

## FALL RIVER HOUSING AUTHORITY DECONCENTRATION OF POVERTY POLICY

It is FRHA's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, FRHA will periodically review its waiting list to determine whether there is a representative income mix of Low, Very-Low, and Extremely-Low Income Households. If there is not a representative income mix, FRHA will consider strategies to encourage a greater income mix including, but not limited to, conducting targeted outreach efforts.

Regardless of any discretionary strategies the FRHA may adopt to achieve the goal of income mixing, the FRHA will ensure that at least 40% of new admissions to the FRHA's public housing program during each fiscal year will be Extremely Low-Income Households (at or below 30% of the area median income or the federal poverty level).

In accordance with PIH Notice 2001-4, prior to the beginning of each fiscal year, FRHA will calculate the average annual income of all family development households authority-wide; the average of each family development (adjusted for bedroom size); and the income levels of the families on the waiting list. We have analyzed the income levels in the affected family developments and the following information summarizes the results.

<b>Summary of Average Family Income Levels October 1, 2016</b>		
<b>Location</b>	<b>Average Family Income</b>	<b>Acceptable Range (85 to 115%)</b>
All Federal Family Sites	\$14,705	\$12,499 to \$16,910
Sunset Hill	\$13,941	Within
Heritage Heights	\$15,196	Within
Diafario Village	\$15,927	Within
No. Rocliffe Apartments	\$16,712	Within
Fordney Apartments <sup>i</sup>	\$17,672	Above
Bennie Costa Plaza	\$14,507	Within
Riley Apartments	\$16,497	Within
Pleasant View	\$11,937	Below

For those developments whose average incomes, adjusted for bedroom size, do not fall within the 85% - 115% range of the authority-wide average, FRHA will compare these averages with the current Income Limits to ensure that at least 40% of households meet are at or below 30% of the area median income.

<sup>i</sup> Fordney Apartments has an annual average household income of \$17,672 adjusted for bedroom distribution. The average family size is 4 persons. According to the FY2016 Income Limits, a 4 person family with an income of \$24,300 or lower is defined as "Extremely Low Income" (30% of Area Median Income). At Fordney Apartments, 69 percent of households fall below this threshold. Although the average family income at this site exceeds 115% of the average family income of all family development, the majority of households (69%) are Extremely Low Income.