A PLACE TO CALL

HOME

ACTION HOUSING INC

THE 2015 REPORT TO THE COMMUNITY
OUR MISSION:

To empower people to build more secure and self-sufficient lives through the provision of decent, affordable housing, essential supportive services, asset building programs, and educational and employment opportunities.
Pittsburgh is a growing metropolis with much to celebrate in 2015: new development, new cultural attractions, and new residents who call the city home.

But rapid population growth and an actively changing housing market have created an affordable housing crisis. The average person has to work 83 hours a week to meet median housing costs – an unprecedented difference in a city where the private housing market remained affordable for so long.

Which means that our work has never been more important.

For 58 years, ACTION-Housing has been making people feel at home in Pittsburgh. But today, we’re working harder than ever to create long-term affordability so that everyone can have access to safe, decent housing.

This year we invested $12,393,000 in programs and services and created $25,026,702 in new affordable housing. The following pages highlight 2015’s most prominent projects. None of them would have been possible without the hard work of our dedicated staff, the public officials at all levels of Pennsylvania government, our partner organizations/businesses, and our philanthropic partners, including you.

Thank you for making Pittsburgh a better place for all of us to call home.

Michael L. Dear, President

Larry A. Swanson, Executive Director
ACTION-Housing has long considered energy efficiency a priority. After all, it doesn’t make sense for people to have low housing costs and high utility bills. That’s why we’ve pioneered programs to preserve energy in our buildings and economic independence in our residents.

UPTOWN LOFTS:
This new construction project was the first large multi-family project in the United States to be certified as a Passive House, projected to cut energy consumption by 60-80% as compared to code buildings. It has received awards from the Pennsylvania Housing Finance Agency (PHFA), Affordable Housing Finance (AHF), and the Pittsburgh Chapter of the American Institute of Architects (AIA).

McKEESPORT DOWNTOWN HOUSING:
In 2013 ACTION-Housing renovated a 68,000 square foot historic YMCA into a 84-unit single room occupancy building for very low income individuals. Using Passive House standards and a geothermal HVAC system, we were able to reduce annual energy costs from $60,788 to $41,879 a year—even with the addition of air conditioning—helping to ensure the future viability of this important housing in the process.
MyPLACE program units in the Uptown Lofts are fully furnished.

These photos of McKeesport Downtown Housing illustrate the effect of the Passive House renovation on the building envelope. Deep reds and purples indicate a thermal envelope that no longer leaks energy; the orange and yellow of the adjacent building capture the heat loss from an older, uninsulated building.

**Projects completed in last 12 months:**

86 affordable units and 6,000 SF of commercial space. $25,026,703 in costs

**Projects currently in construction:**

80 units including 3 for sale houses, 24,000 SF of commercial space. $23,382,666 in costs

**Projects in predevelopment:**

78 units of affordable housing and 10,000 SF of commercial space
HAZELWOOD: A major redevelopment of Second Avenue in Hazelwood began in earnest in 2015 – restoring life to a meaningful community thoroughfare. We’re proud to be building relationships in Hazelwood, and in the growing Pittsburgh food scene, as two of our newest Second Avenue leases are Community Kitchen Pittsburgh, an organization that uses food to change lives and strengthen communities, and La Gourmandine, a popular French bakery.

We love to work with new people. From partners to tenants, we are dedicated to creating relationships that build on a community’s assets.

Hazelwood residents participate in a job fair at the recently opened Hazelwood library, a property developed by ACTION-Housing.
PUBLIC ART:
Three years ago, we made a commitment to engage artists in the plans for all of our buildings. We remain dedicated to employing artists (from the neighborhood, whenever possible) to help make our buildings—and the streetscape—more beautiful for all to enjoy.
Four years ago, we started the MyPLACE program to address a County-wide crisis; young people aging out of foster care at 18 were in danger of homelessness. In February, 2015, we opened The Uptown Lofts, which serves as the home base for the program, and provides housing to 24 of the 80 young adults currently participating.

**ACTION-Housing** is one of the few real estate developers that creates housing for people with special needs. At least half of our units are designated for people who need added assistance to live independently.

**PURPOSE**

Stephanie, Rashod, and Dustin tap into their creativity at the Make Shop at Uptown Lofts, a joint program of Pittsburgh Children’s Museum and ACTION-Housing.
PENN MATHILDA:
Opened in April 2016, Penn Mathilda is our newest building, providing first floor commercial space and 39 affordable units on the second and third floors with a preference for Veterans. We proudly teamed with the Veterans Leadership Program and Mercy Behavioral Health to provide supportive services, and we once again worked with Bloomfield-Garfield Corporation, one of our oldest partners, to bring this project to fruition.

Rashod Brown is a 24-year old black trans man; a sculptor; an animal lover; a graduate of The Art Institute’s special effects/makeup program; a natural leader; someone with a big heart and a bigger smile; a kid who aged out of the foster care system (where he’d been from age 13-21); and a resident of ACTION-Housing’s Uptown Lofts.

He came to the Uptown Lofts MyPLACE program through a former case-worker, and has been living in what he calls his “REALLY nice apartment” since June 2015. He credits the building with “giving me a sense of security to know that I can stay here, without worrying about getting kicked out, so that I can work on bettering myself.”

Rashod has built a community inside the building—amongst his friends and his caseworker—but also outside, working with many local LGBTQ organizations, including the Garden of Peace Project, Initiative for Transgender Leadership, and New Voices.

“I feel at home here. MyPLACE is neat and colorful and eclectic, with art everywhere. Just like me.”

Pendants hand-made at the Pittsburgh Glass Center are featured in each apartment.

Weatherization services provided to
949
low-income homes

The One Stop Energy Shop provided
1,141
energy efficiency improvements to
units in multi-family affordable buildings

Terri F. Gould Scholarship:
$30,894
for higher education costs to clients or their dependents

Number of households served with mortgage assistance or pre-purchase counseling:
936
This year, that means we helped 7 of the evacuated Penn Plaza residents find new housing in our Penn Mathilda building (just 10 blocks down the road), and brought The Spinning Plate Artists Lofts, an affordable apartment building, into the ACTION-Housing portfolio to ensure its ongoing operation as housing for low income artists.

In addition, we continue to offer support services, such as:

- Financial Planning
- Foreclosure Prevention
- Long-Term Housing Solutions
- Weatherization
- Preservation

Our biggest commitment is to preserve existing housing. From helping families with weatherization, to mortgage assistance programs, to helping people stay in their current community in a housing crisis, we’re dedicated to long-term programs that serve low- to moderate-income individuals.
Richard Claraval

Richard Claraval has been making art his entire adult life. While all of it is figurative and renaissance-esque, he creates in many different mediums: works on paper, sculpture, and recently, assemblage.

“Being able to have shows in the building where I live is really important to me. And I work hard to make sure that we’re booked.”

For the last 18 years, he’s been creating his award-winning art in The Spinning Plate Artist Lofts, where he was the first tenant.

“That means I got to pick what I think is the best space here,” He says. “It was first come, first served. And I got 14-foot ceilings. Big windows. Lots of light. Plus, storage! I have this L-shaped hallway where I can keep all of my stuff.”

Now, Richard serves as the elder statesman of a building with a long waiting list, and a unique 37-unit commitment to low- to mid-income artists.

He is also the co-director of the building’s art Gallery. And while he likes living in a place with beautiful architecture and low rent, it’s the gallery that really steals his heart.

“Being able to have shows in the building where I live is really important to me. And I work hard to make sure that we’re booked—right now, we’re booked through this year, and almost through next!—without any outside funding at all.”

The Spinning Plate Artist Lofts opened in 1998 in a former Pontiac dealership in the Friendship/Garfield neighborhood of Pittsburgh. A 37-unit building that features affordable housing and work space, with an artist-run gallery on the first floor, Spinning Plate was one of the earliest development projects in the community, pre-dating the opening of Whole Foods in 2000 (and the subsequent development in the neighborhood).

Weatherization is an important, cost-effective way to reduce utility expenses.
ACTION-HOUSING
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1975–1977

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1977–2006

Lawrence A. Swanson
2000–Present

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1988–1993

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1994–1996

Laurel D. (McAdams) Hutchens
1997–2000

Timothy Johnson
2001–2002

Matthew Giles
2002–2005

Peter R. Kaplan
2005–2009

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Leon E. Hickman
1969–1975

J. Robert Ferguson
1976–1985

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Real Estate lending & Services, Dollar Bank

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Bank of New York Mellon CDC

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Acting Deputy Executive Director, Director of Housing & Neighborhood Development
ACTION-Housing, Inc.

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Vice President
Senior Housing Developer
ACTION-Housing, Inc.

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Vice President
Senior Vice President and Market Manager, Community Development Banking, PNC Bank

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Professional Affordable Housing Management Association

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Managing Counsel
BNY Mellon
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BNY Mellon Foundation
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Emerson Charitable Trust
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Fidelity Charitable Gift Fund
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The Heinz Endowments
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Homeless Children Education Fund
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McKinney Charitable Foundation
The Oak Foundation
The Pittsburgh Foundation
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Richard King Mellon Foundation
Wagner Family Charitable Trust
Wells Fargo Foundation

Corporations, Lending Institutions & Others
Bank of America
BNY Mellon
BNY Mellon Charitable Gift Fund
BNY Mellon Community Partnership
Bloomfield Garfield Corporation
Bridgeway Capital
Columbia Gas of Pennsylvania
Commonwealth Legal Services
Conservation Consultants, Inc. (CCI)
Dollar Bank
Dollar Energy Fund
Elevate Energy
Federal Home Loan Bank of Pittsburgh
First Energy Corporation
The Housing Partnership Network
Local Initiatives Support Corporation
Neighborhood Housing Services
Northwest Savings Bank
Peoples Natural Gas
Pittsburgh Children’s Museum
Pittsburgh Partnership for Neighborhood Development
PNC Bank
Rebuilding Together Pittsburgh
Regional Housing Legal Services
The Reinvestment Fund Inc.
Senator Wayne Fontana
Turtle Creek Valley MH/MR
West Penn Power

Public Agencies
Allegheny County Department of Human Services
Allegheny County Economic Development
Beaver County Housing Authority
The Borough of Forest Hills
The Borough of Heidelberg
The Borough of Wilkinsburg
City of Duquesne
City of McKeesport
City of Pittsburgh
Commonwealth Financing Authority
McKeensport Housing Authority
NeighborWorks Western PA
PA Community Revitalization Program
PA Department of Community and Economic Development
PA Department of Health Service
PA Housing Finance Agency Redevelopment Authority of Allegheny County
Redevelopment Authority of the County of Fayette
Redevelopment Authority of the County of Washington
Urban Redevelopment Authority of Pittsburgh
U.S. Department of Housing and Urban Development
Westmoreland County Housing Authority

Special Supporters Contributing $1,000 to $15,000
Raymond and Harriett Baum
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Gifts in Memory of Edgar W. Michaels
Dean F. Richardson
William N. Susan United Way Contrib choice
Amy F. Snider
Lawrence A. Swanson
Kathleen J. Szwarc
Senator Wayne Fontana

Current Real Estate Development Partners
Autism Housing Development Corporation of Pittsburgh
Bank of New York Mellon
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Bloomfield Garfield Corporation
Community Development Corporation
Community Human Services Borough of Heidelberg
Borough of Wilkinsburg
Forest Hills Community Development Corporation
Greene County
Jewish Residential Services
National Equity Fund
Operation Better Block
Pittsburgh Community Kitchen
PNC Multifamily Capital
Telesis Corporation
YMCA of Greater Pittsburgh
<table>
<thead>
<tr>
<th>STAFF</th>
<th>Years of service as of April 29, 2016</th>
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<tbody>
<tr>
<td>Lawrence A. Swanson, 36 yrs Executive Director</td>
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<tr>
<td>Linda Metropulos, 7 yrs Acting Deputy Executive Director</td>
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<tr>
<td>Lyn Hibbert, 15 yrs Controller</td>
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<td>Patrick J. Fenton, 24 yrs Executive Consultant</td>
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<tr>
<th>HOUSING DEVELOPMENT AND PRESERVATION</th>
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<tbody>
<tr>
<td>Ronald Ciotti, 36 yrs Senior Housing Developer</td>
</tr>
<tr>
<td>Lena Andrews, 3 yrs Planning and Development Officer</td>
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<tr>
<td>James Eash, 1 yr Development Officer</td>
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<tr>
<td>Sarah Ralich, 2 yrs Energy &amp; Construction Manager</td>
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<tr>
<td>Renee L. Robinson, 1 yr Workforce Innovation and Policy Officer</td>
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<tr>
<td>James DeGrazia, 5 yrs Consultant</td>
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<tr>
<th>WEATHERIZATION PROGRAM</th>
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<tbody>
<tr>
<td>Pamela L. Miljus, 27 yrs Assistant to the Executive Director/Assistant Administrator</td>
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<tr>
<td>Bruce Rechichar, 27 yrs Administrator, Greene and Washington Counties</td>
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<tr>
<td>Timothy F. Novak, 24 yrs Administrator, City of Pittsburgh/Crisis Program Manager</td>
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<tr>
<td>Gregory Simmons, 6 yrs Program and Asset Manager</td>
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<tr>
<td>LuEthel Nesbit, 2 yrs Administrator/Mon Valley</td>
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<tr>
<td>Karen O’Hare, 6 yrs Assistant Program Administrator</td>
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<tr>
<td>Joy Satcho, 6 yrs Administrative Assistant</td>
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<tr>
<td>Cynthia Samuel, &lt;1 yr Administrative Assistant</td>
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<tr>
<td>Donna Deppmeyer, &lt;1 yr Administrative Assistant</td>
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<tr>
<td>Jeffrey W. Susan, 24 yrs Construction Manager/Assistant to Weatherization</td>
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<tr>
<td>Jonathan M. Baker, &lt;1 yr</td>
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<thead>
<tr>
<th>FURNACE INSPECTORS</th>
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<tbody>
<tr>
<td>Eric W. Anderson, 16 yrs</td>
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<tr>
<td>Henry J. Lewandowski, 11 yrs</td>
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<td>Christopher Brown, 7 yrs</td>
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<td>Charles Noyes, 6 yrs</td>
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<th>WEATHERIZATION INSPECTORS</th>
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<tr>
<td>Stephen R. Shamber, 27 yrs</td>
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<td>James D. Cochenour, 16 yrs</td>
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<tr>
<td>Neil E. Wiater, 14 yrs</td>
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<tr>
<td>Rickie Provlic, 11 yrs</td>
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<tr>
<th>FIRST ENERGY PROGRAM</th>
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<tbody>
<tr>
<td>Kenneth M. Provlic, 25 yrs Program Administrator</td>
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<tr>
<th>EEFFI</th>
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<tbody>
<tr>
<td>Andrew Shull, 3 yrs Coordinator</td>
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<tr>
<th>MORTGAGE ASSISTANCE PROGRAM</th>
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<tbody>
<tr>
<td>Daniel T. Sullivan, 8 yrs Mortgage Foreclosure Prevention Specialist</td>
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<tr>
<td>Ann Marie O’Donnell, 7 yrs Mortgage Coordinator</td>
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<tr>
<th>FAMILY SAVINGS ACCOUNT PROGRAM AND HOME BUYER COUNSELING</th>
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<tbody>
<tr>
<td>Amanda Burkhart, 8 yrs FSA Administrator/Housing Counselor</td>
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<tr>
<th>ACCOUNTING DEPARTMENT</th>
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<tbody>
<tr>
<td>Paula Blacksmith, &lt;1 yr Senior Accountant</td>
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<tr>
<td>Teresa J. Bish, 17 yrs Accountant and Systems Administrator</td>
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<tr>
<td>Roseanne Williams, 14 yrs Accountant</td>
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<tr>
<td>Tammy R. Gemas, 13 yrs Accountant</td>
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<tr>
<td>Mary Ellen Ruby, 7 yrs Accounting Assistant</td>
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<tr>
<td>Clamont Hogan, 2 yrs Accounting Assistant</td>
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<tr>
<td>Sandra Sciullo, 3 yrs Receptionist</td>
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<thead>
<tr>
<th>PAYROLL/HUMAN RESOURCES</th>
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<tbody>
<tr>
<td>Jacklyn Scullion, 12 yrs Human Resources Manager</td>
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<tr>
<td>Pamela Taynor, 2 yrs Payroll Assistant</td>
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<tr>
<th>SOCIAL SERVICES</th>
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<tbody>
<tr>
<td>Kathleen J. Szwarz, 43 yrs Director of Social Services</td>
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<tr>
<td>Amy F. Snider, 1 yr Social Services Strategy Manager</td>
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<thead>
<tr>
<th>MYPLACE</th>
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<tbody>
<tr>
<td>Sharon Langford, 5 yrs Program Administrator</td>
</tr>
<tr>
<td>Sarah Depew, 3 yrs Case Manager</td>
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<tr>
<td>Brittney Wilson, 2 yrs Case Manager</td>
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<tr>
<td>Angela C. Campbell, 1 yr Case Manager</td>
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<tr>
<th>RESIDENT ADVISORS</th>
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<tbody>
<tr>
<td>James Michael Wallace, &lt;1 yr</td>
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<tr>
<td>Duane Berry, 1 yr</td>
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<tr>
<td>Tiara Flowers, 1 yr</td>
</tr>
<tr>
<td>Denise R. Wallar, 1 yr</td>
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<tr>
<td>Allana F. Curotting, &lt;1 yr</td>
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<tr>
<td>Charles A. Williams, &lt;1 yr</td>
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<tr>
<td>Derek M. Hill, &lt;1 yr</td>
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<tr>
<td>Vincent Smith, &lt;1 yr</td>
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<tr>
<th>SOCIAL SERVICES COORDINATOR</th>
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<tbody>
<tr>
<td>Nancy Alauzen, 13 yrs</td>
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<tr>
<td>Tamika Siembieda, 6 yrs</td>
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<tr>
<td>Merrille Weissman, 5 yrs</td>
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<tr>
<td>Pamela Nadzam-DePace, 9 yrs</td>
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<tr>
<td>Nancy Pesto, 2 yrs</td>
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<tr>
<td>Judith Williams, &lt;1 yr</td>
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<tr>
<th>BRADDOCK APARTMENTS</th>
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<tbody>
<tr>
<td>Linda A. Goblelsky, 17 yrs Coordinator of Housing Plus Program</td>
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<tr>
<th>HOUSE PARENTS</th>
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<tbody>
<tr>
<td>Barbara M. Walker, 13 yrs</td>
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<tr>
<td>Kiera L. Robinson, 1 yr</td>
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<tr>
<td>Andrew Mintus, 3 yrs</td>
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<tr>
<th>HOMELESS FAMILIES SERVICES PROGRAM</th>
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<tbody>
<tr>
<td>Celeste Jackson Gentry, &lt;1 yr Community Educator</td>
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<tr>
<td>Andrea Estes, 5 yrs Intake Worker</td>
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<tr>
<th>SUPPORTIVE HOUSING MANAGEMENT SERVICES</th>
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<tbody>
<tr>
<td>Ronald Donner, 9 yrs Operations Manager</td>
</tr>
<tr>
<td>Michael DiLucente, 33 yrs Maintenance Technician</td>
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<tr>
<td>Matt Patsey, 12 yrs Senior Accountant</td>
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<tr>
<th>PROPERTY MANAGERS</th>
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<tbody>
<tr>
<td>Janice J. Krall, 14 yrs Senior Property Manager</td>
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<tr>
<td>Connie Buza, 9 yrs Senior Property Manager</td>
</tr>
<tr>
<td>Ontia Tarrant, 10 yrs Tax Credit Occupancy Team Leader</td>
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<tr>
<td>Patricia A. Criswell, 23 yrs Linda L. Fine, 20 yrs</td>
</tr>
<tr>
<td>Chanda C. Davis, 13 yrs</td>
</tr>
<tr>
<td>Gloria A. Knowlson, 12 yrs</td>
</tr>
<tr>
<td>Christine E. Probola, 9 yrs Evette Drenning, 9 yrs</td>
</tr>
<tr>
<td>Michael F. Demes, 8 yrs LaToya A. Carter, 2 yrs</td>
</tr>
<tr>
<td>Jill Kimberly, 2 yrs</td>
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<thead>
<tr>
<th>MAINTENANCE DIVISION</th>
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<tbody>
<tr>
<td>Frederick P. Mintus, 10 yrs Special Projects Assistant</td>
</tr>
<tr>
<td>William G. DeVault, 27 yrs</td>
</tr>
<tr>
<td>Douglas W. Kimball, 18 yrs Scott Lyle Batzel, 16 yrs</td>
</tr>
<tr>
<td>Mark Kimball, 12 yrs Keith Moore, 9 yrs William C. Owens, 9 yrs</td>
</tr>
<tr>
<td>Thomas Nicholson, 9 yrs Brian Kemmerer, 8 yrs Dan Nicholson, 6 yrs</td>
</tr>
<tr>
<td>Russell Long, 4 yrs George Tolliver, 2 yrs Philip Villella, 2 yrs</td>
</tr>
<tr>
<td>Cortez Enrique Lee, 1 yr Dennis Nardecchia, &lt;1 yr Thomas McCormick, 16 yrs</td>
</tr>
<tr>
<td>Brandon Planiczka, 5 yrs Christopher McCormick, 4 yrs</td>
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Uptown Lofts on Fifth wins Architectural Design Award

The Uptown Lofts on Fifth recently won an Honor Award for Architectural Design from the Pittsburgh Chapter of The American Institute of Architects (AIA PGH). Here are some of the specifics of the projects.

**PROJECT:** Uptown Lofts on Fifth  
**CLIENT:** ACTION-Housing, Inc.  
**ARCHITECTURE FIRM:** FortyEighty Architecture  
**ENGINEERS:** Langan Engineering & Environmental Services, Inc.; Keystone Structural Solutions; Iams Consulting, LLC  
**CONTRACTORS:** Mosites Construction Company  
**DESCRIPTION:** The Uptown Lofts on Fifth are two new multi-unit apartment buildings constructed on opposite sides of Fifth Avenue in Uptown, a neighborhood of Pittsburgh that suffers from steady population decline due to a lack of adequate housing. The developer for the project, ACTION-Housing, Inc., serves a mission to empower people to build secure and self-sufficient lives through decent, affordable housing, and has worked to demonstrate the importance of energy efficiency through various projects. This project was designed to allow for a comparison of the operational performance of the two buildings—one designed to meet Passive House standards and the other designed to meet the requirements of the current energy code.

**JURY COMMENTS:** This is the project the jury discussed the most. Perhaps not best in any one category, this project achieved so much in so many categories. Architecture is about richness, layers of meanings, and social responsibility. This project surpassed others by doing so much in terms of being solidly designed in the context of its neighborhood, with aggressive sustainable goals, and all on a very tight budget. It is serving as a demonstration to the greater sustainable community with two test buildings from which to compare the ROI on a project designed to meet passive house standards versus a building meeting the current energy codes. Most importantly, this building brings a high level of dignity to an all too often overlooked user in a neglected part of town.

Emma Jean Lewis Award Outstanding Teamwork Award Winner Lyn Hibbert has been with ACTION-Housing for 15 years. She’s an excellent leader and employee, as well as a true team player. Her coworkers describe her as a “role model.” Her job requires coordination between multiple internal departments, both Boards of Directors, and many outside agencies—a critical role which she does in exemplary fashion. But this doesn’t stop her from taking on extra duties and serving on multiple committees that benefit both the staff and our clients.

Lyn Hibbert
ABOUT OUR COVER
Stephanie has been a resident in our MyPLACE program since 2015. She’s part of a group that uses our Make Shop to work on a fiber arts project depicting the United States.

DESIGN:
Schifino Design

WRITING:
Elvira Eichleay Creative

PHOTOGRAPHY:
Gavin Benjamin
Nathaniel Rice
Renee Robinson
Jason Snyder

PRINTING:
Print Tech of WPA

Your support is needed to continue the mission of ACTION-Housing. Please send a tax-deductible contribution to the attention of: Lawrence A. Swanson, Executive Director, ACTION-Housing, Inc., 611 Wm Penn Place, Suite 800, Pittsburgh, PA 15219-6927. For your online donation go to: www.actionhousing.org.

The official registration and financial information for ACTION-Housing, Inc. may be obtained from the Pennsylvania Department of State by calling, toll-free, 1-800-732-0999. Registration does not imply endorsement.

ACTION-HOUSING, INC. UNITED WAY, CONTRIBUTOR CHOICE #54