

## **J. DECONCENTRATION OF POVERTY AND INCOME-MIXING**

The PHA's admission policy is designed to provide for de-concentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects.

Nothing in the deconcentration policy relieves the PHA of the obligation to meet the income targeting requirement.

Gross annual income is used for income limits at admission and for income-mixing purposes.

### **Deconcentration and Income-Mixing Goals**

The PHA's deconcentration and income-mixing goal, in conjunction with the requirement to target at least 40% of new admissions to public housing in each fiscal year to "extremely low-income families", will be to admit families above the PHA's Established Income Range (EIR) to developments below the EIR, and families below the PHA's EIR to developments above the EIR.

Deconcentration applies to transfer families as well as applicant families.

### **Project Designation Methodology**

Annually, the PHA will determine on an annual basis the average income of all families residing in general occupancy developments.

The PHA will then determine the average income of all families residing in each general occupancy development.

The PHA will then determine whether each general occupancy development falls above, within or below the Established Income Range (EIR).

The EIR is 85 % to 115% (inclusive of 85% and 115%) of the PHA-wide average income for general occupancy developments.

The PHA will then determine whether or not developments outside the EIR are consistent with local goals and strategies in the PHA Plan. Any deconcentration policy as needed is described in the PHA Plan.

The PHA may explain or justify the income profile for these developments as being consistent with and furthering two sets of goals:

1. Goals of deconcentration of poverty and income mixing (bringing higher income families into lower income developments and vice versa); and
2. Local goals and strategies contained in the PHA Plan.

### **Deconcentration Policy**

Depending on local circumstances, a PHA's deconcentration strategy, included as part of the PHA's admissions policy, include but is not limited to one or more of the following:

### **Potential Deconcentration Incentives**

1. Providing incentives designed to encourage families with income below the Established

Income Range (EIR) to accept units in developments with incomes above the EIR (or the reverse situation). Incentives include:

rent incentives

affirmative marketing plans

added amenities

2. Targeting investment and capital improvements toward developments with an average income below the EIR to encourage applicant families, whose income is above the EIR, to accept units in those developments. These improvements are described in the PHA Plan.
3. Establish a preference for admission of working families in developments below the EIR.
4. PHA's may skip a family on the waiting list to reach another family in an effort to further the goals of the PHA's deconcentration policy. Skipping to promote deconcentration shall be an adverse action.

**Strategies to promote Deconcentration:**

Right to return to former unit within one year

Family's have discretion to refuse a unit with no loss of place on wait list

Relationship to income targeting requirement

Fair housing requirements must be met

Nondiscrimination in administration of program

Affirmatively furthering fair housing

**PHA Incentives for Higher Income Families**

The PHA will offer certain incentives to higher income families willing to move into lower income projects. The PHA will not take any adverse action against any higher income family declining an offer by the PHA to move into a lower income project.

In addition to maintaining its public housing stock in a manner that is safe, clean, well landscaped and attractive, the PHA will offer the following incentives for higher income families moving into lower income projects:

PHA will pay for the installation of cable television.

PHA will pay for the initial installation of telephone service, up to one phone jack.

PHA will allow occupancy standards of one child per bedroom.

PHA will target single family home opportunities to higher income families moving into lower income projects

PHA will give first priority in available Section 3 training slots and hiring for employment with the HA to higher income families moving into lower income projects.

PHA will target Single Family Home applicants.

**Deconcentration Compliance**

If, at annual review, the average incomes at all general occupancy developments are within the Established Income Range, the PHA will be considered to be in compliance with the deconcentration requirement.

**Non-Exempt De-concentration Summary  
June 1, 2017**

| Project # | Dev Name       | \$ Cov Dev't Avg | \$ Dev't Avg    | Below 85% | % Below 85% | Above 115%         | % Above 115% | Total Units |
|-----------|----------------|------------------|-----------------|-----------|-------------|--------------------|--------------|-------------|
| 703       | Mohawk         | 9401.9488        | <b>6987.59</b>  | YES       | -0.13%      | No                 |              | 101         |
| 714       | Joy Park       | 9401.9488        | <b>7941.99</b>  | YES       | -0.01%      | No                 |              | 163         |
| 715       | Van Buren      | 9401.9488        | <b>11492.51</b> | No        |             | YES                | 0.06%        | 198         |
| 725       | Valley View    | 9401.9488        | <b>9294.56</b>  | No        |             | No                 |              | 100         |
| 728       | Summit Lake    | 9401.9488        | <b>7811.61</b>  | YES       | -0.02%      | No                 |              | 249         |
| 729       | Honey Locust   | 9401.9488        | <b>10454.54</b> | No        |             | No                 |              | 137         |
| 730       | Colonial Hills | 9401.9488        | <b>10192.95</b> | No        |             | No                 |              | 150         |
| 734       | Pinewood       | 9401.9488        | <b>11039.84</b> | No        |             | YES                | 0.02%        | 125         |
|           |                |                  |                 |           |             | <b>Total Units</b> |              | 1223        |

|                               |                   |
|-------------------------------|-------------------|
| \$ Cov Dev't Avg              | <b>9513.71875</b> |
| 85% of Covered Dev't Average  | 7991.66           |
| 115% of Covered Dev't Average | 10,812.24         |

Housing Placement's impact on income targeting or deconcentration for the month of June 2017.

**Mohawk: three vacancies:** filled by applicants who did not meet the deconcentration income due to a lack of eligible applicants who met the deconcentration income.

**Joy Park: six vacancies:** 4 filled by applicants who did not meet the deconcentration income due to a lack of eligible applicants who met the deconcentration income. 2 filled by applicants who met the deconcentration income

**Van Buren: 4 vacancies:** 1 filled by an applicant who did not meet the deconcentration income due to a lack of eligible applicants who met the deconcentration income. 3 filled by applicants who met the deconcentration income

**Summit Lake: 4 vacancies:** 2 filled by applicants who met the deconcentration income, 2 filled by applicants who did not meet the deconcentration income due to a lack of eligible applicants who met the deconcentration income.

**Pinewood: 2 vacancies:** 1 filled by an applicant who did not meet the deconcentration income due to a lack of eligible applicants who met the deconcentration income. 1 filled by an applicant who met the deconcentration income