



Community Connection



Volume 11, Issue 1 ALLEGHENY COUNTY HOUSING AUTHORITY

INTRODUCING ACHA'S NEWEST ELDERLY COMMUNITY:



On October 19, 2007, The ACHA was proud to host a Grand Opening of the Dalton's Edge Development, located in Brackenridge and Tarentum Boroughs. There was plenty of excitement in the opening of this facility – the event began with the Master of Ceremonies, John Bendel, Director of Community Investment for the Federal Home Loan Bank of Pittsburgh, commenting on the attractiveness of the community and how the FHLB envisions communities such as these as proud investments that the FHLB is happy to be a part of. Other Guest Speakers at the event included: Dan Onorato, Allegheny County Chief Executive, State Senator Sean Logan, The Honorable Frank Dermody, Frank Aggazio, Executive Director of ACHA, William Gatti, President of TREK Development, Peter Kaplan, Vice President of Acquisitions – PNC Bank, Brian Hudson, Executive Director – Pennsylvania Housing Finance Agency, Cheryle Campbell, Director – Pittsburgh Field Office - U.S. Department of Housing and Urban Development Pittsburgh Office of Public Housing, and Dr. Howard Slaughter, Jr.,

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PERSPECTIVES

by the ACHA
Executive Director
Frank Aggazio



During the holiday season, I am especially reminded about the willingness of ACHA's staff to give year-round.

The effort and enthusiasm that goes into helping low-income families, seniors, and disabled persons is noticed and very much appreciated.

Without this level of commitment and effort, many families would not have rebuilt their lives, seniors would not have a safe place to call home, and persons with disabilities would not have the opportunity to live their lives with dignity. It is easy to recognize the result of your efforts to preserve and transform lives.


I want to take this opportunity to wish everyone a Happy New Year filled with good health and hope for a better tomorrow.

Thanks for making a difference.



Dalton's Edge (continued from cover)

Board Member of Pennsylvania Housing Finance Agency. All of the speakers talked about the commitment to build and finance affordable housing in these difficult economic times and the ability to produce such a great housing product to the residents of the Allegheny County Housing Authority. It was also mentioned about the dedication of all team members to come together and truly work together to produce such a great community.

In effort to produce a state of the art affordable housing community, Upstreet Architects, Inc. designed a community that blended with the existing community but also added unique features such as porches and balconies to the buildings. This new community was developed with the concept of producing a new affordable housing option to the residents of the northern communities of Allegheny County. The overall vision of the development was to produce larger units with modern-day amenities that would allow the residents the comforts that are much needed to age-in-place and lead to enjoying the start of the golden years. This 120-unit community features fully equipped kitchens, with garbage disposals, central heating and air conditioning with individual thermostats; laundry facilities located on each wing of the buildings, and community areas that include a computer lab, working fireplace, and community kitchen. In addition to these features, there is a supportive service program available to the residents, which includes craft programs, wellness activities, and lecture series. Another feature that is unique to Dalton's Edge is the co-location of the LIFE Center operated by Community LIFE. Overall development costs for this community totaled nearly \$ 20,000,000. The financial partners that made this development possible were Allegheny County Economic Development, The U.S. Department of Housing and Urban Development, PNC Bank through the purchase of low-income housing tax credits and the Capital Fund Financing Program, The Commonwealth of Pennsylvania – Growing Greener and Redevelopment Assistance Capital Program Funds, The Federal Home Loan Bank of Pittsburgh, S&T Bank, and the Allegheny County Housing Authority. 



A TOUR OF DALTON'S EDGE



Community LIFE Center



One of several "Green Roof" Patios



Award Winning Geothermal System




Mayor of Tarentum James Wolfe & Property Manager Maureen Cassley



Various interior spaces within Dalton's Edge buildings

HUD OFFICIAL RECEIVES AWARD AT GRAND OPENING OF DALTON'S EDGE


On October 19, 2007, Cheryle Campbell, Director of the Pittsburgh Field Office, received an "Award of Appreciation" from Frank Aggazio, Executive Director, Deborah Booker, Vice-Chairperson of the Board of Directors, and Dan Onorato, Chief Executive of Allegheny County. The award was in appreciation of Ms. Campbell's support of the Allegheny County Housing Authority over the years. Cheryle was very surprised and almost speechless when presented with the award at the Grand Opening ceremony of Dalton's Edge. ACHA's Executive Director, Frank Aggazio, stated that, "It has been a pleasure working with Cheryle and we are very thankful for her support." 



...AND THE PAHRA "PERSON OF THE YEAR" IS... FRANK AGGAZIO!

As part of the Pennsylvania Association of Housing and Redevelopment Agencies (PAHRA) Annual Conference held in Pittsburgh from September 9th to September 12th, 2007, Mr. Aggazio received the "Person of the Year Award" from this organization at the Annual Awards Dinner. Specifically, "The Person of the Year Award" is a special recognition of the accomplishments of a person affiliated with a PAHRA member agency who has made a significant positive impact on housing and/or community development.




Under the leadership of Frank Aggazio, the ACHA has quickly become one of the nation's most innovative housing authorities. Through Frank's vision, the ACHA has undertaken several newly assisted housing initiatives, including 3 HOPE VI Revitalization projects, 18 Mixed-Finance Developments utilizing the Low-Income Housing Tax Credit Program producing over \$175,000,000 in development, and 2 Capital Fund Financing Program Loans which has created additional affordable housing. 

ACHA PRESENTS MIXED FINANCE DEVELOPMENT TO NATIONAL AUDIENCE



On October 26, 2007, the ACHA had the distinct honor of presenting the Dalton's Edge Development to a national audience at the Affordable Housing Symposium in San Diego, California. The National Association of Housing and Redevelopment Organizations (NAHRO), Local Initiatives Support Corporation (LISC) and The National Equity Fund (NEF) sponsored the event. Making the presentation to this audience were Frank Aggazio, Executive Director, Walter MacFann, Director of Real Estate Investments, and Ed Primm, Senior Project Manager – Real Estate.

The presentation highlighted the success of the development, which includes a closed loop geo-thermal heating and cooling system. The Development also utilizes many "green" features that stresses energy efficiency throughout the development, which reduces operating costs to the development. The co-location of a Living Independent for Elders Center (LIFE Center) on the Dalton's Edge campus is also an amenity that makes this development very unique to the residents and surrounding communities. Additionally, the ACHA with assistance from TREK Development, was able to generate \$.985 per \$1.00 of tax credit equity to help construct the development and make the project financially feasible. 

ACHA PAHRA AWARDS OF 2007

The ACHA received the following Awards at the PAHRA 2007 Annual Conference held in Pittsburgh, Pennsylvania:

- Person of the Year Award - Frank Aggazio
- Best Practices Award - Daltons Edge
- Certificate of Achievement: Resident Council Management & Communications Initiative
- Certificate of Achievement: Preserving Pennsylvania's Affordable Housing Program
- Certificate of Achievement: HOPE VI Housekeeping Class

ACHA NAHRO AWARDS OF 2007

The ACHA received the following Awards of Merit at the 2007 National Conference held in :

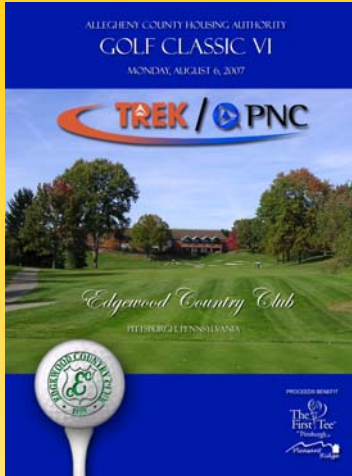
- Ex-Offenders Resident Construction Initiative
- First Tee of Pittsburgh @ Pleasant Ridge
- Customer Service Initiative
- Guide to Better Living
- Team Up with Sparky Children's Fire Safety

CONGRATULATIONS

Congratulations to Isaiah Dent, Resident of Hays Manor and Resident Advisory Board (RAB) President, for attaining a seat on the PA State Board of Cosmetology.


ACHA GOLF CLASSIC VI RAISES OVER \$75,000

THE ACHA GOLF CLASSIC VI RAISES OVER \$ 75,000 FOR THE FIRST TEE OF PITTSBURGH AT PLEASANT RIDGE. If first you don't succeed, try again. After being rained out in its first attempt to hold the ACHA Golf Classic VI outing at the Edgewood Country Club. The ACHA Golf Classic VI was held on September 4, 2007 under beautiful conditions at the club. Despite the change of date, over 140 golfers headed to the links for a day of golfing and good times. In its sixth year (the third year all proceeds have benefited The First Tee of Pittsburgh at Pleasant Ridge), the golf outing has raised approximately \$ 170,000 for the program that teaches children life skills. Sincere thanks to all those who sponsored, participated and volunteered for this great event!



PROSPECT TERRACE NURSE STATION TO RE-OPEN

After months of planning, the Prospect Terrace's Nurse's Station is set to reopen. The reopening of the Nurse's Station reinstating community medicine is the brain thrust of P.S. Reddy, M.D., founder of S.H.A.R.E. (Science Health Allied Research Education) and UPMC Cardiologist. Dr. Reddy, a native of India, has developed a similar program in his homeland that also brings with it other community services to help improve the lives of those who reside there. Thanks to Dr. Reddy, we were able to form a coalition of organizations including UPMC/Braddock Steps to a Healthy Community, Allegheny County Health Department, volunteers, ACHA staff, UPMC Health Plan and the Resident Council to make this happen in Prospect Terrace.

With the fanfare of a Community Day, the re-opening of the Nurse's Station was celebrated on a blustery day in October. The event titled, **"Happy Health-o-ween"** was sponsored by UMPC/Braddock who arranged for more than twenty service providers to attend. The event offered residents an opportunity to go through a series of health screening (mammograms, cholesterol, weight management and prostate), vaccinations (flu shots) and health risk assessments all free of charge. The Nurse's Station will be staffed by a Registered Nurse employed by S.H.A.R.E. and is open two days a week. 

CHRISTMAS CAROLERS VISIT ACHA SENIOR COMMUNITIES

Spirited ACHA staff members led by Frank Aggazio, Executive Director and Bud Joyce, Deputy Director, formed a choir of Christmas Carolers and visited several senior citizen communities in hopes to bring cheer and smiles to it's residents. Although the Carolers were off to what was described as "a rough sounding start," by the end of the day they were somewhat on-key. There were plenty of smiles and laughter.... mission accomplished!



"KEEPING THE DREAM ALIVE" ACHA PARTIAL EDUCATION SCHOLARSHIP PROGRAM

The ACHA believes strongly in the self-sufficiency of its residents and to this end it supports and encourages programs and activities that may bring this about. One such program that the ACHA is most proud of is it's Partial Educational Scholarship Program **"Keeping the Dream Alive"**. In operation since 2003, the Scholarship program offers up to \$3000 in grant money to eligible residents to assist them in meeting their educational and/or career goals. Since the program's inception, ACHA has provided more than \$57,000 in grant funds to twenty-nine residents. Many of those receiving a grant are attending four institutions including the University of Pittsburgh, Hampton University, Carlow, Point Park University and Norfolk State University to name a few.

The ACHA Scholarship Program was established from funds raised from the ACHA Annual Golf Tournament. These funds were raised from the private sector. No public or governmental funds are being used for the scholarship program. It was developed to assist ACHA residents with their post secondary education.

Look for the ACHA Partial Educational Scholarship Program announcement in your mail soon! **"Keeping the Dream Alive"**! or visit us online at www.achsng.com.

Attend the Second Annual
Financial Education Fair
To Take Control of Your Money!

The 2008 Fair will include:

- \$ Financial seminars throughout the day
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- \$ Free tax preparation (register: 412-281-1100 x106)
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Supported by the Allegheny County Housing Authority

For more information, contact or visit:

- 412-281-1100 x106
- ekeebler@nhswwpa.org
- www.YouControlYourMoney.org

POSITIVE PRESENCE AT THE SHELDON PARK COMMUNITY

A young boy gives a police officer a high five, then runs back to join the rest of the children at the Sheldon Park Learning Center.

He's comfortable with Officer Ian Lucas because the policeman now is assigned full time to patrol Sheldon Park and to educate the youth there.

Lucas, an officer with the ACHA, has been working 40 hours a week in Sheldon Park since his assignment on June 25, 2007.

Residents were skeptical of the sight of a uniformed officer at first, Lucas said, but now tell him that they like the police presence.

"The first couple of weeks I was here, people didn't want anything to do with me," he said.

The residents now know his name and wave hello when they see him. But he says he has a long way to go to win over the teenagers in the area.

His increased presence in the area is a result of a \$300,000 federal grant for anti-drug programs. Lucas will be starting several programs as part of his goal is to fulfill the anti-drug message through positive interaction.

He said his biggest obstacle is overcoming the distrust of police. He is starting with the younger children and working his way up.

He wants people of Sheldon Park to feel comfortable enough to approach him and share their problems. He hates the titles of officer and mister. He'd rather be called Lucas or Ian.



But Lucas is still there to do a job: make arrests, keep order and uphold the law.

Harrison Township police Chief Mike Klein said Lucas' new role has been a positive thing. "The additional and continued presence of a police officer for the amount of time he is putting in is definitely a help to our department," he said.

- Jessica Turnbull - Valley News Dispatch

NEW BABY

Robert & Carol Stead and their 9 year-old son, were blessed in 2007 with the birth of a new family member:

Lukas Robert Stead

DOB: November 14, 2007
 at 6:43PM (3 weeks early)
 Weight: 9 pounds, 7 ounces
 Length: 21 inches



Lukas Robert Stead

ACHA EMPLOYEES OF THE MONTH 2007



JAN - Richard Crowley FEB - Housing Choice Voucher Program Department MAR - Ayesah Alexander



APR - Paul Petrucci MAY - Mark Mullen JUN - Kim McNeil



JUL - Richard Stephenson AUG - Nicole King SEP - Tom McPoyle



OCT - Mike Brown NOV - Tanya Brown DEC - Tom Malanic

Congratulations to these ACHA employees for consistently showing enthusiasm and working with an unwavering positive attitude. You've clearly made a difference. We acknowledge our appreciation.

ALLEGHENY COUNTY HOUSING AUTHORITY

GOLF CLASSIC VII

MONDAY, JUNE 30, 2008



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