Attachment B.1
Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions
FY2027 Annual PHA Plan

Deconcentration Policy

The Housing Authority of the City of San Buenaventura (HACSB) administers its admissions policies in accordance with HUD requirements regarding deconcentration of poverty, income-mixing, income targeting, eligibility, selection, and admissions.

Under 24 CFR 903.1, 903.2, and 903.7(b), public housing admissions policies must support the deconcentration of poverty and income-mixing by providing for the admission of higher-income families into lower-income developments and lower-income families into higher-income developments, as applicable.

Developments subject to the deconcentration requirement are generally family public housing developments. HUD regulations provide exemptions from the deconcentration requirements for certain developments, including developments operated by a PHA with only one general occupancy development.

HACSB currently has only one covered development. Accordingly, the calculation and comparison of average tenant incomes among multiple covered developments, and related deconcentration actions based upon those calculations, are not currently required. This is consistent with HACSB's Admissions and Continued Occupancy Policy.

HACSB will continue to administer its admissions and tenant-selection policies consistent with HUD income-targeting requirements and applicable federal requirements.

Selection and Admissions

Families are selected from the public housing waiting list in accordance with HACSB's established preferences and waiting-list policies. Applicants holding an applicable preference are selected before applicants without a preference, with selection within the applicable group generally based upon the date and time the completed application was received.

When making unit offers, HACSB also matches available unit characteristics, including unit size, accessibility features, and unit type, with the needs of eligible applicants. Income targeting, deconcentration, and income-mixing requirements are considered as applicable under HUD requirements and HACSB policy.

FY2027 Eligibility and Admissions Revisions

For FY2027, HACSB is revising certain eligibility and admissions policies to implement applicable requirements of HOTMA Sections 102 and 104.

The revisions include updates affecting:

- Applicant eligibility and family composition requirements;
- Consent requirements and the consequences of failure to provide or revocation of required consent;
- Asset limitations and real-property ownership restrictions applicable to admission;
- Income and asset verification requirements; and
- Related eligibility determinations and program administration requirements.

These revisions are reflected in HACSB's updated Public Housing Admissions and Continued Occupancy Policy and Housing Choice Voucher Administrative Plan. The underlying Public Housing deconcentration policy itself has not materially changed for FY2027.