



# Community Connection



November 2019

ALLEGHENY COUNTY HOUSING AUTHORITY

## GRAND OPENING OF DORCHESTER OF MT. LEBANON SENIOR APARTMENTS

On May 14, 2019, Representatives from the Allegheny County Housing Authority, Oxford Development and Green Development officially opened Dorchester of Mt. Lebanon Senior Apartments located at 2903 Midland Street in Mt. Lebanon, Pennsylvania with an audience of well over 100 people in attendance.

The grand opening event was hosted by Dr. Howard B. Slaughter, Jr., President & Chief Executive Officer Habitat for Humanity of Greater Pittsburgh/ Board of Directors, Pennsylvania Economic Development Financing Authority, who introduced a host of speakers for the building's opening. The following persons spoke about the public/private partnerships that made this development a reality: Frank Aggazio, Executive Director of the Allegheny County Housing Authority; Grant Mason, Vice Chairman – Oxford Development; Ernie Sota, President of Green Development & Sota Construction Services; Jane Miller, US Department of Housing and Urban Development – Director of the Pittsburgh Field Office; Pennsylvania Senators Wayne D. Fontana and Pam Iovino; Rich Fitzgerald, Allegheny County Executive and Stephen McClean, Mt. Lebanon Commissioner. Funding for the project was made through the Pennsylvania Housing Finance Agency's (PHFA's) Low-Income Housing Tax Credit Program (credits being purchased by RBC Capital Markets & BNY Mellon), PHFA's Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) and the Housing Trust Fund, Allegheny County Economic Development – CDBG program and the ACHA Capital Fund. Total project costs for the development were \$ 16,506,522.

This new development offers the residents of the 60 unit building features that are comparable to a market rate building. Designed to Passive House certification standards (the third largest Passive House building in the country), there are many energy efficient features in the building, including Energy Star appliances and windows, individual heating and cooling controlled systems.

*(continued on page 3)*



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# PERSPECTIVES

by the ACHA  
Executive Director  
Frank Aggazio



Dear friends, colleagues, & partners, I am constantly impressed with the accomplishments and successes of our staff at the Allegheny County Housing Authority. There have been many new changes over the past year that all of the departments within the authority have handled with the utmost accuracy and attention to detail.

This May we opened our newest site, Dorchester of Mt. Lebanon. Our HMO and Development departments worked tirelessly alongside Oxford Development Co. and Green Development to complete the 60-unit tax credit senior apartment building. Allegheny County and the Department of Economic Development played a huge role completing this project, too. I am proud to mention that Dorchester of Mt. Lebanon is the largest Passive House development in the state and the third largest in the country.

Several of our public housing sites are receiving revitalizations in 2019. These include: Corbett, West View, West Mifflin and Wilmerding. I am looking forward to the completion of these projects. The work in these communities will enhance the quality of life for our residents.

Our Housing Choice Voucher Program, yet again, scored as a High Performer. It is important to mention that the staff did not miss a single point, receiving a perfect score. I am impressed that the HCVP Department continues to receive this recognition as they have over the past fourteen years. It truly shows their consistent excellent performance and their particular attention to detail which is very important when following complex regulations.

A special mention must be noted regarding the Housing Authority having no audit findings from our independent public auditors, Maher Duessel. I am proud to report that we have not had an audit finding in fourteen years.

Finally, I would like to take this opportunity to welcome our new board member, Sara Innamorato. Sara is the PA representative for the 21st State House District. She is very enthusiastic towards affordable housing. I look forward to working with Sara as the newest member of the ACHA Board of Directors.

Best,

## ACHA HCVP DEPT. - HIGH PERFORMER

Once again, 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). While the Housing Choice Voucher Program (HCVP) has always been a high performer, this is the first year to receive 100% in all categories. This year, the Housing Choice Voucher Program was awarded full points in the Section Eight Management Assessment Program (SEMAP) review.



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.

The HCVP administers over 5,800 vouchers including Veteran’s Administration Supportive Housing (VASH) vouchers, Mod Rehab units and Mainstream vouchers.

The Housing Choice Voucher Department thanks Executive Director, Frank Aggazio and all Department Directors for their support in achieving this designation. ▲

~ Kim Longwell

## ACHA RECEIVES 3 NAHRO AWARDS

CONGRATULATIONS are in order for the Allegheny County Housing Authority whose programs and projects have earned them regional recognition through the Mid-Atlantic Regional Council of the National Association of Housing & Redevelopment Officials (MARC NAHRO).

These excellent projects or programs advanced to competition at the national level, culminating in recognition as NAHRO 2019 Agency Awards of Merit recipients at the NAHRO Summer Conference held in Boston.

ACHA awards included the following:

AFFORDABLE HOUSING: Dorchester Apartments

RESIDENT & CLIENT SERVICES: “STORIES ALIVE!”

RESIDENT & CLIENT SERVICES: Children Learning Digital Coding



L to R: Adrienne Todman - CEO of NAHRO; Frank Aggazio - Executive Director of ACHA; Ed Primm - Senior Project Manager Real Estate; Carl Richie - President of NAHRO

## DORCHESTER GRAND OPENING (continued from cover)

The building is projected to use 29% of the energy that a typical building of similar size would use to operate. The building features fifty-two (52) one bedroom units and eight (8) two bedroom units in the South Hills community. There are multiple common area lounges on each floor which will allow the residents the opportunity to relax in the spacious building. Common area balconies are available for resident and guest use on each floor. A walking trail will be available which promotes an active lifestyle. Residents started to occupy the building in the middle of May 2019. ▲

~ Ed Primm



## ACHA WELCOMES A NEW BOARD OF DIRECTORS MEMBER



Sara Innamorato

The Allegheny County Housing Authority is proud to welcome PA State Legislator, Sara Innamorato, to our Board of Directors. We are happy to have another member who is just as passionate about helping residents as we are.

**BIOGRAPHY:** Representative Sara Innamorato is a native Pittsburgher who recently was elected to the PA House of Representatives in 2018. She currently represents the 21st District which includes: Bloomfield, Central and Upper Lawrenceville, Friendship, Morningside, Stanton Heights, Aspinwall, Etna, Millvale, O'Hara Township, Reserve Township, Ross Township, Sharpsburg, and Shaler Township. She is a University of Pittsburgh graduate who has given back to Allegheny County by volunteering with community groups, working on environmental justice, creating jobs and assisting with community development. Representative Innamorato has worked tirelessly with the PA State Legislature to ensure that community members will see systemic changes at a local level that will help sustain a happy and healthy future. ▲

~ Kate Stohlberg

## NEW DEVELOPMENTS

### Robert J. Corbett Apartments

Capital funds were committed for kitchen and bathroom upgrades at Corbett Apartments. With supplementary ACED funding, additional scope items were included such as a new large patio area on the South end of the building and a new storage/trash collection enclosure. RW Sleighter, Engineers and Architects is the design team. The General, Mechanical and Plumbing Contractor is Liokareas Construction Company and the Electrical Contractor is Merit Electrical Group. Construction began in November 2019 and is scheduled for completion in August 2019.



### Upcoming Projects

#### Wilmerding Apartments - Phase II Interior & Exterior Improvements

Common areas receive new flooring, paint, & lighting, elevator upgrades, interior & exterior signage, security camera system & fire protection upgrades. 28 efficiency apartments will be converted into 14 one-bedroom apartments. All apartment renovations include new kitchen and bathroom cabinets, counters, sinks, range hoods, tub surrounds, plumbing fixtures, lighting, new air conditioners, & fire sprinkler system; Other living spaces will receive new flooring and paint; Exterior work includes new facades at all entrances, a new key fob entry system, concrete walks & ramps, and a newly paved parking area.

#### West View Tower - Boiler Replacement

The twin boilers supplying heat for this building are in need of replacement. Rey Engineering designed a replacement system in June/July 2019. Bids were collected in August 2019 and the low bidder was Beardsley Mechanical. Work is scheduled for completion before the heating season.

#### Blawnox Apartments & Jefferson Manor - Roof Replacements

Design services for Blawnox have been secured with McLean Architects. Jefferson Manor design procurement will be complete in the 4th quarter of 2019. Work for both Roof Replacements will be scheduled to begin in the Spring of 2020. Work at Jefferson Manor also includes Make-Up Air Unit Replacement.



## POLICE MEET & GREET POLICE DAY AT G.W. CARVER HALL

On Sept 11, 2018 ACHA Police held a Meet & Greet the Police Day at Carver Hall. Officers cooked for all the residents and the local police and elected officials attended as well. During the event, ACHA Executive Director Frank Aggazio and Police Chief, Mike Vogel presented G.W. Carver Hall resident, Gloria Weatherspoon with a Public Safety "Outstanding Citizen Award". Gloria has always been a true leader in her community and has helped many people along the way. ▲

~ Mike Vogel



## WESTERN PA CHIEFS OF POLICE SWEAR IN NEW PRESIDENT

On January 16, 2019, Mike Vogel, ACHA Police Chief was sworn-in as the 72nd President of the Western PA Chiefs' of Police Association "WPCPA" which represents 21 counties in Western PA. Chief Vogel has served on the Executive Board of the WPCPA for the past 7 years. He's held the position of 3rd, 2nd, and 1st Vice President. Chief Vogel was sworn-in by Allegheny County District Attorney Steven Zappala at the South Hills Country Club. "My primary focus will be on Legislation, Training and the Membership".



*Allegheny County District Attorney, Steven Zappala swears in ACHA Police Chief Mike Vogel as the new President of Western PA Police Chiefs Association*

## THE FIRST TEE CLINICS, PROGRAMS, & GOLF OUTING

It's an exciting time at The First Tee Golf Course at Pleasant Ridge, located in ACHA's Pleasant Ridge housing community in Stowe Township. The First Tee of Pittsburgh hosts classes there every day of the week, except Fridays. Currently, over 100 kids per week are participating in classes there.

The classes are open to the public and range from their TARGET level classes that are intended to spark curiosity in 5 & 6 year olds, to their PLAYER & PAR levels that teach Core Values, Golf Rules, Golf Etiquette, Golf Fundamentals, and Life Skills to kids ranging in age from 7 to 18. Participants come from all over Allegheny County and pay fees of \$60 per session. Residents of Pleasant Ridge qualify for special financial aid and can participate for free.

In addition to our Open Clinics, The First Tee of Pittsburgh also hosts groups from Sto-Rox High School, Allegheny Youth Development, the Bradley Center School located in Robinson, and Montour Elementary School's PTA Golf Club.

Thanks to the Annual Golf Classic, the facility is running great. Without the funds that come from the Golf Classic, The First Tee could never maintain the grounds or operate the building. If you are interested in supporting The First Tee Golf Course at Pleasant Ridge by participating or donating to The First Tee of Pittsburgh Golf Classic, please visit The First Tee of Pittsburgh's website at [www.TheFirstTeePittsburgh.org](http://www.TheFirstTeePittsburgh.org) and click on the events tab for more information or to register.

The 2019 Golf Classic was held at Sewickley Heights Golf Club on Monday, August 5th and features a "play your own ball" outing with Shamble Rules being available as a handicap to the higher handicap players, 12 and above. We've found that better players enjoy playing their own ball when they have the opportunity to play at a great club like Sewickley Heights. We also understand that a course like Sewickley Heights can be quite difficult and tough on the high handicappers. That's why we let them move their ball to any tee shot in their group, then play-in from there, saving them from their errant tee shots. The competition for the day was the best 2 of 4 scores in your group per hole.

Although programs are going great at The First Tee Golf Course at Pleasant Ridge, the artificial greens are now 11 years old. They have passed their life expectancy and replacement is something that will be needed soon. If you or your company is in a position to help us upgrade our facility, please let us know. Participation in the Golf Classic is very helpful to the overall upkeep of the facility, but we really need a partner that is willing to go that extra mile to upgrade our facility to a place that will make a real impact on the kids that use it.

*~ Coach Paul Coultas, Director of Operations for The First Tee of Pittsburgh*



*The First Tee of Pittsburgh at Pleasant Ridge Training Range and Pro Shop*

## ACHA NEW HIRES for 2017 - 2019

Congratulations and welcome to our Team!

### 2017

MAR Anthony Velgich  
APR Ron Deasy  
APR Jenna Hoover  
MAY Leann Heffley  
AUG Dana Salvatore  
NOV Victor Fioravanti  
NOV Mark Malley

### 2018

JAN Tim Smith  
FEB Michael Comport  
MAR Tammy Coen  
MAR Joe Reid  
MAR Chris Senkow  
APR Carissa Verghies  
APR Jennifer Beresford  
APR Tracis Saunders  
APR Lisa Baldwin  
MAY RJ Smeyres  
MAY Jennifer Grayson  
JUL Frank Visco  
AUG Al Colelli  
AUG Chayla Carter  
SEP Courtney Colette  
OCT Becir Paco  
OCT Cynthia King  
OCT Ray Raget

### 2019

JAN Brandon McClelland  
JAN Sherry Sukala  
JAN Leisa Eberhardt  
FEB Michael Marianna  
FEB David Crosby  
FEB William Stone  
APR Michael Ward  
APR Donna Memmo  
APR Mary Wanjiru  
APR Shalonda Johnson  
MAY Corey Borczuch  
MAY Kevin Barrett  
JUN Antonio Nelson  
JUN Domenic Scanga  
JUN Maur'Shea Morgan  
JUL Johnathan Druding  
SEP Todd Avigliano  
SEP Honesty Baker  
SEP Johnathan Lutz

## ACHA FACILITIES & MAINTENANCE DEPARTMENT

In 2019, there has been a significant amount of change to facilities and maintenance at the ACHA. The housing authority has restructured our operations to establish three separate regions. In these regions, we've added a Regional Facilities Manager, Work Order Specialist, and more maintenance staff. We are also transitioning to an electronic mobile work order system. By adding these much needed employees and technology, we have increased efficiency, curb appeal, and most importantly we are able to provide better customer service to our residents. With our new structure and the additional staffing, ACHA will be able to properly maintain our buildings and equipment prolonging the life expectancy and decreasing the overall operations cost. ▲



Sharon Thomas - Work Order Specialist  
& Joe Simon - Maintenance

~ Paul Reiber

## RESIDENT VOICES - DORCHESTER of Mt. LEBANON

Dorchester of Mt. Lebanon resident, Ninety (90) year old, Stella Radley, makes pizzelles in her apartment and participates in Bingo Lunches shares her thoughts: "This is the best time of my life. It's beautiful- just beautiful! I love my kitchen! Everyone's friendly here and says hello. I feel really comfortable in this community." ▲

~ Sage Herman-Joy



## A NEW READING ROOM OPENS AT MILLVUE ACRES IN CLAIRTON

Allegheny County Housing Authority pioneered a Reading Room grand opening on June 24, 2019 at Millvue Acres in Clairton, PA. Millvue Acres is the second property of the ACHA to receive a reading room under the sponsorship of Gateway Health Care (Sheldon Park in Natrona Heights was the first). During the grand opening, the children of the property were very excited and made a promise to everyone who attended. That promise was to read 5-20 books before returning back to school after summer break. The ceremony included guest speakers Rich Fitzgerald - Allegheny County Executive, Marcia Martin - VP of Gateway Health, Frank Aggazio - Executive Director of ACHA, and Beverly Moore - Deputy Executive Director. Three children were selected to assist with the ribbon cutting. The ACHA looks forward to opening more reading rooms and advises residents to stay tuned for more additions such as the reading room in the future. ▲



~ Maur'Shea Morgan

## BEV MOORE FEATURED IN TALK MAGAZINE

Congratulations to Beverly Moore. MSPL, M. Div. She is known for her role as Deputy Executive Director at Allegheny County Housing Authority and was chosen by Talk Magazine to be featured in their 2019 winter edition. Talk Magazine's mission was to share African American women's achievements throughout Pennsylvania in various professions. Moore was selected as one of the 100 Most Influential Pennsylvania African American Women. ▲ ~ Maur-Shea Morgan



Bev Moore

## MISSION VISION COMES TO HAYS MANOR

The non-profit organization, Mission Vision, recently offered free eye exams and glasses to the residents of the Hays Manor and UANSA communities, as well as surrounding McKees Rocks residents. Residents were able to make appointments to attend the June 11th program at absolutely no cost and obtain a basic eye exam as well as be fitted for glasses. Over 40 residents of all ages were served, and there are plans in the works to have the organization at many more of the ACHA sites. For more information or to request the program at your site, please contact your regional Resident Services Coordinator. ▲

MISSION VISION



Providing Reading Glasses to Those in Need

~ Jennifer Lynn Grayson

## ACHA EMPLOYEES OF THE MONTH for 2018

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

- JAN Angela Burke-Harris
- FEB Nicole Knapp
- FEB Tanya Hunter
- FEB Mark Mullen
- MAR Jack Kearney
- MAY Mark O'Brien
- JUN Tim Ballou
- JUL Tim Smith
- SEP Dave Smith
- NOV Christina Waugh

## THANK YOU!

## ACHA RETIREES for 2018 - 2019

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

- JAN 18 Roy Banner
- NOV 18 Dave Smith
- JAN 19 Jeff Marietti
- APR 19 Matt Lawhorn
- JUN 19 Becky Sowers

## THANK YOU!

## SENATOR CASEY DELIVERS A 412 FOOD RESCUE



The ACHA Central office was recently paid a visit by United States Senator, Bob Casey, who was participating in his very first food rescue with the 412 Food Rescue program. Senator Casey, who was accompanied by Jennifer England and Hana Uman of the 412 Food Rescue, delivered bagels from Bruegger's Bagels that may have otherwise gone to waste, if not for the 412 Food Rescue. ACHA residents visiting the Central office were able to take as many bagels as they wanted, in addition to other food items that were brought to Central in the previous

day's food rescue. Senator Casey was greeted by ACHA Deputy Executive Director Beverly Moore, CFO Rich Stephenson, and Resident Services Coordinator/412 Food Rescue Heroine, Ava Johnson. He spoke with them about his excitement in

doing his first food rescue and expressed his gratitude that such a program exists. The Senator also made sure to let everyone know that while this may have been his first food rescue, it most certainly would not be his last! ▲



~ Jennifer Lynn Grayson



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