



**THE HOUSING AUTHORITY OF  
NEW ORLEANS  
(HANO)**

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**ADMISSIONS AND CONTINUED  
OCCUPANCY POLICY (ACOP)  
Amended and Revised**

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~~Approved May 28, 2019~~ Draft March 19, 2020

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## K. DECONCENTRATION OF POVERTY AND INCOME-MIXING

HANO's admission policy is designed to provide for deconcentration of poverty and income mixing by bringing higher income residents into lower income projects developments and lower income residents into higher income projects developments.

Nothing in the deconcentration policy relieves HANO 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**

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

~~To the extent this deconcentration policy is applicable to the public housing units in Signature Communities,~~ HANO acknowledges that its Signature Communities are mixed-income or mixed-finance developments that include policies intended to promote income mixing in public housing, increase incomes of public housing residents, or the income mix is otherwise subject to individual review and approval by HUD through mixed-finance review or other approval processes. As such, the incomes of public housing Residents may fall outside the Established Income Range (as defined below). In such an event, HANO will provide appropriate explanation of such an occurrence in its Annual Plan.

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

Deconcentration applies to transfer families as well as applicant families.

### **Project Designation MethodologySteps for Implementation**

Step 1. Annually, HANO will determine the average income of all families residing in general occupancy communities, excluding the Signature Communitiescovered developments.

Step 2. HANO will then determine the average income of all families residing in each community-covered development.

Step 3. HANO will then determine whether each general-occupancy communities covered development in Step 2 falls above, within, or below the Established Income Range (EIR).

The EIR is 85 percent to 115 percent (inclusive of 85 percent and 115 percent) of the HANO-wide average family income for general-occupancy covered developments determined in Step 1.

Step 4. HANO will then determine whether communities outside EIR are consistent with local goals and strategies in the Housing Authority Plan. Any deconcentration policy as needed is described in the Agency Plan.

### Deconcentration Policy

Step 5. If, at annual review, there are found to be communities covered developments with average income above or below the EIR that are explained or justified in the Agency Plan, HANO shall list these covered communities developments in its Annual Plan.

### Deconcentration Policy

The Housing Authority shall adhere to the following policies for deconcentration of poverty and income mixing in applicable communities.

- HANO shall establish a preference for admission of working families in covered communities below the EIR.
- HANO shall target investment and capital improvements toward covered communities below the EIR to encourage applicant families whose income is above the EIR to accept units in those communities.
- A family has the sole discretion whether to accept an offer of a unit made under HANO's deconcentration policy. HANO and its Agents will not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under this deconcentration policy.

### Deconcentration Compliance

If, at annual review, the average incomes at all covered communities are within the Established Income Range, HANO will be considered to be in compliance with the deconcentration requirement.