December 15, 2006

Dear 2007 Selection Committee,

Please find enclosed the Kennedy / Olean Revitalization Project’s application for the The Rudy Bruner Award for Urban Excellence.

We are proud of our teamwork on this project to create 144 units of quality affordable housing for families in place of two dilapidated public housing projects. With the creation of 4 new streets and 137 new homes complete with basements and driveways, our efforts have restored pride in an entire neighborhood. In turn, this has created a waitlist of more than 1700 applicants!

Thank you for your consideration for this award. Please contact me or any of our development team members if you require any additional information.

Sincerely,

Monica C. McCullough
Executive Director

Enc.
The Kennedy / Olean Revitalization Project’s application for the The Rudy Bruner Award for Urban Excellence includes:

Project Data (with project timeline)
Abstract with one visual image
Project Description
Perspective Sheets
  Community Representative Perspective
  Public Agency Perspective
  Developer Perspective
  Professional Consultant Perspective
  Architect Perspective
  Other Perspective (Service Agency)
Visual Representation of the Project
Optional Supplementary Pages

Award Use (in sealed envelope)
PROJECT DATA

Project Name: Kennedy/Olean Revitalization Project
Owner: South Plymouth Housing L.P. and Olean Housing L.P.
Project Use(s): Single and multi-family rental homes for low-income families
Project Size: 144 units and a 3,000 sq. ft. community building
Annual Operating Budget (if appropriate): Plymouth Manor $351,689 and Carlson Commons $380,618
Date Initiated: Broke ground May 3, 2005
Project Completion Date (if appropriate): February 1, 2007

Attach, if you wish, a list of relevant project dates: See attached

Application submitted by:
Name: Monica McCullough
Organization: Providence Housing Development Corporation
Address: 1136 Buffalo Road
Telephone: (585) 328-3228 x1434
E-mail: mmccullough@dor.org

Organization/Key Participant
Public Agencies:
City of Rochester
Mayor Robert J. Duffy

Architect/Designer:
SWBR Architects & Engineers, P.C.
Bud Knapp

Developers:
Providence Housing Development Corporation
Monica McCullough
and
Rochester's Cornerstone Group, Ltd.
Roger Brandt

Professional Consultant:
ODMD Housing Advisory Group
Niall Murray

Community Group:
Rochester Housing Authority
Anthony DiBiase

Other:
Catholic Family Center/Kinship Care Resource Network
Mary Penet

Please indicate how you learned of the Rudy Bruner Award for Urban Excellence. (Check all that apply).

☐ Direct Mailing ☐ Magazine Advertisement ☐ Previous RBA entrant
☐ Professional ☐ Online Notice ☐ Previous Selection Committee Member
☐ Organization ☐ Bruner/Loeb Forum ☐ X Other: Suggested by the Mayor, City of Rochester

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Signature: ________________________________

Title: Executive Director
City/State/ZIP: Rochester, New York 14624
Fax: (585) 529-9525
Weekend Contact Number: 315-559-3181
<table>
<thead>
<tr>
<th>Event Description</th>
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<tr>
<td>Initial Concept Design</td>
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<tr>
<td>Funding Award (Kennedy)</td>
<td>August 2004</td>
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<tr>
<td>Phase I (Kennedy) Construction begins</td>
<td>July 2005</td>
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<tr>
<td>Funding Award (Olean)</td>
<td>December 2005</td>
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<tr>
<td>Phase II (Olean) Construction begins</td>
<td>March 2006</td>
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<tr>
<td>Phase I Construction complete</td>
<td>July 2006</td>
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<tr>
<td>Phase I 100% Leased</td>
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<tr>
<td>Phase II Construction to be complete</td>
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<tr>
<td>Phase II 100% Leased (anticipated)</td>
<td>March 2007</td>
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ABSTRACT

Project Name: **Kennedy/Olean Revitalization Project**
Address: **Plymouth/Exchange Neighborhood**
  Management office located at 70 Coretta Scott Crossing, Rochester, New York, 14608

1. Give a brief overview of the project, including major project goals.

   The Kennedy / Olean Townhomes Revitalization project realized 144 single and multifamily affordable housing rental units and completely changed the streetscape in the southwest quadrant of Rochester, New York. This revitalization was initiated by the Rochester Housing Authority to replace two of Rochester’s oldest public housing projects. The project is sponsored by Providence Housing Development Corporation, a not-for-profit housing development corporation who partnered with Rochester’s Cornerstone Group, a for-profit real estate developer, to create a project that is a mixed-finance, mixed-income affordable rental project for families.

   The project was constructed in two back-to-back phases, Plymouth Manor and Carlson Commons. Together they have 70 public housing units that “float” throughout the project to create a fully integrated community and 74 indistinguishable low-income and moderate-income housing units. In 2008, the City of Rochester will build and sell 14 single-family homes on the remaining lots in Carlson Commons. This will round out the mixed-income goal of the project by creating market-rate homeownership.

   Nine units are targeted to households in which at least one member is physically disabled. Eleven units are targeted to grandparent-headed households, with a household member having either a physical or developmental disability. The Kinship Care Resource Network of Catholic Family Center provides services to these households.

   A 3,000 sq ft community building includes common laundry facilities, a community room, management offices, and a maintenance garage and is centrally located to be accessible to residents of both Plymouth Manor and Carlson Commons.

   Discussion of the Kennedy / Olean Revitalization project began a decade ago. The deteriorating public housing units are now replaced with four new roads and multifamily homes. Vacant-lots and abandoned houses have been replaced with single-family homes whose architectural design is in keeping with the mass and detail of the surrounding older City neighborhood.

2. Why does the project merit the *Rudy Bruner Award for Urban Excellence*?
   (You may wish to consider such factors as: effect on the urban environment, innovative or unique approaches to any aspect of project development; new and creative approaches to urban issues, design quality.)

   The first phase of this project is the winner of the 2006 Project of the Year Award for Excellence from the New York State Association for Affordable Housing.

   The project has lowered density on a former public housing site, provided for the economic integration of public housing and tax credit housing throughout the southwest neighborhood, and provided secure, comfortable living space for the families who reside in the units.

   The catalyst for this project was an extensive two-year analysis and planning effort conducted by the Rochester Housing Authority, with City staff and neighborhood residents, to determine the future of two deteriorating public housing complexes. The analysis concluded that the complexes should be replaced with modern, marketable public housing units.

   The effort grew to encompass the reconstruction of an entire neighborhood within the southwest part of the City. Of the 144 units, 137 are new construction on vacant land and seven are rehabilitation of vacant multifamily properties. Many of the vacant lots developed in the project had been vacant for many years. The attractive new homes, designed to mix with the existing architecture, are encouraging neighborhood groups working for the revitalization of the area and have spurred investment and home improvements by existing neighbors.

   Significant investment occurred on many levels to support the development of this project. This extremely strong public, private and municipal cooperation solidified the community’s commitment to this project and has contributed to the project’s success to date.

   This project deserves the *Rudy Bruner Award for Urban Excellence* because by reaching beyond the boundaries of the existing public housing site and income levels, Plymouth Manor and Carlson Commons provides better public housing and a better neighborhood, each benefiting the other within the context of a more vital and viable community. This project has deconcentrated and diversified the prior public housing population, eliminated many vacant city lots and boarded up properties, and increased the stock of affordable rental housing and homeownership opportunities for moderate and low-income families in the City of Rochester.
Kennedy / Olean Revitalization Project – Rochester, New York

The image below shows the two main sites: 48 new units at Carlson Commons on the left hand side and 28 new units at Plymouth Manor on the right hand side. The remaining 68 units (of which 7 are rehabs) are on scattered lots within one mile to the south and west of the main sites. This 144-unit project is in the southwest quadrant of the City of Rochester. It is within walking distance of convenience shopping, schools, a library and is on a bus line. Four new city streets were created within the project returning it to a traditional neighborhood format from what had previously been large multi-unit buildings arranged haphazardly on large parcels of open land. South Plymouth Avenue (the north-south road below) runs through the neighborhood and was renovated by the City of Rochester in 2004-5, with new paving, curbs, a traffic circle, walks, trees, and a reduction in the street width to calm traffic.
PROJECT DESCRIPTION

1. Describe the underlying values of the project. What, if any, significant trade-offs were required to implement the project?

The value is, in a word: Home.

Frederick Douglass said in his speech “The Lesson of the Hour” delivered on January 9, 1894, at the Metropolitan A. M. E. Church in Washington, D.C. that: “…[H]ome is the foundation head, the inspiration, the foundation and the main support, not only of all social virtue but of all motive to human progress…[N]o people can prosper, or amount to much, unless they have a home, or the hope of a home.”

We are reminded that shelter is a basic human need. Affordable housing is the right of every human being. These are the values that are rooted in this project.

An affiliate of the Catholic Diocese of Rochester, New York, Providence Housing’s mission is: “To strengthen families and communities by creating and providing access to quality affordable housing enriched by the availability of supportive services.” This is based on the Catholic social teachings.

Quality housing means longevity. Twenty-eight houses from our stock will be available in a lease-to-buy program in 15 years.

There were no significant trade-offs to implement the project.

2. How has the project impacted the local community?

Please include relevant information on urban context.

Several years ago the Plymouth-Exchange neighborhood showed distress everywhere: boarded-up homes, vacant houses, and vacant lots. The existing public housing project created in the 1960s was beyond repair and was dated in both style and concept. An extensive analysis and planning discussion spearheaded by the Rochester Housing Authority resulted in a conceptual plan that advocated returning the area to the residential character of the older neighborhood. The plan called for demolition of the old public housing projects and the installation of new roads. The architectural design and detail of the new homes that have been built are varied in keeping with the original City residential neighborhood: steep roofs, different roof designs for the different building types, varied trim detail to provide continuity with the neighborhood design, as do the exterior colors. The rear yards of these homes are fenced. Exterior rear and side yard lighting is provided. Several of the units on South Plymouth Avenue are zero lot line single-family homes to reflect the scale of the existing homes there. Landscape buffers are added as needed. All homes have front and rear porches, paved off street parking, full basements with washer/dryer hookups and utility sink, and landscaping. An added feature in the three-bedroom units is the half-bath on the first floor. The four- and five-bedroom units have an added second bathroom on the first floor.

The handicapped accessible units are flats, on a single floor, grade level entrance, meeting all requirements for handicapped accessibility.

Now the neighborhood is fresh with each new unit having its own character that distinguishes it from the others while still maintaining the unity of the community. Tax-exempt and foreclosed homes have been replaced with housing that generates tax revenue for the City Rochester. A PILOT (Payment In Lieu Of Taxes) agreement resulting in 10% of the gross rent plus embellishment payment to the City of Rochester.
3. Describe the key elements of the development process, including community participation where appropriate.

The catalyst for this project was an extensive two-year analysis and planning effort conducted by the Rochester Housing Authority, with City staff and neighborhood residents, to determine the future of two deteriorating public housing complexes. The analysis concluded that the complexes should be replaced with modern, marketable public housing units.

The Southwest Area Neighborhood Association (SWAN) serves the Southwest community of Rochester in the Plymouth-Exchange neighborhood. In a letter of support for Kennedy / Olean Revitalization, Executive Director Patricia Jackson stated that two of SWAN’s goals were to improve the neighborhood housing stock for low- and moderate-income families through repairs, renovations, and homeownership opportunities and to support positive activities and programs for the entire neighborhood. Ms. Jackson stated explicitly that the construction of the Kennedy / Olean Revitalization project supports the ongoing work of SWAN.

In addition to working with SWAN, the development team met regularly with the Section 4 Steering Committee and representatives from the PLEX (Plymouth-Exchange) Neighborhood Association. These meetings kept neighborhood groups apprised of the status of the development and solicited their input. Support from the neighborhood groups was excellent as was participation at the meetings.

4. Describe the financing of the project. Please include all funding sources and square foot costs where applicable.

Funding for the first phase, named Plymouth Manor, included: Affordable Housing Program of the Federal Home Loan Bank of NY through member bank HSBC, City of Rochester, JPMorgan Chase Bank, NYS Low Income Housing Tax Credits, NYS Housing Trust Fund Corporation, The Richman Group Capital Corporation, Rochester Equity Fund, Rochester Housing Authority, and US Department of Housing and Urban Development.

Funding for the second phase, named Carlson Commons, included: Affordable Housing Program of the Federal Home Loan Bank of NY through member bank HSBC, City of Rochester, JPMorgan Chase Bank, NYS Low Income Housing Tax Credits, NYS Housing Trust Fund Corporation, Rochester Housing Authority, US Department of Housing and Urban Development, and WNC & Associates, Inc.

Development cost risks were minimized by a maximum guaranteed price with the two contractors, LE CESSE Construction and Atlas Contractors. Both firms have successfully completed projects for Providence in the past, including projects located in the City of Rochester. The development budget included a 5% contingency to cover construction and soft cost changes. Operating costs were reviewed and are based upon the actual operating costs of Providence’s existing scattered site City of Rochester projects.

The infrastructure was funded by the City of Rochester.

5. Is the project unique and/or does it address significant urban issues? Is the model adaptable to other urban settings?

The demand for this housing has been extraordinary. Providence Housing, as manager for the project, has had more than 1700 families apply through the combined lottery to live in the 144 housing units! The new units come on line in a phased fashion, with the units being completed in a four month rolling timeframe. Each of the units is leased within one month after receipt of Certificate of Occupancy. As of March 1, 2007, all units will be leased.

The 11 units reserved for grand families were filled from referrals by Kinship Care Resource Network, administered by Catholic Family Center (CFC). CFC is the largest provider of human services in the area with 75 years of experience in supporting families. The Kinship Cares Network will provide case management services. Funding for the services is committed by the United Way and the Area Office on the Aging.

The model is adaptable to other urban settings in that it diversifies the current public housing population, it eliminates vacant city lots, it rehabilitates vacant eyesores and, in time, will offer homeownership opportunities with lease-to-own units for 28 households.
COMMUNITY REPRESENTATIVE PERSPECTIVE

Please answer questions in space provided. Applicants should feel free to use photocopies of the application forms if needed. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet is to be filled out by someone who was involved, or represents an organization that was involved, in helping the project respond to neighborhood issues.

Name: Anthony DiBiase
Title: Executive Director
Organization: Rochester Housing Authority
Telephone: (585) 497-3602
Address: 675 W. Main Street
City: Rochester, NY
State: NY
Zip: 14601
Fax: (585) 497-6019
E-mail:

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Signature:

1. How did you, or the organization you represent, become involved in this project? What role did you play?

The Rochester Housing Authority was the original owner of the land and 111 units of public housing on the site. The Authority transferred ownership of the land and provided funding in the form of a grant and loan. The Authority was instrumental during the design and relocation process.

2. From the community's point of view, what were the major issues concerning this project?

The old (original project) had reached its life expectancy from a structural standpoint. The units were prefabricated with no basements or attics, no private decks or yards - poor design for families. Did not fit from a design standpoint w/the neighborhood. The new development reconnects the east end of State St into one neighborhood.

3. What trade-offs and compromises were required during the development of the project? How did your organization participate in making them?

A number of units were located in scattered locations in various neighborhoods. Some new, some rehab - at the request of the city. This was a good way of spurring further investment in those neighborhoods.
4. Has this project made the community a better place to live or work? If so, how?

Yes, this project has had a significant impact on the community. It blends with the surrounding neighborhoods, is stimulating further investment by other developers, by the city and homeowners. A waiting list in excess of 1,000 families tells the story - very successful.

5. Would you change anything about this project or the development process you went through?

No, this project was very well orchestrated by Rochester Cornerstone & Providence Housing. The process was very cumbersome & document intensive but the team they put together was knowledgeable & responsive.
PUBLIC AGENCY PERSPECTIVE

Please answer questions in space provided. Applicants should feel free to use photocopies of the application forms if needed. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet is to be filled out by staff representative(s) of public agency(ies) who were directly involved in the financing, design review, or public approvals that affected this project.

Name Robert J. Duffy
Title Mayor
Organization City of Rochester
Telephone (585) 428-7045
Address 30 Church St., Room 307A
City/State/ZIP Rochester, NY 14614
Fax (585) 428-6059
E-mail Duffyr@cityofrochester.gov

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Signature

1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements).

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them?
2007 Rudy Bruner Award for Urban Excellence
Public Agency Perspective

Question #1

What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements).

The City’s role in this project was to supply needed funding to support the infrastructure development of the site. An amount of $1.6 million was used for the construction of 3 streets on the Olean site and $488,000 for the extension of Edith Street on the Kennedy site. The City also provided $150,000 for infrastructure improvements on Plymouth Avenue for sewer work and $120,000 in permanent financing for the Kennedy site. The City made arrangements to provide for a “land-swap” whereby a portion of the development site was given to the developer to construct the new rental housing units. In turn, the owner provided the City the needed portion of the land to construct 14 owner-occupied, single-family homes.

The City’s Zoning Department was instrumental in working with the developer to construct units located “off-site” from the main development site. A rigorous process was undertaken to ensure that all zoning and building requirements were met for these units. The City also provided $775,000 in funding to the developer for environmental cleanup of the site. An environmental remediation plan was developed by a private consulting firm to provide for removal of contaminants and other associated debris that prohibited the construction of the units. The City reconstructed So. Plymouth Avenue at a cost of $5,216,996 a major roadway that runs adjacent to the development site. A new roadway, curbs, sidewalks, lighting, trees, partial replacement of a water main and a state of the art modern “roundabout” were all constructed which added significant appeal to the site at large.

Question #2

How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them?

The benefit for the City was to reclaim a former outdated and dilapidated public housing site to make way for a new and attractive site for a mix of affordable rental housing and for-sale, single-family homes. New and updated rental units and the construction of owner-occupied, single-family homes are an important element to re-claiming a portion of the southwest part of the City that was in dire need of improvement. Overall, the site renders itself a nation-wide model for creating a mixed use development that attracts a diverse group of families and individuals.

Concerning trade-offs and compromises all parties involved with the project were in full support of seeing through the success of the development. There were no serious concerns that brought about significant impediments that would have placed the project in jeopardy. The partnerships that were created worked very well together and occurred in a thoughtful and non-confrontational environment.

Question #3

Describe the project’s impact on your city. Please be as specific as possible.

The impact on the City was to reclaim a formerly distressed and dilapidated housing facility to make way for 76 units of affordable rental housing on-site, 68 scattered-site units, and 14 single-family homes. The combined effect of this construction will provide affordable housing for families that otherwise would not be available.
Question #4

Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like your in other cities?

Yes. The City of Rochester created a partnership with a private developer, Rochester Cornerstone Group, Providence Housing Development Corporation and the Rochester Housing Authority to complete the project. Another partnership that was created consisted of on-going planning and coordination of a local neighborhood group “PLEX”, the Plymouth-Exchange Neighborhood Association.

Our suggestion to other cities would be to assemble very early on in the stages of development a “strategy team” that would have the capabilities of forecasting events that would interrupt the success of the project. In our case, we had on board a team of professionals that were very capable and knowledgeable about how to approach the project given its magnitude.

Another suggestion would be to undertake, at a very early stage, an environmental investigation to understand what subsurface conditions that would need to be addressed and identify costs associated with these activities. Often times there are unforeseen subsurface conditions that arise during the course of construction that could be avoided if a comprehensive investigation first takes place.

Question #5

What do you consider to be the most and least successful aspects of this project?

The least successful aspect of the project was that the portion of the site that will contain the single-family homes will be delayed due to subsurface conditions. An existing roadbed and former infrastructure along with associated environmental contamination will need to be addressed. This will delay the construction of the single-family homes until approximately 2008.

The most successful portion of the project was creating housing opportunities for low income occupants and families. Other successes include bringing together all the necessary parties that were needed to undertake the project. Again, the team worked very well together and was able to overcome issues and concerns in a productive and professional manner.

Another success rests in the City’s planning objective to decrease the density of affordable housing developments in the City. This project is located on a site that does not consist of a typical “high rise” structure, rather they are 2-story structures that consist of ample green space and play area for children.
DEVELOPER PERSPECTIVE
Name: Monica McCullough
Organization: Providence Housing Development Corporation
Address: 1136 Buffalo Road
Fax: (585) 529-9525
AND
Name: Roger Brandt
Organization: Rochester's Cornerstone Group, Ltd.
Address: 100 Cooperate Woods
Fax: 585-424-5379

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Signature: [Signature]

1. What role did you or your organization play in the development of this project?
Describe the scope of involvement.
Providence Housing, a not-for-profit developer, served as co-developer with Rochester’s Cornerstone Group, Ltd., a local for-profit development entity. As co-developers, Providence and Cornerstone secured title to the properties, oversaw development of the design and construction documents, completed all local government approvals not already in place, secured all financing, supervised the contractors, architect and engineer, marketed the units and completed project lease up. The developers assembled a team of construction, design, law, finance and municipal professionals that brought about the concept for the urban community. Providence and Cornerstone serve as co-general partners. They jointly own .01% of the project and provide the completion, operating deficit, and tax credit guarantees for the project.

2. What trade-offs or compromises were required during the development of the project?
Initially, it was planned to rehabilitate many more existing vacant houses. Instead they were demolished and rebuilt due to environmental concerns as well as the overall poor condition of the houses because they had been vacant for so long. We had promised the mayor of Rochester that we would rehabilitate homes with the project. Meetings with him occurred when it became apparent that the costs of the rehabbed units were going to be too expensive, so we developed slightly fewer rehabbed units than was originally in the plan.
When developing on a large scale of urban land there is always the possibility of environmental issues. For Carlson Commons, the second phase of the Kennedy / Olean Revitalization, this was the case. It delayed the start date of the construction of the units. We were forced to be resourceful in our efforts to complete the environmental remediation, utilizing a multitude of funding sources. This involved several environmental and municipal agencies, we had to have patience, moving the start date back while the issues were settled. The delays challenged our budgets as prices of building materials began to rise.
Another trade-off was during the second phase when the planned financing structure was changed from a 9% tax credit deal to a 4% tax credit/bond deal. This switch was made to gain funding approval in a more timely and less competitive manner.

3. How was the project financed? What, if any, innovative means of financing were used?
Plymouth Manor and Carlson Commons were financed with Low Income Housing Tax Credits (LIHTC), multiple low-interest loans, direct subsidies from the Federal Home Loan Bank and a local fund called the Rochester Equity Fund, as well as private investment by a limited partner. The funding looked as follows:
Funding for Plymouth Manor, a 9% tax credit project, includes: Affordable Housing Program of the Federal Home Loan Bank of NY through member bank HSBC, Hope VI funds from HUD, City of Rochester, JPMorgan Chase Bank, NYS Low Income Housing Tax Credits, NYS Housing Trust Fund Corporation, The Richman Group Capital Corporation, a grant from Rochester Equity Fund, a loan Rochester Housing Authority, Providence Housing, Rochester's Cornerstone Group Ltd and operating subsidy from the US Department of Housing and Urban Development.
Funding for Carlson Commons, a 4% tax credit bond project, includes: Affordable Housing Program of the Federal Home Loan Bank of NY through member bank HSBC, City of Rochester, JPMorgan Chase Bank NYS Low Income Housing Tax Credits, NYS Homes for Working Families through NYS Housing Trust Fund Corporation, tax exempt bonds issued by Rochester Housing Authority, Hope VI funds from HUD, Rochester's Cornerstone Group Ltd, Providence Housing Development Corporation, US Department of Housing and Urban Development, and WNC & Associates, Inc.
For Phase II, we went through a non-competitive funding cycle with an innovative approach using NYS Homes for Working Families loan funds, 4% tax credits, tax exempt bonds and a multitude of gap funding sources. This allowed us to develop Olean and Kennedy simultaneously, which saved millions of dollars, as wage rates were dramatically increasing while the project was in the preclosing phase, after we had fixed most prices. A large loan commitment was obtained from the Rochester Housing Authority (RHA) at favorable terms, which made the project economically feasible.

4. How did the economic impacts of this project on the community compare with or differ from other projects you have been involved in?

The biggest difference between this project and nine other projects Providence Housing and Rochester’s Cornerstone Group have completed is the magnitude of the Kennedy / Olean Revitalization project: one hundred and forty-four units with 76 units on 2 main sites and 68 units on scattered sites. This project created several new neighborhood blocks. The economic impact is grand in size. The employment of construction workers started with the demolition of the public housing units. This was followed by the ground breaking of Plymouth Manor in May 2005. While that phase was finishing, Carlson Commons broke ground in May 2006. The number of people that have been economically touched by this project is difficult to calculate since it has been on going for more than 2 years. On any given day, there were 85-120 workers on the sites for the better part of two years. Already, there can be seen in the neighborhoods, homeowners fixing up their homes that are near to the new units that have been built.

5. What about this project would be instructive to other developers?

The most important asset a developer can have is passion and dedication of leadership. Commitment at this level prompts creative solutions to those obstacles that, undoubtedly, will rise at the most inopportune time. A tax credit syndicator walked away from a necessary year-end closing, a day before it was scheduled, forcing us to use our resources to resolve a major problem, which could have set the project back six months to a year, as well as upsetting the budgets. We turned to other team members and created a solution.

The coordination and cooperation with all levels of government and private partners is important to the realization of an effort of this magnitude. Belief in this multi-million dollar project resulted in creative financing from a variety of sources. Our project team included: HUD (U.S. Department of Housing and Urban Development), New York State Division of Housing and Community Renewal (DHCR), private investors, JPMorgan Chase Bank, Rochester Housing Authority, the City of Rochester, and many other professional firms.

We formed a development team of 20-25 people early on. This included people from the public and private sectors. Everyone became engaged as well as developed a sense of "ownership" for the projects. This was key to the success of the developments.

Contact is maintained with neighborhood groups (SWAN and PLEX) in the project neighborhood and contributes to the growing sense of pride in those groups. The community center contains a shared community group office space and is used by several groups, helping to link the project to not only the residents but to the community as a whole.

6. What do you consider to be the most and least successful aspects of this project?

There are many successful aspects of this project. The houses built are good quality. They offer energy-star efficiencies, resulting in fuel cost savings for the residents. The project has changed the physical appearance of not one, but several city blocks in a concentrated area. The project is a product that City of Rochester families want. More than 1790 families are on the wait list! We are changing the lives of over 600 people...our residents. They are given a sense of hope and security, something that is critical to the spirit of all, including the economically disadvantaged.

For Providence Housing Development Corporation, the Kennedy / Olean project enforces their mission statement: “To strengthen families and communities by creating and providing access to quality affordable housing enriched by the availability of supportive services.” Seventy of the 144 units are public housing.

The least successful aspect of this project is being over budget. Also, the fact is that we have only touched the surface of the need. The size of the wait list leads us to realize there is more work to be done.
PROFESSIONAL CONSULTANT PERSPECTIVE

Please answer questions in space provided. Applicants should feel free to use photocopies of the application forms if needed. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet is to be filled out by a professional who worked as a consultant on the project, providing design, planning, legal, or other services. Copies may be given to other professionals if desired.

Name: Norm Murray
Title: Managing Director
Organization: ODHD Housing Advisory Group
Telephone: (212) 677-7707
Address: 60 E. 42nd St.
City/State/Zip: New York, NY 10165
Fax: (212) 286-4080
E-mail: Nmurray@odhd.com

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Signature: Norm Murray

1. What role did you or your organization play in the development of this project?

See next page.

3. Describe the project's impact on its community. Please be as specific as possible.
1. What role did you or your organization play in the development of this project?

ODMD Housing Advisors acted as a Financial Advisor to the developer, developed the financing structure for Phase I & II of the Kennedy/Olean project, assisted in making the necessary applications for funding, structured the debt and equity, advised the developer on negotiating the terms of the equity investment.

3. Describe the project's impact on its community. Please be as specific as possible.

The injection of $30m in capital to construct 144 units of affordable housing is of significant impact to the City of Rochester by virtue of its size. Not only in terms of the delivery of much needed affordable units but the economic impact from the jobs created and the stabilizing effect the development has had on the community. The housing stock in this community had suffered from years of neglect and abandonment the result of which was a loss of pride in the community and the social ills that go with such decline. An investment of this size in such a small community and the combination of City, State and Federal funds provided a vote of confidence and a sense of renewal to the community.

4. How might this project be instructive to others in your profession?

The redevelopment of public housing is a national problem and creating solutions and capital to address these problems is difficult. Outside of the Hope VI program there are no Federal programs available to address the issues of decrepit public housing. These two phases are instructional to other groups in terms of providing a model on how to redevelop existing public housing through the creative use of multiple funding sources to create a mixed income, mixed finance redevelopment program outside of Hope VI which is not accessible to most small to medium sized public housing authorities.

4. What do you consider to be the most and least successful aspects of this project?

The most successful aspect of this project was the co-operative effort of the multiple parties involved in the development from the City, Public Housing Authority and HUD on the public policy side to the financing from City, State banks, equity investors and Federal Home Loan Bank, to the design and construction team working on the environmental issues, municipal infrastructure co-ordination. All of the team members from each aspect met in their entirety throughout the process to discuss and solve the individual issues in a holistic approach on a complex multi phase, multi site project.

That the time involved to create the solution meant that construction costs kept increasing during the process and ultimately cost probably 20% more than originally budgeted.
ARCHITECT OR DESIGNER PERSPECTIVE

Please answer questions in space provided. Applicants should feel free to use photocopies of the application forms if needed. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet is to be filled out by a design professional who worked as a consultant on the project, providing design, planning, or other services. Copies may be given to other design professionals if desired.

Name: Bud Knapp, AIA
Title: Principal
Organization: SWBR Architects & Engineers, P.C.
Telephone: (585) 232-8300
Address: 387 East Main Street
City/State/ZIP: Rochester, NY 14604
Fax: (585) 232-9221
E-mail: bknapp@swbr.com

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Signature

1. Describe the design concept of this project, including urban design considerations, choice of materials, scale, etc.

The design concept for this project was to create new and affordable housing to replace a large, diverse, multi-family housing complex. Our challenge was to build enough housing units to replace the bulk of the removed units and still maintain the character of the surrounding neighborhood of mostly single family city houses. The typical lot in the city is about 50' wide, so the design needed to be narrow, long and tall. The design maintains the scale of the adjoining neighbors and roof pitches. Small entry porches have been used to soften the streetscape and maintain an urban feel. The design incorporates siding and exterior materials that match the fabric of the adjoining houses. Each house has been custom adapted to suit the site while maintaining the same interior floor plans. We used four single-family plans, three-unit row houses and a two-family duplex and a two-family, two-story to create variety and choice.

2. Describe the most important social and programmatic functions of the design.

The biggest benefit is reducing the apparent diversity and lack of open space in the development. Making the units appear more natural in an urban setting and maintaining the close relationship to the street and sidewalk. Knitting similar scale, new materials into the neighborhood added a new fresh look and inspired neighbors to upgrade their properties. We used 3, 4 and 5-bedroom models to respond to the need for large families housing. The design stuck to the basic needs of a large family and provided kitchen and living areas with full basements for storage.
3. Describe the major challenges of designing this project and design trade-offs or compromises required to complete the project.

A major challenge was to satisfy the balance needed between maintaining the unit count sufficient to make the project feasible and the ever changing cost of construction. The simple more basic approach to the plans allowed us to add some detail and interest to the exteriors. Plans are more open than a typical, older house; this allowed us to maximize the living areas without having long hallways and unusable spaces. Working closely with the builder we were able to streamline several details and tweak the layouts to save money so that we could maintain the character of each unit that we promised. We were able to eliminate 2 risers that saved significantly in proportion to the whole.

4. Describe the ways in which the project relates to its urban context.

The project relates to the urban context by maintaining the character, charm, relationship and rhythm of the urban environment. We tried to use similar detailing and materials that relate to the adjoining properties and streetscape. We were able to integrate the best mix of unit sizes to the specific need in each area of our scattered sites.
OTHER PERSPECTIVE

Name: Mary Penet  Title: Program Manager
Organization: Catholic Family Center/Kinship Care Resource Network
Telephone: (585)232-1840 x354
Address: 30 N. Clinton Ave
City/State/ZIP: Rochester, NY 14604
Fax: (585)454-6286  E-mail: mpenet@cfcrochester.org

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1. What role did you play in the development of this project?

Lou Ann Haney, Director of Aging and Adult Services at Catholic Family Center, was actively involved with the development of this collaboration. Lou Ann reports that Catholic Family Center met initially with Providence Housing to review needs of the kinship population. We conducted a survey with the kinship caregivers as to what they need and want in housing such as number of bedrooms, laundry hook-ups, common green space, support services, etc. In collaboration with Providence Housing we looked at initial specifications of houses to make sure they were consistent with the results of surveys. The Kinship Care Resource Network was, and still is, instrumental in gathering possible tenants for the sites-which included holding informational sessions regarding the site.

2. Describe the impact that this project has had on the your community. Please be as specific as possible.

Low-income kinship families (relatives raising another family member’s child) are currently scattered throughout the city Rochester. While already isolated from many of their peers because of their caregiving status, transportation and childcare issues make it difficult for caregivers to participate in intra- and intergenerational activities currently offered by the Kinship Care Resource Network. Onsite programming at the Carlson Commons Community Center is easily accessible to all of the eleven kinship families residing in the Plymouth Manor townhomes, as well as those kin care families in the neighborhood. Structured programming provided by Kinship Care Resource Network staff will include

- Regularly scheduled intergenerational activity
- Access to weekly support group/social group for caregivers
• Ongoing case management to assist with financial, legal, educational issues; onsite case manager each Monday from 9am-1pm
• Workshops and guest speakers.
  o Many of the families moving into the townhomes are saving several hundred dollars on rent. A guest speaker from a local Community Cooperative Credit Union will addressed financial management, credit and savings.
  o Legal clinic to address caregiver issues such as standby guardianship, wills, power of attorney and health care proxies.
  o Benefits clinics offer a review of their benefits as well as individual and systemic advocacy.

Having access to these services, while living in new, safe, affordable housing, increases family stability and retention of the children in the home.

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them?

I was not the program manager during the negotiation period. Originally there was a request for a greater responsibility on the part of the program for the families, such as rent guarantee to which we could not realistically commit. However we work closely with the property manager and the families to ensure that every effort is being made to keep the rent current and make the placement successful.

4. What do you consider to be the most and least successful aspects of this project?

The most successful part of the project has been seeing the joy on the faces of the kinship families who have moved into these brand new homes, and the pride they take in them. Safe, affordable housing is in great demand in the city of Rochester. Most of our families who have moved in to Plymouth Manor are grandparents on small, fixed incomes, who have young children or teenagers that they are trying to raise. They have moved from rat infested houses where they paid double or triple their current rent. KCRN uses the Community Center to bring the families together for support and activities that they may not have had access to in their former location. We have a case manager who is easily accessible to support them, or to encourage them to interact informally outside of structured activities.

Least successful is something that will take time to change. The crime rate in Rochester is very high, and this will not change in the neighborhood overnight. We have one family residing in a new house that is very close to a corner that is notorious for violent events. Drug dealers continue to loiter on corners or walk through the yards of the homes. We are working with Providence to address these issues, with options ranging from additional fencing to security/motion detecting lights. Increased police foot patrols by the city will hopefully decrease the activity seen. These are societal issues that will improve with continued revitalization of the neighborhood, and we encourage our families to get involved with the Neighborhood Association and report suspicious activity to the police.
These photos show the section of the Kennedy / Olean Townhomes Revitalization Project called Plymouth Manor Townhouses. The 28 newly constructed units replace Rochester Housing Authority’s Kennedy housing project that was constructed in the 1960s. The top photo shows the property after demolition. The center photo shows the nearly completed section with the new street. Additionally, there are 39 new or renovated units on scattered sites within the same area. The bottom photo shows a 3,000 sq. ft. community center that opened September 1, 2006. It is centrally located to residents. This building offers a laundry room and a meeting room with a prep kitchen. Community groups, neighborhood associations, and agencies may use the meeting room if they are providing a service to the residents. The building also provides office space for staff and houses the maintenance department.
These photos show the section of the Kennedy / Olean Townhomes Revitalization Project called Carlson Commons. The 48 newly constructed units replace Rochester Housing Authority's Olean housing project that was constructed in the 1960s. From top left clockwise: aerial of the total project before demolition, one of the 3 new streets created, construction of the multi-family units, and a closer look at the Carlson Commons main site. Additionally, there are 29 new or renovated units on scattered sites within the same area.
The Kennedy / Olean Townhomes Revitalization Project presents rental apartments with 2, 3, 4 and 5 bedrooms. Nine of the units are wheelchair accessible. The top photo shows a double, approximately 964 sq. ft. with 2 bedrooms each. The bottom photo is a single family house with 5 bedrooms, approximately 1568 sq. ft. All units are energy-efficient and feature full basements, front and back porches and paved off-street parking.

"...the largest redevelopment project in Rochester in the last 30 years—has turned a blighted area just minutes from downtown into a lovely, lively neighborhood of tree-lined streets with new sidewalks, streetlights and best of all, welcoming homes for grateful families."

Democrat and Chronicle,
Rochester, New York
June 11, 2006
These newly constructed units are lead-free, have insulated windows and doors, energy-efficient gas forced air furnaces and use energy-efficient light fixtures. All windows have blinds. The units have washer/dryer hookups. Three bedroom units have a bath and one-half. The four- and five-bedroom units have two full baths.

All units have a fully-equipped kitchen with new Energy Star appliances. The kitchen floor is vinyl while the rest of the home is carpeted. A pass-through from the kitchen to the dining area creates an open and bright ambience. A security system is installed allowing the tenant the option to activate and pay.
Kennedy / Olean Revitalization Project
Plymouth Manor / Carlson Commons
Rochester, New York
New housing project reveals need for more

Brian Sharp
Staff writer

(November 25, 2006) — Construction on the largest public housing development to be undertaken in Rochester in decades is nearly complete.

The 144 new units southwest of downtown are rented, and the Plymouth-Exchange neighborhood has welcomed dozens of new residents.

But a troubling thing has happened. The $32 million development — serving people earning 50 percent and below the area’s median income — has amassed a waiting list of 1,781 people. The estimated wait is five years.

"We have to come back in," said Roger Brandt, president of Rochester’s Cornerstone Group Ltd. "Our work isn’t done yet. ... There is more need."

With that in mind, the partnership of Cornerstone and Providence Housing Development Corp. is mapping out an $8 million proposal to build 30 to 35 more housing units in a neighborhood about a mile southwest of downtown. An application for state aid is due Feb. 26.

The Olean-Kennedy Revitalization Development Project built a new neighborhood where two of the city’s oldest public housing projects once stood, and erected a few dozen units on lots scattered along nearby streets. Rochester Housing Authority played a key role.

For a family of four, the median income is $64,100, so families must earn no more than $32,050 to rent one of the new units. Rents are based on income. Brandt said the greatest demand was for units with four and five bedrooms.

Planning began about six years ago. The public-private undertaking drew upon at least 10 different funding sources and also built four new city streets. Kennedy Tower underwent a $3 million renovation.

The city also is committed to building 14 for-sale, single-family homes off Olean Street. That construction was to begin next spring and summer but has been delayed until 2008.

Robert Barrows, the city’s director of housing and project development, said the problem is what remains buried underground.
"It appears that when the urban renewal projects were undertaken, much of what was present when they did the site clearance was left beneath a bit of fill and was not removed — old building foundations, old streets complete with streetlights," Barrows said. "Things of that nature."

Marion Morgan moved in about two weeks ago to what is called Carlson Commons, west of the Plymouth Avenue-Ford Street intersection. The 63-year-old grandmother said she wanted a better neighborhood for herself and her grandchildren. Her home is abuzz with family comings and goings. Christmas will be celebrated here, she said.

"The Lord just opened some doors," said Morgan, who has lived on the southwest side for more than a decade. "I liked them (the apartments) before I even moved in here."

One of her neighbors is Roxanna Siaca, 20. She and her 2-month-old daughter, Aolani, moved from East Broad Street in October. Both neighborhoods have their challenges, she said, but added: "I'd never want to leave the city. I don't think you should ever walk away." And here, Siaca said, she is part of "the whole city that's changing."

Keeping the momentum going will be no small task. The state put off the Olean-Kennedy project for a year before committing money. Providence Executive Director Monica McCullough said the program that paid for demolition of the Kennedy and Olean housing projects "doesn't get funded by the federal government anymore. It doesn't exist. What are you going to do now?"

But while she and Brandt turn their focus to the ever-growing need to reinvest in the city's aging stock of affordable housing, they also are taking time to appreciate what has been accomplished.

"It's visually very stunning to see so many (new) units together," McCullough said. "I feel we really have made this a better place to live."

BDSHARP@DemocratandChronicle.com
S. Plymouth Ave. area revival

The Clinton-Kennedy Revitalization Development — at $33.8 million the largest redevelopment project in Rochester in the last 50 years — has turned a blighted area just minutes from downtown into a lovely, lively neighborhood of tree-lined streets with new sidewalks, streetlights, and beauty, while returning homes for special families.

Townhomes: 60-64 Duren St.

Phase 2

Overview of Edith Street

Location

The main Clinton-Kennedy Project is shown in white

Known as Carlson Commons — began in February and will be completed from July through early 2007. As required by our funding sources, units for both phases were selected by a random lottery after a one-month open application period, with priority going to residents displaced from the original projects. We received more than 1,000 applications for both phases and now have a five-year waiting list at each property for interested families.

Brand is president and owner, Rochester's Cornerstone Group Limited; McCullough is executive director, Providence Housing Development Corp.

Public housing has shut door on warehousing

Anthony P. DiBiasé

Guest Essayist

Olean and Kennedy housing complexes were prominently lo- cated in Rochester's southwest quadrant at Plymouth and Ford Streets. The two together comprised 291 units of elderly and family housing. Both complexes were built in the late 1950s and early '70s. The era in which they were constructed focused on maximizing land use while minimizing costs. The result was high-density living units with low-cost construction. The Olean units situated between Bartlett Street, Ford Street and Plymouth Avenue were a prime example. These units were constructed using a prefabricated modular system as part of what was known as the Department of Housing and Urban Development's "instant housing" program. This mini- mally approach reduced the quantity and quality of materials used, significantly reducing the cost of construction, but it also shortened the life of the buildings. The unit layouts were inade-

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They lacked adequate closet space, the bedrooms were small, there were no basements — and the density of population was 44 persons per acre, 244 percent above today's standard of 18 persons per acre. This warehousing mentally created "superblocks" or "projects" that were easily identifiable as public housing.

Consequently, public housing philosophies and design standards have changed drastically. The Olean-Kennedy Redevelopment Project is founded on a set of principles for creating high-quality residential environments that blend with and complement the surrounding neighborhoods.

This methodology integrates low- and moderate-income renters with higher-income homeowners. These single, two- and three-unit family homes are designed to enhance the neighborhood landscape by utilizing architectural styles found in the immediate neighborhood.

This creates housing that gives residents a sense of pride, status and community belonging while removing the stigma that public housing residents are somehow different from their neighbors.

DiBiasé is executive director, Rochester Housing Authority.
City’s largest new housing project

The largest neighborhood revitalization housing project in the history of the City of Rochester was celebrated with a Ribbon Cutting Ceremony at 11:00 a.m. Thursday, December 15 at 62 Doran Street. The Rochester Housing Authority, its developers, Providence Housing Development Corporation and Rochester’s Cornerstone Group, Ltd, as well as its planning partners celebrated the creation of a $12,200,000 project of 67 rental units for low-income residents in the City’s Plymouth–Exchange neighborhood. This ribbon cutting also saluted the combined project efforts of outgoing Mayor William A. Johnson, Jr. and retiring Rochester Housing Authority’s Executive Director, Thomas F. McHugh, both of whom attended.

Initially named “Kennedy/Olean Revitalization Project”, Phase I of this project is the culmination of more than five years of planning. Phase I is now named Plymouth Manor. Twenty-eight townhouse rental units in the Plymouth – Doran neighborhood while 39 new rental homes are on scattered sites within a mile of the townhouses. Phase II focuses on the Olean – Ford Street quadrant and will commence building its 77 housing units in January 2006. The total investment in the community for these projects is approximately $28,000,000.

What makes the Plymouth Manor project unique is that the 28 townhouses are constructed on the former Kennedy Townhouses public housing site and 33 units are on vacant City-owned lots. There are also two small apartment buildings that have been rehabilitated. The 33 units include single-family detached units, ranging from 1500 to 1650 square feet. There are units that provide special needs housing for families with disabilities. Catholic Family Center’s Kinship Care’s Program will provide services to these households.

Plymouth Manor Townhouses creates much needed affordable housing for families in the City of Rochester while producing modern, integrated public housing units that blend into the neighborhood.
Diocese steps up housing efforts

Rob Sullivan/Catholic Courier

The Diocese of Rochester has used words and deeds to promote affordable housing, its top public-policy issue for this year.

Diocesan officials have employed a petition drive aimed at increasing New York State aid to housing projects, and also have served as key partners in expanding affordable-housing developments within the diocese.

Providence Housing Development Corp., an affiliate of the Diocese of Rochester, has been at the forefront of a number of new housing initiatives. Construction began in late June on one of Providence's 2005 efforts, the $12 million Kennedy Project, on which the agency collaborated with the Rochester Housing Authority, the City of Rochester and Rochester's Cornerstone Group Ltd., a real-estate developer.

The project is designed to increase the availability of affordable housing in southwest Rochester, according to Maggie Bringewatt, executive director of Providence.

"Almost any vacant lot in the city's southwest, we'll be building on," she said.

According to Bringewatt, the project includes the following elements:

• Construction of 28 apartments, 14 duplexes, which will have driveways and back yards. The apartment units will be located on the former site of the now-demolished Kennedy Townhomes, the city's oldest public-housing project.

• Construction of 39 additional units — mostly single-family homes — at scattered sites.

• Designation of 11 housing units, out of the total 67, for families with a grandparent or a child with a disability. Bringewatt said these families are currently being served by Catholic Family Center's Kinship Care Resource Network, which assists families in which grandparents are raising grandchildren.

In addition to the Kennedy Project, Providence is also partnering with Cornerstone to construct the $14 million Olean Project, which will feature 77 new units. Among them will be 48 duplexes slated for construction on the former site of the Olean Townhouses, located across the street from Kennedy Townhomes. The remainder will be single-family homes built on scattered sites, Bringewatt said.

Bringewatt said families who will eventually live in the Olean and Kennedy projects will be income-eligible for public housing.

Both projects are funded through a variety of private, city, state and federal sources, according to Bringewatt, who noted Kennedy and Olean will have a positive impact on the southwest side of Rochester.

"The vacant lots will be gone," she said. "There will be new lawns, new landscaping — people living there will take ownership of the property in the neighborhood."

However, she stressed that the community must continue to work to provide decent housing for all.

"These projects combined will address less than 5 percent of the demand for affordable housing," Bringewatt said, citing statistics showing more than 4,000 Rochester-area families are on waiting lists for affordable housing.

She added that Providence is also currently working on a new project outside Penn Yan in Yates County. Funded by the state and federal governments, the Benton Project will feature a six-resident group home for people with disabilities who currently are being served by Catholic Charities Community Services.

Meanwhile, the group, Providence and Cornerstone broke ground in July on a 20-unit affordable-apartment project in the Village of Shortsville in Ontario County.

In addition to such bricks-and-mortar efforts, the diocese has been working to obtain more affordable housing through political means.

During the weekend of Feb. 5-6, the Diocesan Public Policy Committee invited parishioners throughout the diocese to sign petitions calling for $5,000 new units to be created through new construction, the renewal of previously subsidized projects whose initial periods are expiring and the addition of state funding to the Section 8 program, a federally funded subsidy program that enables low-income families to afford decent, privately owned rental housing.

Jim K. Armantrout, diocesan life issues coordinator, said that more than 10,000 signatures were eventually gathered. She added that the New York state budget passed earlier this year contained $25 million in additional capital funding for affordable-housing construction.

"Our efforts were not in vain!" she wrote in an April letter to pastors and pastoral associates. "It is edifying to think that our concerns were heard and responded to by our representatives."

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Each apartment has off-street parking and a yard.

Plymouth and Exchange Street Neighborhood Rochester, New York
Office located at 70 Coretta Scott Drive.
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- Carpeting
- Energy efficient design
- Individually controlled heat and electric
- Off-street parking

Eligibility Guidelines
- Income and occupancy requirements apply.
- Housing Choice Vouchers (formerly "Section 8") are accepted.
- Some apartments have project-based Section 8.

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Affordable Housing for Families

Located in the City of Rochester, Carlson Commons offers 77 units consisting of two-, three-, four- and five-bedroom apartments in single-family houses, double and triple townhomes in the Plymouth and Exchange Street and Fulton Avenue neighborhoods.

Each apartment has off-street parking and a yard.

Plymouth and Exchange Street Neighborhood Rochester, New York

Office located at 70 Coretta Scott Drive.
Amenities

- Private entrance
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