

DECONCENTRATION PLAN 2021
Income Mix as of September 15, 2021

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 145 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
Woodland Ct	23@.85=19.55				19.55/23	.85
Cayman Villa	8@.85=6.8	19@1 = 19	14 @1.25=17.5	3@1.4=4.2	47.5/	1.08
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	11@1= 11	<u>23@1.25=28.75</u>	0	39.75/34	1.17
Scattered Sites	0	0	12 @ 1.25 =15	0	15/12	1.25
Meadow Crest	0	8	0	0	8/8	1
					155.55/146	1.06

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.

Table II Income Range Determination 1,661,372

Average Income PHA Wide 1.06	High End of Range @ 115%	Low End of Range @ 85%			
11,060	12,719	9,401			

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 12,719 Average 11,060 Low 9,401	Acceptable Justification
Woodland Courts	262,906	23	11,431	11,431/.85	13,448	Elderly Disabled Preference
Cayman Villa	497,861	44	11,315	11,315/1.08	10,510	Contiguous to Goff Courts
Goff Courts	213,874	25	8,555	8,555/1.03	8,306	*Contiguous to Cayman Villa
Marshall	476,805	34	14,024	14,024/1.17	11,986	Marshall
Scattered Sites	171,056	12	14,255	14,255/1.25	11,404	Scattered Site
Meadow Crest	89,070	8	11,134			Contiguous to Marshall & Scattered Site
TOTALS		124				
Cayman Villa & Goff as Contiguous sites	711,735	69	10,315	10,315/1.06	9,731	*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 2021. 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.