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RHLS

Regional Housing Legal Services



Celebrating those who serve the community we share.

At PNC, we're proud to celebrate Regional Housing Legal Services for making our community an even better place to be. Thank you for all you've done and all that we know you plan to do.

Omar Dudyk

omar.dudyk@pnc.com

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www.pnc.com/communitydevelopmentbanking



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RHLS

Regional Housing Legal Services

Fifty years of delivering housing solutions

50TH ANNIVERSARY COCKTAIL RECEPTION

THURSDAY, OCTOBER 5, 2023

THE NATIONAL CONSTITUTION CENTER

PHILADELPHIA, PA



OUR MISSION

Regional Housing Legal Services (RHLS) works to create housing and economic opportunity in under-served communities in Pennsylvania and to effect systemic change for the benefit of lower-income households statewide.

RHLS ACHIEVES ITS MISSION BY:

- Providing free legal services and technical assistance to community-based organizations that develop affordable housing and engage in economic development activities that benefit lower-income people;
- Informing, training, and supporting consumers and those who serve consumers, on housing and utility issues; and,
- Engaging in policy analysis and promoting system innovations focused on critical housing, economic development, neighborhood revitalization and utility issues.

OUR COMMITMENT TO RACIAL JUSTICE AND EQUITY

RHLS is committed to integrating Racial Equity in all aspects of our work, in pursuit of achieving Racial Justice in housing, utilities, and community and economic development.

We believe all people deserve housing that is healthy, safe, and affordable in a community of choice where they can thrive.



GOVERNOR JOSH SHAPIRO

October 5, 2023

Regional Housing Legal Services
Philadelphia, Pennsylvania

Greetings:

It is my pleasure to welcome everyone gathered for the 50th anniversary celebration of the founding of Regional Housing Legal Services (RHLS).

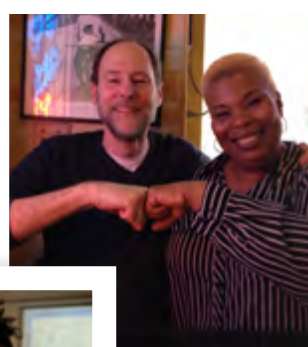
Since its inception in 1973, RHLS has worked to provide quality care to under-served communities in Pennsylvania by supporting consumers with housing and utility issues, engaging in policy analysis, and providing aid to community-based organizations focused on affordable housing. I applaud this organization for its your dedicated work to the Commonwealth of Pennsylvania, which has continually created housing and economic opportunity for countless people. As you celebrate this historic anniversary, I hope you all reflect with great pride on your many accomplishments and knowing this organization will continue to have a positive influence on the Commonwealth for many years to come.

As Governor, and on behalf of all Pennsylvanians, I am pleased to congratulate Regional Housing Legal Services on the 50th anniversary of its founding. Please accept my best wishes for an enjoyable and memorable celebration.



GIVEN under my hand and the Seal of the Governor, at the City of Harrisburg, this fifth day of October two thousand twenty-three, the year of the Commonwealth the two hundred forty-eighth.

Governor Josh Shapiro



**OUR
PEOPLE
ARE
OUR
POWER.**

To Our Cherished Supporters and Friends:

Fifty years ago, Regional Housing Legal Services (RHLS) was formed in response to a community that needed a solution—the residents of Lacey Park in Warminster needed to take control of their homes and community to ensure that they could thrive in a safe and healthy environment. Since then, RHLS has assisted communities across Pennsylvania and the organizations that serve them transform neighborhoods, build homes, prevent displacement, realize the dream of homeownership, and advocate for protections and services.

Over 10,000 affordable homes across the Commonwealth are serving families and seniors because of the partnerships between our clients, attorneys, and support professionals that make our work possible.

We must also acknowledge the impacts that are much harder to quantify. RHLS uniquely serves as a bridge between the public interest/legal aid community and the affordable housing development community. It is the intersection of these two communities where RHLS has brought together many “unlikely” partners in the interest of improving the lives of low-income Pennsylvanians. Because of this unique role, RHLS has been privileged to participate and guide many policy and development initiatives that strengthen the rights of low-income Pennsylvanians and that are intended to redress long standing racial and economic inequities. The stories and accomplishments of those we honor at our anniversary celebration highlight these vital partnerships and the important contributions of our many partners.

Looking forward, we recognize that RHLS must evolve to meet both the persistent challenges of lack of affordable housing as well as challenges that are addressing the root causes of this housing crisis. We must work towards solutions to inequality and poverty that squarely acknowledge and work to redress the legacy of racial segregation and white supremacy in our society. We must unequivocally and unapologetically assert that every person deserves a healthy safe and affordable home in a vibrant community where they may thrive.

Tonight, we come together to celebrate the many contributions we have made toward this goal and acknowledge the work that still needs to be done as housing advocates in providing safe affordable homes for all, regardless of income, race, gender, and abilities. We are immensely grateful to our sponsors, board members, staff, clients, and community partners for joining us in our celebration and we hope that you will continue to partner with us towards fulfilling our mission and in service to our clients and communities.

With gratitude,



Dina Schlossberg
EXECUTIVE DIRECTOR



Chris Paul
PRESIDENT, BOARD OF DIRECTORS



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Larry Swanson, ACTION-Housing, Inc.

Thomas P. Witt, Cozen O'Connor

RHLS STAFF

Judy Berkman, Senior Counsel

Lauren Berman, PA Utility Law Project
Staff Attorney

Giovanna Brackbill, PA Utility Law Project
Utility Justice Project Manager

Cindy Daley, Director of Community
Redevelopment Initiatives

Bob Damewood, Senior Staff Attorney

Nora Davenport, Communications &
Administrative Specialist

Kim Dolan, Director of Development
Legal Services

Laura Edinger, PA Utility Law Project
Senior Policy Analyst

Kristen Geesaman, PA Utility Law Project
Manager of Director Services

Harry Geller, PA Utility Law Project
Senior Counsel

Phyllis Guillaume, CFO/Director of
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Justin Hollinger, Staff Attorney

Joseph Jampel, Senior Staff Attorney

Madilyn Keaton, PA Utility Law Project
Energy Justice Coordinator

Elizabeth Marx, PA Utility Law Project
Executive Director

Raina Mehta, Supervising Attorney

Linda Mussoline, Compliance Specialist/
IT Oversight and Bookkeeper

Ifeoluwa Orebiyi, Outreach Specialist

Ria Pereira, PA Utility Law Project
Supervising Attorney

Kelly Prokop, Staff Attorney

Vanessa Raymond-Garcia, Policy Analyst

Kathryn Robinson, Staff Attorney

Esteban Rodriguez, Staff Attorney/
Martin Luther King Jr. Fellow

Dina Schlossberg, Executive Director

Mark Schwartz, Of Counsel

Anabel Lee Sweeney, Director, Strategic
Organizational Advancement

John Sweet, PA Utility Law Project
Senior Attorney

CELEBRATION COMMITTEE

Judy Berkman, RHLS

Rep. Donna Bullock

Kim Dolan, RHLS

Melissa Goldberg, Temple University

Anuj Gupta

Jenny Rafanan Kennedy, Pittsburgh
United

William Kerr, High Swartz LLP

Beth McConnell

Raina Mehta, RHLS

Kadeem Morris, Community Legal
Services

Chris Paul, Diamond & Associates

Mark Schwartz, RHLS

Jacob Stern, Cinnaire

Blane Stoddart, BFW Group, LLC

Susan Taylor, TD Bank

Thank you to the members of the staff and Board of Directors that took the time to contribute to the assembly of our 50th Anniversary Commemorative Program Book. The biographies and essays in this book are collaborative efforts from Giovanna Brackbill, Cindy Daley, Bob Damewood, Nora Davenport, Melissa Goldberg, Crystal Jennings-Rivera, Vanessa Raymond-Garcia, and Anabel Sweeney.

OUR PROGRAM

Welcoming Remarks

Senator Art Haywood

Advancing the Field Awards

presented to Markita Morris-Louis and Stephanie Libhart by Chris Paul, President of the Board of Directors and Kristine Bergstrom, Executive Director of Neighborhood Legal Services

Board Excellence Award

presented to Larry Swanson by Adena Herskovitz, Hangley Aronchick Segal Pudlin & Schiller and Monica Burch, PNC Bank

Excellence in Government Service Award

presented to Jane Duffy by Vidhi Anderson, Vice President of Development for HumanGood and Kim Dolan, Director of Development Legal Services for RHLS

Ernestine M. Watlington Community Development Award

presented in Memory of Celeste Scott by Jenny Rafanan Kennedy, Executive Director of Pittsburgh United; Crystal Jennings-Rivera, Stewardship and Engagement Manager, City of Bridges Community Land Trust; Bob Damewood, Senior Staff Attorney, RHLS

Lifetime Achievement Awards

presented to Laura Schwartz, Judy Berkman, and Mark Levin by Rose Gray, Senior Vice President of Community and Economic Development at Asociación Puertorriqueños en Marcha, Inc. and Joan Dawson McConnon, Associate Executive Director of Project HOME

Introduction of our Keynote Speaker

by Robin Wiessmann, Executive Director and CEO of the Pennsylvania Housing Finance Agency

Keynote Address

Pennsylvania House Speaker Joanna McClinton

Closing Remarks and Presentation of a Surprise Honor

Dina Schlossberg, Executive Director of RHLS and Chris Paul, President of the RHLS Board of Directors

BIOGRAPHIES & AWARDS



SENATOR ART HAYWOOD, PENNSYLVANIA'S 4TH SENATORIAL DISTRICT

HOST OF CEREMONIES AND LIFETIME ACHIEVEMENT AWARD HONOREE

Senator Art Haywood has served Pennsylvania's 4th District since 2014, building "a powerful community of caring" with his constituents. Art Haywood was raised by his mother, a public-school teacher, who instilled in him the value of hard work and getting a quality education. He began working at the age of nine as a newspaper delivery boy. After receiving his bachelor's degree and graduating Magna Cum Laude from Morehouse College, Art went on to attend the London School of Economics as a Marshall Scholar to complete his master's degree, and then graduated from the University of Michigan Law School in 1985. Art then began working at Community Legal Services, saving families from home foreclosure. He then worked at Regional Housing Legal Services, and in private practice as a lawyer, assisting nonprofit organizations to revitalize neighborhoods. Art has previously served as legal counsel to Esperanza, a community development organization in the Hunting Park section of North Philadelphia.

RHLS is beyond proud to count Senator Haywood as an "alum," and is thankful for his continued commitment to affordable housing and equitable development throughout his career. His advocacy to reduce homelessness through expansion of the Pennsylvania Housing Affordability and Rehabilitation Enhancement Act, passing requirements to test for lead in water in Pennsylvania schools, and successfully championing legislation to relocate domestic violence survivors living in public housing are shining examples of his commitment to the Commonwealth.

MARKITA MORRIS-LOUIS

ADVANCING THE FIELD AWARD

Markita Morris-Louis serves as Chief Executive Officer for Compass Working Capital, a national nonprofit engaging in policy advocacy, direct service, and capacity building to end asset poverty for families with low-incomes and to narrow the racial and gender wealth gaps. Prior to Compass, Markita served as Interim Executive Director of the Arts + Business Council for Greater Philadelphia, as well as Senior Vice

President and General Counsel at Clarifi, a nonprofit housing and financial counseling agency. Prior to Clarifi, Markita has spent nearly a dozen years in roles related to real estate law, impact litigation and community development, including several years advocating for fair lending, housing and employment practices and supporting affordable housing transactions at Regional Housing Legal Services. In addition to being a staff “alum” of RHLS, Markita served as a member of our Board of Directors, including a term as President of our Board of Directors, for several years.

Markita has served on many nonprofit and community-based boards, including the Consumer Financial Protection Bureau’s Consumer Advisory Board; the Board of the Pennsylvania Housing Finance Agency; and is a founding member of the Board of Mobility Works. Markita was also appointed by the Supreme Court of Pennsylvania, to serve as Vice Chair of the Interest on Lawyers’ Trust Accounts (IOLTA) Board.

A proud native of North Philadelphia, raised in subsidized housing, Markita holds degrees from Brown University and New York University School of Law and studied at the University of Natal in Durban, Republic of South Africa. Outside of work, Markita can be found hanging in Mt. Airy, Philadelphia with her husband and teen sons.

STEPHANIE LIBHART

ADVANCING THE FIELD AWARD

Stephanie Libhart holds a Master’s Degree in the Study of Law, with Magna Cum Laude distinction, from the University of Pittsburgh School of Law. Her course work focused on intellectual property and technology law. She also holds a B.A. in Political Science, with a minor in Women’s Studies and a concentration in Legal Studies, from Bloomsburg University of Pennsylvania. Stephanie served as Assistant Executive Director of the Interest on Lawyers’ Trust Accounts (IOLTA) Board for four years before she was promoted to Executive Director in 2013 when IOLTA’s first and long-time Executive Director retired. Prior to her employment with the IOLTA Board, she worked for the Supreme Court of Pennsylvania’s Office of Judicial Automation, Aristotle International, Inc. in Washington, D.C. and the Pennsylvania School Boards Association. Stephanie served on the Board of the League of Women Voters of Pennsylvania from 2001 to 2004. Stephanie currently serves on the Board of the National Association of IOLTA Programs and the Pennsylvania Bar Association’s Legal Services to the Public Committee. Stephanie is a volunteer with the Central Pennsylvania Chapter of the Juvenile Diabetes Research Foundation.

As Executive Director of the IOLTA Board, Stephanie has acted as a tireless advocate for legal services programs across the Commonwealth. She has proven an integral partner in the delivery of the RHLS Community Redevelopment Legal Assistance (CRLA) Program, which has strategically deployed approximately \$5 million in Bank of America funds, administered by the IOLTA Board, to enhance legal services in targeted communities impacted by the 2008 economic recession. Her leadership in the formation and delivery of this program has enabled the legal services community to build bridges with community support and improve networks of service delivery.

LARRY SWANSON

EXCELLENCE IN BOARD LEADERSHIP AWARD

Larry Swanson has served as Executive Director of ACTION-Housing, Inc. and as a member of the RHLS Board of Directors since 2005. Larry is legendary in Pittsburgh for his work in the affordable housing sector, having joined ACTION-Housing in 1979. Together with the previous executive director, Larry helped build a comprehensive regional affordable housing organization. Larry was a founding member of the Housing Alliance of Pennsylvania (formerly the Pennsylvania Low Income Housing Coalition) and served as its board president from 1985 until 1999. He also served on the state advisory committee that developed the Low-Income Housing Tax Credit program for Pennsylvania. Prior to joining ACTION-Housing, Larry worked with the New Jersey Department of Community Affairs in program and policy development and taught at the undergraduate level at Pennsylvania State University. He has worked as a land use planning consultant and on job development programs in Ohio. Larry holds a BA in Political Science and a master's degree in Regional Planning, both from Pennsylvania State University.

As a member of the RHLS Board of Directors, Larry has served on multiple committees and advocated on behalf of RHLS to funders and partners in the western half of the Commonwealth. He has acted as an integral part of multiple RHLS Strategic Planning processes, pushing the organization to become the best version of itself. His presence on the Board has always been characterized by warmth, good humor, and excellent oversight. His commitment to affordable housing for all Pennsylvanians has acted as a shining light in his guidance towards RHLS.

JANE DUFFY

EXCELLENCE IN GOVERNMENT SERVICE AWARD

Through Jane's work at the Philadelphia Redevelopment Authority and Philadelphia Housing Development Corporation, Jane has remained a quiet but effective force advocating for the development and preservation of affordable housing throughout the City. Her work is defined by her advocacy for her clients and those that work with her describe Jane as a steadfast partner. Over her years of service, she has built close relationships with many in the industry. Her efficiency, especially during financial closings, is renowned. Jane always goes the "extra mile," is a communicative team player, and is seemingly always available to help problem-solve. Jane's humble and persistent nature, as well as her in-depth knowledge about City processes and procedures, have made her critical to many affordable housing transactions finish smoothly. Throughout her career, Jane has also served as a guide and mentor for younger attorneys. Even after Jane's retirement, she continued working to help a few final affordable housing preservation deals finish strong. By honoring Jane, RHLS hopes to acknowledge and recognize her important work on behalf of the affordable housing and nonprofit communities.

Jane received her Juris Doctorate from Temple University's School of Law in 1983 and her Bachelors of Business Administration from Temple University in 1977. Her first position as an attorney was as a clerk in the Court of Common Pleas with Judge Leon Katz. The remainder of Jane's career was spent with

City-funded housing agencies. She started at Philadelphia Housing Development Corporation (PHDC) in 1985. In 1991, PHDC offered Jane a part-time position with flexible hours, allowing her to create, as she describes, “a wonderful balance with work and family.” In 1996, following a city housing reorganization, Jane was hired by Philadelphia Redevelopment Authority and remained there until June 2023.

Jane volunteers in many capacities at Swarthmore Presbyterian Church, including helping when the church houses temporarily homeless families by preparing the space and cooking meals. She also assists in the Church’s efforts to provide temporary housing for refugee families by preparing the apartment and taking the families grocery shopping. She also helps with her daughter’s involvement in the Special Olympics and is Secretary for the Board of the Homeowner’s Association where she, her husband, and daughter recently moved. Jane enjoys cooking meals for family and friends, being the sitter for her son’s dog, and planting flowers.



Provided by The Pittsburgh Foundation. Photo by Joshua Franzos.

IN MEMORY OF CELESTE SCOTT

ERNESTINE M. WATLINGTON COMMUNITY DEVELOPMENT AWARD

Celeste Scott was a passionate and effective advocate for justice in all its forms – racial, economic, gender, LGBTQIA, disability. Wherever people struggle for freedom, justice and equality you would find Celeste there, in beautiful, fashion-forward Black Femme glory, fighting the good fight. Her housing justice work in Pittsburgh led to a doubling of affordable housing resources and helped hundreds of families avoid losing their homes.

In addition to housing justice advocacy, Celeste worked tirelessly to support struggling and marginalized people. This included:

- Organizing community baby showers to help young Black mothers provide for their children;
- Lifting the work of SisTers PGH as a board member and ally for Black Trans and queer youth;
- Providing resources, assistance and fundraising for countless people in need;
- Mentoring and training activists, organizers, politicians and community leaders who continue to make Pittsburgh a better city for all; and,
- Participating in countless events, speaking and teaching engagements, and activism for justice and the most marginalized people.

Through it all, Celeste incorporated disability justice, intersectionality, and anti-racist and restorative politics and practices into all of her movement work and organizing spaces. Celeste’s compassion for others and thirst for justice grew out of her personal experience as a loving family member and a devoted single mother to her son. After she left home for college, the public housing community where she grew up was permanently closed, displacing her mother. Her mother moved in with her and died shortly thereafter.

Celeste was working two jobs while going to school, but the loss of her mother and the funeral expenses and other financial obligations were too much. She and her 3-year-old son were evicted for past-due rent. She returned to Pittsburgh and continued to work, but she and her son were displaced three more times — once because the rent for her apartment in a gentrifying neighborhood nearly doubled.

Celeste carried that experience with her as Housing Justice Organizer for Pittsburgh United, a multi-stakeholder coalition that advocates for policies that create a community and economy that work for everyone. While there, Celeste organized and mobilized an army of working people, people with disabilities, and community advocates to achieve housing justice. Her victories include the creation and funding of a \$10 million per year fund to address critical housing needs, and an inclusionary zoning district that now requires affordable housing in four of Pittsburgh's fastest growing neighborhoods. RHLS had the privilege of working with Celeste and providing legal support for these initiatives. Her compassion, organizing skills and moral clarity helped ensure that our work would be grounded in the communities we serve. Celeste passed last November, at home. We at RHLS are eternally grateful to her.

JUDY BERKMAN

LIFETIME ACHIEVEMENT AWARD

Judy Berkman came to RHLS in 1996, after having a successful private practice in Philadelphia. Since 2017, Judy has provided legal representation and technical assistance as a volunteer to her clients at RHLS, helping to make the dream of homeownership and affordable housing a reality for thousands of Pennsylvanians. Her pro bono contribution of time to the organization is a significant and generous gift.

Judy is an expert and thought leader on issues including homeownership, Conservatorship and Tangled Title, a term she coined. Her Conservatorship Manual of Abandoned and Blighted Property is still an invaluable resource to both attorneys and community development professionals. Judy is a Founder on the Advisory Committee of VIP's Philadelphia LawWorks, a transactional pro bono initiative, and worked tirelessly to ensure their success.

Philadelphians have benefitted tremendously from her commitment to expanding protections for homeowners. Judy has received countless awards from community organizations and from the Philadelphia Bar Association for her work. She remains active in the Bar, serving in the past not only on the Board of Governors but also as the Chair of the Women's Rights Committee, the Co-Chair of the Committee to Promote Fairness in the Justice System, and the Chair of the Real Property Section, among others. She is a Member of the City of Philadelphia's Housing Security Working Group. Judy is tireless in her advocacy for justice and equal representation.

Judy has mentored countless students through the years, many of whom continue their relationship with her and with RHLS and is generous with her time and expertise. She holds a J.D. from Boston University Law School, and a B.A. from Wellesley College. Judy lives in Chestnut Hill in Philadelphia and enjoys spending time with her grandchildren.

MARK LEVIN

LIFETIME ACHIEVEMENT AWARD

Mark Levin served as Chief Counsel of RHLS for more than 46 years. He helped to establish the foundation of RHLS as an organization dedicated to systems change as thought partner to former Executive Director, Mark Schwartz. Mark came to RHLS directly from law school and worked with RHLS founder, Lorry Post, to help the residents of Lacey Park/Warminster Heights take control of their homes through co-op ownership.

Mark has always enjoyed the complex legal aspects of affordable housing development and has demonstrated a steadfast commitment to the work. With expertise in the Low-Income Housing Tax Credit, Community Development Block Grants, HOME Investment Partnerships, PennHOMES, Supportive Housing, Shelter Plus Care and a variety of other federal, state, and local funding programs, he was particularly talented at developing innovative legal and funding solutions within existing programs. His work included the development of innovative solutions like the Bridge Loan program and Transformation Reserve Guaranty. Mark's knowledge and skill in the legality of housing development is highly technical but focused on the end game: affordable housing for low-income Pennsylvanians.

Mark brought together many dedicated professionals in the affordable housing sphere and his legal work is embedded in thousands of homes across the Commonwealth. As Chief Counsel, Mark played a significant role in growing RHLS over the decades—he supervised many, and supported the organization with his leadership. At the RHLS Glenside office, Mark was a steady presence, known for his clockwork schedule, saying hello to every person at least once a day, and organizing the March Madness Tournament. Mark also served on the Board of Directors of the Housing Alliance of Pennsylvania and aided in its founding, as well as on the Board of Directors of the Housing Equality Center of Pennsylvania. He received his B.A. in 1972 from Dickinson College and his J.D. in 1976 from the Boston University School of Law. Since his retirement in 2020, Mark has spent his time volunteering for the Innocence Project and caring for his grandchildren.

LAURA SCHWARTZ

LIFETIME ACHIEVEMENT AWARD

Laura Schwartz served as a Staff Attorney and Director of Development at RHLS for over 20 years. She was adept in navigating the complex legal landscapes for the greater good through her expertise in closing numerous affordable housing development deals. However, her commitment extended far beyond legal matters; her unwavering dedication to our clients showcased a deeply ingrained sense of empathy and a genuine desire to uplift those in need. Each interaction was marked by a deep understanding of the challenges our clients faced, and an unwavering commitment to securing dignified housing solutions. Through tireless efforts, she was a driving force in helping returning citizens better reintegrate into society by working with coalitions, clients, and local and state agency officials, embodying a spirit of compassion and justice. Laura also was a significant advocate for the Pennsylvania Department of Community and Economic Development's Neighborhood Assistance Tax Credit Program. Beyond her professional

accomplishments, she is an exceptional human being whose impact radiated throughout our organization, leaving an indelible mark of compassion, competence, and humanity.

Prior to joining RHLS, Laura was a Senior Staff Attorney at Lawyers Alliance for New York from 2000 to 2003. She specialized in economic development and represented nonprofit organizations involved in business revitalization, new vehicles for job creation and increasing capital, credit and financial services in New York City's low-income communities. During the 1999-2000 academic year, Laura was a visiting clinical professor at Columbia Law School. In addition to teaching in the Nonprofit Organizations/ Small Business Clinic, she wrote a manual for students on representing microentrepreneurs. From 1992-1999 she was an associate at the New York law firms of Paul Weiss Rifkind Wharton & Garrison and Goodkind Labaton Rudoff & Sucharow. She is a member of the New York and Pennsylvania State Bars. Laura received her B.A. from Cornell University College of Arts & Sciences in 1979 and her J.D. from the University of California Los Angeles School of Law in 1991. She was a Fulbright Scholar at the Université of Nantes in France during the 1991-92 academic year.



PENNSYLVANIA HOUSE SPEAKER JOANNA MCCLINTON

KEYNOTE SPEAKER AND HONOREE

Pennsylvania Speaker of the House Joanna McClinton was first elected in 2015 to serve communities in west and southwest Philadelphia, as well as Yeadon and Darby in Delaware County.

As a state lawmaker she has made history three times! First in 2018 when she became the first woman and first African American to be elected as House Democratic Caucus Chair, and again in 2020, when she was the first woman elected House Democratic Leader in the institution's 244-year history. In 2023, SpeakerMcClinton was elected Speaker of the Pennsylvania House — the first woman to serve in that position in the nation's oldest legislature.

A lifelong resident of southwest Philadelphia and graduate of Grace Temple Christian Academy, she became active in her community while completing an internship with radio station WDAS. Later, she studied Political Science and Leadership in Global Understanding at La Salle University. After earning her degree, she enrolled at Villanova University School of Law, interning at Regional Housing Legal Services, the Philadelphia District Attorney's Office and the Defender Association of Philadelphia.

She was an Assistant Public Defender for seven years and became Assistant Chief of the East Zone during her last year at the Defender Association of Philadelphia, helping attorneys with case preparation.

In 2013, Speaker McClinton combined her passion for public service and law by becoming chief counsel to State Senator Anthony Hardy Williams, where she worked behind the scenes to develop policy and legislation, organize expungement fairs and public policy forums, and assist constituents.

Speaker McClinton has earned several distinctions for her commitment to public service including City and State PA's 40 Under 40, Power of Diversity: Black 100, and Above & Beyond lists, the Barristers' Association of Philadelphia's Outstanding Young Lawyer of the Year award, Fun Time Magazine's Women of Influence Award, the PRE-K for PA Champion award, the Lucien E. Blackwell Guiding Light Community award, the Black Gala Women of Excellence, and Politico Recast's Power List 2022.

RHLS is honored that Speaker McClinton has agreed to our address our guests this evening and we look forward to seeing the amazing works she will continue to do for all Pennsylvanians.



IN MEMORY OF RACHEL BLAKE

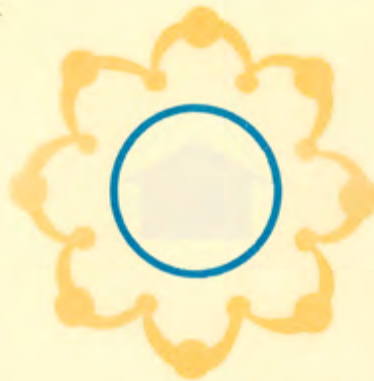
We honor the memory of our dear colleague and friend, Rachel Blake, Director of Strategic Initiatives. Rachel joined the RHLS team in 2007 as a Staff Attorney, and quickly became an integral part of the organization. She brought her time, dedication, and talents to furthering our mission, moving RHLS forward with her work. Rachel was a tireless advocate that used innovative methods to move the needle on affordable housing. Her work on behalf of survivors of domestic violence, research, data mapping and visualization, and her thought partnership was renowned. She remained constant in her pursuit of justice for communities who have been historically silenced or left behind.

The intellect she possessed illuminated even the most intricate of challenges with clarity and innovation. Her expansive worldview and tireless persistence lent itself to moving the needle on racial justice internally and externally of RHLS. She demonstrated an enduring commitment to lifelong learning, consistently challenging herself to exceed expectations in service to our constituents. Her sense of justice motivated her to do the right thing, even when it posed discomfort to her or those around her.

Rachel staunchly resisted complacency, consistently pushing against and challenging the status quo where she felt necessary. She was a remarkable human. Her laughter and joy was contagious and she remained optimistic that change would happen. She was happiest being a mom to her daughter, Eva. Rachel's legacy is woven into the fabric of RHLS, rooted in both our past and in our work moving forward. May her memory forever be a blessing, and her spirit drive us forward toward a more just and equitable world.

A Dream Come True

Co-op Ownership
February 13, 1986



Presented by
Warminster Heights
Homeownership Association

OUR IMPACT

For fifty years, Regional Housing Legal Services has worked with quiet determination, steadily changing the landscape of Pennsylvania. Through comprehensive legal representation, technical assistance, advocacy, and systems change, we have brought families home, created vibrant communities, and protected the rights of Pennsylvanians.

AFFORDABLE HOMES AND EQUITABLE DEVELOPMENT

Affordable homes are a key component of vibrant communities. RHLS is working to build deeper partnerships with community members, addressing a legacy of racial inequity in housing and community development.

CULTIVATING HEALTHY HOMES FOR A STRONGER FUTURE

There is no health without a home. Through our advocacy for home repairs, affordable utility services, supportive housing, food pantries, health clinics, and innovative models of independent care, RHLS is helping communities thrive.

DEMOCRATIZING HOUSING POLICY: A SEAT AT THE TABLE

By working to make the complex mechanisms of housing and community development accessible to all, RHLS is providing tools for communities to control their own destiny.

FRAMING OUR IMPACT:

AFFORDABLE HOMES AND EQUITABLE DEVELOPMENT

In the pursuit of vibrant and inclusive communities, RHLS stands as a cornerstone of affordable housing and equitable development. As landscapes across Pennsylvania have evolved and economies have changed, the imperative to ensure accessible housing remains urgent and RHLS continues to answer this call. The availability of affordable homes is not merely a matter of shelter, but a fundamental right that lays the foundation for social, economic, and environmental well-being.

10,375

homes created or
preserved

\$1.77B

in financing

\$13M

in free legal services
provided to nonprofits
since 2012

On Thursday, August 15th, 2013, CBS 3 News Philadelphia ran a story:

“Dozens of people lined up today to apply for one of 55 units of affordable housing...”

Hopeful members of the Philadelphia community lined up to apply to live at Project HOME’s JBJ Soul Homes, a 55-unit, permanent supportive housing residence for adults that have experienced homelessness, as well as young adults aging out of foster care, located at the intersection of Broad Street and Fairmount Avenue in Philadelphia. The line of people around the block was a rare, but powerful visual representation of the dire need for affordable rental homes in Philadelphia, in Pennsylvania, and in the United States.

Today, a shortage of over 260,000¹ affordable homes for renters with low incomes remains and has even worsened in recent years. While the shortage of affordable rental housing is a mostly invisible problem for some, it is an ever-present specter for others—one that shows itself in piles of bills on kitchen tables and in moving boxes never fully unpacked.

From fifty years of learning, we know that affordable homes are a key component of vibrant communities.

At this point in the process, the work of Regional Housing Legal Services was well underway. Hundreds of pages of paperwork had crossed the desk of our attorneys. From plans, to budgets, to contracts, to partnership agreements, the words and numbers on the page slowly transformed into bricks and mortar, doorways, and windows. At the RHLS office, the collection of paper that became JBJ Soul Homes joined a host of other “closing binders” in Mark Levin’s office, and a small group of those who applied were able to move in and find home.

Across Pennsylvania, RHLS has had the honor of representing nonprofit, affordable housing developers and managers, supporting the development of over 10,000 affordable homes. The buildings created and revitalized become so much more than the sum of their parts. They anchor communities, provide space for vital services, and allow residents to set down roots. Chances are, if you drive through any corner of our state, whether you are in Philadelphia, Pittsburgh, Scranton, Lancaster, Lackawanna, or Erie, you will have driven or walked past a building or block changed by our work. We are proud to be woven into the beautiful tapestry of Pennsylvania.

RHLS is working to build deeper partnerships with community members, address a legacy of racial inequity in housing and community development, and support the work of both grassroots groups looking to bring permanent, affordable homes to their communities as well as experienced, nonprofit service providers that house thousands. RHLS has made evident the organization’s commitment to affordable homes beyond physical structures by having dedicated over \$13 million in free legal services provided to non-profits since we began tracking in 2012. We are growing our toolbox of innovative legal mechanisms, fostering partnerships between unlikely allies, and bringing developments to the finish line. We are exploring ways to ensure that all residents of our communities can shape development and benefit from the economic growth that affordable housing can spur.

1. National Low-Income Housing Coalition. (2023). The Gap Report: Pennsylvania.



1

COMMUNITY LAND TRUSTS

Stabilizing Communities, Preserving Affordability

Dina Schlossberg

SUMMARY

The community land trust is a model of affordable home ownership that is gaining in popularity across the United States. And no wonder. By protecting land in perpetuity for affordable residential use, and by requiring the active involvement of residents in the social, economic, and political affairs of their community, the land trust can be a major stabilizing force for economically distressed and isolated neighborhoods. This article explains in simple terms how a community land trust differs from other affordable housing strategies, and the kinds of technical assistance many nonprofit organizations will need in its formation.

FOR THE GREATER COMMUNITY

Despite the call of Congress in 1949 to create a "decent home and a suitable living environment for every American family," the crisis in affordable housing persists in the United States. Millions of Americans continue to face problems of homelessness, overcrowding, unsanitary and uninhabitable living conditions, or unaffordable housing options. Around the country, community and housing advocates are searching for ways to increase the stock of decent and affordable housing for persons who have low or moderate incomes. These advocates rely on different conceptual models, some which focus on rental housing, such as the low-income tax credit program, and others which focus on homeownership. A model of affordable home ownership gaining in popularity is the community land trust (CLT).¹ The CLT model seeks to address the problem of affordable housing using a strategy that emphasizes long term affordability for the stabilization and betterment of the community, and a reconceptualization of homeownership that allows persons of low economic means to own their home and actively participate in the growth and well-being of their own community.

A community land trust is a democratically structured, nonprofit, membership organization created to hold land in perpetuity for the benefit of the greater community. The CLT model is based on the twin principles that land is a finite resource, and that it should be held in trust for the current and future members of the community. Further, because land is a finite resource, the members of that community have a responsibility and obligation to allocate this resource in a manner that is equitable to both the individual residents and the community as a whole. While the community land trust (CLT) model can be used to guarantee the long term availability of land for many uses, including conservation or farming, the majority of CLTs are developed to protect the land for residential use by persons who are low or moderate income.

A community land trust uses a simple model to carry out its objectives. It acquires land, either through sale or donation, and retains this land in perpetuity. The buildings and other improvements that sit upon the land are sold to individual members of the trust. The two pieces of real estate are bound together by a long-term lease agreement, usually 66 or 99 years in duration, which sets forth the rights and responsibilities of both parties. A provision in the lease agreement provides the CLT (the Lessor) with a preemptive first right to purchase the homeowner's unit if the homeowner should choose to sell. The amount paid upon purchase by the CLT is determined by a formula previously agreed upon by the members of the CLT and is set forth in the lease agreement. The purchase price is not determined by external market forces.

There are several recognized formulas that a CLT may use to determine the purchase, or it may develop a

3



CONSERVATORSHIP HANDBOOK

How to Use Conservatorship to Address Blighted and Abandoned Property for Philadelphia's Community Leaders



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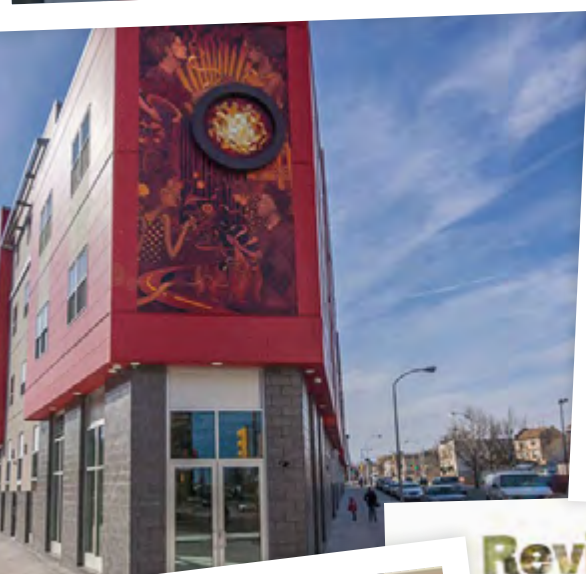
Published by the Housing Alliance of Pennsylvania
 Spring 2013

NORRIS SQUARE Town Houses

OCTOBER 20th, 2006
GROUND BREAKING CEREMONY
PROGRAM

2400 Block of Howard St





Revitalization: Not Despite Us, But Because of Us

Low-income residents transform their complex into a community of choice through ownership—without importing higher-income neighbors. **By Rachel Blake**

"A FORTUNATELY, THERE'S BEEN low-quality of living, it doesn't matter how good any one is for our children, or why less out of our lives. It just means we can't afford market rates or this goes to our lives." —Tresh Parker, North Side Properties resident, Narrative Coalition for Fair Housing outreach liaison.

In a section of Pittsburgh's North Side, neighbors know each other by name; they look out for each other and keep an eye on each other's children. Residents participate in a foster system, have access to a crisis counselor, and can utilize a seemingly endless array of resources. Once home to many dilapidated buildings, overgrown lots, frequent drug traffic, violence, and prostitution, over the past decade and a half the neighborhood has experienced extensive repair and revitalization. Dozens of brickwork have been mended,

and were mostly one- and two-bedroom apartments, which would not be suitable for larger families.

The notion caught the residents off guard, especially those who remembered that a co-op cooperative had negotiated a purchase option 15 years earlier when the properties were sold by the Department of Housing and Urban Development (HUD). Although the Northside Tenants Reorganization Cooperative (NTR) had existed in fact since, many of the residents had been counting on having that chance if it came down to it.

Tresh Parker's mother was one of those people. She'd planned to leave her home to her daughters, but when the notice came, Parker's mom and others like her started to mobilize. They joined the Narrative Coalition for Fair Housing (NCFH), an advocacy and advisory organization, determined to save their homes.

As time went on, residents reached out to each other for aid and their existing social networks to help them talk about their situation and they started reaching out to neighborhood leaders to learn the complex and arcane Section 8 financing and rules of the program and all the other building a network, in the neighborhood.

Four was coping out of the Section 8 was being forced into the market, which was designed to address the 8 properties with rents that were HUD had determined was "fair." The Mark-to-Market program was rents to HUD and restructure the parties at the same time to allow creating the property with a smaller case, a number of factors were taking the fact that the Properties had four neighborhoods. The mark-to-market program and get local officials to put to keep the property in the city. They also reached out to legal experts to get an exception to the regulations to avoid the Mark-to-Market program. That exception made North Side Association with

Changing Skyline By Inga Saffron

A game-changer to boost Chinatown

A 23-story tower planned at 10th and Vine Streets can stitch together the neighborhood's two halves and push Center City's success northward.

If you look at the whole of Philadelphia's architectural output over the last two decades, it becomes clear that much of the effort was about repair and recovery. Neglected neighborhoods were rediscovered, dilapidated houses were renovated, empty lots filled in.

The most intensive repair has already occurred in Center City's neighborhoods. Downtown is now in such good physical shape, and has so few vacant building sites left, that the reclamation has shifted to the ring of neighborhoods beyond Philadelphia's tradi-

tional core, to places such as Graduate Hospital and Northern Liberties. There are stubborn pockets of resistance, though: Chinatown North is one of them.

It has been nearly 30 years since Philadelphia's Chinatown began dreaming of expanding its boundaries and linking up with the scattered outposts around Holy Redeemer Chinese Catholic Church, perched along the north rim of the I-676 canyon at 10th Street. But the cross-town expressway always proved to be a formidable barrier.

See SKYLINE on D5

1. Habitat for Humanity Philadelphia celebrates another family moving into a home in Point Breeze, with legal support provided by Judy Berkman.
2. Now Executive Director, Dina Schlossberg, pens an article discussing the legal intricacies of Community Land Trusts in 1993.
3. Applicants line up to apply for a rental home at Project HOME's 2415 N. Broad Street location.

FRAMING OUR IMPACT:

CULTIVATING HEALTHY HOMES FOR A STRONGER FUTURE

There is no health without a home. A growing area of practice, the intersection of health and housing reflects a key component of the work of RHLS moving into the future. Together, with our clients and policy partners, we are developing innovative ways of linking health and housing — home repair and weatherization, affordable utilities, supportive services, on-site health clinics, and food pantries are just some of the solutions that RHLS drives forward with our work.

218

nonprofit
clients creating
healthy, inclusive
communities

\$150M

toward improving
housing conditions
through the Whole Home
Repairs Bill

208

additional units of
supportive housing funded
each year, on average,
through the Low-Income
Housing Tax Credit as a
result of RHLS advocacy

Commemorating RHLS's 50th anniversary, we contemplate our dedication to cultivating healthier communities through the lens of healthy homes. The bridge that connects health, housing, and utilities is undeniable.

RHLS excels in development and policy for affordable, sustainable housing, including community and economic development, utility issues, and home ownership preservation. Among RHLS's priorities is health and housing work, focused on generating additional funding for health and housing programs, thereby increasing access to health and housing interventions.

Through the Pennsylvania Utility Law Project (PULP), which advocates for low-income Pennsylvanians' access to affordable utility services, we combat the impact of energy insecurity and its lasting harm to families. Unresolved utility debts lead to involuntary termination—resulting in adverse health outcomes, exposure to unsafe temperatures, and compromised sanitation. This situation also disrupts family unity, potentially leading CYS to remove children from homes with terminated water and energy services. Unresolved utility debt can trigger liens, evictions, and foreclosures, fueling housing instability.

We champion initiatives that educate and empower residents to construct and uphold environments that nurture well-being.

Cindy Daley, Director of Community Redevelopment Initiatives, testified on the Whole Home Repair bill at a Harrisburg rally in 2022. She affirmed,

“People who live in substandard housing get sick more than people who live in better quality homes, resulting not only in medical costs but also in lost productivity at work and in school.”

For example, lead poisoning's irreversible brain damage incurs medical and educational expenses, with linked young adult criminal behavior. People with disabilities unable to afford accessibility modifications are often forced into costly nursing home stays due to inaccessible homes. We pay with Medicaid—all for want of a \$15,000 home modification. So now is the time to make this investment. Daley advocated,

“Now is the time to support our neighbors by improving their homes, and to develop an infrastructure of home repair organizations and contractors to make sure Pennsylvanians will continue to have safe and healthy homes into the future.”

Our journey continues. As we mark this milestone, let us envision a future where healthy homes are the norm. RHLS and PULP, driven by expertise and commitment, forge partnerships with policymakers, communities, and fellow advocates. We champion initiatives that educate and empower residents to construct and uphold environments that nurture well-being. Together, we can ensure that homes foster health, happiness, and hope for Pennsylvanians. Cheers to 50 years of transforming houses into the sanctuaries we call healthy homes.

1



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INTEGRATED



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A Prescription for Electricity

By Rachel Blake

WHEN WAS THE LAST time you lost power in your house? How many seconds did it take before your mind started to race? *Where is the flashlight? How will I cook dinner? Will I have to throw out all the groceries in the fridge? How do I keep the kids warm? How long will this last?* Last fall's hurricanes affected thousands of Americans and forced them to live without electricity and other essential services for months in some cases. In Puerto Rico, the health and death tolls are

housing was a challenge for many patients, but after doing some site visits, she came to the realization that utility access was a key piece of that challenge. Hernández is one of a small number of researchers who are looking at the effects of energy insecurity on low-income populations. She is both elevating the issue and giving us

In most states, a person can avoid or delay utility service termination if the shut-off would harm their health. But the process is

still being tallied. A little more intense—especially for the elderly—especially in Puerto Rico, where many people still dying from medical machines in hospitals. On the mainland, people will have electricity. At home, there is no amount of academic research that can identify people who need help during power outages to help those same people with their bills and face them at least 685,000 people require electricity.

Social Determinants
 The social determinants of health are not strictly medical. Neighborhood, social supports, and health resources are social factors of health. Traditional professional systems work, and address complex issues. Professionals who respond to these issues are Diana Hernández, University of Maryland's extensive research on utilities. Her research is in a medical

Grand Opening



1. Celebrating the grand opening of the Brandywine Health and Housing Center, a Federally Qualified Health Center with 24 homes for lower income seniors.
2. Community members exercise at the grand opening of Project HOME's Stephen Klein Wellness Center.
3. Twenty-four fully accessible and integrated one-bedroom apartments developed with Liberty Resources in Philadelphia.
4. Carol Cocuzzi worked with ACTION-Housing, Inc. to save her home with innovative financing when she was threatened with foreclosure. This photo originally appeared in Rachel Blake's "Foreclosing on Our Health?" article in Shelterforce, July 2012.



FRAMING OUR IMPACT:

DEMOCRATIZING HOUSING POLICY: A SEAT AT THE TABLE

Our work reaches further than the housing developments we help get to the finish line. We strive to spread the word of issues happening in the housing landscape and to connect those in power to those who need to be heard. Democratizing housing policy creates more just and effective solutions to housing issues caused by decades of discriminatory housing practices. It strengthens the fabric of communities by valuing the voices and experiences of those who call them home.

1,100

advocates and
community members
trained each year

24,462

downloaded legal
resources and reports
from our website

12,700

hours of legal time
dedicated to systems
change since 2012

The Low-Income Housing Tax Credit. Qualified Allocation Plan. Right of First Refusal. Community Benefits Agreements. Community Land Trusts. Inclusionary Zoning. Exclusionary Zoning. Tenant selection plans. Eviction. LIHTC. QAP. ROFR. CBA. CLT. ERAP. LIHEAP. LIHWAP. NIMBY.

Our work persists in an alphabet soup, a sea of complex and sometimes obscure laws and regulations that we navigate. RHLS was founded to address the needs of the residents of Lacey Park/Warminster Heights, a development with 1,200 homes established for World War II defense workers in Bucks County. Under the leadership of Lorry Post, who had been Executive Director of the Bucks County Legal Aid Society, RHLS helped create a nonprofit housing cooperative within Lacey Park to address the housing conditions. After years of advocacy, the residents of Lacey Park became owners of their community and deciders of their own fate. Years of complex legal work led to a simple outcome—they had a seat at the table.

A series of infographics that informed renters and homeowners of their rights was circulated nearly 40,000 times.

Since then, the mechanisms that drive the development and preservation of affordable housing and community development have only gotten more complex. However, the tools we have at our disposal have allowed us to share information more quickly and widely than ever.

When COVID-19 initiated what could have become one of the most significant housing crises in decades, RHLS responded. Using data visualization and mapping, a review of eviction moratoriums for the nation allowed key players to compare protections across states quickly. A series of infographics that informed renters and homeowners of their rights was circulated nearly 40,000 times. As pandemic aid came about, RHLS continued sharing critical information about the Emergency Rental Assistance Program (ERAP), as well as analyzing the equitable distribution of aid resources. These tools were important to better involve residents and advocates in the decision-making process around housing policy.

Over our fifty years history, we have advocated for community-driven equity improvements in the state Qualified Allocation Plan; worked with local residents on Community Benefits Agreements; authored best practices around eviction policies and practices; and, changed local Inclusionary and Exclusionary Zoning ordinances.

RHLS acknowledges the profound impact housing has on individuals, families, and communities and want to ensure policies are crafted with a deep understanding of diverse needs. A more comprehensive range of solutions can be explored when allowing those directly affected by housing policies to contribute their insights and concerns.

In continuing RHLS' legacy of democratization, we look forward to continuing our work to make the table wider and more accessible for all Pennsylvanians.

1

NO PLACE LIKE HOME

PHILADELPHIA'S APPROACH TO FORECLOSURE PREVENTION



Resident Protection Program

Opportunity for Manufactured Housing



Protections Delayed: State Housing Finance Agency Compliance With The Violence Against Women Act

1. State allocates tax credits to each state based on population.
2. State allocating agency adopts a Qualified Allocation Plan (QAP) which reflects the state's priorities for housing development.
3. Developers submit proposals to the allocating agency.
4. Allocating agency awards tax credits to developer according to priorities in the QAP.
5. Investors purchase share in the development, providing the equity needed to fund project.
6. Developer builds and operates the housing.
7. The developer submits compliance reports to the allocating agency.

The Basic Structure of a Low-Income Housing Tax Credit Deal

(HEMAP).

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WHO



Building Inclusive Communities

A Review of Local Conditions, Legal Authority and Best Practices for Pittsburgh

Updated January 2022



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FOR YOUR BUSINESS

3



4



RHLS
SECTION 3
BUSINESS
CERTIFICATION
PROGRAM

RHLS SECTION 3

1. In 2011, RHLS released its *No Place Like Home* report which described the various components in Philadelphia's approach to foreclosure prevention in one place.
2. Celeste Scott, Bob Damewood, and other advocates fight for homes, jobs, and a livable Pittsburgh for all with Pittsburgh United.
3. Bob Damewood's report, *Building Inclusive Communities*, aims to facilitate a discussion of strategies to expand and improve upon Pittsburgh's existing IZ framework and preserve Pittsburgh's diverse and vibrant urban character.
4. Patrick Cicero, Harry Geller, and Elizabeth Marx, attorneys with the Pennsylvania Utility Law Project, train other advocates in utility law.

OUR SPONSORS

We are proud of our power as a convener and connector. Our supporters for our 50th Anniversary Celebration represent advocates, builders, changemakers, visionaries, and community members that have served as partners in our work. We look forward to working together to bring even more Pennsylvanians home in the coming years. Thank you. We are humbled by your support.

Regional Housing Legal Services

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Anne Kringel and Wendell Pritchett



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what you've brought to
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Sincerely,

Ben, Gretchen, Milo, Jasper, Lisa, Kaya, Dan,
and Michelle



*To My Colleagues and Good Friends at
RHLS,*

CONGRATULATIONS

*on 50 Years of Outstanding Impactful
Accomplishments
that are a national model for all to follow.*

Here's to another 50 years!

*Lou Rulli
Practice Professor of Law
University of Pennsylvania Carey Law
School*



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Congratulations to all of the
amazing women who have
made an impact in the
affordable housing sector that
are being honored this
evening!

Kim Dolan & Lisa Davis








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Congratulations to
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of service.

Sonny Popowsky



Congratulations RHLS
on this incredible
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LISC and National Equity Fund have been working together to create opportunities for individuals and families in big cities and small towns throughout the U.S. for more than three decades.

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 And a special thank you to
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 decades of creative
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****Does Growing Up in Tax-subsidized Housing Lead to Higher Earnings and Educational Attainment?*** Elena Derby, Georgetown University, Joint Committee on Taxation, November 21, 2019.*

<p>Women's Community Revitalization Project</p>	<p>Proyecto de Mujeres para la Revitalizacion Comunal</p>
●●●●●●●●	●●●●●●●●

WCRP congratulates RHLS on 50 years of supporting the creation of affordable housing.

Jerry Sokolow, President
(215) 732-3764
Email: js@katitle.com



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**Getting involved
is important.**

At M&T Bank, we know how important it is to support those organizations that make life better in our communities. That's why we offer our time and resources, and encourage others to do the same. [Learn more at mtb.com/community](https://mtb.com/community).

M&T Bank is proud to sponsor Regional Housing Legal Services' 50th Anniversary Celebration.

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Support provided by The M&T Charitable Foundation and its corporate sponsor, M&T Bank.

**Diamond and Associates congratulates Regional Housing Legal Services on 50 years of assisting communities with transforming neighborhoods, building homes, preventing displacement and advocating for protections and services to ensure a healthy, safe and affordable home in a vibrant community!
Thank you for all you do for Pennsylvania!**



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Congratulations to RHLS on 50 years!

Thank you for advocating for low-income households across the Commonwealth.

HumanGood looks forward to continuing our work with you.

human good

www.HumanGood.org



Congratulations to my good friend Larry Swanson for being honored by RHLS.

Ross Nese



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a.m. RODRIGUEZ ASSOCIATES inc. (AMR) has developed over 26 properties throughout Pennsylvania and Ohio comprising 1,600+ affordable and market rate units; boasting **LEED-Certified** and **Passive House** projects. With a strong focus on **community revitalization**, AMR works closely with stakeholders and community leaders to best understand their vision for the future.



Learn more about our mission:

www.cmshousing.com



Congratulations to the RHLS team and a special note of recognition to Anabel Sweeney for organizing tonight's celebration.

Marie Killian & Eugene Mattioni



Happy 50th Anniversary

RHLS


Keep Delivering Housing Solutions

Congratulations!



**MT. AIRY BAPTIST CHURCH
EXTENDS
CONGRATULATIONS
TO
THE REGIONAL HOUSING LEGAL SERVICES
FOR 50 YEARS OF COMMUNITY SERVICE**

**G
A
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A**



**WWTW – WORKERS WORKING THE WORKS
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1 Peter 4:10*

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- Tax Credit Applications
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Find out more 





Fifty years of developing innovative projects and policy solutions that promote safe, affordable housing in Pennsylvania should not go unnoticed.

It's time to celebrate and congratulate Regional Housing Legal Services (RHLS) for all its great work that is helping people regardless of financial background find the homes they deserve.

THE HEINZ ENDOWMENTS
HOWARD HEINZ ENDOWMENT • VIRA I. HEINZ ENDOWMENT

Congratulations to the Awardees and to RHLS on 50 years of advocating for housing solutions.

Dina Schlossberg & Mark Gittelman



*"Our work is not charity. Our work is justice."
- Anna Dengel, Founder*

Congratulations, RHLS, on 50 years of making justice real for those in need of affordable housing throughout the state of Pennsylvania!

www.medicalmissionsisters.org

Happy 50th Anniversary!

Your friends at the Housing Alliance of Pennsylvania!

We wish you many more years of delivering housing solutions.





We Build on Trust.

McDonald Building Company is proud to support **Regional Housing Legal Services** and their significant role in the affordable housing market.

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With profound admiration for fifty years of creative advocacy.

Judge Gerald McHugh & Maureen Tate



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Judy-
Congratulations on a lifetime
of exceptional work! You
make us all proud!

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affection, your friends from
the Public Interest Alums
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★ 50 YEARS! ★

**PACDC congratulates
Regional Housing Legal Services
on 50 years serving
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Congratulations,
Judy. With deep
thanks for your
service and
leadership.

Joe Sullivan & Linda Earle

Congratulations to Regional Housing Legal Services for 50 years of exemplary service!
May RHLS to continue to be a force for good in affordable housing and equity in the Commonwealth.

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CHN Housing Partners is an affordable housing developer, housing services provider and residential lender. We partner with sister nonprofits to serve our communities.

Contact Laura Guralnick, Real Estate Development Manager, for more information at lguralnick@chnhousingpartners.org.

www.chnhousingpartners.org



*Thank you, Regional Housing Legal Services,
for opening doors of opportunity alongside
Habitat for Humanity Philadelphia.*



Everyone deserves a decent place to live.

www.habitatphiladelphia.org

CONGRATULATIONS ON
50 YEARS OF SERVICE



www.nonprofitcpas.net
215-600-1701

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Saluting
RHLS on 50 Years



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TACTIX

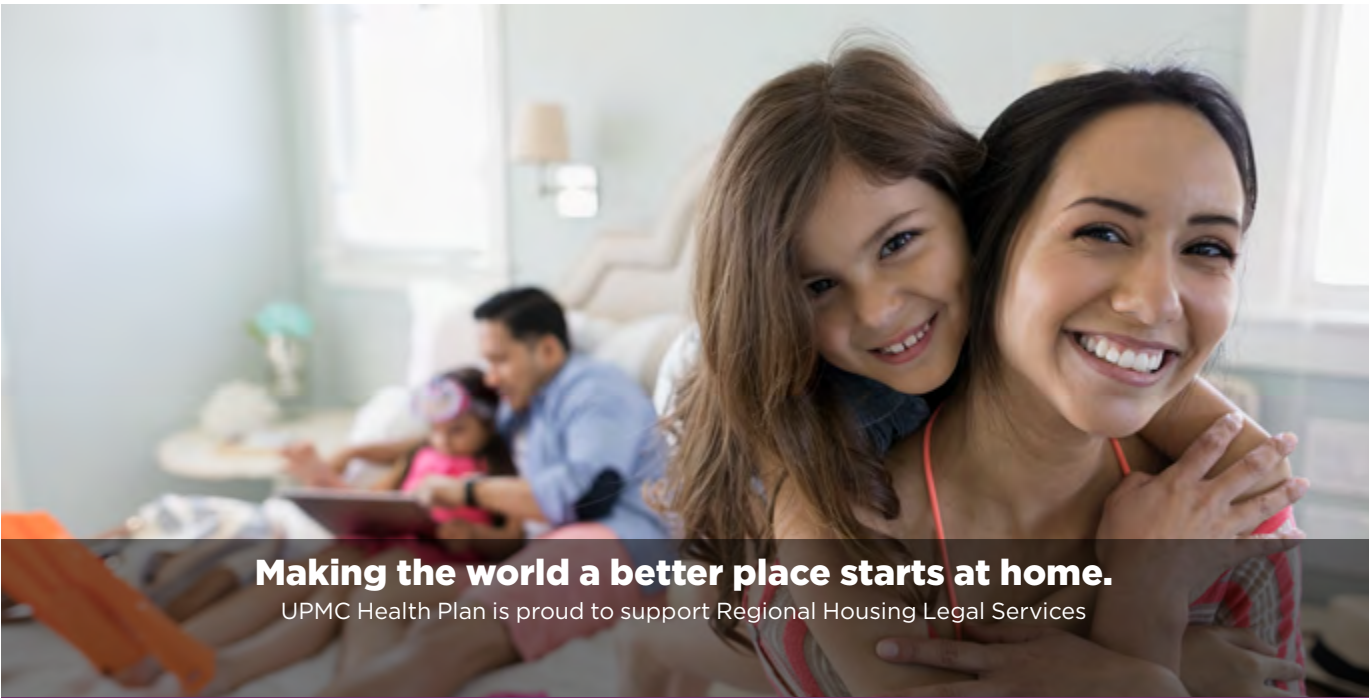


 Covenant House
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Congratulations
Celebrating 50 years of RHLS

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Making the world a better place starts at home.

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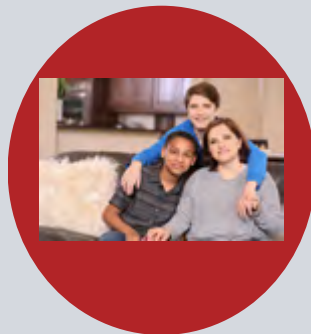
Led by a spirit of activism and emerging political consciousness of the Puerto Rican/Latino community, the Asociación Puertorriqueños en Marcha, "APM" was founded in 1971 by a group of Puerto Rican Vietnam Veterans who returned from the war to a community in need of culturally competent social services.

Over the next 5 decades, led by just two presidents, what started as a grassroots effort of determined veterans advocating for an equitable share of services, has grown into one of the largest providers of social services and community development agencies in the Philadelphia region.

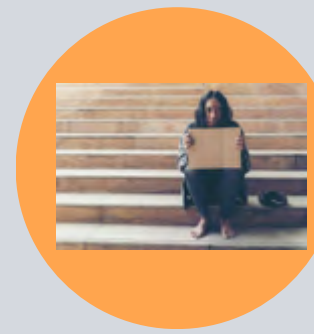
Today, APM employs over 300 professionals and offers a broad network of services at 14 sites throughout Eastern North Philadelphia serving over tens of thousands of culturally, ethnically and racially diverse individuals annually which has strengthened our organizational commitment to the slogan that we are "APM for Everyone".



Behavioral Health/Mental Health



Foster Care/Adoption Program



Homelessness Program



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