

Annual Report

Fiscal Year 2019 - 2020



2 South Easton Road
Glenside, PA
215-572-7300

118 Locust Street
Harrisburg, PA 17101
717-236-9486

100 Fifth Avenue, Suite 911
Pittsburgh, PA 15222
412-201-4301

Our Strategic Priorities

Affordable Homes

Creating and preserving affordable and stable housing for all Pennsylvanians.



Healthy Homes

Recognizing safe, accessible, and healthy homes are key to thriving Pennsylvania families.



Equitable Communities

Addressing racial inequity to support equitable community development.



Legal Representation

For nonprofit affordable housing development and preservation.

“RHLS has been vital in achieving our goals of developing affordable rental housing. The project we just closed was particularly complicated. In addition to moving us through a successful closing, RHLS offered innovative solutions to the complex issues that arose.”

Suzanne O'Grady Laurito
Catholic Housing and Community Services

96

**NONPROFIT CLIENTS
DEVELOPING OR MANAGING
AFFORDABLE HOUSING
ACROSS PENNSYLVANIA**

141

**AFFORDABLE HOUSING
DEVELOPMENTS RECEIVED
LEGAL SERVICES**

344

**UNITS OF AFFORDABLE
HOUSING CREATED OR
PRESERVED**

\$93 million

**IN FINANCING FOR
AFFORDABLE HOUSING
DEVELOPMENT AND
PRESERVATION**

“RHLS helped us through a legal maze when purchasing LIHTC properties with the goal of keeping the units available for low-income tenants for the long term. RHLS is a valuable resource in meeting our goals.”

Neal Nevitt
Berks Housing Opportunities, Inc.

“We develop affordable housing for seniors, adults with disabilities and people transitioning out of homelessness. We have done some really important work and have housed a lot of vulnerable people. It would be very difficult to close our deals without RHLS.”

Kimberly Krauter
Advanced Living Communities

Policy and Advocacy

Select outcomes toward affordable, healthy homes in equitable communities.

\$175 M

IN RENTAL AND MORTGAGE ASSISTANCE

As part of a statewide network, RHLS helped secure funding to assist those at risk of losing their homes due to the COVID-19 pandemic. RHLS also played a key role in advocating for the statewide eviction and foreclosure moratoriums.

#1

MOST VIEWED ARTICLE ON SHELTERFORCE IN 2020

RHLS Associate Director, Rachel Blake, co-authored the most viewed article on Shelterforce, "What an Effective Eviction Moratorium Must Include."

40

YEARS

RHLS advocated to increase the Low-Income Housing Tax Credit affordability period from 35 to 40 years.

183

AFFORDABLE HOUSING PROVIDERS

Received training on fair tenant screening practices for citizens returning from incarceration.



Community Redevelopment Legal Assistance

In 2017, RHLS received a grant to aid communities in Pennsylvania hardest hit by the foreclosure crisis of 2008, known as Community Redevelopment Legal Assistance (CRLA). RHLS selected five “Justice Zones” in which to focus our work.

Within each Justice Zone RHLS offers development services to local nonprofit organizations, seeks policy solutions to systemic problems, and contracts with local legal aid programs to strengthen their presence in the Zone through community education and outreach, direct client work, and in some cases opening an auxiliary office. CRLA assists with the initiation of new program ideas, working on systemic problems, and building community partnerships.

In its first three years, CRLA work resulted in:

13

**NONPROFIT ORGANIZATIONS
RECEIVING LEGAL REPRESENTATION**

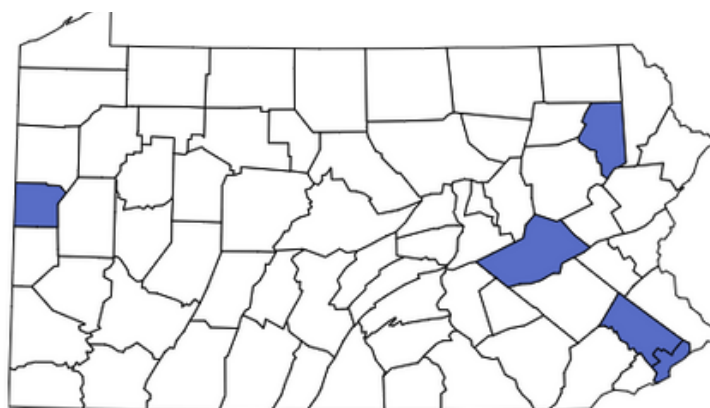
576

**LOW-INCOME HOUSEHOLDS HAVE
RECEIVED LOCAL LEGAL AID
ASSISTANCE**

109

**COMMUNITY EDUCATION AND
SERVICE PROVIDER TRAININGS BY
LOCAL LEGAL AID PROGRAMS**

On legal topics related to housing stabilization or increasing household income.



Pennsylvania Utility Law Project



PULP

PENNSYLVANIA
UTILITY LAW PROJECT

The Pennsylvania Utility Law Project (PULP) is a specialized project within the Pennsylvania Legal Aid Network that is administratively housed within Regional Housing Legal Services. PULP provides legal representation, information, technical assistance, and advice to low-income households, community-based organizations, and PLAN, Inc. programs concerning residential utility and energy matters.

320

CASES FOR INDIVIDUAL CLIENTS ACROSS 34 COUNTIES

- Prevented termination or helped restore service to 195 clients.
- Obtained \$148,991 in direct benefits to individual clients through reduced debts or direct grants.

1,046

ADVOCATES AND ATTORNEYS

Attended PULP trainings on utility programs and laws statewide.

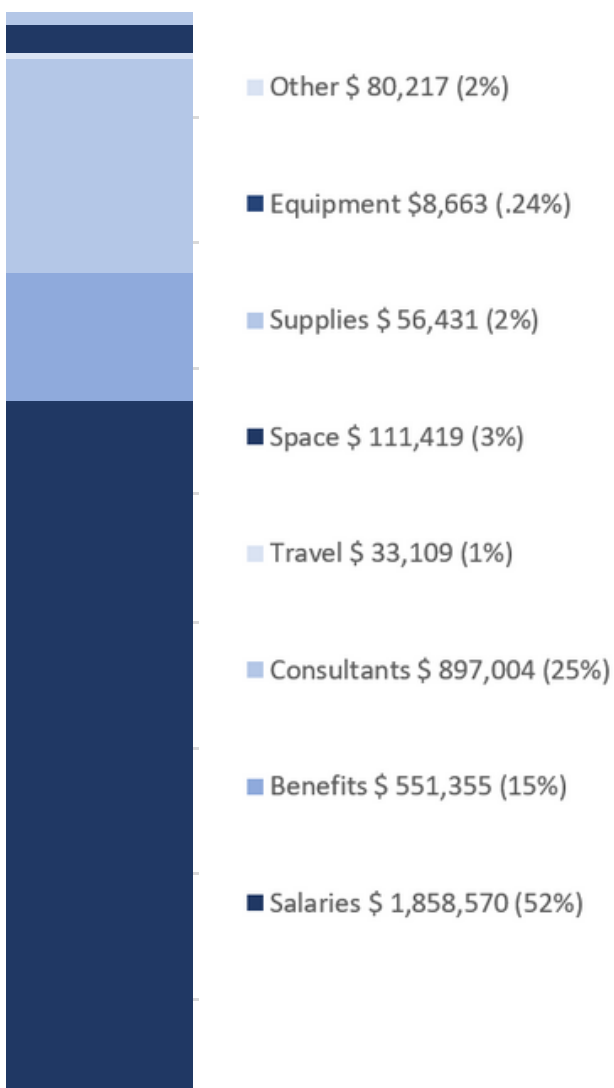
30

IMPACT CASES WITH SIGNIFICANT POLICY WINS

- Increased annual funding for utility assistance and energy efficiency by \$1.85 million and preserved \$200,000 in annual efficiency programming.
- Obtained \$23 million in rate credits and \$2.7 million in annual charitable giving in the Pittsburgh region.
- Defeated proposal for "prepaid" electric service.
- Reduced proposed utility rate increases from \$117.9 million to \$56 million.

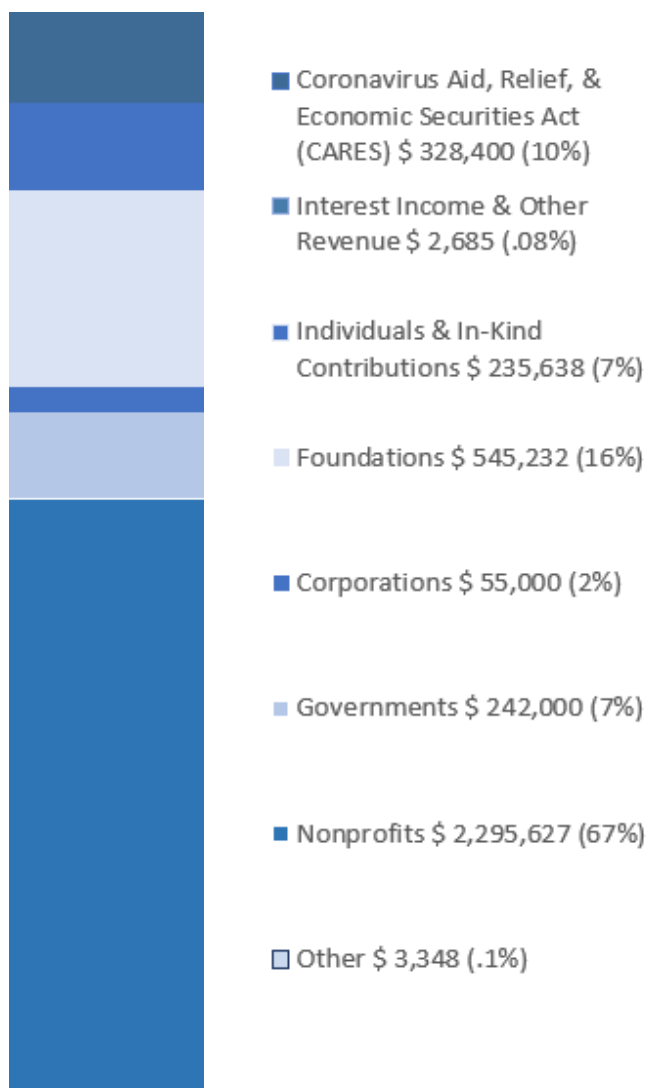
Financial Information

Expenses



\$3,596,768

Revenue



\$3,652,930

Our Supporters

Asociacion Puertorriquenos en Marcha, Inc.
Vidhi Anderson
Judy Berkman
Richard L. Berkman
Martie & Chuck Bernicker
Eve Biskind-Klothen
Alexander Block
Richard Cantor
Catherine Carr
Patrick & Helena Cicero
Community Legal Services
Commonwealth Cornerstone Group
Alan Coslov
Jesse Cronin-Connolly
Cindy Daley
Mark Dambly
Roy Diamond
Gerald Dickinson
Laura Fox
Harry Geller
Eva Gladstein
Sharon Gornstein
George Gould
The Heinz Endowments
Adena Herskovitz
High Swartz LLP
Hillman Family Foundations
John & Marion Hyson
The Independence Foundation
Joel Johnson
Henry I. Langsam
Kafi M. Lindsay
Eugene & Marie Mattioni
McAuley Ministries
Joyce Miller
Linda Miller
The Montgomery County Foundation, Inc.
Ryenne Mucha
Laura Northup
Oak Foundation
Old Republic Title
OneDigital Health & Benefits
Chris Paul
The Patricia Kind Family Foundation
Pennrose
Pennsylvania Department of Community and
Economic Development (DCED)
Pennsylvania Interest on Lawyer's Trust
Accounts (IOLTA)
Pennsylvania Legal Aid Network (PLAN)
The Philadelphia Foundation
The Philadelphia Bar Foundation
The Pittsburgh Foundation
PNC Financial Services
Prestige Abstract Corporation
Santander Bank Foundation
Sonny Popowsky
Robert Racunas
Nilda Ruiz
David Unkovic
Rick Sauer
Dina Schlossberg & Mark Gittelman
Jack Stucker
Larry Swanson
Susan Tachau
Sean Tamba-Matthew
Thu Tran
Tom & Loretta Witt

