

*Attachment:tx019a01*

**DE-CONCENTRATION AND INCOME TARGETING POLICY  
FOR THE  
EAGLEPASS HOUSING AUTHORITY  
EAGLEPASS, TEXAS**

**DE-CONCENTRATIONANDINCOMETARGETINGPOLICY**  
*(ofthePub licHousingAdmissionsandOccupancyPolicy)*

Sub-Title A, Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), establishes two interrelated requirements for implementation by Public Housing Authorities: (1) Economic De -concentration of public housing developments and(2)Income Targetingto assurethatfamiliesinthe“extremelylow”incomecategory areproportionatelyrepresentedinpublichousingandthatpocketsofpovertyarereduced or eliminated. In order to implement these new requirements the PHA must promote these provisions as policies and revise their Admission and Occupancy policies and procedrestocomply.

Therefore, the Eagle Pass Housing Authority, Eagle Pass, Texas (hereinafter referred to as PHA) hereby affirms its commitment to implementation of the two requirements by adoptingthefollowingpolicies:

A. EconomicDe -concentration:

Admission and Continued Occupancy Policies are revised to include the PHA’s policyofpromotingeconomicde -concentration.Implementationofthisprogram may require the PHA to determine the median income of residents in each development, determine the average income of residents in all developments, compute the Established Income Range (EIR), determine developments outside theEIR ,andprovideadequateexplanationsand/orpoliciesasneededtopromote economicde -concentration.

Implementationmayincludeoneormoreofthefollowingoptions:

- S Skippingfamiliesonthewaitinglistbasedonincome;
- S Establishingpreferencesforworkingfamilies;
- S Establishpreferencesforfamiliesinjobtrainingprograms;
- S Establishpreferencesforfamiliesineducationortrainingprograms;
- S Marketing campaign geared toward targeting income groups for specific developments;
- S Additional supportiveservices;
- S Additionalamenitiesforallunits;
- S Flatrentsfordevelopmentsandunitsizes;
- S Differenttenantrentpercentagesperdevelopment;
- S Differenttenantrentpercentagesperbedroomsize;
- S Saturdayandeveningofficehours;
- S SecurityDepositwaivers;
- S Revisedtransferpolicies;
- S Site-basedwaitinglists;
- S MassMediaadvertising/Publicserviceannouncements;and
- S Giveaways.

## B. Income Targeting

As public housing dwelling units become available for occupancy, responsible PHA employees will offer units to applicants on the waiting list. In accordance with the Quality Housing and Work Responsibility Act of 1998, the PHA encourages occupancy of its developments by a broad range of families with incomes up to eighty percent (80%) of the median income for the jurisdiction in which the PHA operates. Depending on the availability of applicants with proper demographics, at a minimum, 40% of all new admissions to public housing **on an annual basis** may be families with incomes at or below thirty percent (30%) (extremely low -income) of the area median income. The offer of assistance will be made without discrimination because of race, color, religion, sex, national origin, age, handicap or familial status.

In order to implement the income targeting program, the following policy is adopted:

- < The PHA may select, based on date and time of application and preferences, two (2) families in the extremely low -income category and two (2) families from the lower/very low -income category alternately until the forty percent (40%) admission requirement of extremely low -income families is achieved (2plus2policy).
- < After the minimum level is reached, all selections may be made based solely on date, time and preferences. Any applicants passed over as a result of implementing this 2plus2 policy will retain their place on the waiting list and will be offered a unit in order of their placement on the waiting list.
- < To the maximum extent possible, the offers will also be made to effect the PHA's policy of economic de -concentration.
- < The PHA reserves the option, at any time, to reduce the targeting requirement for public housing by no more than ten percent (10%), if it increases the target figure for its Section 8 program from the required level of seventy -five percent (75%) of annual new admissions to no more than eighty -five percent (85%) of its annual new admissions. (Optional for PHAs with both Section 8 and Public Housing programs)