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. Providence and Rochester’s Cornerstone Group, Ltd., Carlson Commons residents 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 LECESSE 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.
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!

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 Ertz - Union Park
Lori Foster - PHDC
Mary Mondo - PHDC
Jane Lange - PHDC
Ellen Lotta - PHDC
Renée Klatt - Carlson Commons
Sandra Romero - Carlson Commons
Ange Lovullo - Paris Kirwan me too
Kevin Borrino - PHDC
Scott Goryeo
Scot Chrysler - CBC Innovis
Michael Spitalie
Paul Babitz - Affordable Housing Consultants
Gerry DiMarco - DiMarco & Riley LLP
Bruce Levine - 3D Development
Rick Hermann - Rochester Homebuilder’s Association
Candice Soffer - 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.

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

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)

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, muumus 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 those in the program.

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

“More home owners mean a stronger economy and a stronger community.”

--Maggie Brooks, Monroe County Executive

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.

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

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.
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 Rochestrians 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 Klopf, Tioga Outreach Center Director of Catholic Charities of Tompkins/Tioga, was the liaison 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.

“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 Klopf

Team Tuesday

Sweatshirts, equipment and construction guidance provided by LECESSE Construction

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 Klopf, Tioga Outreach Center Director, at 607-565-7580 with your donation or volunteer inquiry.
Our Thanks to Our 2007 Contributors/Volunteers

Volunteers

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

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

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

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

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.

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 Spaces 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.

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.”

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 homeownership. 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, 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. 

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 Vocher 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.

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.