For over 50 years,
PathStone has been committed to excellence and dedicated to the clients we serve.

The *PathStone Annual Report* is a periodical published once a year by PathStone Corporation, 400 East Avenue, Rochester, NY 14607.
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PathStone Leadership

Rochester Headquarters

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President & CEO

Ruperto Montero,
Chief Financial Officer

Leslie W. Kernan, Jr., Esq.,
Chief Legal Officer

John Harrison,
Chief Information Officer

Anne R. Babcock-Stiner, Esq.,
Senior Vice President of Human Resources

Housing

Amelia Casciani,
Senior Vice President of Real Estate Development

Kathryn Bryan,
Senior Vice President of Property Management

Susan Boss,
Senior Vice President of Housing Services

Direct Services

Jeffrey Lewis,
Senior Vice President of Direct Services
New York, Ohio, Vermont, Puerto Rico

Nita R. D’Agostino,
Senior Vice President of Direct Services
Pennsylvania, New Jersey, Virginia
As we review the past year and look forward to the coming year, PathStone Corporation continues to provide much needed resources for thousands of children, seniors, and families confronting barriers in these challenging times. We continue to be advocates for PathStone’s participants and to offer resources related to Workforce Development, Education and Health, Housing Services, and Community Development.

Notwithstanding the ongoing pandemic in 2021, PathStone had some notable achievements. The most significant was the expansion of our service geographic footprint to include Maine and Delaware. We now have offices in nine states and Puerto Rico. Additionally, we hired our first Chief Information Officer, a necessary position given our size. Recognizing the need to continue to be an agile and forward-looking organization, we adopted a revised strategic plan to guide us through 2024.

Housing and Economic Development secured $4 million in new funding to assist with housing counseling services, rental assistance, landlord programs, owner-occupied rehabilitation, and small business lending. Real Estate Development completed construction of our much-anticipated development Skyview Park Apartments (in the Town of Irondequoit, New York). This development took a “Box Store” in an old mall and created 157 units for seniors.

We are always mindful of and humbled by the fact that none of what we have achieved during PathStone’s 50-plus years of service would be possible without our amazing staff (many of whom you will get a chance to see in our photo collage) or the support of the people who support our mission and the communities in which we work. We are grateful for what we have accomplished and look forward to our future.

On behalf of the entire PathStone family, we encourage you to continue to learn more about the wide range of work we do and how you can help by visiting our PathStone Facebook page.

Thank you.
Where We Help

In 1969, PathStone was founded as an advocacy and supportive services organization for seasonal and migrant farmworkers. At that time, we operated a few programs in Wayne, Monroe and Orleans counties in New York State. PathStone operates in scores of counties across nine states and within all 78 municipalities in Puerto Rico. Over fifty years later, we continue to provide partnership and expert support to individuals and families hungry for opportunities to achieve the goals they set for themselves.

How We Help

Working collaboratively with a broad network of community partners in our local service areas, PathStone delivers services in five chief interrelated arenas:

Advocacy
PathStone senior staff leadership and Board of Directors are committed to representing the needs and rights of participants with governmental, business, and community institutions for the purpose of promoting economic and social justice.

Community Development
PathStone invests in emerging entrepreneurs who are eager to expand their business and create employment opportunities in their communities.

Education & Health
PathStone provides a range of education and health services designed to promote and enhance lifelong learning, healthy living and employability for low income individuals and families.

Housing Services
PathStone connects individuals and families with appropriate, affordable places to live that ensure a roof over their head with the opportunity to thrive in their community of choice.

Workforce Development
PathStone is the bridge between employers in need of a skilled and productive workforce and the untapped reservoir of untrained — often underemployed or unemployed — prospective workers.

For more information about where our services are provided, please visit our website at www.pathstone.org
PathStone’s Services Matter

**Workforce Development**
PathStone is the bridge between employers in need of a skilled and productive workforce and the untapped reservoir of untrained – often underemployed or unemployed – prospective workers.

- **3,413** Adults and Youth Enrolled in Programs
- **854** Adult and Youth Placed in Unsubsidized Employment/Education

**Housing Services**
PathStone connects individuals and families with appropriate, affordable places to live that ensure a roof over their head with the opportunity to thrive in their community of choice.

- **5,820** Families and Seniors Received Rental Assistance
- **$58,535,572** Invested to create 445 new homeowners

**Education and Supportive Services**
PathStone provides a range of education and supportive services designed to promote and enhance lifelong learning, healthy living and employability for low income individuals and families.

- **871** Children Enrolled in Head Start Programs
- **11,757** Participants Received Workplace and Personal Safety Education

**Community Development**
PathStone invests in emerging entrepreneurs who are eager to expand their business and create employment opportunities in their communities.

- **$1,552,096** Small Business Loans Provided
- **$45,980,395** Invested in new or rehabilitated homes
## 2021 Financial Overview

### Categories

<table>
<thead>
<tr>
<th>Revenues</th>
<th>Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Type of Revenue</strong></td>
<td><strong>Total Expenses</strong></td>
</tr>
<tr>
<td><strong>2021</strong></td>
<td><strong>2021</strong></td>
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<tr>
<td>$103,386,937</td>
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</tr>
<tr>
<td>$103,386,937</td>
<td>$103,386,937</td>
</tr>
</tbody>
</table>

The image shows a financial overview of PathStone and Affiliates for the year 2021, detailing revenues and expenditures across various categories. The chart highlights the distribution of revenue and expenses, with categories such as Adult Education, Training and Employment, Youth Education, Training and Employment, Economic Development, Child and Family Development, Emergency and Supportive Services, Housing Counseling, Housing Rehab and Energy Services, Supportive Housing and Rental Assistance, Real Estate Development, Property Management Services, Management and General, Rental Property Portfolio, and Health and Safety. The chart also provides a visual representation of the revenue and expenses across these categories.
Funders and Corporate Donors

County:
- Chautauqua County, NY
- Chester County, PA
- Cumberland County, PA
- Dutchess County, NY
- Lackawanna County, PA
- Monroe County, NY
- Orange County, NY
- Ulster County, NY

Local:
- City of Anderson, Indiana
- City of Muncie’s Department of Community Development
- City of Rochester
- Monroe County Division of Social Services
- New York City Department of Health and Mental Hygiene

Federal:
- Community Services Block Grant
- Small Business Administration
- United States Department of Agriculture
- United States Department of Commerce
- United States Department of Education
- United States Department of Energy
- United States Department of Health and Human Services
- United States Department of Homeland Security
- United States Department of Housing and Urban Development
- United States Department of Labor
- United States Department of Treasury
- United States Department of Veterans Affairs
- United States Environmental Protection Agency

State:
- Commonwealth of Pennsylvania
- Commonwealth of Puerto Rico Department of Housing
- New Jersey Department of Children and Family Services
- New York State Department of Labor
- New York State Department of State
- New York State Division of Homes and Community Renewal
- New York State Housing Trust Fund
- New York State Office of Aging
- New York State Office of Family and Children Services
- New York State Office of Temporary Disability Assistance

Northwest Ohio Community Action Commission
Ohio Department of State
Pennsylvania Department of Economic Opportunity
Pennsylvania Department of Education
Pennsylvania Department of Human Resources
Pennsylvania Housing Finance Agency
Puerto Rico Department of Housing
Puerto Rico Housing Finance Authority
State of Maine
State of New Jersey
State of New York
State of Ohio
State of Pennsylvania
State of Vermont

Corporation, Non-Profits, Religious Groups:
- 84 Lumber
- Action for Better Community
- Al Sigl Community of Agencies
- Aristo
- Beaulac Associates, LLC
- Beechwood Neighborhood Coalition
- Black Murphy Fund at the Rochester Area Community Fund
- Brown & Brown of New York, Inc.
- Buckingham Properties
- Cardinal Lawn & Landscape, Inc.
- Catenary Construction
- CGI Communications, Inc.
- Chesapeake Community Advisors, Inc.
- Chicago Title Insurance Company
- Christa Construction
- Colgate Rochester Crozer Divinity School
- Comfort Systems Syracuse
- Comfort Systems USA
- Common Ground Health
- Conifer Realty, LLC
- Cornerstone Training Institute
- DePaul Community Facilities, Inc.
- East Coast Migrant Head Start
- Edward & Verna Gerbic Family Foundation
- EFPR Group
- Enterprise Community Partners, Inc.
- Episcopal SeniorLife Communities
- ESL Charitable Foundation
- ExCellus BlueCross BlueShield
- Farash Foundation
- Federal Home Loan Bank of New York
- Finger Lakes Service Group
- Five Star Bank
- FLACE+ Canandaigua National Community Foundation
- Flaherty Salmin CPAs
- Frederico Demolition
- Friends of Penfield Public Library
- Gallina Development Corporation
- Greater Living Architecture PC.
- Greater Rochester Association of Realtors
- Greater Rochester Health Foundation
- Hamilton Stern
- Handle With Care Moving Services
- Henrietta Building Supplies, Inc.
- Henry Isaacs Quality Home Remodeling
- Heritage Christian Services
- Hevron & Company CPAs, PLLC
- Home Leasing LLC
- HR Works, Inc.
- Hudson Housing
- Intivity, Inc.
- Ithaca Urban Renewal Agency
- Jewish Communal Fund
- JP Morgan Chase
- Kaplan Early Learning Company
- KeyBank National Association
- Labella Associates, PC.
- Last Man Standing Club
- Leadership Coaching, Inc.
- Legal Aid Society of Rochester
- Lewis Tree Service Inc.
- LifeSpan
- Lisa’s Liquor Barn
- Local Initiatives Support Corporation of PA
- Marathon Engineering
- Meadowbrook Neighborhood Association - CORD Initiative
- Monroe Community College Foundation, Inc.
- Monroe Roadways
- Morgan Stanley
- National Council on Aging
- National Equity Fund, Inc.
- National Low Income Housing Coalition
- Nazareth College
- NeighborWorks America
- Peacer Memorial Church
- Quality Carpets, Linoleum & Design Center
- R2 Capital Management, LLC
- RADEC Electric Corporation
- Red Stone Equity Partners
- Reliant Federal Credit Union
- Rochester Management, Inc.
- Rochester’s Cornerstone Group, Ltd.
- Ruth I Morton Fund at Rochester Area Community Foundation
- Ryan Plumbing, Heating, Air Conditioning, & Fire Protection
- Simon Business School - University of Rochester
- Spoona Construction
- St. Paul’s Episcopal Church
- Sustainable Comfort, Inc.
- SWBR
- The Community Preservation Corporation
- The Greater Rochester Health Foundation
- The Reh Family Foundation, Inc.
- The Strong National Museum of Play
- TMD Contracting, LLC
- Tompkins Financial
- Town and Country Pest Solutions
- True Insights Consulting
- United Way of Greater Rochester
- US Ceiling Corp
- Waste Management
- William & Sheila Konar Foundation
- Winn Managed Properties, LLC
- WinnResidential
- Wise Home Energy, LLC
- Woods Oviatt Gilman, LLP
Individual Donors

Adam Smith
Ajamu Kitwana
Alanna Wilcox
Alex Robinson
Alex Wilkason
Alicia Jinks
Amy Olds
Amy Vars
Andrew Crossed
Andrew Gallina
Andrew McDermott
Angela Sims
Ann Marie Cook
Arlene & Fernando Santiago
Arnold Moss
Barbara Johnston
Bernard & Bernice O’Sullivan
Betty & Joseph Hamm
Brenden Mance
Bret Garwood
Brian Reh
Bruce Thompson
Charlene Johnson
Charles Mott & Alicia Fernandez Mott
Charlie Davis
Chris Stern
Christian Verghese
Christopher Passero
Claude & Andrea Adair
Clay Osborne
Dan Mendelson
Daniel Randall
Daniel Rybka
David Alberti
Doug Sample
Elizabeth Reinhart
Ellen & Frank Hagedberg Fund
Ellen Garfinkel
Emily Kernan
Eric Shoen
Ethan & Janet Welch
Fabricio Morales
Frederick Beer
Gail Morelle
Gary Passero
Gilbert Winn
Gina Campbell
Glenn & Lynn Peck
Gretchen Wood
Hal Kaplan
Helen Zamboni
Henry Isaacs
Herb Escher
Herbert Engman
Hubert & Lois Van Tol
Jacelyn Whitney
Jaime Saunders
James C. Weis
James Moriarty
James R. Tobin
James Yockel
Janet Mejias
Jean Lowe & Alan Reddig
Jeff Flaherty
Jeffrey Bruckel
Jeffrey Cook
Jennifer Canning
Jennifer Leonard
Jennifer Townsend
Jess D. Sudol
Jessica Laursen
Jim Carpenter
Joan Hoover
John & Lois Palomaki
John Engels
John Fields
John Heveron
John Smith
John Stapleton
John Wilcox
Joseph Billone
Joseph Chavez
Joseph Searles
Joshua Sankowski
Joy Pacheco
Justin Murphy
Karen Accors
Karyn Giese
Kathleen Revere
Kelly Beauchamp
Kevin & Kathleen Hill
Kevin & Molly Kommer
Kim Salvato
Kimberly Creveling
Laurence Guttmacher
Laurie Capozzi
Lawrence & Robyn Gage
Lynn & Glenn Peck
Lynn Harris
Margaret Sanchez
Marilyn Grant
Marisa Geitner
Mark Bender
Mark Frederico
Mark Shortino
Mary Leo
Matt Tomlinson
Matthew Kuhlenbeck
Michael Spoleta
Mike Johnston
Miriam Zinter
Nancy & Peter Gaess
Nancy Mullins
Nelson Leenhouts
Pamela Stiles
Patrick Tobin
Peggy Hill
Peter Gerbic
Philip Muscato
Raymond Castronovo
Richard & Estella Watkins
Richard Di Marzo
Robert Fogel
Robert Pepe
Robert Picken
Robert Rapoza
Roger Brandt
Rosalie Remarias
Ruperto Montero
Samuel King
Sandy Goldrich
Scott Craft
Scott Dempsey
Shane Wiegand
Shelly Pauley
Stephen Neubert
Steve Hogan
Stuart Cooper
Stuart Mitchell & Martha Neubert
Susan Murphy
Susan Ottenweller
Tarek Eldaher
Thomas & Patricia Mitchell
Thomas Fink
Thomas Gears
Thomas Rogers
Tim Flaherty
Tim Tompkins
Timothy Dewey
Tom Gears
Tom O’Connor
Tony Lyons
Vicki & Richard Schwartz
Willard Beaulac
William Farmer
William Wagner
PathStone Board of Directors & Executive Leadership

PROGRAM ADVISORY COMMITTEES

New York
Ester Cruz

New Jersey
Yahaira Perez

Puerto Rico
Esmeralda Perez Santa

Luis Lopez Banks

Vermont
Ernest Caswell *

Pennsylvania
VACANT

CHILD AND FAMILY DEVELOPMENT PROGRAM ADVISORY COUNCILS

Gregorio Uribe
Corine Lesher

RESIDENT ADVISORY COUNCIL

Monique Oliva-Kulp*

AFFILIATE CORPORATION REPRESENTATIVES

PathStone Housing Corporation of Indiana
Yvonne Thompson

The Housing Council
Orlando Ortiz *

PathStone Community Development of Puerto Rico
Wilma Alejandro

PathStone Development Corporation
Patrick Tobin

PathStone Enterprise Center Inc.
Wilma Alejandro

COLLABORATIVE ORGANIZATION REPRESENTATIVES

Pennsylvania Association of Non-Profits
Patricia Mogan

INDIVIDUAL/AT-LARGE REPRESENTATIVES

Andre Harper, Head Start
Fernando Santiago, Attorney *

Eric Shoen, Fundraising
Ralph Sinistro, Employment and Training *

Arlene Wilson, Agricultural *

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