EXECUTIVE SUMMARY

2010 was a year of new partnerships and new funding sources for Providence Housing. We were happy to join forces with East House Corporation on our first supportive housing development for individuals with mental illness. After teaming up in early 2010, we were ecstatic to learn that our first joint application for funding was awarded that same year!

Additionally, as affordable housing funding sources are reduced and eliminated, we have tried to be innovative in seeking alternate funding and creatively mixing the funding sources that remain. This year we proudly opened Atwood Park Apartments – the first HUD 202 developed, owned, and managed within the Providence Housing portfolio. In addition, we used our first award of HUD Supportive Housing Program funds to leverage conventional dollars for the acquisition of three properties in the Park Ave. neighborhood of the City of Rochester, creating two new units of permanent supportive housing for the homeless and creating efficiency within our Shelter + Care program.

Throughout the year we also maintained our focus on developing solid administrative capacity – both organizationally and within asset management. We successfully brought our financial management operations in-house, realizing significant cost savings. We’ve capitalized on available stimulus funds to support our portfolio – securing over $135,000 in weatherization funds to provide capital improvements to over 75 units in three properties.

Although funding seems to get more competitive and elusive every year, we remain inspired by the families we serve and the great need for quality affordable housing in our communities. We saw an all-time high occupancy of 97% across our entire portfolio for the year, with some of our waiting lists too long to quantify. We appreciate your support over the last year, and encourage you to continue your support of our mission to build communities – one home at a time.
$135,000 = Warmer Homes in the Winter and Lower Utility Costs for 75 Households

Weatherization Program Benefits Resident and Providence Housing

Providence Housing received $135,000 through the federal American Recovery and Reinvestment Act to make weatherization upgrades at three communities: Union Meadows I in North Chili, and Brown Street and Near Westside Apartments on the westside of the city of Rochester. There was a great need to bring older units up-to-date on energy efficiency. Almost every unit received some of the following repairs or upgrades: 92% efficiency furnaces, energy efficient refrigerators, CFL light bulbs, attic air sealing and insulation, duct sealing, low-flow shower heads, doorstops and sweeps, new smoke detectors, and pipe wrap.

These upgrades help tenants with a reduction of energy consumption, consequently leading to lower energy bills.

To Providence Housing it meant savings of thousands of dollars that would have been used out of the replacement reserve account for each property. Providence contributed $16,000 towards the weatherization and energy audits.

Pathstone Corporation and Action for a Better Community performed the upgrades and all are scheduled to be completed by early 2011.

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**Providence Housing Development Corporation and Affiliates**

**Combined Balance Sheets**

**December 31, 2010 and 2009**

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2009</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ASSETS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Current Assets</td>
<td>$1,171,864</td>
<td>$1,506,542</td>
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<tr>
<td>Net Property and Equipment</td>
<td>5,197,113</td>
<td>1,389,801</td>
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<tr>
<td>Total Other Assets</td>
<td>5,269,314</td>
<td>5,167,106</td>
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<tr>
<td><strong>Total Assets</strong></td>
<td>$11,638,291</td>
<td>$8,063,449</td>
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<tr>
<td><strong>LIABILITIES AND NET ASSETS</strong></td>
<td></td>
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</tr>
<tr>
<td>Total Current Liabilities</td>
<td>$586,513</td>
<td>$422,144</td>
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<tr>
<td>Total Long-Term Liabilities</td>
<td>6,278,832</td>
<td>2,625,817</td>
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<tr>
<td>Total Net Assets and Paid In Capital</td>
<td>4,772,946</td>
<td>5,015,488</td>
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<tr>
<td><strong>Total Liabilities, Net Assets and Paid In Capital</strong></td>
<td>$11,638,291</td>
<td>$8,063,449</td>
</tr>
</tbody>
</table>

**Audited Financial Statements are available on request.**

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**BOARD OF DIRECTORS 2010-2011**

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Mr. Richard P. Rossettie, Vice President,  
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We extend our thanks to the following individuals and organizations for their generous support.
Providence Housing is a not-for-profit 501(c)(3) corporation.

Donations listed below are cash and in-kind contributions received between January 1, 2010 and December 31, 2010.

DEVELOPMENT FUNDERS:
- The Community Preservation Corp.
- Enterprise Community Partners, Inc.
- Federal Home Loan Bank of NY through M & T
- Federal Home Loan Bank of NY through First Niagara
- First Niagara
- Monroe County
- NYS Homes & Community Renewal
- NYS Office of Mental Health
- Rochester/Monroe County Homeless
  Continuum of Care Team
- Rush Corporation
- US Department of HUD

PROGRAM FUNDERS:
- Catholic Charities USA
- Monroe County
- NYS Homes & Community Renewal
- NYS OASAS
- US Department of HUD

GRANTS:
- Citizens Bank Foundation
- HSBC Bank USA, N.A., Community Development Department
- JPMorgan Chase Foundation
- The M & T Charitable Foundation
- Marie C. & Joseph C. Wilson Foundation
- Realtors Charitable Foundation

- JPMorgan Chase Community Development Banking for underwriting publications

INDIVIDUALS AND CORPORATIONS:
- Mary Jo Brandt
- Janet Adams
- Lisa Alcott
- John J. Balinsky
- James Barry
- Debbie Bilotta
- Evelyn Bishop
- Rev. Richard Brickler
- Irene Brockman
- Mary Jo Carbonaro
- Joseph Defendis
- Ruben DelValle
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- Minch Lewis
- Tom Mahatchke
- Monica C. McCullough
- Cynthia McCullough and Family
- McGurk Electric Inc.
- Metro Appraisal Associates
- Martin Moll, Jr.
- Nathaniel General Contractors
- Lisa Passero
- Ronald Pierce
- Plymouth-Exchange Neighborhood Association
- David Reddinger
- Richard Rossettie
- Ron Sanger
- Cynthia Smith
- Karen Staertow
- Richard Stubos
- David M. Tang and Olena Prokopovich
- The Highlands of Pittsford in honor of The Cabot Group
- Rev. Jeffrey S. Tunnicliff
- Timothy N. Zigarowicz

VOLUNTEERS:
- 1,266 volunteer hours!

UNITED WAY DAY OF CARING:
- 80 Volunteers
  At Carlson Commons/Plymouth Manor: Xerox
  At St. Andrews Apartments, Brown Street and Near Westside: Lawley Andolina Verdi LLC
  Winn Residential
  At St. Salome Apartments: Thomson Reuters
  At Union Meadows: First Niagara Bank
  At West Town Village: Ortho Clinical Diagnostics

UNIVERSITY OF ROCHESTER
WILSON DAY:
- 30 Volunteers
  At St. Salome Apartments and West Town Village

DAY OF VOLUNTEER SERVICE:
- 53 Volunteers
  - The North American Redemptorist Dialogue Participants
  - Incarnation Church, Youth Group, Chicago, Ill.
  - St. Mary’s Youth Group, Canandaigua

You can help Providence Housing Strengthen Families!

Our United Way Donor Designation Number is 2388.
You are invited to contact your favorite properties or programs to learn about specific in-kind donations and what volunteer opportunities exist. You may even underwrite a specific project.

As a 501(c)(3) not-for-profit organization, your donations are tax deductible.
Providence Housing, its 19 properties, Home Ownership and Shelter Plus Care programs gratefully accept your contribution in the enclosed envelope.

Thank you!
If you wish to receive this and other announcements electronically, please share your email address with us at Lfoster@dor.org with ‘mailing list’ noted in the message line.
DEVELOPMENT

Ribbon Cutting Ceremonies

Union Meadows II in North Chili, celebrated full occupancy at a ceremony on June 29, 2010. It was developed by Rochester’s Cornerstone Group, and sponsored and managed by Providence Housing. It offers forty-two 1-, 2-, and 3-bedroom townhomes for families and seniors.

Atwood Park, Gates, celebrated a ribbon cutting on December 3, 2010. The 33 one-bedroom apartments are for seniors 62 years and older. The property was funded by US Department of HUD (202) and Monroe County. Development partners were LECESSE Construction, Stantec and SWBR Architects.

Coming Up...
A partnership with East House Corporation will result in Providence’s first supportive housing development for individuals with mental illness. The rehab of 435 State Street, Rochester, will provide 45 one-bedroom apartments and will include commercial space that East House will use to run their program activities 24/7. Their space will include an office administration area, a small reception area and medication room. Scheduled to break-ground in 2011, Paul Wolk Commons on State Street will welcome residents in 2012.

PROGRAMS

HOME OWNERSHIP
This Program includes:
- Monroe County Home Ownership Program Down payment and closing costs available to those buying in the County of Monroe Credit Restoration Program Preparation for buying a home
  • 100% home retention rate since 2004.
  • Total family investment at an all time high of $679,739.
  • Leveraged $6.1 million in affordable mortgages along with $1,409,015 in monies from various sources for 114 families in Monroe County.
  • Seventy potential first-time homebuyers were assisted with credit restoration.
  • Provided one-on-one counseling for 465 income-eligible families on home ownership/credit restoration.
  • Packaged 72 family’s applications for the First Home Club.
  • Served households from 13% to 80% of Monroe County’s Area Median Income.

SHELTER PLUS CARE
Under the Shelter Plus Care Program, Providence Housing provides rent subsidies and case management services to homeless persons recovering from drug/alcohol dependency.

- Fourteen residents attended college and 31 were employed in 2010.
- 84% of residents remained housed after 24 months.
- 91% of clients have increased educational and/or employment skills within twelve months of entering permanent housing.
- 100% of the parents that wanted to be reunited with their families have done so within 24 months of program participation.

Participants in the first-time home ownership program have access to the Home Ownership Centers many research tools. It is open and staffed during regular business hours.

PROVIDENCE HOUSING DEVELOPMENT CORPORATION is a not-for-profit corporation affiliated with the Roman Catholic Diocese of Rochester. Providence 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 County.

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www.providencehousing.org

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