



**Opening '24  
Doors  
Together**

**Accessible Housing:**

**A Human Right**

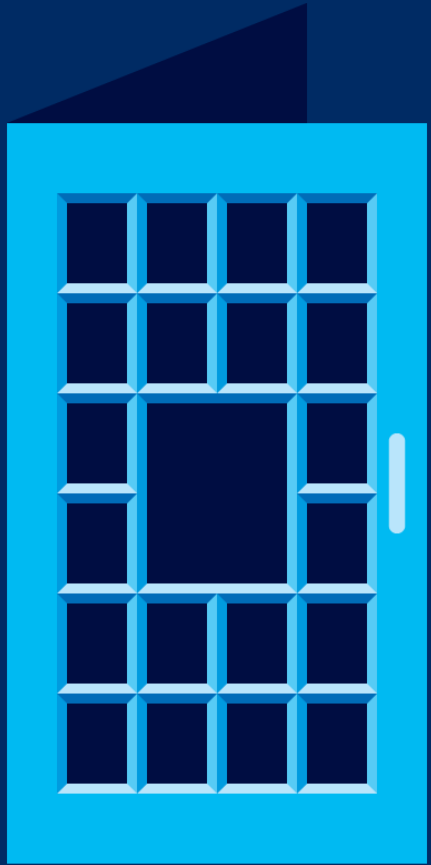
**Inglis Self-Determination Housing of PA  
Statewide Housing Conference**

**Presented By**



**In Partnership With**





# Housing: The Cornerstone of Stability

Sharon Leon, Executive Director of Union County Housing Authority



Accessible Housing: A Human Right



In Partnership With



pennsylvania  
DEPARTMENT OF HUMAN SERVICES



Union County

HOUSING AUTHORITY

Justice Bridge Housing Program

The Union County Housing Authority was  
established on August 8, 1972

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Our mission is to provide safe, decent, sanitary,  
affordable housing to income eligible residents and  
to provide related community services  
within Union County



# HOUSING SITES

# Own and/or manage 6 housing sites (167 Units) in Union County

- 2 elderly and/or disabled
- 1 elderly
- 3 multi-family





# PENN COMMONS







# Meadow View Apartments





WHITE  
DEER  
COMMONS





# Union Community Services Center

# Community Services Center

Union County Housing Authority

Union County Redevelopment Authority

Union County Assistance Office

Union County Children & Youth Services

Buffalo Valley Regional Police

Central Keystone Council of Governments

Big Brothers Big Sisters

PA Department of Health



# OWNER OCCUPIED & RENTAL REHAB

## REBUILDING UNION COUNTY FOR OVER THREE DECADES

- Over 1,050 homes rehabilitated.
- Functional repairs to the home or a component of the home, such as heating, electrical, water/sewer
- Homeowner must fall below 80% AMI (\$41,000-2022)
- Taxes must be current
- Home must have insurance
- Mobile Homes do not qualify

Owner  
Occupied  
Rehab



- Assist property owners with rehabilitation of their rental unit
- Unit must be vacant
- Unit must pass HQS- Housing Quality Standards
- Landlord enters 5 to 15-year agreement to rent unit with Housing Choice Voucher
- Unit must be affordable during agreement term

example 1

RENTAL  
REHAB



Union County  
HOUSING AUTHORITY

# Housing Choice Voucher Program (Section 8)

503 Housing Choice  
Vouchers

49 Mainstream  
Vouchers

5 Stability Vouchers

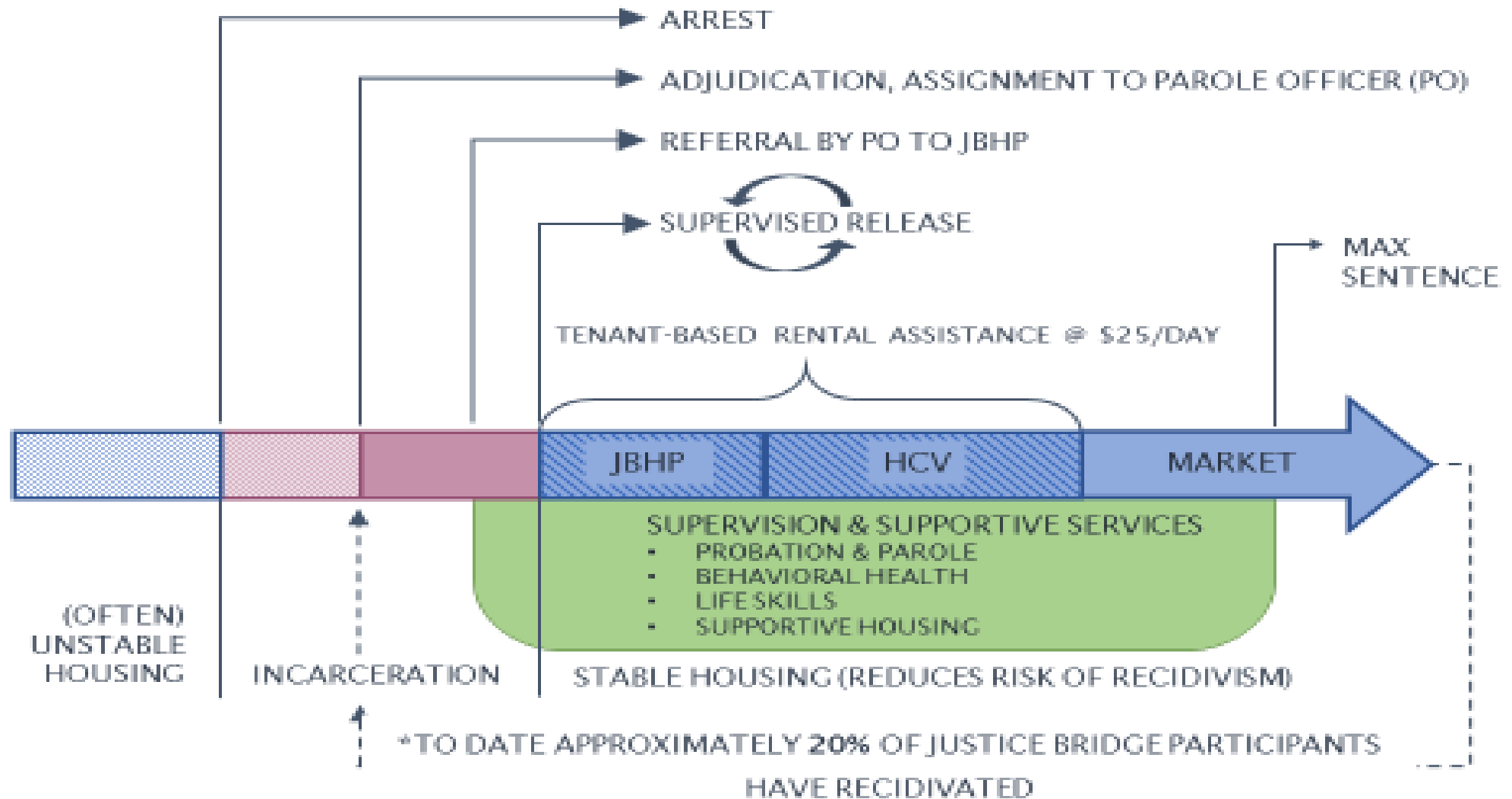




Union County  
HOUSING AUTHORITY

# Justice Bridge Housing Program Union & Snyder Counties

# WITH UNION COUNTY JUSTICE BRIDGE HOUSING PROGRAM - FOR HIGH RISK OFFENDERS -



# Justice Bridge Housing Program

- Serves non-violent offenders with high risk of recidivism
- Participants receive monthly rental subsidies for up to 12 months or until they transition to the County's federally funded Housing Choice Voucher program or, if financially able, obtain market-rate housing.
- Participants receive support services as long as they are on parole or probation

# JBHP OVERVIEW

# Temporary Housing for Participants:

- Stover House
- Snyder House





- 101 Participants
- The average age of JBHP participant – 35 yrs
  - 56% male/44% female
- Referrals unemployed – 57%
- HS Diploma/GED – 54%
- 87% of referrals had history of drug abuse

JBHP

10 Years  
later

- Cost effectiveness
  - Jail cost/day = \$75
  - Subsidized cost/day = \$25
- 22% recidivism rate vs. average 50% recidivism rate in UC
- Over 90% of participants received other supervision services
  - Treatment Court

# Union County Justice Bridge Housing Program

- Began in November 2012
- Currently 12 active participants
  - Average cost \$19.04/day
  - 7 on HCV Program
  - 2 searching for housing
  - 1 housed in the Stover House
  - 2 over income for subsidy

# Snyder County Justice Bridge Housing Program

- Began in June 2021
- Currently 10 active participants
  - Average cost \$10.27/day versus \$75/day jail
  - 5 on HCV Program
  - 2 searching for housing
  - 1 housed in the Snyder House
  - 2 over income for subsidy

*Collaborative Partners in the JBHP Program include:*

- Union County Probation Department
- Snyder County Probation Department
- Snyder County Housing Authority
- Union Snyder Community Action Agency
- Susquehanna Valley Mediation
- District Magistrate
- Public Defender
- Susquehanna Valley United Way – United Recovery
- CMSU (mental health provider)
- Commissioners
- County Judges

JBHP  
Review  
Team

# Funding:

Housing Choice Voucher Program

Mainstream Voucher Program

Probation

PHARE <https://www.phfa.org/legislation/act105.aspx>

County & Local options



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Union County  
HOUSING AUTHORITY

**Thank you for attending this session! Please take a moment to fill out this survey**  
(Also available in your program book)



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