

JACOB FISHER

Regional Vice President, Pennrose



Education: Masters of Government Administration, University of Pennsylvania
Bachelor of Arts, Wesleyan University

Experience: 18 years with the firm | 18 years in the industry

Jacob Fisher serves as Regional Vice President. In this role, he oversees all development activity in New Jersey and the Delaware Valley. Jacob has been instrumental in working with partners from the public, private, and non-profit sectors to bring development projects to fruition. Jacob has secured financing and led award-winning development projects to fruition. Jacob has secured financing and led award-winning development teams on more than 1,100 units of new housing, with a total investment worth more than \$300 million. Jacob joined Pennrose in 2007 as an Associate Developer. Prior to Pennrose, Jacob worked on community development in the public sector as the Assistant Director for Policy for the Mayor of Philadelphia.

RELEVANT EXPERIENCE



Heritage Highlands Phase I & II, Rankin, PA

±\$32M | 105 Units

Heritage Highlands is a two-phase redevelopment of the Hawkins Village community in Rankin, Pennsylvania, located 8 miles outside of downtown Pittsburgh. On the site, the Allegheny County Housing Authority (ACHA) operated a 198-unit public housing community that needed an overall transformation and revitalization effort.



Hays Manor Phase I, McKees Rocks, PA

±\$27M | 50 Units

Pennrose and the Allegheny County Housing Authority will be redeveloping the former Hays Manor, an outdated 138 unit housing site. Phase I will contain 50 units for a family population in a mix of 1-, 2-, and 3-bedroom units that are at least the PHFA minimum size. The project will be approximately 60,000 sf and will incorporate the new construction of approximately 9 buildings.



John C. Anderson, Philadelphia, PA

±\$19M | 56 units

Pennrose and Dr. Magnus Hirschfeld Fund are partners on the development of John C. Anderson Apartments. The building is a 56-unit senior affordable development in the heart of Center City, Philadelphia. The goal of JCA is to provide high-quality housing that is open and welcoming to low-income LGBTQ+ seniors.



Bridgeside Estates, Allentown, PA

±\$24M | 50 Units

Now known as Bridgeside Estates, the redevelopment included the demolition of nine existing structures and the new construction of five buildings plus a community building. The redevelopment totals 63,471 square feet and has 50 total units in the following breakdown: 13 one-bedrooms; 15 two bedrooms, 15 three-bedrooms, and seven four-bedrooms.

CHRISTIAN DAMBLY

Developer, Pennrose

Education: Bachelor of Science, Finance, Pennsylvania State University
Experience: 6 years with the firm | 8 years in the industry



Christian joined Pennrose in 2019, and was promoted to Developer in 2024. Christian's responsibilities include coordination and production of the due diligence process for real estate, financial, and tax credit closing for Pennrose developments. Christian supports senior development staff in all aspects of the development process, from predevelopment through stabilization. Prior to joining Pennrose, Christian worked as an Associate Underwriter for Bank of America Merrill Lynch. Christian was responsible for supporting senior credit officers in underwriting and closing over \$100M of commercial real estate debt.

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Imani Village Phase I & II, Wilmington, DE

+\$30M | 217 Units

Overall, 600 new homes with a mix of affordable and mixed income properties will be developed in the Riverside neighborhood of Wilmington, Delaware. along with a new Kingswood Community Center. The project is a partnership between the nonprofit REACH, the Wilmington Housing Authority, and Pennrose, LLC.



Aston Heights, Newark, NJ

+\$45M | 154 units

Montgomery Heights II (Aston Heights) is a new construction family rental development to be located in Newark, NJ. The 154-unit development will contain fifty-nine (59) one-bedroom, seventy (70) two-bedroom, and twenty-five (25) three-bedroom units. The complex will also contain 7,000 square feet of neighborhood retail space facing Montgomery Street.

Falbo Group, LLC

Developer Partner

151 Fort Pitt Blvd, Suite 1603, Pittsburgh, PA 15222

Contact: Ralph Falbo, Principal

Telephone: 412.260.9738

Ralph A. Falbo was the founder and former chairman of Ralph A. Falbo, Inc. The firm has been in existence for nearly fifty years. During that time, Ralph Falbo has been involved in the production of over four thousand dwelling units valued at close to a billion dollars. This activity also includes community development to support the housing. Recently Ralph sold his interest through a planned buyout and established a new firm whose name is Falbo Group, LLC.

The following narrative is submitted as a history of Ralph Falbo's experience and achievements with his former firm. The same dedication will continue with his efforts in the new firm.

The new firm will in addition to its involvement in the Cleveland area with the Cuyahoga Metropolitan Housing Authority be involved with the University of Pittsburgh in the pre-development planning of intergenerational housing on one of its campuses in the Pittsburgh area. Also the firm is in pre-development discussions in conjunction with the Allegheny Health Network regarding an elderly housing project that will enable the residents to access health care and expanded services from West Penn Hospital an adjacent medical facility. Other efforts will include the production of affordable housing in Western Pennsylvania plus development and financial consulting to nonprofits in their housing efforts.

Initially, Ralph directed the firm in the production of housing for low-income seniors and mentally and physically challenged persons. However, during the last ten years, the firm has expanded its scope to include family housing with strong emphasis on total community development.

Most notably, Ralph was involved with others in the development of Summerset at Frick Park. It is Pittsburgh's most prestigious traditional neighborhood and is located in Squirrel Hill. Also, 151 First Side, a downtown condominium, he pioneered that initiated the resurgence of downtown living in Pittsburgh.

Ralph has always been involved with community based non-profits with whom the firm has had relationships, a sample of those include the following:

- Christian Housing, Inc.
- Hill Community Development Corporation
- Manchester Citizens Corporation
- Goodwill Industries
- United Methodist Union
- Lutheran Services
- Traditional Services
- McGuire Home

He has also participated in lectures for the Seniors Committee of the Association of Home Builders, the Schools of General Studies of the University of Pittsburgh, and Allegheny County Consolidate Plan Task Force.

Ralph graduated from Duquesne University in Business Administration. He is the father of two children, Ralph III, a physician at ST. Clair Hospital and Bianca, who is in the department of English at Lafayette College. Ralph is also the proud grandfather of Charlie, Gus and Sam. He resides with his wife Mimi at 151 First Side Condominiums.

RALPH FALBO

President, Falbo Group, LLC

Education: Duquesne University
Experience: 45+ years in the industry



Ralph A. Falbo is the founder and current President of Ralph A. Falbo, Inc. The firm has been in existence for almost fifty years and during that time has been involved in the production of over four thousand dwelling units valued at close to a billion dollars. This activity also included community development to support the housing. Initially, Ralph directed the firm in the production of housing for low-income seniors and mentally and physically challenged persons. However, during the last 15 years, the firm has expanded its scope to include family housing with a strong emphasis on total community development. Ralph has involved the firm with others in the development of Summerset at Frick Park, Pittsburgh's most prestigious private neighborhood. Ralph has always been involved with community based non-profits with whom the firm has had relationships, and has participated in lectures for the Seniors Committee of the Association of Home Builders, the Schools of General Studies of the University of Pittsburgh, and Allegheny County Consolidate Plan Task Force.

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Sankofa Village, Cleveland, OH

➤\$237M | 761 Units

Sankofa Village receives HUD funds through a Choice Neighborhoods planning grant and RAD project-based rent subsidy. Phase I is a 61-unit, four-story building with community space, lounge, management offices, computer lab, and commercial space. Phase II includes 50 townhouses in 5 separate buildings. Targeting LEED Silver (Neighborhoods), the project meets Enterprise Green Standards.



Manchester Commons II - IV, Pittsburgh, PA

➤\$13M | 66 Units

Ralph A. Falbo, Inc. and the Manchester Citizens Corporation partnered to create the Manchester HOPE VI developments. Through this partnership, the housing as well as supportive service needs of the residents are being met. Falbo was responsible for developing the residential units and creating opportunities for residents to be involved in construction and operation of the units.



The Reserve at Summerset at Frick Park, Pittsburgh, PA

➤\$45M | 154 units

Built in 2003, The Reserve at Summerset is a 40 unit, 3 story apartment and townhome community featuring high ceilings, large windows, and magnificent views of Pittsburgh. The community is located in Squirrel Hill in the Summerset neighborhood of Pittsburgh, and shares community amenities with the overall neighborhood.

LGA Partners

Architect

444 Liberty Avenue, Suite 1500, Pittsburgh, PA 15222

1301 N. 31st Street, Philadelphia, PA 19121

Contact: Scott Bofinger, Partner

Telephone: 412.224.6543



Suzan Lami founded Suzan Lami Architects in 1993 and was joined shortly thereafter by partner Bob Grubb. The firm quickly grew, becoming a regional leader in retail and residential design. In 2014, the firm merged with Glance & Associates, added new partners, and re-branded to become LGA Partners.

Over the next decade, the firm expanded into new markets with projects of increasing complexity and scope. The founding partners retired in 2019, and Paulette Burns was elevated to President. A year later, LGA reorganized around six distinct studios: Aviation, Education, Healthcare, Housing, Retail, and Workplace. In 2023, LGA moved to downtown Pittsburgh to accommodate a growing staff of nearly 90 people and opened a new office in Cleveland, becoming one of the largest and most celebrated woman-led professional design firm in the region.

Our People

Our People Are Our Difference. The foundation of any organization is its people. LGA has assembled a constellation of architects and designers that reflect a broad range of talents. Modern construction requires a family of specialists working in concert to tackle today's design problems.

This rich diversity allows us to approach each project with a fresh lens, fostering creativity and innovation. By assembling teams based on individual talents and expertise, we ensure that every project benefits from the unique contributions of our people, creating designs that are as varied and dynamic as the minds behind them.

Our Process

Design That Works. We believe that good design is born from opposing demands aligning in equilibrium, resulting in projects that are as delightful as they are functional, as inspiring as they are comfortable, as innovative as they are contextual, and as affordable as they are sustainable.

To achieve this balance, we engage in a deeply collaborative and iterative process, beginning with a thorough understanding of the project's unique goals. By maintaining open communication and active collaboration with all stakeholders, we ensure that the design evolves in a way that is responsive to both the client's vision and the project's practical requirements.

Our Projects

One-For-All and All-For-One. LGA is organized around six diverse studios, each specializing in one distinct market segment. Each studio is helmed by a thought-leading Partner-in-Charge, and staffed with a deep bench of architects and designers with comprehensive and relevant experience.

While each studio is semi-autonomous, we leverage our broad diversity of experience by hosting frequent firm-wide charrettes that support inter-studio cross-pollination. This uncommon approach allows the studios to inform and inspire each other. As a result, our work benefits from both our command of each market type and our diverse experience between market segments.

LGA Housing Design Studio

At LGA Partners, we are dedicated to the art of crafting residential spaces that go beyond mere shelter to create vibrant communities. We understand that multi-family housing is more than just buildings; it's about designing environments where people can thrive and forge meaningful connections with their neighbors. Our approach encompasses a harmonious blend of aesthetics, functionality, and a strong sense of community living.