



# Community Connection



May 2018

ALLEGHENY COUNTY HOUSING AUTHORITY


## SENIOR HOUSING DEVELOPMENT BREAKS GROUND

### DORCHESTER *of Mt. Lebanon* SENIOR APARTMENTS



*for information* **INTERNET: [dorchestermtleb.com](http://dorchestermtleb.com) PHONE: 412-402-2479**

In November 2017, construction finally began on the much anticipated senior affordable housing building in Mt. Lebanon, Pennsylvania. Over the winter months, the construction work moved slowly with the cold and snowy conditions hindering the site work. Sota Construction Services, Inc., the general contractor, was able to complete work on the foundation and footings for the building. Work is progressing on time and scheduled to be completed by February 2019.

As a low-income housing tax credit building, tenant incomes are limited to 60% of area median income or lower. Tenant rents and income limits are determined by the Pennsylvania Housing Finance Agency. It is expected that applications will be available in July 2018 to begin a waiting list for the building. When completed, the building will have 52 one bedroom and 8 two bedroom units to be occupied by low-income housing tax credit eligible residents. Applications for housing at Dorchester of Mt. Lebanon will open on July 1, 2018. 

~ Ed Primm



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# PERSPECTIVES

by the ACHA  
Executive Director  
Frank Aggazio



Dear friends, colleagues, & partners,

The Allegheny County Housing Authority was honored to co-host the National Association of Housing and Redevelopment Officials (NAHRO) National Conference in late October 2017. 1200 delegates from all over the country attended the conference and Pittsburgh was praised as a very friendly and picturesque city. We highlighted our Pleasant Ridge community to attendees with a tour.

Currently, the ACHA is developing a sixty (60) unit, tax credit, affordable housing development for seniors in the municipality of Mt. Lebanon. This is a great opportunity for Allegheny County to provide affordable housing in an otherwise underserved area.

The ACHA has recently completed improvements at West View Tower and the Sheldon Park community. Improvement work is ongoing at West Mifflin Manor, with new improvement work at Wilmerding Apartments and Robert Corbett Apartments to be released for bidding in the coming months. Special thanks to the Allegheny County Department of Economic Development for subsidizing many of these improvements through CDBG funds.

I would also like to thank Allegheny County Chief Executive, Rich Fitzgerald and the Director of Economic Development, Robert Hurley, for their assistance in making such needed improvements in ACHA properties.

Congress appropriated an increase contained in the 2018 Capital Fund HUD Budget which we will use to modernize and replace aging building systems.

I'd like to take this opportunity to thank our passionate work force for delivering much needed services to our residents. And I would also like to thank the ACHA staff for implementing innovative new approaches to sustaining quality, affordable housing in Allegheny County.

Best,

## NAHRO 2017 NATIONAL CONFERENCE HOSTED BY PITTSBURGH



# NAHRO

*building communities together*



The Allegheny County Housing Authority (ACHA) was in the national spotlight as a co-hosting agency for the National Association of Housing and Redevelopment Officials (NAHRO's) 2017 three-day National Conference held on October 27, thru October 29, 2017, at the David L. Lawrence Convention Center.

NAHRO is a professional membership organization comprised of approximately 20,000 housing and community development agencies and officials throughout the United States who administer a variety of affordable housing and community development programs at the local level. NAHRO's vision is to be the leading resource for affordable and

subsidized housing and community development through innovative research, analysis, advocacy, professional development and ethics.

The ACHA addressed housing professionals from all over the country to demonstrate what makes Pittsburgh unique and the impact the ACHA has made for the affordable housing community throughout the Pittsburgh Region.

~ Ed Primm



Allegheny County Chief Executive  
Rich Fitzgerald



ACHA Executive Director  
Frank Aggazio



ACHA Deputy Executive Director Bev Moore  
& NAHRO President, Carl Richie



HCVP Associate Director  
Robert Gabbianelli

## NAHRO & PAHRA AWARDS AGENCY PROGRAMS

Working in collaboration with the 412 Food Rescue Program, the Allegheny County Housing Authority (ACHA) and 412 Food Rescue received national and state recognition for a program that helps redirect unsellable but yet fresh healthy viable food to those who are food insecure. The 412 Food Rescue Program received a National Association of Housing and Redevelopment Officials (NAHRO) Merit Award at the NAHRO Summer Conference held in Indianapolis, Indiana. The 412 Food Rescue Program was one of thirty-six awardees to be nominated for a NAHRO Award of Excellence in Resident and Client Service. Unfortunately, the 412 Food Rescue Program fell short in this competition but the positive impact the program is having on the public housing communities within Allegheny County has helped fight hunger.

Using the momentum of receiving the NAHRO Merit Award, the 412 Food Rescue program also received a 2017 Pennsylvania Association of Housing and Redevelopment Officials (PAHRA) Best Practices Award at the PHARA Fall Conference held in Hershey, Pennsylvania. By partnering with the 412 Food Rescue Program, the ACHA has been able to collect weekly food donations from various donors to help supply the ACHA public housing communities with good healthy fresh foods creating healthier eating habits for our residents. 🏠



**#FoodRescueHero**



In July of 2014 Allegheny County Chief Executive Rich Fitzgerald and Pittsburgh Mayor Bill Peduto accepted President Obama's challenge to end veteran homelessness by December 31, 2015. On August 8, 2014 a Housing Boot Camp was formed with an array of agencies from across the area, which included the Allegheny County Housing Authority.

In November 2017 the Boot Camp's goal officially came to fruition at a press conference when Joe DeFelice, Regional Administrator for the U.S. Dept. of Housing and Urban Development, announced our county and city effectively ended veteran homelessness in Allegheny County. Mr. DeFelice stated, "Although there's more work ahead, the momentum to permanently house them will continue to grow now that the systems are in place." The Allegheny County Housing Authority is very honored by the fact that 2008 the ACHA has been awarded 337 HUD-VASH vouchers to house homeless veterans. Also, the ACHA is proud to say currently 313 of the HUD-VASH vouchers are leased up with the remaining 24 all issued, which is a 93% leasing rate well above the national average of 86%. 🏠

~ Bob Gabbianelli

## PUBLIC ACCESS DEFIBRILLATION PROGRAM

Through the generosity of the Highmark Foundation a grant was awarded to the ACHA Police Department to continue the Public Access Defibrillation Program. This grant has enabled training for all ACHA employees in CPR/AED and basic first aid. Our Public Access Defibrillation Program has also placed AED's in 14 locations within ACHA developments with more following next year along with offering CPR/AED classes for residents. ACHA would like to extend its gratitude to paramedic instructor Dave Bianco. 🏠

~ Sgt. Ed Mogus



## ACHA COMMUNITIES ARE SMOKE-FREE


All ACHA owned and managed properties are now Smoke Free as of May 1, 2017. ACHA intentions are not to tell residents that they have to quit smoking but, they can no longer smoke in the buildings. The smoking rules apply to residents, their visitors, staff, and anyone else who enters ACHA sites. In November 2015, HUD issued a smoke free initiative that all Housing Authorities become smoke free within 18 months. The ACHA began its Smoke-Free initiative in 2010 after two devastating fires caused by smoking. The health and safety of ACHA residents is the Authority's main concern. 🏠



**HEALTHIER  
HAPPIER  
CLEANER**

**PROUD TO BE SMOKE-FREE!**

## HAWKINS VILLAGE MEET & GREET POLICE DAY

The Allegheny County Housing Authority Police Department (PD) along with Rankin PD, Braddock PD, North Braddock PD and the Allegheny County PD hosted a Meet & Greet Police Day at Hawkins Village on June 6, 2017. All participating police officers engaged in activities with the children and they cooked hotdogs and hamburgers for over 250 in attendance. Allegheny County Mounted police were also part of the festivities. The children were able to get pictures with the horses and they also received free stickers and pencils. District Justice Olasz was a special guest along with the Mayor and Council of Rankin Borough. The Hard Knocks motorcycle association was also thanked for their donations to help make this day a success. This community oriented policing event was well received by all the residents and we are hoping to bring this even back next year. 

~ Chief Mike Vogel



## ACHA HCVP DEPT. - HIGH PERFORMER

The Allegheny County Housing Authority (ACHA) was designated a “High Performer” by the U.S. Department of Housing and Urban Development Section 8 Management Assessment Program (SEMAP).

This designation exemplifies the commitment to quality and service by ACHA’s Section 8 Housing Choice Voucher team. The staff prides itself in excelling at it’s collective mission to serve the residents and landlords of Allegheny County by expanding affordable housing opportunities for all.


ACHA Section 8 Housing Choice Voucher Program (HCVP) administers over 5,800 vouchers including Veteran’s Administration Supportive Housing (VASH) vouchers, Mod Rehab units and Mainstream vouchers.

The HCVP team thanks Executive Director, Frank Aggazio for his support in achieving this designation. 

~ Kim Longwell



## FINANCE DEPARTMENT REPORTS CLEAN AUDIT

The ACHA Finance department is in the process of completing its 15th consecutive year with no Audit findings. This designation means that there are no material discrepancies in our books of record, or any failures to comply with the multitude of HUD regulations. The Finance department is also in the process of winding up several partnerships involving our tax credit communities. Finance is also engaged in performing an analysis to determine how beneficial it would be for the ACHA to enter HUD’s Rental Assistance Demonstration (RAD) program. 

~ Patrick Blackwell

## HOMEOWNERSHIP OPPORTUNITIES CREATED THROUGH PARTNERSHIP WITH HABITAT FOR HUMANITY

In January of 2017 Habitat for Humanity of Greater Pittsburgh purchased 8 properties from the Allegheny County Housing Authority. Five (5) of the properties were existing homes scattered throughout the Penn Hills area. Habitat Pittsburgh successfully renovated these homes from February to August 2017. Those homes were then sold to families through Habitat's Homeownership Program which provides 0% 30 year fixed rate mortgages to families at an affordable price based upon the family's annual income.

The remaining three properties were vacant lots located in the city of Duquesne. Habitat for Humanity built three brand new, single story homes on these properties making them some of the first new homes to be built in the area in several years. The first of these new homes was sold to a partner family in February 2018 and the remaining homes will be sold this spring.

These families are first time homeowners and now have a place they can call their own, which over time will result in wealth creation based on the equity in their homes.


~ Derek Kendall-Morris, Community Engagement Manager, Habitat for Humanity of Greater Pittsburgh



## ACHA WELCOMES NEW RESIDENT COUNCIL LEADERS


The ACHA is taking our Resident Councils into a direction of leadership with accountability. We are going to allow the community and its leaders to be focused on what is required within the leadership and why quality leadership is important to each and everyone in the community as well as Allegheny County Housing Authority.

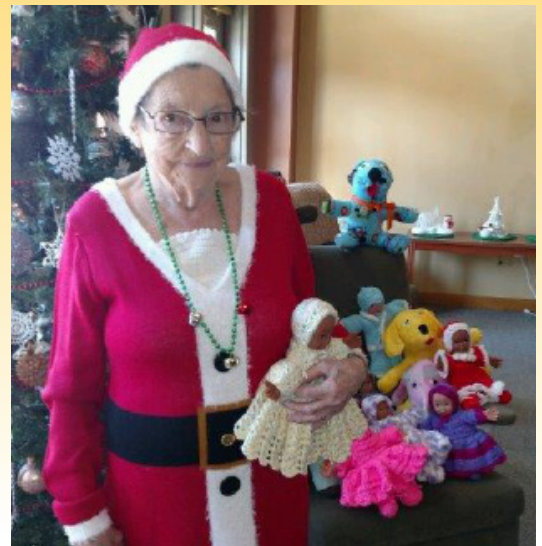
We have found when you establish protocols with defined boundaries you eliminate excuses and give people a standard along with trainings to be the best they can be in the areas they are gifted.

As we reach out to volunteers with the 412 Food Program we can embrace a genuine focus on attracting people who have a natural gift and care for what is required for active roles in local, state, and national venues of housing and government.  ~ Angela Burke-Harris




## SENIOR RESIDENT CREATES HOLIDAY CHEER

Dalton's Edge senior resident, Virginia Thomas (86), uses her talent and generosity to craft dolls which she donates to the Children's Hospital of Pittsburgh at Christmas time. In 2017, Virginia donated a collection of 89 hand-made dolls and stuffed animals to delight of dozens of children at Children's Hospital. The dolls are adorned with crocheted clothing and accessories that children can dress them with. Fellow seniors of Dalton's Edge helped complete the production at a "Stuffing Party". 




## WILMERDING APARTMENTS IMPROVEMENTS

These improvements focus on retrofitting the building's interior and exterior spaces. LGA Partners is the architectural firm performing professional design and construction administration services. Design work includes Unit conversions (efficiencies to one Bedroom apartments). All of the existing apartments will receive improvements including new kitchen and bath cabinetry as well as new flooring and wall/ceiling surface finishes. The building's vestibules and entrance areas also need to be addressed. Additionally, a redesign of the entrance facades will occur so as to enhance the architectural identity of the building within the community. This includes new entrance canopies, new landscaping, façade treatment, lighting, etc.

Allegheny County Economic Development has provided funding for additional improvements which were complete by March 30, 2018 including Rooftop Make-Up Air Unit Replacement, Domestic Hot Water Boiler Replacement and Roof Replacement.  ~ Andrew Jamrom




## WEST VIEW TOWER INTERIOR IMPROVEMENTS COMPLETE


West View Tower improvements were completed in the first quarter of 2018. Work included kitchen & bathroom upgrades, and water supply and return pipe replacement throughout the building. McLean Architects, LLC was the design and construction administration consultant. The General Contractor was Liokareas Construction and the Plumbing Contractor was East End Plumbing. 



## WEST MIFFLIN MANOR IMPROVEMENTS


West Mifflin Manor is currently undergoing interior and exterior improvement work. R.W. Sleighter Engineers and Architects is the design and construction administration consultant, the General Contractor is Air Technology Inc. (ATI) Construction, the Plumbing and Electric Contractors are Liokareas Contracting (subcontractors Funk Plumbing & Three Rivers Electric), and the Mechanical Contractor is Controlled Climate Systems, Inc. Improvement work includes Roof Replacement (complete), Rooftop Chiller Replacement (complete), Building Entrance Improvements, Community Courtyard Improvements, Community Room Improvements, and Common Area Improvements. Apartment improvements include new kitchens, new bathroom vanity sink, cabinet & mirrors, new flooring, and painting throughout. All work is scheduled for completion in December 2018. 



Chiller Replacement (complete), Building Entrance Improvements, Community Courtyard Improvements, Community Room Improvements, and Common Area Improvements. Apartment improvements include new kitchens, new bathroom vanity sink, cabinet & mirrors, new flooring, and painting throughout. All work is scheduled for completion in December 2018. 


## ROBERT J. CORBETT APARTMENTS IMPROVEMENTS



Capital funding was made available to allow for long awaited kitchen and bathroom upgrades at Robert J. Corbett Apartments. The scope of work also includes a number of exterior improvements including a new large patio area on the south end of the building, and a new storage & trash collection enclosure. Architectural design work by RW Sleighter Engineers and Architects has advanced through the design development and construction document phases with bidding to be scheduled sometime in mid-2018. 

~ Andrew Jamrom

## SESSIONS ANNOUNCES "J-CODE"


The J-CODE Team is a new FBI initiative announced by Attorney General Sessions in January 2018, and is aimed at targeting drug trafficking, especially fentanyl and other opioids, on the Darknet. With this team, the FBI is bringing together agents, analysts, and professional staff with expertise in drugs, gangs, health care fraud, and more and our Federal, State, and Local law enforcement partners will focus on disrupting the sale of drugs via the Darknet and dismantling criminal enterprises that facilitate this trafficking. Operation Disarray is the J-CODE's first joint, nationwide coordinated operation. 



AG Jeff Sessions &  
ACHA Police Chief Mike Vogel

## THE FIRST TEE OF PITTSBURGH GOOD GOLFERS - BETTER PEOPLE


Annual First Tee Golf Classic events are solely responsible for funding the operating expenses of the Pleasant Ridge facility that offers year-round programming. In addition to outdoor golf holes, the facility has a great club house with 2 indoor golf simulators. As you can probably imagine, funding a facility like this can be costly and your help is greatly appreciated. Although The First Tee of Pittsburgh does a great job delivering their programs to the youth of ACHA facilities and the surrounding community, they need your help to keep the lights on and the grass cut. Please contact Eric Amato at [eamato@thefirstteepittsburgh.org](mailto:eamato@thefirstteepittsburgh.org) for more information.

The First Tee of Pittsburgh currently hosts classes 5 days per week at the Pleasant Ridge facility. They also serve the Sto-Rox School District delivering clinics at their upper elementary school and hosting middle and high school students at Pleasant Ridge. There are numerous participants from the Pleasant Ridge and Hays Manor neighborhoods that are benefiting from The First Tee's Life Skills Experience. LaMont Williams of Hays Manor was quoted saying, "I love The First Tee, it's a great place to learn how to golf and hang-out with my friends." Participants like LaMont join The First Tee for lessons in putting, chipping, and full-swing while learning about Respect, Responsibility, Goal Setting, and more... According to an independent research study, 100% of participants interviewed transferred life skills learned at The First Tee to school. Please support The First Tee's efforts by either attending Golf Classic events or making a donation to the First Tee of Pittsburgh at Pleasant Ridge. Thanks for your generosity and consideration. 

~ Paul Coultas, Director of Programs & Facilities  
The First Tee of Pittsburgh at Pleasant Ridge



## ACHA EMPLOYEES OF THE MONTH for 2017

For consistently showing enthusiasm and working with an unwavering positive attitude. You've clearly made a difference. We acknowledge our appreciation. 

JAN	Richard Rush
FEB	Ron Yates
MAR	Joe Simon
APR	NA
MAY	HCVP Dept.
JUN	Phillip Walsh
JUL	NA
AUG	NA
SEP	Diane Lancaster
OCT	Tom Smith
NOV	Ed Primm
DEC	Debbie Breitenstein


**THANK YOU!**

## 2017 AWARDS OF APPRECIATION

OCT 17	Carolyn Bowman
FEB 17	Lamar Miller
FEB 17	William Keith Davis
MAR 18	Charles Davis

**THANK YOU!**

## 2017 -2018 RETIREES

In appreciation of your years of service to the ACHA and for your commitment, hard work, and dedication to improve the quality of life for our residents. Your contribution to the work place will be missed. 

MAY 16	John Donley
AUG 16	Carolyn Bowman
OCT 17	Diane Lancaster
MAR 18	Roy Banner
APR 18	Jack Kearney

**THANK YOU!**



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