



# CITY OF DOTHAN

## DEPARTMENT OF PLANNING & DEVELOPMENT

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*Todd L. McDonald, AICP, Director*

*Maurice I. Head, CDBG Administration*

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## **Community Development Advisory Board**

February Meeting  
Civic Center Complex, Board Room  
Thursday, February 21, 2019  
4:00pm to 5:00pm

**CDBG Public Hearing – 5:30pm to 6:00pm**

### **AGENDA**

1. Minutes  
Approve January 17 Meeting Minutes
2. Discussion on the Alfred Saliba Young Junior Building Project  
Construction and the Next Steps for Completion – Belinda Mitchell,  
Director (30 Minutes)
3. Status of Rezoning Request – Planning Staff Initiated – Multiple parcels  
close to Newton, Burdeshaw, Cherry, Adams and Range, Implemented  
as part of the goals/ strategies in the Strategic Affordable Housing Plan –  
Todd McDonald, Director (10 Minutes)
4. Status on the CDBG Program after the Shutdown of HUD (5 Minutes)
5. Update on Applicants Applying for the 2019 CDBG Funding (5 Minutes)
6. Status of New Sidewalk Subcommittee (5 Minutes)
7. Public Comments
8. Adjourn

**CDAB MEETING  
JANUARY 17, 2019  
MEETING MINUTES**

**MEMBERS PRESENT:**

Vanessa Harris, Chair  
Rufus Davis, Vice-Chair  
Ruby Harris, Second Vice-Chair  
Twyla Williams  
Michael Wyant  
Anita Dawkins  
Buford George  
Melissa Wilson

**MEMBERS ABSENT:**

Kristopher Doss  
Victor Laurie  
James Snellgrove

**OTHERS PRESENT:**

Maurice Head, CDAB Administrator; Todd McDonald, AICP, Planning Director; and, Theresa Eddy, Secretary

Chair V. Harris called the meeting to order at 4:00 p.m.

**1. Approval of the November 15, 2018 Meeting Minutes**

*Mr. Davis made a motion to approve the November 15, 2018 minutes, Ms. Dawkins seconded, and the motion carried.*

**2. Model Affordable Housing Scenario and Financial Incentives Needed to Build New Housing Units – Bart Liddon.**

Mr. Liddon addressed the board and explained that he is a home builder and does cost estimating from a sales and marketing standpoint. Mr. Liddon expressed his gratitude for the Affordable Housing Study as it helps everyone understand what the housing market is for, for this area. Mr. Liddon explained that a sales price should come from the top down and not the bottom up and the same is true of trying to develop a housing product that the market will accept. He continued, stating that we all too often go based upon what the zoning regulations say the size of the lot should be and then try and come up with housing designs that fit that. Since he's been in Dothan, he can recall several developments that went with the minimum zoning regulations as far as width and depth of a house and what a lot should be and it just didn't fit the market. There are two sides to this, the market demand and the demographics.

Mr. Head asked what the incentive would be for someone wanting to build affordable housing and Mr. Liddon explained that it comes down to the low cost of operation and low

maintenance. The technology today allows home builders to build more low maintenance houses at very affordable costs.

Mr. Liddon shared Realtor.com's, median, listing price of a home at \$155,000.00 for the Dothan area and explained that the biggest thing is the cost of land showing 17.5%, which is lower than places like Atlanta, GA, at about 20%. Mr. Liddon continued to state that there really isn't any room for lowering supplies unless someone was building 200-300 homes at one time and that the real advantage comes in the project management side of the home builder. If the houses are all together instead of spotted throughout the city, the home builder saves on general and administrative costs and the quality control is better. Mr. Liddon stated that a small subdivision of 10 houses with nice streetscapes on cul-de-sacs would be optimal. If the development is properly designed, a higher density type of development could look better and have more privacy.

Mr. McDonald stated that Dothan's standard zoning is R-1 which is a 12,000 sq. ft. a lot, is about 1/3 of an acre, the R-2 is 8,400 sq. ft. and R-3 is 4,000 sq. ft. If they want a side-loading garage, they would want a wider lot vs. a deeper lot. It depends upon the market and there's no hard fast rule for a side-loaded garage which takes 25 ft. for a car and 25 ft. for the driveway. The significant cost would be on building the streets as if it's an R-1, 12,000 sq. ft. house deducting the setbacks on that lot would leave a 5,000 sq. ft. house and that is more house than people want to build. Mr. McDonald stated that the zoning criteria are quite permissive in Dothan and it's not restrictive. He's seen communities where the setbacks are much greater and the idea is to limit the size of the house and there are other communities elsewhere that use it for the use of exclusivity, which is illegal, but it does happen. Mr. Liddon stated that people don't have to have that big of a front or side yard but people think they do, they think the bigger the lot the better.

Mr. Head asked for suggestions on what affordable housing would look like. Ms. Dawkins suggested an example would be a 90x90 lot or 90x120 lot, the houses would run from \$155,000 - \$189,000. She offered a scenario that is off of Third Avenue in Dothan that's affordable and she stated that they sell well. Mr. Liddon shared a scenario that he knew of in downtown Charlotte, North Carolina where they have a nice project along the street where they had units in two's and three's and then they had single family mixed in as well. Mr. Liddon stated that attached homes are more cost effective than single family homes. Mr. Head asked if the market would accept that type of home to which Ms. Dawson stated that people looking are in college or singles that want family-friendly green space and something close to downtown. Mr. Liddon agreed, stating that a lot of single women are also looking for that with low maintenance and security. Mr. McDonald stated that there are small cottages that get rented out that are maintained by an association, as well.

Mr. Head asked what incentives could the city or banks bring to the table for home builders to which he pointed out that some of the processes take time and Mr. Liddon agreed, stating that because of his planning background he understands the proper steps of approval and that they take time. Mr. Liddon stated that perhaps utilizing more of a Planning Unit Development (PUD) would speed things up. Mr. McDonald explained that a PUD has a more creative layout where the developer does something to help sell that development through a special design like a central courtyard or garages off the back of the house. But, those things cost more money and probably wouldn't fit into affordable housing. It used to be 40 acres with a \$400 fee but the Planning Department now offers a PUD at 3 acres with no fee so that the City could design a city block under a new design concept. As far as the banks go, the median financing cost showed 4.0%. The local banks run between 3.0% & 3.2% but most banks charge a fee as well. Ms. Dawkins mentioned the Census program that could eliminate the down payment but someone would have to be in the system to qualify.

Mr. Liddon stated that the CDAB could be helpful in some type of land assembly inside the city that could be combined where you could have a 5-10 lot size for a small subdivision.

Mr. Head stated that this is an initial discussion that everyone can build on and at some point, this information will be pulled together. One thing to note is that it doesn't necessarily have to be all single-family units, it could be a combination of multi-family units or mixed units. Ms. Dawkins mentioned a development in Kinsey that should be looked at as a possible model, the developer is Mark Everett, and perhaps he could be invited to one of the meetings.

- 3. Discussion on the Memorandum of Agreement between the City and Housing Authority to Execute the Strategic Affordable Housing Implementation Plan – Housing Authority and City Staff.** Mr. Sam Crawford addressed the board and gave a short background of what the Housing Authority did and how they came about. Mr. Crawford explained that they are designated as the authority that manages the lowest population of income which makes up public housing. The Housing Authority does not receive State or local funding but they do receive favorable tax assessments on their property. The government is turning over the authority more to local institutions as they are getting out of the housing business. The reality is that there will always be a need for public housing for senior citizens, disabled, and for those with low income. The survey showed that there was a gap in housing for a 3<sup>rd</sup> of our population and they are looking at partnering with the city on a plan to deal with the housing problem. Part of the plan is to accept that the government doesn't want to be involved with public housing and as we accept that role, they are also looking to modernize the housing already established and to get investors interested in the modernization. Initiating tax credit incentives and having a stipulation to build or rehab. a percentage of the

population for a certain period of time, which is normally 15-20 years on rental properties and new construction. Due to the market study, there isn't enough housing for two groups of people, the very poor and those just entering the workforce. Some of the things they are working on are a rebranding campaign and enhancement of the buildings. Ms. R. Harris asked how the residents are going to be relocated while the building is being refurbished and Mr. Crawford stated that the Housing Authority relocates the people to either another onsite or offsite location.

Ms. Dawkins asked for further information of (1.1 on page 2) *"The City designates the Authority and its affiliate non-profit development corporation, Our Community, Inc., to serve as the primary lead vehicle for affordable housing development in the city."* Mr. Crawford explained that this non-profit organization was formed in November 2018 and it was designed to allow us to accept local funding programs such as those from the CDBG program but it also builds the building blocks to a full fledged community housing development organization which would qualify for the governments home program. The Section 108 Loan Program (2.2) would have to be guaranteed and secured by a developer but the city would apply for it. An example would be a loan for 2.5M repayable over 10 years which could come from the City's general fund or it could be the CDBG funds themselves, or the City, County, and CDAB combination. More discussion on this is needed but this was the first step in propagating funds for the Housing Authority to assist with the issues of Affordable Housing in Dothan. Two items of concentration now are the Rebranding Program and the Neighborhood Enhancement Program and there will be more updates and conversations to come. Mr. Head added that there are some zoning changes in the NBCAR District that will allow single & multi-family residences and they will be looking at clean up issues on some of the properties as well.

**4. Status on New Community Development Advisory Board Member**

Chair Harris introduced Melissa Wilson as the CDAB's newest member and then Ms. Wilson shared a short bio of herself.

**5. Comments from the Advisory Board on Aunt Katie's Community Garden Grand Opening**

Ms. R. Harris stated that she attended the grand opening and was impressed with what they are accomplishing as far as educating the children and growing organic vegetables that they sell. Mr. Davis added that Mr. Jackson did a presentation at his Rotary Club and explained what they were doing and he understood that they might be acquiring more property to expand the garden. Mr. McDonald explained that there is an adjacent piece of property that was part of the Brownsfields test and it showed arsenic on it. It will have to be cleaned up and paved so that Mr. Jackson could build his solar garden tunnel houses on there. They are waiting on an EPA Grant.

**6. Review the 2019 CDBG Announcement Memo**

Mr. Head stated that the memo has gone out to the non-profits to let them know that the CDBG cycle has started. This year, there are new applicants that have come in; Alabama Institute for the Deaf and Blind, Salvation Army, and a church that has a huge feeding program, for example. There will be a public hearing after the board meeting on February 21<sup>st</sup> to hear some of the applicants, in the board room.

**7. Establish New Sidewalk Subcommittee**

The subcommittee will consist of Buford George, Ruby Harris, and Coach Victor Laurie.

**8. Public Comments**

**9. Adjourn**

*Mr. Davis motioned to adjourn, Ms. Dawkins seconded, and the motion carried. The meeting ended at 5:35 p.m. The next meeting date is February 21, 2019.*

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Vanessa Harris, Chair

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Kim Vann, Secretary