PathStone

Connecting You to Opportunities

Annual Report

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HELP US GO GREEN!

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How We Help 2016

41,286 Participants Served, Benefiting 75,383 Family Members

Workforce Development

PathStone delivers quality career and employment services that enhance the skills, performance and potential of individuals, leading to meaningful employment in desired career pathways.

Education and Health

PathStone provides a range of education and health services designed to promote and enhance lifelong learning, healthy living and employability for eligible individuals and families.

Emergency and Support Services

PathStone delivers emergency services to assist individuals and families in crisis to achieve safety and stability. Support services enable individuals to pursue education and employment.

Housing Services

PathStone promotes access to personal counseling and financial resources designed to stabilize living environments and provide the foundation for economic security.

Community Development

PathStone creates opportunities for people to live and work in thriving, diverse communities from which they can create family assets and access robust community services.

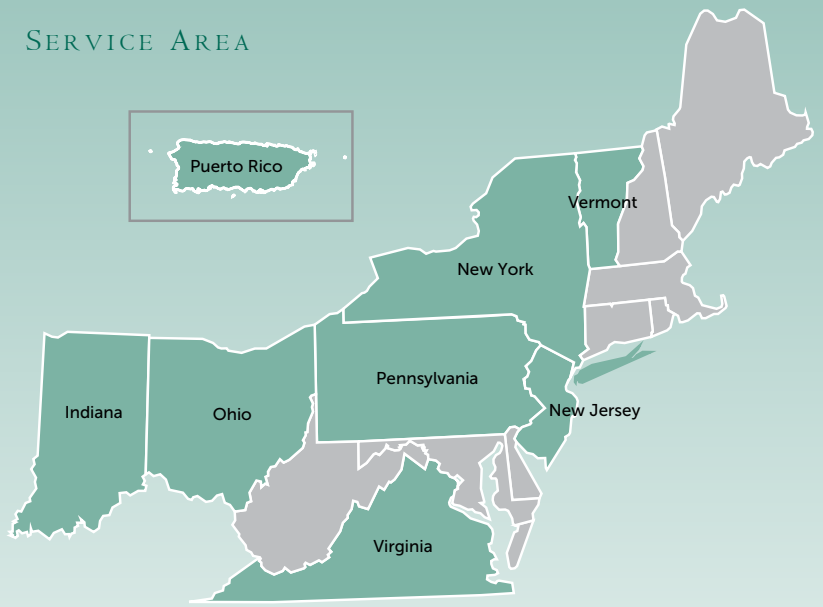
PathStone

is a visionary, diverse organization empowering individuals, families and communities to attain economic and social resources for building better lives.

Our Mission:

PathStone builds family and individual self-sufficiency by strengthening farmworker, rural and urban communities. PathStone promotes social justice through programs and advocacy.

Service Area



NeighborWorks® CHARTERED MEMBER

A Message

FROM THE BOARD CHAIR AND PRESIDENT/CEO OF PATHSTONE

STUART J. MITCHELL

"To make a great dream come true, the first requirement is a great capacity to DREAM: the second is persistence."
—*Cesar Chavez*

"Do your best and then a little more!"
—*Joe Allen, former PathStone board chair*

"Integrity in the moment of choice: quality of life depends on what happens in the space between stimulus and response."
—*Stephen Covey*

Looking through the lens provided by quotes from three people whom we have admired, we contemplate what motivates and challenges us as we lead our treasured organization, PathStone.

Each one of these inspirational sojourners has left our world with powerful legacies of principle-centered leadership. Each was a renowned, gifted leader who experienced life with integrity, compassion and personal drive. Each influenced people of goodwill, across all walks of life, to dream, to create and most importantly, to make difficult choices.

The juxtaposition of dreams, hard work and personal integrity serves as the foundation for our every interaction with the families and communities we serve as we help them achieve their goals. Our staff and board work tirelessly to create and operate programs that ensure practical and achievable outcomes for those who reach outside of themselves, to dream and to find strength, perseverance and the passion to follow their pathway to a full and purposeful life.

With humility, gratitude and big dreams, we present this annual report showing the success of our collective work from October 1, 2015 through September 30, 2016. Together, we have challenged and conquered complex obstacles, opened new vistas, leveraged resourceful connections and established mutually supportive relationships.

We invite you to join us as we continue on our journey.

Stuart J. Mitchell, President / CEO
Arlene Wilson, Chair, Board of Directors

"The juxtaposition of dreams, hard work and personal integrity serves as the foundation for our every interaction with the families and communities we serve as we help them achieve their goals."

ARLENE WILSON

Workforce Development

- Career services and case management
- Mentoring and work-based learning
- Credentialing and certifications
- Job placement and retention support
- Business and employer services

PathStone provides customized, people-centered career services leading to portable skills and enhanced employability for diverse individuals: Unemployed and under-employed adults, agricultural workers, mature workers aged 55+, returning/reentering citizens, veterans and youth to age 24.

- 3,064 people enrolled for workforce development services

Highlights:

- 1,002 people placed in employment
- 197 youth placed in employment
- 330 youth completed training and earned 160 credentials

< Antonia Mendez-Alvarado came to Pennsylvania from Mexico at the young age of six years old. While growing up she developed positive instincts to overcome the obstacles of life in a struggling single-parent household.

Antonia applied to PathStone's HYRE ME II program and of the 150 applicants she was selected to be one of the 38 participants. She stood out from others in the program for her determination to rise above the challenges she faced. Upon completing the program she sought further assistance from PathStone so she could continue to grow towards a more secure future.

Her mother's history as a farmworker allowed Antonia to qualify for opportunities through the National Farmworker Jobs Program. As an NFJP participant she progressed through a series of career and skill assessments and attended various career information sessions.

Antonia was accepted to Camden County College's VIRTUA Hospital EMT program and today works full-time as an EMT with Exception Medical Transportation.

< Shelton Miles' barriers to employment were a challenge but aligned perfectly with the goals and target population of PathStone's Adult Reentry Workforce Development program in Scranton, PA. An Army veteran, he had recently been released from federal prison and had an extensive criminal record in Mississippi, his home state.

Shelton soon completed Job Readiness Training, and obtained Forklift Operator Certification. He began his job search with new skills and a fresh outlook. Through a joint effort between PathStone and a partner agency's veteran's outreach program. Shelton was referred to Goodwill Industries where he now uses his new talents at a regional warehouse operations center.

Education and Health

- Migrant/Seasonal Head Start, Head Start, Early Head Start, and Pre-K Counts Programs
- Occupational and personal health & safety training for farmworkers
- Substance abuse prevention counseling
- HIV prevention and care services for incarcerated females
- Rent and utility assistance for those affected and infected by HIV/AIDS

At PathStone, we understand the value of providing high quality, lifelong learning experiences to empower our participants and communities. We believe that creating a positive, supportive, and healthy environment that encourages self-sufficiency is the foundation for stability and success.

- 10,051 enrolled in all education and health programs
- 8,828 individuals received workplace and personal safety education

Highlights:

- 159 children completed preschool and are now enrolled in kindergarten
- 63 people infected with HIV obtained health care benefits
- 93 households infected/affected by HIV were stabilized in safe, affordable housing
- 70 youth completed program requirements in the areas of substance abuse prevention and strengthening family relationships

< **Anacelis Figueroa** goes to work every day and has a healthy home life with her two children. She, however, overcame many barriers on her path to self-sufficiency. Throughout her tortured youth she developed unhealthy coping mechanisms and assumed a spirited defensive persona to protect herself and keep others at a safe distance.

PathStone Training and Employment staff determined that she was eligible for several programs. They worked with Anacelis on her posture, poise, eye contact, and body language. She worked with a training counselor to develop job skills and was referred to a supportive housing program. Reaching out to PathStone made her promising future possible.

< **The Migrant Occupation Safety Training Program (MOST)** conducted a Heat Stress Prevention Training Marathon week this summer. PathStone staff prepared for this event by collecting long sleeve shirts and sunscreen to be distributed to farmworkers.

Emergency and Support Services

- Food pantry and nutrition services
- Emergency housing and utility assistance
- Emergency transportation
- English as a second language
- Books and supplies for education
- Clothing and tools for employment

PathStone understands that a single unforeseen event can devastate a working family. Our emergency services help families stabilize after the unexpected: sudden job loss, health crisis, vehicle failures, delayed housing availability, fires and natural disasters.

PathStone understands that a simple need can undo months of effort. Books needed for that last class for graduation; child care during occupational training; the bus pass for a medical appointment; shoes to enter kindergarten; a uniform for the first day on the job—just a little help makes all the difference.

Our support services help people attain and maintain independence.

- 2,243 individuals were assisted with Emergency and Support Services

> **Agustin Castellanos** is originally from Honduras and moved to Norwalk, Ohio in 2001. In 2006, Agustin was deported due to working as an undocumented farmworker and he was penalized with a 10 year ban before being able to reapply for a visa.

In 2017, Agustin finally got his legal residence admission and moved back to Ohio with his family. As they were looking for a home, Agustin contacted PathStone to see if they had services which would help him with his search for a home and also potential leads for employment opportunities. However, with no reliable form of transportation it was hard to keep a job.

Agustin was validated and approved to enter the PathStone Training & Employment Program and PathStone was able to assist him and his family by referring them to a local rental property. Fortunately, Agustin was able to compromise with the landlord; he would restore the apartment using his construction trade skills as part of his rent and deposit costs. PathStone assisted him with supportive services/ emergency assistance to help with the cost of materials needed to complete the repairs.

As part of our assistance, we also provided Agustin with career exploration and counseling. He was very responsible and quickly completed his initial assessments and also took the opportunity to get his certification as a Forklift Operator. Agustin is now working 40 hours per week with reliable transportation and a safe place to call home.

< Through the **NYS Community Services Block Grant Back-to-School Initiative**, PathStone staff at the Williamson, New York Office were able to help families obtain school supplies for their children. These resources helped with back-to-school school purchases for 17 children: supplies, clothes, uniforms, backpacks and, in some cases, shoes. Assistance to these families of agricultural workers was based on need, family size and income, and employment status of parents.

< **Hope Dunn**, her husband and four young children moved from Mississippi to Pennsylvania where her husband was to train in auto mechanics. Soon after, however, he lost his job and they faced eviction. In need of assistance, Hope enrolled in PathStone's Employment Advancement Retention Network (EARN), a program focused on decreasing public assistance dependency and moving participants towards self-sufficiency. Within a week of enrolling they were evicted, and her husband then abandoned the family and took their only vehicle with him. Hope was left with no transportation, no local family and no recent work history.

With the help and support of PathStone Hope managed to find a car and was able to keep her family from being homeless. She worked to improve her job search skills and applied for many opportunities. After five interviews she took a dream job as a Catering Sales Coordinator. Instead of being crushed by the stress and pressure of life, she blossomed and grew stronger. Her story of perseverance and success led to Hope being awarded Pennsylvania's 2017 Governor's Achievement Award.

Housing Services

Stephen S Reardon Photography

- Housing revitalization and energy conservation
- Pre and post home purchase education and counseling
- Mortgage delinquency and default resolution counseling
- Community information and referrals for residents living in PathStone communities
- Section 8 Housing Choice Voucher Program (rental assistance) and family self-sufficiency coaching
- Shelter and counseling services for homelessness prevention

Time and time again, we see families struggling to improve economic opportunity both through finances, as well as the development of assets. Asset building and planning for the future is crucial for individuals and families looking to lead meaningful and productive lives.

- $2,155,763 total housing rehabilitation investment
- 2,128 housing counseling clients
- 3,859 residents received supportive housing services throughout the PathStone rental property portfolio

Highlights:

- Provide apartment rental assistance through Section 8 Housing Choice Voucher Program to 5,691 low-income families and seniors living in six (6) New York State counties.
- 269 owner occupied homes were rehabilitated or weatherized ($2,000+ invested per unit) and 203 housing units were repaired
- 254 homes were preserved through foreclosure prevention counseling
- 443 new homeowners were created
- 34 bridge loans and 44 secured mortgages

< **Brandon Odom** was learning to manage his credit and aspired to buy a home of his own. PathStone's Homebuyer Education Program gave him the support and counseling to make this dream come true. He worked two jobs, began saving money, and came to understand the regular requirements of area lenders.

In 2016 Brandon returned to PathStone. He now had two years of demonstrated job security, and had gotten married and started a family. Homebuyer Education staff presented several mortgage options tailored to his budget, and soon thereafter Brandon was able to purchase a home where he and his family could thrive.

< **Marguerite** contacted The Housing Council at PathStone at her lowest moment as a homeowner. She was struggling with the health and financial issues of several family members as well as her own. When her job was eliminated she was unable to make her mortgage payments.

The Housing Council stood by her as she went through this difficult time. A lawyer was provided to represent her in court and she received the assistance she needed so she would not lose her home. They successfully negotiated a lower interest rate for her mortgage too.

"Sometimes good people find themselves in bad situations," Marguerite said. "Mine was loved ones getting ready to pass away. I can't imagine losing them and losing my house at the same time. The Housing Council prevented that from happening."

Community Development

- Development of affordable rental and for-sale homes
- Property management of affordable residential communities
- Small business lending and technical assistance to emerging entrepreneurs

The health and strength of a neighborhood is measured by the commitment and participation of its residents, business owners and community partners.

^
Wedgepoint Apartments in the City of Rochester, NY is a $16 million New York State funded affordable housing development that consists of 60 one, two and three-bedroom apartments totaling 68,000 square feet. In addition to the residential space, Wedgepoint includes nearly 5,000 square feet of first-floor retail space.

- 3,361 apartments that provided high-quality, homes for 7,812 residents in 84 affordable apartment communities
- $33,430,263 total invested in affordable housing developments
- 126 business loans in the PathStone Enterprise Center portfolio with balances of $5,371,171

Highlights:

- 84 affordable rental communities owned and managed in four (4) states and Puerto Rico
- $2,244,946 paid in property taxes to local municipalities
- 166 affordable apartments were newly constructed, purchased or refurbished
- 2,645 rental homes were repaired
- 754 manufactured homes have been preserved through resident home ownership since the program's inception

< **Valle Dorado**, a senior housing development with an associated $6.5 million investment in the town of Utuado, PR. The development includes 32 one-bedroom apartments and is the first elderly housing development located in the mountain town, right at the city center entrance.

< **Crerand Commons Phase II** in Gates, NY is located on five acres in close proximity to Crerand Commons Phase I. This development includes 16 two-bedroom units, 17 three-bedroom units, a community building, a recreation area and a community garden.

> **Alexander Commons** features 60 one-bedroom apartments, with 30 units designated for people coping with mental health disorders and 30 units directed to households with incomes at or below 60 percent of the area median income.

< Matthew Singleton, the owner and founder of **Skate Luvers Roller Palace**, created a popular community resource for healthy recreation within a challenged area of the city of Rochester. With the dream of expanding the business to provide more urban youth with access to a fun time in a safe space, he contacted the PathStone Enterprise Center.

ESL Credit Union and The PathStone Enterprise Center developed manageable financing so that Mr. Singleton could move his business to a larger location, complete renovations, and institute state-of-the-art security solutions. The only skating rink within The City of Rochester will open soon.

Contributions, Investments and Donations

Generous funders and donors have demonstrated their trust and confidence in the work that PathStone and its affiliates do throughout the year. Many support not only PathStone, but our affiliate organizations as well, and we are grateful to each and every one of them. The Contributions, Investments and Donations listed below are the combined gifts and investments of over 1,100 entities to The Housing Council, Sojourner House, Wilson Commencement Park, PathStone Enterprise Center and PathStone.

Public Funding
Financiación pública

Federal

AFOP Health & Safety

East Coast Migrant Head Start Project

Freddie Mae

National Council of the Aging

United States Department of Agriculture

United States Department of Education

United States Department of Energy

United States Department of Health and Human Services

United States Department of Housing and Urban Development

United States Department of Justice

United States Department of Labor

United States Department of the Treasury

United States Department of Veterans Affairs

United States Environmental Protection Agency

United States Internal Revenue Service

United States Small Business Association

State

Empire State Development

Empire State Economic Development Corporation

Indiana Housing Finance Agency

New York State Association for Affordable Housing

New York State Department of Health AIDS Institute

New York State Department of Housing and Urban Development

New York State Department of Labor

New York State Department of Social Services

New York State Department of State

New York State Energy Research and Development Authority

New York State Home Program

New York State Homeless Housing Assistance Corporation

New York State Homes and Community Renewal

New York State Housing Finance Agency

New York State Housing Trust Fund Corporation

New York State Occupational Safety and Health Hazard Abatement Board

New York State Office of the Attorney General

New York State Urban Development Corporation

NYS Senior Community Service Employment Program

Ohio Community Services Block Grant

Ohio Department of Labor

Ohio Department of Mental Health and Addiction Services

Ohio Housing Finance Agency

Pennsylvania Department of Education

Pennsylvania Department of Human Services

Pennsylvania Department of Human Services Bureau of Employment Programs

Pennsylvania Department of Labor

Pennsylvania Department of Public Welfare

Pennsylvania Head Start Association

Puerto Rico Department of Labor

State of New York Mortgage Association

County

Chester County Commissioners, Chester County, PA

Chester County Department of Community Development, PA

Cumberland/Salem Title II Consortium, NJ

Cumberland/Salem/Cape May Workforce Development Board, NJ

Monroe County Commissioners, Monroe County, PA

Monroe County, NY

Pocono Counties Workforce Investment Area, PA

Wayne County, NY DSS

Workforce Development Board Chester County, PA

Local

Canandaigua, NY

Greece, NY

Irondequoit, NY

Muncie, IN

Rochester, NY

Salem, OH

Private Funding
Financiación privada

Corporations, Non-Profits, Religious Groups

27 North Street LLC

A-1 Home Applicances

AAA Western and Central NY

ABJ Fire Protection Company

Action For a Better Community

Adams Bell Adams PC

Advance Tech Solutions

Alex and Ani, LLC

Allendale Columbia School

Alpha Chi Omega

Alternatives For Battered Women, Inc.

American Association of University Women

American Plumbing, Inc.

Contribuciones, inversiones y donativos

Financiadores y donantes generosos han demostrado su confianza en el trabajo que PathStone y sus afiliadas hacen durante el año. Muchos apoyaron no solamente a PathStone, sino también a nuestras organizaciones afiliadas, y estamos agradecidos a todos y cada uno de ellos. Las contribuciones, inversiones y donativos enumeradas a continuación son las inversiones y dones combinados de más de 1,100 entidades a The Housing Council, Sojourner House, Wilson Commencement Park, Centro Empresarial de PathStone y PathStone.

AP Professionals of Rochester LLC
AR Pierrepepont Co., Inc.
Arbor Housing & Development
Archonette Club of Zeta Phi Beta Sorority, Inc.
Archwood, Inc.
Artisan Church
Association of Farmworker Opportunity Programs
Banana Republic
Bank of America
Bayside Flooring
BR Johnson, Inc.
Breaking Ground Management
Broadstone Real Estate, LLC
Butler Till Media Services
Canandaigua National Bank
Capstone Construction Services
Catenary Construction Corporation
CCSI
Charles Becker & Bro.
Charlotte Optometric Clinic, PA
Chase Bank
Cherry Lawn Fruit Farms, LLC
Church of Love Faith Center
Church of the Epiphany
Church of the Resurrection
Citizens Bank
Cobblestone Capital Advisors, LLC
College Feminists at University of Rochester
Concord Electric Corporation
Conifer Realty LLC
David Kaplan, CPA
Davidson, Fink Cook & Kelly
Delaney Marketing
Deutsche Bank
Dolls and Sense
Dolomite Products
Dyna-Mole of Rochester, LLC
Eastman General Dentistry Department
eHealth Global Technologies, Inc.
EMCO Commercial Flooring, Inc.
Empire Justice Center
Episcopal Church of the Good Shepherd
ESL Federal Credit Union
Eugenio Maria De Hostos Charter School
Eventbrite, Inc
Fairport High School
Faith Temple Apostolic Church
Field To Table
Fire Protection Co.
First Congregational Church
First Niagara Bank
Five Star Bank
Flaherty, Salmin LLP
Flower City Bottle and Can Return
Flower City Glass
Flower City Management Corporation
Flower City Monitors
Flower City Roll-Off
FM Products
Friends of Rich Funke
Fuccillo Automotive Group, Inc.
G.J. Howard Consulting
Genetaska Club of Rochester Inc.
Girl Scout Troop #60515
Girl Scout Troop #60871
Gleason Works
Goforth Electric
Greater Rochester Housing Partnership
Harris Beach PLLC
Harter Secrest & Emery, LLP
Health Care Originals
Henry Isaacs Quality Home Remodeling
Heveron & Company CPAs, PLLC
Home Leasing LLC
Homes by Karen
Hope United Methodist Church
HSBC Bank
IBEW Local 86
Installers Warehouse, Inc.
Interior Moving Services
J&R Specialties, Inc.
J.P. Morgan
John B. Martin & Sons Farms, Inc.
JP Morgan Chase
Junior League of Rochester, Inc.
KA&S Construction, LLC
KeyBank
Kiwanis Club of Irondequoit
Labella Associates, P.C.
Lake Avenue Baptist Church
Lakeview Community Church
Lamb Farms
Landmark Group of Brighton, Inc.
LG Evans Construction
LMC Industrial Contractors, Inc.
Local Initiative Support Corp. (LISC)
LPL Financial
M&T Bank
Marketview Housing
Matthews and Fields Lumber Company of Henrietta, Inc.
Maty's Healthy Products
Mengel Metzger Barr & Co.
Messiah Evangelical Lutheran Church
Metro Appraisal Associates
Millrace Designs
MM Development Advisors
Monroe Community College
Mother of Sorrows Church
NH Architecture
Nathaniel General Contractors

National Equity Fund

National Fuel Gas Distribution Corporation

NeighborWorks America

Network for Good

New York State Fence, Inc.

Nothnagle Home Securities Corp.

NYCON

Paris Kirwan

Parkerwood Properties, Inc.

Passero Associates

Patricia's Fabric House

Paul H. Bush Associates, Inc.

Phi Mu Fraternity Rochester Area Alumnae Chapter

Pittsford Tree & Landscape, Inc.

Premier Bank PR

Profeta, Inc.

Rainbow International

Ralph Automotive, Inc

Rent Rochester, Inc.

Rimkus, Marciano & Associates

Rochester Area Community Foundation

Rochester Cornerstone Group

Rochester Female Charitable Society

Rochester Gas & Electric Corp

Rural LISC

SafetyChexx, LLC

School 42

Scratch Bakeshop Inc.

Sisters of St. Joseph of Rochester

Spiritus Christi Church

SRS Distribution

St. Louis Church of Pittsford

St. Louis School

St. Paul Adella Society

St. Thomas More/Our Lady Queen of Peace

Steve General Contractor Inc.

Strong ED Observation Unit

SWBR Architects

Tambe Electric, Inc.

Tempro Development Company

Time Less Classics

TLF Holdings, Inc.

TME Excavating Corp

True Insights Consulting

Turnbull Heating & Air Conditioning, Inc.

U.S. Security Associates, Inc.

UBS Financial Services Inc.

Underberg & Kessler, LLP

Unified Court System Employees

Union Congregational UCC

United Church of Christ Memorial

United Way of Buffalo & Erie County

United Way of Carbon County PA

United Way of Greater Philadelpia

United Way of Greater Rochester

United Way of Southern New Jersey

University Garden Club

University of Rochester

Upstate Specialty Coatings, LLC

Waste Management

Wegmans HR Group

Wells Fargo Advisors - Pittsford Branch

Wesley United Methodist Church

Winch Chiropractic PC

Winn Properties, LLC

Woodforest National Bank

Woods, Oviatt, Gilman, LLP

Foundations & Trusts

Alstom Signaling Foundation Inc.

Ann B. Swett Fund

Bank of America Charitable Foundation

First Federal Charitable Foundation

Citizens Bank Foundation

Daisy Marquis Jones Foundation

Davenport-Hatch Foundation, Inc.

David and Lorraine Curtis Charitable Fund

Elizabeth W. Pine Charitable Checking Account

ESL Charitable Foundation

ExxonMobil Foundation, Inc.

Farash Foundation

Fidelity Charitable Gift Fund

Finger Lakes Area Community Endowment

First Niagara Foundation

Fred and Floy Willmott Foundation

Gap Foundation

Greater Rochester Healthcare Foundation

Guido & Ellen Palma Foundation

Hasselwander Fund

Herbert and Monika Hallman Charitable Fund

Hubertus and Helmi Behrla Endowment Fund

Jacqueline and Richard Archer Advised Fund

John F. Wegman Fund

JP Morgan Chase Foundation

M&T Charitable Foundation

Massie Family Fund

Monroe Community College Foundation, Inc.

National Fuel Gas Company Foundation

Northwest Charitable Foundation

Patricia D. Walsh Charitable Checking

Paychex Community Foundation

Pluta Family Foundation Inc.

Robert G. Boehmier Community Foundation

Schwab Charitable

Seneca Foods Foundation

The Foundation for the Jewish Federation

The Joseph and Anna Gartner Foundation

The M&T Charitable Foundation

The Polisseni Foundation

The TJX Foundation, Inc.

Unidos Para La Familia Pascal Sykes Foundation

Wilson Foundation

Women's Foundation of Genesee Valley

Individuals

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Ruth G. Grace
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Jeanna Harper
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William Harrison
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Jennifer Hayes
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Jody Hellman
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Bryan Hetherington
Susan Hetherington
Kenneth L. Hines
Pamela Hines
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Rebecca Hoak
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Amy Hsi
Calvin Hubbard
Evelyn Hubbard
Marchal Hudson
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Joan Hughes
Anne Hulbert
Wayne Hulbert
Joanne Hume-Negro
Ronald J. Hume-Negro
Edmund Hunt, Jr.
Thomas Huonker
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Mimi Hwang
Louis P. Iacona
Ernest J. Ierardi
Roberta Ierardi

Stephen M. Ignaczak
Alan Illig
Elizabeth C. Illig
Angela Iocolano
Hugh Ives
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Nathaniel Jones
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Isadora Kunitz
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Christian LaBella
Rosemary M. Laboy
Linda M. Lakeman
Shelley Lamanna
Robert Langer
Debbie Larcinese
Dayle Lavine
Joan M. Lawlor
Christina Le Beau
Walter Lee
Nelson Leenhouts
Karen Leonardi
David Levine
Jacqueline Levine
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Galen Lewis
Heather Lewis
Jeffrey D. Lewis
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Jennifer M. Lloyd
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Vanza McEntee
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Jill Oliver
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Kristina L. Rodgers
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Alan R. Scheg
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Reid Till
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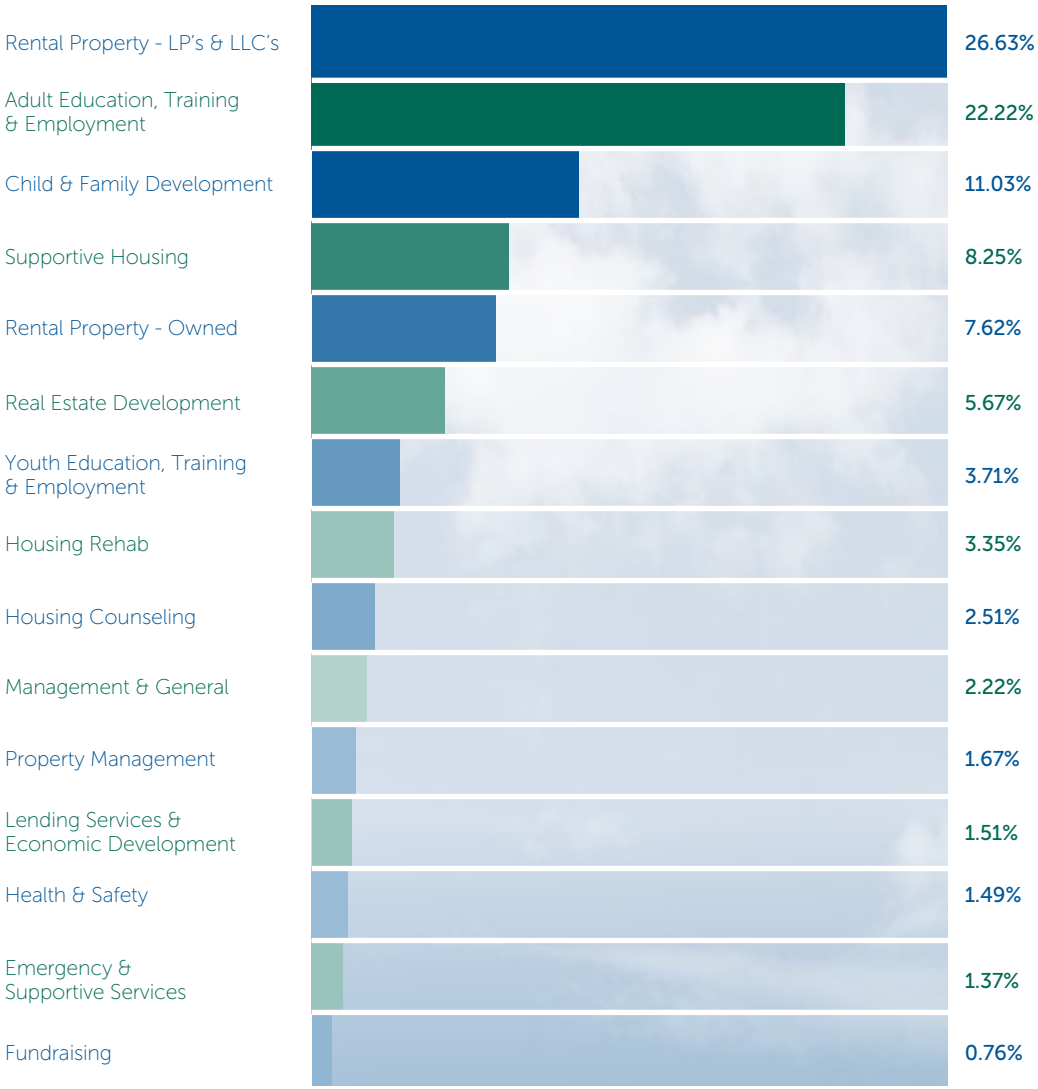
Yin Yu
Julian E. Yudelson
Cynthia Zagieboylo
Gerald Zakalik
Caroline Zane
Craig J. Zicari
Antra Ziedins-Gilbank
Nancy Zinn
David M. Zuidema

Financial Overview 2016



Revenues:

Program Related	72,692,484
Other	2,231,741
Total Revenues	**74,924,225**

Expenditures (Net Of Depreciation):

Rental Property - LP's & LLC's	19,303,881
Rental Property - Owned	6,324,059
Housing Counseling	2,216,587
Housing Rehabilitation & Energy Services:	2,323,063
Supportive Housing & Rental Assistance Services:	6,436,478
Property Management	1,493,641
Child Development	8,239,555
Real Estate Development	2,349,204
Youth Education, Training & Employment	2,746,663
Health & Safety	1,115,094
Management & General	1,967,547
Lending Services & Economic Development	1,552,886
Emergency & Supportive Services	1,007,731
Fundraising	286,862
Total Before Eliminations	**74,016,988**
Excess Revenue over Expenses	907,237

PathStone

Board of Directors

Program Area Advisory Committees

New York
Ester Cruz
Maria Uribe

New Jersey
Ignacio Jimenez*

Ohio
Reinaldo Perez
Ronnie Rico

Pennsylvania
Brenda Whitson

Puerto Rico
Miguel Sanchez
Harry Vazquez

Vermont
Ernest Caswell

Child and Family Development Program Advisory Councils

New Jersey/Pennsylvania Migrant Head Start
Alma Medina
Scott Mouery

Resident Advisory Council

New York
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Louise Parker*

Youth Representative

Arielle Bevel

Senior Representative

B.K. Gaur*

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Rebecca Caico

PathStone Housing Corporation of Indiana
Yvonne Thompson

The Housing Council at PathStone
Orlando Ortiz

PathStone Housing Corporation of Pennsylvania
George Master*

PathStone Community Development Corporation of Puerto Rico
Andres Ramos*

PathStone Enterprise Center, Inc .
Joy Pacheco*

PathStone Housing Action Corporation
Carl Forty*

Sojourner House at PathStone, Inc.
Shelby Stenson

Collaborative Organization Representatives

Early Childhood Quality Council
Ida Perez*

Pennsylvania Association of Non-Profits
Patricia Mogan

Individual/At- Large Representatives

Fernando Santiago, Attorney
Eric Shoen-Ukre, Fundraising
Arlene Wilson, Agricultural*
Ralph Sinistro, Employment and Training

* *Names with asterisks denote Executive Committee members.*

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B. Kay Washington (Retired 2017)
Senior Vice President of Direct Services
Pennsylvania, New Jersey, Virginia

PathStone

Conectándole con oportunidades

Informe Anual

Cómo ayudamos 2016

41,286 Participantes servidos, beneficiando a
75,383 miembros de la familia

Desarrollo de la fuerza laboral

PathStone ofrece servicios profesionales y de empleo de calidad que mejoran las habilidades, rendimiento y potencial de las personas, lo que lleva a empleo significativo en las vías de carrera deseada.

Educación y salud

PathStone ofrece una gama de servicios educacionales y de salud diseñada para promover y mejorar el aprendizaje permanente, la vida saludable y las posibilidades de conseguir empleo para las personas y familias elegibles.

Servicios de emergencia y apoyo

PathStone ofrece servicios de emergencia para ayudar a las personas y familias en crisis a lograr seguridad y estabilidad. Los servicios de apoyo permiten que las personas busquen educación y empleo.

Servicios de vivienda

PathStone promueve el acceso a asesoramiento personal y recursos financieros diseñados para estabilizar los entornos de vida y proporcionar la base para la seguridad económica.

Desarrollo de la comunidad

PathStone crea oportunidades para que las personas vivan y trabajen en comunidades prósperas y diversas desde las cuales pueden crear bienes para la familia y acceder a los servicios de una comunidad robusta.

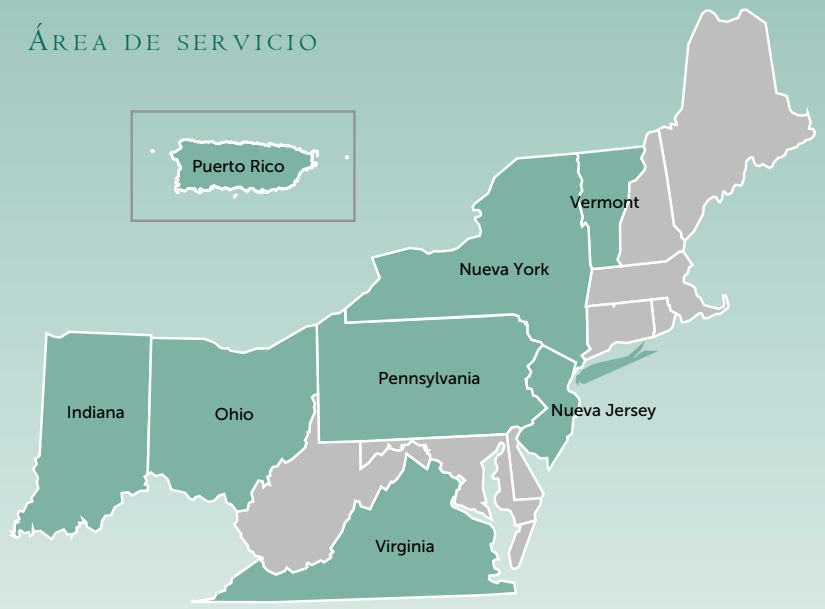
PathStone

es una organización visionaria, diversa que capacita a los individuos, familias y comunidades para lograr los recursos económicos y sociales para construir vidas mejores.

Nuestra misión:

PathStone construye la autosuficiencia de la familia e individual mediante el fortalecimiento de los trabajadores agrícolas, comunidades rurales y urbanas. PathStone promueve la justicia social a través de programas y la intercesión.

Área de servicio



NeighborWorks® CHARTERED MEMBER

Un mensaje

de la Presidenta de la Junta y el Presidente/CEO de PathStone

Stuart J. Mitchell

"Para hacer de un gran sueño una realidad, el primer requisito es SOÑAR: el segundo es persistencia."
—*Cesar Chávez*

"¡Haz lo mejor y luego un poco más!"
—*Joe Allen, anterior presidente de la junta de PathStone*

"Integridad al momento de elegir: la calidad de vida depende de lo que pasa en el espacio entre el estímulo y la respuesta."
—*Stephen Covey*

Mirando a través del lente proporcionado por citas de tres personas que hemos admirado, nosotros contemplamos lo que nos motiva y desafía cuando dirigimos nuestra atesorada organización, PathStone. Cada uno de estos inspiradores viajeros transitorios nos ha dejado un mundo con legados poderosos de liderazgo centrado en los principios. Cada uno fue un líder renombrado, talentoso que experimentó la vida con integridad, compasión y motivación personal. Cada uno influyó en las personas de buena voluntad, en todos los ámbitos de la vida, para soñar, crear y lo más importante, para tomar decisiones difíciles.

La yuxtaposición de sueños, trabajo arduo y la integridad personal sirven como base para todas nuestras interacciones con las familias y las comunidades a las que servimos mientras las ayudamos a lograr sus objetivos. Nuestro personal y la junta trabajan incansablemente para crear y operar programas que aseguren resultados prácticos y alcanzables para aquellos que se extienden fuera de sí mismos, para soñar y encontrar la fortaleza, perseverancia y pasión para seguir su sendero hacia una vida plena y llena de propósito.

Con humildad, gratitud y grandes sueños, presentamos este informe anual mostrando el éxito de nuestro trabajo colectivo desde el 1º de octubre, 2015 al 30 de septiembre, 2016. Juntos, hemos desafiado y conquistado obstáculos complejos, abierto nuevas vistas, aprovechado las conexiones ingeniosas y hemos establecido relaciones de apoyo mutuo.

Les invitamos para que se una a nosotros mientras continuamos nuestro viaje.

Stuart J. Mitchell, Presidente / CEO
Arlene Wilson, Presidenta, Junta Directiva

"La yuxtaposición de sueños, trabajo arduo y la integridad personal sirven como base para todas nuestras interacciones con las familias y las comunidades a las que servimos mientras las ayudamos a lograr sus objetivos"

Arlene Wilson

Desarrollo de la fuerza laboral

- Servicios profesionales y gerencia de casos
- Tutoría y aprendizaje basado en el trabajo
- Credenciales y certificaciones
- Colocación en empleo y apoyo para retención
- Servicios empresariales y a empleadores

PathStone ofrece servicios profesionales, centrados en las personas que conducen a habilidades portátiles y una mejor posibilidad de conseguir empleo para individuos diversos: Adultos desempleados y subempleados, trabajadores agrícolas, trabajadores maduros de 55+ años de edad, ciudadanos que retornan/reingresan, veteranos y jóvenes hasta los 24 años de edad.

- 3,064 personas inscritas para los servicios de desarrollo de la fuerza laboral

Aspectos destacados:

- 1,002 personas colocadas en empleos
- 197 jóvenes colocados en empleos
- 330 jóvenes completaron la capacitación y obtuvieron 160 credenciales

< **Antonia Méndez-Alvarado** llegó a Pennsylvania desde México a la temprana edad de seis años. A medida que crecía ella desarrolló instintos positivos para superar los obstáculos de la vida en una familia en apuros con solo la madre.

Antonia solicitó al programa HYRE ME II de PathStone y de los 150 solicitantes ella fue seleccionada para ser una de los 38 participantes. Ella se destacó de otros en el programa por su determinación para superar los desafíos que enfrentaba. Al terminar el programa ella buscó ayuda adicional de PathStone para poder seguir creciendo hacia un futuro más seguro.

La historia de su madre como trabajadora agrícola permitió que Antonia calificara para oportunidades a través del Programa Nacional de Empleos para Trabajadores Agrícolas. Como participante del NFJP ella pasó por una serie de evaluaciones profesionales y de destrezas y asistió a varias sesiones de información sobre profesiones.

Antonia fue aceptada al programa VIRTUA Hospital EMT del Colegio de la Comunidad Camden y hoy trabaja a jornada completa como una EMT en Exception Medical Transportation.

< Las barreras para empleo de **Shelton Miles** fueron un desafío pero se alineaban perfectamente con las metas y población objeto del programa Adult Reentry Workforce Development de PathStone en Scranton, PA. Veterano del ejército, él había sido liberado recientemente de una prisión federal y tenía un récord criminal extenso en Mississippi, su estado natal.

Shelton muy pronto terminó en Entrenamiento de Preparación para el Trabajo y obtuvo la Certificación para Operación de Montacargas. Empezó a buscar empleo con nuevas habilidades y actitud. Mediante esfuerzo conjunto entre PathStone y el programa de alcance a veteranos de una agencia social, Shelton fue remitido a Goodwill Industries donde él usa sus nuevos talentos en un centro regional de operaciones de almacén.

Educación y salud

Stephen S Reardon Photography

- Programas Head Start para Migrantes/Temporeros, Head Start, Head Start Temprano y Pre-K Cuenta
- Capacitación ocupacional y de salud & seguridad para trabajadores agrícolas
- Orientación para prevención de abuso de sustancias
- Prevención de VIH y servicios de atención de salud para mujeres encarceladas
- Ayuda para el alquiler y los servicios públicos para personas afectadas e infectadas por VIH/SIDA

En PathStone, nosotros entendemos el valor de proporcionar experiencias de aprendizaje de alta calidad para toda la vida para capacitar a nuestros participantes y comunidades. Creemos que la creación de un entorno positivo, de apoyo y saludable que fomenta la autosuficiencia es la base para estabilidad y éxito.

- 10,051 inscritos en todos los programas de educación y salud
- 8,828 individuos recibieron educación sobre seguridad en el lugar de trabajo y personal

Aspectos destacados:

- 159 niños completaron el programa preescolar y ahora están matriculados en kindergarten
- 63 personas infectadas con el VIH obtuvieron beneficios de atención de salud
- 93 familias infectadas/afectadas por el VIH fueron estabilizadas en vivienda segura, costeable
- 70 jóvenes completaron los requisitos del programa en las áreas de prevención de abuso de sustancias y fortalecimiento de las relaciones familiares

< Anacelis Figueroa va al trabajo todos los días y tiene una vida familiar saludable con sus dos hijos. Sin embargo, ella superó muchas barreras en su camino hacia la autosuficiencia. Durante su juventud ella desarrolló mecanismos de afrontamiento poco saludables y asumió una personalidad defensiva enérgica para protegerse y mantener a otros a una distancia segura.

El Personal de Capacitación y Empleo de PathStone determinó que ella era elegible para varios programas. Ellos trabajaron con Anacelis en su postura, porte, contacto visual y lenguaje corporal. Ella trabajó con un consejero de capacitación para desarrollar habilidades laborables y fue remitida al programa de vivienda con apoyo. Llegar a PathStone hizo posible su futuro prometedor.

< El Programa de Capacitación para Seguridad Ocupacional (MOST) llevó a cabo una semana maratón de Entrenamiento en Prevención de Estrés por Calor este verano. El personal de PathStone se preparó para este evento recopilando camisas de manga larga y protector solar para distribuir a los trabajadores agrícolas.

Servicios de emergencia y apoyo

- Alacena de alimentos y servicios de nutrición
- Ayuda para vivienda de emergencia y servicios públicos
- Transportación de emergencia
- Inglés como Segundo Idioma
- Libros y materiales para educación
- Ropa y herramientas para el empleo

PathStone entiende que un solo evento imprevisto puede devastar a una familia trabajadora. Nuestros servicios de emergencia ayudan a estabilizar a las familias después de lo inesperado: pérdida súbita del empleo, crisis de salud, averías de vehículos, retraso de la disponibilidad de vivienda, fuegos y desastres naturales.

PathStone entiende que una simple necesidad puede deshacer meses de esfuerzo. Libros necesarios para esa última clase para graduarse; cuidado de niños durante el entrenamiento ocupacional; pase para el autobús para cita médica; zapatos para empezar en kindergarten; un uniforme para el primer día en el empleo—solo un poco de ayuda hace toda la diferencia. Nuestros servicios de apoyo ayudan a las personas a lograr y mantener independencia.

- 2,243 individuos recibieron ayuda de los Servicios de Emergencia y Apoyo

> Agustin Castellanos es oriundo de Honduras y se mudó a Norwalk, Ohio en el 2001. En el 2006, Agustín fue deportado por su trabajo como trabajador agrícola indocumentado y fue sancionado con una prohibición de 10 años antes de poder volver a solicitar una visa.

En el 2017, Agustín finalmente logró su residencia legal y se mudó de nuevo con su familia en Ohio. Cuando estaban buscando casa, Agustín contactó a PathStone para ver si tenían servicios que le pudieran ayudar en su búsqueda de una casa y también oportunidades potenciales de empleo. Sin embargo, sin una manera confiable de transporte era difícil mantener un trabajo.

Agustín fue validado y aprobado para ingresar al Programa de Capacitación y Empleo de PathStone y PathStone pudo ayudar a él y a su familia al remitirles a una propiedad de alquiler local. Afortunadamente Agustín pudo hacer el compromiso con el casero de restaurar el apartamento usando sus habilidades del oficio de construcción como parte del costo de alquiler y el depósito. PathStone le ayudó con servicios de apoyo/ayuda de emergencia para los costos de los materiales necesarios para hacer las reparaciones.

Como parte de nuestra ayuda, le ofrecimos exploración y asesoramiento de carrera. Él fue muy responsable y rápidamente completó sus evaluaciones iniciales y aprovechó la oportunidad para obtener su certificación como operador de montacargas. Agustín ahora trabaja 40 horas por semana con transporte confiable y un lugar seguro para llamar su hogar.

< Mediante la **Iniciativa Retorno a la Escuela de la Subvención en Bloque para Servicios a la Comunidad del ENY**, el personal de PathStone en la oficina de Williamson, Nueva York fue capaz de ayudar a las familias a obtener materiales escolares para sus niños. Estos recursos ayudaron con los gastos de retorno a la escuela para 17 niños: materiales, ropa, uniformes, mochilas y, en algunos casos, zapatos. La ayuda a estas familias de trabajadores agrícolas se basó en la necesidad, tamaño de la familia e ingreso, y la situación de empleo de los padres.

< **Hope Dunn**, su esposo y cuatro niños jóvenes se mudaron de Mississippi a Pennsylvania donde su esposo se iba a entrenar en mecánica automotriz. Sin embargo, muy pronto él perdió el empleo y se enfrentaban al desahucio. Necesitando ayuda, Hope se inscribió en la Red Adelanto y Retención en Empleo de (EARN) de PathStone, un programa centrado en reducción de la dependencia en la asistencia pública y mover a los participantes hacia la autosuficiencia. Ellos fueron desahuciados a la semana de haberse inscrito, y su esposo abandonó la familia y se llevó el único vehículo que tenían. Hope quedó sin transportación, sin familia local y sin un historial de trabajo reciente.

Con la ayuda y apoyo de PathStone Hope pudo conseguir un auto y evitar que su familia quedara sin casa. Ella trabajó para mejorar su habilidad para buscar empleo y solicitó para varias oportunidades. Luego de cinco entrevistas ella tomó un trabajo ideal como Coordinadora de Ventas de Servicios de Comida. En lugar de abatirse por el estrés y presión de la vida, ella llegó a su plenitud y se hizo más fuerte. Su historia de perseverancia y éxito resultó en que Hope fuera premiada con el Premio al Logro del Gobernador 2017 de Pennsylvania.

Servicios de vivienda

Stephen S Reardon Photography

- Revitalización de vivienda y Conservación de energía
- Educación y asesoramiento antes y después de la compra de una casa
- Asesoramiento y resolución de morosidad hipotecaria y mora
- Información de la comunidad y re-misiones de los residentes que viven en las comunidades de PathStone
- Programa de Vales para Elección de Vivienda de la Sección 8 (ayuda para el alquiler y entrenamiento en autosuficiencia de la familia)
- Albergue y servicios de asesora-miento para prevención de la falta de vivienda

Una y otra vez vemos a las familias luchando para mejorar la oportunidad económica tanto mediante las finanzas como en el desarrollo de bienes. La generación de bienes y la planificación para el futuro son cruciales para los individuos y familias que buscan llevar vidas significativas y productivas.

- $2,155,763 inversión total en rehabilitación de vivienda
- 2,128 clientes de asesoramiento de vivienda
- 3,859 residentes recibieron servicios de vivienda con apoyo a través de la cartera de propiedades de alquiler de PathStone

Aspectos destacados:

- Proporcionar ayuda para alquiler de apartamento a través del Programa de Vales de Elección de Vivienda de la Sección 8 a 5,691 familias y personas mayores con ingresos bajos que viven en seis (6) condados del estado de Nueva york.
- 269 casas ocupadas por dueño fueron rehabilitadas o climatizadas (inversión de $2,000+ por unidad) y 203 unidades de vivienda fueron reparadas
- 254 casas fueron preservadas mediante asesoramiento de prevención de ejecución de hipoteca
- 443 nuevos propietarios de casa fueron creados
- 34 préstamos puente y 44 hipotecas garantizadas

< **Brandon Odom** estaba aprendiendo a manejar su crédito y aspiraba a comprar una casa propia. El Programa de Educación de Comprador de Vivienda de PathStone le ofreció el apoyo y asesoramiento para hacer de su sueño una realidad. Él trabajó en dos empleos, empezó a ahorrar dinero, y llegó a entender los requisitos regulares de los prestamistas del área.

En el 2016 Brandon regresó a PathStone. Ahora él tenía dos años de seguridad demostrada en el empleo, se casó y había empezado una familia. El personal de Educación para Compradores de Vivienda le presentó varias opciones de hipoteca ajustadas a su presupuesto, y muy pronto Brandon pudo comprar una casa donde él y su familia podían prosperar.

< **Marguerite** contactó a The Housing Council at PathStone en el momento más bajo como propietaria de vivienda. Ella luchaba con problemas de salud y financieros de varios familiares al igual que los propios. Cuando su empleo fue eliminado ella no pudo hacer sus pagos de hipoteca.

The Housing Council la apoyó mientras ella pasaba por estos momentos difíciles. Se le proporcionó un abogado para que la representara en la corte y recibió la ayuda que necesitaba para no perder su hogar. Ellos negociaron también con éxito una tasa de interés más baja para su hipoteca.

"A veces gente buena se encuentra en situaciones difíciles," dijo Marguerite. "La mía era seres queridos preparándose para morir.

No puedo imaginar perderlos y perder mi casa e la misma vez. The Housing Council evitó que eso ocurriera."

Desarrollo de la comunidad

- Desarrollo de viviendas costeables para alquiler y venta
- Administración de la propiedad de comunidades residenciales costeables
- Préstamos a pequeños negocios y asistencia técnica a empresarios emergentes

La salud y fuerza de un vecindario se mide por el compromiso y participa tión de sus residentes, propietarios de negocios y socios de la comunidad.

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Los apartamentos Wedgepoint en la ciudad de Rochester, NY es un desarrollo de vivienda costeable de $16 millones financiado por el estado de Nueva York y consiste de 60 apartamentos de una, dos o tres habitaciones totalizando 68,000 pies cuadrados. Además del espacio residencial, Wedgepoint incluye casi 5,000 pies cuadrados de espacio comercial en el primer piso.

- 3,361 apartamentos que proporcionaron viviendas de alta calidad a 7,812 residentes en 84 comunidades de apartamentos costeables
- $33,430,263 inversión total en desarrollos de vivienda costeable
- 126 préstamos a negocios en la cartera del Centro Empresarial con balances de $5,371,171

Aspectos destacados:

- 84 comunidades de alquiler costeable propiedad y administradas en cuatro (4) estados y Puerto Rico
- $2,244,946 pagados en impuestos sobre la propiedad a las municipalidades locales
- 166 apartamentos costeables fueron construidos, comprados y restaurados
- 2,645 viviendas de alquiler fueron reparadas
- 754 viviendas manufacturadas han sido preservadas a través de titularidad de hogar de los residentes desde que el programa comenzó

< **Valle Dorado**, un desarrollo de vivienda para personas mayores con una inversión asociada de $6.5 millones en el pueblo de Utuado, PR. El desarrollo incluye 32 apartamentos de una habitación y es el primer desarrollo de vivienda para personas mayores ubicado en el pueblo de la montaña, a la entrada del centro de la ciudad.

< **La Fase II de Crerand Commons** en Gates, NY está ubicado en cinco acres muy cercano a la Fase I de Crerand Commons. Este desarrollo incluye 16 unidades de dos habitaciones, 17 unidades de tres habitaciones, un edificio comunitario, un área de recreación y un jardín comunitario.

> **Alexander Commons** tiene 60 apartamentos de una habitación, con 30 unidades designadas para personas que se enfrentan a desórdenes de salud mental y 30 unidades dirigidas a familias con ingresos al o por debajo del 60 por ciento del ingreso medio del área.

< Matthew Singleton, propietario y fundador de **Skate Luvers Roller Palace**, creó un recurso popular de la comunidad para recreación sana en un área con retos de la ciudad de Rochester.

Con el sueño de ampliar el negocio para ofrecer acceso a los jóvenes más urbanos a momentos divertidos en un espacio seguro, él contactó al Centro Empresarial de PathStone.

ESL Credit Union y el Centro Empresarial de PathStone desarrollaron financiamiento adecuado para que el Sr. Singleton pudiera mudar su negocio a un lugar más grande, hacer las renovaciones y a la vez instituir soluciones de seguridad de vanguardia. La única pista de patinaje dentro de la ciudad de Rochester abrirá pronto.

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