

DECONCENTRATION PLAN 2018
Income Mix as of September 20, 2018

- 5) PHA Goal: Provide an improved living environment
Objective: Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.

The Rule to Deconcentrate Poverty and Promote Integration in Public Housing applies to all Public Housing Authorities (PHA) funded by HUD, but specifically excludes the following types of developments within the PHA from its application:

- developments designated for elderly and/or disabled persons only;
- developments that are part of a home ownership program; and
- developments operated with a HUD approved mixed-finance plan using HOPE VI or public housing funds.

Woodland Development is excluded because it is designated for elderly and/or disabled persons only by priority

As shown in the summary table, Table I, there are 4 original developments with 124 occupied units that may not be exempt from the application of the Deconcentration Rule. The bedroom adjustment factor, which is based on national rent averages for units grouped by the number of bedrooms and which has been used by HUD to adjust for costs of units when the number of bedrooms vary, assigns to each unit the following factors: 0.70 for zero-bedroom units; 0.85 for one-bedroom units; 1.0 for two-bedroom units; 1.25 for three bedroom units; and 1.40 for four bedroom units. The bedroom adjustment factor is the unit weighted average of the distribution.

Table I Bedroom Sizes

Development	1 BR	2 BR	3 BR	4 BR	Factoring	BR Factor
Cayman Villa	9@ .85=7.65	18@1 = 18	13 @ 1.25=16.25	3@1.4=4.2	46.1/43	1.07
Goff Courts	6@ .85=5.1	13@1 = 13	5 @ 1.25=6.25	1@1.4=1.4	25.75/25	1.03
Marshall/	0	13@1= 13	23 @ 1.25=28.75	0	41.75/36	1.16
Scattered Sites	0	0	12 @ 1.25 =15	0	15/12	1.25
Meadow Crest	0	8	0	0	8/8	1
					136.6/124	1.10

*Cayman Villa has one four-bedroom unit that is being used as a resident/security manager unit. This unit is included in the Tenant by Income Level Report; however, I have disregarded the unit in my calculations. Marshall Apartments has the COPPS Station, a two-bedroom unit and one three-bedroom unit that was sold under home ownership. The JURHA8 units are not included in the Tenant by Income Level Report, or in these calculations.

As per Step 3 of the Final Rule, a development will be considered below the Established Income Range (EIR) if its mean gross household income is less than 85% of the JURHA mean, and a development will be considered above the EIR if its mean gross household income is above 115% of the JURHA mean. The 2018 JURHA mean gross household income is **\$12,180** as shown in II

Table II Income Range Determination 1,661,372

Average Income PHA Wide 1.10	High End of Range @ 115%	Low End of Range @ 85%			
12,180	14,007	10,353			

Table III Development Range Determination

Development	Total Annual Income	Number of Occupied Units	Development Average Income/BR Factor	Development Income divided by BR Factor	PHA Wide 85% - 115% Income Range High 14,007 Average 12,180 Low 10,353	Acceptable Justification
Cayman Villa	585,578	43	13,618/1.07	12,727	Within range	*Contiguous to Goff Courts
Goff Courts	220,093	25	8,804/1.03	8,548	Low alone but contiguous	*Contiguous to Cayman Villa
Marshall	575,022	36	15,973/1.16	13,770	Within range	Marshall
Scattered Sites	170,446	12	14,204/1.25	11,363	Within range	Scattered Site
Meadow Crest	110,233	8	13,779/1	13,779	Within range	*Contiguous to Marshall & Scattered Site
TOTALS	1,661,372	124	13,398/1.10	12,180		
Cayman Villa & Goff as Contiguous sites	805,671	68	11,848/1.05	11,283		*Contiguous to Goff Courts

Step 4 of the Deconcentration Requirement is an "option to provide reasons developments are outside of the Established Income Range." In other words, it provides the opportunity to exclude entire developments or selected units from the application of the requirement to deconcentrate poverty and mix incomes if the income profile for these units or developments is consistent with furthering both the goals of deconcentration. Developments and unit types that fall into this category are not limited to, but include those developments that:

- 1. are subject to a consent decree agreement or a judicial decree covering the resident selection;**
- 2. are part of a PHA program/ strategy that is specifically authorized by statute such as mixed income or mixed financed developments, a homeownership program, a strategy designed to promote income-mixing in public housing or one designed to raise the income of public housing residents;**
- 3. are designed via size, location or other configuration to promote income deconcentration; or**
- 4. Have income characteristics that can be explained by other circumstances.**

Cayman Villa AR 131-1001 and Goff Courts AR 131-1003 are contiguous developments sharing playgrounds, clotheslines, and in some instances, yards. The Scattered site development is comprised of only 12 homes individual three bedroom homes, on separate lots scattered throughout the northern portion of Jonesboro. Since it is a scattered site, it is considered deconcentrated. Meadow Crest is comprised of eight units which is located on the same block as seven of the scattered site units. Woodland Courts which is exempt due to being designated elderly/disabled is the only development that would be considered in a different area. Woodland Courts is located in central Jonesboro. All other JURHA developments are located in northern Jonesboro, North of Johnson Avenue. All developments fall well below the published MSA median income, as all fall within the Extremely Low Income Level of for 2018. Since all developments are within a five mile radius in north Jonesboro, all developments are now considered one development within the PIC system, and all developments average incomes are within the extremely low income level, with considerations authorized in Step 4, all JURHA developments fall within the Established Income Range.