



Adams County Housing Authority
Housing Choice Voucher Program
40 E. High Street, Gettysburg, PA 17325
Phone (717) 334-2911 Fax (717) 338-0648
TDD/TTY Relay Service: 1-800-654-5984
www.adamscha.org

Dear Housing Choice Voucher Landlord:

Thank you for participating in the housing choice voucher program. The temporary suspension on evictions in Pennsylvania will end on August 31, 2020. We wanted to offer additional information to you.

How to Avoid Eviction of HCV participants.

- 1. Reach out to your tenant(s).** Find out why your tenant is behind on rent. Some families mistakenly believe that they do not need to pay rent during the moratorium. Direct outreach can help clarify uncertainties and ensure that families continue being housed. Residents who do not speak English or have a disability may be at increased risk of not understanding the recent changes in rent rules or policies. Adams County Housing Authority has a Spanish-speaking interpreter who can assist you. Please contact us.
- 2. Ask if your tenant has reported any loss of income to Adams County Housing Authority.** The HCV program is designed to provide affordable housing to families even when they lose their income or have their income reduced. Encourage your tenants to report their loss of income to ACHA so their rent portion can be decreased. If a tenant is having trouble paying their adjusted rent portion, encourage the tenant to reach out to ACHA.
- 3. Notify ACHA if a tenant falls behind on rent as soon as possible.** ACHA has staff who can directly reach out to tenants and assist them in reporting income changes and/or identifying and applying for available resources.
- 4. Set up a repayment agreement if the tenant cannot pay in a lump sum.** HUD encourages HCV landlords to enter into repayment agreements so that families may continue to be housed. For any unpaid rent after the moratorium has ended, the family can repay unpaid rent in a lump sum to avoid eviction. When families are unable to pay a lump sum, HCV landlords are encouraged to set up a repayment agreement with reasonable payments spread over time that will not cause an undue burden to the tenant. Repayment agreements must follow any local or state eviction moratoriums, or other tenant or landlord protections in effect in your area.

5. Additional available resources.

CARES Rental Relief Program assists tenants who have fallen behind on rent due to a loss of income related to Covid-19. Landlords and tenants must apply together. Rent payments can be for rent due from March –December 2020. Payments are sent directly to the landlord. More information and the application at: www.adamscha.org/cares-rrp

Project New Start assists tenants with one-time payment for past due rent or utilities. More information and application at: www.adamscha.org/project-new-start

Any of your renters can apply for help with the CARES or Project New Start programs, they do not have to be HCV participants.



This institution is an equal opportunity provider and employer.

