

*Nature of Requirement:* Section 983.51 requires competitive selection of owner proposals in accordance with a housing authority's HUD-approved advertisement and unit selection policy.

*Granted By:* Michael Liu, Assistant Secretary for Public and Indian Housing.

*Date Granted:* March 28, 2003.

*Reason Waived:* Competitive selection was waived since Valencia Gardens had already undergone a competitive selection process for a HOPE VI grant.

*Contact:* Gerald Benoit, Director, Housing Voucher Management and Operations Division, Office of Public Housing and Voucher Programs, Office of Public and Indian Housing, Department of Housing and Urban Development, 451 Seventh Street, SW., Room 4210, Washington, DC 20410-5000; telephone: (202) 708-0477.

• *Regulation:* 24 CFR 983.51 and Section II subpart E of the January 16, 2001, **Federal Register** Notice, Revisions to PHA Project-Based Assistance (PBA) Program; Initial Guidance.

*Project/Activity:* Oakland Housing Authority (OHA), Oakland, CA. The OHA requested a waiver of competitive selection of owner proposals and an exception to the initial guidance to permit it to attach PBA to Mandela Gateway that will be located in a census tract with a poverty rate of 52 percent.

*Nature of Requirement:* Section 983.51 requires competitive selection of owner proposals in accordance with a housing authority's HUD-approved advertisement and unit selection policy. Section II subpart E of the initial guidance requires that in order to meet the Department's goal of deconcentration and expanding housing and economic opportunities, the projects must be in census tracts with poverty rates of less than 20 percent.

*Granted By:* Michael Liu, Assistant Secretary for Public and Indian Housing.

*Date Granted:* February 4, 2003.

*Reason Waived:* Competitive selection was waived since the project developer/partner was already competitively selected as a HOPE VI partner by the OHA. Approval of the exception for deconcentration was granted since Mandela Gateway is in a HUD-designated Enhanced Enterprise Community, the purpose of which is to open new businesses, and create jobs, housing, and new educational and healthcare opportunities. These goals are consistent with the goals of deconcentrating poverty and expanding housing and economic opportunities.

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• *Regulation:* 24 CFR 983.51 and Section II subpart E of the January 16, 2001, **Federal Register** Notice, Revisions to PHA Project-Based Assistance (PBA) Program; Initial Guidance.

*Project/Activity:* Dayton Metropolitan Housing Authority (DMHA), Dayton, OH. The DMHA requested a waiver of competitive selection of owner proposals and

an exception to the initial guidance to permit it to attach PBA to Dayton View Commons that will be located in a census tract with a poverty rate of 50 percent.

*Nature of Requirement:* Section 983.51 requires competitive selection of owner proposals in accordance with a housing authority's HUD-approved advertisement and unit selection policy. Section II subpart E of the initial guidance requires that in order to meet the Department's goal of deconcentration and expanding housing and economic opportunities, the projects must be in census tracts with poverty rates of less than 20 percent.

*Granted By:* Michael Liu, Assistant Secretary for Public and Indian Housing.

*Date Granted:* February 13, 2003.

*Reason Waived:* Competitive selection was waived since the project was competitively awarded nine percent Low Income Housing Tax Credits through the Ohio Housing Finance Agency. Approval of the exception for deconcentration was granted since Dayton View Commons is a HOPE VI project, the purpose of which is to transform public housing through: changing the physical shape of public housing; establishing positive incentives for resident self-sufficiency and comprehensive services that empower residents; promoting mixed-income communities; and forging partnerships with other agencies, local governments, nonprofit organizations, and private businesses to leverage support and resources. These goals are consistent with the goals of deconcentrating poverty and expanding housing and economic opportunities.

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• *Regulation:* 24 CFR 983.51 and Section II subpart E of the January 16, 2001, **Federal Register** Notice, Revisions to PHA Project-Based Assistance (PBA) Program; Initial Guidance.

*Project/Activity:* Tacoma Housing Authority (THA), Tacoma, WA. The THA requested a waiver of competitive selection of owner proposals and an exception to the initial guidance to permit it to attach PBA to Hillside Terrace Phase II that will be located in a census tract with a poverty rate of 28.9 percent.

*Nature of Requirement:* Section 983.51 requires competitive selection of owner proposals in accordance with a housing authority's HUD-approved advertisement and unit selection policy. Section II subpart E of the initial guidance requires that in order to meet the Department's goal of deconcentration and expanding housing and economic opportunities, the projects must be in census tracts with poverty rates of less than 20 percent.

*Granted By:* Michael Liu, Assistant Secretary for Public and Indian Housing.

*Date Granted:* March 4, 2003.

*Reason Waived:* Competitive selection was waived since the project had already gone through two rounds of competitive selection.

It competed for Low Income Housing Tax Credits through the Washington State Housing Finance Commission and was competitively awarded \$250,000 by the Washington State Housing Trust Fund. Approval of the exception for deconcentration was granted since the number of assisted units in this project was reduced from 60 units of public housing to 51 assisted units including the five that receive PBA. Also, the city of Tacoma is a HUD-designated Renewal Community (formerly Enterprise Community), the purpose of which is to open new businesses, and create jobs, housing, and new educational and healthcare opportunities for thousands of Americans. These goals are consistent with the goals of deconcentrating poverty and expanding housing and economic opportunities.

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• *Regulation:* 24 CFR 983.51 and Section II subpart E of the January 16, 2001, **Federal Register** Notice, Revisions to PHA Project-Based Assistance (PBA) Program; Initial Guidance.

*Project/Activity:* Chicago Housing Authority (CHA), Chicago, IL. The CHA requested a waiver of competitive selection of owner proposals and an exception to the initial guidance to permit it to attach PBA to 600 South Wabash that will be located in a census tract with a poverty rate of 24 percent.

*Nature of Requirement:* Regulations at 24 CFR 983.51 requires competitive selection of owner proposals in accordance with a housing authority's HUD-approved advertisement and unit selection policy. Section II subpart E of the initial guidance requires that in order to meet the Department's goal of deconcentration and expanding housing and economic opportunities, the projects must be in census tracts with poverty rates of less than 20 percent.

*Granted By:* Michael Liu, Assistant Secretary for Public and Indian Housing.

*Date Granted:* March 12, 2003.

*Reason Waived:* Competitive selection was waived since 600 Wabash had gone through several competitive rounds including the City of Chicago Department of Housing's competition for low-income housing tax credits, the Chicago Low Income Housing Trust Fund Affordable Rents for Chicago competition, the HUD Shelter Plus Care application process, and the IHDA Affordable Housing Tax Credit competition. Approval of the exception for deconcentration was granted since between 1990 and 2000 the population of the two community areas in which the project is located, the Loop and Near South Side, grew by 37 and 39 percent, respectively. There was a 23 percent increase in the number of businesses and a 20 percent increase in the number of wage earners during the same time period. This is consistent with the goals of deconcentrating poverty and expanding housing and economic opportunities.