



**ANNETTE M. FETCHKO, RN, MHA**

**Executive Director – Bethlehem Haven – part of the Pittsburgh Mercy System of Care**

Annette has dedicated much of her career to improving access and quality of care for persons in our communities who are most vulnerable, as evidenced by her many years of service to those in need in the most at risk communities throughout western Pennsylvania. Annette is the Executive Director – Bethlehem Haven – whose mission is to serve women experiencing homelessness, and the first of its kind in the region medical respite program for homeless and unstably housed individuals in need of recuperative care services that do not meet the criteria for skilled services.

Annette previously served as director of strategy for Allegheny Health Network’s (AHN) Center for Inclusion Health where she lead strategic planning for initiatives that address access to services for marginalized and at-risk populations and sustainable models to close gaps in the social determinants of health. Annette implemented the first-ever Healthy Food Center in Western Pennsylvania to address food insecurity and a doula program for the immigrant population. She collaborated in the development of Bethlehem Haven’s Medical Respite Program, a community-based health and human service collaborative to address housing insecurity for people who are experiencing homelessness or unstable or unsafe housing. Annette also collaborated on the development of reimbursement models for programs and services related to the social determinants of health.

Prior to her work at AHN, Annette was the administrator of the Catholic Charities Free Health Care Center. Annette has held multiple other leadership, professional, and management positions at Alle-Kiski Medical Center (now AHN Allegheny Valley Hospital), Pennsylvania Select, Inc. (now Quorum Health Resources), UPMC Physician Hospital Organization, Pyramid Health, and VHA Pennsylvania.

Annette is a licensed registered nurse in the Commonwealth of Pennsylvania. She earned an Associate of Nursing degree at St. Margaret Hospital School of Nursing and has direct care and nursing leadership experience. Additionally, Annette earned a Bachelor of Science degree in psychology at The Pennsylvania State University, and her Master of Health Administration degree at the University of Pittsburgh Graduate School of Public Health.

# Lena Gabriela Andrews, AICP

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## WORK EXPERIENCE

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### **ACTION-Housing, Inc.** – Pittsburgh, PA

Director of Real Estate Development

Senior Development Officer

September 2012 – Present

January 2020 - Present

September 2012 – January 2020

- Lead ACTION-Housing's real estate development group creating community-driven affordable housing in complex urban settings. Responsible for managing and spearheading organization-wide real estate strategy with a combined budget of more than \$60M.
- Successfully and creatively fundraise millions of dollars per year for affordable housing development from local, state, and federal public and private sources, including HOME, CDBG, HOF, RACP, AHP, NAP, PHARE, PennHOMES, CCRP, CITE, historic tax credits, low-income housing tax credits, CDFI funding, traditional bank loans, bridge loans, construction loans, lines of credit, and foundations.
- Secured \$2.5M grant from the Department of Treasury's competitive Capital Magnet Fund program – was one of fifteen non-profit developers nationally to successfully apply for these funds in 2019.
- Manage development of mixed-use affordable housing projects from predevelopment to occupancy with budgets ranging from \$11M to \$26M, many funded through Pennsylvania's LIHTC program.
- Collaborate across departments to create interdisciplinary initiatives. Led a voter engagement drive that increased voter registration and voting across ACTION's 2,000-unit portfolio. In the MyPlace program for youth who have aged out of foster care, we achieved 100% voter registration for the 2020 election.
- Serve on senior leadership team, navigating complicated organizational challenges throughout two years of a global pandemic.

### **Urban Redevelopment Authority of Pittsburgh** – Pittsburgh, PA

Senior Planning Specialist

May 2008 – August 2012

- Procured creative funding for and managed complex planning initiatives with multiple stakeholders for the Urban Redevelopment Authority of Pittsburgh. Planning activity had a budget of over \$3M.
- Submitted successful \$1.5M planning grant from the federal Partnership for Sustainable Communities to transform a riverfront rail corridor into a green, multimodal boulevard. Was one of 60 applications selected out of over 1,000 applications nationwide.
- Identified areas of the city that have potential for green development strategies, crafted implementation plans, identified funding sources and managed implementation.

### **City of Pittsburgh** – Pittsburgh, PA

Department of City Planning, Neighborhood Planner/Senior Planner

June 2005 – May 2008

- Analyzed land use trends, prepare zoning proposals, led community meetings, and made presentations for elected officials as part of Map Pittsburgh, a comprehensive neighborhood rezoning project.
- Conducted policy research and wrote reports on topics related to urban planning, including land-use trends, economic development, demographics, and taxation.
- Served as liaison between City Planning and neighborhood groups, identifying opportunities for citizen participation in local government.

### **Carnegie Mellon University** - Pittsburgh, PA

Center for Economic Development, Policy Analyst

June 2002 – May 2005

- Analyzed economic data pertaining to public policy issues in Southwestern Pennsylvania, including the growth of the technology industry and workforce development.
- Assisted in planning, research, and writing of Economic Development Administration-funded project studying the role of universities in regional industry clusters.

## EDUCATION/ACCREDITATIONS

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<b>Carnegie Mellon University</b> - Pittsburgh, PA H. John Heinz III School of Public Policy and Management Master of Science in Public Policy and Management Graduated with Highest Distinction	May 2005
<b>Dartmouth College</b> - Hanover, NH Bachelor of Arts in Economics, German minor	June 2000
<b>American Planning Association</b> AICP Certification	November 2021

## HONORS/ACTIVITIES

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<b>40 Under 40</b> – Pittsburgh, PA Selected by Pittsburgh Magazine as one of “40 outstanding individuals under the age of 40 whose creativity, vision and passion enrich the Pittsburgh region.”	September 2018
<b>Pittsburgh Housing Development Corporation</b> – Pittsburgh, PA Serve on the Board of Directors of the Urban Redevelopment Authority’s non-profit for-sale housing development entity reviewing proposals for new single-family affordable for-sale housing throughout the City of Pittsburgh.	January 2020 - Present
<b>11<sup>th</sup> Ward Democratic Committee</b> – Pittsburgh, PA Elected to serve as Secretary of the 11 <sup>th</sup> Ward Democratic Committee. Organize outreach initiatives to increase voter participation across the 11 <sup>th</sup> Ward.	June 2019 – Present
<b>Pittsburgh Arts and Lectures</b> – Pittsburgh, PA Serve on Board of Directors of Pittsburgh’s premier non-profit supporting the literary arts.	June 2018 - Present
<b>The Incline – Who’s Next: Housing</b> – Pittsburgh, PA Selected as one of twelve influential “advocates, activists, developers, realtors and volunteers who are working to make Pittsburgh a place where everyone can live.”	August 2017
<b>Housing Opportunity Fund</b> – Pittsburgh, PA Selected to serve as representative of the non-profit development community on the advisory board of Pittsburgh’s newly created local fund for affordable housing.	June 2017 - Present
<b>East Liberty Trash Warriors</b> – Pittsburgh, PA Created a 60+ member community group focusing on quality-of-life issues in East Liberty. We have planted 35 trees, converted a vacant lot to a gateway parklet with \$2,200 in grant funding, conduct bimonthly litter clean-ups that have removed thousands of pounds of litter from our streets, and organize citywide Garbage Olympics competition. Won Neighborhood of the Year in 2017 from the City of Pittsburgh’s Bob Awards.	June 2015 - Present
<b>Bike Pittsburgh</b> – Pittsburgh, PA Served on Board of Directors of Pittsburgh’s bicycle and pedestrian advocacy non-profit during a period of major organizational growth.	October 2008 – August 2012
<b>Leadership Development Initiative XIV</b> – Pittsburgh, PA Selected as member of a class of 44 and awarded scholarship to take part in a regional leadership training program for emerging young leaders.	October 2006 – June 2007

## JODI LINCOLN

### EDUCATION

- Realtors Association of Metropolitan Pittsburgh** Pittsburgh, PA Sept-Oct 2015  
Real Estate Fundamentals and Real Estate Practice  
Completed October 2015
- University of Pittsburgh** Pittsburgh, PA Sept 2010 – April 2014  
Bachelor of Arts – Anthropology; Bachelor of Arts- Film Studies; Certificates: Global Studies; Latin American Studies  
Graduated April 2014

### WORK EXPERIENCE

**ACTION HOUSING** PITTSBURGH, PA JULY 2021 - PRESENT  
Development Officer

- Manage the development of multi-family residential and mixed-use projects including predevelopment and initial financial feasibility analysis, overseeing design development, securing all necessary financing, procuring and contracting with all third-party consultants, maintaining relationships with public officials and other third party organizations, overseeing construction, and completing funder compliance requirements..
- Manage transition to operations; work with property management to monitor tenant selection and lease up.
- Assist with preparation of responses to development RFPs.
- Complete research tasks in order to support development team, including research on warranty issues, appliances, and other products, as requested.

**Oakland Planning and Development Corporation** Pittsburgh, PA September 2017-June 2021  
Property Manager

- Manage the organization's real estate holdings including 100+ commercial, market rate and affordable rental units. supervise maintenance technician and landscaping and housekeeping teams. Handle all resident needs; bid outside contract work; create annual budget; lease and show available apartments and manage all move in/move out procedures.
- Affordability compliance. Complete all regulatory certifications for a Section 8 HUD property and Low Income Housing Tax Credit project and HOME funded units including new move in qualification and certification and annual certifications. Ensure income compliance for all subsidized residents to protect housing assistance funding. Conducted initial lease up of 49 unit LIHTC property. Manage communication with subsidized rent providers including HACP, TSI and EECM.
- HUD and LIHTC reporting. Fulfill all required reporting requirements for HUD and LIHTC properties including MORs, REACs and financial operating and budget reports.
- Assist with community meetings and events including public and private development community meetings; volunteer coordination; improving vacant lots through community reuse and green infrastructure and organizational racial equity and diversity development.

**Nexus Real Estate** Pittsburgh, PA June 2016-September 2017  
Leasing Director and PA Licensed Real Estate Sales Person

- Supervise Leasing Department consisting of 3 Leasing Agents: hiring, schedule management, leading meetings, training and general oversight and management.. Handle client needs and disputes including lease terminations, security deposits, evictions and renewal. Vacancy management and preparation and handle multiple tasks for management takeovers and purchases. Also continued to lease and show apartments.

Leasing Agent May 2014- June 2016

- Market and rent apartments throughout the greater Pittsburgh Area. Lease preparation, client satisfaction and retention, and various general property management tasks as needed.

**D Shultz Real Estate** Pittsburgh, PA

June 2011-November 2016

Property Manager

- Manage rental properties throughout the East End, rental applications, general contracting, tenant complaints/needs

REFERENCES

- Elly Fisher - Former Assistant Director Oakland Planning and Development Corporation [etfisher@gmail.com](mailto:etfisher@gmail.com)
- Christina Howell - Executive Director Bloomfield Development Corporation [chowell@bloomfieldpgh.org](mailto:chowell@bloomfieldpgh.org)  
412.681.8800, option 1
- Daniel Webb - Co-Chair Book 'Em [danieljosephwebb@gmail.com](mailto:danieljosephwebb@gmail.com)

ADDITIONAL EXPERIENCE

**Bloomfield Development Corporation** Pittsburgh, PA

June 2018-Present

Board of Directors ; Secretary June 2019-June 2020; Vice Chair June 2020- Present.

Working board oversees organization operations and assists staff with community organizing, funder development and other projects. Serving on the Business District Committee providing small business support and main street development oversight.

**Book 'Em** Pittsburgh, PA

Spring 2016 - Present

Co-Chair of Book 'Em's Development Committee responsible for running the organization. Book 'Em is a project of the Thomas Merton Center that sends free books to inmates in the state of Pennsylvania.

**CADBI WEST (Citizens Against Death By Incarceration)**

January 2019 - Present

Working to end Death By Incarceration in Pennsylvania. Local community education and organizing; building legislative and public support from judicial criminal reform. Manage grant applications and financial oversight.

**Pennsylvania Prison Society** Pittsburgh, PA

October 2019-Present

Official Visitor - Pennsylvania Prison Society has worked to ensure humane prison and jail conditions and advocate for sensible criminal justice policies. Visit incarcerated individuals seeking assistance and advocate for reform and improved conditions in Allegheny County Jail and PA State Department of Corrections.

**Pittsburgh Filmmakers** Pittsburgh, PA

January 2014 – Present

Teaching Assistant for Video Production 1

**WQED Production Department** Pittsburgh, PA

May – August 2013

Internship : Production Assistant on numerous shoots, Research for pre-production, post-production transcribing and editing

**Steeltown Entertainment Project** Pittsburgh, PA

January – April 2013

Internship Spring Semester : Post-production editing of in house projects, and Youth and Media outreach, event planning and contest organizing

AWARDS, HONORS, PUBLICATIONS AND CERTIFICATIONS

- Lincoln, Jodi et al. "Systemic Oppression and the Contested Ground of Information Access for Incarcerated People" *Open Information Science*. Volume 4. Special Issue <https://www.degruyter.com/view/journals/opis/4/1/article-p169.xml>
- Lincoln, Jodi. "Incarcerated Pennsylvanians Now Have to Pay \$150 to Read. We Should All Be Outraged" *Washington Post* ; Oct 11 2018.
- PA Real Estate Salesperson - RE #RS333497 (April 2016 - Currently in Escrow)
- Honorable Mention. University of Pittsburgh 2013 Film Studies Writing Awards
- Dean's List University of Pittsburgh (Fall 2010, Spring 2011, Fall 2011, Spring 2012, Fall 2012, Spring 2013, Fall 2013, Spring 2014)
- Jefferson Award (2009) Awarded for work with the Urban Ecosteward Program from the Pittsburgh Post-Gazette
- Scholastic Writing Awards- Regional Gold Award in Nonfiction (2007)

SKILLS

- Language: Advanced in Spanish; Basic in Quechua
- Highly Proficient in Real Page and Appfolio Property Management Software
- Proficiency in Windows and Mac, all MS Office applications, QuickBooks, Final Cut Pro 7 and 10, Avid, Photoshop, InDesign