

DECONCENTRATION OF POVERTY POLICY

HUD requires housing authorities to create a policy to promote deconcentration of poverty and income mixing in its 'covered' developments and to affirmatively further fair housing in the Authority's admissions policies in accordance with HUD regulations.

HUD has provided guidelines on how to determine whether an Authority needs to implement a Deconcentration of Poverty Policy.

The first step is to determine what the average income is for each AMP (considered an Asset Management Project or development). The average income for the 5 AMPs at the Columbia Housing Authority are as follows:

AMP 1	\$12,749
AMP 2	\$13,106
AMP 3	\$12,718
AMP 4	\$13,013
AMP 5	\$12,546

Then HUD requires that a calculation should be made on the Agency wide Average Household Income: \$12,826.40

The next step is to then determine what is 85% of the average and 115% of the average. 85% of income would be \$10,902.44 and 115% is \$14,750.02. HUD wants to make sure that all properties fall between these two figures. By using this method, HUD has insured that all folders sent to a community are not all very low-income or very high-income and the applications are not being steered to a community.

As you can see in the chart above, all 5 AMPs are between the 85% and 115% figure.

Columbia Housing Authority

2018-2019

Deconcentration of Poverty

Development	Average Income
AMP 1	\$12,749
AMP 2	\$13,106
AMP 3	\$12,718
AMP 4	\$13,013
AMP 5	\$13,546

Total Average Household Income

\$12,826.40

85% of total average

\$10,802.44

115% of total average

\$14,750.02

Tenant Statistical Reporting
PH - Tenant Stats - BR Rent/Income Summary
 Summary Statistics
 (run report for HEAD Only For Accurate Counts/Aygs/Counts)

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ORDER BY PROJECT_ID ASC; L_NAME ASC; F_NAME ASC; M_INITIAL ASC

<u>Name</u>	<u>BR</u>	<u># in Fam</u>	<u># Children</u>	<u>Contract Rent</u>	<u>Rent</u>	<u>Income</u>
173		336		0		2205647
			131		27286	

Unit Bedroom Size Analysis

<u>Bdrms</u>	<u>Count</u>	<u>PCT</u>	<u>Contract Rent</u>	<u>Average Contract Rent</u>	<u>Rents</u>	<u>Average Rents</u>	<u>Income</u>	<u>Average Income</u>	<u>Average Family Size</u>	<u>Average Num of Children</u>
0	17	9.83%	0	0	3482	205	152991	8999	1.00	0.00
1	50	28.90%	0	0	9878	198	535590	10712	1.08	0.00
2	81	46.82%	0	0	11820	146	1175617	14514	2.16	0.99
3	22	12.72%	0	0	1898	86	296341	13470	3.45	1.86
4	3	1.73%	0	0	208	69	45108	15036	4.67	3.33
5	0	0.00%	0	0	0	0	0	0	0.00	0.00
6	0	0.00%	0	0	0	0	0	0	0.00	0.00
7	0	0.00%	0	0	0	0	0	0	0.00	0.00
8	0	0.00%	0	0	0	0	0	0	0.00	0.00
9	0	0.00%	0	0	0	0	0	0	0.00	0.00
over 9	0	0.00%	0	0	0	0	0	0	0.00	0.00
	173		0	0	27286	158	2205647	12749	1.94	0.76

('AMP 1 Arrington Manor','AMP 1 Atlas Road','AMP 1 Eastover','AMP 1 Gonzales Gardens','AMP 1 Single Family','AMP 1 Yorktown')

01/24/2018
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<u>Name</u>	<u>BR</u>	<u># in Fam</u>	<u># Children</u>	<u>Contract Rent</u>	<u>Rent</u>	<u>Income</u>
443		1000		0		5806061
			458		90201	

Unit Bedroom Size Analysis

<u>Bdrms</u>	<u>Count</u>	<u>PCT</u>	<u>Contract Rent</u>	<u>Average Contract Rent</u>	<u>Rents</u>	<u>Average Rents</u>	<u>Income</u>	<u>Average Income</u>	<u>Average Family Size</u>	<u>Average Num of Children</u>
0	0	0.00%	0	0	0	0	0	0	0.00	0.00
1	121	27.31%	0	0	23461	194	1004013	8298	1.02	0.01
2	116	26.19%	0	0	21230	183	1071957	9241	1.84	0.65
3	200	45.15%	0	0	44605	223	3612835	18064	3.17	1.82
4	6	1.35%	0	0	905	151	117256	19543	4.83	3.00
5	0	0.00%	0	0	0	0	0	0	0.00	0.00
6	0	0.00%	0	0	0	0	0	0	0.00	0.00
7	0	0.00%	0	0	0	0	0	0	0.00	0.00
8	0	0.00%	0	0	0	0	0	0	0.00	0.00
9	0	0.00%	0	0	0	0	0	0	0.00	0.00
over 9	0	0.00%	0	0	0	0	0	0	0.00	0.00
<hr/>			<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	443		0	0	90201	204	5806061	13106	2.26	1.03

('AMP 2 Allen-Benedict Court','AMP 2 Arsenal Hill','AMP 2 Single Family East','AMP 2 Vista','AMP 2 Vista 2','AMP 2 Waverly','AMP 2 Wheeler Hill')

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<u>Name</u>	<u>BR</u>	<u># in Fam</u>	<u># Children</u>	<u>Contract Rent</u>	<u>Rent</u>	<u>Income</u>
501		1540	900	0	56514	6371908

Unit Bedroom Size Analysis

<u>Bdrms</u>	<u>Count</u>	<u>PCT</u>	<u>Contract Rent</u>	<u>Average Contract Rent</u>	<u>Rents</u>	<u>Average Rents</u>	<u>Income</u>	<u>Average Income</u>	<u>Average Family Size</u>	<u>Average Num of Children</u>
0	2	0.40%	0	0	0	0	0	0	0.00	0.00
1	16	3.19%	0	0	2738	171	171135	10696	0.94	0.00
2	131	26.15%	0	0	12376	94	1264164	9650	2.08	0.92
3	242	48.30%	0	0	35630	147	3753232	15509	3.04	1.74
4	90	17.96%	0	0	4506	50	951858	10576	4.63	3.21
5	20	3.99%	0	0	1264	63	231519	11576	5.00	3.45
6	0	0.00%	0	0	0	0	0	0	0.00	0.00
7	0	0.00%	0	0	0	0	0	0	0.00	0.00
8	0	0.00%	0	0	0	0	0	0	0.00	0.00
9	0	0.00%	0	0	0	0	0	0	0.00	0.00
over 9	0	0.00%	0	0	0	0	0	0	0.00	0.00
501			0	0	56514	113	6371908	12718	3.07	1.80

('AMP 3 Hammond Village','AMP 3 Latimer Manor','AMP 3 Single Family West','AMP 3 St. Andrew Terrace','AMP 3 Villages at Rivers Edge')

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393		859		0		5113967
			418		54754	

Unit Bedroom Size Analysis

<u>Bdrms</u>	<u>Count</u>	<u>PCT</u>	<u>Contract Rent</u>	<u>Average Contract Rent</u>	<u>Rents</u>	<u>Average Rents</u>	<u>Income</u>	<u>Average Income</u>	<u>Average Family Size</u>	<u>Average Num of Children</u>
0	0	0.00%	0	0	0	0	0	0	0.00	0.00
1	76	19.34%	0	0	17964	236	1054404	13874	1.04	0.00
2	217	55.22%	0	0	26185	121	2732678	12593	2.01	0.89
3	100	25.45%	0	0	10605	106	1326885	13269	3.44	2.24
4	0	0.00%	0	0	0	0	0	0	0.00	0.00
5	0	0.00%	0	0	0	0	0	0	0.00	0.00
6	0	0.00%	0	0	0	0	0	0	0.00	0.00
7	0	0.00%	0	0	0	0	0	0	0.00	0.00
8	0	0.00%	0	0	0	0	0	0	0.00	0.00
9	0	0.00%	0	0	0	0	0	0	0.00	0.00
over 9	0	0.00%	0	0	0	0	0	0	0.00	0.00
<u>393</u>			<u>0</u>	<u>0</u>	<u>54754</u>	<u>139</u>	<u>5113967</u>	<u>13013</u>	<u>2.19</u>	<u>1.06</u>

('AMP 4 Archie Drive','AMP 4 Dorrah Randall','AMP 4 Dorrah Street','AMP 4 Fontaine Place','AMP 4 Greenfield','AMP 4 Pine Forrest','AMP 4 Pinewood','AMP 4 Randall-Oakland Ave','AMP 4 Reserve at Faraway Terrace','AMP 4 Rosewood Hills','AMP 4 Rosewood Hills SR Bldg','AMP 4 The Corners','AMP 4 Thornwell Ct')

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<u>Name</u>	<u>BR</u>	<u># in Fam</u>	<u># Children</u>	<u>Contract Rent</u>	<u>Rent</u>	<u>Income</u>
367		453		0	86125	4604393
			67			

Unit Bedroom Size Analysis

<u>Bdrms</u>	<u>Count</u>	<u>PCT</u>	<u>Contract Rent</u>	<u>Average Contract Rent</u>	<u>Rents</u>	<u>Average Rents</u>	<u>Income</u>	<u>Average Income</u>	<u>Average Family Size</u>	<u>Average Num of Children</u>
0	140	38.15%	0	0	33390	239	1455239	10395	0.99	0.00
1	156	42.51%	0	0	35412	227	1824548	11696	1.03	0.00
2	56	15.26%	0	0	13996	250	1032289	18434	1.89	0.71
3	15	4.09%	0	0	3327	222	292317	19488	3.20	1.80
4	0	0.00%	0	0	0	0	0	0	0.00	0.00
5	0	0.00%	0	0	0	0	0	0	0.00	0.00
6	0	0.00%	0	0	0	0	0	0	0.00	0.00
7	0	0.00%	0	0	0	0	0	0	0.00	0.00
8	0	0.00%	0	0	0	0	0	0	0.00	0.00
9	0	0.00%	0	0	0	0	0	0	0.00	0.00
over 9	0	0.00%	0	0	0	0	0	0	0.00	0.00
	367		0	0	86125	235	4604393	12546	1.23	0.18

('AMP 5 Columbia Apts','AMP 5 Elderly Cottages','AMP 5 Fair Street','AMP 5 Lower Saxon','AMP 5 Marion Street','AMP 5 Oak-Read','AMP 5 Upper Saxon')