



400 East Avenue
Rochester, NY 14607
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www.pathstone.org



PATHSTONE CORPORATION

Who We Are

PathStone is a private, nonprofit community development corporation working to build stronger families and revitalize communities across New York, Vermont, New Jersey, Pennsylvania, Ohio, Indiana, Virginia and Puerto Rico. Founded in 1969 to address the critical needs of migrant and seasonal farmworkers and their families, PathStone has grown from a small group of farmworker advocates in Upstate New York to a multi-state company providing services in these major program areas:

- ◆ Adult Training & Employment
- ◆ Child and Family Development Programs
- ◆ Community Revitalization
- ◆ Community Services: Sojourner House at PathStone
- ◆ Economic Development
- ◆ Emergency and Supportive Services
- ◆ Health and Safety
- ◆ Homeownership Assistance
- ◆ Housing Assistance Services
- ◆ Housing Rehabilitation and Energy Services
- ◆ Manufactured Home Cooperative Project
- ◆ **Property Management and Resident Services**
- ◆ **Real Estate Development**
- ◆ Volunteer Initiatives
- ◆ Youth Education and Training

Real Estate Development & Property Management

PathStone Corporation's mission strives to preserve and expand the stock of affordable housing in the rural, urban and suburban communities that we serve. Since 1982, PathStone's real estate development division has developed, improved or acquired over 3,700 units of high-quality, multi-family housing and single-family homes.

PathStone specializes in creating housing to meet the needs of low-income, working families, as well as "at risk" individuals and families – the homeless, disabled adults and the elderly. PathStone works in partnership with units of local government, community development corporations, private developers, financial institutions, state and federal agencies, private funding sources and local community organizations to bring all available resources to bear on the critical housing needs of communities served by the organization.

Our property management and resident services staff work together to keep our housing units in excellent condition, comply with all funding source requirements and assist our residents in accessing all available community services.

PATHSTONE IS...

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

MISSION STATEMENT...

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



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ALEX CASTRO

President and Chief Executive Officer

PROFESSIONAL ACCOMPLISHMENTS

PathStone Corporation
\$100MM Operating Budget
600+ FTE
3,000+ Units Managed

**Rochester Housing
Authority (RHA)**
\$70MM Operating Budget
200 FTE
9,500 PBV
3 RAD Conversions
PBV / LIHTC Partnership
2,500 Units Managed

The Housing Council
\$5MM Operating Budget
30 FTE

COMMUNITY LEADERSHIP

**On Board of Trustees for
Center for Governmental
Research (CGR)**

**On Enterprise Community
Leadership Council (ECLC)**

**On Board of Directors for
ROC2025**

**On Board of Director for
Rochester Downtown De-
velopment Corporation
(RDDC)**

Professional Experience

Alex joined PathStone in 2015 as *Senior Vice President of Operations*. A restructuring of housing operations in 2016 had Alex stepping into the role of *Chief Housing & Community Development Officer* for PathStone Corporation. This new housing structure consolidated all housing operations, including a real estate operating budget of \$1.5 million, property management of 3,000+ units, homeownership and foreclosure prevention, landlord/tenant education, Section 8 with a total of 5,000 vouchers, and housing rehabilitation and energy services into one division that has been approved by the PathStone Board of Directors and executive staff. PathStone's Executive Committee selected him to be a member of the internal Asset Management Committee which evolved into the Development Review Committee in 2018.

Also in 2018, Alex was appointed *Chief Operating Officer* by PathStone's Board of Directors. Operationally, Alex oversees Real Estate Development, Property Management, Housing Services, and now additionally Direct Services. Operations has a geographical footprint expanding from New York to Indiana, New Jersey, Ohio, Pennsylvania, Puerto Rico, Vermont, and Virginia.

Alex was appointed *President and Chief Executive Officer* of PathStone effective April 1, 2020 by PathStone Corporation's Board of Directors. In addition to administrative capacity, Alex brings extensive direct housing experience to the PathStone team. Previously, Alex was the *Executive Director* of the Rochester Housing Authority (RHA) and *Executive Director* of The Housing Council prior to that. Alex successfully led the organization during the international pandemic and is looking forward to PathStone's bright future.

Funding source experience includes:

- ◆ US Housing & Urban Development (HUD)
- ◆ Homeless Housing Assistance Program
- ◆ Various private lenders
- ◆ Rental Assistance Demonstration (RAD)
- ◆ Project Based Vouchers (PBV) and Low-Income Housing Tax Credits (LIHTC)
- ◆ Department of Human Services (DHS)
- ◆ NeighborWorks America (NWA)

Education & Awards

- ◆ **Master of Business Administration, 2007**
Simon Business School, University of Rochester, Rochester, NY
- ◆ **Rochester Business Journal's Power List, Named 2021-Present**
- ◆ **2023 Rochester Hispanic Business Person of the Year Award Recipient**



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LESLIE W. KERNAN, JR.

General Counsel and Chief Legal Officer

KEY PROJECTS

Andrews Terrace

Rochester, NY
Acq/Rehab/Restructuring
526 units, Senior & Disabled
4% LIHTC, Tax-exempt Bond

Bradmar Village Apartments

Jamestown, NY
Acq/Rehab/Restructuring
100 units, Family
4% LIHTC, HFA

LivMoor Portfolio

Greater Rochester Area
Rehab
203 units, 8 properties
4% LIHTC, HFA

Macartovin Apartments

Utica, NY
Acq/Rehab/Restructuring
66 units, Seniors
4% LIHTC, HFA, HUD

Midvale Commons

Perinton, NY
New construction
76 units, Seniors
9% LIHTC, NYSEDA

Portal de San Germán

San German, PR
New construction
56 units, Multi-family
9% LIHTC, HOME

Skyview Apartments

Irondequoit, NY
Adaptive re-use/
New construction
157 units, Seniors

Professional Experience

Les joined PathStone in July 2014 as its Director of Real Estate Development. In the Spring of 2015, he was named General Counsel and Senior Director of Risk Management. Now, as General Counsel and Chief Legal Officer, Les oversees all legal matters affecting PathStone and its affiliates, including but not limited to corporate governance and compliance.

In addition to those positions, Les served as Acting Senior Vice President of Real Estate Development from January until April 2016. He supervised all real estate development activities in New York State and had line of business oversight for real estate development activities undertaken by PathStone's regional housing offices in Indiana, Pennsylvania and Puerto Rico. He served this position while the Housing Division was restructured and the Senior Vice President of Real Estate Development position was filled. A significant portion of Les's work continues to focus on real estate development.

Les has over 40 years of experience as a practicing attorney, most recently as a partner in the law firm of Davidson Fink LLP, with the last four years as the firm's managing partner. While in private practice, he represented PathStone and other developers of affordable housing in numerous development projects involving low-income housing tax credits and other New York State, USDA Rural Development, HUD and HFA financing programs. He also represented and worked with banks and other business clients on a variety of sophisticated business transactions.

Education & Accreditations

Juris Doctor

Albany Law School of Union University, Albany, NY

Bachelor of Arts in Political Science

Union College, Schenectady, NY

2018 Inaugural Recipient of Rochester's *The Daily Record*
Corporate Counsel Award



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JASON SACKETT

Senior VP of Real Estate Development

KEY PROJECTS

MIDVALE COMMONS PHASE I

PERINTON, NY

NET-ZERO NEW CONSTRUCTION

76 UNITS, SENIOR

9% LIHTC, ESSHI, HOME, HTF, SHOP,

SENR, NYSERDA, CONVENTIONAL

DEBT, SOLAR INCENTIVES, ESL,

FIVE STAR

CHURCHVIEW COMMONS

GATES, NY

NEW CONSTRUCTION

45 UNITS, WORKFORCE

9% LIHTC, SLIHC, ESSHI, SHOP,

FHTF, HOME, ESL, HHAP, ESL,

SOLAR INCENTIVES

CREEKSIDE CLEARING

LIVONIA, NY

NEW CONSTRUCTION & PRESERVATION

44 UNITS, WORKFORCE

9% LIHTC, HTF, FHTF, CEI, ESL,

GEOTHERMAL INCENTIVES

PATHSTONE PORTFOLIO

PRESERVATION-2024

ALBION, GATES, GREECE,

HENRIETTA, IRONDEQUOIT, NY

8 DEVELOPMENT PRESERVATION

317 UNITS, SENIOR & WORKFORCE

4% LIHTC AND HFA BONDS, MPP, HWF,

FHTF, MIHP, SENR, SHOP, CEI, CIF,

GEOTHERMAL AND SOLAR

Professional Experience

Jason joined the PathStone team in 2021 after working 10 years in the public sector as a Public Housing Authority Executive Director followed by another two years as a Senior Project Manager with a real estate development firm. Jason is responsible for fulfilling all tasks associated with the development of property for residential and commercial uses in Indiana, New York, and Puerto Rico in conjunction with department staff including site selection/control, feasibility analysis, securing approvals and financing, construction closing, and permanent conversion.

Jason works in both rural and urban communities and has developed strong working relationships with the local stakeholders in many of those communities. Jason has helped secure financing for 815 units totaling over \$234,000,000 during his tenure in the industry. His knowledge of federal, state, and local housing program and regulations coupled with a strong work ethic and attention to detail make him an asset to PathStone.

Funding source experience includes:

- Low-income Housing Tax Credits (4% and 9%)
- State Low-income Housing Tax Credits
- Historic and Brownfield Tax Credits
- NYS HCR and HFA Subsidy Loans
- NYS and Municipal HOME
- NYSERDA Incentives
- Federal Home Loan Bank AHP
- HUD RAD/Section 18
- NYS Office of Temporary and Disability Assistance (OTDA)
- Geothermal and Solar Tax Credits and Grants
- Various other public and private lenders

Education & Accreditations

Bachelor of Science in Accounting
Alfred University, Alfred, NY

- LIHTC-C3P, TaCCs, Site Compliance Specialist
- HUD PHM, HQS
- HUD Visual Lead Assessment
- Section 504 and Fair Housing



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KAREN DRAIN

Director of Construction Services

Professional Experience

Karen joined Path-Stone as a Development Associate in October 2013 and is part of PathStone's Real Estate Development team. She was largely responsible for coordinating with the Real Estate Developers in many aspects of the development process that included: application preparation, contract negotiations, financial structuring, as well as construction and project management.

Throughout her 18 year affordable housing development career, Karen has played an integral role in the development of nearly 1000 units of affordable housing with a total development cost of over \$250 million. In 2021 she was promoted to Construction Project Manager. Most recently, in September 2024, she has been promoted to Director of Construction Services and is solely responsible to represent the Owner of each project and PathStone Development Corporation to ensure the contracted completion of PathStone's rehab or new construction projects to come in on budget and on time.

Funding source experience includes:

- ◆ Low-income Housing Tax Credits (4% and 9%)
- ◆ Historic Tax Credit Equity
- ◆ New York State Housing Trust Funds
- ◆ Community Development Block Grant
- ◆ NYS and Municipal HOME
- ◆ Federal Home Loan Bank AHP
- ◆ HUD Section 202 and 811
- ◆ New York State Office of Temporary and Disability Assistance
- ◆ Homeless Housing Assistance Program
- ◆ USDA Rural Development 515
- ◆ Various private lenders

Education & Accreditations

Paralegal Studies Program

St. John Fisher College, Rochester, NY

Low-Income Housing Tax Credits (C3P), Spectrum
Land Use Decision-Making, Monroe County

HUD Fair Housing and Equal Opportunity Laws

OSHA Certification

Notary Public, State of New York

Professional Affiliations

Reach Advocacy, Inc. - Board Member & Tiny Homes Team member
volunteer

KEY PROJECTS

Crerand Commons II

Rochester, NY

New construction

33 units, Family

9% LIHTC, HTF

Long Pond Senior Apartments

Rochester, NY

New construction

54 units, Seniors

9% LIHTC, HOME, CDBG

Alexander Street Apartments

Rochester, NY

New Construction

60 units, Supportive Hsg

HFA, OMH

The Eastman Reserve

Rochester, NY

New construction

187 units, Family

4% HFA, LIHTC, FHLB

Skyview Park Apartments

Irondequoit, NY

New construction/Rehab

157 units, Seniors

HFA, LIHTC, CDBG, HOME

LivMoor Apartments

Various Counties, NY

Rehab

203 units, Supportive Hsg

4%, HFA, LIHTC



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JOSHUA FRAASS

Real Estate Developer

KEY PROJECTS

MIDVALE COMMONS PHASE I

Perinton, NY
New Construction
76 units, Senior
9% LIHTC, ESSHI, HOME,
HTF, SHOP, SENR, NYSER-
DA, Conventional Debt

SITE 7

Rochester, NY
New Construction
59 units, Workforce
9% LIHTC, SLIHC, ESSHI
SHOP, MIHP, HOME,
NYSERDA, Conventional
Debt

CHURCHVIEW COMMONS

Gates, NY
New Construction
45 units, Workforce
9% LIHTC, SLIHC, ESSHI,
HTF, HHAP, HOME, ESL,
Solar Incentives

BEWLEY BUILDING

Lockport NY
Adaptive Reuse
100 units, Workforce
4% LIHTC and HFA Bonds
ESSHI, HTF, FHTF, CEI, CIF

Professional Experience

Joshua joined PathStone in 2022 as *Development Associate*. He was promoted to *Real Estate Developer* in 2023. He previously was an intern in the Real Estate Development department during the summer of 2019. Prior to PathStone, Joshua worked as a *Portfolio Analyst* at a national commercial and multifamily lending REIT specializing in underwriting and servicing for Fannie Mae, Freddie Mac, and FHA Agency products. During his time, Joshua worked directly with loan documents and third party reports to attain inside knowledge to the closing process. His work in the portfolio management department helped him gain exposure to the successful operation of multifamily properties and changes that can be made to bring failing properties into loan compliance.

Joshua works in urban, suburban, and rural communities to build relationships with the community stakeholders and create visionary, well thought projects. His background in urban planning helps to facilitate successful municipal approvals and community engagement. His training in real estate finance and lending products helps to produce successful and on time and on budget development projects.

Funding source experience includes:

- ◆ Low Income Housing Tax Credits (4% and 9%)
- ◆ NYS HCR and HFA Subsidy Loans
- ◆ NYS and Municipal HOME
- ◆ NYS Empire State Development Grants
- ◆ NYSERDA Incentives
- ◆ Section 8 Project Based Voucher Assistance
- ◆ Federal Home Loan Bank AHP
- ◆ Fannie Mae and Freddie Mac Agency Lending
- ◆ Various other public and private lenders

Education & Accreditations

Master of Science, Real Estate Development

Bachelor of Arts, Environmental Design

Bachelor of Arts, Studio Art

University at Buffalo, Buffalo, NY

NeighborWorks America Advancing Leaders in Real Estate Training Program

- ◆ Fundamentals of Affordable Housing Finance Certificate

Mortgage Bankers Association School of Multifamily Property Inspections



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DEVON CORBIN

Senior Development Associate

Professional Experience

Devon joined PathStone in May of 2021. Within the Real Estate Development department, she is responsible for supporting the advancement of potential developments from concept to stabilization. Through building partnerships and providing quality control on various funding applications to the organization of design team meetings and support during the closing process, she is continually striving towards the goal of providing safe and affordable housing, ending homelessness, and strengthening our communities.

Devon previously worked at a regional community service provider where she was introduced to the non-profit field. The work evolved from training fellow employees on proper utilization of accounting software, to assisting the Project Development Team. With the state-wide introductions to supportive housing (ESSHI), Devon took part in advancing six (6) developments to receive conditional awards in that initial first year. In addition, the team collaborated to receive funding awards and progress the timely completion of construction on multiple tax credit (LIHTC) developments across New York State. Devon participated in the organization of Minority/Women-owned Business Enterprises (MWBE) documents, processes, and trainings, as well as multiple community meetings with stakeholders.

Within the Compliance Department, Devon was responsible for over 170-units to ensure the company remained in compliance with federal and state regulations. Devon processed intake applications to fill vacancies by maintaining solid relationships with various departments to place qualified applicants into their new homes. She assisted with state audits and was present during property inspections. Through continuing education hours on Fair Housing, LIHTC rules, and in-house trainings on Mental Health, the purpose and the mission was clear: to make a difference in the lives of those living in poverty, to reduce the stigma associated with serious mental illness, and to be an ally for all of those that need a voice.

After five-years with the agency, she accepted a position with a respected consultant where she worked closely with the *President* to develop affordable and mixed-use real estate for a variety of clients. She gained valuable experience with other sources of funding available such as Homeless Housing and Assistance Program (HHAP), Federal Home Loan Bank (FHLB), and various local funding proposals.

Education & Accreditations

- Housing Credit Certified Professional (HCCP), NAHB, May 2020
- Associate in Science, Liberal Arts & Sciences, with Writing Intensive Designation, Monroe Community College, 2019
- Notary Public, New York State

CURRENT PROJECTS

Midvale Commons Phase I

Perinton, NY

New Construction

76-units, Senior

9% LIHTC, ESSHI, HOME, HTF, SHOP, SENR, NYSERDA

Churchview Commons

Gates, NY

New Construction

45-units, Workforce

9% LIHTC, ESSHI, SHOP, FHTF, NYSERDA, HHAP

LivMoor Portfolio

Scattered Sites

Rehabilitation

203-units, Affordable

4% HFA Bonds, PBV, NYSERDA, HHAP, ESSHI

Macartovin Apartments

Utica, NY

Historic Rehabilitation

66-units, Senior

HFA, HOME, DRI, CIF, Historic Tax Credit



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LUZ ESPIRITUSANTO

Development Associate

KEY PROJECTS:

SITE 7

Rochester, NY
New Construction
59 units, Workforce
9% LIHTC, SLIHC, ESSHI
SHOP, MIHP, HOME,
NYSERDA, Conventional
Debt

CHURCHVIEW COMMONS

Gates, NY
New Construction
45 units, Workforce
9% LIHTC, ESSHI, SHOP,
FHTF, NYSERDA

BEWLEY BUILDING

Lockport, NY
Adaptive Reuse
97 Units, Workforce
4% LIHTC and HFA Bonds,
ESSHI, SHOP, FHTF,
MIHP, CEI, CIF

Professional Experience

In 2023, Luz joined PathStone as a Development Associate, bringing over 15 years of real estate expertise. With a proven track record, she excels in collaborating with diverse stakeholders, including project teams, management, funders, government agencies, and community members.

Prior to joining PathStone, Luz served as a Project Manager for a local non-profit developer for five years, demonstrating exceptional leadership and project management skills. Recognized for outstanding performance, she earned a fast-track promotion from Development Coordinator to Project Manager within a year. Luz's responsibilities included administering multi-family housing development projects, ensuring compliance with deadlines, and managing day-to-day activities. Her achievements include overseeing due diligence evaluations and facilitating funding and tax credit applications. Luz is distinguished for her detail-oriented and performance-focused approach, excelling in development services and real estate transactions. Her commitment to excellence and strategic approach to affordable housing development position Luz as a valuable asset to the PathStone team.

Education & Accreditations

- **Master of Science in Psychology** ,Touro College
- **Bachelor of Arts in Interdisciplinary Studies, with Concentration in Legal Studies** , University at Buffalo ▪ Buffalo, NY
- Paralegal Studies Program Certificate University at Buffalo
- Licensed Real Estate Agent, State of New York
- Notary Public, *State of New York*



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VANHNIDA PRINCE

Development Associate

CURRENT PROJECTS

CREEKSIDE CLEARING

Livonia, NY

New construction & Preservation

44 units, Workforce

9% LIHTC, HTF, FHTF,
NYSERDA, Geothermal Incentives

CHURCHVIEW COMMONS

Gates, NY

New construction

45 units, Workforce

9% LIHTC, ESSHI, SHOP,
FHTF, NYSERDA, HHAP,
Solar Incentives

PATHSTONE PORTFOLIO

*Albion, Gates, Greece, Henrietta,
Irondequoit, NY*

8 Development Preservation

317 units, Senior and workforce

4% LIHTC and HFA Bonds,
MPP, HWF, FHTF, MIHP,
SENR, SHOP, CEI, CIF, NYSERDA,
Geothermal and Solar Incentives

BEWLEY BUILDING

Lockport, NY

Adaptive Reuse

100 units, Workforce

4% LIHTC and HFA Bonds
ESSHI, HTF, FHTF, CEI, CIF

Professional Experience

Vanhnida began her journey with PathStone in 2024 as a Development Associate, leveraging her background in urban planning, historic preservation and fervor for community engagement honed throughout her undergraduate and graduate studies. With a wealth of experience in non-profit environments, she brings valuable insights to her role. Prior to joining PathStone, Vanhnida interned in the Real Estate Development department during the summer of 2019, gaining valuable hands-on experience.

Vanhnida's proficiency in navigating urban, suburban, and rural communities has allowed her to forge strong connections with stakeholders and spearhead innovative projects. Through her expertise in financial analysis and cost projection, she has successfully crafted economic feasibility projections for significant ventures, showcasing her adept problem-solving skills. Moreover, her strategic planning acumen has played a pivotal role in crafting inclusive housing plans based on comprehensive site analyses.

Her dedication to human-centered design has been instrumental in addressing complex social issues, particularly regarding gentrification experiences in West side Buffalo, NY. Vanhnida's passion for creating impactful and sustainable developments, coupled with her interdisciplinary skill set in urban planning and real estate finance, positions her as a valuable asset to the PathStone team.

Education & Accreditations

Masters of Real Estate Development

Concentration in Historic Preservation

University of Buffalo, Buffalo, NY

Bachelor of Arts in Environmental Design

Minor in Architecture and Studio Art

University of Buffalo, Buffalo, NY



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MIDVALE COMMONS Fairport, NY



2770 Baird Road

DEVELOPMENT TEAM

PathStone Corporation
Developer and Owner
Christa Construction LLC
General Contractor
SWBR
Architect
Passero Engineering
Civil Engineer
Staengl Engineering
Mechanical Engineer
Leslie W. Kernan, Jr., Esq
Attorney
Sustainable Comfort
HRES Rater/Net-Zero Energy
Consultant

Property Profile

Midvale commons is a senior development located at 2770 Baird Road in Fairport. The development consists of new construction of 76 units in a low-rise elevator building including 74 one bedroom and 2 two-bedroom units. All of the units will be affordable to households equal to or less than 60% of Area Median Income.

The keynote feature of the development is the commitment to the state of art energy and green programming. Midvale Commons is PathStone's 1st development to achieve net-zero and Passive House certification through highly advanced utility and building systems including roof mounted solar panels. NYSERDA awarded the project \$1 million dollars through its highly competitive Buildings of Excellence Program.

The project offers a variety of on-site amenities, including owner-paid utilities covering heating and cooling, as well as ENERGY STAR appliances such as range and oven, refrigerator, and dishwasher. The development boasts ample open space, a gazebo, and seating areas, with paved sidewalks leading to on-site parking featuring two EV charging stations, connecting to both the Town sidewalk system and the Town trail system. Common areas include a community room with a kitchenette, laundry facilities, property management and resident service offices, a library, and lounges dispersed throughout the corridors. Rent includes refuse collection, water and sewer services, and high-speed broadband internet. Additionally, eight units will be handicapped accessible, three will cater to individuals with hearing or visual impairments, and all units will be visitable.

Statistics

Location

Fairport, NY

Monroe County

Type of Housing

Rental

New Construction

Number of Units

76 Units

Year Construction Close

2024

Total Development Cost

\$26,177,000

Funding Sources

- ◆ NYS HCR HTF, HOME, SENR
- ◆ Limited Partner Equity from the sale of tax Credits
- ◆ NYSEDA
- ◆ Five Star Bank
- ◆ ESL Federal Credit Union
- ◆ Conventional Debt
- ◆ Empire State Supportive Housing Initiative
- ◆ FURA PBV Rental Assistance



ROCHESTER
REGIONAL HEALTH



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SKYVIEW PARK APARTMENTS

Irondequoit, NY

SKYVIEW PARK APARTMENTS

Property Profile

The development is a new construction and adaptive re-use of an old Sears box store/blighted mall consisting of 157 units of one and two-bedroom for senior rental housing. It includes one hundred forty-five (145) one bedroom units and twelve (12) two bedroom units. The development will contain two beautiful community rooms, sliding glass doors, juliet balconies, a fitness room, reading rooms, three open-air courtyards, high efficiency heating and cooling, provided in unit washers and dryers, stainless steel appliances, onsite parking, garden space, exterior benches, grilling stations on the exterior patios, high speed internet access, high quality modern finishes. The site is partially located within the old Irondequoit Mall and residents will have access to the new Irondequoit Community Center located within the mall. The surrounding area consists of many retail, grocery, entertainment, health service, employment options, and public transit. In addition, the project contains 900 square feet of office space for the supportive service partner Rochester Regional Health. This space will allow care coordinators and doctors to meet with residents confidentially.

Statistics

Location

Rochester, NY
Monroe County

Type of Housing

Rental
Adaptive Re-Use/New Construction

Number of Units

157 Residential

Year Awarded

2020

Funding Sources

- ◆ 4% Private Investor Equity
- ◆ HFA Tax-Exempt Bonds
- ◆ NYS SHOP
- ◆ NYSERDA
- ◆ PILOT
- ◆ Private Construction Financing
- ◆ Town of Irondequoit CDBG
- ◆ Monroe County HOME
- ◆ Sponsor Loan
- ◆ ESSHI

DEVELOPMENT TEAM

PathStone Corporation
Developer, Owner

Christa Construction LLC
General Contractor

Passero Associates
Architect

Passero Associates
Engineer

Leslie W. Kernan, Jr., Esq
Attorney



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THE EASTMAN RESERVE

Rochester, NY



Property Profile

The development is a new construction complex consisting of 187 units of single-family and multi-family rental housing. It includes eighty-one (81) one bedroom units, seventy-three (73) two bedroom, thirty-three (33) three bedroom units, and non-residential space. The development contains townhouses, single-family rentals, a club house and one large multi-family mid-rise building with exterior design to match the fabric of the Maplewood neighborhood. Other amenities include: covered porch entrances, private back porches, terraces and balconies, high efficiency heating and cooling, provided washers and dryers, stainless steel appliances, onsite parking, a playground, a community garden, high speed internet access, a rooftop patio, a fitness and exercise center, high quality modern finishes, plenty of passive recreational lawn space, and a dog park. The site is located within walking distance to Eastman Business Park where the surrounding area consists of many retail, grocery, entertainment, health service, employment options, and public transit.

Statistics

Location

Rochester, NY
Monroe County

Type of Housing

Rental
New Construction

Number of Units

187 Residential

Year Awarded

2018

Total Development Cost

\$52,936,138

Funding Sources

- ◆ 4% Private Investor Equity
- ◆ HFA Tax-Exempt Bonds
- ◆ MIHP
- ◆ NCP
- ◆ NYSERDA
- ◆ PILOT
- ◆ Private Construction Financing
- ◆ SHOP
- ◆ Sponsor Loan

THE EASTMAN RESERVE

DEVELOPMENT TEAM

PathStone Corporation
Developer, Owner

Christa Construction LLC
General Contractor

NH Architecture
Architect

Marathon Engineering
Engineer

Leslie W. Kernan, Jr., Esq
Attorney

