

Attachment: oh008h01
 Trumbull Metropolitan Housing Authority
 Deconcentration and Income Mixing Analysis Results

Component 3, (6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration 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:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Trumbull Homes OH 801	221	78%	*
Fairview Gardens OH 804	195	76%	**
Girard Scattered OH 811	28	121%	***
Rio Terra OH 809	22	123%	****
Hilltop Gardens OH 814	50	117%	*****

*OH 801: Trumbull Homes is a 221 unit development located in the central part of the City of Warren and is one of the most amenable developments for residents with limited transportation. It is one of the few locations serviced by bussing and has stores, pharmacies etc within walking distance. These factors are very attractive to low income tenants and have contributed mightily to their influx.

In the past this site had been one of the developments consistently above the average income, and the authority took measures to address that by offering it to low-income individuals first.

**OH804: Fairview Gardens is a 195 unit development with extremely high vacancies. Its location, although within a few city blocks of Trumbull Homes, is not as conveniently located to amenities that are attractive to low-income individuals and families.

***OH 811: Girard Scattered Sites is a 28-unit development with little turnover of residents. This development has traditionally fallen above the average income for family units within the authority. Attaining an income structure that falls within the statute is extremely difficult to accomplish when little to no movement takes place.

****OH 809: Rio Terra is a 22 unit scattered site development in the city of Warren in with very little turnover. Traditionally, as is the case with Girard Scattered Sites, this development has fallen above the average income for family units within the authority. Since this development is considered to be in the community list of Warren, it is offered to Warren applicants falling within the extremely low-income category. However, we find that those applicants tend to opt for our larger developments within the community.

*****OH 814: Hilltop Gardens is a 50 unit development located in Masury, OH that borders the State of Pennsylvania. The site had been in compliance until this evaluation period. Offers will be made to lower income families over the next year to return it to compliance.