

AS of 09/01/2009
Fall River Housing Authority
Deconcentration Policy for Federal Family Developments

Pursuant to the requirements of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) the FRHA is hereby implementing a Deconcentration Plan to assure that families with children are not concentrated in our various federally aided family developments.

We have analyzed the income levels in the affected family developments and the following information summarizes the results.

Summary of Average Family Income Levels

| Location | Average Family Income | Acceptable Range (85 to 115%) |
|--------------------------|-----------------------|-------------------------------|
| All Federal Family Sites | \$14,088 | \$11,975 to \$16,201 |
| Sunset Hill | \$14,139 | Within |
| Heritage Heights | \$12,125 | Within |
| Diafario Village | \$14,732 | Within |
| No. Rocliffe Apts | \$12,582 | Within |
| Fordney Apartments | \$13,667 | Within |
| Bennie Costa Plaza | \$13,298 | Within |
| Riley Apartments | \$20,976 | Above See Note Below (1) |

In order to comply with the requirements of QHWRA we will adjust our Admissions and Continued Occupancy Plan to provide for the following actions:

1) All sites are within the limits as calculated pursuant to HUD regulations and therefore we not require any selection of residents based on income until the Income Levels are recomputed one year from now.

HUD has issued regulations eliminating the need for deconcentration at sites that have an average income at or below the extremely low income level.

- (1) Riley Plaza is a site that potentially would be subject to the Deconcentration process since it is not within the 85 to 115% range. Riley Plaza has an average income of \$20,976 per year as adjusted for Bedroom distribution. It has an average family size of 4. The Extremely Low Income Limits for a 4 person family \$21,950. The average income is well below the threshold set in 24CFR903.2. i.e. the site is below the Extremely Low Income Threshold and therefore the upper limit shall never be less than the limit at which a family would be defined as an extremely low income family under 24CFR5.603(b).