

**Component 3,(6) De-concentration and Income Mixing**

a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the de-concentration rule? If no, this section is complete. If yes continue to the next question.

b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

<b>De-concentration Policy for Covered Developments</b>			
Development Name	Number Of Units	Explanation (if any)[see step 4 at § 903.2(c) (1) ((iv)]	De-concentration policy (if no explanation) [ see step 5 at § 903.2 (c) (1) (v)]

**RESOLUTION NO. 1870**

**RESOLUTION AUTHORIZING ADOPTION OF AMENDMENTS TO THE  
ADMISSIONS AND CONTINUED OCCUPANCY AND RENTAL POLICY AS RELATES  
TO THE POLICY ON DE-CONCENTRATION OF POVERTY**

**WHEREAS**, the Board of Commissioners of the Virgin Islands Housing Authority by Resolution No. 823 adopted an Admission and Continued Occupancy and Rental Policy as revised by Resolution No. 1808, in conformity with the Housing and Community Development Act of 1974 and all current existing HUD Notices; and

**WHEREAS**, it is the Virgin Islands Housing Authority's commitment to continue to fulfill the expressed stipulation in the U. S. Housing Act of 1937 and all subsequent amendments thereto as enacted by the Quality Housing and Work Responsibility Act (QHWRA) of 1998; and

**WHEREAS**, the Quality Housing and Work Responsibility Act (QHWRA) of 1998 requires PHAs to submit with their Annual Public Housing Agency Plans and Admissions Policy designed to provide for de-concentration of poverty and income mixing; and

**WHEREAS**, it is the commitment of the Virgin Islands Housing Authority to advance and preserve the programs of low-income housing in the Virgin Islands by providing for de-concentration of poverty and income mixing within the public housing communities as prescribed under QHWRA, Part 513; and

**WHEREAS**, it is the commitment of the Virgin Islands Housing Authority not to concentrate lower-income families in communities separate from higher income families; and

**WHEREAS**, it is the commitment of the Virgin Islands Housing Authority to increase income diversity at individual properties and the Authority as a whole while remaining consistent with Fair Housing Regulations.

**NOW, THEREFORE BE IT RESOLVED AND IT IS HEREBY RESOLVED BY THE BOARD OF COMMISSIONERS OF THE VIRGIN ISLANDS HOUSING AUTHORITY THAT:**

**SECTION 1.** The Admission and Continued Occupancy and Rental Policy is hereby amended to include the Policy on De-Concentration of Poverty.

**SECTION 2.** This Resolution shall be effective immediately.

**"PASSED THIS 27<sup>th</sup> DAY OF OCTOBER 1999 AT A REGULAR MEETING OF THE BOARD OF COMMISSIONERS, ST. CROIX, VIRGIN ISLANDS."**

## **POLICY ON DE-CONCENTRATION OF POVERTY**

It is the policy of the Virgin Islands Housing Authority (VIHA) not to concentrate lower income families in communities separate from higher income families. Further, the Virgin Islands Housing Authority will increase income diversity at individual properties and the Authority as a whole while remaining consistent with Fair Housing Regulations. Currently, the vast majority of the Virgin Islands Housing Authority population is very low income. The average income of all Virgin Islands Housing Authority communities are in the range of very low income. The Authority will take the following steps to create a more balanced distribution between communities.

1. Insuring that admission of extremely low-income families not exceed 40% of admissions in a given fiscal year wherever possible.
2. Amend the Admissions and Occupancy Policy in the area of admissions preference to include a preference to achieve income diversity.

3. Determine relative tenant income for each property as well as the household income for the census tract in which the property is located if available.
4. Develop and implement incentives to attract higher income families to lower income communities or lower income families to higher income communities.
5. Through coordination with other agencies, train and employ unemployed family members to increase household income to existing families with priority given to lower income communities.
6. Where vacancies exist and funding permits, transfer families in over-housed or under-housed situations to other communities to achieve the required income mix.
7. Where regulations permit, request waivers to achieve broad range of income.

**INCOME ANALYSIS OF  
COVERED DEVELOPMENTS FOR DECONCENTRATION**

**St. Croix**

<b>Development</b>	<b>I. <u>Units</u></b>	<b>II. <u>Gross Income</u></b>
D. Hamilton Jackson Terrace	110	9,312.00
Ralph DeChabert Place	264	7,717.00
John F. Kennedy Terrace	200	7,751.00
Aureo Diaz Heights	100	6,168.00
Williams Delight Villas	300	12,209.00
Louis E. Brown Villas	244	9,456.00
Walter I. M. Hodge Pavillion	248	9,316.00
Total		61,929.00
Average		8,847.00
Range		7,519 - 10,174

**INCOME ANALYSIS OF  
COVERED DEVELOPMENTS FOR DECONCENTRATION**

**St. Thomas/St. John**

<b>Development</b>	<b>III. <u>Units</u></b>	<b>IV. <u>Gross Income</u></b>
Paul M. Pearson Gardens	120	12,091.00
Oswald E. Harris Court	297	13,611.00
Michael J. Kirwan Terrace	138	16,052.00
Tutu HiRise Apartemnts	374	18,211.00
Bovoni	364	12,454.00
Total		72,419.00
Average		14,483.00
Range		12,310 - 16,655

**Deconcentration Policy for Covered Development**

St. Croix

Development Name	Number Of Units	Explanation (if any) [see step 4 at §903.2(c) (1) (iv)]	V. <b><u>Deconcentration Policy</u></b> (if no explanation) [see step 5 at §903.2(c)(1) (vi)]
Aureo Diaz Heights	100		Policy provides strategies
Williams Delight Villas	300	Homeownership	

**Deconcentration Policy for Covered Development**

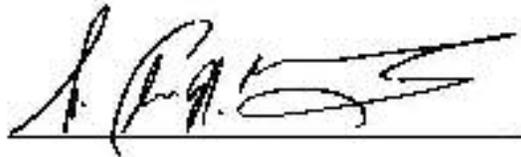
St. Thomas/St. John

Development Name	Number Of Units	Explanation (if any) [see step 4 at §903.2(c) (1) (iv)]	VI. <b><u>Deconcentration Policy</u></b> (if no explanation) [see step 5 at §903.2(c)(1) (vi)]
Paul M. Pearson Gardens	120		Policy provides strategies
Estate Tutu HiRise Apartments	297		Policy provides strategies

## C E R T I F I C A T E

I, St. Claire N. Williams, the duly appointed and qualified Acting Secretary of the Virgin Islands Housing Authority, do hereby certify that the Resolution heretofore mentioned is a true and correct copy of Resolution No. 1870 adopted at the Regular Meeting of the Authority on October 28, 1999.

IN WITNESS WHEREOF, I have hereunto set my hand and the Seal of the said Authority this 28<sup>th</sup> day of October 1999.

A handwritten signature in black ink, appearing to read 'S. Williams', is written over a horizontal line.

SEAL

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