Building Affordable Housing

- Secured funding for St. Andrews Apartments in Gates, Monroe County, 12 units of affordable rental housing for individuals with disabilities, made possible by County of Monroe, the Greater Rochester Housing Partnership, the Federal Home Loan Bank of New York through HSBC Bank USA, the New York State Division of Housing & Community Renewal, and The Richman Group.

- Selected as Co-Developer for the revitalization of Olean-Kennedy, a plan to replace the existing Rochester Housing Authority Olean-Kennedy townhouses in the southwest part of the City of Rochester with a mix of rental and owner-occupied housing for low and moderate income families.

- Completed construction of Near Westside Apartments, 26 units of affordable family rental housing in the Brown Street and Fulton Avenue neighborhoods of the City of Rochester.

Promoting Homeownership

- Leveraged $2,384,520 in affordable mortgages for 34 families in Monroe County.

- Held 5 closings, 1% of total program closings nationwide, in the Homeownership Program for Section 8 Families.

- Counseled 260 eligible families on credit restoration and homeownership, and 90 families in homeownership workshops.

- 70 households received Airport Relocation Counseling Services, with 39% purchasing homes.
Offering Shelter and Care

- Provided rent subsidies and case management services to 60 homeless persons and their families, including 31 children, in the County of Monroe under the Shelter + Care program.
- 44 clients maintained employment, 9 clients are in college, 3 clients graduated college, and 3 clients graduated the program due to ‘over-income’ status.

Managing Quality Communities

- Offered affordable rental housing to 383 individuals, including 102 children, 122 seniors, and 21 persons with disabilities in 215 apartment units throughout the Diocese of Rochester.
- Received special commendation from equity investor, Enterprise Social Investment Corporation, for management of West Town Village.
- West Town Village residents enjoying their new gazebo donated by LeCesse Construction.
- Mary Wall and her daughter are the first tenants to move into Near Westside Apartments in Rochester.

Dear Friends and Partners,

Providence Housing is now in its ninth year of operation. Throughout those nine years, the one constant has been the ever increasing need for affordable housing. We have met the need with a variety of housing efforts, working as a developer, a consultant and a partner. In 1994, the first year of its existence, Providence had no affordable rental units. Between 1994 and 2002, Providence created over 275 units of affordable housing in five counties and the cities of Elmira, Geneva, and Rochester. Providence's staff and board work with churches, Catholic Charities, advocacy groups, social service agencies, and local governments to focus on the housing needs of the vulnerable. We find ourselves more and more stretching our dollars, seeking alternate funding sources and challenging our staff, Board and community to see and meet the constant housing need of our brothers and sisters. We hope you will continue to walk with us, to serve with us and join in the effort to shelter all of God's family.

With warmest regards,

Maggie Bringewatt
Executive Director

Dear Friends,

It is an important tenet of Catholic Social Teaching that safe, affordable housing is the right of every human being. This year, Catholic Charities USA has identified the creation of safe, affordable, permanent housing for low and moderate income families as one of its two most important public policy priorities. I am delighted that the good work of Providence Housing Development Corporation enables us to respond to this important need in our Diocese. I am especially delighted about the development of St. Andrews Apartments, right in our own front yard at the Diocese Pastoral Center. When this facility is opened this summer, it will provide 12 units of permanent housing for low-income individuals with disabilities. I thank Providence's board and staff for their continuing good work as Providence begins its tenth year of service to the Diocese and community.

With every good wish, I remain

Your brother in Christ

Matthew H. Clark
Bishop of Rochester

Providence’s 2002 Finances

INCOME STATEMENT

COMBINED OPERATIONS FOR THE PERIOD
January 1 - December 31, 2002*

INCOME
Donations -General Fund $17,350
Development Fees/Other Fees for Service 462,178
Property & Site Management Fees 236,980
Grant Income-Federal 354,866
Grant Income-Other 29,651
Shelter + Care Rental Fees 145,991
Other Income 40,622

TOTAL INCOME $1,287,618

EXPENSES
Management & General $144,087
Program Services 983,414

TOTAL EXPENSES $1,127,501

SURPLUS $160,117

Net Assets at Beginning of Year $624,505
Net Assets at End of Year $784,622

*Unaudited

2002 Awards

- Providence helped secure an award of $315,711 from NYS Homeless & Housing Assistance Program for construction of a temporary shelter for youth in Dansville for Kinship Family & Youth Services. Providence will act as developer for this project.
- Awarded Eagle Plaque for Architectural Merit from the Geneva Historical Society for restoration and preservation of the former Geneva YMCA, now Elizabeth Blackwell Apartments.
- Executive Director Maggie Bringewatt honored by Interfaith Action Leadership & Courage Award for her achievements and dedication to improving communities.