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**Lansing Housing Commission
Policy No. 2010-5
Housing Choice Voucher De-Concentration Policy**

Purpose

The purpose of the Lansing Housing Commission's ("LHC") De-Concentration Policy is to establish a framework for staff to follow in order to ensure compliance with the requirements to expand Housing Opportunities as detailed in 24 CFR 982.54 (d)(5), 982.153 (b)(3) and (b)(4), 982.301 (a) and (b)(12).

Overview

In accordance with 24 CFR 982.54 (d)(d), 982.153 (b)(3) and (b)(4), 982.301 (a) and (b) (12) PHAs are responsible for ensuring that very low income families have access to all types and ranges of affordable housing in the PHA's jurisdiction, particularly housing outside areas of poverty or minority concentration. A critical element in fulfilling this responsibility is for the PHA to ensure that a sufficient number of landlords, representing all types and ranges of affordable housing in the PHA's jurisdiction, are willing to participate in the HCV program. PHAs must also ensure program participants are aware of this HUD initiative and provide information on how to seek housing outside of these designated areas.

Implementation

LandLords

The LHC will conduct regular landlord outreach events to encourage property owners outside of areas of poverty or minority concentration to lease units to Housing Choice Voucher ("HCV") participants. Educational information will be provided to ensure that owners are familiar with the benefits of leasing to HCV Program and its advantages. These outreach strategies will include:

- Distributing printed materials about the program to property owners and managers
- Contacting property owners and managers by phone or in person
- Holding owner recruitment/information meetings at least once a year
- Participating in community based organizations comprised of private property and apartment owners and managers

- Developing working relationships with owners and real estate brokers associations

HCV Participants

The Lansing Housing Commission will affirmatively inform participants of our jurisdiction coverage area at all orientation, and/or interviews. Housing Choice Voucher Participants will not be steered towards specific landlords or areas. Participants will receive information regarding the entire jurisdiction coverage area of the LHC, be advised of the HUD initiative to de-concentrate, and provide information which reflects areas of de-concentration and encouraged to make an informed housing decision.

LHC will monitor and adjust outreach strategies for effectiveness and adapt the strategies as appropriate.