

A Year of Change.



“Some of us have come from harsh circumstances. The staff comes together and gives the best at what they have to offer and that means we end up with a beautiful place to live.”

Annual Report Fiscal Year 2019-2020



**York Area
Housing
Group**

Quality housing for people with limited resources.



This institution is an equal opportunity provider and employer.

Mission

We improve communities, strengthen neighborhoods and stabilize lives by providing quality housing for people with limited resources.

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A Message from the Executive Director

This has been a year of **“Change”** for York Area Housing Group...

As a provider in the development and management of affordable housing in York County for 49 years, this past year brought some unique and challenging changes.

The first half of the fiscal year involved a change in location. After being housed at 116-118 North George Street for 40 years, we sold the building. We relocated to our new location, 3 Rathton Road, in January 2020. We view this change as an exciting opportunity as we look at future endeavors.

The second half of the year involved unwanted change in the form of the Coronavirus. Like our fellow York County nonprofit and for-profit businesses, this pandemic was unplanned for. We were very fortunate that we did not have to furlough staff. We continue daily (using internal and external supports) to handle the known and unexpected, with the constant goal to keep our buildings safe for staff and residents. It is amazing how our York County community embraces one another and is willing to go above and beyond to help.

Throughout this year of change, we continued to move forward on our strategic plan update, setting the footprint for our future direction. We were able to produce a draft plan and look forward to sharing with all in the very near future.

Through our dedicated staff and volunteers (Board and Committee members), we continue to improve communities, strengthen neighborhoods and stabilize lives by providing quality housing for people with limited resources.

Change is inevitable, and although this year produced some hurdles, we look forward to future change for our organization.

Stay tuned!

Joyce Santiago, Executive Director



Improve Communities



In our Give Local York campaign this year, we focused on how do we best serve our residents, especially during the current health pandemic. Our efforts, resulted in our organization raising \$15,336, greatly surpassing the perceived challenges we thought would be placed upon the community.

Funds raised this year through GLY will support our efforts to address transportation needs of our residents, provide basic necessities for new residents that move in with very little, the establishment of a rental assistance emergency fund for our residents, and support the development of new affordable housing.

On May 1st, York County stepped up in a way unimaginable for what our community and nation was going through at the same time. We thank you York!

History

York Area Housing Group is an umbrella name that we adopted in 2010 to encompass all of our companies. The first company, York Housing Development Corporation (YHDC), was originally founded in 1971. YHDC and our other companies have developed over 40 homeownership units and rehabbed/constructed over 500 units of safe, decent, affordable rental housing throughout York County – in York City, Dillsburg Borough, West York Borough, Stewartstown Borough, West Manchester Township, and Spring Garden Township. We continue to manage 360 of the rental units we developed.

The majority of the rental units are occupied by low-income households, with residents earning less than 50% of the median income and paying rent based on their incomes. Rental subsidies we receive are provided by the U.S. Department of Housing and Urban Development (HUD) and the United States Department of Agriculture, Rural Development (USDA-RD).

Currently, YAHG serves:

425 adults/children in our residential sites.

Race/Ethnicity:	83% Caucasian, 14% African American, 3% Other, 15% Hispanic
Gender:	45.5% Males, 54.5% Females
Average Resident Rent:	\$246 (unsubsidized portion)
Average Age of Residents:	57

The properties owned by our 501(c)(3) companies include: Cloverfield-Kingston House, Green Meadow Apartments and Highland Manor Apartments. Our other properties that serve the community are Delphia House Apartments, Dutch Kitchen, King Street Apartments, and Liberty Apartments.

For more information on our properties, please visit www.yorkareahg.org. You may always contact our main office at 717-846-5139.

Strengthen Neighborhoods



We received funding for the creation of affordable homeownership opportunities through both the County of York and the City of York.

With County funds (Community Development Block Grant, HOME Program), we were able to acquire/demolish blighted property on Baltimore Street in Hanover, subdivide the parcels and construct four homes for sale. The remaining three homes were sold in this fiscal year.

Through HOME Program funds received from the City, we acquired and renovated 320 West Princess Street. The home was completed in this fiscal year. We anticipate selling the property in the next few months.

Sales proceeds will go toward the preservation of existing, or development of new, affordable housing.

Funding through the Federal HOME Program for homeownership allows families with incomes at or below 80 percent of the area median income to be able to qualify for an affordable home to call their own.

Continuing to create affordable homeownership opportunities in York County remains a high priority for York Area Housing Group.

If you share an interest in providing affordable homeownership opportunities, please give YAHG a call.



Stabilize Lives

Stabilizing lives is an important aspect of what we do. We know that just housing an individual or family, doesn't automatically mean stability.

Through local organizations, we work on stabilizing lives for our residents. This past year, we received important, life-sustaining donations for our residents (food, water, masks and other necessities) to assist them in staying safe from the Coronavirus pandemic.

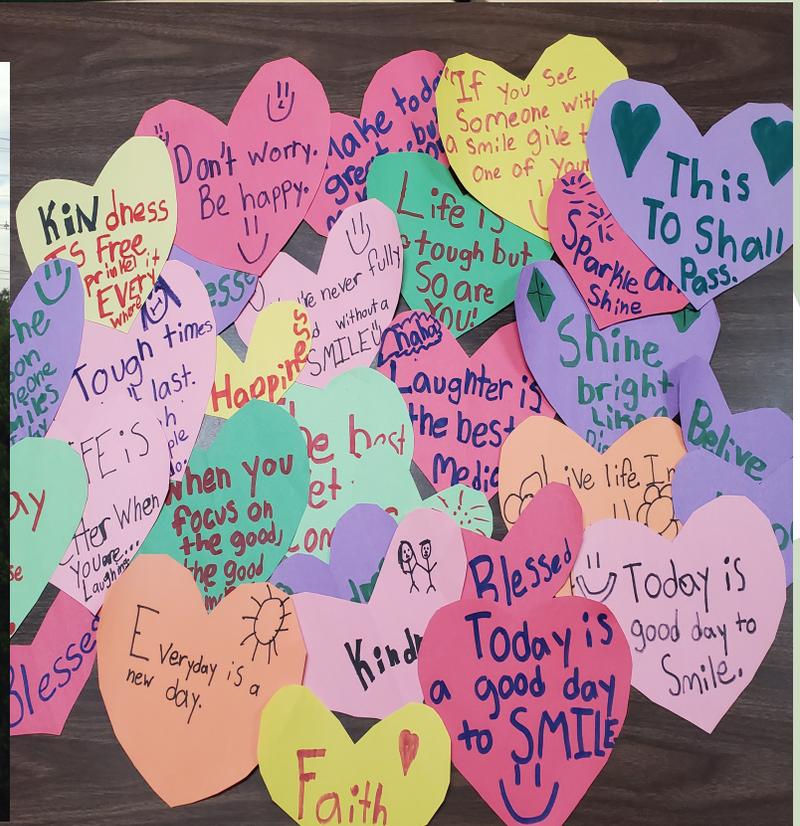
We are fortunate to have Service Coordinators for our two largest apartment complexes. Through their community connections, our Service Coordinators are able to assist our residents in receiving necessary supports to enable continued housing independence.

YAHG's rental portfolio consists of:

- * Cloverfield-Kingston House - 102 units
(West Manchester Twp and West York Borough)
- * Delphia House Apartments - 104 units
(York City)
- * Dutch Kitchen - 62
(rental and commercial, York City)
- * Green Meadow Apartments - 46
(Dillsburg Borough)
- * Highland Manor Apartments - 33
(Stewartstown Borough)
- * Scattered sites in York City - 13

During this fiscal year, we provided housing to 530 individuals and maintained a 97% occupancy rate.





Supporting Partners

Funding Sources

Resident Income	25%
Commercial Income	1%
Subsidy (Federal)	43%
Subsidy (Local)	4%
Contributions/Grants	1%
Other	26%
	100%

The above data was extracted from the organization's annual financial statements. Complete audited financial statements are available at the York Area Housing Group.

Staff

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 Carl Byers
 Corinne Dean
 Gary Gilbert
 Debra Krebs
 Kimberly Krynock
 Diane McDonnell
 Lorraine Metzger
 Phyllis Phillips
 Kimberly Pritchard
 Joyce Santiago
 Gail Stambaugh
 Darryl Stephens
 Susan Walters
 Hector Vasquez
 Violeny Vasquez
 Dana Werner
 Robert Werner Jr.
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Sponsors



Subsidy Providers



Grantors



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