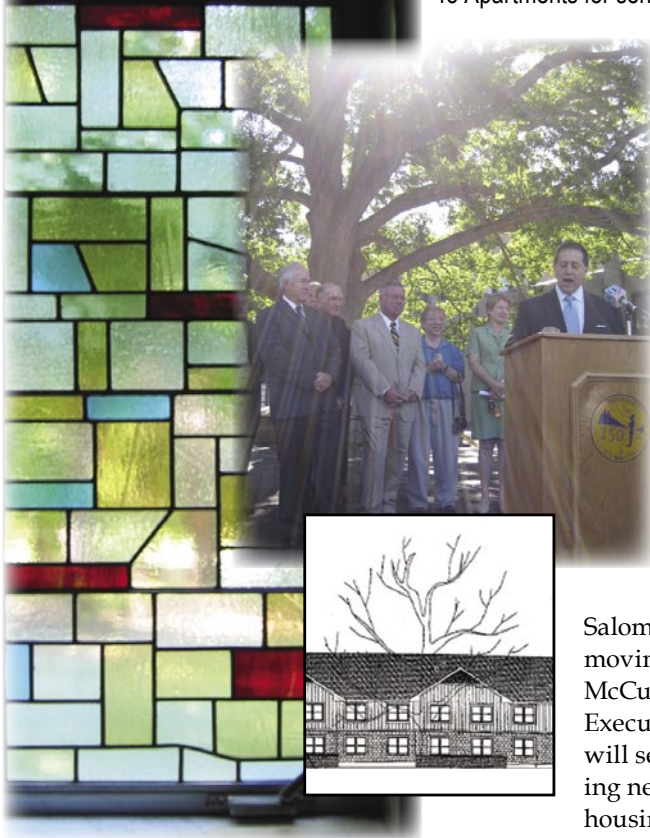
Invitees to the Carlson Commons Ribbon Cutting ceremony were asked to bring a book for the Clara Barton School #2 Book Drive. Back row left to right: Vice Principal **James Palermo**, Reading First Prevention Teacher **Jennifer Werner** and Reading First Coach **Katie Yarlett** brought smiling student ambassadors from several grades. The students collected more than 160 books and raised a total of \$128 towards the purchase of books for their annual Book Carnival. Thank you to all who donated to this good cause!



# From Pencil to Shovel

## St. Salome Apartments in Irondequoit

45 Apartments for seniors: 39 one- and two-bedroom apartments, 6 two-bedroom patio homes



On August 31 the Town of Irondequoit excitedly announced the successful culmination of funding for St. Salome Apartments. With encouragement and financial support from the County of Monroe and the Town of Irondequoit, the final piece of the equation came from NYS with a \$1.8 million loan and an allocation of low-income tax credits.

"We are thrilled that the development of St. Salome Apartments is finally moving forward," says Monica McCullough, Providence Executive Director. "These units will serve the large and growing need for affordable senior housing in Irondequoit."

St. Salome Apartments will be built on the footprint of the vacant school that will be demolished. The rectory and vacant convent will be also be demolished.

The 6 patio homes will be built on the southern portion of the property. The Church and century old tree will remain untouched.

While the project is independent rental housing, Providence will work closely with various service providers, including Catholic Family Center, to develop a package of referral services to support seniors as they age in place.

Construction is scheduled to start in Spring of 2008. Application lottery will be held in late Fall of 2008 with occupancy scheduled for Spring of 2009. Interested applicants should contact Providence Housing at 585-328-3228 ext. 1393 to be placed on our mailing list.

## Phase III of Olean/Kennedy Revitalization Project in Rochester

32 Three-, four-, and five-bedroom single family and attached single family homes

Providence Housing and co-developer Rochester's Cornerstone Group, Ltd., received \$2.2 million from New York State Housing Trust Fund Corp. and an allocation of Low Income Housing Tax Credits to begin Phase III of the award-winning Olean/Kennedy Revitalization Project in Rochester.

Phase I and II were completed in 2006 and 2007, respectively. While the project will be rental housing, developers will work closely with tenants to



prepare the families for home ownership. All houses will be lease to own. Kinship CARES will provide services to grandparents raising children.

Ground breaking plans are set for January 2008.

## Medina Country Estates in Medina Village

24 One-, two-, and three-bedroom apartments for families

On the hottest day of the summer, co-developers Providence Housing and TRA Development broke ground for Medina Country Estates.

Funding is provided by USDA Rural Development, NYS Housing Trust Fund, NYS DHCR LIHTCs, Greater

Rochester Housing Partnership, and The Richman Group.

The property will be managed by Q&D Management.

Anticipated opening is March 2008.



# Providence

Housing Development Corporation

1136 Buffalo Road, Rochester, NY 14624-1823  
<http://www.providencehousing.org>

## OUR COMMUNITIES

### For Families

Brown Street, Rochester  
Carlson Commons, Rochester  
Elizabeth Crossings, Waterloo  
Near Westside, Rochester  
Northern Star, Rochester  
Plymouth Manor, Rochester  
Shortsville Meadows, Shortsville  
Union Meadows, North Chili

### For Seniors

Clemens Manor, Elmira  
Ehr-Dale Heights, Churchville  
Union Park, North Chili  
West Town Village, West Henrietta

### For People with Disabilities

Elizabeth Blackwell, Geneva  
McNiff Commons, Elmira  
St. Andrews, Gates

## OUR PROGRAMS

Shelter + Care  
Monroe County Home Ownership Program  
Credit Restoration  
Home Ownership Option Voucher Program (HOV)

## There are many ways you can help Providence Housing communities

### Wish List

Artificial Christmas tree/decorations  
Artwork (all)  
Books for children and adults (all)  
Craft items  
DVDs / Tapes for children/adults (all)  
Gazebo for Union Park  
Puzzles and board games  
TV for West Town Village  
TV for Union Meadows  
TV for Union Park

### Volunteers

Activities for children, families and seniors  
Gardening and Landscaping assistance

### United Way Donor Designation # 2388

Providence Housing is eligible to receive designations through United Way's annual campaign. Please give to United Way and consider designating a portion of your gift to Providence Housing donor designation number 2388. For more information, please contact Providence Housing at 585-328-3228, ext.1393. To learn more about the United Way, visit [www.uwrochester.org](http://www.uwrochester.org).

### 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 are tax deductible.

**Please call 585-328-3228, ext. 1393**

*"...You two are my Christmas Angels and may God bless you for all the good you have done for everyone. I can never express the joy I have in my heart...I love you guys so much!..."*

A Shelter Plus Care Client Thank You Card

## Sponsor a Family From Shelter Plus Care

**\$2.75 a day .....\$19.25 a week .....\$1,000 a year**

**For every \$1 you contribute,  
Providence and our funders match \$9 to provide  
50 previously homeless families with safe, affordable housing  
while in recovery from alcohol and drug use.  
This combination of housing and case management leads to  
a success rate of 88% remaining drug and alcohol free.**

Providence and the Shelter Plus Care program gratefully accept your contribution in the enclosed envelope.

**PROVIDENCE HOUSING DEVELOPMENT CORPORATION**, a not-for-profit corporation, is an affiliate of the Roman Catholic Diocese of Rochester. Providence develops, finances and manages housing for individuals and families in the 12 counties of the Diocese of Rochester. They include: Monroe, Wayne, Livingston, Ontario, Seneca, Cayuga, Yates, Steuben, Schuyler, Tompkins, Tioga, and Chemung County.

