

Staunton Redevelopment and Housing Authority (SRHA) Deconcentration Policy

I. Purpose

The Staunton Redevelopment and Housing Authority (SRHA) adopts this Deconcentration Policy to support income diversity, neighborhood choice, and equitable access to housing opportunities across Staunton and Augusta County. This policy is designed to prevent the concentration of poverty, promote inclusive community development, and ensure compliance with HUD requirements at 24 CFR §§ 903.2 and 903.7, as well as the Fair Housing Act.

II. Scope

This policy applies to:

- **RAD Project-Based Rental Assistance (PBRA)**
 - **Project-Based Voucher (PBV)**
 - **Housing Choice Voucher (HCV) – Tenant-Based Assistance**
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III. Objectives

The objectives of this policy are to:

- Avoid over-concentration of extremely low-income families in any single property or neighborhood;
 - Provide access to high-opportunity areas with lower poverty concentrations;
 - Promote housing mobility and informed choice;
 - Align with the City of Staunton’s housing strategy and regional equity goals.
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IV. Strategies

A. Income Mixing in PBRA and PBV Properties

- SRHA does not implement income-based preferences in tenant selection.
- SRHA monitors the income distribution of new admissions at RAD PBRA and PBV sites to support income diversity and prevent over-concentration of extremely low-income households.

- Income diversity is achieved through site selection and policy design, not through preferential treatment or bypassing applicants.

B. Mobility and Tenant Choice

- **HCV and PBV waiting lists are maintained separately.** Applicants must apply directly to each list and are served in order of application date and time, without preferences.
- All applicants and participants receive information about housing opportunities across a range of neighborhoods, including those with lower poverty and better access to jobs, schools, healthcare, and transportation.
- **RAD PBRA residents are eligible for Choice Mobility after 24 months of continuous occupancy.** Upon eligibility, they may request a tenant-based Housing Choice Voucher, subject to availability. SRHA administers this option in compliance with HUD RAD guidelines to promote long-term tenant mobility and support deconcentration.
- SRHA may, under its Moving to Work (MTW) authority, explore additional mobility supports in future years (e.g., landlord engagement or security deposit assistance in opportunity areas).

C. PBV Site Selection Criteria

When awarding PBVs, SRHA considers:

- Poverty rates and racial/ethnic concentration at the census tract level;
- Proximity to public transit, schools, employment centers, and essential services;
- The presence of other assisted housing in the area;
- Whether the project is part of an inclusive and equitable revitalization strategy.

SRHA avoids siting PBVs in areas already saturated with subsidized housing unless supported by a broader mixed-income redevelopment plan.

D. Income Targeting

- SRHA ensures that **at least 75% of newly admitted households to the HCV program** each fiscal year have incomes at or below **30% of Area Median Income (AMI)**, in accordance with 24 CFR § 982.201(b)(2).
- SRHA also monitors income ranges for PBV admissions to ensure balanced representation across eligible income tiers, while following program eligibility rules and fair housing standards.

V. Monitoring and Evaluation

To support the goals of this policy, SRHA will:

- Track geographic distribution of assisted households by program, income level, and race/ethnicity;
 - Monitor RAD PBRA Choice Mobility requests and transitions;
 - Analyze PBV and HCV placement trends by census tract;
 - Coordinate with the City of Staunton and regional planning partners to align deconcentration efforts with broader housing goals.
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VI. Fair Housing and Civil Rights Compliance

This policy will be administered in full compliance with:

- The Fair Housing Act;
- Title VI of the Civil Rights Act of 1964;
- Section 504 of the Rehabilitation Act of 1973;
- HUD's Equal Access Rule; and
- Any other applicable federal and state civil rights laws.

SRHA prohibits discrimination on the basis of race, color, religion, national origin, sex, age, familial status, disability, sexual orientation, gender identity, or any other protected class in its programs and housing operations.