YEARS
OF
ACTION

THE 2016 REPORT TO THE COMMUNITY

ACTION HOUSING INC.
In 1957, Richard King Mellon and Mayor David Lawrence, along with several civic leaders, founded ACTION-Housing. The concept was simple and prescient: Along with a vibrant city center, a great city must have strong neighborhoods and good housing for its residents. ACTION-Housing was created to achieve just that. But to do so, the leadership would need to bring the same types of public-private partnerships that had been successful for downtown commercial development to residential and neighborhood improvement. And so they did.

ACTION-Housing is now celebrating its 60th Anniversary, due in large part to the successful public-private partnerships created throughout these six decades. The City of Pittsburgh and Allegheny County have been our key public partners, providing local, state and federal funds to support our work, while the engagement of Pittsburgh-based private lenders has been instrumental to our programs and real estate development. And none of this would have happened without the strong, continuous support of Pittsburgh-based charitable foundations. ACTION-Housing thanks all of you for your collaborative spirit and for not only being great sources of financial assistance, but also of ideas.

We also have flourished thanks to long-term relationships with our community-based and human service partners. The degree of respect we all have for one another has been both uplifting and sustaining. Working together for the common betterment of Pittsburgh and Allegheny County is key to our mutual progress.

But even beyond the partnerships, ACTION-Housing’s success over 60 years has been possible through the dedication of our Board of Directors and staff, and their commitment to serving people in need of a helping hand. We are
pleased to say that this team today has engaged in our work in a way that not only continues the tradition of valuing the importance of partnerships, but also energizes the mission of providing housing opportunities that allow people to build more self-sufficient lives.

We live in a unique and challenging time when it might feel as though many of our ideals and values are being questioned. But if we invest our energy into making sure everything we do always represents the highest level of commitment to helping change and improve the lives of those we serve, we will rise above any challenges and confidently continue to move our mission forward for the next 60 years.

Michael L. Dear, President

Lawrence A. Swanson, Executive Director
1950s

Two of Pittsburgh’s most philanthropic and insightful leaders, Richard King Mellon and David Lawrence, knew that Pittsburgh’s future growth would be strengthened if the city committed to a set of principles that were centered on diversity and inclusion. In 1957, the two formed ACTION-Housing to serve that purpose, and on May 22 of that year, Mayor David Lawrence announced the formation. While describing the new agency, he noted, “we are now getting the renaissance out of the glamour stage and into a down-to-earth problem.” Their spirit has guided the region over the past 60 years and certainly has been the touchstone for all of ACTION-Housing’s work since the ‘50s.

ACTION-Housing’s first task was to produce alternative housing for some of the thousands of low- and moderate-income families being displaced by the massive Lower Hill renewal project.

Six original primary goals:

• To increase the supply of moderate-cost housing
• To rehabilitate old housing and to revitalize old neighborhoods
• To assist neighborhood citizen participation in renewal
• To encourage county-wide planning
• To promote building innovations
• To educate the public on housing problems and on methods of improvement

“I believe an urban center, such as Pittsburgh, does not achieve true greatness until its people are well-housed—regardless of how many new office towers, expressways and industrial plants are built.”

Richard King Mellon, ACTION-Housing Annual Meeting, 1958

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B. Example of sub-standard housing in Pittsburgh in the late ‘50s.
C. ACTION-Housing Annual Meeting in 1958: (seated from left to right) Governor David L. Lawrence; Richard King Mellon, Pittsburgh financier and ACTION-Housing Board Member; Andrew Heiskell, publisher of Life Magazine; and (standing from left to right) Mayor Joseph M. Barr and Roy W. Johnson.
D. ACTION-Housing’s first rehabilitation project was undertaken in Beltzhoover in 1958.
E. In 1959, ACTION-Housing sponsored the construction of Spring Hill Gardens, the first Section 221 moderate-rental, integrated housing development in Pennsylvania. This 209-unit development on Pittsburgh’s North Side was for families with incomes between $3,600 and $7,000.
F. City of Pittsburgh City Council hearing on housing.

PITTSBURGH POPULATION: 676,806
NUMBER OF AHI EMPLOYEES: 5
Just a few years after its founding, ACTION-Housing was the rallying point for those interested in finding solutions to the region’s housing issues. By the early ’60s, thirty foundations invested $1.6M in the Pittsburgh Development Fund, an initiative that would lead to the development or rehabilitation of 2,833 housing units between 1960 and 1972. A parallel initiative was the formation of the Allegheny Housing and Rehabilitation Corporation (AHRCO) in 1967. This program combined the need for rehabilitation and stabilization of the region’s older housing stock with job training and construction opportunities. Hundreds of people were involved in the preservation of 1,600 units of housing for low- and moderate-income families between the program’s founding and 1972.

In the 1960s, ACTION-Housing also embarked on large-scale projects as a way of increasing the volume of acceptable housing for low-income families. The first phase of East Hills Park was started during this decade.
ACTION-Housing development activities hit a significant hurdle in 1973 when the federal government imposed an 18-month moratorium on federal housing subsidies, which in turn led to ACTION-Housing suspending all new development activities. However, true to form, ACTION-Housing used this time to explore new initiatives and approaches to continue to help low- and moderate-income households.

Using partnerships and coalitions, we created the Neighborhood Urban Extension (NUE) Program, a forerunner of federal anti-poverty programs. The NUE Program led to the creation of citizen-driven programs in literacy, job training and recreation, and dozens of neighborhood activities in Homewood-Brushton, East Liberty, Hazelwood and the North Side. Additionally, Operation Paintbrush, an Urban Redevelopment Authority-funded program to assist low- and moderate-income homeowners, led to the painting of 1,766 house exteriors in 23 city neighborhoods, and Project Button-Up, Allegheny County’s pilot residential energy program was launched in 1977.
The 1980s were a time of remarkable change for the country, region and ACTION-Housing. The significant loss of jobs in our region led to a growing unemployment crisis, which in turn led to a significant rise in housing foreclosures and homelessness. The safety net for at-risk populations started to fray with many people being forced out of state-managed housing. An aging regional population required a new response for housing needs. And a national energy crisis resulted in a significant increase in heating and electric bills, disproportionately affecting low-income households.

ACTION-Housing’s response was to build coalitions that would develop new programs and services to address these and other emerging community problems. Many of the programs that we helped formulate in this decade are still in existence today. Among them are: a mortgage foreclosure program that in the ’80s helped 2,500 unemployed workers in Allegheny County avoid foreclosure; homelessness services, including development of new transitional housing programs and support services; supportive housing facilities for at-risk populations; and an extensive set of programs to help lower energy costs for low-income households. In addition, there was a new focus on the development of housing for seniors that continues to this day.
1990s

ACTION-Housing’s strategy of empowerment through coordinated, comprehensive housing and social services expanded to serve women in crisis. During the ‘90s, we worked closely with the Urban League, Allegheny County and City of Pittsburgh Housing Authorities, and the United Way to evaluate the need of women and single parents for affordable housing. These efforts led to multiple programs and developments designed specifically for this at-risk population.

Additionally, through U.S. Department of Housing and Urban Development financing opportunities for senior and at-risk populations, we created hundreds of new units of housing to address the significant demand for seniors to be able to live independently without the maintenance and operational costs of a single family home.

A. Playground at Dorothy Day Apartments in Lincoln
B. McKeensport Womansplace Shelter, developed by Womansplace Inc. with technical support from ACTION-Housing
C. Maintenance worker replacing lighting in a senior unit
D. Playground at Dorothy Day Apartments in Lincoln
E. Womanspace East, an emergency shelter and bridge housing facility for women and children developed by Womansplace, Inc. with technical support from ACTION-Housing

PITTSBURGH POPULATION: 369,879
NUMBER OF AHI EMPLOYEES: 75
Working collaboratively with numerous community partners and municipalities, in the first decade of the 21st century, ACTION-Housing helped build 584 units of housing that were affordable to low-income populations, including those considered at-risk. In 2005, the Board of Directors voted unanimously to continue to focus all of the agency’s human and financial resources on assisting the region’s most vulnerable families and individuals. Housing was certainly a significant part of those efforts, but we also developed programs that focused on the development of self-sufficiency and family savings accounts.

The YouthBuild Program was another example of such an initiative. The program blended basic educational classes, construction skills, leadership development training, community service experiences and job placement assistance to help young adults develop career plans in the building service industry.

Also started in this decade was the Accessibility Modification Program, which to date has helped an estimated 800 elderly individuals and persons with a disability to remain in their homes.
2010s

It was in 2010 that the Allegheny County Department of Human Services contacted ACTION-Housing about the plight of young adults exiting the foster care system, many of whom lacked the skills necessary to live independently and successfully as young adults. In fact, it was common knowledge that many of these individuals were homeless within 12 months of exiting the foster care system. In response, ACTION-Housing created MyPlace, an intensive program that has served more than 500 young adults between its inception and 2017.

We reaffirmed our commitment to expanding housing solutions for vulnerable populations, including individuals with physical and/or intellectual disabilities, those on the autism spectrum, veterans, the homeless and other vulnerable populations.

Our commitment to energy-efficient building was demonstrated through the development of four projects designed to Passive House standards, including the Uptown Lofts of Fifth, which was the first large-scale, multi-family affordable housing project in the U.S. to be certified through the Passive House Institute of the United States.

At the request of a local foundation, ACTION-Housing began working in the Hazelwood neighborhood in 2012. Over the subsequent five years, we purchased and renovated four buildings on the commercial corridor, resulting in the creation of two new affordable units and 25,000 sq. ft. of space for commercial tenants.

A. Originally built in 1912, the Spahr Building was renovated in 2016 offering a new home to Community Kitchen Pittsburgh’s commissary and job training programs, and eventually a community-oriented café

B. In the former D’Imperio’s Market on Second Avenue in Hazelwood, LaGourmandine bakery opened a 6,000-sq.-ft commercial kitchen and neighborhood outlet

C. David Wright Apartments in Heidelberg, is a 42-unit building designed to serve individuals on the Autism Spectrum, enabling them to live independently with supportive services from NHS Human Services. The building was developed in cooperation with the Autism Housing Development Corporation of Pittsburgh.

D. The 39-unit Penn Mathilda Apartments in Bloomfield opened in the spring of 2016 with a focus on providing affordable and supportive housing for veterans. The mixed-use building is also home to three arts-related programs occupying commercial space on the first floor.

E. Early selective demolition of the interior at Mackey Lofts

F. Participants in the MyPlace Program.
Looking Ahead

Turning 60 is sobering and liberating at the same time. It provides us with an opportunity to take stock of what we’ve accomplished and consider what we need to be focused on in the future. As the Pittsburgh region changes, our work needs to continue to be responsive to those in need, especially the most vulnerable among us. ACTION-Housing will continue to build new housing, creating opportunities for low- and moderate-income households to be part of the region’s future.

Richard King Mellon’s words are as true today as when first spoken in 1957: “...an urban center, such as Pittsburgh, does not achieve true greatness until its people are well-housed...”

It is this simple belief that has served as our touchstone for the past 60 years and will continue for the next 60.

A. Once renovated, Homestead Bakery Lofts will provide 28 apartments affordable to low- and moderate-income households along with 12,000-sq.-ft of ground floor commercial space.
B. Forest Hills Senior Apartments for veterans and seniors is the renovation of a former Westinghouse office building.
C. Krause Commons, a newly constructed building at the southern gateway to Squirrel Hill, blends 33 apartments (half of which were designed for individuals with intellectual disabilities or mental health issues) with office and program space for Jewish Residential Services. The building will be available in the third quarter of 2018.
ACTION-HOUSING
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JT Disability Consulting
Services Specializing in
Disability Policy and Training

James Thomas
Owner, A+ Childcare

GENERAL COUNSEL
Raymond N. Baum, Esq.
Bluming & Gusky LLP

PAST EXECUTIVE
DIRECTORS

Bernard E. Loshbough
1957–1972

William Farkas
1972–1975

Paul C. Brophy
1975–1977

Jonathan E. Zimmer
1977–2006

Lawrence A. Swanson
2006–

PAST PRESIDENTS OF
ACTION-HOUSING

Ben Fischer
1976–1982

Roger S. Ahlbrandt, Jr.
1983–1987

Charles W. Prine, Jr.
1988–1993

Carl Reuter
1994–1996

Laurel D. (McAdams)
Hutchens
1997–2000

Timothy Johnson
2001–2002

Matthew Giles
2002–2005

Peter R. Kaplan
2005–2009

PAST CHAIRMEN OF
ACTION-HOUSING

J. Stanley Purnell
1957–1968

Leon E. Hickman
1969–1975

J. Robert Ferguson
1976–1985

AHI-DEVELOPMENT, INC.
& CHI AFFORDABLE
HOUSING, INC.
c/o ACTION-Housing, Inc.

OFFICERS

Rebecca Yago
President
Vice President
Real Estate Lending &
Services, Dollar Bank

Lawrence A. Swanson
Vice President
Executive Director,
ACTION-Housing, Inc.

John E. Capozzi
Secretary
Vice President/General
Manager, Newmark Grubb
Knight Frank

Ricardo G. Savido
Treasurer
Retired President,
Bank of New York Mellon CDC

Linda M. Metropulos
Vice President
Acting Deputy Executive
Director, Director of Housing &
Neighborhood Development,
ACTION-Housing, Inc.

Ron Ciotti
Vice President
Senior Housing Developer,
ACTION-Housing, Inc.

DIRECTORS

Paul D’Alesandro
District Director,
Congressman Mike Doyle

Connie Buza
Vice President
Senior Property Manager,
Professional Affordable
Housing Management
Association

Dwayne Rankin
Team Leader, Lending Group,
Bridgeway Capital

Frank Demes
Community Representative

Kirk T. Rys
Managing Counsel,
BNY Mellon
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### UNITED WAY OF ALLEGHENY COUNTY

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- Anonymous
- BNY Mellon Foundation
- Citizens Bank Charitable Foundation
- The Eden Hall Foundation
- Emerson Charitable Trust
- Energy Foundation
- Fidelity Charitable Gift Fund
- FISA Foundation
- The Forbes Fund
- The Heinz Endowments
- Hillman Foundation
- Homeless Children Education Fund
- Jewish Community Foundation
- John D. and Catherine T. MacArthur Foundation
- James F. McCandless Charitable Trust through The PNC Charitable Trust
- McKinney Charitable Foundation
- The Oak Foundation
- Opportunity Foundation
- The Pittsburgh Foundation
- PNC Bank Foundation
- Richard King Mellon Foundation
- Roy A. Hunt Foundation
- Stauton Farm 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
- Children’s Museum of Pittsburgh
- 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
- First Commonwealth Bank
- The Housing Partnership Network
- Local Initiatives Support Corporation
- McAuley Ministries
- Neighborhood Allies
- Neighborhood Housing Services
- Northwest Savings Bank
- Peoples Natural Gas
- Pittsburgh Partnership for Neighborhood Development
- PNC Bank
- Rebuilding Together Pittsburgh
- Regional Housing Legal Services
- The Reinvestment Fund, Inc.
- Senator Jay Costa
- 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
- McKeesport Housing Authority
- NeighborWorks Western PA
- PA Community Revitalization Program
- PA Department of Community and Economic Development
- PA Department of Health and Human Services
- 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
- Terri F. Gould
- Lyn D. Hibbert United Way, Contributor Choice
- Stephen & Cynthia Lackey
- Brian D. Smith
- Amy F. Snider, United Way, Contributor Choice
- Lawrence A. Swanson, United Way, Contributor Choice
- Kathleen J. Szwarc, United Way, Contributor Choice

**Current Real Estate Development Partners**
- Autism Housing Development Corporation of Pittsburgh
- BNY Mellon
- Bloomfield Citizens Council
- 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
- Uptown Partners
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<th>Position</th>
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<td><strong>STAFF</strong></td>
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<td>Executive Director</td>
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<td>Controller</td>
<td>Lyn Hibbert</td>
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<td>HOUSING DEVELOPMENT AND PRESERVATION</td>
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<td>Energy &amp; Construction Manager</td>
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<td>James DeGrazia</td>
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<td>Pamela L. Miljus</td>
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<td>Bruce Rechiar</td>
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<td>Timothy F. Novak</td>
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<td>Coordinate</td>
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<td>Jeffrey W. Susan</td>
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<td><strong>FURNACE INSPECTORS</strong></td>
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<td>Kenneth M. Provic</td>
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<td>Daniel T. Sullivan</td>
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<td>Jacklyn Scullion</td>
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<td><strong>ACCOUNTING DEPARTMENT</strong></td>
<td>Teresa J. Bish</td>
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<td>Roseanne Williams</td>
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<td>Tammy R. Gemas</td>
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<td>Mary Ellen Ruby</td>
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<td><strong>SOCIAL SERVICES</strong></td>
<td>Amy F. Snider</td>
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<td>Social Services Strategy Manager</td>
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<td><strong>HOUSING CONNECTOR</strong></td>
<td>Channing Porter</td>
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<td>Sandra Nesbit</td>
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<td>Linda A. Goblesky</td>
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<td><strong>BRADDOCK APARTMENTS</strong></td>
<td>Barbara M. Walker</td>
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<td>Wendy Dorman</td>
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<td><strong>HOMELESS FAMILIES SERVICE PROGRAMS</strong></td>
<td>Celeste Jackson Gentry</td>
<td>1 yr</td>
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<td>Community Educator</td>
<td>Andrea Estes</td>
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<td>Intake Worker</td>
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<td><strong>MYPPLACE</strong></td>
<td>Sharone Langford</td>
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<td>Brittney Wilson</td>
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<td>Case Manager</td>
<td>Angela C. Campbell</td>
<td>2 yrs</td>
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<td>Ryan Gordon</td>
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<td><strong>RESIDENT ADVISORS</strong></td>
<td>James Michael Wallace</td>
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<tr>
<td>Charles A. Williams</td>
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<tr>
<td>Frederick P. Mintus</td>
<td>William G. DeVault</td>
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<tr>
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<td>Douglas W. Kimball</td>
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<td>Scott Lyle Batzel</td>
<td>Mark Kimball</td>
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<td>Thomas Nicholson</td>
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<tr>
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<td>Brian Kemmerer</td>
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<td>Dan McGrew</td>
<td>Russell Long</td>
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<td>Janice J. Krall</td>
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<tr>
<td>Senior Property Manager</td>
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<tr>
<td>Patricia A. Criswell</td>
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<td>Linda L. Fine</td>
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<td>Ontia Tarrant</td>
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<td>Colin P. Snyder</td>
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<td><strong>SOCIAL SERVICES COORDINATOR</strong></td>
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<td>Brandon Planicenza</td>
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OUR 2016 AWARD WINNERS

Emma Jean Lewis Outstanding Teamwork Award: ANDREA ESTES

Andrea has been with ACTION-Housing for five years and has proven to not just be an excellent employee, but also a true team player. Her willingness to be flexible and accommodating has been praised both internally and externally. She also adopted a more robust role in the agency during a time of crisis to ensure that our clients would be served at the same level.

Rodger S. Ahlbrandt, Jr. Client Service Award: CELESTE JACKSON GENTRY

Celeste has been with ACTION-Housing for only one year, but in that time, she has walked into some of the most challenging situations and served some of our most vulnerable clients. Her positive energy, respect and willingness to go above and beyond for her clients all made her a deserving candidate for this award. One of the words her supervisor used to describe her was "compassionate," a crucial trait for anyone in human service.

If you like what you have read in this year’s report, and would like to make a tax-deductible contribution to help ensure that we can continue our mission—please send your gift to the address below. Thank you!
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