

ANNUAL REPORT

Fiscal Year 2025



Pathways
to Housing PA

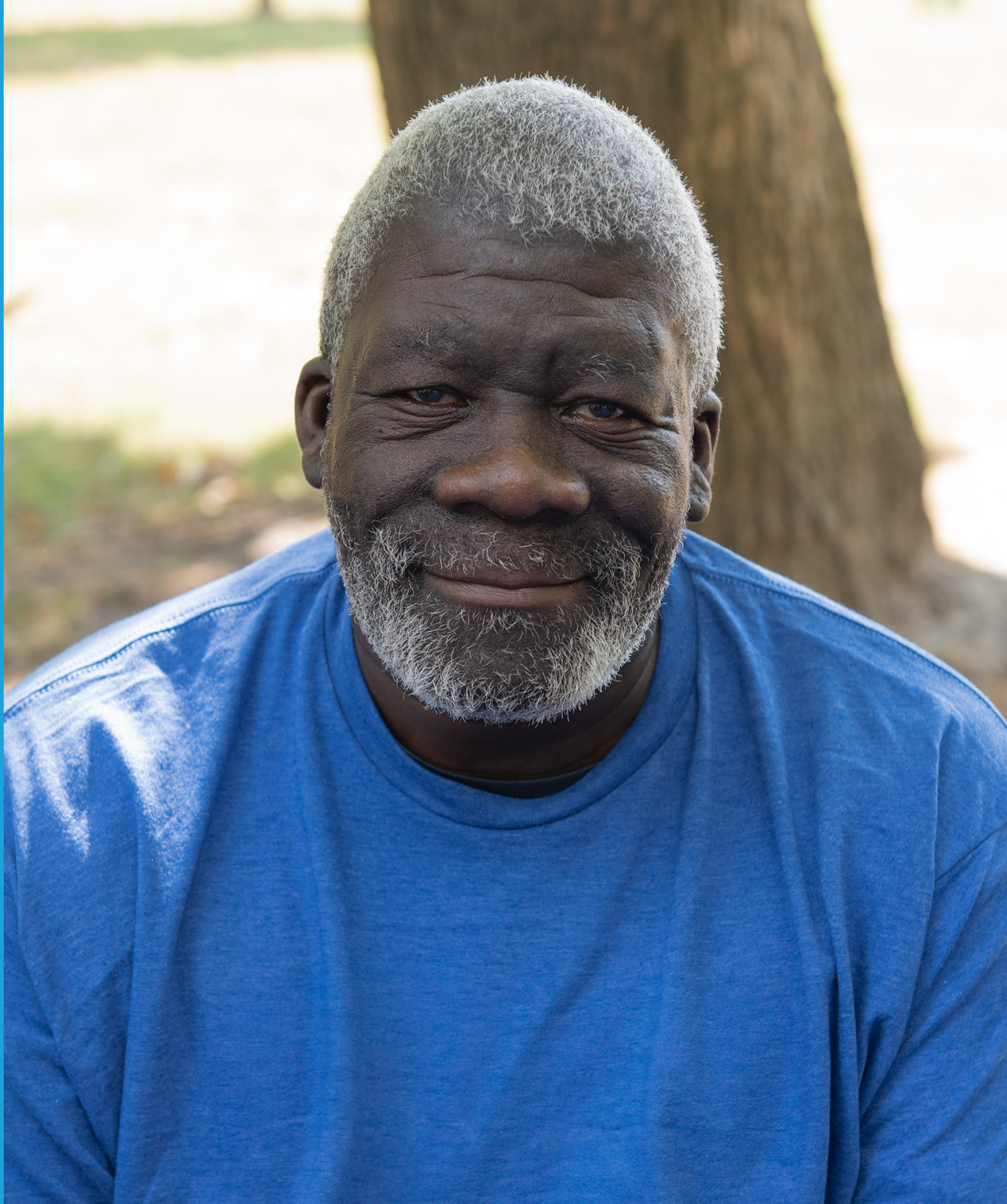


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Our Mission

Empowering unhoused people with disabilities to reclaim their lives through providing stable housing, supportive services, and a caring community.

Our Vision

A Philadelphia where everyone has a safe home, enjoys a healthy life, and is accepted and celebrated.

Our Values



EMPATHY



INCLUSION



ACCOUNTABILITY



RESPECT



ADAPTABILITY



COLLABORATION

Dear Friends,

Each year, our annual report gives us the chance to pause and reflect. This year, that means being intentional about noticing—and celebrating—moments of joy. Our work has always been demanding, but recent months have brought particular challenges. In response, we’ve leaned into recognizing the wins, both big and small.

Your partnership has never been more vital. Because of your support, we continue to empower unhoused people with disabilities to reclaim their lives through stable housing, wraparound services, and the embrace of a caring community.

In Fiscal Year 2025:

- Our **Housing Program** supported more than 550 participants living with serious mental illness and substance use disorders in maintaining stable housing.

- Participants were uplifted by our full continuum of care, including case management, the Integrated Care Clinic, our Center of Excellence, Community Inclusion staff, the Work First employment program, and our Alumni Association.

- The **Philadelphia Furniture Bank** furnished **1,050 homes**, transforming empty apartments into true homes.

- Good Haul** marked its third year by removing the equivalent of **10 rowhomes floor to ceiling** worth of debris, creating safer, healthier living spaces across the city.

These milestones are a testament to what’s possible when compassion and commitment come together. While the environment in which we work is

shifting and requires agility, we remain steady in our mission. We will not be paralyzed by challenge—we will continue to adapt, persist, and grow.

Thank you for standing with us. We invite you to read on and learn more about our collective impact. Together, we’re shaping a future where housing is not a privilege, but a human right.

With gratitude,



Christine Simiriglia, MS
President & CEO



Diamond Bertil
Board Chair

2024-25 BOARD OF DIRECTORS

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About Us

Pathways to Housing PA was established in 2008 to provide homes and wraparound services to chronically homeless individuals in Philadelphia. Since our founding, we've expanded and adapted our service offerings to meet the needs of our population and our city. We also operate two social enterprises to support our mission, The Philadelphia Furniture Bank & Good Haul.



PROVIDING HOMES

We believe everyone deserves a place to call home. It's that simple. We want our participants to do well, meet their goals, and live happily and healthfully in their new homes. We provide housing and wraparound supports for more than 550 individuals throughout Philadelphia.



RESTORING HEALTH

The individuals we serve can have serious, chronic, and untreated medical issues that require significant healthcare coordination. We serve our participants through our Integrated Care Clinic, our Service Navigation program, and the Center of Excellence for Opioid Use Disorder.



RECLAIMING LIVES

We strive to help participants live in the community and be valued for their uniqueness and abilities, just like everyone else. We aim to achieve this by engaging participants in Community Inclusion & Advocacy programs, our Alumni Association, and the Work First program.

Our Social Enterprises



phillyfurniturebank.org



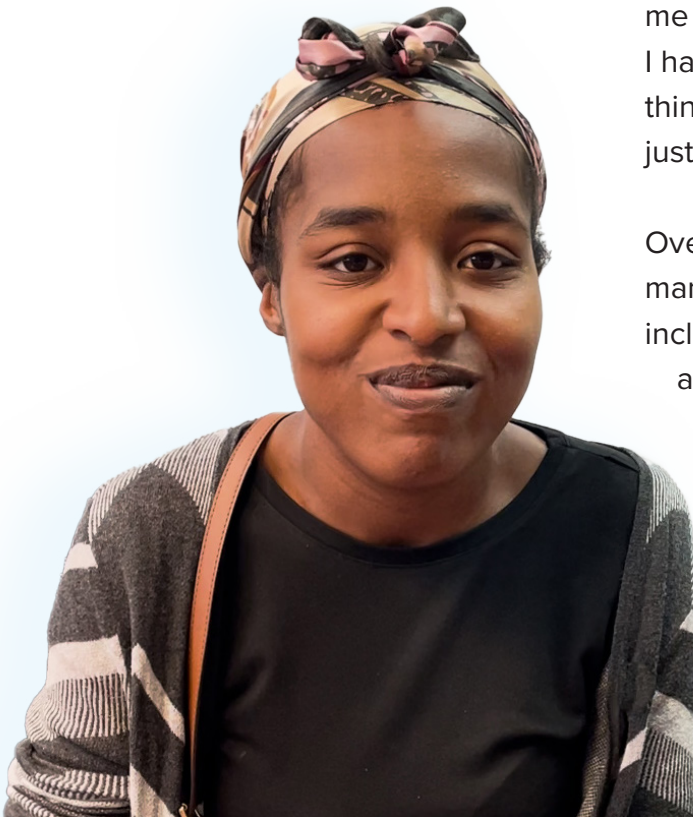
goodhaul.org

Shamya's Story

Shamya has been with Pathways since 2020, what she calls "the COVID year." She's part of Team 2 and lives in Germantown, the same neighborhood where she was born and raised.

"Germantown has changed a little since I was younger," she said. "Some parts are different, but it's still home. It's still a quiet neighborhood overall."

When she first moved into her apartment, it was a big moment.



"It felt pretty amazing," she said. "It was definitely a stepping stone from the streets and from the room I was renting before I joined Pathways."

Shamya describes her experience with Pathways as a partnership. "They supported me, but it was like a half and half," she said. "I did some things on my own and they helped me with the rest. I'm independent and I got family support, so I really just needed help with the housing part. They help me with food and stuff like that, but I handle my own appointments and things. Everybody's different, and that's just how it is for me."

Over the years, Shamya has joined many Pathways trips and events, including Dorney Park, Halloween and Christmas parties, and a spontaneous Shake Shack outing with staff. "I love the trips and the parties," she said. "They make things fun." She shared that her favorite staff members

are Shakeena, Candace, Kenny, and Chrissy. "They helped me a lot," she said. "They make sure I got food, check in on me, and just look out."

These days, Shamya is focused on her goals for the future. "I might try to become a Certified Peer Specialist," she said. "Hopefully I can start a nice career, make a nice salary, and then elevate from Pathways to doing more on my own."

When asked what she would say to someone considering donating to Pathways, Shamya didn't hesitate. "If you're donating to Pathways, it's worth it," she said. "There's a lot of homeless people that need to be housed. When you donate, you're not just helping that person, you're helping their family too. You're giving people a chance to be safe, and that helps their families feel comfortable knowing their loved one is okay. It's like a circle. You help one person and it helps everybody around them."

Carla's Story

Carla has been part of Pathways since 2017 and is currently on Team Seven. Carla has more than three years of sobriety and continues to take things one day at a time, focusing on stability and staying connected to the supports that help her move forward.

This is Carla's second apartment through Pathways, and moving in again brought a deep sense of relief. "It was great," she said. "Just knowing I'm off the streets." She shared that Pathways has been there with her every step of the way, especially during times of transition.



Her team's presence has been steady and reassuring. "They're always there when you call. They come to visit, and they're very hands on," she said.

At home, Carla values the comfort and calm of having her own space. "I like to relax, watch TV, and just have that sense of security," she said. "Without Pathways, I wouldn't have that." Right now, her goals are staying focused on recovery, maintaining a steady routine, and continuing to rebuild important relationships in her life. Reconnecting with her son is something she hopes to keep working toward as she builds stability and looks ahead.

Carla works as a caregiver and finds meaning in supporting others. "I love working with people," she said. "I feel lucky. My patients are easy to deal with, and they love me." Through everything, she knows her Pathways team is there when she needs them. "When I call my case manager, I know they're going to answer," she said. "That means a lot. There's always someone there, even after hours. That sense of relief is everything."

Providing Homes

HOUSING PROGRAM

Pathways to Housing PA provides immediate stable housing to formerly chronically homeless individuals, so they can start with a foundation to build upon. Each participant is supported by one of our eight case management teams comprised of caring, hardworking staff who work alongside them to meet their unique goals and needs. Each team is specialized to support those with mental health challenges or opioid use disorder diagnoses, as well as folks with physical disabilities.

Apartments are located across Philadelphia, in a scattered site model, fostering a sense of self-determination and belonging for our participants. Our goal is for participants to become a part of their community, not just live in it. We stay connected with our participants through regular home visits and office check-ins.

SHARED HOUSING

Traditionally, our model focused on supporting single individuals living alone, but we recognize stability can look different for everyone. While some thrive in their own space, others benefit from the support of roommates. In response, we developed our Shared Housing program. These two- and three-bedroom units offer an alternative to living alone, providing a supportive living environment that better suits their needs and ensures they can thrive within our housing model.

“*Pathways helped me get my life back on track and believe in myself again. I never had support like this before.*”

- **James, Team 1**



595
Participants Housed
and Supported

85%
Participants Remain
Stably Housed



125
Participants Newly
Housed in FY25

15,524
Total Face-to-Face
Visits

Victor's Story

Victor has been part of Pathways for nearly a year on Team 10. When he first connected with the program through a referral from *Bethesda Project*, he said he didn't have much to his name. "When I came in through Pathways, I had nothing," he shared. "Amanda, the medical team, John, everyone helped me. They brought me groceries when I couldn't move, checked in on me, and made sure I had what I needed. Pathways has done a lot for me. You guys have been a blessing."

After experiencing a back injury that made it difficult to get around for a while, Victor leaned on his team for support. "There was a time when I couldn't move for a month and a half," he recalled. "My team would come by, help me with errands, even go shopping for me." With their help, Victor's health improved, and he began rebuilding his independence and confidence.

These days, Victor focuses on staying active and engaged. He's lost a significant amount of weight over the past year by walking more and

participating in community activities. "I used to be 350 pounds... now I'm down around 250," he said proudly. "I've been doing a lot more walking and getting outside." His favorite moments with Pathways include attending outings like Phillies games, trips to the zoo, and park walks with his team. "Jeanette's awesome," he said. "I tend to self-isolate and she'll check in on me to get me out of the house. It helps a lot."

Victor says his life looks very different today compared to when he first joined Pathways. "A lot better, it really is," he shared. "I'm moving around more, joining activities, taking care of myself, and managing my anxiety. Pathways helped me get here, and I'm grateful for that."



Victor, with staff and participants,
at a Phillies Game.
May 2025



Restoring Health

INTERGRATED CARE CLINIC

We serve individuals with complex physical and behavioral health needs, often requiring extensive healthcare coordination. In partnership with *Thomas Jefferson University* and *Project HOME's* Stephen Klein Wellness Center, we host a Federally Qualified Health Center site at our office, offering comprehensive services to our participants, including primary medical care, behavioral health services, and nurse care management. Our team also assists with health insurance applications and provides education, screenings, chronic disease management, and immunizations.

SERVICE NAVIGATION

Navigating the healthcare system can be overwhelming. With insurance, referrals, appointments, and follow-ups to manage, it's no wonder many participants haven't seen a doctor in years. Participants can work with a dedicated Health Service Navigator who coordinates appointments, sends reminders, helps with benefits and referrals, provides transportation, and even joins appointments (with the participant's consent). This personalized support helps participants connect with the care they need to improve their health and well-being.

CENTER OF EXCELLENCE FOR OPIOID USE DISORDER

We operate a non-hospital based Center of Excellence for Opioid Use Disorder (COE-OD) in partnership with *Prevention Point Philadelphia*. Our COE provides medication for opioid use disorder (MOUD), recovery support, and benefits coordination. We meet clients where they are, whether in the community or at our office, wherever they're most comfortable. Our aim is to help stabilize those in crisis with the most complex mental illness and addictions. Our services are available to any Philadelphia resident with an OUD diagnosis.

2,048
Total Clinic Visits

744
Participants Seen
in the Clinic

427
Referrals to
Specialty Care



864
Recovery Support
Engagements (COE)

Leonard's Story

Leonard has been with Pathways for about six months on Team 8. Before joining, he spent three years waiting on a housing voucher after losing his home in a fire. He was first connected to resources through *Prevention Point* in Kensington, where he also volunteers regularly, handing out food and carrying Narcan for overdose reversals. When he was finally referred to Pathways, Leonard said it felt like the next step he had been waiting for.

Moving into his apartment was an adjustment at first, both the space itself and the idea of having his own



home again after so long. “I was looking for a bigger unit to have family and friends over, but now it’s perfect for me,” Leonard said. “It’s actually perfect. I haven’t been in my own spot for about three years. The change was something I think I could get used to. The area, the people, the friends. I was a little skeptical and scared at first to take that leap of change, but I like it now. It looks nice. I’m glad to be here.”

Leonard stays busy both in the community and with activities at Pathways. He came to multiple mural paint days, joined the Phillies game outing, and attends movie days both at the office and out in the community. He also continues volunteering at



Leonard, and other participants, at one of our mural paint days.

June 2025

Prevention Point several times a week, serving meals and helping with overdose prevention. “Time is money,” Leonard said. “Even if people can’t give money, they can spend time talking to people, showing up, volunteering. That means a lot.”

What stands out most to Leonard is the way Team 8 supports him while giving him space to grow. “I like the staff and their willingness to help people change,” he said. “It’s a step up from other places because they give you the help you need, but it’s on you to be ready for change. This is the place to come when you’re serious about it.”

Reclaiming Lives

COMMUNITY INCLUSION

Our Community Inclusion (CI) program is dedicated to helping participants reclaim their lives by leading with respect, intentionality, and kindness. We recognize the strength and resilience of each participant, who have navigated past traumas and continue to thrive. Our staff engage with each individual thoughtfully, supporting their choices and fostering genuine connections. Through group activities, voter engagement, community outreach, and exploration of competitive employment, we aim to empower participants to live as equals in their communities. Our goal is to help them find their sense of purpose and stability again.

WORK FIRST

Our Work First program, operated through the Philadelphia Furniture Bank and Good Haul, aims to improve job placement and income for individuals exiting homelessness. The program offers wage-paid work, job skills training, and other employment services in a supportive setting for up to 15 employees. Designed for those in shelter, transitional, or permanent supportive housing, the Work First program addresses the complex challenges of homelessness with creativity and innovation, helping participants build skills and achieve their employment goals.

ALUMNI ASSOCIATION

The Alumni Association supports participants who are capable of, and interested in, living more independently. In other words, they have outgrown the level of care Pathways to Housing PA provides. Alumni stay connected through events and regular meetings but no longer receive our case management or housing services. The program’s goal is to help participants achieve their independent living goals, recognizing that some will not be in Pathways housing for life.

130
Community Inclusion
Events Held



955
Total Attendees
at CI Events

10,740
Hours Worked by
Work First Employees

8 Alumni
Living Independently
with Optional Support

Philadelphia Furniture Bank

In late 2014, Pathways to Housing PA opened the Philadelphia Furniture Bank (PFB) as a centralized resource for human service organizations across Philadelphia. PFB partners with more than 50 member agencies who schedule appointments for their clients to visit our showroom.

Each individual or family receives a full home’s worth of furniture, including brand-new bedding. When visiting PFB, clients are guided through the showroom by staff and able to select furniture that fits their preferences and home size. Since our founding, we’re proud to have furnished more than 8,000 homes.

PFB relies on furniture donations from individuals and businesses, ranging from single items to large cleanouts. This furniture, which would otherwise end up in landfills, directly helps individuals and families transition into permanent housing. The Philadelphia Furniture Bank is an unduplicated resource in Philadelphia, allowing people to move into their homes faster and focus on healing, employment, and rejoining their communities.



FY25 IN REVIEW

We’re grateful for our individual and corporate donors who donated **more than 14,000 furniture items** to the Philadelphia Furniture Bank in FY25.

1,050
Households
Served

2,283
Individuals
Served

191
Veteran
Households
Served

Average yearly income
of all households
served is less than
\$12,500



Good Haul

In summer 2022, we launched Good Haul, a social enterprise junk hauling business. With affordable pricing and flexible scheduling, residential or commercial customers can hire Good Haul for jobs ranging from large cleanouts to small furniture pickups. We serve the city of Philadelphia and neighboring suburbs.

Good Haul collaborates closely with the Philadelphia Furniture Bank. All reusable furniture from cleanouts and pickups



is donated to PFB, while home goods, clothing, and other items are given to nonprofit partners across our community. Metal, technology, and other recyclables are responsibly recycled, minimizing waste.

All revenue from Good Haul is reinvested into Pathways to Housing PA and the Philadelphia Furniture Bank. Good Haul provides a valuable service while making a positive impact on our community.

FY25 IN REVIEW

Good Haul completed
550+
junk pickups
& commercial
projects

Good Haul visited
105
unique zip codes
in Philadelphia &
the surrounding
counties

Good Haul collected enough junk to
completely fill, from floor to ceiling,
10 rowhomes



A New Chapter for Ednara

Ednara completed the Work First program this year and began a new job after eight months with Good Haul and the Philadelphia Furniture Bank. With more than 20 years of carpentry experience, she brought skill, care, and teamwork to every task. We’re proud to celebrate her success and dedication!



Top Locations:
Rittenhouse Square
Fairmount
Point Breeze
Queen Village
Bala Cynwyd

2024-25 Highlights & Events

Participant Cookout SEPTEMBER 2024



Every September, we hold our annual participant cookout in a local Philly park. All participants and staff are invited to attend for food from the grill, lawn games, and music. A cornhole tournament commences between the housing teams while some play basketball, some dance, and some hang out in the shade and enjoy the activity around them. It's a day when participants and staff can relax and spend time together, exactly the way most of us do during the summertime.

Holiday Party DECEMBER 2024



Our holiday party, held each December at a local event space, is a festive celebration for our participants and staff. We have a fully catered meal, with enough leftovers for participants to take home. The event is filled with holiday cheer featuring music, a photo booth, and an ugly sweater contest. Raffle prizes are given out throughout the afternoon, adding to the excitement. It's a time for everyone to come together, sharing the joy of the season just as we do with our own families and friends.

Participant Memorial JANUARY 2025

Each January, we gather for a memorial to honor and remember the participants we lost in the previous year. It's a day

of reflection where staff, participants, and even some family members come together to share memories and pay tribute to those who are no longer with us. This important event allows us to support one another and remember our late community members.

Phillies Game Outing MARCH 2025

Participants and staff attended a *Philadelphia Phillies* game at *Citizens Bank Park*, enjoying a day at the ballpark despite misty weather. Organized by our Community Inclusion team, outings like this offer opportunities for connection, shared experiences, and community engagement beyond daily routines.



Furnished for Good is our signature fundraising event held each spring, featuring a one-of-a-kind auction that highlights the creativity of local artists and designers. Drawing inspiration from the event theme, *Safe & Sound*, selected artists created original works of art or reimagined furniture pieces in support of Pathways to Housing PA and the Philadelphia Furniture Bank.

In 2025, *Furnished for Good* included a virtual silent auction that opened on April 21 and featured artist-made works, donated items, and unique experiences. The auction concluded with an in-person cocktail event on May 2 at *NextFab*, a local maker space. Artists, sponsors, supporters, and community members all gathered to celebrate the impact of the event and raise additional funds.

Thanks to the generosity of sponsors, attendees, bidders, artists, and donors, *Furnished for Good* raised nearly \$57,000, making it our most successful year to date!



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CORT

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Domus Construction

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Message Agency

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HumanGood
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Jefferson Health
Keystone First CHC
NewCourtland
PBM Properties
PNC Bank
Shop & Carry Pharmacy
Temple Health
The Bertil Family
The Whitaker Family
Tolsma Productions

In The News

Candid.

Pew awards grants for senior housing, mental health, legal services

Philanthropy News Digest | July 2024

Pathways to Housing PA was awarded a five-year, \$2.5 million grant from *The Pew Charitable Trusts* to support serving aging community members, particularly those living with mental health or substance use challenges.



You Oughta Know

WHYY/PBS | March 2025

Good Haul was featured on live TV during *WHYY's* 'You Oughta Know' in March 2025. The segment highlighted how our nonprofit junk hauling service supports sustainability!

The Philadelphia Inquirer

Too much stuff? Philly-area junk haulers find new homes for your former treasures

The Philadelphia Inquirer | April 2025

Good Haul was featured as part of a story on local junk haulers helping residents responsibly clear out their homes.



Move-out: Tips for a cleaner, greener, easier experience

Penn Today | May 2025

The University of Pennsylvania expanded its off-campus move-out donation program in 2025, offering free curbside pickup of gently

used items for students in West Philadelphia. In partnership with *Penn Sustainability* and *Rego*, donated furniture and household goods were collected by the **Philly Furniture Bank**.



Can Philadelphia Better Address the Needs of People Suffering From Addiction?

Pew Charitable Trusts | May 2025

Pathways to Housing PA was featured in an article exploring comprehensive, person-centered approaches to supporting people with opioid use disorder in Philadelphia. The piece emphasized the importance of trust-building, accessible care, and housing stability in supporting long-term health and recovery.

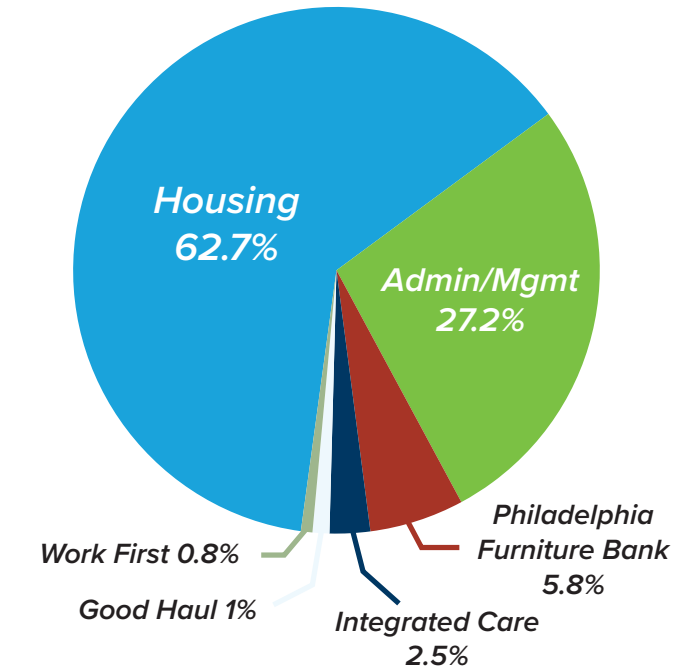
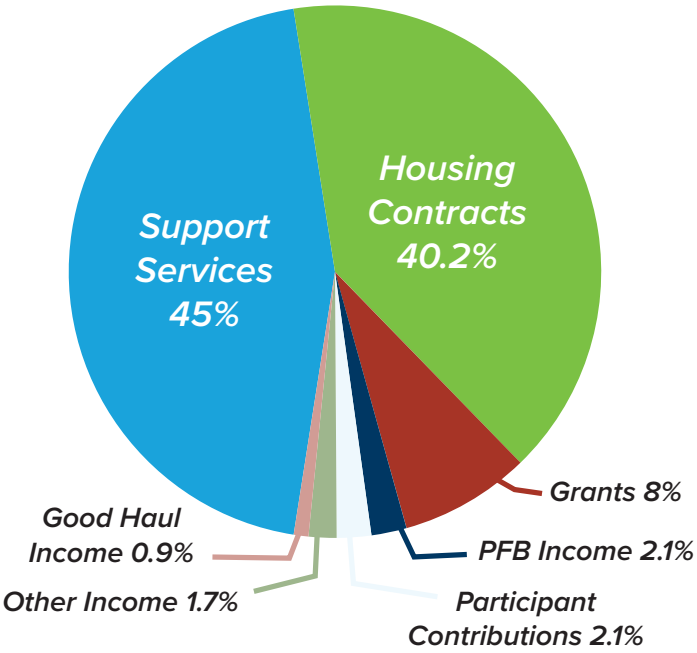
Financials

SUPPORT & REVENUE

Support Services	\$	10,873,859	45%
Housing Contracts	\$	9,716,221	40.2%
Individ., Corp., & Foundation Grants	\$	1,915,715	8%
PFB Income	\$	516,643	2.1%
Participant Contributions	\$	505,169	2.1%
Other Income (incl. Special Events)	\$	408,387	1.7%
Good Haul Income	\$	215,597	0.9%
<i>*Unaudited</i>	\$	24,151,591*	100%

EXPENSES

Housing	\$	14,885,945	62.7%
Admin/Management	\$	6,467,232	27.2%
Philadelphia Furniture Bank	\$	1,378,506	5.8%
Integrated Care (COE)	\$	589,307	2.5%
Good Haul	\$	244,809	1%
Work First	\$	167,547	0.8%
<i>*Unaudited</i>	\$	23,733,346*	100%



Thank You to Our Donors

Our work is possible thanks to our many donors, volunteers, and partners who help us to provide homes, restore health, and reclaim lives for thousands of people in Philadelphia. Pathways to Housing PA is incredibly grateful to all who provided support in Fiscal Year 2025 in any form, and we couldn't do our work without you. Thank you!

A full list of donors, including individual donors, can be found at www.pathwaystohousingpa.org/donorlist

GOVERNMENT

Community Behavioral Health,
City of Philadelphia
Department of Behavioral
Health, City of Philadelphia
Department of Public Welfare,
Commonwealth of PA
Office of Homeless Services,
City of Philadelphia
U.S Department of Housing &
Urban Development

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Philadelphia (CHOP)

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Enterprise Mobility Foundation
Fidelity Charitable
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HumanGood
Jewish Community Federation
and Endowment Fund
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Kerr Family Foundation
Life Science Cares
McLean Contributionship
Mission First Housing
Network for Good
Penn Building Services
Penn Sustainability
Philly Ethical Society
Pledgeling Foundation
PNC Foundation

Resolve Philly
RSM US Foundation
Sarah Ralston Foundation
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Toll Brothers - Smart Home
Technology Team



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Our Housing Heroes help us plan for the future and ensure funds are available year round by committing to a recurring gift. *Thank you!*

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*Learn more
about becoming a
Housing Hero!*



Providing Homes • Restoring Health • Reclaiming Lives




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