

**Attachment A**

**Jefferson County Housing Authority**

**Annual Agency Plan  
Fiscal Year 1/01/2018 – 12/31/2018**

**Deconcentration and Income Mixing**

a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units (Occupied)</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>

**Explanation**

Jefferson County Housing Authority has three (3) AMPs (“Covered Developments”) subject to the Deconcentration regulations. The Deconcentration Analysis was conducted in August 2017. The current Median Family Income for the Birmingham/Hoover, AL MSA is \$63,100.

Two analyses were conducted: Analysis Based on Average Income; and Analysis Based on Bedroom Adjustment Factor

Both analyses indicated that all three (3) AMPs have income ranges within the Established Income Range (EIR) of 85% to 115%.

As a result, the Housing Authority is currently exempt from Deconcentration and Income Mixing requirements.

Documentation of the required Deconcentration and Income Mixing analysis is also a Supporting Document to the Annual Plan.