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

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PathStone  
Connecting You to Opportunities

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PathStone Leadership

Rochester Headquarters

Alex Castro,
President & CEO

Susan Boss,
Senior Vice President of Housing
and Community Development

Kathryn Bryan,
Senior Vice President
of Property Management

Isha Torres,
Senior Vice President
of Corporate Development

Ruperto Montero,
Chief Financial Officer

Brenda Lee Soto Colón,
Senior Vice President of Direct Services

Christina Brooks,
Senior Vice President
of Property Management

Nita R. D’Agostino,
Senior Vice President
of Direct Services

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

Holly Strait,
Senior Vice President of Child &
Family Development Program

Jason Sackett,
Senior Vice President
of Real Estate Development

John Harrison,
Chief Information Officer

Anne R. Babcock-Stiner, Esq.,
Chief Human Resource Officer

Rochester Headquarters

Housing

Direct Services

Corporate Development
Dear Valued Supporters,

It is with great pleasure and gratitude that I welcome you to our annual report. At PathStone, our mission is to strengthen individuals, families, and communities by providing opportunities for sustainable self-sufficiency and to promote social justice through programs and advocacy. This annual report serves as an opportunity to reflect upon our achievements, challenges, and progress toward creating lasting impacts in the lives of those we serve.

Over the past year, PathStone has remained steadfast in its commitment to empowering individuals and promoting self-determination. As an organization dedicated to community development, we have continued to prioritize initiatives that address the needs of underserved populations, fostering economic growth and building resilient communities.

The past year has brought both triumphs and challenges, and PathStone has risen to meet those challenges, demonstrating resilience, adaptability, and innovation. We have strived to maintain the quality and effectiveness of our programs and services, ensuring that those who rely on us receive the support they need.

We have also gone through a significant transition in our leadership team. Three of our long-term staff retired after serving our clients for many years. As a result of our succession planning, we have successfully transitioned new leaders in our organization. This transition also extended to our new Board of Directors Chair, Orlando Ortiz.

I am proud to share that our dedicated staff, volunteers, and partners have remained unwavering in their commitment to our mission. Together, we have achieved significant milestones and have made a positive impact in the communities we serve. Through our wide range of programs, such as affordable housing, workforce development, education, and related services, we have helped individuals and families overcome barriers and achieve self-sufficiency.

None of our accomplishments would have been possible without the support and trust of our community partners and supporters. Whether you are a PathStone employee, donor, partner, volunteer, or advocate, your contributions have played a crucial role in the success of our work and the positive outcomes we have achieved. We extend our heartfelt appreciation for your unwavering support and commitment to our cause.

As we look ahead to the future, we remain committed to creating thriving communities where all individuals have access to opportunities for growth and success. PathStone will continue collaborating with our partners, leveraging our expertise, and empowering individuals and families to build prosperous lives. Together, let us celebrate our progress and renew our dedication to the transformative work that lies ahead.

Again, thank you for your continued support and belief in PathStone’s mission. Together, we can build a brighter future for all.
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 now 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.

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.

- **4,598** Adults and Youth Enrolled in Programs
- **952** 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.

- **5,673** Families and Seniors Received Rental Assistance
- **$88,044,395** Invested to create 612 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.

- **11,046** Participants Received Workplace and Personal Safety Education
- **607** Children Enrolled in Head Start Programs

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

- **$2,045,042** Small Business Loans and Leveraged Funds
- **$20,634,359** Invested in new or rehabilitated homes
2022
Financial Overview

### Categories

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<tr>
<th>Revenues</th>
<th>Expenditures</th>
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<tr>
<td><strong>Revenues</strong></td>
<td><strong>Total Expenses</strong></td>
</tr>
<tr>
<td><strong>Percent</strong></td>
<td><strong>$104,995,865</strong></td>
</tr>
<tr>
<td>Adult Education, Training and Employment</td>
<td>$25,185,562</td>
</tr>
<tr>
<td>Youth Education, Training and Employment</td>
<td>$4,516,819</td>
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<tr>
<td>Economic Development</td>
<td>$1,284,603</td>
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<tr>
<td>Child and Family Development</td>
<td>$10,454,749</td>
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<tr>
<td>Emergency and Supportive Services</td>
<td>$2,087,859</td>
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<tr>
<td>Housing Counseling</td>
<td>$4,569,703</td>
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<tr>
<td>Housing Rehab and Energy Services</td>
<td>$3,886,848</td>
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<tr>
<td>Supportive Housing and Rental Assistance</td>
<td>$5,150,240</td>
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<tr>
<td>Real Estate Development</td>
<td>$5,881,106</td>
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<tr>
<td>Property Management Services</td>
<td>$1,747,259</td>
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<tr>
<td>Fundraising</td>
<td>$500,200</td>
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<tr>
<td>Management and General</td>
<td>$2,635,056</td>
</tr>
<tr>
<td>Rental Property Portfolio</td>
<td>$10,638,073</td>
</tr>
<tr>
<td>Rental Property - LP’s &amp; LLC’s</td>
<td>$23,006,096</td>
</tr>
<tr>
<td>Health and Safety</td>
<td>$3,451,692</td>
</tr>
<tr>
<td><strong>Total Before Eliminations</strong></td>
<td><strong>$104,995,865</strong></td>
</tr>
<tr>
<td><strong>Total Before Eliminations</strong></td>
<td><strong>$25,172,211</strong></td>
</tr>
</tbody>
</table>

### Percentages

- **Adult Education, Training & Employment**: 23.99%
- **Youth Education, Training & Employment**: 4.30%
- **Economic Development**: 1.22%
- **Child & Family Development**: 9.96%
- **Emergency & Supportive Services**: 1.99%
- **Housing Counseling**: 4.35%
- **Housing Rehab & Energy Services**: 3.70%
- **Supportive Housing & Rental Assistance**: 4.91%
- **Real Estate Development**: 5.60%
- **Property Management Services**: 1.66%
- **Fundraising**: 0.48%
- **Management & General**: 2.51%
- **Rental Property Portfolio**: 10.13%
- **Rental Property – LP’s & LLC’s**: 21.91%
- **Health & Safety**: 3.29%
- **Total Before Eliminations**: 100.00%
Funders and Corporate Donors

County:
- Carbon County, PA
- Chautauqua County, NY
- Chester County, PA
- Cumberland County, PA
- Delaware County, NY
- Lackawanna County, PA
- Monroe County, NY
- Orange County, NY
- Ulster County, NY
- Pocono County, PA

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
- City of Utica
- Town of Irondequoit

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 Health
- New York State Department of Labor
- New York State Office of Family and Children Services
- New York State Office of Temporary Disability Assistance
- 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
ифаса Urban Renewal Agency
New York State Department of Housing and Community Renewal
New York State Office for the Prevention of Domestic Violence
New York State Division of Criminal Justice

Corporation, Non-Profits, Religious Groups:

Action for a Better Community
Al Sigl Community of Agencies
Alera Group, Inc.
Aristo
Asbury First United Methodist Church
Beaulac Associates LLC
Bergmann Associates
Beyond The Sanctuary, Inc.
BILLS Carpet
Black Girls Do Bike
Black Murphy Fund at the Rochester Area Community Foundation
BOCES Geneseo Migrant Center
Brite Computers, Inc.
Brown & Brown of New York, Inc.
Buckingham Properties
Canandaigua National Bank & Trust
Cardinal Lawn & Landscape, Inc.
Catenary Construction
CGI Communications, Inc.
Child Care Consultants
Christa Construction
Colburn
Colgate Rochester Crozer Divinity School
Common Ground Health
Community Services for Children, Inc.
Conifer Realty, LLC
Coordinated Care Services, Inc.
Courtyard Marriott Rochester Downtown
Democrat and Chronicle
DiPaolo
Discovery Charter School
DTM and Associates, Inc.
East Coast Migrant Head Start
Edward & Verna Gerbie Family Foundation
Empire Justice Center
Enterprise Community Investment, Inc.
Episcopal SeniorLIFE Communities
ESL Federal Credit Union
EthanMaya Development Corp.
Excellus Blue Cross BlueShield
Federal Home Loan Bank of New York
Finger Lakes Service Group Inc.
First American Equipment Finance
Five Star Bank
Flaherty Salaman CPAs
Foley, Maldonado and O’Toole
Foodlink
Gallina Development Corporation
Geneseo Co-op FCU
Geneseo Country Village & Museum
Geneseo Land Trust
Geraldi Home Improvements
Greater Rochester Association of REALTORS
Greater Rochester Health Foundation
Hamilton Stern
Handle With Care Moving Services
Hardon Architects
Headon Properties
Henry Isaacs Quality Home Remodeling
Heritage Christian Services
Heveron & Company CPAs, PLLC
Home Leasing LLC
HR Works
I. Gordon Corporation
Intivity, Inc.
iuvo BioScience
JP Morgan Chase
Kaplan Early Learning Company
KeyBank National Association
Klein Steel
KLR Consulting LLC
Koran Properties
Labella Associates
Last Man Standing Club
Legal Aid Society of Rochester
Lewis Tree Service Inc.
LifeSpan
Linda Hillery Homes/REMAX Plus
Lisa’s Lapidot Barn
Local Initiatives Support Corporation of PA
Marano Perspectives
Marathon Engineering
Margaret Hinton Consulting
MAS Translation & Interpreter Services
Monroe Community College Association, Inc.
Monroe Community College Foundation, Inc.
Monroe Roadways
Muncie Human Rights Commission
National Council on Aging
National Equity Fund
Nazareth University
Neighborhood America
Pasoero Associates
Pasoero Realty Services, LLC
PathStone Corporation
PathStone Enterprise Center
PathStone Housing Action Corp.
PDC
Purple Memorial Church
Public Health Management Corporation
Public Health Solutions
Quality Carpets, Linoleum & Design Center
Radee Electric
RCSD
REDDC
REACH Advocacy, Inc
Red Stone Equity Partners
Renaissance Charitable Foundation
Rettig-Pelouin Charitable Fund
Roberts Wesleyan College
Rochester ACTS
Rochester Gas & Electric
Rochester Management, Inc.
Rochester Regional Health
Rochester’s Cornerstone Group, Ltd.
Sanchez & Associates
St. Paul’s Episcopal Church
Strong National Museum of Play
Summit County Ohio
SWBR
Tiki Racing
Temple B’rith Kodesh
The Housing Council at PathStone
The M&T Charitable Foundation
The Reh Family Foundation, Inc.
The Strong National Museum of Play
Third Presbyterian Church
TMD Contracting
Tomkins Enterprises
Trillium Health
True Insights Consulting
U.S. Ceiling Corp
University of Rochester
Upstate Roofing & Painting, Inc.
Usherwood Office Technology
Vazquez Business Consultant
Wayne Action for Racial Equality
William & Sheila Konar Foundation
Wisconsin Energy LLC
Wm. B. Morse Lumber Co.
Woods, Oviatt, Gilman, LLP
**Individual Donors**

Jihan Abdurrazaf
Karen Accorso
Jean Lowe and Alan Reddig
Cherie Albaneese
David Alberti
Andrew Aligne
Colyen Allen
Carmen Allen
Jerry and Kate Alonzo
Joe Anello
Wilfredo Arguinizu
Robert Attardo
Caroline Atti
Michel Attia
Luisa Baars
Jim Baker
Alma Balonon-Rosen
Kyle Banks
Lisa’s Liquor Barn
Lisa and Jack Baron
Raymond Barrett
Sonnette Bascoe
Lisa and Jack Baron
Kyle Banks
Individual Donors
PathStone Board of Directors & Executive Leadership

PROGRAM ADVISORY COMMITTEES
New York
VACANT
New Jersey
Luis Luna
Puerto Rico
Leslie Vazquez
Belsy Vélez
Vermont
Ernest Caswell *
Pennsylvania
Ricardo Hernandez

CHILD AND FAMILY DEVELOPMENT PROGRAM ADVISORY COUNCILS
Aliz Perea-Jimenez
Todd Carter

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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John Harrison
Chief Information Officer
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Chief Human Resources Officer
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Holly Strait
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hstrait@pathstone.org

*Names with asterisk denote Executive Committee members

PathStone
Connecting You to Opportunities

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PathStone
Chartered Member

NeighborWorks
Chartered Member