

2021 ANNUAL ACTION PLAN

DRAFT
DOTHAN, ALABAMA

JULY 2021

Prepared for
CITY OF DOTHAN
DEPARTMENT OF
PLANNING &
DEVELOPMENT



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2021 YEAR ONE ACTION PLAN

For October 1, 2021 to September 30, 2022

CITY OF DOTHAN, ALABAMA

Department of Planning & Development
Community Development

DRAFT
July 2021

Prepared for the City of Dothan by
Mosaic Community Planning, LLC



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EXECUTIVE SUMMARY

ES-05 EXECUTIVE SUMMARY – 24 CFR 91.200(C), 91.220 (B)

1. Introduction

The City of Dothan's 2021 Annual Action Plan outlines the City's strategy for the use of Community Development Block Grant (CDBG) funds received from the U.S. Department of Housing and Urban Development (HUD) during the 2021 program year. The Annual Action Plan (AAP) details CDBG projects anticipated to be completed during 2021, along with funding levels, related activities, and anticipated beneficiaries for each. The 2021 program year is the second program year covered under Dothan's 2020-2024 Five-Year Consolidated Plan, which identified priorities for and provided guidance on investment of HUD funds over a five-year period. During 2021, Dothan will work toward addressing priorities related to housing condition, public facility improvements, public services, economic development, and program administration.

2. Summary of Objectives and Outcomes Identified in the Plan Needs Assessment Overview

Priority needs for the 2020 through 2024 program years were developed based on citizen participation and stakeholder consultation, and analysis of the city's top housing, homeless, special needs populations, and non-housing community development needs. These priorities include:

HOUSING NEEDS

- Emergency Housing Repair
- Weatherization and Energy Efficiency
- Fast Track New Affordable Elderly and Family Housing Development
- Improve City Housing and Neighborhood Conditions through Targeted Resources, Clean-up, Inspections
- New Housing Production through Federal Programs and City Incentives
- City Partner with non-profit and for-profit developers to increase the Availability of Accessible Affordable Housing Units

PUBLIC SERVICES

- Youth Services, Mentoring/Educational Tutoring
- Children and Family Counseling
- Senior Services
- Health and Medical Services
- Food Education and Neighborhood Services
- Services for Homeless and Other Special Populations
- Services for People with Disabilities
- Explore Transportation Services and Assistance for Special Populations and L/M Persons
- Consumer Credit/Housing Counseling and Education
- Job Coaching and Training

- Responses to Emergencies and Pandemics
- Fair Housing Education and Enforcement

INFRASTRUCTURE

- Drainage Improvements
- Sidewalks/ Street Improvements
- Lighting
- Wi-Fi Access and Improvements
- Urban Design/Neighborhood Improvements

PUBLIC AND NEIGHBORHOOD FACILITIES

- Non-Profit Neighborhood and Community Facilities
- Other Institutions Providing Direct Services to L/M Households

ECONOMIC DEVELOPMENT

- Job Creation, New Business/Expansion Programs
- Look for Opportunities for Economic Development in Response to Emergencies and Pandemics

HOMELESS FACILITIES

- Shelter/SRO for Homeless
- Transitional Housing
- Develop Programs for Homelessness Prevention

PROGRAM ADMINISTRATION

- Support general administration, planning, and staff costs for Dothan’s CDBG program

3. Evaluation of Past Performance

Each year, the City of Dothan reports its progress in meeting its five-year and annual goals by preparing a Consolidated Annual Performance Evaluation Report (CAPER). The CAPER is submitted to HUD within 90 days of the start of a new program year. Copies of recent CAPERs are available for review at Dothan’s Community Development office.

4. Summary of Citizen Participation Process and Consultation Process

The City of Dothan follows the process for public participation that is outlined in the city’s Amended Citizen Participation Plan, which complies with the U.S. Department of Housing and Urban Development (HUD) citizen participation requirements listed in federal regulation 24 CFR 91.105.

This draft 2021 Annual Action Plan will be available for public review and comment for 30 days beginning Sunday, July 11 through Monday, August 9, 2021. The City will hold a public hearing to receive comments on Tuesday, August 10, 2021.

5. Summary of Public Comments

A summary of comments received during the 30-day public comment period and public hearing will be added here prior to submission of the final 2021 Annual Action Plan to HUD.

6. Summary or Comments or Views Not Accepted and Reasons for Not Accepting Them

A summary of any comments not accepted during the 30-day public comment period or public hearing will be added here prior to submission of the final 2021 Annual Action Plan to HUD.

7. Summary

During the 2021 program year, the City of Dothan will use CDBG funds to address priorities identified in its 2020-2024 Five-Year Consolidated Plan. Specifically, Dothan will fund housing repair and weatherization, public facility improvements, public services, economic development activities, and program administration.

PR-05 LEAD & RESPONSIBLE AGENCIES – 91.200(B)

1. Agency/entity responsible for preparing/administering the Consolidated Plan.

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

TABLE 1 – RESPONSIBLE AGENCIES

Agency Role	Name	Department/Agency
CDBG Administrator	City of Dothan	Planning and Development Department

Narrative

Within the City of Dothan’s Planning and Development Department, the Community Development division is responsible for administering the Community Development Block Grant program. Among other responsibilities, the division coordinates the planning process, works with other City agencies and partner organizations on planning and implementation, and reports on performance to the City Council, residents, and HUD.

Consolidated Plan Public Contact Information

Planning and Development Department
City of Dothan
126 North Andrews Street
Dothan, Alabama 36301
Todd McDonald, Director, 334-615-4411

AP-10 CONSULTATION - 91.100, 91.200(B), 91.215(L)

1. Introduction

The City of Dothan conducts a variety of outreach to garner input from city staff, government agencies, nonprofit agencies, affordable housing developers, local service providers, and residents in planning its CDBG program. In developing the 2020-2024 Consolidated Plan under which this Annual Action Plan falls, the City held a public meeting, a public survey, stakeholder interviews, and a focus group. The public meeting, led by city staff, took place as part of a Community Development Advisory Board (CDAB) committee meeting. This board reviews applications and selects projects for CDBG funding and was able to hear concerns directly from the public regarding the city's housing needs. Additionally, Dothan Housing Authority residents participated in a focus group to give share input on priority needs. Approximately 100 citizens participated in the community survey and interviews were conducted with 18 stakeholders from the non-profit, government and financial sectors.

The City of Dothan will hold a 30-day public comment period and a public hearing to receive input from residents and stakeholders on this draft 2021 Annual Action Plan prior to approval by the City Commission and submission to HUD.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Dothan provides support to local organizations that expand housing options for both elderly and low-income residents. In partnership with the Dothan Housing Authority, the city invested over \$1 million in the Howell School Senior Apartments, which will provide 55 units for seniors in the historic Howell grammar school building. The Dothan Housing Authority and the City of Dothan work under a memorandum of agreement (MOA) to enact various activities in the city's 2018 Strategic Affordable Housing Implementation Plan.

Additionally, through the annual CDBG project selection process, the City and CDAB enhance coordination between housing providers and health, mental health, and service agencies by prioritizing activities that connect housing and services. In the 2020 program year, for example, the City will fund two public service activities by the Dothan Housing Authority, one related to fire safety and one related to youth enrichment activities.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

SEACH, the Southeast Alabama Coalition for the Homeless, provides services annually to people who are homeless, including coat and supply giveaways. City of Dothan staff participated in past SEACH activities and plan to continue engagement with the network of homeless organizations. The City also provides technical assistance to any homeless organization interested in applying for CDBG funding.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

Through the Balance of State Continuum of Care, SEACH is the regional recipient of ESG funds. The City of Dothan does not receive ESG funds, but may consult with SEACH about potential ESG-funded activities. SEACH participated in development of this Consolidated Plan, providing information about local homelessness needs and resources.

Although Dothan does not receive ESG funding, the City identified homeless facilities and services as a priority during its 2020-2024 Consolidated Planning cycle and anticipates funding activities related to each over the next five years. Additionally, the City plans to undertake a study of homelessness in the next year to gather better data about the homeless population. The City anticipates providing this information to homeless providers for use in grant applications from local, state, and federal resources.

2. Describe agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

Agencies, groups, and organizations that participated in the planning process for Dothan's 2021 Annual Action Plan are shown in the table on the following page.

Identify any agency types not consulted and provide rationale for not consulting.

Efforts were made to consult as broad a group of community stakeholders as possible. No agency types were excluded from participation.

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
	•	•	•

This table to be completed following the close of the public comment period and prior to submission of the final 2021 Annual Action Plan to HUD.

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Other Local/Regional/State/Federal Planning Efforts Considered when Preparing the Plan

TABLE 3 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care Point-in-Time Count	Alabama Balance of State Continuum of Care	The Point in Time Count identifies the number of homeless individuals in the jurisdictions that are part of the Continuum of Care to understand levels of need for homeless housing and services, which is discussed in the Strategic Plan.
Dothan Long Range Development Plan, 2010 - 2030	City of Dothan	The Long Range Development Plan outlines the city's plans for improving its public infrastructure and expanding its park resources overlaps with similar evaluations of the infrastructure needs examined in the Strategic Plan.
Regional Hazard Mitigation Plan	Southeast Alabama Regional Planning and Development Commission	The Regional Hazard Mitigation Plan focuses on identifying all potential hazards that might affect the Southeastern region of the state, including drought, earthquakes, flooding and winter storms among others. The Strategic Plan also focuses on hazard mitigation and its particular effects on low- to moderate-income residents in the region.
Strategic Affordable Housing Plan	City of Dothan Dothan Housing Authority	The Strategic Affordable Housing Plan identified focus areas in the city where housing blight and vacancy offered opportunities for revitalization. These focus areas tended to be located "inside the circle" in areas of Dothan with greater numbers of low- to moderate-income residents. Therefore, improvements in these areas will have a direct impact on the residents served through the Consolidated Planning process.

AP-12 PARTICIPATION – 91.105, 91.200(C)

1. Summary of Citizen Participation and Efforts to Broaden Citizen Participation

Summarize citizen participation process and how it impacted goal-setting.

The City of Dothan follows the process for public participation that is outlined in the city's Amended Citizen Participation Plan, which complies with the U.S. Department of Housing and Urban Development (HUD) citizen participation requirements listed in federal regulation 24 CFR 91.105. The Citizen Participation Plan is designed to ensure resident involvement in the CDBG program.

The City of Dothan will hold a 30-day public comment period to receive comments on the draft 2021 Annual Action Plan from Sunday, July 11 to Monday, August 9, 2021. During this time, copies of the draft

report will be available for public inspection and residents and stakeholders can provide written comments to the Community Development department. Dothan staff will also conduct a public hearing on Tuesday, August 10, 2021 prior to approval of the 2021 Annual Action Plan by the City Commission.

This Annual Action Plan builds on the 2020-2024 Consolidated Plan, during which residents could provide input by attending a community meeting or taking a community-wide survey.

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Citizen Participation Outreach

TABLE 4 – CITIZEN PARTICIPATION OUTREACH

Sort Order	Mode of Outreach	Target of Outreach	Summary of Attendance	Summary of Comments Received
1	Newspaper Ad	<ul style="list-style-type: none"> Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/assisted housing residents 	N/A	N/A
2	City webpage	<ul style="list-style-type: none"> Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/assisted housing residents 	N/A	N/A
3	Public Hearing on 2021 Project Selections	<ul style="list-style-type: none"> Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/assisted housing residents 	0 attendees	No comments were received during the public hearing.
4	Public Comment Period	<ul style="list-style-type: none"> Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/assisted housing residents 	TBD	To be completed following the public comment period.
5	Public Hearing to Approve the 2021 Annual Action Plan	<ul style="list-style-type: none"> Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/assisted housing residents 	TBD	To be completed following the public hearing.

EXPECTED RESOURCES

AP-15 EXPECTED RESOURCES – 91.220(C) (1,2)

Introduction

Due to its size, the only HUD formula grant the City of Dothan qualifies for is through the CDBG program. The table below shows the City’s CDBG allocation for the 2021 program year as announced by HUD, along with an estimate of anticipated grant funding for the remaining three years covered by this Consolidated Plan. This estimate assumes that funding over those three years will average to be about the same as the City’s 2020 allocation of \$502,786. Over the next four years, Dothan will receive about \$2.0 million in CDBG funding, including the 2021 allocation.

The City will also use \$148,904 in prior year funds during the 2021 program year. Prior year funds are from unobligated CDBG funds from completed or cancelled projects from the 2018 program year (\$28,904) and the 2019 program year (\$120,000).

TABLE 5 - EXPECTED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Acquisition Admin and planning Economic development Housing Public improvements Public services	\$510,412	\$0	\$148,904	\$659,316	\$1,508,358	Expected amount available for the 2023 through 2024 program years is estimated to average about the same as the City’s 2020 allocation.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

While CDBG funds do not require a match, the City will leverage local and private funds to address priorities and goals outlined in the Consolidated Plan. Local funds (i.e., City general funds) will be used to complete public infrastructure activities; the City will also absorb a portion of salary costs for the administration of the CDBG program, making available more funding for projects. Private funds and staff time will be leveraged for several public service and public facility projects.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The City owns some scattered sites that might be appropriate for use as affordable housing. The City will continue to review such sites and their appropriateness to address needs identified in the 2020-2024 Five-Year Consolidated Plan during the 2021 through 2024 program years.

ANNUAL GOALS AND OBJECTIVES

AP-20 ANNUAL GOALS AND OBJECTIVES

Goals Summary Information

TABLE 6 – GOALS SUMMARY

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Emergency Housing Repair Program	2020	2024	Affordable Housing	Housing Needs	CDBG: \$87,412	Homeowner housing rehabilitated: 16 units
2	Weatherization Program	2020	2024	Affordable Housing	Housing Needs	CDBG: \$50,000	Homeowner housing rehabilitated: 10 units
3	Public Services	2020	2024	Non-Housing Community Development	Public Services	CDBG: \$75,450	Public service activity other than low/mod income housing benefit: 5,439 persons benefitted
4	Infrastructure Improvements	2020	2024	Non-Housing Community Development	Infrastructure	CDBG: \$148,904	Public facility or infrastructure activity other than low/mod income housing benefit:
5	Employment Training	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Economic Development	CDBG: \$75,000	Jobs created/retained: 2
6	Public Facilities	2020	2024	Non-Housing Community Development	Public and Neighborhood Facilities	CDBG: \$202,550	Public facility or infrastructure activity other than low/mod income housing benefit: 32,865 persons benefitted
7	Program Administration	2020	2024	Other – Program Administration	Program Administration	CDBG: \$20,000	Other: 1 other

PROJECTS

AP-35 PROJECTS – 91.220(D)

Introduction

Projects planned for the 2021 program year are identified in the table below, with additional detail provided in AP-38. Over the next year, the City of Dothan anticipates assisting low- and moderate-income households through emergency home repair and weatherization; public services related to employment, education, childcare, and others; and public facility improvements.

Projects

TABLE 7 – PROJECT LIST

#	Project Name
1	2021 Alfred Saliba Family Services – Community Career Center
2	2021 Boys & Girls Club – Project Learn
3	2021 Dothan Fire Department – Stovetop Firestop
4	2021 Dothan Housing Authority – Strengthening Families Training
5	2021 Exchange Center – Parent Aide
6	2021 Girls, Inc. – Support A Girl
7	2021 Hawk-Houston Youth Enrichment Center – College & Career Access
8	2021 House of Ruth – Prevention Education
9	2021 The Salvation Army – Life & Social Skills Programming 101
10	2021 Boys & Girls Club – Tech Building Updates
11	2021 New Beginning Ministries International – Porter Square Mall Restoration
12	2021 House of Ruth – Renovation/Repair
13	2021 The Ark – Elevator Repair
14	2021 Wiregrass Rehabilitation Center – Laundry Equipment
15	2021 City of Dothan – Moss Street Improvements
16	2021 Habitat for Humanity – Critical Home Repair
17	2021 Habitat for Humanity – Weatherization Project
18	2021 Program Administration

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

The City has established a citizen-oriented method for allocating CDBG funds through a Community Development Advisory Board that makes recommendations to the City Commission. Each year, the Advisory Board hears proposals for the use of CDBG funds from local organizations and City departments.

The Board evaluates these proposals based on need and benefit to the community, feasibility, leveraging of resources, and history and capacity of the organization.

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AP-38 PROJECT SUMMARY

Project Summary Information

TABLE 8 – PROJECT INFORMATION

1	Project Name	2021 Alfred Saliba Family Services – Community Career Center
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services Economic Development
	Funding	CDBG: \$5,113
	Description	CDBG funds will be used to support services provided at the Community Career Development Center (CCDC), including job attainment and retention assistance for low- and moderate-income persons. The CCDC offers job search assistance, job retention assistance, job readiness trainings and workshops, GED orientation and preparation, and computer access and software instruction.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 536 low- and moderate-income persons
	Location Description	Alfred Saliba Family Service Center, Career Development Center, 301 W. Lafayette Street, Dothan, AL 36301
	Planned Activities	Job attainment and retention assistance at Alfred Saliba Family Services’ Community Career Development Center.
2	Project Name	2021 Boys & Girls Club – Project Learn
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services

Funding	CDBG: \$8,142
Description	CDBG funds will be used to provide Boys & Girls Club members with homework help and one-on-one tutoring by certified teachers to improve chances for academic success.
Target Date	9/30/2022
Estimate the number and type of families that will benefit from the proposed activities	Approximately 95 students from low- and moderate-income families
Location Description	Boys and Girls Club of the Wiregrass, 435 S Alice Street, Dothan, AL 36303
Planned Activities	Homework help and one-on-one tutoring by certified teachers.
3 Project Name	2021 Dothan Fire Department – Stovetop Firestop
Target Area	Citywide
Goals Supported	Public Services
Needs Addressed	Public Services
Funding	CDBG: \$3,593
Description	CDBG funds will be used to provide fire safety education to residents of the Dothan Housing Authority. The Fire Department will provide one-on-one fire safety training to residents when installing stovetop firestop canisters in the kitchen of Housing Authority units, as well as classroom training to residents on fire safety at the Housing Authority’s meeting room.
Target Date	9/30/2022
Estimate the number and type of families that will benefit from the proposed activities	Approximately 830 low- and moderate-income persons
Location Description	Dothan Housing Authority properties
Planned Activities	Installation of stovetop firestop canisters in kitchens of Dothan Housing Authority properties.

4	Project Name	2021 Dothan Housing Authority – Strengthening Families Training
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$6,922
	Description	CDBG funds will be used to support the Housing Authority’s Strengthening Families Training, which will include weekly sessions for youth ages 7 to 17 focused on addressing community risk factors, including substance abuse, poverty, and parent involvement/engagement.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,214 people from low- and moderate-income families
	Location Description	Dothan Housing Authority properties
	Planned Activities	Weekly training sessions designed to increase family bonding and communication; encourage youth social competency and school attendance; and decrease youth aggression, depression, and substance abuse.
	5	Project Name
Target Area		Citywide
Goals Supported		Public Services
Needs Addressed		Public Services
Funding		CDBG: \$14,563
Description		CDBG funds will be used to support the Exchange Center mentoring and counseling program for low- and moderate-income families and their children with household abuse issues.
Target Date		9/30/2022

Estimate the number and type of families that will benefit from the proposed activities	Approximately 13 parents from low- and moderate-income families
Location Description	Exchange Center for Child Abuse Prevention, 102 Morgan Street, Dothan AL 36301
Planned Activities	Mentoring for parents who are at-risk of abusive behavior to replace that pattern with effective skills of non-violent parenting.
6 Project Name	2021 Girls, Inc. – Support A Girl
Target Area	Citywide
Goals Supported	Public Services
Needs Addressed	Public Services
Funding	CDBG: \$6,658
Description	CDBG funds will be used to provide childcare to low- and moderate-income families after school and during the summer. The afterschool program focuses on academics, self-esteem, life skills, health, and a variety of other topics. The summer activity is an eight-week program with educational themes and field trips.
Target Date	9/30/2022
Estimate the number and type of families that will benefit from the proposed activities	Approximately 21 girls from low- and moderate-income families
Location Description	Girls, Inc., 785 S. Foster Street, Dothan, AL 36301
Planned Activities	Childcare with educational programming for girls on topics such as self-esteem, bullying prevention, self-control, and conflict resolution.
7 Project Name	2021 Hawk-Houston Youth Enrichment Center – College & Career Access
Target Area	Citywide
Goals Supported	Public Services
Needs Addressed	Public Services

Funding	CDBG: \$23,281
Description	CDBG funds will be used to offer a college readiness program designed to provide a range of services to guide middle and high school students through high school graduation and make plans for post-secondary education options.
Target Date	9/30/2022
Estimate the number and type of families that will benefit from the proposed activities	Approximately 110 students from low- and moderate-income households
Location Description	Hawk-Houston Youth Enrichment Center, 329 Chickasaw Street, Dothan, AL 36303
Planned Activities	On-site college readiness program during the school year and on weekends. The goal is for high school seniors to graduate on time and prepare to pursue post-secondary options or join the workforce in a meaningful way.
8 Project Name	2021 House of Ruth – Prevention Education
Target Area	Citywide
Goals Supported	Public Services
Needs Addressed	Public Services
Funding	CDBG: \$4,944
Description	CDBG funds will be used to support a prevention educator position and related prevention education activities designed to inform and educate the community about the dynamics of domestic violence and available services related to domestic violence and domestic violence prevention.
Target Date	9/30/2022
Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,987 individuals
Location Description	House of Ruth, 207 North Herring Street, Dothan, AL 36303
Planned Activities	Domestic violence prevention education activities including but not limited to workshops, trainings, presentations, and information tables.

9	Project Name	2021 The Salvation Army – Life & Social Skills Programming 101
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$2,234
	Description	CDBG funds will be used to support programs that provide individuals wanting to break out of generational poverty with life skills training on topics such as money management, household management, goal setting, emergency preparedness, and health living.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 633 low- and moderate-income individuals
	Location Description	105 S Edgewood Drive, Dothan, AL 36301
	Planned Activities	Life skills training through classes, seminars, and other similar activities.
10	Project Name	2021 Boys & Girls Club – Tech Building Updates
	Target Area	Citywide
	Goals Supported	Public Facilities
	Needs Addressed	Public and Neighborhood Facilities
	Funding	CDBG: \$5,750
	Description	CDBG funds will be used to replace windows and panels in the Boys & Girls Club Tech Building, making the building safer and more energy efficiency.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 158 low- and moderate-income individuals

Location Description	Boys and Girls Club of the Wiregrass, 457 S Alice Street, Dothan, AL 36303
Planned Activities	Window and panel replacement.
11 Project Name	2021 New Beginning Ministries International – Porter Square Mall Restoration
Target Area	Citywide
Goals Supported	Public Facilities
Needs Addressed	Public and Neighborhood Facilities
Funding	CDBG: \$56,000
Description	CDBG funds will be used for property restoration at the Porter Square Mall to support its use for community-oriented activities, including childcare, job training, food programs, adult daycare services, and a child wellness services. Restoration activities may include but not be limited to property beautification and enhanced greenspace, parking lot and lighting improvements, updated signage, pressure washing/painting, sidewalk/walkway striping, door repair, and HVAC system improvement/replacement.
Target Date	9/30/2022
Estimate the number and type of families that will benefit from the proposed activities	Approximately 32,480 low- and moderate-income individuals
Location Description	Porter Square Mall, 1000 W Main Street, Dothan, AL 36301
Planned Activities	Property restoration at the Porter Square Mall to support its use for community-oriented activities.
12 Project Name	2021 House of Ruth – Renovations/Repair
Target Area	Citywide
Goals Supported	Public Facilities
Needs Addressed	Public and Neighborhood Facilities
Funding	CDBG: \$65,800

Description	CDBG funds will be used for repairs and improvements to the House of Ruth, which may include but are not limited to bathroom/plumbing repair and accessibility improvements, repainting, light fixture replacement, and other minor repairs.
Target Date	9/30/2022
Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 low- and moderate-income individuals
Location Description	House of Ruth, 207 North Herring Street, Dothan, AL 36303
Planned Activities	Building repair and accessibility improvements at the House of Ruth shelter.
13 Project Name	2021 The Ark – Elevator Repair
Target Area	Citywide
Goals Supported	Employment Training
Needs Addressed	Economic Development
Funding	CDBG: \$75,000
Description	CDBG funds will be used to repair an elevator at The Ark’s building, which will include 25 transitional housing apartments. The elevator repair will allow the building to serve residents with ambulatory disabilities.
Target Date	9/30/2022
Estimate the number and type of persons that will benefit from the proposed activity	Approximately 27 low- and moderate-income individuals
Location Description	The Ark, 475 W Main Street, Dothan, AL 36301
Planned Activities	Elevator repair at The Ark’s building which will provide transitional housing to individuals exiting homelessness, addiction, or transitioning out of incarceration.
14 Project Name	2021 Wiregrass Rehabilitation Center – Laundry Equipment
Target Area	Citywide

Goals Supported	Employment Training
Needs Addressed	Economic Development
Funding	CDBG: \$75,000
Description	CDBG funds will be used for the purchase of a commercial gas laundry dryer for the Wiregrass Rehabilitation Center's (WRC) Laundry Services facility to assist in job training, improve efficiencies, expand customer base, and provide a safer, cleaner work environment at the WRC. The WRC provides vocational training for individuals with disabilities to obtain necessary skills for employment.
Target Date	9/30/2022
Estimate the number and type of persons that will benefit from the proposed activity	Approximately two jobs created
Location Description	Wiregrass Rehabilitation Center, 795 Ross Clark Circle, Dothan, AL 36303
Planned Activities	Purchase of a commercial gas laundry dryer for the Wiregrass Rehabilitation Center's (WRC) Laundry Services facility to improve vocational training opportunities for individuals with disabilities and create jobs.
15 Project Name	2021 City of Dothan – Moss Street Improvements
Target Area	Citywide
Goals Supported	Infrastructure Improvements
Needs Addressed	Infrastructure
Funding	CDBG: \$148,904
Description	CDBG funds will be used to make street improvements along Moss Street between Streyer and Reid Streets.
Target Date	9/30/2022
Estimate the number and type of families that will benefit from the proposed activities	TBD
Location Description	Moss Street between Streyer and Reid Streets
Planned Activities	Grade, drain, base, and pave approximately 350 feet of Moss Street between Streyer and Reid Streets.

16	Project Name	2021 Habitat for Humanity – Critical Home Repair Program
	Target Area	Citywide
	Goals Supported	Emergency Housing Repair
	Needs Addressed	Housing Needs
	Funding	CDBG: \$87,412
	Description	CDBG funds will be used to provide emergency housing repair for low- and moderate-income homeowners.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Housing rehabilitation for approximately 16 low- and moderate-income homeowners
	Location Description	Locations throughout Dothan to be identified during the program year
	Planned Activities	Emergency housing repairs to be completed by Habitat for Humanity.
17	Project Name	2021 Habitat for Humanity – Weatherization Project
	Target Area	Citywide
	Goals Supported	Weatherization Program
	Needs Addressed	Housing Needs
	Funding	CDBG: \$50,000
	Description	CDBG funds will be used to provide home weatherization for low- and moderate-income homeowners.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Housing rehabilitation for approximately 10 low- and moderate-income homeowners
	Location Description	Locations throughout Dothan to be identified during the program year
	Planned Activities	Housing weatherization to be completed by Habitat for Humanity.

18	Project Name	2021 Program Administration
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$20,000
	Description	CDBG funds will be used for the general administration of the CDBG program, as well as any supporting documentation studies needed.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	Location Description	City of Dothan Planning and Development Department, 126 N. St. Andrews Street, Dothan, GA 36303
	Planned Activities	Administration of CDBG activities in public service, public facilities and infrastructure, housing, and economic development.

DRAFT

AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

During the 2021 program year, CDBG assistance will be directed to census tracts and block groups where residents in low- and moderate-income households (LMI) comprise 51% or more of the population. In addition to directing CDBG assistance to LMI census tracts and block groups, the City of Dothan will use funds to assist income-eligible households or special needs populations in areas throughout the city, regardless of census tract LMI population share.

Geographic Distribution

TABLE 9 – GEOGRAPHIC DISTRIBUTION OF FUNDS

Target Area	Percentage of Funds
Citywide	100%

Rationale for the Priorities for Allocating Investments Geographically

The City of Dothan has not identified any geographic target areas as priorities for CDBG investment. Each program year, the City strives to fund projects that serve areas with the greatest need as determined by factors such as percentage of low- and moderate-income population and substandard housing stock. Additionally, the City will fund projects that address priority needs of income-eligible households and special needs population living throughout the city.

AFFORDABLE HOUSING

AP-55 AFFORDABLE HOUSING – 91.220(G)

Introduction

Over the 2021 program year, Dothan will assist an estimated 26 households with affordable housing through Habitat for Humanity’s Emergency Repair Program (16 households) and Weatherization Program (10 households).

TABLE 10 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	26
Special Needs	0
Total	25

TABLE 11 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
Production of New Units	0
Rehab of Existing Units	26
Acquisition of Existing Units	0
Total	26

Discussion

In PY2021, the City of Dothan will fund Habitat for Humanity for \$87,412 to support a housing rehabilitation program to assist 16 low- and moderate-income homeowners and for \$50,000 to support a housing weatherization program to assist 10 low- and moderate-income homeowners. Locations for housing rehab and weatherization projects will be throughout the city as identified during the program year.

AP-60 PUBLIC HOUSING – 91.220(H)

Introduction

Residents in the City of Dothan are served with public housing by the Dothan Housing Authority (DHA). Currently, the Dothan Housing Authority provides over 1,400 publicly supported housing units: 670 units of traditional public housing, 751 housing choice vouchers and 1 HUD VASH voucher. The majority of Dothan Housing Authority households are African American (85%). Eight percent (8%) of DHA households are white, while 1% is Hispanic. Approximately one-eighth of DHA households house elderly residents.

Actions planned during the next year to address the needs to public housing.

Budget items from the 2019 PHA Annual Plan indicate the planned improvements to public housing in 2021. The DHA plans to purchase new dumpsters for Henry Green Apartments, Johnson Homes, Martin Homes and McRae Homes. The DHA also plan to install new landscaping at McRae Homes. The DHA will continue to modernize 5% of the units at each complex to meet mobility requirements and 2% of the units to meet visual impairment requirements.

Actions to encourage public housing residents to become more involved in management and participate in homeownership.

To encourage involvement by its residents, the DHA conducts a Resident Advisory Board meeting with representatives of each of its publicly supported housing developments. During the RAB meeting, the housing authority staff share administrative and programming changes with resident representatives. This interaction allows the residents to ask questions and make suggestions to staff.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

Not applicable.

Discussion

Overall, planned activities by the Dothan Housing Authority reflect an ongoing effort to maintain clean and attractive premises for residents. DHA is also interested in expanding residents' access to high speed internet when buildings are modernized.

AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES – 91.220(I)

Introduction

The City will continue to partner with the Southeast Alabama Coalition for the Homeless and local homelessness service providers to identify possible uses for CDBG funds or opportunities to apply for ESG funds to serve homeless individuals and families in Dothan. The City also recognizes that current data

about the size and characteristics of the local homeless population is limited. More reliable information regarding homelessness in Dothan is needed to identify ways to best serve this group.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

Dothan Rescue Mission and other local organizations will continue to provide outreach to people experiencing homelessness with the goal of getting individuals and families into permanent housing. Outreach has included food, clothing, showers, laundry, warming, and other services.

Addressing the emergency shelter and transitional housing needs of homeless persons.

During the 2021 program year, Dothan Rescue Mission and House of Ruth will continue to provide emergency shelter in Dothan. The Ordinary People Society and the ARK Dothan will continue to provide transitional housing for people experiencing homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City will also continue to work with the Southeast Alabama Coalition for the Homeless, members of which provide supportive services and housing search assistance for individuals and families consistent with a Housing First approach. Finally, the City will take steps to implement the strategies in its Analysis of Impediments to Fair Housing Choice, which includes strategies to support housing affordability in Dothan.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Over the next year, housing and service providers in Dothan will continue to work together to prevent homelessness in populations who are vulnerable to or at risk of homelessness. Catholic Social Services of Dothan provides homelessness prevention services including emergency assistance with utilities, rent, food, medication, transportation, and clothing. The Saliba Center for Families also provides a variety of services that help individuals and families avoid becoming homeless, including intake and referral services; social work services; GED classes; employment readiness, maintenance, and retention education; and a

career development center. The City will continue funding housing rehabilitation to support residents in affording needed home weatherization and repairs in order to remain in their homes.

Discussion

Overall, partner organizations throughout the city will continue to provide a range of homeless services, from emergency shelter to transitional housing and supportive services. Partner organizations will also continue to help families avoid homelessness through emergency assistance, program referrals, case management, and home repair. Additionally, the City anticipates completing a study of homelessness in Dothan to better understand the extent of homelessness and housing and supportive service needs of people who are homeless. This study should be useful to partner agencies in future grant applications to the State of Alabama or other entities.

AP-75 BARRIERS TO AFFORDABLE HOUSING – 91.220(J)

Introduction

According to stakeholder interviews and the 2018 Strategic Affordable Housing Plan, a limited supply of higher end rental housing places downward pressure on the city's housing supply, leaving fewer rental options for renters at lower incomes. Stakeholders reported that in order to secure affordable housing, some families rent units that lack air conditioning/heat, proper insulation, or contain leaking roofs or other environmental and health hazards. These hazards pose a risk for the health and safety of the tenant and pose a liability risk for the property owner. The City is currently working on various strategies to address housing condition; however, in the absence of policy to address dilapidation, these issues remain.

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

Per a recommendation from the City's 2018 Strategic Affordable Housing Implementation Plan, the City entered into a Memorandum of Agreement with the Dothan Housing Authority to address affordable housing in the city. Several aspects of the MOA identify the city's collaborative response to dilapidated and unsafe housing in the city. In this agreement, the City was tasked with several items, including:

- Researching the requirements for applying for HOME funding and the Section 108 loan
- Establishing and funding a Neighborhood Enhancement Program to acquire, demolish, and redirect the use of abandoned and dilapidated properties in select areas
- Research Alabama's land bank laws in collaboration with the DHA
- Reviewing and amending ordinances and current zoning that created a barrier to affordable, price appropriate housing development
- Focusing CDBG funding on those priority areas requiring comprehensive housing rehab services.

In turn, the Dothan Housing Authority agreed to establish a self-supporting Comprehensive Housing Rehabilitation Program. Through the program, the DHA would identify priority areas of the city, create a loan program for homeowners and secure funding for the program.

In the coming year, City of Dothan staff will research opportunities to acquire and protect land for low income housing, as well as create or remove regulatory barriers to new affordable housing. The city also has an opportunity to protect existing affordable housing locally through rehabilitation programs. As the state's LIHTC program experiences regulatory changes, the city may also have an opportunity to discuss the impacts of these changes on affordable housing development in the city.

AP-85 OTHER ACTIONS – 91.220(K)

Introduction

This section details the City of Dothan's plans to ensure safe and affordable housing for its residents, meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing and community development agencies.

Actions Planned to Address Obstacles to Meeting Underserved Needs

The City of Dothan will fund a variety of public services to address needs of low-income residents, including:

- Alfred Saliba Family Services Center's Community Career Center, which serves low-income and at-risk individuals with GED preparation and adult education programs, job readiness programs, career programs, and computer basics.
- Hawk-Houston Boys and Girls Club's College and Career Access Program designed to guide middle and high school students through high school graduation and to post secondary options.
- The Exchange Center for Child Abuse Prevention's Parent Aid Program, which provides in-home mentoring and supportive services to at-risk clients to replace patterns of abusive behavior with effective non-violent parenting.
- Girls, Inc.'s Child Care program that serves low-income families with a safe and supportive environment after school and during the summer.
- Dothan Housing Authority's Strengthening Families Training program, which serves youth and parents to improve communication, encourage school attendance, and decrease aggression, depression, and substance abuse.

Actions Planned to Foster and Maintain Affordable Housing

To maintain and expand the current affordable housing stock, the City of Dothan will work to implement the strategies in the City of Dothan Affordable Housing Study. The City will also work to identify and develop partnerships with private agencies with the goal of increasing the supply of affordable housing. These may include LIHTC or other developers considering housing projects in the city. The City will also look at using funding or grants that can be leveraged to bring new dollars for affordable housing or homelessness into the community.

In addition to specific programs designed to foster and maintain affordable housing, the City will review its zoning ordinance for prospective barriers to affordable housing development and make amendments as needed, including possible changes that would decrease costs or risk for multifamily developments, and identifying zones where multifamily housing may be built as-of-right.

Actions Planned to Reduce Lead-Based Paint Hazards

An important initiative emanating from HUD in the last decade is the reduction of lead-based paint hazards, and many jurisdictions around the country have focused on reaching this goal. The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992) amends the Lead-Based Paint Poisoning Prevention Act of 1971, which is the law covering lead-based paint in federally funded housing. These laws and subsequent regulations issued by the U.S. Department of Housing and Urban Development (24 CFR part 35) protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government.

In property rehabilitation projects involving the City of Dothan, the City will assess whether lead-based paint might be present and, if so, follow the guidelines set forth in the Residential Lead-Based Paint Hazard Reduction Act of 1992. The City of Dothan is committed to testing and abating lead in all pre-1978 housing units assisted with federal grant funds in any of the housing programs it implements.

Actions Planned to Reduce the Number of Poverty-Level Families

The City of Dothan's anti-poverty strategy focuses on helping all low-income households improve their economic status and remain above the poverty level. Current programs to reduce poverty through access to education and jobs are provided by the Southeast AlabamaWorks Local Workforce Development Board and other local workforce development organizations, as well as through the City's nonprofit grantees. Specifically, the City will fund afterschool programs, college and career access programs, and adult career services and job readiness. Emergency assistance is also provided by several nonprofit organizations in the city.

Further, the City of Dothan's housing programs and activities that support development of and access to affordable housing inherently address poverty by creating housing opportunities for low-income households. Specifically, the City will use grant funds to support home weatherization for low-income households. Without these opportunities, many low-income households would not be able to afford housing rehabilitation costs.

Actions Planned to Develop Institutional Structure

The unmet needs of rental housing affordable to low-income residents and social services for individuals and families experiencing or at risk of homelessness present an opportunity for the City to connect with organizations, affordable housing developers, and agencies working to address these needs in Dothan. The City will also continue to work within existing partnerships and coalitions to work toward meeting local housing and service needs. The City of Dothan will continue to work closely with the Dothan Housing Authority, state and local agencies and governments, nonprofit organizations, and other service providers to coordinate delivery of services to city residents. The Community Development Department will

continue to consult with various housing, homelessness, social service, elderly and disability resource agencies to gather data and identify service gaps.

Actions Planned to Enhance Coordination between Public and Private Housing and Social Service Agencies

Through the annual CDBG project selection process, the City and Community Development Advisory Board will enhance coordination between housing providers and health, mental health, and service agencies by prioritizing activities that connect housing and services. In the 2021 program year, for example, the City will fund two public service activities by the Dothan Housing Authority, one related to fire safety and one related to youth/family enrichment activities.

Discussion

Overall, the City of Dothan plans to fund a variety of programs, including educational, youth, and job training programs, lead-based paint testing and abatement (as necessary), and weatherization programs. The city will also seek out grants to assist with affordable housing, partner with the DHA to expand affordable housing opportunities, and review its ordinances to remove barriers to affordable housing.

PROGRAM SPECIFIC REQUIREMENTS

AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.220(L) (1,2,4)

Introduction

Projects planned with CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out. As shown, the City has no program income that will be available for use during the 2021 Annual Action Plan.

Community Development Block Grant Program (CDBG) (Reference 24 CFR 91.220(l)(1))

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$0

Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall benefit – A consecutive period of one, two, or three years may be used to determine that a minimum of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan: 2021	95%