

SHARING THE NEWS

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A publication of the Scranton Housing Authority



Federal Funds Help SHA Keep Residents Safe

New State-of-the-Art Security System Online at SHA's Washington West Complex



U.S. Representative Matt Cartwright (PA-08) recently announced that more than \$17 million would be coming to this region to help build, renovate and modernize public housing across Northeast Pennsylvania.

The Scranton Housing Authority received a grant from this program that is provided through the U.S. Department of Housing and Urban Development's Capital Fund.

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Above, SHA officials meet with Rep. Matt Cartwright to review the new security system at SHA's Washington West. Pictured L to R, SHA Executive Director Karl P. Lynott, Esq., SHA board members Sarah Cruz, Devendrabhai Dave, Mary Anne Sinclair, Deputy Exec. Dir. John Cappelloni, Rep. Cartwright and SHA board member Michael Hanley.

Reconstruction of Riverside Apartments Complete

Apartments Damaged by Fire Ready to Receive New Residents

After a fire damaged one of Riverside Apartments multi-unit buildings, the SHA is happy to report that the building is now re-opened.

Approximately two and a half years ago a fire severely damaged the building, but fortunately there were no injuries to any tenants. The SHA relocated those affected by the fire while the cleanup and reconstruction of the building took place.

Now the four, 4-bedroom apartments are complete and are ready for new residents. The apartments feature new efficient energy systems with electric appliances and heating systems.



Pictured above, SHA's Riverside Apartments Building #4 after recent reconstruction completion.

Valley View Terrace Apartments Rehabilitation

The Scranton Housing Authority received \$3.97 million of this grant funding. Part of these funds will be used for general construction in buildings 13 and 14 at Valley View Terrace.

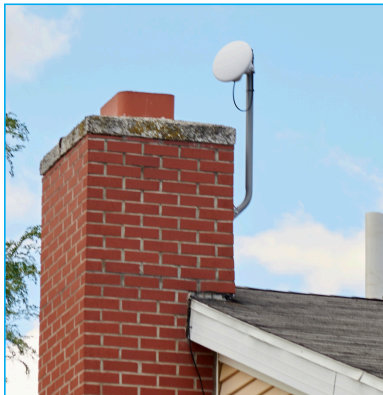


Pictured above, current construction at SHA's Valley View Terrace, and below left, new security system components at SHA's Washington West complex.

This construction

includes a complete gutting and overhaul of the buildings to include drywall and roofs as well as new front and side porches, new electrical wiring, plumbing construction with new bathtubs, sinks and fixtures and new cabinets and windows. HVAC contractors also installed new systems along with range hoods, dryer vents and kitchen exhaust fans.

Washington West Plaza Complex Security System



Installation of security cameras at Washington Plaza will also be funded through this grant program. These cameras will increase security and safety for the residents and will also be a deterrent to crime. Exterior cameras will be installed throughout the property and will help to protect the residents.

A portion of this funding will also support the replacement of a heating system at Hilltop Manor.

A Sweet Treat to Help Beat the Heat



On a recent steamy midsummer day, the residents of SHA's Riverside Apartments were able to cool down with a cone. An ice cream truck rolled into Riverside to hand out ice cream treats that were much appreciated. The special event was arranged by SHA manager, Marci Ciullo, and was sponsored by a local health agency.

Salute to Service



Gary Pelucacci

After more than 40 years of dedicated service, Gary Pelucacci has retired as the Executive Director of the Scranton Housing Authority.

Gary held several positions with the Scranton Housing Authority prior to becoming Executive Director.

He began his employment as the Section 8 coordinator where he was responsible for the management and operation of the Section 8 Housing Subsidy Program.

After many successful years as the Section 8 coordinator, Gary was appointed to the role of Assistant Executive Director for the Scranton Housing Authority. In this management position he assisted in the supervision of the operations of the housing authority.

Gary then moved into the position of Executive Director. During his tenure as the Executive Director, the housing authority took on many building renovation projects to better serve the needs of the tenants.

This includes the comprehensive rehabilitation of Valley View Terrace Apartments which is transforming the SHA's oldest property into a modern facility poised for many years into the future. Mr. Pelucacci's commitment and hard work were the driving forces behind the goal of continually upgrading the Scranton Housing Authority properties.

We thank Gary for his many years of service and wish him well in his retirement!

New Administrative Appointees at SHA



John Cappelloni

John is a Scranton Central High School graduate and he received a degree in Business Administration from Penn State University in 1977.

Deputy Executive Director

Before his tenure at SHA, he served as an assistant department manager for a major retailer and followed that as a credit manager for General Electric Credit Union. Mr. Cappelloni then had an 18-year banking career in Scranton which laid the foundation for his role as Compliance Officer at the Housing Authority, which he took on in 2001. John became the Director of Capital Improvements in 2014 where he managed all aspects of the capital improvement projects and monitored compliance with Section 504 of the Rehabilitation Act. Congratulations to John on his appointment as Deputy Executive Director in 2024.



Vincent Alu

Vincent Alu graduated from Penn State University with a four-year degree in business management. He started working for SHA in September of 2016 as a clerk at Washington West

Director of Capital Improvements

and Bangor Heights.

Throughout his career at the SHA, Vincent has worked in every SHA location. Recently Vincent was promoted to Director of Capital Improvements for SHA. This position is responsible for maintaining and modernizing the SHA properties as well as procurement and inventory for capital improvement projects. Mr. Alu cites the SHA staff and tenants as the best aspects of what makes a great workplace. Congratulations to Vincent on his appoint to Director of Capital Improvements. Good luck in the new position.

SHA Completes 5 Year Plan

The Scranton Housing Authority recently completed their five-year plan, which is required by the U.S. Department of Housing and Urban Development (HUD). The plan describes the mission of the Housing Authority. The plan includes the SHA's long-range goals and objectives for the next 5 years.



The Annual Plan was also completed. This plan provides details about the housing authority's immediate operations and programs.

These documents serve as a blueprint for the Scranton Housing Authority operations for the immediate future and over the course of the next five years.

The Public Housing Authority Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan: the 5-Year Plan, which each PHA submits to HUD once every 5th PHA fiscal year, and the Annual Plan, which is submitted to HUD every year.



Pictured above, Jackson Heights Apartments resident Joseph Konopski lends a helping hand to keep the property gardens hydrated. Joe devotedly waters the flowers and plants daily helping the SHA maintenance staff to keep the property looking beautiful.

AFFORDABLE LIVING

BEYOND YOUR EXPECTATIONS



SHA SCRANTON HOUSING AUTHORITY



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If you or someone you know is looking for affordable housing, visit or call the Scranton Housing Authority for details/availability.

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