

ADAMS COUNTY HOUSING AUTHORITY

2020 Annual Report



2020 was indeed a challenging year for Adam County Housing Authority and our sister agencies, just as it was for nonprofits and businesses around the world. The Covid-19 pandemic forced us to adjust our operations. Staff safety needed to be balanced with client safety and continued service delivery.

While our offices were mostly closed to the public, our staff adapted to providing housing services via mail, phone, email and Zoom. ACHA received a generous grant from WellSpan allowing our housing choice voucher program to offer virtual briefings so vouchers could continue to be issued.

The caseworkers processed an incredible amount of interim changes for our voucher holders, allowing them to pay less rent as they were laid off or had hours cut. Thankfully HUD saw the increased needs of the voucher holders and provided Public Housing Authorities with additional funding for both housing assistance payments and administrative costs.

Our property managers continued to lease new families and seniors, including several homeless families who felt the immediate benefits of having safe and decent housing.

Despite the challenges, our staff pulled together and survived the difficult year. I look forward to returning to our new normal as we continue to provide safe, decent and sanitary housing to the low-income residents of Adams County.

Stephanie McIlwee,
Executive Director



HOUSING CHOICE VOUCHER PROGRAM

2020 highlights

- 58 New Admissions
- 70 Vouchers Issued
- 25 Participants in Family Self-Sufficiency Program (FSS)
- 180 Applicants on Waiting List

ADAMS COUNTY HOUSING AUTHORITY HOUSING CHOICE VOUCHER PROGRAM

Financial Impact on Community

- \$1,510,359 in Housing Assistance Payments were made to 183 landlords on behalf of approximately 510 households
- \$15,000 in signing bonuses to 15 landlords entering into new contracts
- \$52,459 paid out from escrow accounts to five graduates of the FSS program



Special Use Vouchers

- 14 Mainstream-5 vouchers (MS-5) for non-elderly disabled households at risk of homelessness
- 10 Veterans Affairs Supportive Housing (VASH) for veterans at risk of homelessness
- 14 Non-Elderly Disabled vouchers (NED)
- 7 Homeownership vouchers



- 12 townhomes for general population
- Preference for farmworkers
- Subsidized by USDA-Rural Housing Service

2020 Statistics

- 87% Occupancy rate
- Average household income = \$13,182
- 20 residents under age 18

MCINTOSH COURT

1815 Center Mills Road
Aspers

HAROLD COURT

142 N. Stratton Street
Gettysburg

- 36 one-bedroom apartments for seniors and persons with disabilities
- Subsidized by USDA-Rural Housing Service

2020 Statistics

- 94% Occupancy rate
- 25 households have disabled family member
- \$14,167 average household income



Supportive Housing Program

Stevens Street and Village Drive, Gettysburg Borough

- 4 Apartments and 1 townhouse
- For formerly homeless households
- 92% occupancy in 2020

2020 Board of Directors

Steve Niebler, Chair
Jim Martin, Vice Chair
William Gilmartin
Mike Jackman
Jay Zimmerman



Providing safe, decent, and affordable housing opportunities while fostering a spirit of inclusiveness and self-sufficiency.

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