

## HOUSING CHOICE VOUCHER

### Making Great Strides in Helping More Families

Recognizing that every family has a unique set of circumstances, ACHA has adopted several waiting list preferences and recently helped another family to achieve the American Dream through the homeownership voucher program. One may ask, what is a preference? Simply defined, a preference is the selecting of someone over another or others. Some housing authorities accept all applications by date and time received. Others, like Adams, establish preferences, i.e. specific criteria that families must meet in order to advance to the top of the waiting list ahead of other families. It is through the establishment of local preferences that housing authorities are better able to address local housing needs.

The Authority has established two local preferences, and is working on establishing a third. The first preference assists those involuntarily displaced from a residence in Adams County, PA, within the last 30 days, as a result of an emergency which has been declared a disaster, such as fire, flood, tornado, and hail. The second preference, a cooperative effort with Adams County Children & Youth (ACCYS), assists adjudicated dependents and/or youth aging out of care to prevent them from falling through the cracks and becoming homeless. To further meet the housing demands of Adams County, the Authority is in the process of adopting a third local preference for families who have established legal residence in Adams County, PA. The Housing Authority is currently in the formal process of implementing a preference that will allow Adams County residents to come to the

top of the waiting list quicker, in the hopes that our voucher assistance will help residents who are already living here to be able to continue living here affordably.

In 2007, in cooperation with the United States Department of Agriculture, the Authority successfully helped another family achieve the American Dream. A 71 year old head of household with a disabled dependent became a first-time homeowner with voucher assistance. We're pleased to be opening more doors to enable easier access for those in need, and welcome suggestions to further improve the quality of our services.

If you, or someone you know, would like additional information on our application process or the voucher homeownership program, please feel free to contact Ray McGee 717-334-1518 ext. 224.

## TURNING POINT INTERFAITH MISSION

### From Homelessness to Homeownership

On July 31, 2007, a second participant of the Gettysburg Supportive Housing Program for homeless families met the ultimate goal of the program by purchasing her own home.

Two years ago, Pam found herself in a bad situation. Her marriage was falling apart and she was afraid for the safety of herself and her children. She contacted a domestic violence shelter in Hanover which referred her to our homeless assistance program. Pam was accepted into our program with very little income and a strong desire to improve her situation and to create a stable environment for her children. She immediately enrolled herself and her children in counseling and local PEACE

programs. She began an extensive

employment search and eventually found a job at a greenhouse working with plants. With steady income, Pam was able to purchase a more reliable car and consider enrolling in a local college to continue studies as a technical veterinarian. After a brief layoff from the greenhouse, Pam was able to obtain a permanent full-time job at a local horse farm. This is the perfect job for Pam with her expertise and love for horses. Circumstances were definitely improving for Pam and her family.

In April of 2006, Pam applied and was determined qualified through our homeownership program for a USDA loan to purchase a home. While waiting for the funding from USDA to become available, Pam continued to actively pursue program goals and financial

counseling enabling her to increase her savings account and prepare for her

move. In spite of a devastating personal tragedy in the spring of 2007, Pam was able to persevere and achieve the "American Dream" of owning her own home.

For more information on any of the homeless assistance programs contact Program Manager, Cheryl Boyd, at 334-1518 Ext. 241.

For more information on the Homeownership Program, contact Mary Hirsh at 334-1518 Ext. 231.



## PROPERTY MANAGEMENT



The Property Management department experienced a busy holiday season. The Annual Christmas Tree program was again a success with approximately fifteen families receiving holiday decorations and Christmas trees. Property Management hosted four holiday parties at Harold Court, McSherrystown Interfaith Village, Fahnestock House and Old Friends at New Oxford. The food was wonderful and the background accordion music helped to set the mood for our senior tenants. Winter activities at the properties included Bingo Nights and Movie Nights.

With warmer weather approaching, the Adams County extension office will be visiting several buildings to demonstrate proper techniques in container gardening and patio planting. Last summer, tenants organized a community yard sale and hope to hold such an event on an annual basis.

Our Supportive Service Coordinator helped organize the Pennsylvania Housing Finance Agency's Central Region Forum which was held at Old Friends at New Oxford in mid-March. The tenants actively participated in giving tours, making desserts, and

opening their doors to show off our newest beautiful facility. The forum was a great success due to the efforts of our residents.

Local scout troops are looking to expand their activities to include our tenants on a regular basis. We encourage community involvement and are always open to programs that may benefit tenants of all ages.

If you have any resources to offer, please contact Brenda Cross 717-334-1518 ext. 236.

## HOMEOWNERSHIP OPPORTUNITIES

### Property Maximum Income Guidelines

<http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/index.cfm>

**West King Street and Charles Street, Littlestown**

**Biglerville Road, Gettysburg**

- 1 person - \$53,880
- 2 person - \$61,680
- 3 person - \$69,360
- 4 person - \$77,040



**Drummer Drive, New Oxford**

**South Washington Street, Gettysburg**

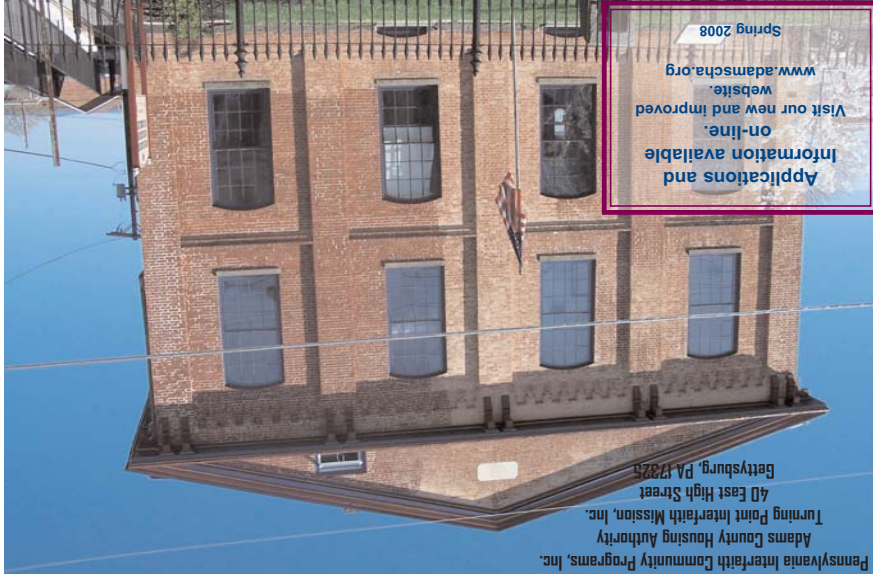
- 1 person - \$35,950
- 2 person - \$41,100
- 3 person - \$46,200
- 4 person - \$51,350



**Blue Hill Road, Glenville**

- 1 person - \$54,720
- 2 person - \$62,520
- 3 person - \$70,320
- 4 person - \$78,120





Applications and Information available on-line. Visit our new and improved website. www.adamscha.org Spring 2008

Pennsylvania Interfaith Community Programs, Inc.  
 Adams County Housing Authority  
 Turning Point Interfaith Mission, Inc.  
 40 East High Street  
 Gettysburg, PA 17325

## BUILDING STRONGER COMMUNITIES



**Date:** Saturday, May 31, 2008  
**Set-up time:** 7:00am RAIN or SHINE  
**Location:** Battlefield Harley Davidson  
 21 Cavalry Field Road Gettysburg, PA 17325  
**Registration:** Pre-register by Tuesday, May 27th to guarantee a space  
**Cost:** \$25.00 per space includes one table.  
 All proceeds benefit Turning Point's homeless programs and Changing Lives Shelter.  
 For more information contact: Janise or Pam at 717-334-1518

To be a sponsor and help our agencies reach their goal of providing safe, decent, and affordable housing for all Adams County residents:

**Please make your check payable to:**  
 Pennsylvania Interfaith Community Programs, Inc.

**Mail to:**  
 40 East High Street  
 Gettysburg, PA 17325



Adams County Housing Authority

Pennsylvania Interfaith Community Programs Inc.

Turning Point Interfaith Mission, Inc.

40 East High Street  
 Gettysburg, PA 17325  
 Voice: (717) 334-1518 or (717) 334-2911  
 Fax (717) 334-8326  
 TDD/TTY Relay Service: 1-800-654-5984  
 Website: www.adamscha.org  
 Email:acha@adamscha.org

**Executive Director**  
 Darlene A. Brown

**Deputy Director**  
 Ed Jenkins ext. 228

**Senior Administrator of Operations**  
 JR Crushong ext. 230

**Management Team**  
 Cheryl Boyd ext. 241  
 Brenda Cross ext. 236  
 Mary Hirsh ext. 231  
 Dan James ext. 225  
 Laura Northup ext. 233  
 Helena Racioppa ext. 229

**Department Contacts**  
 Financial Counseling  
 Kay Stahl ext. 235

**Homeless Assistance Programs**  
 Cheryl Boyd ext. 241

**Homeownership Programs**  
 Mary Hirsh ext. 231

**Housing Choice Voucher**  
 Kim Chilcoat ext. 232

**Property Management**  
 Brenda Cross ext. 236

**Turning Point Interfaith Mission Donations**  
 Neil Homan ext. 248



## BUILDING STRONGER COMMUNITIES



### HOMEOWNERSHIP OPPORTUNITIES

Adams County Housing Authority currently has affordable houses for sale for qualified buyers. Visit our website at www.adamscha.org for Homeownership enrollment forms and to view available properties.

New Oxford, priced from \$164,900 to \$174,900. Each unit consists of 3 bedrooms, 2 1/2 baths, 1 car garage, front porch, and much more. Qualified applicants may have a payment as low as \$700 a month.

**Grant Funds are available for down payment and closing costs to qualified applicants. See Property Maximum Income Guidelines inside.**

**Biglerville Road** – 1980, 1982, and 1984 Biglerville Road, Gettysburg. To be built; three single family bi-levels priced at \$200,160. Located in Gettysburg School District, they will have 3 bedrooms, 2 baths, central air, 2 car garage, 11'9" x 10' deck, and a concrete pad on approximately .39 acres.

**Washington Street Overlook 228 – 234** South Washington Street, Gettysburg. Newly constructed duplexes in historic Gettysburg. Priced at \$189,900, within walking distance of the Hospital and downtown. Each unit has a spacious open first floor, 3 bedrooms, 1 1/2 baths, large front porch, full basement and many extras. Qualified applicants may have a payment as low as \$800 a month.

**West King Street and Charles Street** – 134 West King Street and 175 Charles Street, Littlestown. To be built; two - 2 story single family homes priced at \$200,160. Convenient for Westminster and Taneytown, MD, plus Gettysburg and Hanover, PA commuters. They will consist of 3 bedrooms, 2 1/2 baths, full basement, central air, covered porch and much more.

**Drummer Drive 320 – 326** Drummer Drive, New Oxford. Newly constructed townhouses, located in a single family residential neighborhood near downtown

### ANNOUNCING MISTY RIDGE Biglerville Road Gettysburg, Pennsylvania

Pennsylvania Interfaith Community Programs, Inc. and Turning Point Interfaith Mission, Inc. are working in partnership to supply much needed workforce, senior, and ADA housing to Adams County residents. Located in a tranquil setting and situated in Cumberland Township, Misty Ridge will offer 266 units of affordable housing. The proposed Misty Ridge development will be a unique blend of 55+ senior and family rental units combined with single family homeownership opportunities. We would like to thank the Adams County Commissioners, the Pennsylvania Housing Finance Agency, the Adams County Industrial Development Authority, and York/Adams Healthchoices Management Unit for providing additional support.