



Dothan, Alabama

2025-2029 Five-Year Consolidated Plan and 2025 Annual Action Plan



DRAFT
SEPTEMBER 2025

PREPARED BY
MOSAIC COMMUNITY PLANNING

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CONTENTS

2025-2029 Five-Year Consolidated Plan

_Toc202163363Executive Summary	1
The Process	9
PR-05 Lead & Responsible Agencies – 24 CFR 91.200(b)	11
PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)	12
PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)	28
Needs Assessment	34
NA-05 Overview	36
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)	37
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)	49
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)	54
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)	60
NA-35 Public Housing – 91.205(b)	61
NA-40 Homeless Needs Assessment – 91.205(c)	67
NA-45 Non-Homeless Special Needs Assessment – 91.205 (b,d)	71
NA-50 Non-Housing Community Development Needs – 91.215 (f)	76
Market Analysis	81
MA-05 Overview	83
MA-10 Number of Housing Units – 91.210(a)&(b)(2)	84
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)	88
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)	92
MA-25 Public and Assisted Housing – 91.210(b)	96
MA-30 Homeless Facilities and Services – 91.210(c)	99
MA-35 Special Needs Facilities and Services – 91.210(d)	103
MA-40 Barriers to Affordable Housing – 91.210(e)	107
MA-45 Non-Housing Community Development Assets – 91.215 (f)	108
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)	116
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)	118
Strategic Plan	121
SP-05 Overview	123

SP-10 Geographic Priorities – 91.215 (a)(1).....	124
SP-30 Influence of Market Conditions – 91.215 (b)	125
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2).....	126
SP-40 Institutional Delivery Structure – 91.215(k).....	128
SP-45 Goals Summary – 91.215(a)(4)	132
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	134
SP-55 Barriers to Affordable Housing – 91.215(h)	135
SP-60 Homelessness Strategy – 91.215(d)	137
SP-65 Lead based Paint Hazards – 91.215(i).....	140
SP-70 Anti-Poverty Strategy – 91.215(j)	141
SP-80 Monitoring – 91.230	143

2025 Annual Action Plan

Expected Resources	146
AP-15 Expected Resources – 91.220(c)(1,2)	146
Annual Goals and Objectives.....	148
AP-20 Annual Goals and Objectives	148
Projects	150
AP-35 Projects – 91.220(d)	150
AP-38 Project Summary	152
AP-50 Geographic Distribution – 91.220(f).....	168
Affordable Housing	169
AP-55 Affordable Housing – 91.220(g)	169
AP-60 Public Housing – 91.220(h)	170
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	172
AP-75 Barriers to Affordable Housing – 91.220(j).....	175
AP-85 Other Actions – 91.220(k).....	176
Program Specific Requirements	180
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)	180



FIVE-YEAR CONSOLIDATED PLAN: EXECUTIVE SUMMARY

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ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

Introduction

Every five years, the City of Dothan (“City”) prepares a strategic plan known as the Consolidated Plan which governs the use of federal housing and community development grant funds that it receives from the United States Department of Housing and Urban Development (HUD). The Consolidated Plan identifies priority needs within the city and guides Dothan’s use of Community Development Block Grant (CDBG) funds over the October 1, 2025 through September 30, 2030 time frame.

The 2025 Annual Action Plan identifies how the City will allocate the resources it expects to receive during the first year covered under the 2025-2029 Five-Year Consolidated Plan. While program funding varies each year based on the federal budget, Dothan will receive \$537,195 in CDBG funds for 2025. Projects planned for the 2025 program year (PY) include public services through local nonprofit organizations, facility improvements for nonprofit organizations, home repair and weatherization, sidewalk improvements, and senior housing development.

Summary of Objectives and Outcomes Identified in the Plan Needs Assessment

Grantees must assess the needs in their jurisdictions as a key part of the Consolidated Plan process. To inform the development of priorities and goals over the next five years, the Consolidated Plan’s Needs Assessment discusses housing, community development, and economic development needs in Dothan. The Needs Assessment relies on data from the US Census, 2019-2023 American Community Survey (ACS) five-year estimates, and a special tabulation of ACS data known as Comprehensive Housing Affordability Strategy (CHAS) data that estimates the number of households with one or more housing needs. Local data regarding homelessness and assisted living is included. Finally, public input gathered through interviews, focus groups, meetings, and a community survey are coupled with data analysis to identify priority needs related to affordable housing, homelessness, assisted housing, community development, and economic development in Dothan.

Based on the Needs Assessment, Dothan developed a set of goals and anticipated outcomes for the 2025-2029 period, including:

- Emergency home repairs for an anticipated 90 eligible low- and moderate-income homeowners.
- Home weatherization for an anticipated 45 eligible low- and moderate-income homeowners.
- Rental housing rehabilitation for approximately 30 units with landlords agreeing to keep units affordable and to accept housing choice vouchers.
- Public services that benefit an anticipated 10,000 residents, including low- and moderate-income individuals, children, seniors, people with disabilities, people experiencing homelessness, and other special needs groups.

- Public facility improvements that benefit an anticipated 10,000 residents, including low- and moderate-income children, seniors, people with disabilities, people experiencing homelessness, and other special needs groups.
- Public infrastructure improvements that benefit an anticipated 5,000 people living in census block groups that are majority low- and moderate-income (51% or more).
- Employment training to create an anticipated two jobs.
- Land and building acquisition to assist in development of five affordable housing units.

Evaluation of Past Performance

As required by HUD, each year the City of Dothan prepares a detailed Annual Action Plan and Consolidated Annual Performance and Evaluation Report (CAPER) for its HUD-funded program. The Annual Action Plan and CAPER are submitted to HUD and posted on the City’s website after review and approval by HUD. The City’s most recent CAPER for PY 2023 (covering activities from October 1, 2023 through September 30, 2024) was submitted to HUD in December 2024 and approved and is posted on the City of Dothan website at dothan.org/271/Community-Development.

During the 2023 program year, the City expended \$716,637 in CDBG funds. Dothan continued its focus on affordable housing rehabilitation and preservation, most specifically, emergency home repair and weatherization. The City expended \$73,052 in CDBG funds to support single-family emergency home rehabilitation and energy efficiency improvements by Habitat for Humanity, serving 15 households. Dothan is on track to meet its goals for providing emergency housing repairs and home weatherization. The City anticipates completing a combined total of 150 repair and weatherization projects during the five-year planning period and has completed 134 homes (or 89% of its goal) through four years.

The City also provided funding for public facility improvements at the Alfred Saliba Family Services Center (ASFSC), the Southeast Alabama Community Action Partnership, New Beginnings Ministries International, and The Ark Dothan. Public facility projects planned for the 2023 program year were projected to serve about 30,589 residents but served only 37% of this goal (or 11,432 people). For the five-year period, however, the City is ahead of its goal, having assisted 13,938 out of an anticipated 10,000 people.

The City also focused on the provision of public services in coordination with several community partners. Dothan expended \$68,430 in CDBG funds for public services and assisted about 6,463 residents, surpassing its goal of 6,040. One public service project related to homelessness prevention was extended into the 2024 program year caused by a late start in PY 2023. For the five-year period, Dothan has assisted 12,302 residents with public services, compared to a goal of 10,000.

Summary of Citizen Participation and Consultation Processes

An important component of the research process for this Consolidated Plan involved gathering input from residents and stakeholders regarding housing and community development conditions, needs,

and opportunities in Dothan. The planning team used a variety of approaches to achieve meaningful engagement with residents and other stakeholders, including public meetings, focus groups, and a community-wide survey.

Community Meetings

The City of Dothan hosted five in-person community meetings, held in different locations around the city. The meetings began with an overview of the Consolidated Planning process and eligible uses of CDBG funds, followed by interactive discussions of community need, fair housing, and access to opportunity. Approximately 20 participants joined one of the community meetings.

Focus Groups

In addition to community meetings, the planning team engaged with residents and stakeholders through focus groups intended to seek perspectives about specific themes. Four focus groups were held on the following topic:

- Children and Youth (35 attendees) at Hawk-Housing Youth Enrichment Center
- Basic Needs and Employment (14 attendees) at Alfred Saliba Family Services Center
- Health, Social Services, and Seniors (35 attendees) at a Houston-Henry County Association of Service Agencies meeting
- Housing and Homelessness (42 attendees) at a Dothan Housing/Southeast Alabama Coalition for the Homeless (SEACH) meeting

Focus groups included an interactive discussion of needs and priorities related to community development and affordable housing as related to the topic or population group in question.

Community Survey

The third method for obtaining community input was a 16-question survey made available to the public, including people living or working in the city, and other stakeholders. Survey questions focused on housing and community development priorities and areas of the city that may need focused revitalization efforts. The survey was available online on the project website and in hard copy during March and April 2025. Hard copies were distributed at in-person community meetings and focus groups. A total of 60 survey responses were received.

Publicity for Community Engagement Activities

Advertisements for the community meetings, the focus groups, and the survey were geared toward the general public, as well as nonprofits, service providers, housing providers, and others working with low- and moderate-income households and special needs populations. Community input opportunities were advertised through public notices on the City's website and social media, announcements at City Commission meetings, an article in the *Wiregrass Daily News*, e-mails to community stakeholders, and by Community Development Advisory Committee members.

Invitations were sent directly to contacts representing a variety of viewpoints, including elected officials and staff, housing developers, nonprofit organizations, homeless housing and service providers, mental health service providers, organizations serving people with disabilities, family and senior services, workforce development organizations, and others.

Meeting advertisements noted that accommodations (including translation, interpretation, or accessibility needs) were available if needed; no requests for accommodations were received.

Summary of Public Comments

The City of Dothan held a 30-day public comment period to receive comments on the draft 2025-2029 Consolidated Plan and 2025 Annual Action Plan from Tuesday, July 1 through Thursday, July 31, 2025. The City of Dothan held a second 30-day public comment period to receive additional comments on the draft plans from Tuesday, September 3 through Thursday, October 2, 2025.

During those times copies of the draft plans were available for public review at the Dothan-Houston County Library Downtown Branch, the City of Dothan Customer Service Center, the Dothan Civic Center, and on the City's website.

Residents and stakeholders could provide written comments to City of Dothan, Planning and Development Department, 126 N. St. Andrews Street, Dothan, AL 36302 or by email to twells@dothan.org. Dothan also held public hearings to receive comments on the Plans on August 5 and September 16, 2025, both at a Dothan City Commission meeting.

Summary of Comments of View Not Accepted

All public comments were accepted and taken into consideration in preparing the Consolidated Plan.

Summary

During development of the Consolidated Plan, Dothan identified a set of priorities based on community engagement and analysis of housing and community development data. These priorities include affordable housing, public services, public and neighborhood facilities, infrastructure, economic development, land acquisition and demolition, and program administration. Over the Consolidated Plan period of 2025-2029, federal grant funding will be focused on addressing highest priority needs. For each identified priority, the Consolidated Plan also contains goals and measurable objectives for the five-year period.

Coinciding with the development of the Consolidated Plan is the development of the first year Annual Action Plan, including a competitive funding application process. Through this process, the City sub-awards federal grant funds to eligible entities, including nonprofits, government agencies, and developers, that provide the services to make progress toward priority needs. During the application period, the Dothan holds mandatory training sessions regarding the CDBG program and the funding

application process. Following the application deadline, agencies that submitted applications make presentations to the City's Community Development Advisory Committee, who then formulate funding recommendations for approval by the City Commission.

During the 2025 program year, the City of Dothan will fund housing repair and weatherization, public facility improvements, infrastructure improvements, public services, and a senior housing development. Specific projects that the City anticipates funding include:

Public Services (15% of CDBG Allocation)

- Exchange Center for Child Abuse Prevention – Parent Aide Program
- Alfred Saliba Family Services Center – Workforce Development
- Girls, Inc. – Scholarship Funding
- Legal Services Alabama – Homeless Prevention
- Lifted Higher Ministries – Volunteer Support
- Royale's Special Heart Foundation – Program Support
- Southeast Alabama Coalition for the Homeless (SEACH) – Vital Documents and Transit Support
- Southeast Intervention Group – Residential Treatment Program
- Wiregrass Angel House – Family Violence Program
- Wiregrass Youth Choral Society – Travel Assistance
- Wright Star Foundation – Summer Program

Public Facility Projects (53% of CDBG Allocation)

- Ark Dothan – AC Unit Replacement
- Girls, Inc. – Roof Repair
- New Beginning Ministries International – HVAC Replacement
- The Salvation Army – Community Center Renovations
- Time Youth Dothan – Teen Center HVAC
- Wiregrass Rehabilitation Center – Awning Reconstruction

Housing Projects (14% of CDBG Allocation)

- Wiregrass Habitat for Humanity – Critical Home Repair and Weatherization Programs
- Dothan Housing – Rental Rehab Program

City Infrastructure Projects (10% of CDBG Allocation)

- City of Dothan Public Works – Sidewalk Improvements

Program Administration (8% of CDBG Allocation)

- City of Dothan Planning and Development – Program Administration

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FIVE-YEAR CONSOLIDATED PLAN: **THE PROCESS**



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PR-05 Lead & Responsible Agencies – 24 CFR 91.200(b)

Agency Responsible for Preparing the Consolidated Plan and Administering Grant Programs

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

The City of Dothan is an entitlement community under the U.S. Department of Housing and Urban Development’s Community Development Block Grant (CDBG) program. This Five-Year Consolidated Plan covers the period from October 1, 2025 through September 30, 2030. The plan identifies priority community development and housing needs in Dothan and provides a strategy to address them. The attached Annual Action Plan discusses specific projects to be funded during the 2025 program year, which begins October 1, 2025 and ends September 30, 2026.

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

Consolidated Plan Public Contact Information

CDBG Program Administrator
Planning and Development Department
City of Dothan
126 North St. Andrews Street
Dothan, AL 36301
Tera Wells, CDBG Administrator, 334-615-4417

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

Introduction

The City of Dothan conducted a variety of outreach to garner input from city staff, government agencies, nonprofit agencies, affordable housing providers, homeless housing and service providers, other service agencies, neighborhood organizations, and residents. The process included five public meetings, four focus groups, a community survey, and a competitive grant application process led by the City's Community Development Advisory Committee (CDAC). Public meetings and focus groups were held throughout the city at various times and locations so as to provide a variety of options for residents and stakeholders to attend. The public survey was available both online and in hard copy in March and April 2025, and at all meetings and focus groups.

To allocate PY 2025 CDBG funds, the City held a competitive funding application process open to housing and community development agencies in Dothan. The City held mandatory training sessions regarding the CDBG program and the application itself. Following the submission deadline, applicant agencies made presentations to the City's Community Development Advisory Committee (CDAC), who then formulated funding recommendations for approval by the City Commission.

The City of Dothan held a 30-day public comment period to receive comments on the draft 2025-2029 Consolidated Plan and 2025 Annual Action Plan from Tuesday, July 1 through Thursday, July 31, 2025. The City of Dothan held a second 30-day public comment period to receive additional comments on the draft plans from Tuesday, September 3 through Thursday, October 2, 2025.

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Residents and stakeholders could provide written comments to City of Dothan, Planning and Development Department, 126 N. St. Andrews Street, Dothan, AL 36302 or by email to twells@dothan.org. Dothan also held public hearings to receive comments on the Plans on August 5 and September 16, 2025, both at a Dothan City Commission meeting.

Representatives from more than 50 agencies participated in development of this Consolidated Plan and Annual Action Plan, as listed in Table 2.

Summarize activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies.

The City of Dothan works closely with public and private sector providers to ensure successful delivery of services to residents and to promote interagency communication and planning. Dothan provides support to local organizations that expand housing options for both elderly and low- and moderate-income residents. In partnership with Dothan Housing, the City invested over \$1 million in the Howell School Senior Apartments, which provide 55 units for seniors in the historic Howell Grammar School building. The City has also invested CDBG funds in rental rehabilitation to increase the number of high-quality, affordable housing units that accept Section 8 Housing Choice Vouchers. Further, Dothan Housing and City of Dothan work together under a memorandum of understanding (MOU) to enact strategies identified in the City's 2018 Strategic Affordable Housing Implementation Plan.

Through the annual CDBG project selection process, the City of Dothan and the CDAC prioritize activities that represent coordination between housing and service providers. CDBG subrecipients for PY 2025 that assist residents with access to health, mental health, and other service agencies include:

- Southeast Intervention Group's Herring House, which provides treatment for alcohol and substance use in a long-term residential facility. The agency provides group and individual therapy, case management, transportation, and access to other local service organizations.
- The Ark Dothan, which provides a 12-month residential treatment program for people overcoming homelessness, addiction, or transition from prison. During the program, the Ark Dothan provides housing and connects residents with education and/or job training, job placement, and other mainstream services.
- The Salvation Army, which provides emergency shelter/services and hosts community events and budgeting classes.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons and persons at risk of homelessness.

In 2024, HUD approved creation of the Wiregrass Continuum of Care (AL-508) including the City of Dothan and Houston, Henry, Dale, Coffee, and Geneva Counties. SEACH, the Southeast Alabama Coalition for the Homeless, serves as the CoC's collaborative applicant and administrative lead agency. The City of Dothan has been an active participant in the CoC since its inception, and the City of Dothan's CDBG Administrator served as the original Secretary of the CoC Board. Since the CoC's inception, SEACH, the CoC Board, and its member agencies participated in technical assistance trainings provided by HUD on topics including Continuum of Care basics, the Coordinated Entry process, and the CoC Notice of Funding Opportunity (NOFO).

SEACH and many member agencies participated in the development of the Consolidated Plan. The project team held a focus group related to homeless needs at a standing SEACH meeting with more than 40 representatives from homeless service agencies in attendance. City of Dothan staff routinely participate in SEACH activities and plan to continue engagement with the network of homeless organizations. Finally, the City provides technical assistance to any homeless organization interested in applying for CDBG funding.

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

The City of Dothan does not receive ESG funds as a HUD entitlement grant but works with the Wiregrass Continuum of Care and SEACH to identify how best to use homelessness grant funds within the region. The City's CDBG Program Administrator previously served as Board Secretary for the CoC and provided leadership and collaboration as the CoC developed program policies and procedures and undertook essential activities including funding applications and the Point-in-Time homeless count.

In 2024, SEACH and Dothan Housing collaborated to produce the *Wiregrass Metro Area Strategic Plan to End Homelessness*. Strategies recommended within the plan include: (1) implementing a systems-level approach to address homelessness, including planning and implementation; (2) creating a client-centered homeless assistance system; (3) prevention and diversion efforts to reduce inflow into homelessness; (4) improving the performance of the existing system; and (5) expanding the availability of permanent housing solutions.

The City of Dothan consulted with SEACH and other CoC members during development of the 2025-2029 Consolidated Plan and 2025 Annual Action Plan. The City continued to identify homelessness resources as a priority and anticipates funding related activities during the five-year period. During the 2025 program year, the City will support several agencies that work to address or prevent homelessness, including SEACH, Legal Services Alabama, The Salvation Army, and Ark Dothan.

Describe agencies and groups who participated in the process and consultations with housing, social service agencies and other entities.

Representative agencies, groups and organizations that participated in the planning process for Dothan's 2025-2029 Five-Year Consolidated Plan and 2025 Annual Action Plan are shown in the table that follows. In addition to the agencies listed, others may have participated in the online survey, which was anonymous.

TABLE 2 – AGENCIES, GROUPS, AND ORGANIZATIONS WHO PARTICIPATED

Agency/Groups/Organization	Type	Relevant Plan Section(s)
1 A Change in Me, Inc.	<ul style="list-style-type: none"> • Services – victims of domestic violence 	<ul style="list-style-type: none"> • Homeless needs – families with children • Non-homeless special needs
<p>Method of Consultation and Anticipated Outcome: The agency applied for PY 2025 funding. While A Change in Me was not funded for PY 2025, the City of Dothan will continue to include it in outreach efforts, including public meetings and funding application opportunities.</p>		
2 Acts Church Christian Centers	<ul style="list-style-type: none"> • Civic leaders 	<ul style="list-style-type: none"> • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: An agency representative attended a public meeting to provide input about priority needs in Dothan. The City will continue to include Acts Church Christian Centers in community outreach, including providing information about public meetings and funding availability.</p>		
3 Alfred Saliba Family Services Center	<ul style="list-style-type: none"> • Services – children, education, employment, elderly persons 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs – families with children • Market analysis • Non-housing community development strategy • Non-homeless special needs
<p>Method of Consultation and Anticipated Outcome: Agency representatives attended focus groups related to housing and homelessness, basic needs and employment, and health/social services and the elderly to provide input about priority needs in Dothan. The agency submitted two applications for PY 2025 funding and will receive CDBG funds to support its workforce development programs. The City will coordinate with agency staff as the project progresses and complete all required monitoring.</p>		
4 Alliance 2 Benefit Children	<ul style="list-style-type: none"> • Services – children 	<ul style="list-style-type: none"> • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: Agency representatives attended focus groups related to children and youth, housing and homelessness, and health/social services and the elderly to provide input about priority needs in Dothan. The City will continue to include Alliance 2 Benefit Children in community outreach, including providing information about public meetings and funding availability.</p>		
5 AMIKids, Inc.	<ul style="list-style-type: none"> • Services – children 	<ul style="list-style-type: none"> • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: Agency representatives attended focus groups related to children and youth, and basic needs and employment to provide input about priority needs in Dothan. The City will continue to include AMIKids, Inc. in community outreach, including providing information about public meetings and funding availability.</p>		

Agency/Groups/Organization	Type	Relevant Plan Section(s)
6 Ark Dothan	<ul style="list-style-type: none"> • Services – homeless, emergency assistance 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs – chronically homeless, families with children, veterans, unaccompanied youth • Homelessness strategy • Non-homeless special needs
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to housing and homelessness to provide input about priority needs in Dothan. Ark Dothan applied for PY 2025 funding and will receive CDBG funds to support improvements to its facility. The City will coordinate with agency staff as the project progresses and complete all required monitoring.</p>		
7 Caring Hands with Love by Peaches	<ul style="list-style-type: none"> • Services – health 	<ul style="list-style-type: none"> • Non-housing community development needs • Non-homeless special needs
<p>Method of Consultation and Anticipated Outcome: Agency representatives attended the focus group related to health/social services and the elderly to provide input about priority needs in Dothan. The City will continue to include Caring Hands in community outreach, including providing information about public meetings and funding availability.</p>		
8 Cherry Street AME Church	<ul style="list-style-type: none"> • Civic leaders 	<ul style="list-style-type: none"> • Housing needs • Anti-poverty strategy • Non-housing community development needs
<p>Method of Consultation and Anticipated Outcome: An agency representative attended a public meeting to provide input about priority needs in Dothan. The City will continue to include Cherry Street AME Church in community outreach, including providing information about public meetings and funding availability.</p>		
9 Christian Mission	<ul style="list-style-type: none"> • Services – homeless, children, education, employment, elderly persons, emergency assistance 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs – chronically homeless, families with children, veterans, unaccompanied youth • Non-housing community development strategy • Non-homeless special needs
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to housing and homelessness to provide input about priority needs in Dothan. The City will continue to include Christian Mission in community outreach, including providing information about public meetings and funding availability.</p>		
10 Coffee County Association of Service Agencies	<ul style="list-style-type: none"> • Regional organization 	<ul style="list-style-type: none"> • Housing need assessment • Homelessness needs – chronically homeless
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to housing and homelessness to provide input about priority needs in Dothan. The City will continue to include Coffee County Association of Service Agencies in community outreach, including providing information about public meetings and funding availability.</p>		

Agency/Groups/Organization	Type	Relevant Plan Section(s)
11 Disabled American Veterans	<ul style="list-style-type: none"> • Services – homeless, employment, elderly persons 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs – veterans • Non-housing community development strategy • Non-homeless special needs
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to housing and homelessness to provide input about priority needs in Dothan. The City will continue to include Disabled American Veterans in community outreach, including providing information about public meetings and funding availability.</p>		
12 Dothan Career Center	<ul style="list-style-type: none"> • Services – employment 	<ul style="list-style-type: none"> • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to basic needs and employment to provide input about priority needs in Dothan. The City will continue to include the Dothan Career Center in community outreach, including providing information about public meetings and funding availability.</p>		
13 Dothan City Commission	<ul style="list-style-type: none"> • Elected officials 	<ul style="list-style-type: none"> • Project selections
<p>Method of Consultation and Anticipated Outcome: Dothan City Commissioners were invited to attend all public meetings and focus groups. Commission members joined the focus groups related to children and youth and basic needs and employment, as well as one of the public meetings. For each program year during the five-year planning period, the City Commission will approve projects to be funded through CDBG.</p>		
14 Dothan City Schools	<ul style="list-style-type: none"> • Services – children, education 	<ul style="list-style-type: none"> • Homeless needs – families with children • Non-homeless special needs • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to children and youth to provide input about priority needs in Dothan. Over the next five years, the City will continue looking for opportunities to partner with the school system to provide needed services to children and families.</p>		
15 Dothan Community Development Advisory Committee	<ul style="list-style-type: none"> • Civic leaders 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs – chronically homeless, families with children, veterans, unaccompanied youth • Non-homeless special needs • Non-housing community development strategy • Anti-poverty strategy
<p>Method of Consultation and Anticipated Outcome: Representatives from the Community Development Advisory Committee (CDAC) attended all focus groups and public meetings. The CDAC reviewed the CDBG applications received by the City, held interviews with the applicants, and selected projects to recommend for funding during PY 2025.</p>		

Agency/Groups/Organization	Type	Relevant Plan Section(s)
16 Dothan Housing	<ul style="list-style-type: none"> • Housing • PHA 	<ul style="list-style-type: none"> • Housing need assessment • Public housing needs • Homeless needs – chronically homeless, families with children • Anti-poverty strategy
<p>Method of Consultation and Anticipated Outcome: Representatives for Dothan Housing attended focus groups related to children and youth, housing and homelessness, and health/social services and the elderly to provide input about priority needs in Dothan. Dothan Housing also submitted two applications for PY 2025 funding and will receive CDBG funds to support a rental rehab program. The City will coordinate with agency staff as the project progresses and complete all required monitoring. The City of Dothan will also continue its collaboration with Dothan Housing to implement strategies from the 2018 Strategic Affordable Housing Implementation Plan.</p>		
17 Dothan Leisure Services	<ul style="list-style-type: none"> • Other government – local 	<ul style="list-style-type: none"> • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to children and youth to provide input about priority needs in Dothan. Dothan Leisure Services applied for PY 2025 funding. While the department will not receive CDBG funds in PY 2025, the City will keep Dothan Leisure Services informed regarding future funding opportunities.</p>		
18 Dothan Municipal Court	<ul style="list-style-type: none"> • Services – homeless • Other government – local 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs – chronically homeless • Homelessness strategy
<p>Method of Consultation and Anticipated Outcome: An agency representative attended focus groups related to housing and homelessness and basic needs and employment to provide input about priority needs in Dothan. Over the next five years, the Community Development Division will continue working with Municipal Court representatives through the Wiregrass Continuum of Care.</p>		
19 Exchange Center for Child Abuse Prevention	<ul style="list-style-type: none"> • Services – victims of domestic violence, children 	<ul style="list-style-type: none"> • Non-homeless special needs • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: The agency submitted an application for PY 2025 funding and will receive CDBG funds to support its Parent Aide program. The City will coordinate with agency staff as the project progresses and complete all required monitoring.</p>		
20 Gateway Management	<ul style="list-style-type: none"> • Housing 	<ul style="list-style-type: none"> • Housing need assessment • Market analysis
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to housing and homelessness to provide input about priority needs in Dothan. The City will continue to include Gateway Management in community outreach, including providing information about public meetings and funding availability.</p>		
21 Genesis Associates	<ul style="list-style-type: none"> • Services – children, education 	<ul style="list-style-type: none"> • Non-housing community development strategy

Agency/Groups/Organization	Type	Relevant Plan Section(s)
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to housing and homelessness to provide input about priority needs in Dothan. The City will continue to include Genesis Associates in community outreach, including providing information about public meetings and funding availability.</p>		
22 Girls, Inc.	<ul style="list-style-type: none"> • Services – children, education 	<ul style="list-style-type: none"> • Non-housing community development strategy • Anti-poverty strategy
<p>Method of Consultation and Anticipated Outcome: Girls, Inc. submitted two applications for PY 2025 funding and will receive CDBG funds to support its scholarship program and roof repairs at its facility. The City will coordinate with agency staff as the projects progresses and complete all required monitoring.</p>		
23 Greater Beulah Baptist Church	<ul style="list-style-type: none"> • Civic leaders 	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: Agency representatives attended the focus group related to housing and homelessness and a public meeting to provide input about priority needs in Dothan. The City will continue to include Greater Beulah Baptist Church in community outreach, including providing information about public meetings and funding availability.</p>		
24 Good News Ministry	<ul style="list-style-type: none"> • Civic leaders 	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to health/social service and the elderly to provide input about priority needs in Dothan. The City will continue to include Good News Ministry in community outreach, including providing information about public meetings and funding availability.</p>		
25 Haven Oasis	<ul style="list-style-type: none"> • Services – homeless 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs – chronically homeless, families with children, veterans, unaccompanied youth • Homelessness strategy
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to housing and homelessness to provide input about priority needs in Dothan. Over the next five years, the City will continue working with Haven Oasis representatives through the Wiregrass Continuum of Care.</p>		
26 Hawk-Houston Youth Enrichment Center	<ul style="list-style-type: none"> • Services – children, education 	<ul style="list-style-type: none"> • Housing need assessment • Non-homeless special needs • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: Agency representatives attended the focus group related to youth and children to provide input about priority needs in Dothan. The City will continue to include Hawk-Houston in community outreach, including providing information about public meetings and funding availability.</p>		

Agency/Groups/Organization	Type	Relevant Plan Section(s)
27 House of Ruth	<ul style="list-style-type: none"> • Services – children, homeless, victims of domestic violence 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs – chronically homeless, families with children, veterans, unaccompanied youth • Non-homeless special needs
<p>Method of Consultation and Anticipated Outcome: Agency representatives attended focus groups related to housing and homelessness and health/social services and the elderly to provide input about priority needs in Dothan. The City will continue to include House of Ruth in community outreach, including providing information about public meetings and funding availability.</p>		
28 ImmanuEl’s Fountain Christian Fellowship	<ul style="list-style-type: none"> • Civic leaders 	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: An agency representative attended a public meeting to provide input about priority needs in Dothan. The City will continue to include Good News Ministry in community outreach, including providing information about public meetings and funding availability.</p>		
29 Lifted Higher Ministries	<ul style="list-style-type: none"> • Services – children, elderly persons, families 	<ul style="list-style-type: none"> • Non-homeless special needs • Non-housing community development strategy • Anti-poverty strategy
<p>Method of Consultation and Anticipated Outcome: Lifted Higher Ministries submitted an application for PY 2025 funding and will receive CDBG funds to support its Stronger Families for Stronger Communities program. The City will coordinate with agency staff as the projects progresses and complete all required monitoring.</p>		
30 Living Hope Community Outreach Center	<ul style="list-style-type: none"> • Services – education, emergency assistance 	<ul style="list-style-type: none"> • Housing need assessment • Non-homeless special needs • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to housing and homelessness to provide input about priority needs in Dothan. Over the next five years, the City will continue working with Living Hope Community Outreach Center representatives through the Wiregrass Continuum of Care.</p>		
31 Love in Action	<ul style="list-style-type: none"> • Services – emergency assistance, homeless 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs – chronically homeless, families with children, veterans, unaccompanied youth • Non-homeless special needs
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to housing and homelessness to provide input about priority needs in Dothan. Over the next five years, the City will continue working with Love in Action representatives through the Wiregrass Continuum of Care.</p>		

Agency/Groups/Organization	Type	Relevant Plan Section(s)
32 Legal Services Alabama	<ul style="list-style-type: none"> • Services – fair housing, legal services 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs – chronically homeless, families with children, veterans, unaccompanied youth • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to housing and homelessness to provide input about priority needs in Dothan. Legal Services Alabama applied for PY 2025 funding and will receive CDBG funds to support its homelessness prevention program. The City will coordinate with agency staff as the project progresses and complete all required monitoring.</p>		
33 NAACP	<ul style="list-style-type: none"> • Civic leaders 	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: Agency representatives attended the focus groups related to children and youth and health/social services and the elderly, as well as a public meeting, to provide input about priority needs in Dothan. The City will continue to include the NAACP in community outreach, including providing information about public meetings and funding availability.</p>		
34 New Beginning Ministries	<ul style="list-style-type: none"> • Civic leaders 	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to children and youth to provide input about priority needs in Dothan. New Beginning Ministries applied for PY 2025 funding and will receive CDBG funds to make facility improvements. The City will coordinate with agency staff as the project progresses and complete all required monitoring.</p>		
35 Northview Christian Church	<ul style="list-style-type: none"> • Civic leaders 	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to children and youth to provide input about priority needs in Dothan. The City will continue to include Northview Christian Church in community outreach, including providing information about public meetings and funding availability.</p>		
36 Poplar Head Farmers Market	<ul style="list-style-type: none"> • Services – food access • Business leaders • Economic development 	<ul style="list-style-type: none"> • Non-housing community development strategy • Anti-poverty strategy
<p>Method of Consultation and Anticipated Outcome: Poplar Head Farmers Market applied for PY 2025 funding. While the agency will not receive PY 2025 CDBG funds, City staff will keep the Farmers Market informed regarding future funding opportunities.</p>		
37 Purposed Life, LLC	<ul style="list-style-type: none"> • Services – counseling 	<ul style="list-style-type: none"> • Non-homeless special needs • Non-housing community development strategy

Agency/Groups/Organization	Type	Relevant Plan Section(s)
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to basic needs and employment to provide input about priority needs in Dothan. The City will continue to include Purposed Life in community outreach, including providing information about public meetings and funding availability.</p>		
<p>38 Royale’s Special Heart Foundation</p>	<ul style="list-style-type: none"> • Services – children, emergency assistance 	<ul style="list-style-type: none"> • Non-homeless special needs • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to children and youth to provide input about priority needs in Dothan. Royale’s Special Heart Foundation applied for PY 2025 funding and will receive CDBG funds to support its food access program. The City will coordinate with agency staff as the project progresses and complete all required monitoring.</p>		
<p>39 The Salvation Army</p>	<ul style="list-style-type: none"> • Housing • Services – homeless • Regional organization 	<ul style="list-style-type: none"> • Homeless needs – chronically homeless, families with children, veterans, unaccompanied youth • Homelessness strategy
<p>Method of Consultation and Anticipated Outcome: Agency representatives attended focus groups related to housing and homelessness and health/social services and the elderly to provide input about priority needs in Dothan. The Salvation Army applied for PY 2025 funding and will receive CDBG funds to renovate its community center. The City will coordinate with agency staff as the project progresses and complete all required monitoring.</p>		
<p>40 Southeast Alabama Coalition for the Homeless (SEACH)</p>	<ul style="list-style-type: none"> • Continuum of Care • Services - homeless 	<ul style="list-style-type: none"> • Homeless needs – chronically homeless, families with children, veterans, unaccompanied youth • Homelessness strategy
<p>Method of Consultation and Anticipated Outcome: Agency representatives attended focus groups related to housing and homelessness and health/social services and the elderly to provide input about priority needs in Dothan. SEACH applied for PY 2025 funding and will receive CDBG funds to provide homeless services. The City will coordinate with agency staff as the project progresses and complete all required monitoring. Dothan staff will also continue to collaborate with SEACH through the Wiregrass Continuum of Care.</p>		
<p>41 Southeast Alabama Child Advocacy Center</p>	<ul style="list-style-type: none"> • Child welfare agency 	<ul style="list-style-type: none"> • Non-homeless special needs
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to health/social services and the elderly to provide input about priority needs in Dothan. The City will continue to include the Child Advocacy Center in community outreach, including providing information about public meetings and funding availability.</p>		
<p>42 Southeast Alabama Community Foundation</p>	<ul style="list-style-type: none"> • Regional Organization 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs – families with children • Non-housing community development strategy • Non-homeless special needs

Agency/Groups/Organization	Type	Relevant Plan Section(s)
<p>Method of Consultation and Anticipated Outcome: Agency representatives attended focus group related to children and youth, housing and homelessness, and basic needs and employment to provide input about priority needs in Dothan. The City will continue to include the Southeast Alabama Community Foundation in community outreach, including providing information about public meetings and funding availability.</p>		
<p>43 Southeast Alabama Rural Health Associates</p>	<ul style="list-style-type: none"> • Services – health • Regional organization 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs – chronically homeless • Non-homeless special needs • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to housing and homelessness to provide input about priority needs in Dothan. The City will continue to include the Southeast Alabama Rural Health Associates in community outreach, including providing information about public meetings and funding availability, and collaborating with the agency through the Wiregrass Continuum of Care.</p>		
<p>44 Southeast Alabama Youth Services</p>	<ul style="list-style-type: none"> • Services – children • Regional organization 	<ul style="list-style-type: none"> • Non-homeless special needs • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to children and youth to provide input about priority needs in Dothan. The City will continue to include the Southeast Alabama Youth Services in community outreach, including providing information about public meetings and funding availability.</p>		
<p>45 Southeast Intervention Group dba Herring Houses</p>	<ul style="list-style-type: none"> • Housing • Services – homeless, health 	<ul style="list-style-type: none"> • Housing need assessment • Homeless needs – chronically homeless • Homelessness strategy
<p>Method of Consultation and Anticipated Outcome: Southeast Intervention Group applied for PY 2025 funding and will receive CDBG funds to support its Herring Houses. The City will coordinate with agency staff as the projects progresses and complete all required monitoring.</p>		
<p>46 Southern Alabama Regional Council on Aging (SARCOA)</p>	<ul style="list-style-type: none"> • Services – elderly persons 	<ul style="list-style-type: none"> • Housing need assessment • Non-homeless special needs • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to health/social services and the elderly to provide input about priority needs in Dothan. The City will continue to include SARCOA in community outreach, including providing information about public meetings and funding availability.</p>		
<p>47 SpectraCare</p>	<ul style="list-style-type: none"> • Services – health 	<ul style="list-style-type: none"> • Non-homeless special needs • Non-housing community development strategy

Agency/Groups/Organization	Type	Relevant Plan Section(s)
<p>Method of Consultation and Anticipated Outcome: Agency representatives attended the focus groups related to housing and homelessness and health/social services and the elderly to provide input about priority needs in Dothan. The City will continue to include SpectraCare in community outreach, including providing information about public meetings and funding availability.</p>		
48	The Banyan Foundation	<ul style="list-style-type: none"> • Housing • Services – elderly persons • Housing need assessment • Non-homeless special needs • Market analysis
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to housing and homelessness to provide input about priority needs in Dothan. The Banyan Foundation applied for PY 2025 funding but will not receive any PY 2025 CDBG funds. The City will keep the Banyan Foundation informed regarding future funding opportunities.</p>		
49	The Harbor	<ul style="list-style-type: none"> • Services – emergency assistance, employment • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to housing and homelessness to provide input about priority needs in Dothan. The City will continue to include The Harbor in community outreach, including providing information about public meetings and funding availability, and collaborating with the agency through the Wiregrass Continuum of Care.</p>		
50	The Sole Circle Foundation	<ul style="list-style-type: none"> • Services – children • Non-homeless special needs • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to children and youth to provide input about priority needs in Dothan. The City will continue to include The Sole Circle Foundation in community outreach, including providing information about public meetings and funding availability.</p>		
51	Time Youth Dothan	<ul style="list-style-type: none"> • Services – children, education, employment • Non-homeless special needs • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: Agency representatives attended two neighborhood meetings to provide input about priority needs in Dothan. Time Youth Dothan applied for PY 2025 funding and will receive CDBG funds to support facility improvements at its Youth Center. The City will coordinate with agency staff as the projects progresses and complete all required monitoring.</p>		
52	United Way/211	<ul style="list-style-type: none"> • Other – charitable organizations • Housing needs assessment • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to housing and homelessness to provide input about priority needs in Dothan. The City will continue to include United Way in community outreach, including providing information about public meetings and funding availability.</p>		
53	Whigham Enterprises	<ul style="list-style-type: none"> • Services – case management • Non-housing community development strategy • Market analysis

Agency/Groups/Organization	Type	Relevant Plan Section(s)
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to basic needs and employment to provide input about priority needs in Dothan. The City will continue to include Whigham Enterprises in community outreach, including providing information about public meetings and funding availability.</p>		
54	Wiregrass Angel House	<ul style="list-style-type: none"> • Services – children, victims of domestic violence, violence prevention • Non-homeless special needs • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: Wiregrass Angel House applied for PY 2025 funding and will receive CDBG funds to support its family violence programs. The City will coordinate with agency staff as the projects progresses and complete all required monitoring.</p>		
55	Wiregrass Gives	<ul style="list-style-type: none"> • Other – charitable organizations • Housing need assessment • Homeless needs – chronically homeless, families with children • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to housing and homelessness to provide input about priority needs in Dothan. The City will continue to include Wiregrass Gives in community outreach, including providing information about public meetings and funding availability, and collaborate through the Wiregrass Continuum of Care.</p>		
56	Wiregrass Habitat for Humanity	<ul style="list-style-type: none"> • Housing • Services – housing • Housing need assessment • Market analysis
<p>Method of Consultation and Anticipated Outcome: Habitat for Humanity will receive PY 2025 CDBG funds to continue its critical home repair and weatherization programs. The City will coordinate with agency staff as the projects progresses and complete all required monitoring.</p>		
57	Wiregrass Hope Center	<ul style="list-style-type: none"> • Services – health • Non-homeless special needs • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: An agency representative attended the focus group related to health/social services and the elderly to provide input about priority needs in Dothan. The City will continue to include Wiregrass Hope Center in community outreach, including providing information about public meetings and funding availability.</p>		
58	Wiregrass Rehabilitation Center	<ul style="list-style-type: none"> • Services – people with disabilities, employment • Housing need assessment • Non-homeless special needs • Market analysis
<p>Method of Consultation and Anticipated Outcome: The Wiregrass Rehabilitation Center applied for PY 2025 funding and will receive CDBG funds to support improvements to its facility. The City will coordinate with agency staff as the project progresses and complete all required monitoring.</p>		
59	Wiregrass Youth Choral Society	<ul style="list-style-type: none"> • Services – children, education • Non-housing community development strategy

Agency/Groups/Organization	Type	Relevant Plan Section(s)
<p>Method of Consultation and Anticipated Outcome: The Wiregrass Youth Choral Society applied for PY 2025 funding and will receive CDBG funds to support access to music, arts and other cultural activities for low- and moderate-income youth. The City will coordinate with agency staff as the project progresses and complete all required monitoring.</p>		
60	Wright Star Foundation	<ul style="list-style-type: none"> • Services – children, education • Non-homeless special needs • Non-housing community development strategy
<p>Method of Consultation and Anticipated Outcome: Agency representatives attended the focus group related to children and youth to provide input about priority needs in Dothan. The Wright Star Foundation applied for PY 2025 funding and will receive CDBG funds to support its youth program. The City will coordinate with agency staff as the projects progresses and complete all required monitoring.</p>		

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

Efforts were made to consult as broad a group of community stakeholders as possible. Email notifications regarding the public meetings, focus groups, and community survey were distributed by the City of Dothan to more than 65 contacts representing a variety of viewpoints including elected officials and staff, housing authority staff, housing developers, nonprofit organizations, homeless housing and service providers, mental health service providers, agencies serving people with disabilities, family and senior services, workforce development organizations, mortgage lenders, and others. Announcements regarding the meetings, focus groups, and survey were also made at City Commission meetings and advertised by Community Development Advisory Committee members. No agency types were excluded from participation.

Describe cooperation and coordination with other public entities, including the state and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(1)).

The City of Dothan operates under a Memorandum of Agreement with Dothan Housing to increase affordable housing options in the city. Under the MOA, the City of Dothan and Dothan Housing divide responsibilities to enact the recommendations of the 2018 Strategic Affordable Housing Implementation Plan. These responsibilities include the creation of a loan program for homeowners, new RFPs for affordable housing developers, capacity-building for local non-profits and faith-based organizations, and the provision of fair housing education.

In implementing its Consolidated Plan, Dothan will continue coordinating with regional organizations serving southeast Alabama and relevant state agencies, including the Dothan Area Chamber of Commerce, Southeast Alabama Regional Council on Aging (SARCOA), Southeast Alabama Coalition for

the Homeless (SEACH), Southeast Alabama Regional Planning Commission, Central Alabama Fair Housing Center, and the Alabama Housing Finance Authority.

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

TABLE 3 – OTHER LOCAL/REGIONAL/FEDERAL PLANNING EFFORTS

Plan Name	Lead Agency	Overlap with Strategic Plan
Continuum of Care Point-in-Time Homeless Count (2022)	SEACH (AL-508 CoC)	The Point-in-Time Count identifies the number of homeless individuals in the Continuum of Care in order to understand levels of need for homeless housing and services, which are 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 Implementation Plan (2018)	City of Dothan Dothan Housing	The Strategic Affordable Housing Implementation 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.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

Summarize the citizen participation process, efforts to broaden citizen participation, and impact on goal setting.

Creation of this Consolidated Plan involved gathering input from residents and stakeholders regarding housing and community development conditions, needs, and opportunities in Dothan. Residents and stakeholders were invited to provide input by attending one of five public meetings, joining a series of focus groups, or completing a community survey. This section outlines the community participation process, while input received from the public is summarized in Table 4.

Public Meetings

The City of Dothan hosted five in-person public meetings, in different locations around the city. The meetings began with an overview of the Consolidated Planning process and eligible uses of CDBG funds, followed by interactive discussions of community need, fair housing, and access to opportunity. Approximately 20 participants joined one of the community meetings. Dates, times, and locations for the meetings are shown below:

District 1

Monday, March 3, 2025
6 PM
Andrew Belle Community Center
1270 Lake Street, Dothan

District 2

Tuesday, March 4, 2025
6 PM
Wiregrass Recreation Center
620 Sixth Avenue, Dothan

Districts 3 and 4

Wednesday, March 5, 2025
6 PM
Doug Tew Therapeutic Recreation Center
300 Garland Street, Dothan

Districts 5 and 6

Thursday, March 6, 2025
6 PM
Westgate Recreation Center
501 Recreation Road, Dothan

Citywide Meeting

Friday, March 7, 2025
Noon
Dothan Civic Center
126 North St. Andrews Street, Dothan

Focus Groups

In addition to community meetings, the planning team engaged with residents and stakeholders through focus groups intended to seek perspectives about specific themes. Themes included: (1)

Children & Youth, (2) Basic Needs & Employment, (3) Health and Social Services, and Elderly Needs, and (4) Housing and Homelessness. Focus groups included an interactive discussion of needs and priorities related to community development and affordable housing as related to the topic or population group in question. Dates, times, and locations for the focus groups are shown below:

Children & Youth

Monday, March 3, 2025

1 PM

Hawk-Houston Youth Enrichment Center

329 Chickasaw Street, Dothan

35 attendees

Health & Social Services and Elderly Needs

Wednesday, March 5, 2025

Noon

Houston-Henry County Association of Service

Agencies, 1001 Montana Street, Dothan

35 attendees

Basic Needs & Employment

Tuesday, March 4, 2025

1 PM

Alfred Saliba Family Services Center

301 West Lafayette Street, Dothan

14 attendees

Housing & Homelessness

Thursday, March 6, 2025

Noon

SEACH and Dothan Housing

1001 Montana Street, Dothan

42 attendees

Community Survey

The third method for obtaining community input was a 16-question survey available to the public, including people living or working in the city, and other stakeholders. Survey questions focused on housing and community development priorities and areas of the city that may need focused revitalization efforts. The survey was available online on the project website and in hard copy during March and April 2025. Hard copies were distributed at in-person community meetings and focus groups. A total of 60 survey responses were received.

Public Comment Periods and Public Hearings

The City of Dothan held a 30-day public comment period to receive comments on the draft 2025-2029 Consolidated Plan and 2025 Annual Action Plan from Tuesday, July 1 through Thursday, July 31, 2025. The City of Dothan held a second 30-day public comment period to receive additional comments on the draft plans from Tuesday, September 3 through Thursday, October 2, 2025.

During those times copies of the draft plans were available for public review at the Dothan-Houston County Library Downtown Branch, the City of Dothan Customer Service Center, the Dothan Civic Center, and on the City's website.

Residents and stakeholders could provide written comments to City of Dothan, Planning and Development Department, 126 N. St. Andrews Street, Dothan, AL 36302 or by email to twells@dothan.org. Dothan also held public hearings to receive comments on the Plans on August 5 and September 16, 2025, both at a Dothan City Commission meeting.

Publicity for Community Engagement Activities

Advertisements for the community meetings, the focus groups, and the survey were geared toward the general public, as well as nonprofits, service providers, housing providers, and others working with low- and moderate-income households and special needs populations. Community input opportunities were advertised through public notices on the City’s website and social media, announcements at City Commission meetings, an article in the *Wiregrass Daily News*, e-mails to community stakeholders, and by Community Development Advisory Board members.

Invitations were sent directly to contacts representing a variety of viewpoints, including elected officials and staff, housing developers, nonprofit organizations, homeless housing and service providers, mental health service providers, organizations serving people with disabilities, family and senior services, workforce development organizations, and others.

Meeting advertisements noted that accommodations (including translation, interpretation, or accessibility needs) were available if needed; no requests for accommodations were received.

DRAFT

Citizen Participation Outreach

TABLE 4 – CITIZEN PARTICIPATION OUTREACH

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
City website and social media	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	N/A	Not applicable. The City posted notices regarding all public meetings, focus groups, and the survey on its website, event calendar, and social media pages. The City of Dothan’s Facebook page is available at facebook.com/cityofdothan/ and its Instagram page is at instagram.com/cityofdothan/ .	N/A
Local media	Residents, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	N/A	Not applicable. The Wiregrass Daily News published an article regarding the Consolidated Plan and Annual Action Plan process, including public meetings and a link to the community survey. The article is available at: wiregrassdailynews.com/news/alabama/2025-02-12/dothan-seeks-public-input-for-community-development-plans/	N/A
Public meetings	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	20 participants	<p>Community Input Themes</p> <ul style="list-style-type: none"> • A very large number of residents experience housing cost burden. • There is a large need to address blighted properties and landlords who keep rental housing in poor condition. • Accessory dwelling units (ADUs) and tiny homes should be considered as forms of affordable housing, which would require changes to the zoning code. • Dothan should look for ways to incentivize private investors to build more affordable housing. • There is a significant gap in services for the elderly, including in connecting the elderly to existing services. 	None

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
Focus groups	Housing and service providers; Community development practitioners	126 participants	<ul style="list-style-type: none"> • Eviction prevention and education is an important element of addressing housing needs. • A lack of transportation leads to and exacerbates almost every other issue. 	
			<p>Community Input Themes</p> <ul style="list-style-type: none"> • Transportation is a large need in the area and a lack of access impacts most other unmet needs. • There is not enough homeless housing available, including emergency shelter, transitional, and supportive housing. • There is a significant need for mental health services, including adolescent services. • There should be more college or vocation readiness resources for youth. • Housing instability significantly impacts Dothan’s youth. • There is a significant need for basic employment readiness programs. • There is a significant issue with connecting residents to already existing resources – many existing resources are not being leveraged to their full potential because people don’t know about them, and they aren’t advertised well. • Dothan has a severe mental health crisis and a lack of resources to address it. • There is a massive issue with blighted properties that need to be addressed. 	None

Outreach Mode	Outreach Target	Response	Comments Received	Unaccepted Comments
Community survey	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	60 participants	Survey Response Themes <ul style="list-style-type: none"> • There is a large need for senior housing and senior services. • There is a large need for housing rehab and repair assistance programs. • There is not enough emergency homeless housing available. • There is a large need for expanded childcare and after school services that people can afford. • Affordable housing should be prioritized when choosing CDBG projects. • There is a need to rehab or demolish blighted properties. • There are very few available transportation resources, which contributes to other issues. 	None
Public hearings	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	TBD	TBD	TBD
Public comment period	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	TBD	TBD	TBD



FIVE-YEAR CONSOLIDATED PLAN: NEEDS ASSESSMENT



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NA-05 Overview

Needs Assessment Overview

To inform development of priorities and goals over the next five years, this section of the Consolidated Plan discusses housing, community development, and economic development needs in Dothan. It relies on data from the U.S. Census, the 2016-2020 5-Year American Community Survey (ACS), and a special tabulation of ACS data known as Comprehensive Housing Affordability Strategy (CHAS) data that estimates the number of households with one or more housing needs. Local data regarding homelessness and assisted housing is included. Finally, public input gathered through focus groups, meetings, and the community survey are coupled with data analysis to identify priority needs related to affordable housing, homelessness, assisted housing, community development, and economic development in Dothan.

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NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

According to 2016–2020 ACS data, Dothan has a population of 68,590 living in 26,655 households. Between 2009 and 2020, the population increased by 1% and the number of households increased by 3%. Data provided in the following tables present estimates from the 2016-2020 5-Year American Community Survey for Dothan.

Table 6 segments households by income and household type, including small families (2-4 members), large families (5 or more members), households with seniors, and households with young children. Within the city, 43% of all households are categorized as low- to moderate-income, earning less than 80% of the HUD-Adjusted Median Family Income (HAMFI). Of these, 3,634 households earn less than 30% HAMFI, representing approximately 14% of all households in Dothan. Among all low- and moderate-income households, small families represent the largest share (31%), followed by households with at least one senior aged 62-74 (24%).

For many low- and moderate-income households in Dothan, finding and maintaining suitable housing at an affordable cost is a challenge. Tables 7 through 12 identify housing needs by tenure based on Comprehensive Housing Affordability Strategy (CHAS) data. CHAS data is a special tabulation of the U.S. Census Bureau’s American Community Survey (ACS) that is largely not available through standard Census products. This special dataset provides counts of the number of households that fit certain combinations of HUD-specified housing needs, HUD-defined income limits (primarily 30, 50, and 80% of HAMFI), and household types of particular interest to planners and policy makers.

To assess affordability and other types of housing needs, HUD defines four housing problems:

1. **Cost burden:** A household has a cost burden if its monthly housing costs (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renters) exceed 30% of monthly income.
2. **Overcrowding:** A household is overcrowded if there is more than 1 person per room, not including kitchens and bathrooms.
3. **Lack of complete kitchen facilities:** A household lacks complete kitchen facilities if it lacks one or more of the following: cooking facilities, refrigerator, or a sink with piped water.
4. **Lack of complete plumbing facilities:** A household lacks complete plumbing facilities if it lacks one or more of the following: hot and cold piped water, a flush toilet, or a bathtub or shower.

HUD also defines four severe housing problems, including a severe cost burden (more than 50% of monthly household income is spent on housing costs), severe overcrowding (more than 1.5 people

per room, not including kitchens or bathrooms), lack of complete kitchen facilities (as described above), and lack of complete plumbing facilities (as described above).

The data in Table 7 indicates that 6,704 households, or approximately one-quarter of all households in Dothan, experience one or more housing problems such as overcrowding, cost burden, or substandard housing. A total of 3,349 households (13%) experience at least one severe housing problem, as shown in Table 8.

Housing cost burden is the most common housing problem in Dothan. Data indicates that nearly one-quarter (24%) of all households, or 6,255 households, are burdened by housing costs by spending more than 30% of their income on housing. Slightly more than one-third (38%) of these cost-burdened households experience severe cost-burdens, spending over 50% of their income on housing. More than half (55%) of all low- to moderate-income households are burdened by housing costs while the same percentage of very low-income households (0-30% HAMFI) experience severe cost burdens, making housing affordability the most prevalent housing problem in these income groups.

TABLE 5 – HOUSING NEEDS ASSESSMENT DEMOGRAPHICS

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	67,710	68,590	1%
Households	25,910	26,655	3%
Median Income	\$42,426	\$48,377	14%

Source: 2005-2009 ACS (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households

TABLE 6 – TOTAL HOUSEHOLDS TABLE

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total households	3,634	3,185	4,604	2,490	12,745
Small family households	1,059	985	1,540	975	6,274
Large family Households	175	120	205	170	745
Household contains at least one person 62-74 years of age	760	800	1,229	560	3,269
Household contains at least one person age 75 or older	500	684	810	440	1,220

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Households with one or more children 6 years old or younger	675	483	539	373	1,059

Source: 2016-2020 CHAS

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Housing Needs Summary Tables

1. Housing Problems (Households with One of the Listed Needs)

TABLE 7 – HOUSING PROBLEMS

	Renter Households					Owner Households				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	30	35	10	0	75	15	4	4	4	27
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	10	0	4	4	18	4	0	4	0	8
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	50	40	15	0	105	4	20	4	0	28
Housing cost burden greater than 50% of income (and none of the above problems)	1,435	465	45	4	1,949	569	385	130	50	1,134
Housing cost burden greater than 30% of income (and none of the above problems)	330	880	875	100	2,185	190	325	465	195	1,175
Zero/negative Income (and none of the above problems)	365	0	0	0	365	120	0	0	0	120

Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with One or More Severe Housing Problems: Lacks Kitchen or Complete Plumbing, Severe Overcrowding, Severe Cost Burden)

TABLE 8 – HOUSING PROBLEMS 2

	Renter Households					Owner Households				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	1,525	540	75	10	2,150	599	410	140	50	1,199
Having none of four housing problems	980	1,280	2,284	1,080	5,624	530	960	2,109	1,350	4,949
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Source: 2016-2020 CHAS

3. Cost Burden > 30%

TABLE 9 – COST BURDEN > 30%

	Renter Households				Owner Households			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	680	570	405	1,655	134	165	185	484
Large Related	115	54	30	199	19	35	19	73
Elderly	405	345	244	994	440	435	305	1,180
Other	645	445	250	1,340	170	75	85	330
Total need by income	1,845	1,414	929	4,188	763	710	594	2,067

	Renter Households				Owner Households			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total

Source: 2016-2020 CHAS

4. Cost Burden > 50%

TABLE 10 – COST BURDEN > 50%

	Renter Households				Owner Households			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	0	0	215	215	114	120	0	234
Large Related	0	0	4	4	15	15	4	34
Elderly	295	130	19	444	300	215	75	590
Other	0	540	145	685	145	0	0	145
Total need by income	295	670	383	1,348	574	350	79	1,003

Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

TABLE 11 – CROWDING INFORMATION – 1/2

	Renter Households					Owner Households				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	30	40	15	4	89	4	4	4	0	12

	Renter Households					Owner Households				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	30	4	4	0	38	4	15	4	0	23
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	60	44	19	4	127	8	19	8	0	35

Source: 2016-2020 CHAS

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TABLE 12 – CROWDING INFORMATION – 2/2

	Renter Households				Owner Households			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with children present	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Note: Data is not available through CHAS or ACS and the City of Dothan does not prepare estimates of crowding in households with children present.

Describe the number and type of single person households in need of housing assistance.

Non-elderly single person households in need of housing assistance are included in the “Other” category of Tables 9 and 10. This category includes multi-person households whose members are unrelated (e.g., roommates, unmarried partners, etc.). There are an estimated 1,670 single-person or multi-person unrelated households with low or moderate incomes who are housing cost burdened. Single-person or multi-person unrelated households make up approximately 27% of all cost-burdened low- and moderate-income households in Dothan.

The distribution of these households spending more than 30% of their income on housing costs is concentrated in the lowest income levels. Nearly half (49%) of these cost-burdened households have very low incomes (0-30% HAMFI), 31% have low incomes (>30-50% HAMFI), and 20% have moderate incomes (>50-80% HAMFI). The vast majority (80%) of “Other” households that are cost burdened are renters.

Single-person and multi-person unrelated households comprise more than one-third (35%) of all households experiencing a severe cost burden. The majority of these severely cost-burdened households (83%) are renters. All renter households in this category experiencing severe housing cost burden have low to moderate levels of income (>30-80% HAMFI). Conversely, for owner households in this category, all single-person and multi-person unrelated households experiencing severe cost burdens are those with very low incomes (0-30% HAMFI).

Table 11 provides data for single-person, non-family households categorized under “Other, non-family households,” and indicates that no households in this category experience problems with overcrowding.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

People with Disabilities

Data from the 2019-2023 American Community Survey (ACS) estimates that approximately 16% of the civilian noninstitutionalized population in Dothan has a disability. The need for housing assistance for this population is evident in the city's assisted housing inventory; data from Dothan Housing shows there are 102 families with a disabled member in public housing and 117 families with a disabled member utilizing Housing Choice Vouchers. This need was also reflected in community needs surveys, where nearly one-fourth of all respondent households reported having at least one member with a disability.

Assuming the pattern of low- to moderate-income households experiencing more housing problems applies, poverty status data could indicate if disabled populations have a greater risk of experiencing housing problems. 2019-2023 ACS estimates for Alabama show that the poverty rate for individuals with a disability is approximately 24%. In comparison, very low-income households (with income below 30% HAMFI) make up 14% of Dothan's total households but account for 39% of those with housing problems. The higher poverty rate among persons with disabilities suggests an increased susceptibility to housing problems. Additionally, people with disabilities often face greater difficulty finding appropriate housing, given the scarcity of housing that is both affordable and physically accessible confirmed by local non-profit providers.

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking

Several agencies in Dothan assist survivors of domestic violence, dating violence, sexual assault, and stalking; however, the situation for survivors seeking safe housing remains critical. According to state-level crime data, thousands of domestic violence offenses are reported in Alabama annually, indicating a significant and consistent demand for safe refuge and supportive services.¹ The House of Ruth provides emergency shelter and services to domestic violence survivors but has a limited capacity of approximately 25 beds. The number of individuals in need of safe housing far exceeds the number of emergency shelter units available specifically for these families.² This underscores the significant gap between the high demand for services and the availability of safe housing options for survivors and their children in Dothan.

¹ Alabama Law Enforcement Agency. (2023). Crime in Alabama 2022. Retrieved from <https://www.alea.gov/sbi/crime-alabama-reports>

² House of Ruth. Services. Retrieved from <https://houseofruthdothan.org/>

What are the most common housing problems?

Housing cost burden is overwhelmingly the most common housing problem in the city. According to CHAS data, a total of 6,255 low- and moderate-income households are cost-burdened, paying more than 30% of their income on housing. This includes 4,188 renter households and 2,067 owner households. Of these, 2,351 are severely cost-burdened, paying more than 50% of their income for housing. In contrast, other physical housing problems are far less prevalent. Only 162 households are reported as living in overcrowded conditions, and 102 households live in substandard housing lacking a complete kitchen or plumbing. While the quantitative data on physical condition is low, qualitative feedback from public meetings indicated that deteriorating housing stock and lack of landlord accountability are significant concerns at the neighborhood level.

Are any populations/household types more affected than others by these problems?

Among low- and moderate-income households, renters are more likely to experience housing problems than homeowners. Approximately 56% of low- and moderate-income renter households face at least one housing problem, compared to 39% of low- and moderate-income owner households. Both renter and owner households earning between 0-30% AMI are particularly vulnerable to severe housing problems. Renters with incomes below 30% HAMFI make up nearly half (46%) of all households experiencing severe housing problems, and this figure increases to 62% when including renters earning less than 50% HAMFI. In contrast, while owner households experience fewer problems overall, the absolute number of owners with at least one housing problem is highest among very low-income owner households (earning 0-30% HAMFI), which accounts for 33% of all owner households with a housing problem. This emphasizes the greater prevalence of severe housing problems among lower-income renters, while very low-income owners also encounter significant difficulties.

In terms of housing cost burdens, the number of homeowners spending over 30% of their income on housing is highest among the very low-income group (0-30% HAMFI) accounting for 37% of all cost-burdened homeowners. For renters, the number of households that are severely cost-burdened is highest among low-income renters (earning >30-50% HAMFI), representing nearly half of all severely cost-burdened renters. However, very low-income households face a higher likelihood of severe cost burdens compared to low- and moderate-income homeowners. All severely cost-burdened households (100%) earn less than 80% HAMFI. Additionally, renter households are more than five times as likely to experience overcrowding compared to owner households.

Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but at imminent risk of either residing in shelters or becoming unsheltered (91.205(c)/91.305(c)).

In 2024, the federal poverty line for a four-person household was \$31,200.³ According to 2019-2023 ACS data, 17.5% of residents in Dothan are living at or below the poverty level.¹ More than one-third (36%) of female-headed households with children and no spouse are below the poverty level, significantly higher than the 6% of married-couple families.⁴¹

Low wages, rising rental costs, and the scarcity of affordable housing for low- and very low-income households place vulnerable households at even greater risk for eviction or homelessness. Individuals and families at imminent risk and those who have experienced homelessness and are receiving rapid re-housing assistance often face a myriad of barriers including prior histories of homelessness or eviction, chronic physical or mental disabilities, poor credit, criminal histories, and limited access to additional education or job skills training. The greatest need of formerly homeless families and individuals receiving rapid re-housing assistance is the availability of standard housing that is affordable to households at or below 50% AMI.

Discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

For formerly homeless families and individuals nearing the termination of assistance, a top need is to secure safe, affordable permanent housing. Other needs may include access to job training, employment and education programs, including supportive employment agencies; access to Social Security disability and other benefits; linkages to health, mental health, and legal services; access to affordable transportation, childcare, and food; and other case management and supportive services.

If a jurisdiction provides estimates of at-risk population(s), include a description of the operational definition of the at-risk group and the methodology used to generate estimates.

Neither the City of Dothan nor the Wiregrass Continuum of Care (CoC) develops local estimates of populations at imminent risk of homelessness. The City of Dothan and the CoC follow HUD's definition of "imminently homeless" as an individual or family who will imminently lose their

³ U.S. Department of Health & Human Services, Office of the Assistant Secretary for Planning and Evaluation. (2024). HHS Poverty Guidelines for 2024. Retrieved from <https://aspe.hhs.gov/topics/poverty-economic-mobility/poverty-guidelines>.

⁴ U.S. Census Bureau. (2024). 2019-2023 American Community Survey 5-Year Estimates. Retrieved from data.census.gov.

residence within 14 days of the date of application for homeless assistance, who has no subsequent residence identified, and who lacks the resources or support networks needed to obtain other permanent housing.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

Based on an analysis of Dothan's housing data and stakeholder feedback, several housing characteristics are linked to instability and an increased risk of homelessness. The shortage of affordable rental units, which disproportionately impacts vulnerable populations like the elderly, persons with disabilities, and low-income families, is a significant issue in the city. Housing affordability remains a persistent concern, as CHAS data shows many residents face high housing costs relative to their income, increasing their risk of eviction or homelessness. This was a primary theme in public meetings and community surveys. In addition, overcrowded housing, while less widespread, contributes to housing instability by increasing the strain on existing housing resources.

Housing insecurity is also associated with frequent moves, particularly when households cannot maintain stable residences due to economic challenges, which often lead to temporary or informal housing arrangements, a point raised by local service providers. These factors are part of a growing affordability crisis, with many residents burdened by housing costs that are unsustainable in relation to their income, thus heightening the likelihood of eviction. These factors, coupled with high housing costs, result in a considerable number of residents being at risk of losing their homes or becoming homeless. Individuals transitioning out of institutions, such as foster care or healthcare facilities, are also at greater risk of homelessness, particularly when they lack sufficient support systems for securing stable housing.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Introduction

This section assesses the housing needs of racial and ethnic groups at various income levels in comparison to overall need by income level to identify any disproportionately greater needs. According to HUD, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Table 13 through

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Table 16 identify the number of households experiencing one or more of the four housing problems by household race, ethnicity, and income level. The four housing problems include: (1) cost burdens (paying more than 30% of income for housing costs); (2) overcrowding (more than 1 person per room); (3) lacking complete kitchen facilities; and (4) lacking complete plumbing facilities. Income classifications as of 2020 (the year of the latest HUD CHAS data) include:

- Very low income – up to 30% of area median income (AMI) or up to \$22,050 for a family of four;
- Low income – 30 to 50% AMI or \$22,051 to \$36,750 for a family of four;
- Moderate income – 50 to 80% AMI or \$36,751 to \$58,800 for a family of four; and
- Middle income – 80 to 100% AMI or \$58,801 to \$61,300 for a family of four.⁵

0%-30% of Area Median Income

Out of the city's 3,634 very low-income households, 73% have at least one housing problem. Hispanic households are the only racial or ethnic group at this income level that experiences a disproportionately greater rate of housing problems (95%). Black/African American households, with 78% experiencing at least one housing problem, fall below the threshold for disproportionately greater needs compared to the jurisdiction as a whole. Varied rates of housing problems were experienced by other racial and ethnic groups at this income level: 65% of white households, 50% of American Indian/Alaska Native households, and 44% of Asian households experience at least one housing problem at very low incomes.

⁵ As a 2025, median family income in the Dothan MSA is \$78,200 for a family of four. Very low-income households (under 30% AMI) have incomes under \$32,150 for a family of four; low-income households (30 to 50% AMI) have incomes from \$32,151 to \$39,100 for a family of four; and moderate-income households (50 to 80% AMI) have incomes from \$39,101 to \$62,550.

TABLE 13 – DISPROPORTIONALLY GREATER NEED 0%-30% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,644	990	0
White	889	480	0
Black / African American	1,610	465	0
Asian	20	25	0
American Indian, Alaska Native	4	4	0
Pacific Islander	0	0	0
Hispanic	80	4	0

Source: 2016-2020 CHAS; Note: The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, and 4. Cost Burden greater than 30%.

30%-50% of Area Median Income

At low incomes, 3,190 households, or 68% of all low-income households, experience at least one housing problem. Both American Indian/Alaska Native households (100%) and Hispanic households (79%) exceed the jurisdictional average by more than 10 percentage points, meeting HUD's threshold for disproportionately greater need. Other racial and ethnic groups at this income level experience housing problems at the following rates: 73% of Black/African American households, 67% of Asian households, and 61% of white households.

TABLE 14 – DISPROPORTIONALLY GREATER NEED 30%-50% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,155	1,035	0
White	890	575	0
Black / African American	1,135	425	0
Asian	8	4	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	54	14	0

Source: 2016-2020 CHAS; Note: The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, and 4. Cost Burden greater than 30%.

50%-80% of Area Median Income

Approximately one-third (34%) of the 4,603 moderate-income households in the jurisdiction experience at least one housing problem. Asian households are the only group that experiences a disproportionately greater housing need, with 64% of households having housing problems, surpassing the jurisdictional average by 30 percentage points. Although Black/African American households (37%) experience a significant number of housing problems, this rate does not meet the threshold for disproportionately greater need. The rate of housing problems for Hispanic (32%) and white (31%) households are near the jurisdictional average, while no housing problems were reported for American Indian/Alaska Native households at this income level.

TABLE 15 – DISPROPORTIONALLY GREATER NEED 50%-80% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,555	3,048	0
White	780	1,728	0
Black / African American	695	1,165	0
Asian	14	8	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	60	130	0

Source: 2016-2020 CHAS; Note: The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, and 4. Cost Burden greater than 30%.

80%-100% of Area Median Income

Among the middle-income households in the jurisdiction, 14% experience at least one housing problem. No racial or ethnic group at this income level meets the threshold for disproportionately greater need. Asian households face the highest rate at 22%, followed by white households at 15% and Hispanic households at 14%. Black/African American households have the lowest rate at 13%.

TABLE 16 – DISPROPORTIONALLY GREATER NEED 80%-100% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	355	2,135	0
White	230	1,290	0
Black / African American	100	690	0
Asian	4	14	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	90	0

Source: 2016-2020 CHAS; Note: The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, and 4. Cost Burden greater than 30%.

Discussion

Housing problems in Dothan affect all income levels below the area median income (AMI), but disproportionately impact different groups at different income levels. White and Black/African American households represent the majority of those facing housing challenges in absolute numbers, but neither group experiences housing problems at a rate that would suggest a disproportionately greater need at any income level.

Minority groups with smaller populations experience higher rates of housing problems. Hispanic households are particularly impacted at very low- and low-income levels. American Indian/Alaska Native households, though very small in number, show a disproportionately greater need at the low-income level. Asian households are disproportionately affected at the moderate-income level. This analysis suggests that while broad-based housing solutions are needed for all low-income households, targeted outreach and strategies may be necessary to address the specific and disproportionate challenges faced by Dothan's Hispanic, American Indian/Alaska Native, and Asian households.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Introduction

This section assesses the severe housing needs of racial and ethnic groups at various income levels in comparison to overall severe need by income level to identify any disproportionately greater needs. According to HUD, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Table 17 through Discussion

Overall, three groups have disproportionately greater levels of severe housing needs, including:

- Very low-income Hispanic households, which have a 90% rate of severe housing needs compared to 58% citywide.
- Low-income Asian households, which have a 50% rate of severe housing needs compared to 30% citywide. Note that this rate is based on a relatively small number of Asian households at this income level (16 households).
- Moderate income Asian households, which have a 17% rate of severe housing needs compared to 5% citywide. Note that this rate is based on a relatively small number of Asian households at this income level (23 households).

Table 20 identifies the number of households experiencing one or more of the severe four housing problems by household race, ethnicity, and income level. The four severe housing problems include: (1) severe cost burdens (paying more than 50% of income for housing costs); (2) severe overcrowding (more than 1.5 people per room); (3) lacking complete kitchen facilities; and (4) lacking complete plumbing facilities.

Income classifications as of 2020 (the year of the latest HUD CHAS data) include:

- Very low income – up to 30% of area median income (AMI) or up to \$22,050 for a family of four;
- Low income – 30 to 50% AMI or \$22,051 to \$36,750 for a family of four;
- Moderate income – 50 to 80% AMI or \$36,751 to \$58,800 for a family of four; and
- Middle income – 80 to 100% AMI or \$58,801 to \$61,300 for a family of four.⁶

0%-30% of Area Median Income

At very low incomes, 58% of households in Dothan have one or more severe housing needs (2,124 households). Hispanic households have a disproportionately greater level of need, with about 90% of Hispanic households at this income level have a severe housing need (75 households). Rates of severe housing needs range from 44% to 60% for other population segments.

⁶ As a 2025, median family income in the Dothan MSA is \$78,200 for a family of four. Very low-income households (under 30% AMI) have incomes under \$32,150 for a family of four; low-income households (30 to 50% AMI) have incomes from \$32,151 to \$39,100 for a family of four; and moderate-income households (50 to 80% AMI) have incomes from \$39,101 to \$62,550.

TABLE 17 – SEVERE HOUSING PROBLEMS 0%-30% AMI

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,124	1,510	0
White	739	625	0
Black / African American	1,250	820	0
Asian	20	25	0
American Indian, Alaska Native	4	4	0
Pacific Islander	0	0	0
Hispanic	75	8	0

Source: 2016-2020 CHAS; Note: The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, and 4. Cost Burden over 50%.

30%-50% of Area Median Income

At low incomes, 30% of Dothan households have a severe housing need (950 households). Low-income Asian households are disproportionately likely to be impacted by severe housing needs which impact one-half (50%) of Asian households at this income level. Note, however, that this rate is based on a very few number of households as there are only an estimated 16 low-income Asian households in Dothan. Rates of severe housing needs for other population segments range from 21% to 32%, with the exception of American Indian and Alaska Native households, of which none have severe housing needs at this income level.

TABLE 18 – SEVERE HOUSING PROBLEMS 30%-50% AMI

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	950	2,240	0
White	465	1,005	0
Black / African American	455	1,105	0
Asian	8	8	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	14	54	0

Source: 2016-2020 CHAS; Note: The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, and 4. Cost Burden over 50%.

50%-80% of Area Median Income

At moderate incomes, 5% of Dothan households have a severe housing need (215 households). Asian households are disproportionately likely to have severe housing needs, with 4 of the 23 moderate income Asian households impacted by severe needs (17%). Rates of severe housing needs for other groups range from 0% to 6%.

TABLE 19 – SEVERE HOUSING PROBLEMS 50%-80% AMI

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	215	4,393	0
White	145	2,363	0
Black / African American	55	1,805	0
Asian	4	19	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	10	180	0

Source: 2016-2020 CHAS; Note: The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, and 4. Cost Burden over 50%.

80%-100% of Area Median Income

At moderate incomes, rates of severe housing need range from 0% for Asian households to 4% for Hispanic households. Citywide, 2% of households have a severe housing need at this income level, and no group has a disproportionately greater level of need.

Discussion

Overall, three groups have disproportionately greater levels of severe housing needs, including:

- Very low-income Hispanic households, which have a 90% rate of severe housing needs compared to 58% citywide.
- Low-income Asian households, which have a 50% rate of severe housing needs compared to 30% citywide. Note that this rate is based on a relatively small number of Asian households at this income level (16 households).

- Moderate income Asian households, which have a 17% rate of severe housing needs compared to 5% citywide. Note that this rate is based on a relatively small number of Asian households at this income level (23 households).

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TABLE 20 – SEVERE HOUSING PROBLEMS 80%-100% AMI

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	60	2,430	0
White	39	1,480	0
Black / African American	8	775	0
Asian	0	19	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	100	0

Source: 2016-2020 CHAS; Note: The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, and 4. Cost Burden over 50%.

DRAFT

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Introduction

This section assesses the need of any racial or ethnic group that has disproportionately greater levels of cost burdens or severe cost burdens in comparison to levels within the city overall. While the preceding sections assessed all housing and severe housing problems, Table 21 focuses only on the share of their income households spend on housing. Data is broken down into groups spending less than 30% of their income on housing costs, those paying between 30 and 50% (i.e., with a cost burden), and those paying over 50% (i.e., with a severe cost burden). The final column, “no/negative income,” identifies households without an income, from whom housing as a share of income cannot be calculated.

Housing Cost Burden

TABLE 21 – GREATER NEED: HOUSING COST BURDENS

Housing Cost Burden	<=30%	30-50%	>50%	No/negative income (not computed)
Jurisdiction as a whole	19,279	3,670	3,223	490
White	13,384	1,630	1,364	250
Black / African American	4,804	1,830	1,665	200
Asian	245	25	30	25
American Indian, Alaska Native	80	15	4	0
Pacific Islander	0	0	0	0
Hispanic	475	105	100	4
Share of Total Households by Race and Ethnicity				
Jurisdiction as a whole	72%	14%	12%	2%
White	80%	10%	8%	2%
Black / African American	57%	22%	20%	2%
Asian	75%	8%	9%	8%
American Indian, Alaska Native	81%	15%	4%	0%
Pacific Islander	---	---	---	---
Hispanic	69%	15%	15%	1%

Source: 2016-2020 CHAS

Discussion

Looking at housing cost burdens in Dothan regardless of income, about one-quarter (26%) of households citywide spend more than 30% of their income on housing costs (6,893 households). Rates range from 17% for Asian households to 42% for Black/African American households, the latter of which are impacted by disproportionately greater cost burdens than the city overall. No other group has a disproportionately greater rate of housing cost burdens.

About 12% spend more than 50% of their income on housing costs (3,223 households). While rates of severe cost burdens vary by race and ethnicity, no population segment shows a disproportionately greater rate of severe cost burdens. Rates range from 4% for American Indian and Alaska Native households to 20% for Black/African American households.

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NA-35 Public Housing – 91.205(b)

Introduction

Dothan Housing, previously known as the Dothan Housing Authority, provides publicly supported housing options for low-income residents living in Dothan.

According to HUD’s A Picture of Subsidized Housing (APSH) data, in 2024 there were 1,445 Housing Choice Vouchers (HCV) in use, and an overall total of 1,662 subsidized units available. Dothan Housing also assists veterans with housing through the Veterans Affairs Supportive Housing Program, or VASH. In 2024, Dothan Housing was awarded \$140,000 through the HUD-VASH program. According to its 2025 Annual Plan, Dothan Housing plans to continue applying for Special Purpose Vouchers (SPVs) to increase its portfolio through VASH and Foster Youth to Independence (FYI) vouchers.

Additional APSH data indicates that 187 HCV households (13%) have a household member with at least one disability. Examining publicly supported households by race and ethnicity, Black households make up 90% of all HCV households, white households make up 8% of households, and Hispanic households make up 1%.

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Totals in Use

TABLE 22 – PUBLIC HOUSING BY PROGRAM TYPE

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-Based	Tenant-Based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled
Number of units/vouchers in use	0	0	634	692	0	691	1	0	0

Source: PIC (PIH Information Center); Note: Disabled Special Purpose Vouchers include Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition.



Characteristics of Residents

TABLE 23 – CHARACTERISTICS OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Total	Project-Based	Tenant-Based	Vouchers	
							Veterans Affairs Supportive Housing	Family Unification Program
Average annual income	0	0	7,827	9,838	0	9,848	2,916	0
Average length of stay (years)	0	0	4	6	0	6	1	0
Average household size	0	0	2	2	0	2	1	0
Number homeless at admission	0	0	0	0	0	0	0	0
Number of elderly program participants (>62)	0	0	100	76	0	76	0	0
Number of disabled families	0	0	102	117	0	116	1	0
Number of families requesting accessibility features	0	0	634	692	0	691	1	0
Number of HIV/AIDS program participants	0	0	0	0	0	0	0	0
Number of domestic violence victims	0	0	0	0	0	0	0	0

Source: PIC (PIH Information Center)

Race and Ethnicity of Residents

TABLE 24 – RACE AND ETHNICITY OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-Based	Tenant-Based	Vouchers		
							Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled
White	0	0	44	74	0	74	0	0	0
Black/African American	0	0	587	616	0	615	1	0	0
Asian	0	0	2	1	0	1	0	0	0
American Indian/Alaska Native	0	0	1	1	0	1	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
Ethnicity									
Hispanic	0	0	4	11	0	11	0	0	0
Not Hispanic	0	0	630	681	0	680	1	0	0
<i>Source: PIC (PIH Information Center); Note: Disabled Special Purpose Vouchers include Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition.</i>									

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units.

According to HUD's 2024 A Picture of Subsidized Housing data, approximately 187 HCV households (13%) have a household member with at least one disability. Based on 2019 research conducted by the Joint Center for Housing Studies of Harvard University, needs for accessible units most often include entrance requirements (ground floor entry or wider entryways) and bathroom accommodations. Notably, 2024 APSH data reports only an 87% utilization rate for Dothan's existing 1,662 public housing or subsidized units, meaning that 216 of the available 1,662 units are not utilized. This may indicate a significant need for rehabilitation of existing units in order to return them to usable condition. Additionally, as of the 2023 Annual Plan, Dothan Housing reported 1,526 families on waitlist for Section 8, including 451 families that are extremely low income, 990 families with children, and 261 families with disabilities.⁷

Most Immediate Needs of Residents of Public Housing and Housing Choice Voucher Holders

Consolidated Plan community engagement efforts revealed that public housing residents and HCV holders are in immediate need of safe, affordable housing in good condition. For HCV holders, finding property owners that accept tenants on voucher assistance is a common challenge. Residents receiving housing assistance often need additional supportive services that include mental health services, food, legal services, childcare, and healthcare, many of which are provided through the city's and county's supplemental programs. General opportunities to attain a level of financial stability and professional skills, as well as resources in areas such as job training and employment assistance are also needed.

How do these needs compare to the housing needs of the population at large?

The needs of public housing residents and voucher holders are different from those of the city's overall low- and moderate-income population primarily in that these residents are stably housed in housing they can afford. However, community members and stakeholders noted that public housing units tend to be in areas with high drug activity and other public safety concerns. There is also a need for emergency housing or vouchers to help unsheltered households. Fewer property management companies are accepting Section 8 vouchers, making it difficult for voucher holders to secure a unit.

⁷ https://dothanhousing.org/wp-content/uploads/2023/12/DHA-Package-for-FY2023-Annual-Plan_Revised.pdf

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction

This section discusses the size and characteristics of the population experiencing homelessness in Dothan. In 2024, HUD approved creation of the Wiregrass Continuum of Care (CoC) (AL-508), including the City of Dothan and Houston, Henry, Dale, Coffee, and Geneva Counties, led by the Southeast Alabama Coalition for the Homeless (SEACH). The Wiregrass CoC conducted its first Point-in-Time (PIT) count of people experiencing homelessness throughout the region in January 2025. However, since the new CoC was formed after the completion of the 2024 PIT count and the 2025 PIT count data is not yet available, the available data relevant to Dothan was reported through the Alabama Balance of State Continuum of Care, or AL-507. This count is submitted to HUD for the entirety of the continuum's jurisdiction, which includes all areas of Alabama not covered by another Continuum of Care; data specific to the City of Dothan is not available.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

The tables below depict homelessness as assessed by the 2024 Point-In-Time count for the Alabama Balance of State Continuum of Care. In the overall CoC jurisdiction, there were 1,291 people experiencing homelessness in 2024.

Of the 1,291 homeless residents within the CoC, 284, or 22%, were considered chronically homeless. HUD defines chronic homelessness in the following way:

- A homeless individual with a disability as defined in section 401(9) of the McKinney-Vento Assistance Act (42 U.S.C. 11360(9)), who:
 - Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter, and
 - Has been homeless and living as described for at least 12 months or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described, or
- An individual who has been residing in an institutional care facility for less, including jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria of this definition before entering that facility; or

- A family with an adult head of household (or, if there is no adult in the family, a minor head of household) who meets all of the criteria of this definition, including a family whose composition has fluctuated while the head of household has been homeless.⁸

Nature and Extent of Homelessness

TABLE 25 –2024 HOMELESS POINT-IN-TIME COUNT FOR THE ALABAMA BALANCE OF STATE COC

Population	Number of People Experiencing Homelessness on a Given Night		
	Sheltered	Unsheltered	Total
In households with adults & children	26	447	473
In households with adults only	127	687	814
Total Homeless Persons	153	1,134	1,287
Accompanied children under 18	16	260	276
Unaccompanied children under 18	0	4	4
Unaccompanied youth aged 18-24	5	3	8
Parenting youth under 18	0	1	1
Parenting youth 18-24	0	7	7
Children of parenting youth under 18	0	1	1
Children of parenting youth 18-24	0	6	6
Chronic Substance Abuse	9	82	91
Severely Mentally Ill	7	77	84
Veterans	0	35	35
Domestic violence survivors	12	8	20
Chronically homeless	17	267	284
Total Homeless Persons	153	1,138	1,291

Source: HUD Exchange

⁸ From hudexchange.info/homelessness-assistance/coc-esg-virtual-binders/coc-esg-homeless-eligibility/definition-of-chronic-homelessness/. A “break” in homeless is considered to be 7 or more nights. An individual residing in an institutional care facility does not constitute a break in homelessness.

The count also identified 280 children under 18 who were homeless, 4 of whom were unaccompanied; 8 unaccompanied youth aged 18-24, one parenting youth under 18 with their child, both of whom were unsheltered; 8 parenting youth aged 18-24 with 7 children; 91 individuals with chronic substance abuse disorder; 84 individuals who were severely mentally ill; 35 homeless veterans, all of whom were unsheltered; and 20 homeless domestic violence survivors. Data on average number of days people experienced homelessness was not available.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

As shown above, the 2024 PIT Count found 280 homeless children, 94% of whom were unsheltered, and 35 homeless veterans, all of whom were unsheltered. These extremely high rates of unsheltered homelessness, as well as exponential growth in homelessness since the previous year, indicate that shelter and resources within the jurisdiction are extremely insufficient to meet the needs of a rapidly growing population.

Describe the nature and extent of homelessness by racial and ethnic group.

The 2024 Point-in-Time Count provided data on homelessness by racial and ethnic group, as shown in the following table. Of the 1,291 people found to be homeless in January 2024, approximately 49% were Black, 40% were white, 10% were of other or multiple races, and 1.4% were Hispanic or Latino. Native American and Asians/Pacific Islanders comprise less than one percent of the homeless population.

TABLE 26 –2024 HOMELESS PIT COUNT BY RACE/ETHNICITY FOR THE ALABAMA BALANCE OF STATE COC

Race	Sheltered	Unsheltered	Total
Black/African American	51	583	634
White	89	421	510
Asian/Pacific Islander	0	2	2
Native American	0	7	7
Other/Multiple	13	110	123
Ethnicity	Sheltered	Unsheltered	Total
Hispanic/Latino	3	15	18
Not Hispanic/Latino	150	1,123	1,273

Race

Sheltered

Unsheltered

Total

Source: https://files.hudexchange.info/reports/published/CoC_PopSub_CoC_AL-503-2024_AL_2024.pdf

Describe the nature and extent of unsheltered and sheltered homelessness.

The 2024 Point-in-Time Count for the found 153 sheltered and 1,123 unsheltered homeless individuals as of January 2024, meaning that around 88% of all homeless individuals within the jurisdiction are unsheltered. It is especially concerning that a large number of children remain unsheltered, and that all unaccompanied youth are unsheltered. As a whole, a rapidly growing homeless population that is nearly 90% unsheltered indicates a great need for exponentially increased emergency shelter and street outreach efforts.

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NA-45 Non-Homeless Special Needs Assessment – 91.205 (b,d)

Introduction

This section discusses the characteristics and needs of people in various subpopulation in Dothan who may require supportive services, including people with HIV/AIDS, seniors, people with disabilities (mental, physical, or developmental), people with alcohol or drug addiction, and survivors of domestic violence.

Describe the characteristics of special needs populations in your community.

Elderly and Frail Elderly

According to 2019-2023 American Community Survey estimates, about 19% of Dothan’s population is elderly (age 65 and over) and about 8% of the population is considered frail elderly (age 75 and over). About 25% of individuals aged 65 to 74 and 53% of individuals aged 75 and over have one or more disabilities (from ACS tables S0101 and S1810).

People with Disabilities

Dothan is home to an estimated 11,575 residents with disabilities, representing approximately 17% of the population. The broader geography of Houston County is similar, with a disabled population of approximately 17%. These percentages are slightly higher than the overall disability rate in the state of Alabama, which is 16%.

People with HIV/AIDS and Their Families

According to AIDSvu, an interactive mapping tool from Emory University’s Rollins School of Public Health, an estimated 428 out of every 100,000 people in Houston County were living with HIV as of 2022. Additionally, per the Alabama Public Health’s Office of HIV Prevention and Care’s 2024 report, there are cumulative 640 HIV cases in Houston County.⁹ As of 2024, there were 13 newly diagnosed cases in Houston County, which accounted for 35.1% of all newly diagnosed cases in Southeastern Alabama counties.

Persons with Alcohol or Drug Addiction

Per the National Center for Drug Abuse Statistics, Alabama has the third-highest rate of under-21 deaths related to excessive alcohol use, with an estimated 14% of Alabama adults over 18 binge-

⁹ HIV Cases Among Persons Residing in Alabama at Diagnosis by Public Health District and County. Retrieved from: https://www.alabamapublichealth.gov/hiv/assets/4th_qtr_2024.pdf

drinking at least once per month.¹⁰ Additionally, an estimated 2,208 annual deaths in Alabama are attributed to excessive alcohol use. Per the Center for Disease Control and Prevention's data for provisional drug overdose deaths by county, in 2024, there were 12 drug overdose deaths in Houston County.¹¹

Survivors of Domestic Violence

One of COVID-19's lasting effects has been an increase of domestic violence rates across the country, both in rural and urban cities. During the onset of the pandemic, reports of domestic violence across the country increased from 21% to 35% due to stay-at-home orders and heightened stressors aided by substance use, job loss, and more, that resulted or escalated physical violence.¹² Paired with growing concerns and media coverage,¹³ Alabama has earned a reputation of consistently ranking among states with the highest domestic violence-related homicides. Per recent data from the Alabama Coalition Against Domestic Violence (ACADV), nearly half of the women murdered in Alabama between 2020 and 2022 were victims of domestic violence.¹⁴ The Alabama Coalition Against Domestic Violence reports that 1 in 3 women and 1 in 4 men are victims of domestic violence.

Additionally, per the 2023 Alabama Department of Human Resources (DHR) Annual Report, ACADV received 1,530 referrals for domestic violence via their Special Assessment Intervention Liaison program, which worked with 697 participants, and helped 271 participants acquire employment.¹⁵ About 356 low-income participants were provided with financial assistance.

What are the housing and supportive service needs of these populations and how are these needs determined?

The primary housing and supportive service needs of these subpopulations (the elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, survivors of domestic violence, and reentry populations) were determined by input from housing and

¹⁰ National Center for Drug Abuse Statistics, Alcohol Abuse Statistics. Retrieved from: <https://drugabusestatistics.org/alcohol-abuse-statistics/#:~:text=Alabama%20Alcohol%20Abuse%20Statistics&text=13.6%25%20of%20Alabama%20adults%20over,median%207.2%20drinks%20per%20binge>

¹¹ CDC National Center for Health Statistics, Provisional County-Level Drug Overdose Death Counts. Retrieved from: <https://www.cdc.gov/nchs/nvss/vsrr/prov-county-drug-overdose.htm>

¹² Smith-Clapham, A. M., Childs, J. E., Cooley-Strickland, M., Hampton-Anderson, J., Novacek, D. M., Pemberton, J. V., & Wyatt, G. E. (2023). Implications of the COVID-19 Pandemic on Interpersonal Violence Within Marginalized Communities: Toward a New Prevention Paradigm. *American journal of public health, 113*(S2), S149–S156. <https://doi.org/10.2105/AJPH.2023.307289>

¹³ Stephenson, J. (2023, June 27). 'A whole lot of risk:' Alabama's domestic violence victims need more resources. Alabama Reflector. <https://alabamareflector.com/2023/06/27/a-whole-lot-of-risk-alabamas-domestic-violence-victims-need-more-resources-say-advocates/>

¹⁴ Britt, B. (2024, October 1). Opinion | Alabama's domestic violence crisis: A deadly reality for women. *Alabama Political Reporter*. <https://www.alreporter.com/2024/10/01/opinion-alabamas-domestic-violence-crisis-a-deadly-reality-for-women/>

¹⁵ Alabama Department of Human Resources, 2023 Annual Report. Retrieved from: <https://dhr.alabama.gov/wp-content/uploads/2024/07/2023-Annual-Report-RGB-WEB.pdf>

service providers and the public through public meetings and stakeholder interviews, as well as through a review of research on housing and service needs of specific populations.

Housing that is Affordable, Accessible, Safe, and Low-Barrier

Residents with special needs often live at or below the federal poverty level. High housing costs make it difficult for these populations to afford housing. Low incomes force many residents to live in congregate care, have roommates, or live with family. HUD's fair market rent documentation for FY 2025 estimates fair market rent for a two-bedroom unit in Dothan at \$896 per month, and for a three-bedroom unit at \$1,223 per month;¹⁶ however, many participants in the community feedback process expressed that they do not believe fair market rent numbers accurately depict the financial situation of the average Dothan resident. Tenant requirements have also become stricter, with many landlords requiring applicants earning triple the rent, high security deposits, utility deposits/set-up, and non-refundable application fees which acts as barriers for many low-income households searching for housing. The rising cost of housing has also impacted residents who are elderly or on fixed incomes that do not meet these strict requirements. Overall, community engagement participants shared the current supply of housing, particularly affordable housing, is not enough to meet the needs of Dothan's residents.

There is a need to increase the availability of affordable housing for populations with special needs. This could include options such as smaller housing units; multifamily 'missing middle' housing, including duplexes, triplexes, quadraplexes, and other small multifamily units; accessory dwelling units; cohousing with shared services; and other housing types that support increased levels of affordability.

Housing may be inaccessible to populations with special needs for a variety of reasons. Persons with disabilities may find that their housing options are not ADA compliant or are outside the service range for public transportation. People living with HIV/AIDS, immigrants and refugees, people with criminal histories, and other populations with special needs are often discriminated against in housing application processes. Community members noted that housing accessible to people exiting incarceration or having criminal histories is especially lacking in Dothan. People living with HIV/AIDS have a particular need for low-barrier housing that is free from requirements surrounding drug testing, sobriety, criminal background, and medical appointments. For these reasons, there is a need to ensure that accessible, low-barrier housing is available and to take actions to reduce discrimination, such as providing fair housing services.

The elderly, people with disabilities, and others who may not have access to vehicles often need housing that is accessible to transportation, recreation, and employment. These populations need housing options that are integrated into the community to provide access to needed services and to

¹⁶ https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2025_code/2025summary.odn

reduce social isolation. Like other populations with special needs, people living with HIV/AIDS also need housing that provides easy access to health services, resources, and employment.

Housing that is safe and clean is another need for people with special needs. Units that are not clean or have other unhealthy conditions can worsen health issues for people who are already vulnerable.

Transportation

Access to transportation is an important concern for people with special needs. People with disabilities and others who may not have access to vehicles need housing close to transportation services to access employment, health services, and recreation opportunities. Persons with HIV/AIDS need housing nearby transportation services to access health services and other resources. If transit is not within walking distance, special needs populations require accessible, reliable transportation services to provide access to everyday needs. Stakeholders noted a need for improved transit reliability and better facilities at transit stops (i.e., benches or bus shelters).

Specialized Housing and Services

Specialized housing addresses the needs of specific populations. People with physical, intellectual, or developmental disabilities; people living with HIV/AIDS; and people with alcohol or drug addiction have specific housing needs that may be addressed through housing with wraparound services, such as case management, life skills programming, and health services. Case management was a key need identified by stakeholders related to reducing or preventing homelessness for many subpopulations. 51.7% of community members surveyed in Dothan noted that there is a high level of need for transitional and housing programs in the city, in addition to 55.0% who noted a high level of need for homeless shelters.

Workforce Development and Employment Services

Special needs populations may also need workforce development and employment services. These programs may include employment navigation, job training, education, transportation services, and case management focused on employment, among others.

Physical and Mental Healthcare Access

Access to healthcare is a need for special needs populations, as they are more likely to experience barriers such as economic disadvantage; medical issues and disability; language and literacy age; and cultural, geographic, or social isolation. To increase access to healthcare, it is important for local governments and stakeholders to take steps to define, locate, and reach at-risk populations.

Education and Combating Stigmas

Combating stigmas is an important concern for people with special needs. For adults with criminal histories and people living with HIV/AIDS, discrimination may make accessing adequate housing difficult. Further, a lack of understanding regarding the transmission of HIV may cause people to lose housing or employment, thus increasing the risk of homelessness.

Outreach

Outreach to special needs populations to ensure they are aware of available services is another need. Clarity in marketing and in public buildings about what services are available is important in supporting awareness of available services among vulnerable populations. Outreach also includes the development of relationships and trust so that people feel comfortable seeking out needed services.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area.

According to AIDSVu, an interactive mapping tool from Emory University's Rollins School of Public Health, an estimated 428 out of every 100,000 people in Houston County were living with HIV as of 2022. Additionally, per the Alabama Public Health's Office of HIV Prevention and Care's 2024 report, there are cumulative 640 HIV cases in Houston County¹⁷. As of 2024, there were 13 newly diagnosed cases in Houston County, which accounted for 35.1% of all newly diagnosed cases in Southeastern Alabama counties.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities, describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons.

Not applicable. Dothan does not receive HOME funds nor administer any HOME TBRA activities.

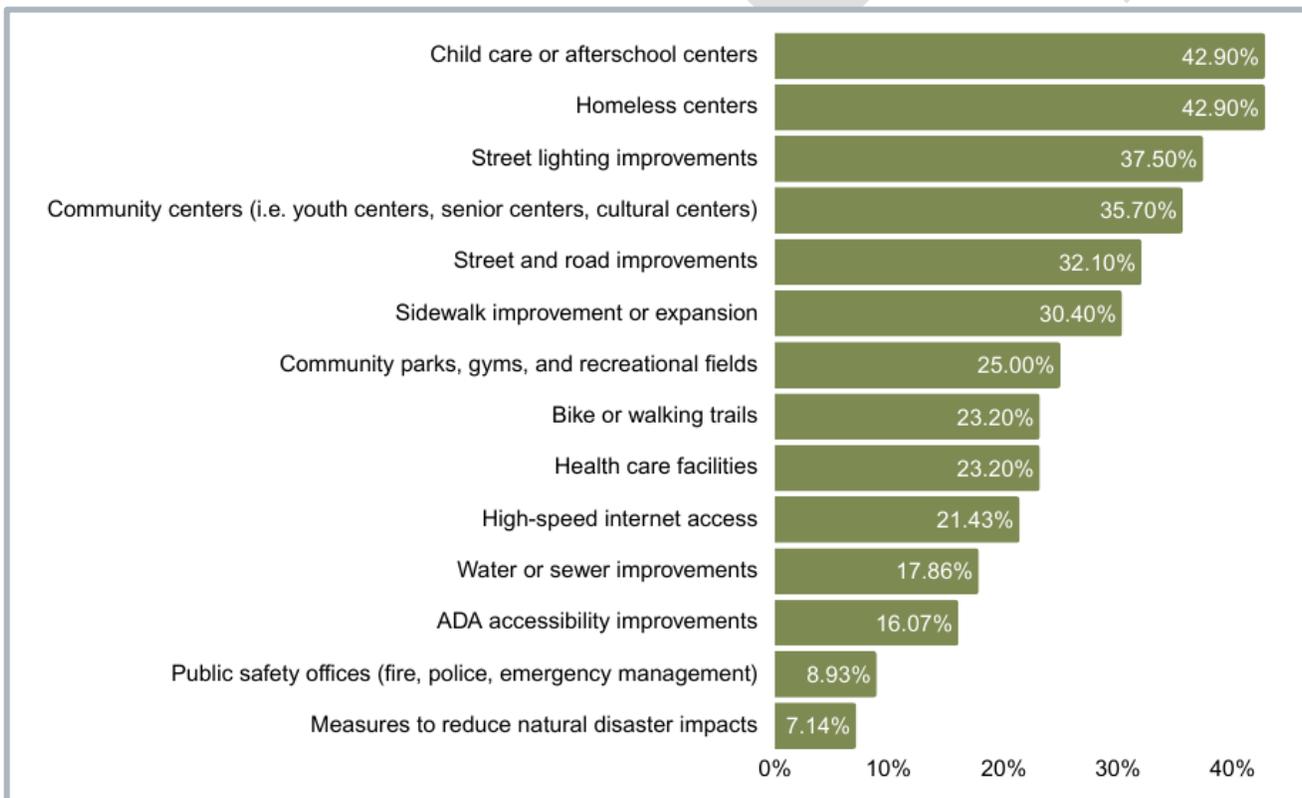
¹⁷ HIV Cases Among Persons Residing in Alabama at Diagnosis by Public Health District and County. Retrieved from: https://www.alabamapublichealth.gov/hiv/assets/4th_qtr_2024.pdf

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the need for public facilities.

Buildings open to the general public or for use by target special needs populations, whether owned by the government or by nonprofit organizations, may be considered public facilities under the CDBG program. Community survey participants were asked to identify what their top four most important public facilities needs in Dothan were with the following top four responses: (1) childcare or afterschool centers (2) homeless centers (3) street lighting improvements and (4) community centers (i.e. youth centers, senior centers, cultural centers). These facilities were each selected as a high need by more than 32% of survey takers (see Figure 1).

FIGURE 1 – RESPONSES TO “WHAT ARE THE MOST IMPORTANT PUBLIC FACILITY OR INFRASTRUCTURE NEEDS IN DOTHAN?” FROM THE COMMUNITY SURVEY



Input from stakeholder meetings and the community survey supported survey findings. Common needs identified by stakeholders included:

- A youth/teen center with new youth technology center.

- Health and safety improvements (e.g. kitchen improvements in public facilities, lighting on the street and around public buildings).
- Improved upkeep of sidewalks in lower-income neighborhoods. Upkeep impacts the look and feel of the community.
- More speed humps in the inner city, particularly in Baptist Bottom.

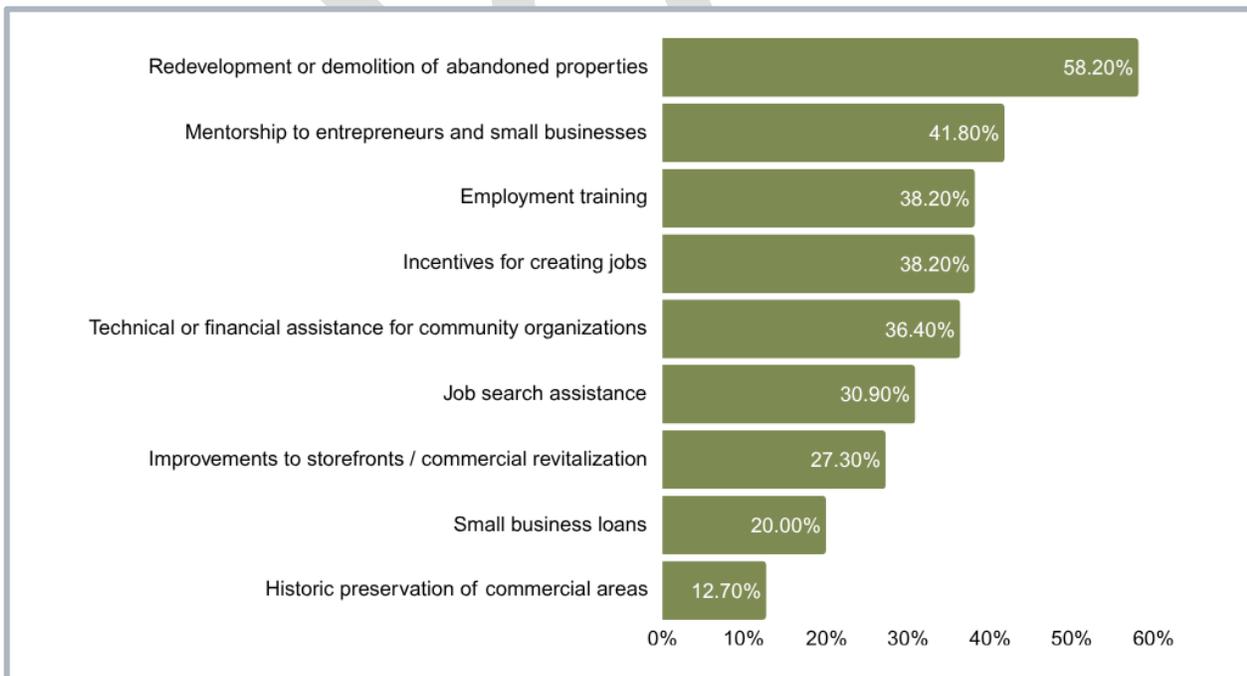
How were these needs determined?

Dothan’s public facility needs were determined based on local input obtained through the community survey and stakeholder meetings. More than 200 residents and stakeholders participated in community engagement activities for the Consolidated Plan.

Describe the need for public improvements.

Survey respondents were also asked to rank public improvement needs in Dothan. The top four responses were (1) Redevelopment or demolition of abandoned properties, (2) mentorship to entrepreneurs and small businesses (3) employment training; and (4) incentives for creating jobs. Each of these items was identified as a high need by 38.2%-58.2% of survey takers, with redevelopment or demolition of abandoned properties being the top identified priority by the largest margin. Community meeting and focus group attendees also identified a high need for transportation services, in addition to ADA accessibility improvements including intersections and crossings.

FIGURE 2 – RESPONSES TO “WHAT ARE THE MOST IMPORTANT COMMUNITY AND ECONOMIC DEVELOPMENT NEEDS IN DOTHAN?” FROM THE COMMUNITY SURVEY



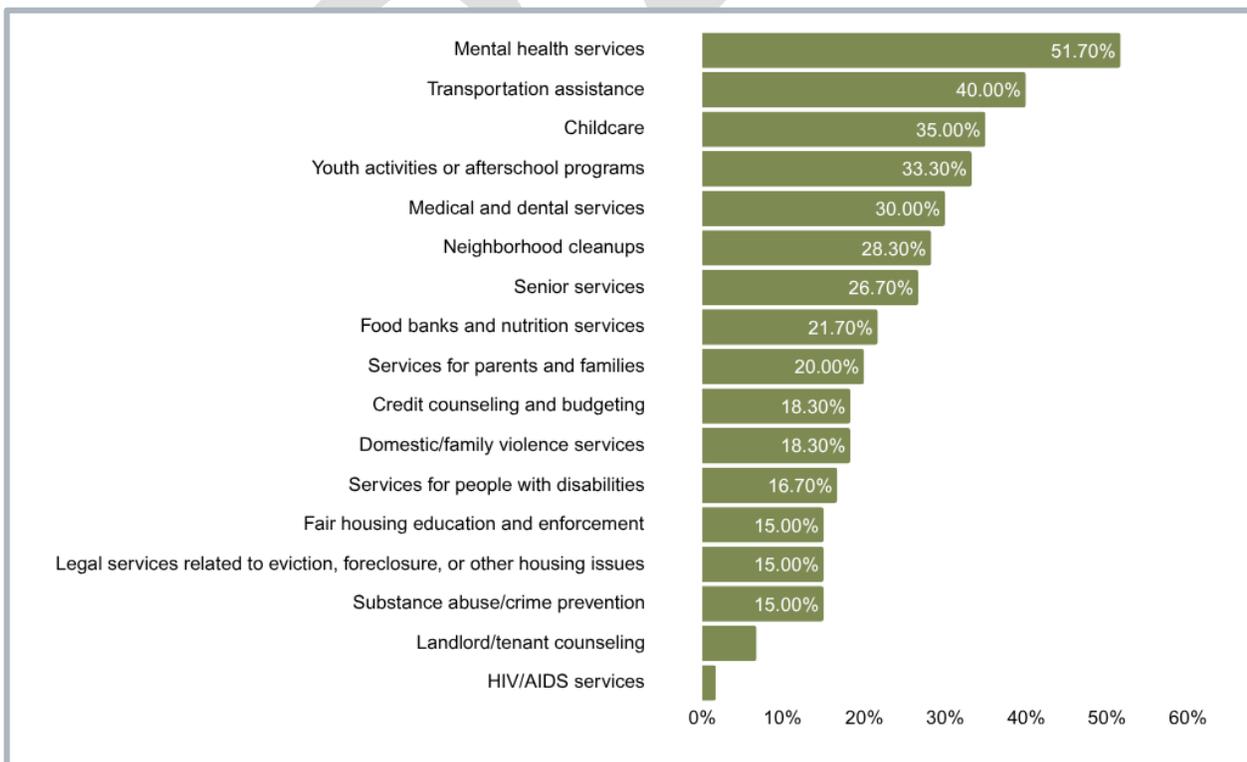
How were these needs determined?

Dothan’s public improvement needs were determined based on local input obtained through the community survey and stakeholder meetings. More than 200 residents and stakeholders participated in community engagement activities for the Consolidated Plan.

Describe the need for public services.

The top four public service needs selected by respondents include: (1) mental health services (2) transportation assistance (3) childcare; and (4) youth activities or afterschool programs, (see figure below). Other needs that were identified during community engagement events included services for people with disabilities, job training, senior services/programs, and youth services/programs. Stakeholders and community members also emphasized a variety of employment barriers exist including low job readiness and low participation in readiness programs. While many resources exist, they are not advertised well enough. Additionally, people need more support beyond securing job interviews including having access to showers, clothes, transportation, and housing assistance in general. Additionally, there is need for affordable children’s programs available in the afternoon and summer, especially in neighborhoods with Dothan Housing properties.

FIGURE 3 – RESPONSES TO “WHAT ARE THE MOST IMPORTANT PUBLIC SERVICE NEEDS IN DOTHAN?” FROM THE COMMUNITY SURVEY



How were these needs determined?

Dothan’s public service needs were determined based on local input obtained through the community survey and stakeholder meetings. More than 200 residents and stakeholders participated in community engagement activities for the Consolidated Plan.

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FIVE-YEAR CONSOLIDATED PLAN: MARKET ANALYSIS

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MA-05 Overview

Housing Market Analysis Overview

While housing choices can be fundamentally limited by household income and purchasing power, the lack of affordable housing can be a significant hardship for low- and moderate-income households, preventing them from meeting other basic needs. Stakeholders and residents reported that affordable housing for families and individuals is an issue in Dothan, with housing prices increasing significantly over the last several years.

In addition to reviewing the current housing market conditions, this section analyzes the availability of assisted and public housing, and facilities to serve homeless individuals and families. It also analyzes local economic conditions and summarizes existing economic development resources and programs that may be used to address community and economic development needs identified in the Needs Assessment.

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MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The 2016-2020 American Community Survey five-year estimates reflect a total of 31,790 housing units in Dothan. Nearly three-fourths (72%) of these housing units are single-family detached homes. The remaining breakdown of housing types are single-family attached units (2%), duplexes, triplexes, or quadruplexes (9%), small multifamily properties with 5 to 19 units (10%), large multifamily properties with 20 units or more (3%), and other types of housing units such as mobile homes (4%).

The table on the following page shows that the majority of residents in Dothan are homeowners (59%), while the remaining 41% are renters. The vast majority of homeowners live in structures with three or more bedrooms (91%). About 8% of homeowners live in two-bedroom units, with a very small percentage living in smaller units.

Rental housing units tend to be smaller. The largest share of renters live in units with three bedrooms or more (45%), closely followed by two-bedroom units (41%). Approximately 13% of renters live in one-bedroom units, while 1% live in studio apartments.

Residential Properties by Number of Units

TABLE 27 – RESIDENTIAL PROPERTIES BY UNIT NUMBER

Property Type	Number	Percent
1-unit detached structure	22,975	72%
1-unit, attached structure	515	2%
2-4 units	2,880	9%
5-19 units	3,155	10%
20 or more units	940	3%
Mobile Home, boat, RV, van, etc.	1,325	4%
Total	31,790	100%

Source: 2016-2020 ACS

Unit Size by Tenure

TABLE 28 – UNIT SIZE BY TENURE

Number of Bedrooms	Owner Households		Renter Households	
	Number	Percent	Number	Percent
No bedroom	25	0%	105	1%
1 bedroom	50	0%	1,430	13%
2 bedrooms	1,305	8%	4,410	41%
3 or more bedrooms	14,484	91%	4,839	45%
Total	15,864	99%	10,784	100%

Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to HUD data, Dothan Housing served 1,445 households in 2024. While the agency no longer owns any public housing units, it offers six affordable communities, including:

- Phoenix Rising Apartments, which includes 84 units of housing ranging in size from one to four bedrooms.
- John R. Lewis Village, which includes 99 one-bedroom apartments,
- Eagle Bend Apartments, which includes 19 two-bedroom apartments.
- Samuel P. Crawford Village, which includes 99 units of housing ranging in size from one to five bedrooms.
- Crimson Ridge Apartments, which includes 148 units of housing ranging in size from one to five bedrooms.
- Jamison Village, which includes 99 units of housing ranging in size from one to four bedrooms.

According to HUD’s LIHTC database, there are 24 tax credit properties in the Dothan area that together provide 1,582 units of housing affordable to households with incomes at or below 60% AMI.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to program requirements, LIHTC properties must remain affordable for a 30-year period from the time they are placed in service. There are 352 units in four properties that were placed in service between 1995 and 2000 that may be at risk of converting to market-rate rents during the next planning period if their affordability is not preserved.

Does the availability of housing units meet the needs of the population?

Cost burden data shows that affordability needs are particularly severe for residents with incomes under 30% of HUD Area Median Family Income (HAMFI), with severe housing problems affecting more than half of households in this income bracket. Rates of all housing problems decrease as income levels rise, indicating that income is a primary factor in housing instability.

Input collected from survey respondents strongly suggests that a scarcity of affordable rental units is driving up housing costs and that there has been a lack of new affordable housing development. On the ownership side, income and home value data indicate that starter home prices in the city are out of reach for many low- and moderate-income households. The Zillow Home Value Index (ZHVI) estimates the typical home value in Dothan at \$200,175 as of June 2025, a 39% increase over the typical home value of \$143,800 in June 2020. These values indicate steep increases in home prices in recent years and present significant barriers to homeownership for lower-income residents.

Describe the need for specific types of housing.

Data discussed in this and the Needs Assessment section indicates a critical need for rental housing for low-income households. The greatest need is for affordable rental housing units, particularly units that are affordable to households with income at or below 50 percent of the area median income. The CHAS data shows that there are 2,124 households with severe housing problems earning less than 30% of AMI in Dothan, while Dothan Housing maintains only 1,326 total subsidized units or vouchers. This means that low-income residents who are unable to access a subsidized unit or voucher will likely face significant difficulty in finding affordable housing. The FY 2025 Fair Market Rent for a two-bedroom unit in Dothan is \$896 per month, while a four-person household at the 30% AMI limit (\$25,550/year) can only afford approximately \$639 per month.

The most significant need is for decent, safe, and affordable rental housing, particularly for very low-income households. This is supported by feedback from nonprofit housing providers who identified a "massive need for affordable rental housing" and a "lack of units that meet HQS inspection standards" for voucher holders. The high number of survey respondents prioritizing rental assistance and financial aid for landlord repairs further underscores the need to improve the quality and affordability of the city's rental stock.

There is also a clear need for more affordable homeownership opportunities, specifically "starter homes." Survey results showed that assistance with down payments was the second-highest priority among all residents. This was echoed by local lenders and realtors, who stated there is a "shortage of affordable 'starter homes'" and that the lack of down payment is a primary barrier for first-time buyers.

In addition to new homes, there is a parallel need for the rehabilitation and preservation of the existing single-family housing stock. "Financial assistance for home repairs" was the number one

priority identified by residents in the community survey, a need echoed in public meetings where attendees mentioned deteriorating housing, especially for seniors on fixed incomes.

Finally, local service providers identified a critical gap in supportive housing for special needs populations. Non-profit stakeholders specifically noted a need for more permanent supportive housing units to provide both stable housing and necessary services for residents with disabilities and those exiting homelessness.

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MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section reviews housing costs and affordability in Dothan. As the table below shows, the median home value of owner-occupied units in the city was estimated at \$152,700 as of the 2016-2020 ACS, a 9% increase over the median value in 2009 (\$139,800). More recent data from the Zillow Home Value Index (ZHVI) estimates the typical home value in Dothan at \$200,175 as of May 2025, a 39% increase over the typical home value of \$143,800 in June 2020. These values indicate steep increases in home prices in recent years and present barriers to homeownership for lower-income residents.

Median contract rent in Dothan was \$580 per month in 2020, representing a 12% increase from the 2009 median (\$519). More recent data from the Zumper database rental listing sites shows average rents at approximately \$995 per month for a two-bedroom unit and \$1,117 for a three-bedroom unit as of June 2025, indicating significant increases in rental costs in recent years.

Affordable rental housing is an acute need in the city. According to the National Low Income Housing Coalition’s 2024 Out of Reach report, renters in the Dothan Metropolitan Area earning 30% AMI or less can afford a maximum rental payment of only \$584 per month without becoming cost burdened. ACS data shows most of the rental units in Dothan cost less than \$1,000 per month in 2020; however, recent feedback from community meetings and surveys suggests a tightening supply of the most affordable units.

Public engagement conducted as part of the Consolidated Plan process indicates a need for rental assistance, pointing to an underlying issue of affordability. The ability to afford housing is tied to other needs identified in the community, including homelessness, housing and services for people with disabilities, senior housing, and availability of housing for people re-entering the community from long-term care facilities or other institutions.

Cost of Housing

TABLE 29 – COST OF HOUSING

Property Type	Base Year: 2009	Most Recent Year: 2020	% Change
Median home value	\$139,800	\$152,700	9%
Median contract rent	\$519	\$580	12%

Source: 2009 (Base Year), 2016-2020 ACS (Most Recent Year)

TABLE 30 – RENT PAID

Rent Paid	Number	Percent
Less than \$500	4,335	40.2%
\$500-999	5,795	53.7%
\$1,000-1,499	500	4.6%
\$1,500-1,999	125	1.2%
\$2,000 or more	44	0.4%
Total	10,799	100.1%

Source: 2016-2020 ACS

Housing Affordability

TABLE 31 – HOUSING AFFORDABILITY

Number of Units Affordable to Households Earning	Renter	Owner
30% HAMFI	950	No Data
50% HAMFI	3,520	1,460
80% HAMFI	7,270	4,119
100% HAMFI	No Data	5,674
Total	11,740	11,253

Source: 2016-2020 CHAS

Monthly Rent

TABLE 32 – HOME AND FAIR MARKET RENTS FOR FY 2025

Monthly Rent (\$)	Studio/ Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Fair Market Rent	\$718	\$722	\$896	\$1,223	\$1,384
High HOME Rent	\$718	\$722	\$896	\$1,223	\$1,384
Low HOME Rent	\$685	\$722	\$880	\$1,016	\$1,135

Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The table above estimates the number of units in Dothan affordable to renters and owners at a variety of income levels, which can be compared to the number of households at each income level, as provided in Table 6 of the Needs Assessment.

According to CHAS estimates, there are 3,634 households with incomes under 30% HAMFI, but only 950 rental units are affordable at that income level, indicating insufficient rental housing available to households with extremely low incomes. There appear to be a sufficient number of renter units affordable to households in other income groups. However, these figures do not take into account unit condition or size; nor do they reflect the possibility that a unit that would be affordable to a low- or moderate-income household may be unavailable to them because it is occupied by a higher-income household.

The National Low Income Housing Coalition's Out of Reach data examines rental housing rates relative to income levels. To afford a modest two-bedroom rental unit at Fair Market Rent (\$904) without being cost burdened, a renter household would need to earn an annual income of \$36,160, which translates to a full-time hourly wage of \$17.38. It would take more than two full-time jobs at Alabama's minimum wage (\$7.25) to afford the same two-bedroom unit. According to the Out of Reach report, the median renter household income in Dothan is \$35,697 annually or \$17.16 per hour, which is insufficient to afford a two-bedroom unit at Fair Market Rent.

How is affordability of housing likely to change considering changes to home values and/or rents?

As discussed previously in this section, costs for both renters and homeowners in Dothan have risen rapidly, particularly since 2020. However, wage growth has not kept pace with the increase in housing costs. Though some wages have increased, Alabama's minimum wage remains at the federal level of \$7.25 per hour, which is insufficient to afford a housing unit within the region without a severe cost burden.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The FY 2025 HUD Fair Market Rent (FMR) for a two-bedroom unit in the Dothan MSA is \$896. According to the 2016-2020 ACS, the median contract rent in the city is \$580, which is significantly lower than the FMR. This suggests that while a stock of lower-cost housing exists, it may be older and not reflective of current market-rate asking rents for available units. It is important to note that this data is exclusive of housing conditions and while it may suggest affordable rental rates, substandard

housing conditions often lead to exceptionally high utility costs and unsafe living conditions, negating any savings in rent compared to more expensive units.

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MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section examines the condition of housing in Dothan, including the presence of selected housing conditions: 1) lack of complete plumbing facilities, (2) lack of complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%. This section also examines the age of housing stock and the risk of lead-based paint hazards.

Definitions

For the purpose of this Consolidated Plan, the City of Dothan defines units in “standard condition” if they meet HUD Housing Choice Voucher housing quality standards. A unit is defined as “substandard” if it lacks complete plumbing, a complete kitchen, or heating fuel (or uses heating fuel that is wood, kerosene, or coal). A unit is “substandard but suitable for rehabilitation” if it lacks complete plumbing, a complete kitchen or a reliable and safe heating system but has some limited infrastructure that can be improved upon. These units are likely to have deferred maintenance and may have some structural damage such as leaking roofs, deteriorated interior surfaces, and inadequate insulation. They may not be part of public water or sewer systems but have sufficient systems to allow for clean water and adequate waste disposal.

Condition of Units

TABLE 33 – CONDITION OF UNITS

Condition of Units	Owner Households		Renter Households	
	Number	Percent	Number	Percent
With one selected Condition	2,699	17%	4,220	39%
With two selected Conditions	10	0%	165	2%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	13,160	83%	6,404	59%
Total	15,869	100%	10,789	100%

Source: 2016-2020 ACS

Year Unit Built

TABLE 34 – YEAR UNIT BUILT

Year Structure Built	Owner Households		Renter Households	
	Number	Percent	Number	Percent
2000 or later	4,370	28%	1,910	18%
1980-1999	4,559	29%	3,110	29%
1950-1979	6,165	39%	4,724	44%
Before 1950	770	5%	1,055	10%
Total	15,864	101%	10,799	101%

Source: 2016-2020 ACS

Risk of Lead-Based Paint Hazard

TABLE 35 – RISK OF LEAD-BASED PAINT

Risk of Lead-Based Paint Hazard	Owner Households		Renter Households	
	Number	Percent	Number	Percent
Total number of units built before 1980	6,935	44%	5,779	54%
Housing units built before 1980 with children present	1,740	11%	895	8%

Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

TABLE 36 – VACANT UNITS

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	N/A	N/A	7,921
Abandoned Vacant Units	N/A	N/A	N/A
REO Properties	N/A	N/A	N/A
Abandoned REO Properties	N/A	N/A	N/A

Source: 2016-2020 ACS

Need for Owner and Rental Rehabilitation

The need for both owner and rental rehabilitation in Dothan is driven by two key factors: the significant age of the housing stock and the high prevalence of housing condition problems, particularly among renters and vulnerable homeowners.

The need for rental rehabilitation is acute. Renters are more than twice as likely as homeowners to live in units with at least one selected housing condition, with 41% of all rental units (4,385 units) affected. The issue of multiple, overlapping problems is a strong indication of poor physical quality and almost exclusively a renter issue, with 165 rental units facing two or more conditions compared to just 10 owner-occupied units. This is compounded by the fact that the majority (82%) of the city's rental stock was built before 1980, increasing the likelihood of deferred maintenance and the need for significant repairs to preserve affordability and safety.

For homeowners, the need for rehabilitation is primarily driven by the age of the housing stock and the financial challenges of upkeep. Nearly three-quarters (72%) of the city's owner-occupied homes were built before 1980, putting them at increasing risk for major system failures and deferred maintenance needs. This statistical need is strongly supported by direct community feedback. "Financial assistance for home repairs" was the number one priority identified by residents in survey responses. Public engagement sessions further revealed that this is especially true for older adults on fixed incomes who have often paid off their mortgages but struggle to afford the necessary repairs and maintenance to keep their aging homes safe.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Housing conditions can significantly affect public health, and exposure to lead may cause a range of health problems for adults and children. The major source of lead exposure

comes from lead-contaminated dust found in deteriorating buildings, including residential properties built before 1978 that contain lead-based paint. Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. However, risk factors for exposure to lead include housing old enough to have been initially painted with lead-based paint (i.e., pre-1978), households that include young children, and households in poverty.

CHAS and ACS data identifies a significant number of families with young children in Dothan who live in homes that present a high risk of lead-based paint exposure. An estimated 84% of all households with young children in the city live in homes built before 1980, the primary risk factor for lead hazards. In total, an estimated 2,635 households with children reside in units built before 1980, combining two of the primary risk factors. This risk exists for both homeowners and renters, encompassing 1,740 owner-occupied units (11% of all owner-occupied households) and 895 renter-occupied units (8% of all renter households).

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MA-25 Public and Assisted Housing – 91.210(b)

Introduction

According to HUD’s A Picture of Subsidized Housing (APSH) data, in 2024 there were 1,445 Housing Choice Vouchers (HCV) in use, and an overall total of 1,662 subsidized units available. Dothan Housing also assists veterans with housing through the Veterans Affairs Supportive Housing Program, or VASH. In 2024, Dothan Housing was awarded \$140,000 through the HUD-VASH program.

Additional APSH data indicates that 187 HCV households (13%) have a household member with at least one disability. Examining publicly supported households by race and ethnicity, Black households make up 90% of all HCV households, white households make up 8% of households, and Hispanic households make up 1%.

Totals Number of Units

TABLE 37 – TOTAL NUMBER OF UNITS BY PROGRAM TYPE

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Vouchers				
					Project-Based	Tenant-Based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled
Number of units/vouchers available			670	715			0	0	0
Number of accessible units									

Source: PIC (PIH Information Center); Note: Disabled Special Purpose Vouchers include Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition.

Describe the supply of public housing developments.

HUD data from the PIH Information Center indicates that within Dothan there are 670 traditional public housing units. However, in its 2023 Annual Report, Dothan Housing reports having officially closed its public housing as of FY2022 through the Streamlined Voluntary Conversion (SVC)-Section 22 for AMP 50, in order to become a “voucher-only agency.”¹⁸ Residents of Ussery Homes and Marvin Lewis Village received 117 Tenant Protection Vouchers (TPV) that included Uniform Relocation Act (URA) services and funding. These former public housing developments became market rate affordable housing developments. Dothan Housing’s nonprofit affiliate, Our Community, Inc. (OCI), owns the property, and Dothan Housing’s management company affiliate, Dothan Management Group, LLC, provides property management for the developments. Ussery Homes’ name was changed to Phoenix Rising LLC and Marvin Lewis Village’s name was changed to John R. Lewis Village LLC.

Describe the number and physical condition of public housing units in the jurisdiction.

TABLE 38 – PUBLIC HOUSING CONDITION

Public Housing Development	Average Inspection Score
Hutto Tower	98b
Medical Center Terrace	33
Tanglewood Apartments	80
Vaughn Towers	80c
Westgate Village	95b
Highlands Trail Apartments	92a
WRC Housing	95a
Highland Hills Apartments	99b
Glen East	100
Glen East II	100a
Highland Hills II	98b
WRC Housing II	100a

Source: HUD, Physical Inspection Scores by State for Public Housing

¹⁸ https://dothanhousing.org/wp-content/uploads/2023/12/DHA-Package-for-FY2023-Annual-Plan_Revised.pdf

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing.

HUD's Real Estate Assessment Center (REAC) conducts physical property inspections of properties that are owned, insured, or subsidized by HUD, including public housing and multifamily assisted housing. About 20,000 such inspections are conducted each year to ensure that assisted families have housing that is decent, safe, sanitary, and in good repair. Inspections are scored using a scale of 1 to 100. A passing score for a REAC Physical Inspection is 60 or above.

There are three letters (A-C) that may follow the score, as well as an asterisk (*). Their meaning is as follows:

- A: No health and safety deficiencies noted
- B: Non-life-threatening health and safety deficiencies noted
- C: At least one life-threatening health and safety deficiency noted

* At least one inoperable smoke detector noted

Based on these criteria, eight inspected developments in Dothan received passing scores with non-life-threatening health and safety deficiencies. However, Vaughn Towers received a score of 80c, with at least one life-threatening health and safety deficiency noted.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing.

Dothan Housing will continue to seek funding from a variety of sources to increase assisted housing choices and expanded housing opportunities. Dothan Housing increased assisted housing choices and expanded housing opportunities in FY 2024, adding 64 new units to its Housing Choice Voucher program.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

A range of facilities provide housing and services to support people experiencing homelessness in Dothan, which currently falls under the AL-508 Continuum of Care, also known as SEACH. In 2024, the SouthEast Alabama Coalition for the Homeless (SEACH) merged with Dothan Housing to create the Wiregrass Continuum of Care (AL-508), which covers a five-county area including Dothan. However, since the new CoC was formed after the completion of the 2024 HIC report and the 2025 HIC report data is not yet available, the available data relevant to Dothan was reported through the Alabama Balance of State Continuum of Care, or AL-507.

Using data available from HUD at the Continuum of Care level, this section provides an overview of shelter facilities, housing, and mainstream and other services that aim to meet the needs of people experiencing homelessness in the jurisdiction. Note that the jurisdiction includes the entire jurisdiction of the CoC and is not exclusive to the City of Dothan; official HUD data on facilities specific to the City of Dothan is unavailable.

The 2024 HIC report shows a total of 173 beds. A comparison to the homeless populations report detailed in section NA-40 shows that this is highly insufficient to meet the needs of a population of 1,291, resulting in an unsheltered homelessness rate of nearly 90%.

Facilities and Housing Targeted to Homeless Households

TABLE 39 – FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS

	Emergency Shelter Beds		Transitional Housing Beds (Current & New)	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher/ Seasonal/ Overflow Beds		Current & New	Under Development
Households with adults and children	31	0	0	0	0
Households with only adults	98	0	31	7	0
Chronically homeless households	0	0	0	0	0
Veterans	4	0	0	7	0
Unaccompanied youth	6	0	0	0	0

Source: Review of local providers by Mosaic Community Planning

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Resources which are available in Dothan include the following:

- The Southeast AlabamaWorks Local Workforce Development Board (SAW) runs the Workforce Innovation and Opportunity Act (WIOA) program which includes the Alabama Career Center System, adult education, and rehabilitation services. The Dothan Career Center provides internet access for job-related use; assistance with Alabama JobLink registration and updates; resume development and printing; local, state and national job search assistance; assistance filing initial and weekly unemployment claims; and assistance copying, faxing, emailing resumes and job applications.
- The Houston County Health Department offers health services, including general clinics, family planning, children's health insurance, immunizations, pregnancy testing, and WIC Nutrition. It also offers home care, including nursing services, home health aides, physical therapy, and medical social services.
- The Alfred Saliba Family Services Center provides intake and referral services; social work services; GED classes; employment readiness, maintenance, and retention education; a career development center; a small business program; parenting programs; an Early Head Start program; and youth programs.
- Catholic Social Services of Dothan provides emergency assistance with utilities, rent, food, medication, transportation, and clothing.
- Wiregrass 211 is an informational resource about various assistance organizations in the area.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

Limited funding for homeless services severely restricts the number of shelter beds available in Dothan. Currently, Dothan Rescue Mission and House of Ruth provide emergency housing (36 and 30 beds, respectively), and The Ordinary People Society (TOPS) provides transitional housing (4 beds). The Dothan Rescue Mission provides hot food, clean clothing, and temporary shelter. House of Ruth provides a variety of in-shelter and out-of-shelter services for survivors of domestic violence.

The Ark Dothan provides men's and women's residential treatment programs in which residents are provided room, board and necessities and are required to attend daily classes, receive mental health counseling, engage in duties on campus, and obtain their GED. The Ark also offers food programs and a thrift store.

Other faith-based ministries such as The Harbor and Love in Action Ministries provide a range of services including transitional housing, food, showers, laundry, a warming center, transportation, job training, financial assistance, and a free health clinic.

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MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section discusses the characteristics and needs of people in various subpopulation in Dothan who may require supportive services, including people with HIV/AIDS, seniors, people with disabilities (mental, physical, or developmental), people with alcohol or drug addiction, and survivors of domestic violence.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, describe their supportive housing needs.

Elderly and Frail Elderly

The elderly and frail elderly often need housing that allows them to age comfortably in place. This may require accessibility modifications that include ground floor entry, wheelchair ramps, and bathtub/shower modifications. The location of supportive housing for elderly populations should consider the site's access to vital resources and health services. Due to limited mobility, seniors may require access to transit or transportation services in order to reach everyday necessities and services. Other supportive service needs for the elderly include healthcare services, independent living support, assistive technologies, and educational assistance.¹⁹ Senior housing should also integrate programming meant to facilitate social interactions and community, as isolation poses a large issue for this population. Stakeholders in our community engagement process noted that more affordable housing is needed in locations that are accessible for seniors in the region.

People with Substance Use Disorders

People with substance use disorders may need services including screening, diagnosis, assessment, and treatment. People recovering from these disorders may need recovery supportive services, including clinical case management, housing and transportation assistance, mental health services, family engagement, behavioral therapy, education, childcare, financial, and health services.²⁰

¹⁹ Centers for Disease Control and Prevention. (n.d.) Disability and health information for people with disabilities. Retrieved from: <https://www.cdc.gov/ncbddd/disabilityandhealth/people.html>

²⁰ Rural Health Information Hub. (n.d.) Treatment and Recovery Support Services. Retrieved from: <https://www.ruralhealthinfo.org/toolkits/substance-abuse/1/support-services>

People Living with HIV/AIDS

Low-barrier housing free from requirements such as those surrounding drug testing, sobriety, criminal background, and medical appointments is a primary need for people living with HIV/AIDS. Like other special needs populations, people living with HIV/AIDS need housing that provides easy access to health services, resources, and employment. In addition to low-barrier housing, people living with HIV/AIDS may need a variety of services, including access to core medical services, as well as supportive services, including childcare services, medical transportation, and non-medical case management, among others.

Public Housing Residents

Public housing residents often need supportive services such as case management and long term follow-up; employment services, including transitional jobs, job-search assistance, sector-based job training, work-related childcare support, and continuing technical and professional education; programs that teach financial literacy; and housing counseling.

Some public housing residents need more intensive case-management and may benefit from integrated supportive housing, in which small numbers of permanent family-supportive housing units are incorporated into mixed-income developments and case management and services are provided on-site. Vouchers with wraparound services provide an alternative model in which case managers support voucher-holders with the same services delivered in permanent supportive housing. Incentives models may also support families in moving toward self-sufficiency by providing rewards for achievements, such as paying rent on time, getting their children to school, applying for a job, and volunteering.

Finally, some public housing residents- particularly those with serious physical and mental health disabilities- may have greater supportive service needs, such as assisted living (meals, housekeeping, health care, case management, grocery store access) and on-site services, including parenting support, childcare, and after-school services for those with children.²¹

Survivors of Domestic Violence

Often, the greatest need for survivors of domestic violence is quick access to safe and affordable housing. Transitional housing options may also provide supportive services such as counseling, childcare, transportation, life skills, education, and job training for up to 24 months, providing survivors time and services to obtain safety and stability.²² Difficulties finding affordable housing are common among the general population, but survivors of DV face additional challenges in finding

²¹ Theodos, B., Popkin, S. J., Parilla, J., & Getsinger, L. (2012). The challenge of targeting services: a typology of public-housing residents. *Social Service Review*, 86(3), 517-544.

²² Rogers, L. (2019). Transitional housing programs and empowering survivors of domestic violence. Retrieved from: <https://www.justice.gov/ovw/blog/transitional-housing-programs-and-empowering-survivors-domestic-violence>

affordable housing that is located near public transit, as well as finding affordable housing that can accommodate families with children.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

People with mental health and substance abuse disorders often require supportive housing following discharge from inpatient treatment to reduce the risk of homelessness. People returning from these institutions need access to affordable housing and health services, and may also require supportive services such as case management and transportation assistance. Permanent supportive housing should be affordable, close to needed health services, and accessible to transportation options. Community engagement participants and stakeholders shared that there is a critical need for the construction of more emergency shelter units for families with children and more permanent supportive housing units.

The Ordinary People Society (TOPS) and The ARK Dothan offer transitional housing and residential programs for residents, including daily classes, mental health counseling, and pathways to obtaining their GED. Other support services include employment assistance, health services, and home care.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Dothan's first year Annual Action Plan specifies the activities it plans to support during the 2025 program year to address housing and supportive service needs. These include:

- 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.
- Southeast Intervention Group's salary support for their Residential Treatment Program, which currently has 30 billable beds and provides a variety of services to assist adults rebuilding their lives in recovery. Their goal is to assist clients to develop a foundation for long term recovery which includes obtaining safe housing upon completing treatment.
- Royale's Special Heart Foundation, which will use funds to support its food distribution program. The funds will help with food storage and packing, while allowing the foundation to focus on food distribution, increase its ability to purchase and distribute a variety of high-quality, nutritious foods, and add new schools to its program.

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MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

In 2018, Dothan completed an extensive Strategic Affordable Housing Implementation Plan, which examined factors impacting housing affordability within the city. Additionally, in 2020, the City of Dothan completed its most recent Analysis of Impediments to Fair Housing Choice, which identified barriers that may prevent all residents from having equal housing choice. Key findings of these reports related to public policy impact included the following:

- Selective rezoning in high priority areas would likely increase the number of affordable units within Dothan.
- A lack of code enforcement efforts resulting in a concentration of inhabited rental units in substandard condition, disproportionately impacting Dothan's lowest-income residents.
- A statewide policy change in 2018 resulting in the removal of property tax incentives for affordable multifamily properties, negatively impacting development efforts.

Additionally, residents who participated in focus groups reported the following in regard to public policy:

- Zoning ordinances regulating ADUs, tiny homes, and other alternative housing types are both overly restrictive and confusing.
- The permitting and development process for new builds is overly complicated and restrictive, limiting new development.
- There is a lack of incentive for developers to come to Dothan which should be addressed with policy change.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section outlines the employment, labor force, and educational attainment data which informed the development of priorities and goals in this Plan.

Based on the business activity table below, what are the major employment sectors within your jurisdiction?

As shown in the Business Activity table, the employment sectors in Dothan with the largest number of jobs are education and health care services (11,212 jobs or 27.5% of all jobs); retail trade (6,976 jobs or 17.1%), and arts, entertainment, and accommodations (4,721 jobs or 11.6%).

The jobs in which most city residents are employed closely reflect these major employment sectors. The largest numbers of Dothan residents are employed in education and health care services (7,887 workers or 25% of all workers); retail trade (4,444 workers or 14%); and manufacturing (2,956 workers or 10%).

The largest mismatch between the share of workers (i.e., employed residents) and the share of jobs by sector is in professional, scientific, management services (-5.7 percentage points difference in the share of jobs and the share of workers). In this way, professional, scientific, management services make up a much larger proportion of the population in the city of Dothan than total transportation and warehousing jobs in the city, indicating that these workers live in Dothan but commute outside of the city for employment. Similarly, there is a -4.9 percentage points difference between transportation and warehousing workers and jobs in Dothan. Differences between the share of workers and share of jobs by sector are 1 percentage point or less in all other sectors.

Economic Development Market Analysis

TABLE 40 – BUSINESS ACTIVITY

Business by Sector	Number of Workers	Number of Jobs	Share of Workers	Share of Jobs	Jobs Less Workers
Agriculture, Mining, Oil & Gas Extraction	175	76	1	0	-1
Arts, Entertainment, Accommodations	3,125	5,317	14	15	1
Construction	944	1,626	4	5	0
Education and Health Care Services	3,909	7,388	17	21	3
Finance, Insurance, and Real Estate	940	1,407	4	4	0
Information	308	503	1	1	0
Manufacturing	3,215	4,091	14	11	-3
Other Services	591	1,018	3	3	0
Professional, Scientific, Management Services	1,122	1,355	5	4	-1
Public Administration	0	0	0	0	0
Retail Trade	3,876	7,123	17	20	3
Transportation and Warehousing	1,121	1,341	5	4	-1
Wholesale Trade	1,243	1,815	5	5	0
Total	20,569	33,060	--	--	--

Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

TABLE 41 – LABOR FORCE

Total population in civilian labor force	30,927
Civilian employed population 16 years and over	29,120
Unemployment rate	5.86
Unemployment rate for ages 16 to 24	18.23
Unemployment rate for ages 25 to 65	3.43

Source: 2016-2020 ACS

TABLE 42 – OCCUPATIONS BY SECTOR

Occupations by Sector	Number of People
Management, business and financial	6,205
Farming, fisheries and forestry occupations	650
Service	3,100
Sales and office	6,739
Construction, extraction, maintenance and repair	2,034
Production, transportation and material moving	2,005

Source: 2016-2020 ACS

TABLE 43 – TRAVEL TIME

Travel Time	Number	Percentage
< 30 Minutes	22,065	79%
30-59 Minutes	4,774	17%
60 or More Minutes	977	4%
Total	27,816	100%

Source: 2016-2020 CHAS

Education

TABLE 44 – EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS (POPULATION 16+)

	In Civilian Labor Force		Not in Labor Force
	Employed	Unemployed	
Less than high school graduate	1,640	260	1,975
High school graduate (includes equivalency)	5,589	400	3,623
Some college or Associate's degree	8,750	295	3,084
Bachelor's degree or higher	7,584	250	1,619

Source: 2016-2020 ACS

TABLE 45 – EDUCATIONAL ATTAINMENT BY AGE

	Age				
	18–24 years	25–34 years	35–44 years	45–65 years	65+ years
Less than 9th grade	104	140	275	485	645
9th to 12th grade, no diploma	694	655	635	1,690	1,114
High school graduate, GED, or alternative	2,030	2,654	2,200	4,774	4,035
Some college, no degree	1,895	2,520	1,769	3,939	2,643
Associate's degree	245	860	1,050	2,039	905
Bachelor's degree	300	1,815	1,515	2,868	1,658
Graduate or professional degree	25	649	914	1,820	1,370

Source: 2016-2020 ACS

TABLE 46 – MEDIAN EARNINGS IN THE PAST 12 MONTHS

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,528
High school graduate (includes equivalency)	26,979
Some college or Associate's degree	32,974
Bachelor's degree	127,207
Graduate or professional degree	64,143

Source: 2016-2020 ACS

Describe the workforce and infrastructure needs of the business community.

The Southeast Alabama Economic Development District Comprehensive Economic Development Strategy (CEDS) Annual Update (2021) identifies needs related to workforce and business infrastructure. Workforce development and infrastructure needs and objectives identified in the CEDS Annual Update include:

- Promote a balanced regional economy with a broad business, industry, and employment mix capable of supporting quality employment opportunities, including high wage, high skill jobs.
 - Strengthen communication and collaboration between industrial businesses and community colleges, workforce organizations, Small Business Development Centers, chambers of commerce, economic developers, and state and federal agencies.
 - Promote entrepreneurship and small business start-ups by providing technical and information resources.
 - Solicit and retain young professionals by emphasizing to local governments the importance of innovation and technology in the type of businesses that are recruited.
- Continue to coordinate secondary, technical training, and community college curriculums with needs of business and industry.
 - Through coordination with workforce development programs, monitor the educational resources to ensure the needs of the region's employers are met.
 - Encourage effective input from employers on course and program development.
 - Monitor changes and issues with educational institutions. Support and promote improvements that will benefit students and area businesses and allow for growth.
- Protect and promote the diversification of the region's agricultural economy.
 - Promote the continued recognition of agriculture as a viable long-term and short-term land use activity.
 - As the agricultural labor force is aging, encourage educational institutions to develop curriculums for students interested in agriculture.
 - Encourage local officials, economic developers and citizens to recognize agribusiness as an economic asset to the Region and a major sector of the Region's economic base.

Describe any major changes that may have an economic impact during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Plans for economic and workforce development in Dothan and the region are likely to impact job and business growth over the planning period. There are many ongoing efforts aimed at enhancing the relationship between the public and private sector in the Southeast Alabama region, including Houston County. For example, Grow Dothan is a public/private partnership for economic

development for Dothan, Houston County, and the Wiregrass Foundation. Its mission is to work with businesses, governmental entities and citizens to build a thriving regional business network. The Wiregrass Foundation has provided grant funds to the Southeast Alabama Regional Planning and Development Commission District (SEARP&DC) Dothan/Houston County Microloan program, as well as SEACED, to fund the development of a regional economic development marketing plan.

Other important accomplishments include efforts that have expanded businesses throughout the region. For example, SEARP&DC continues to make small business loans to new and expanding businesses in the Region. SEARP&DC has Revolving Loan Funds, USDA/Intermediary Relending Program funds, USDA/Microloan funds, and Dothan Houston County Microloan Program funds. During the most recent period, 13 new loans were made resulting in job creation/retention of 111 jobs. The dollars loaned were \$1,676,900 which leveraged \$5,581,600 in private investment.

SEARP&DC has also provided Job Access and Reverse Commute (JARC)/DHR Jobs Program services in Dothan and Houston County for almost twenty years through the use of vendor relationships with local for-profit transportation providers and other social service agencies. Through the use of this program, transportation dependent low-income individuals have been able to access employment opportunities that were not available outside of normal operation hours of traditional transit services.

The City of Dothan's Strategic Affordable Housing Implementation Plan (2018) highlights the importance of affordable and market-rate housing for workforce and business attraction and retention. Stakeholders emphasize the need for quality affordable housing near jobs, resources, and transportation, especially for seniors, disabled individuals, homeless individuals, and those with HIV/AIDS. Rehabilitation of existing housing stock is crucial for increasing the supply of affordable housing.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The CEDS identified challenges to employment opportunities that corresponded to the region's existing workforce. These included challenges such as manufacturing job loss, infrastructure shortage, service industry jobs not paying living wages, a culture reliant on grant assistance, increasing business operating costs, and an aging workforce.

According to the Southeast AlabamaWorks State of the Workforce Report (2023), the Southeast Alabama region had a 2.0% unemployment rate in March 2023, with 3,322 unemployed residents. An underemployment rate of 23.1% for 2022-2023 means that the region has an available labor pool of 40,032 that includes 36,710 underemployed workers who are looking for better jobs. The occupations highest in demand include Retail Salespersons; Heavy and Tractor-Trailer Truck Drivers; Stockers and Order Fillers; Laborers and Freight, Stock, and Material Movers, Hand; and Nursing Assistants.

Additionally, the fastest-growing occupations include Dental Laboratory Technicians; Nurse Practitioners; Occupational Therapy Assistants; Cooks, Restaurant; and Massage Therapists.

Overall, the level of education and skill needed for occupations continues to be increasing. More occupations in the future will need at least postsecondary education and training, illustrating the importance of supporting workforce development efforts in order to help fill lucrative occupations.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

A variety of workforce training initiatives support Dothan's Consolidated Plan:

- The Southeast AlabamaWorks Local Workforce Development Board provides education and training through the Alabama Career Center System, adult education and rehabilitation services. The Dothan Career Center provides internet access for job-related use; assistance with Alabama JobLink registration and updates; resume development and printing; local, state and national job search assistance; assistance filing initial and weekly unemployment claims; and assistance copying, faxing, emailing resumes and job applications.
- The region's community college system, including Wallace Community College, provides associates degrees and certificates in career, technical, and occupational programs.
- Regional universities, including Troy University (Dothan Campus) and Alabama College of Osteopathic Medicine in Dothan, offer undergraduate and graduate programs and continuing education opportunities.
- The Alfred Saliba Family Services Center offers workforce development services including commercial drivers licensing, and career development programs for certified nurse assistants, dental assistants, certified medical assistants, eye care assistants, welding, and more.

Programs offered by workforce development stakeholders closely align with workforce development needs identified in the Consolidated Plan, including providing targeted job skills training and increasing educational quality and attainment.

Does your jurisdiction participate in a comprehensive economic development strategy (CEDS)? What economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan?

The City of Dothan participated in the region's Comprehensive Economic Development Strategy prepared by the Southeast Alabama Economic Development District. The strategy serves as the Comprehensive Economic Development Strategy (CEDS) in accordance with the U.S. Economic

Development Administration’s requirements, and as a guide for policies, programs, and investments to support economic development in the region.

Activities that the City anticipates undertaking over the next five years will support several of the strategies listed in the CEDS, including providing high-quality public infrastructure in the city and developing the local workforce. The City will also continue to work with regional workforce development stakeholders to support job training and employment readiness education.

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MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

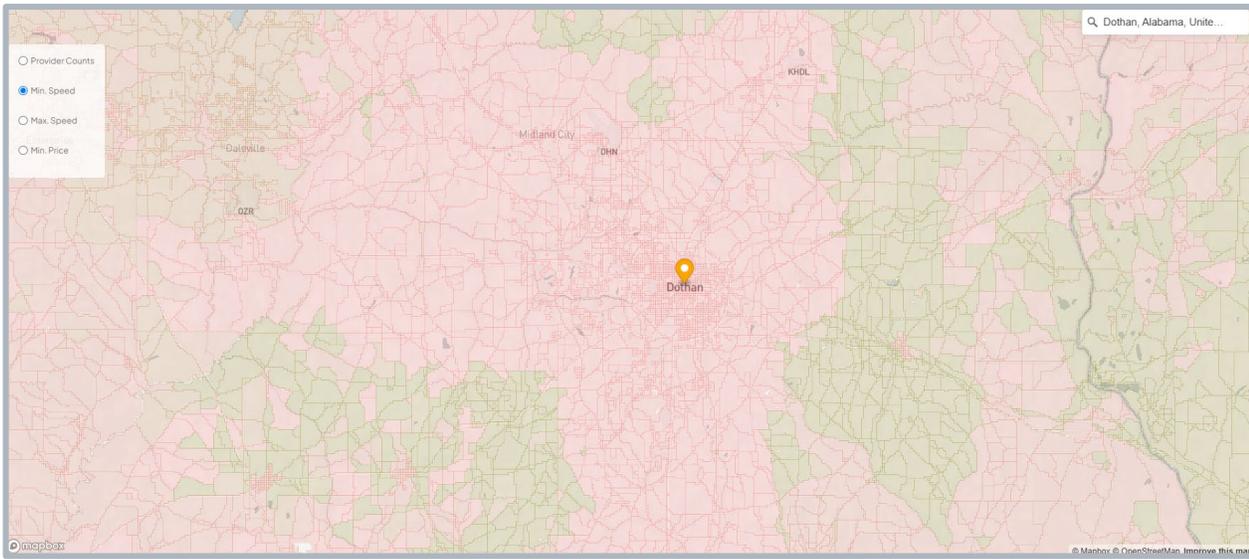
Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Broadband connectivity is a vital community resource that offers citizens access to employment, education, and other personal enrichment opportunities found through the internet. Disparities in broadband access – particularly for low-to-moderate income households - can create a “digital divide” that limits personal and professional opportunities. In 2015, the FCC defined broadband as internet access with download speeds of 25 Megabits per second (Mbps) and upload speeds of 3 Mbps (otherwise notated as 25/3). With broadband access, internet users can partake in file downloading, video streaming, email and other critical features that are necessary for modern communications.

Dothan’s most recent coverage is captured in the Federal Communications Commission’s collection of self-reported data from internet service providers. The FCC Form 477 provider reported data on broadband service at a census block level, all facilities-based providers are required to file data with the FCC twice a year. This data indicates where they offer internet access service at speeds over 200 kbps in at least one direction. Providers also report the deployment of a particular technology and bandwidth in a census block; however, this does not indicate that service is available everywhere in the same block. Many sources have criticized this FCC data, noting that any census block with at least one residential or business broadband consumer is identified as a census block that is being “served”. The National Broadband Map aimed at identifying underserved areas across Alabama displays that many parts of Dothan do not receive service speeds over 100/20, or 100 Mbps download speed with 20 Mbps upload speed, which is considered sufficient for supporting online activity such as streaming, online gaming, web browsing, and downloading music. Community engagement participants also noted inadequate internet speeds. As of March 2024, the FCC increased the broadband speed standard from 25/3, or 25 Mbps in download speed and 3 Mbps in upload speed, to 100/20.²³

²³ <https://www.allconnect.com/blog/internet-speed-classifications-what-is-fast-internet>

FIGURE 4 – NATIONAL BROADBAND MAP, DOTHAN, AL



Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Limited internet technologies are available in Dothan including fixed wireless, GSO Satellite, and cable²⁴. Providers include AT&T, HughesNet, Brightspeed, Starlink, Viasat Inc, and WOW Internet/Cable. As fiber delivers data at faster speeds than DSL and cable, having more fiber providers in Dothan will increase the availability of fiber for residents and ensure there is access throughout the city. However, despite the presence of wiring, the costs of service may be prohibitive for some low- to moderate-income households where internet coverage is shown to be available. Certain public facilities, including the Dothan Houston County Library System branches, offer free wireless internet access to the public.

²⁴ <https://broadbandnow.com/research/national-broadband-map>

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The impact of environmental hazards on low- and moderate-income households is an important consideration for planners, City staff, and housing and service providers in Dothan. Dothan is covered by the Southeast Alabama Regional Multi-Jurisdictional Hazard Mitigation Plan (2020), which identifies hazards most likely to impact Houston, Henry, Barbour, Butler, Coffee, Covington, and Geneva counties, and eligible local jurisdictions.

The hazard mitigation plan notes several location-specific hazards with a high risk of occurrence and impact, including flooding, tornadoes, severe thunderstorms, and wildfire. The southeast region is at risk of the following potential hazards:

- Dam failure
- Drought / Extreme Heat
- Flooding
- High winds (hail, hurricanes, severe storms, tornadoes, windstorms)
- Landslides
- Land subsidence/sinkholes
- Wildfire
- Winter/ice storms

Houston County has been included in 25 federal disaster declarations since 1953, compared to a total of 90 declarations for the entire state. Of the 25 declarations, nine were emergency and sixteen were disaster. All disaster events but one drought event, were related to either hurricanes or severe storms/tornadoes. Hurricane impacts may include high winds and flooding. Severe storm impacts may include tornadoes, straight-line winds, and flooding. In all 25 declarations, both public and individual assistance were provided.

The plan also provides a list of mitigation strategies to mitigate environmental hazards in Dothan and Dothan City Schools including:

- Flooding: Install pipe and construct detention ponds to relieve local flooding in addition to multiple street and bridge repairs.
- High winds: Replacing rotten wood poles with concrete poles and replacing the wire with larger wire to increase the reliability of the lines and enable load switching.
- All hazards: Continue annual neighborhood streets resurfacing.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

In its September 2021 report “Climate Change and Social Vulnerability in the United States,” the US EPA identifies low-income earners, minorities, elderly adults, and persons with less than a high school diploma as ‘socially vulnerable.’ Socially vulnerable persons are described as having a reduced capacity to cope with and recover from climate change impacts, and socially vulnerable groups are described as more likely to live in poorer neighborhoods with lower elevations and poorly maintained infrastructure. An estimated 19.2% of Dothan’s total population, or about 13,478 people, are living below poverty level, as of the 2019-2023 American Community Survey 5-year estimates. Mobile home residents may be especially vulnerable to climate related hazards. There are an estimated 1,577 mobile homes (4.7% of all housing units) in Dothan, according to the 2019-2023 American Community Survey 5-year estimates.

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FIVE-YEAR CONSOLIDATED PLAN: **STRATEGIC PLAN**

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SP-05 Overview

Strategic Plan Overview

The Strategic Plan will guide the allocation of Community Development Block Grant (CDBG) funding during the 2025-2029 planning period. Dothan's goals for the 2025-2029 period focus on a number of high priority needs identified through data analysis, community member input, consultation with City staff and other public agencies, and review of recently completed plans and studies. Available resources will be targeted toward specific goals designed to address those priority needs. These goals include:

1. Emergency Housing Repair Program
2. Weatherization Program
3. Rental Housing Rehabilitation
4. Public Services
5. Public Facilities
6. Infrastructure Improvements
7. Employment Training
8. Land Acquisition/Demolition
9. Section 108 Loan Repayment
10. Program Administration

The above-listed goals will be used to guide funding decisions for each program year and to prepare the Annual Action Plans. Each program year, the City will allocate funding to subrecipients through a competitive application process, wherein proposals are solicited from member jurisdictions and other public and private agencies.

SP-10 Geographic Priorities – 91.215 (a)(1)

General Allocation Priorities

During the 2025-2029 planning period, 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.

Describe the basis for allocating investments geographically within the jurisdiction.

The City of Dothan has not identified any geographic target areas as priorities for CDBG investment. Each program year, the City will strive 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.

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SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

TABLE 47 – INFLUENCE OF MARKET CONDITIONS

Affordable Housing Type	Market Characteristics that Will Influence the Use of Funds
Tenant-Based Rental Assistance (TBRA)	High level of cost burdens among low-income households; waiting lists for vouchers and/or assisted housing units; and need for short-term rental assistance for homeless individuals and families transitioning to permanent housing. Currently, TBRA is provided through HUD’s Section 8 Housing Choice Voucher program administered through Dothan Housing.
TBRA for Non-Homeless Special Needs	High level of cost burdens among low-income households, including non-homeless special needs populations; waiting lists for assisted housing units for seniors and people with disabilities.
New Unit Production	Age and condition of housing; waiting lists at existing assisted housing developments; high occupancy rates and rental rates; sales prices unaffordable to low/moderate income households.
Rehabilitation	Age and condition of housing; issues related to substandard housing, especially for low-income renters; need for home repairs for seniors and other homeowners, including lead-based paint remediation.
Acquisition and Preservation	Subsidized housing developments anticipated to age out of their affordability period; age, condition, and availability of multifamily properties suitable for acquisition/rehabilitation; vacant/hazardous buildings identified through code enforcement.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Dothan receives a HUD formula grant through the Community Development Block Grant (CDBG) program. During program year 2025 (i.e., the first program year covered under the 2025-2029 Consolidated Plan time frame), Dothan will receive \$537,195 in CDBG funds, as displayed below. The table also provides an estimate of anticipated grant funding to be received for the remaining years covered by the 2025-2029 Five-Year Consolidated Plan, which assumes that funding over those four years will average to be about the same as the City's 2025 allocation.

Anticipated Resources

TABLE 48 – ANTICIPATED 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	\$537,195	\$0	\$0	\$537,195	\$2,148,780	CDBG funds may be used to provide public services, public improvements, economic development, housing, other property activities, and program administration.

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, Dothan leverages a variety of resources to amplify the impact of its grant, including local, state, nonprofit and private funds. Local funds (i.e. City general funds) are used to complete public infrastructure activities and to absorb a portion of salary costs for the CDBG administrator position, making more funding available for projects. Nonprofit subrecipients frequently contribute space, equipment, staff time, or other resources to public service projects. Housing activities, such as home repair/weatherization and rental rehabilitation, may leverage nonprofit and private resources, while affordable rental housing construction typically involves a variety of funding streams such as private equity, tax credits, or other grants.

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

For the 2025 program year, the City does not plan to use publicly owned land or property to address priority needs. However, the City does own some scattered sites that may be appropriate for use as affordable housing and may consider the acquisition of additional property in furtherance of community development goals. The City will continue to review the appropriateness of using such sites to address Consolidated Plan priorities over the next five years.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan.

Key agencies through which the City of Dothan will carry out its Consolidated Plan are shown in the table below. In addition to those listed, the City will rely on a variety of non-profit and private sector partners, including housing and social service providers, Low Income Housing Tax Credit Developers, and others. These organizations may receive CDBG funds as subrecipients or otherwise assist the City in implementing this Consolidated Plan.

TABLE 49 - INSTITUTIONAL DELIVERY STRUCTURE

Responsible Entity	Entity Type	Role	Geography
City of Dothan	<ul style="list-style-type: none"> Government 	<ul style="list-style-type: none"> Ownership Rental Homelessness Non-Homeless Special Needs Planning Neighborhood Improvements Public Facilities Public Services Economic Development 	<ul style="list-style-type: none"> Jurisdiction
Dothan Housing	<ul style="list-style-type: none"> PHA 	<ul style="list-style-type: none"> Ownership Public Housing Rental 	<ul style="list-style-type: none"> Jurisdiction
Southeast Alabama Coalition for the Homeless	<ul style="list-style-type: none"> Continuum of Care 	<ul style="list-style-type: none"> Homelessness Public Services 	<ul style="list-style-type: none"> Region
Wiregrass Habitat for Humanity	<ul style="list-style-type: none"> Subrecipient 	<ul style="list-style-type: none"> Ownership Rental 	<ul style="list-style-type: none"> Region
Alfred Saliba Family Services Center	<ul style="list-style-type: none"> Subrecipient 	<ul style="list-style-type: none"> Economic Development Non-Homeless Special Needs Public Services 	<ul style="list-style-type: none"> Jurisdiction
Wiregrass Rehabilitation Center	<ul style="list-style-type: none"> Subrecipient 	<ul style="list-style-type: none"> Economic Development Non-Homeless Special Needs 	<ul style="list-style-type: none"> Jurisdiction

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Dothan supports a variety of programs with goals of increasing housing affordability and homeownership, providing public services, and improving public facilities and infrastructure. The City of Dothan has developed strong partnerships with local nonprofit service providers, Habitat for Humanity, and the Dothan Housing Authority.

Several organizations in the city work to address the needs of people experiencing homelessness, including the Dothan Rescue Mission and House of Ruth, which provide emergency housing, and The Ordinary People Society (TOPS) and The ARK Dothan, which provide transitional housing. Additionally, SEACH now serves as the region's Continuum of Care.

Five Horizons Health Services provides specialized medical care including comprehensive testing for sexually transmitted infections (STIs) and HIV, treatment for HIV and STIs, the provision of PrEP/PEP (a drug that can prevent HIV when taken as prescribed), and limited primary care. The Alabama Department of Public Health (ADPH) and Medical Advocacy and Outreach (MAO) also provide HIV testing.

The collaborative nature of Dothan's service provider network forming the institutional delivery system contains both inherent strengths and weaknesses. The wide variety and large number of organizations, both public and private, is a clear strength as it increases both the capacity and the perspective of the institutional delivery system. However, this same factor may pose a weakness as it requires intense organization and collaboration to ensure 1) non-redundancy of services, 2) accurate and appropriate information sharing between organizations, and 3) some form of centralized resource access hub in order to direct residents in need of assistance to the correct organization(s). As long as the City of Dothan bears this in mind and remains proactive in regard to the increased need for collaboration necessitated by widespread service provider networks, the format of the institutional delivery system will remain a strength.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

TABLE 50 - HOMELESS PREVENTION SERVICES SUMMARY

Service	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Service	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment/Employment Training	X	X	
Healthcare	X		X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		

Describe how the service delivery system meets the needs of homeless persons.

Dothan meets the needs of homeless persons primarily by funding a wide variety of community partners who provide services, housing, programs, and more. As detailed in Section MA-30, SEACH, The Southeast AlabamaWorks Local Workforce Development Board, the Houston County Health Department, the Alfred Saliba Family Services Center, Catholic Social Services of Dothan, and other

organizations provide a variety of services to meet the needs of people experiencing homelessness, including workforce development and employment services, and mental and physical health services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

As described in MA-30, Dothan serves its homeless residents primarily through partnerships with the SEACH and other public and private entities. Strengths of this service delivery system include a variety of organizations with independent resources, which may aid in creating additional safety nets for individuals who may require multiple resources. Weaknesses of the homelessness service delivery system lie primarily in a lack of funding, which hinders Dothan from being able to expand emergency shelter options.

Summarize the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

The City of Dothan will continue its current partnerships with SEACH and other service providers and will continue to seek funding opportunities from a variety of sources in order to overcome gaps in the service delivery system.

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SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

TABLE 51 – GOALS SUMMARY

Goal Name	Start Year	End Year	Category	Geography	Needs Addressed	Funding	Goal Outcome Indicator
1 Emergency Housing Repair Program	2025	2029	Affordable Housing	Citywide	Housing Needs	\$483,475	Homeowner housing rehabilitated: 90 units
2 Weatherization Program	2025	2029	Affordable Housing	Citywide	Housing Needs	\$241,738	Homeowner housing rehabilitated: 45 units
3 Rental Housing Rehabilitation	2025	2029	Affordable Housing	Citywide	Housing Needs	\$340,916	Rental units rehabilitated: 30 units
4 Public Services	2025	2029	Non-Housing Community Development	Citywide	Public Services Homeless Needs	\$402,896	Public service activity other than low/mod income housing benefit: 10,000 persons benefitted
5 Public Facilities	2025	2029	Non-Housing Community Development	Citywide	Public Facilities Homeless Needs	\$429,756	Public facility or infrastructure activity other than low/mod income housing benefit: 10,000 persons benefitted
6 Infrastructure Improvements	2025	2029	Non-Housing Community Development	Citywide	Public Infrastructure	\$268,597	Public facility or infrastructure activity other than low/mod income housing benefit: 5,000 persons benefitted

Goal Name	Start Year	End Year	Category	Geography	Needs Addressed	Funding	Goal Outcome Indicator
7 Employment Training	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Economic Development	\$50,000	Jobs created/retained: 2 jobs
8 Land Acquisition/ Demolition	2025	2029	Affordable Housing	Citywide	Housing Needs	\$100,000	Buildings demolished: 5 buildings
9 Section 108 Loan Repayment	2025	2029	Affordable Housing Non-Housing Community Development	Citywide	Housing Needs	\$100,000	Not applicable
10 Program Administration	2025	2029	Other – Program Administration	Citywide	Program Administration	\$268,597	Not Applicable

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units if Required by a Section 504 Voluntary Compliance Agreement

Dothan Housing is not under a Section 504 Voluntary Compliance Agreement but will meet requirements regarding accessibility as any properties undergo upgrades or rehabilitation.

Activities to Increase Resident Involvement

To encourage involvement by its residents, Dothan Housing holds meetings open to residents that allow staff to share administrative and programming changes with residents and to receive input, suggestions, or questions. Resident services provided by Dothan Housing include youth activities, educational programs, connections to other resources that are available in the community, and life skills/financial management classes.

Building Opportunities Toward Self-Sufficiency (BOSS) is a nonprofit affiliate of Dothan Housing and provides community and social services to residents, including financial wellness instruction, tenant readiness certificates, educational opportunities, entrepreneurial exploration, and other activities for families in need. BOSS operates two programs that assist families to achieve their goals. The Family Self-Sufficiency Program helps families set goals and save towards long-term goals, including homeownership or better employment opportunities, and the Resident Opportunity and Self-Sufficiency (ROSS) program focuses on education, employment and financial literacy.²⁵

Is the public housing agency designated as troubled under 24 CFR part 902?

Not applicable. Dothan Housing is not designated as troubled.

²⁵ Dothan Housing. Resources. Retrieved from: <https://dothanhousing.org/resident-and-family-services/boss-501c3/>.

SP-55 Barriers to Affordable Housing – 91.215(h)

Barriers to Affordable Housing

In 2018, Dothan completed an extensive Strategic Affordable Housing Implementation Plan, which examined factors impacting housing affordability within the city. Additionally, in 2020, Dothan completed its most recent Analysis of Impediments to Fair Housing Choice, which identified barriers that may prevent all residents from having equal housing choice. Key findings of these reports related to public policy impact included the following:

- Selective rezoning in high priority areas would likely increase the number of affordable units within Dothan.
- A lack of code enforcement efforts resulting in a concentration of inhabited rental units in substandard condition, disproportionately impacting Dothan’s lowest-income residents.
- A statewide policy change in 2018 resulting in the removal of property tax incentives for affordable multifamily properties, negatively impacting development efforts.

Additionally, residents who participated in focus groups reported the following in regard to public policy:

- Zoning ordinances regulating ADUs, tiny homes, and other alternative housing types are both overly restrictive and confusing.
- The permitting and development process for new builds is overly complicated and restrictive, limiting new development.
- There is a lack of incentive for developers to come to Dothan which should be addressed with policy change.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Following the 2018 Strategic Affordable Housing Implementation Plan, the City entered into a Memorandum of Agreement with Dothan Housing to address affordable housing in the city. Several aspects of the MOA identify the collaborative response to dilapidated and unsafe housing in Dothan. 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.
- Researching Alabama’s land bank laws in collaboration with Dothan Housing.
- 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.

Further recommendations for the City of Dothan to remove barriers to affordable housing include the following:

- Simplifying the permitting and approval process for new construction.
- Loosening and clarifying restrictions surrounding the construction of ADUs, tiny homes, and other alternative housing types.
- Developing local incentives intended to draw in new affordable housing developers.
- Increasing code enforcement efforts to ensure that inhabited rental properties are kept in good condition.

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SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons and assessing their individual needs

The recent restructuring of the Continuum of Care system responsible for Dothan's homeless services provides new opportunities for increased local efforts. SEACH, the lead agency for the new Wiregrass CoC for a five-county area including Dothan, works with over 40 local organizations to provide outreach and other services to homeless individuals in the jurisdiction. In 2024, SEACH, in partnership with the House of Ruth, received a \$375,000 Emergency Solutions Grant from the Alabama Department of Economic and Community Affairs (ADECA). SEACH will apply for this funding annually. The City of Dothan will continue to work with SEACH and the Wiregrass CoC to grow its membership, conduct point-in-time counts, and serve homeless individuals and families.

Over the next five years, local agencies, including Dothan Rescue Mission, Salvation Army, and others will continue to provide outreach to people experiencing homelessness with the goal of connecting individuals and families to resources and housing. Past outreach has included food, clothing, showers, laundry, warming, and other services. The House of Ruth, a past CDBG funding recipient, will continue to provide outreach, assessment, and emergency housing for victims of domestic violence and sexual assault.

Addressing the emergency and transitional housing needs of homeless persons

A variety of organizations, including Dothan Rescue Mission and House of Ruth, will continue to provide emergency shelter in Dothan over the next five years. The Ordinary People Society, the Ark Dothan, and Herring Houses will continue to provide transitional housing.

Over the next five years, the City will use CDBG funds to assist with facility improvements for emergency and transitional housing providers, as well as to support the provision of services to individuals and families experiencing homelessness.

Helping homeless persons make the transition to permanent housing and independent living

SEACH prioritizes permanent housing and case management and other support services. Over the next five years, the City will continue to work with the Continuum of Care and homeless service providers to identify possible funding sources, including potential ESG funds, to expand the availability of housing and services designed to reduce homelessness and assist families make the transition to permanent housing.

The City will use CDBG funding to support a homelessness prevention program through Legal Services Alabama. This program will provide legal assistance to individuals facing eviction, foreclosure, wage garnishments, or other similar actions and may serve previously homeless individuals and families who are at risk of becoming homeless again.

Additionally, the City will use CDBG funds to support the provision of affordable rental housing, including a rental rehab program through Dothan Housing that will increase the availability of high-quality rental units accepting Section 8 Housing Choice Vouchers.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Housing and service providers in Dothan work together to prevent homelessness in at-risk populations. These groups include extremely low-income individuals and families, people discharged from institutions, and those receiving assistance from agencies addressing a variety of needs, such as housing, health, social services, education or youth needs. Catholic Social Services of Dothan provides emergency assistance with utilities, rent, food, medication, transportation, and clothing. The Ark Dothan supports men and women transitioning from prison by providing residential programs in which residents are provided room, board and necessities and are required to attend daily classes, receive mental health counseling, engage in duties on campus, and obtain their GED. The Ark also offers food programs and a thrift store.

The Alfred Saliba Family Services Center 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.

Through Legal Services Alabama, Dothan will use CDBG funds to provide legal assistance to individuals facing eviction, foreclosure, wage garnishments, or other similar actions with the potential to result in homelessness.

In the past, a lack of data and information about homelessness specific to the Dothan area has limited the services and funding available to serve homeless individuals and families. With the development of the Wiregrass Continuum of Care, new potential exists to better understand the characteristics and needs of Dothan's homeless population and to apply for additional funding and resources to assist this population.

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SP-65 Lead based Paint Hazards – 91.215(i)

Actions to Address LBP Hazards and Increase Access to Housing without LBP Hazards

The City of Dothan follows HUD’s Lead Safe Housing Rule requirements in its federally funded affordable housing development or redevelopment activities, specifically including its emergency housing repair program. The rule includes requirements for disclosure of lead-based paint hazards, risk assessment, evaluation, hazard reduction, interim controls, maintenance, and rehabilitation of properties.

The Dothan Housing Authority has also taken significant steps to reduce LBP risks through complete removal and remediation of LBP in three of its older properties. The City is currently in the process of identifying partners to coordinate a public education campaign involving in-depth work on a community-wide basis with an emphasis on concerns of elevated blood lead levels. Dothan anticipates continuing to explore resources for data and funding related to assessing and addressing lead-based paint hazards.

How are the actions listed above related to the extent of lead poisoning and hazards?

Following the Lead Safe Housing Rule requirements in federally funded housing activities reduces risk of lead poisoning and hazards, which include irreversible health effects, brain and nervous system damage, reduced intelligence, and learning disabilities. Children, pregnant women, and workers are most at risk of experiencing negative health effects resulting from exposure to lead-based paint hazards. For these reasons, it is vital that the City of Dothan continue educational efforts around LBP risk and reduce lead-based paint hazards in all federally funded housing activities.

How are the actions listed above integrated into housing policies and procedures?

The City of Dothan integrates Lead Safe Housing Rule requirements into housing policies and procedures by following HUD’s Lead Safe Housing Rule requirements in all of the City’s federally funded affordable housing development activities.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

An estimated 19.2% of Dothan’s total population, or about 13,478 people, are living below poverty level, as of the 2019-2023 American Community Survey 5-year estimates, a slight increase since the 2014-2018 estimate of 19.1%.

The region’s Comprehensive Economic Development Strategy (2022-2026) and the City of Dothan Strategic Affordable Housing Implementation Plan (2018) detail goals related to reducing poverty, including:

Economic Development

- Provide adequate infrastructure throughout the region that will improve the quality of life for citizens, and support the expansion needs of existing and development of new industries that will provide employment opportunities and increase tax revenues.
- Promote a balanced regional economy with a broad business, industry, and employment mix capable of supporting quality employment opportunities, including high wage, high skill jobs.
- Support efforts that encourage workers to join or remain in the labor force.
- Support efforts to expand availability of high-speed broadband access in the region for businesses, citizens, education and healthcare.
- Strengthen and sustain the long-term economic vitality and resiliency of the region.

Housing

- Support comprehensive housing development, including small multifamily development.
- Strategically identify housing rehab and preservation projects.
- Identify sources for development subsidies using CDBG and HOME funds.
- Expand fair housing education.

How are the jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The affordable housing, workforce development, and homelessness programs detailed in this plan aim to support the achievement of the housing and economic development goals in Dothan. To combat poverty and reduce the number of poverty-level families, the City will devote resources to youth educational activities, programs that encourage high school graduation and post-secondary learning or careers, and adult education and job training.

This Plan continues to identify assisting persons living in poverty as a goal for the CDBG program. The City will continue to fund services to assist individuals in obtaining housing, employment, and other needs.

In addition to economic development programs, many homelessness programs and homeless service providers also address expanded employment opportunities as an avenue for combating poverty. For example, the Southeast AlabamaWorks Local Workforce Development Board and the Dothan Career Center provides support in all aspects of employment, including education, job training, and resources for job seekers. In addition to economic development programs and general public services, many homelessness programs and homeless service providers also address expanded employment opportunities as an avenue for combating poverty. The Ark, for example, offers GED preparation assistance.

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SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and ensure long-term compliance with requirements of the programs involved.

The City of Dothan Planning and Development Department is responsible for assuring that funds administered by the City are invested in a timely manner in compliance with all applicable federal, state, and local laws, regulations, and guidelines. In assuring that funds are invested as described above, the CDBG staff of the City of Dothan will continue to use its established system of checklists and periodic reports to assure that overall program progress, as well as the progress of activities and projects within programs, are reviewed on a monthly basis.

Dothan, through its CDBG staff, will use in-house personnel to physically monitor project activities. This may involve, but not necessarily be limited to, personnel from various City departments performing site monitoring periodically and preparing appropriate verbal or written reports of project activities observed. The CDBG staff and the Planning Director will assure corrective actions as applicable.

Following project completion, CDBG staff will prepare project reports as prescribed for specific programs, which may include amounts invested; planned vs. actual timetable; number and type of direct beneficiaries; problems encountered and solutions; extraordinary efficiency/effectiveness (or lack thereof) on the part of the subrecipient; lessons learned, etc. A portion of the funds granted for the subrecipients may be withheld until receipt of the final audit for all projects.



ANNUAL ACTION PLAN
FOR PROGRAM YEAR 2025

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Expected Resources: AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Dothan receives a HUD formula grant through the Community Development Block Grant (CDBG) program. During program year 2025 (i.e., the first program year covered under the 2025-2029 Consolidated Plan time frame), Dothan will receive \$537,195 in CDBG funds, as displayed below. The table also provides an estimate of anticipated grant funding to be received for the remaining years covered by the 2025-2029 Five-Year Consolidated Plan, which assumes that funding over those four years will average to be about the same as the City’s 2025 allocation.

Anticipated Resources

TABLE 52 - 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	\$537,195	\$0	\$0	\$537,195	\$2,148,780	CDBG funds may be used to provide public services, public improvements, economic development, housing, other property activities, and program administration.

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 leverages a variety of resources to amplify the impact of its grant, including local, state, nonprofit and private funds. Local funds (i.e. City general funds) are used to complete public infrastructure activities and to absorb a portion of salary costs for the CDBG administrator position, making more funding available for projects. Nonprofit subrecipients frequently contribute space, equipment, staff time, or other resources to public service projects. Housing activities, such as home repair/weatherization and rental rehabilitation, may leverage nonprofit and private resources, while affordable rental housing construction typically involves a variety of funding streams such as private equity, tax credits, or other grants.

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

For the 2025 program year, the City does not plan to use publicly owned land or property to address priority needs. However, the City does own some scattered sites that may be appropriate for use as affordable housing and may consider the acquisition of additional property in furtherance of community development goals. The City will continue to review the appropriateness of using such sites to address Consolidated Plan priorities over the next five years.

Annual Goals and Objectives: AP-20 Annual Goals and Objectives

Goals Summary Information

TABLE 53 – GOALS SUMMARY

Goal Name	Start Year	End Year	Category	Geography	Needs Addressed	Funding	Goal Outcome Indicator
1 Emergency Housing Repair Program	2025	2029	Affordable Housing	Citywide	Housing Needs	\$31,683	Homeowner housing rehabilitated: 6 units
2 Weatherization Program	2025	2029	Affordable Housing	Citywide	Housing Needs	\$15,842	Homeowner housing rehabilitated: 3 units
3 Rental Housing Rehabilitation	2025	2029	Affordable Housing	Citywide	Housing Needs	\$29,031	Rental units rehabilitated: 2 units
4 Public Services	2025	2029	Non-Housing Community Development	Citywide	Public Services Homeless Needs	\$80,579	Public service activity other than low/ moderate income housing benefit: 990 people assisted Public service activity for low/ moderate income housing benefit: 215 households assisted

Goal Name	Start Year	End Year	Category	Geography	Needs Addressed	Funding	Goal Outcome Indicator
5 Public Facilities	2025	2029	Non-Housing Community Development Homelessness Non-Homeless Special Needs	Citywide	Public Facilities Homeless Needs	\$285,060	Public facility or infrastructure activity other than low/moderate income housing benefit: 4,486 people assisted
6 Infrastructure Improvements	2025	2029	Non-Housing Community Development	Citywide	Public Infrastructure	\$50,000	Public facility or infrastructure activity other than low/moderate income housing benefit: 405 people assisted
7 Program Administration	2025	2029	Other – Program Administration	Citywide	Program Administration	\$45,000	Not applicable

Projects: AP-35 Projects – 91.220(d)

Introduction

Projects planned for the 2025 program year are identified in the table below. Through these projects and activities, the City of Dothan will address goals of preserving and expanding the affordable housing supply, providing public services, and improving nonprofit facilities and public infrastructure.

Projects

TABLE 54 – PROJECT INFORMATION

1	Exchange Center of Child Abuse Prevention – Parent Aide Program
2	Alfred Saliba Family Services Center – Workforce Development
3	Girls, Inc. – Scholarship Funding
4	Legal Services Alabama – Homeless Prevention
5	Lifted Higher Ministries – Volunteer Support
6	Royale’s Special Heart Foundation – Program Support
7	SEACH – Vital Documents and Transit Support
8	Leisure Services- DLS Youth Football Equipment
9	Wiregrass Angel House – Family Violence Program
10	Wiregrass Youth Choral Society – Travel Assistance
11	Wright Star Foundation – Summer Program
12	Ark Dothan – AC Unit Replacement
13	Girls, Inc. – Roof Repair
14	New Beginning Ministries International – HVAC Replacement
15	The Salvation Army – Community Center Renovations
16	Time Youth Dothan – Teen Center HVAC
17	Wiregrass Rehabilitation Center – Awning Reconstruction
18	Wiregrass Habitat for Humanity – Critical Home Repair Program
19	Wiregrass Habitat for Humanity – Weatherization Program
20	Dothan Housing – Rental Rehab Program
21	City of Dothan Public Works – Sidewalk Improvements
22	CDBG Program Administration

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

PY 2025 allocation priorities were determined in an open and fair process. The City accepted applications for competitive grant funding in January and February 2025 and provided mandatory training sessions for prospective applicants on January 23, 24, and 30, 2025. Seventy (70) people attended a training session, and the City received 24 applications for public service, public facility, and housing grant funds.

The City has an established, citizen-oriented method for allocating CDBG funds through a Community Development Advisory Committee (CDAC). The CDAC is a seven-member committee appointed by each City Commissioner and the Mayor that makes recommendations to the City Commission. Each year, the CDAC hears proposals for the use of CDBG funds from local organizations and City departments. The Committee evaluates these proposals based on need and benefit to the community, feasibility, leveraging of resources, and history and capacity of the organization. The PY 2025 applications were heard in two public CDAC meetings on April 28 and 29, 2025, and the CDAC prepared its funding recommendations in a third meeting on May 1, 2025.

The main obstacle to addressing underserved needs is the limited funding associated with the CDBG program. Typically, applicants to the CDBG program have few avenues for funding. If formula CDBG funds received by the City are not available or insufficient to meet the financial needs of the project, the project often will not take place. With more funding and higher allocations through the formula grant, the City of Dothan CDBG Program would be better able to meet community needs.

AP-38 Project Summary

Project Summary Information

Project Name	Exchange Center for Child Abuse Prevention – Parent Aide Program
Target Area	Citywide
Goals Supported	Public Services
Needs Addressed	Public Services
Funding	\$9,035.90
Description	CDBG funds will be used to support the Exchange Center Parent Aide Program, which provides home-based mentoring and counseling for low- and moderate-income families to address abuse and neglect.
1	
Target Date	09/30/2026
Estimate the number and type of persons that will benefit from the proposed activity	Approximately 35 people from low- and moderate-income households assisted through public service activities other than low/mod income housing benefit.
Location Description	Exchange Center for Child Abuse Prevention, 102 Morgan Street, Dothan AL 36301.
Planned Activities	In-home counseling for parents who are at-risk of abusive behavior to replace that pattern with effective skills of non-violent parenting.
Project Name	Alfred Saliba Family Services Center – Workforce Development
2	
Target Area	Citywide
Goals Supported	Public Services
Needs Addressed	Public Services

Funding	\$8,202.57
Description	CDBG funds will be used to support workforce development activities by the Alfred Saliba Family Services Center, including consumer support for homeless and very low-income participants (e.g. transportation assistance, work clothing, etc.), support for technology courses, and support for food and beverage courses.
Target Date	09/30/2026
Estimate the number and type of persons that will benefit from the proposed activity	Approximately 500 people from low- and moderate-income households assisted through public service activities other than low/mod income housing benefit.
Location Description	Alfred Saliba Family Services Center, 301 West Lafayette Street, Dothan AL 36301.
Planned Activities	Workforce development activities including technology and food and beverage courses, along with support for homeless and very low-income participants.

Project Name	Girls, Inc. – Scholarship Funding
Target Area	Citywide
Goals Supported	Public Services
Needs Addressed	Public Services
3 Funding	\$9,290.07
Description	CDBG funds will be used to provide scholarship opportunities for Girls, Inc. summer and afterschool programs, which are designed to provide girls with enrichment activities, educational support, and in a safe environment, regardless of financial barriers.
Target Date	09/30/2026

Estimate the number and type of persons that will benefit from the proposed activity	Approximately 25 youth from low- and moderate-income households assisted through public service activities other than low/mod income housing benefit.
Location Description	Girls, Inc., 785 South Foster Street, Dothan AL 36301.
Planned Activities	Scholarship for income-eligible girls to attend enriching summer and afterschool programs.
Project Name	Legal Services Alabama – Homeless Prevention
Target Area	Citywide
Goals Supported	Public Services
Needs Addressed	Public Services
Funding	\$6,035.90
Description	CDBG funds will be used to support a Legal Services Alabama staff attorney, who will provide free legal representation to residents facing emergency housing issues to prevent homelessness. The attorney will provide representation in evictions, foreclosures, wage garnishments, and general consumer protection.
Target Date	09/30/2026
Estimate the number and type of persons that will benefit from the proposed activity	Approximately 10 people from low- and moderate-income households assisted through public service activities other than low/mod income housing benefit.
Location Description	Legal Services Alabama, 212 N. Lena Street, Dothan AL 36301.
Planned Activities	Legal services for clients at-risk of homelessness due to eviction, foreclosure, wage garnishments, or other issues.
Project Name	Lifted Higher Ministries – Volunteer Support
Target Area	Citywide

Goals Supported	Public Services
Needs Addressed	Public Services
Funding	\$1,677.57
Description	CDBG funds will be used to support volunteer development for the Lifted Higher Ministries Stronger Families for Stronger Communities program, which assists birth parents working toward reunification with their children in foster care and provides basic needs for vulnerable elderly community members.
Target Date	09/30/2026
Estimate the number and type of persons that will benefit from the proposed activity	Approximately 15 households assisted through public service activities for low/mod income housing benefit.
Location Description	Various locations in Dothan to be determined during the program year.
Planned Activities	Hold trainings and provide other necessary resources for volunteers of the Stronger Families for Stronger Communities program.
Project Name	Royale’s Special Heart Foundation – Program Support
Target Area	Citywide
Goals Supported	Public Services
Needs Addressed	Public Services
6 Funding	\$5,717.08
Description	CDBG funds will be used to aid in food storage and food packing for the Royale’s Special Heart Foundation’s school nutritional assistance program, funding expansion in participating schools, and locating a permanent space for food storage and packing.
Target Date	09/30/2026

Estimate the number and type of persons that will benefit from the proposed activity	Approximately 200 households assisted through public service activities for low/mod income housing benefit.
Location Description	Various food distribution locations to be determined during the program year.
Planned Activities	Food purchase, storage, and promotion to support expansion of the school nutrition assistance program.
Project Name	SEACH – Vital Documents and Transit Support
Target Area	Citywide
Goals Supported	Public Services
Needs Addressed	Public Services
Funding	\$5,869.24
Description	CDBG funds will be used to support the SEACH Document and Transit Support Program, which assists persons experiencing homelessness with obtaining needed vital documents and with transportation.
7 Target Date	09/30/2026
Estimate the number and type of persons that will benefit from the proposed activity	Approximately 145 people from low- and moderate-income households assisted through public service activities other than low/mod income housing benefit.
Location Description	SEACH, 1001 Montana Street, Dothan AL 36303.
Planned Activities	Assist people experiencing homelessness obtain documents such as birth certificates and identification and provide transportation vouchers or bus tickets.
Project Name	City of Dothan Leisure Services – Youth Football Equipment
8 Target Area	Citywide
Goals Supported	Public Services

Needs Addressed	Public Services
Funding	\$10,202.57
Description	CDBG funds will be used to provide personal protective gear and other required equipment to income-eligible participants in the City of Dothan’s youth football program.
Target Date	09/30/2026
Estimate the number and type of persons that will benefit from the proposed activity	Approximately 150 people from low- and moderate-income households assisted through public service activities other than low/mod income housing benefit.
Location Description	Northcutt Field, 395 Northcutt Drive, Dothan AL 36303.
Planned Activities	Provision of gear for youth football program.

Project Name	Wiregrass Angel House – Family Violence Program
Target Area	Citywide
Goals Supported	Public Services
Needs Addressed	Public Services
Funding	\$8,535.90
9 Description	CDBG funds will be used to support the Family Violence Program, which aims to prevent family violence by addressing root causes, promoting healthy relationships, and providing support for all family members. Activities may include, but are not limited to, workshops, classes, training sessions, and support groups.
Target Date	09/30/2026
Estimate the number and type of persons that will benefit from the proposed activity	Approximately 100 people from low- and moderate-income households assisted through public service activities other than low/mod income housing benefit.

Location Description	Wiregrass Angel House, 105 North Bell Street, Dothan AL 36303.
Planned Activities	Workshops, classes, training sessions, support groups, and other activities designed to prevent family violence.
Project Name	Wiregrass Youth Choral Society – Travel Assistance
Target Area	Citywide
Goals Supported	Public Services
Needs Addressed	Public Services
Funding	\$6,785.90
10 Description	CDBG funds will be used to support multi-cultural field trips and other activities to expose youth to visual and performing arts, provide holistic development, and encourage self-esteem and self-responsibility through the Wiregrass Youth Choral Society Pursuit of HappYness Cultural Enrichment Program.
Target Date	09/30/2026
Estimate the number and type of persons that will benefit from the proposed activity	Approximately 100 youth from low- and moderate-income households assisted through public service activities other than low/mod income housing benefit.
Location Description	Beulah Land Family Life Center, 245 Headland Avenue, Dothan AL 36303.
Planned Activities	Provide access to multi-cultural activities such as field trips, visual arts, and performance arts for youth in the community.
11 Project Name	Wright Star Foundation – Summer Program
Target Area	Citywide
Goals Supported	Public Services
Needs Addressed	Public Services

Funding	\$9,226.30
Description	CDBG funds will be used to support the Excellence in Education summer program, which provides tutoring, meals, field trips, and other fun activities, while promoting conflict resolution and other soft skills for children age 5 to 14.
Target Date	09/30/2026
Estimate the number and type of persons that will benefit from the proposed activity	Approximately 45 youth from low- and moderate-income households assisted through public service activities other than low/mod income housing benefit.
Location Description	Park Chapel AME Church, 1053 East Selma Street, Dothan AL 36301.
Planned Activities	Educational and recreational summer programming for children age 5 to 14.

Project Name	Ark Dothan – AC Unit Replacement
Target Area	Citywide
Goals Supported	Public Facilities
Needs Addressed	Public Facilities
Funding	\$91,826.00
12 Description	CDBG funds will be used to replace air conditioning units on the second floor of the Ark Dothan facility. New AC units will increase energy efficiency and allow the Ark to continue providing housing to individuals transitioning out of incarceration and/or homelessness.
Target Date	09/30/2026
Estimate the number and type of persons that will benefit from the proposed activity	Approximately 575 people assisted through public facility or infrastructure activities other than low/mod income housing benefit.

Location Description	Ark Dothan, 475 West Main Street, Dothan AL 36301.
Planned Activities	Replacement of AC units on the second floor of the Ark Dothan facility.
Project Name	Girls, Inc. – Roof Repair
Target Area	Citywide
Goals Supported	Public Facilities
Needs Addressed	Public Facilities
Funding	\$66,500.00
13 Description	CDBG funds will be used to replace the flat portion of the roof on the Girls, Inc. facility, which is an essential upgrade to maintain a safe and secure space for youth programming.
Target Date	09/30/2026
Estimate the number and type of persons that will benefit from the proposed activity	Approximately 110 youth assisted through public facility or infrastructure activities other than low/mod income housing benefit.
Location Description	Girls, Inc., 785 South Foster Street, Dothan AL 36301.
Planned Activities	Replacement of the flat portion of the roof of the Girls, Inc. facility.
Project Name	New Beginning Ministries International – HVAC Replacement
Target Area	Citywide
14 Goals Supported	Public Facilities
Needs Addressed	Public Facilities
Funding	\$58,000.00

Description	CDBG funds will be used to support Operation HVAC, through which New Beginning Ministries will replace a portion of its existing HVAC system with robust split-unit systems, a more efficient and sustainable heating and cooling solution. This improvement will allow for continued provision of essential services to the community.
Target Date	09/30/2026
Estimate the number and type of persons that will benefit from the proposed activity	Approximately 1,500 people assisted through public facility or infrastructure activities other than low/mod income housing benefit.
Location Description	New Beginning Ministries International, 1000 West Main Street, Dothan AL 36301.
Planned Activities	Purchase and installation of split-unit HVAC systems to replace the current non-operational system.
Project Name	The Salvation Army – Community Center Renovations
Target Area	Citywide
Goals Supported	Public Facilities
Needs Addressed	Public Facilities
Funding	\$36,734.00
15 Description	CDBG funds will be used to repair and renovate The Salvation Army Community Center, which provides space for community meetings, events, and classes throughout the year. Renovations will include refreshment and repair to exterior and interior surfaces, including the building entrances.
Target Date	09/30/2026
Estimate the number and type of persons that will benefit from the proposed activity	Approximately 2,200 people assisted through public facility or infrastructure activities other than low/mod income housing benefit.

Location Description	The Salvation Army Community Center, 1001 South Bell Street, Dothan AL 36301.
Planned Activities	Repair and refurbishment of the Community Center entrances, including interior and exterior surfaces.
Project Name	Time Youth Dothan – Teen Center HVAC
Target Area	Citywide
Goals Supported	Public Facilities
Needs Addressed	Public Facilities
Funding	\$16,000.00
16 Description	CDBG funds will be used to install an HVAC system for the Time Teen Center gymnasium, allowing for ac and heat in the gym so that students can play sports and exercise safely.
Target Date	09/30/2026
Estimate the number and type of persons that will benefit from the proposed activity	Approximately 100 youth assisted through public facility or infrastructure activities other than low/mod income housing benefit.
Location Description	Time Teen Center, 442 South Oates Street, Dothan AL 36301.
Planned Activities	Installation of an HVAC system in the Time Teen Center gymnasium.
Project Name	Wiregrass Rehabilitation Center – Awning Reconstruction
Target Area	Citywide
17 Goals Supported	Public Facilities
Needs Addressed	Public Facilities
Funding	\$16,000.00

Description	CDBG funds will be used to replace an awning at the Wiregrass Rehabilitation Center, creating coverage for people and vehicles; enhancing workplace safety, particularly for individuals with disabilities; and providing a safe environment for continued provision of services.
Target Date	09/30/2026
Estimate the number and type of persons that will benefit from the proposed activity	Approximately 1 person from low- and moderate-income families assisted through public facility or infrastructure activities other than low/mod income housing benefit.
Location Description	Wiregrass Rehabilitation Center, 795 Ross Clark Circle, Suite 1, Dothan AL 36303.
Planned Activities	Replacement of an awning at the Wiregrass Rehab Center which provides safe coverage for people and vehicles.
Project Name	Wiregrass Habitat for Humanity – Critical Home Repair Program
Target Area	Citywide
Goals Supported	Emergency Housing Repair Program
Needs Addressed	Housing Needs
Funding	\$31,683.00
18 Description	CDBG funds will be used to provide emergency housing repair for low- and moderate-income homeowners.
Target Date	09/30/2026
Estimate the number and type of persons that will benefit from the proposed activity	Housing rehabilitation for approximately 6 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.
19	Project Name	Wiregrass Habitat for Humanity – Weatherization Program
	Target Area	Citywide
	Goals Supported	Weatherization Program
	Needs Addressed	Housing Needs
	Funding	\$15,842.00
	Description	CDBG funds will be used to provide weatherization for low- and moderate-income homeowners.
	Target Date	09/30/2026
	Estimate the number and type of persons that will benefit from the proposed activity	Housing rehabilitation for approximately 3 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.
20	Project Name	Dothan Housing – Rental Rehab Program
	Target Area	Citywide
	Goals Supported	Rental Housing Rehabilitation
	Needs Addressed	Housing Needs
	Funding	\$29,031.00

Description	CDBG funds will be used to support Dothan Housing’s Rental Rehab Program, which will increase the availability of high-quality rental units accepting Section 8 Housing Choice Vouchers.
Target Date	09/30/2026
Estimate the number and type of persons that will benefit from the proposed activity	Approximately 2 affordable rental units rehabilitated.
Location Description	Various locations in Dothan to be determined during the program year.
Planned Activities	Rehabilitation of affordable rental housing through Dothan Housing.

Project Name	City of Dothan Public Works – Sidewalk Improvements
Target Area	Citywide
Goals Supported	Infrastructure Improvements
Needs Addressed	Public Infrastructure
Funding	\$50,000.00
21 Description	CDBG funds will be used to improve sidewalks on West Adams Street from North Alice Street to North Oates Drive.
Target Date	09/30/2026
Estimate the number and type of persons that will benefit from the proposed activity	Approximately 405 people assisted through public facility or infrastructure activities other than low/mod income housing benefit.
Location Description	West Adams Street from North Alice Street to North Oates Drive, Dothan AL 36303.
Planned Activities	Sidewalk improvements on West Adams Street.

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Project Name	CDBG Program Administration
Target Area	Citywide
Goals Supported	Program Administration
Needs Addressed	Program Administration
Funding	\$45,000.00
22 Description	CDBG funds will be used for the general administration of the CDBG program, as well as any supporting documentation studies needed.
Target Date	09/30/2026
Estimate the number and type of persons that will benefit from the proposed activity	Not applicable.
Location Description	City of Dothan Planning and Development Department, 126 North St. Andrews Street, Dothan AL 36303.
Planned Activities	Administration of CDBG activities related to public service, public facilities and infrastructure, housing, and economic development goals.
CDBG Total	\$537,195.00

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement where assistance will be directed.

During the 2025 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 55 – GEOGRAPHIC DISTRIBUTION

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 in any given census tract and substandard housing stock. Additionally, the City will fund projects that address priority needs of income-eligible households and special needs populations living throughout the city.

The City has an established, citizen-oriented method for allocating CDBG funds through a Community Development Advisory Committee (CDAC). The CDAC is a seven-member committee appointed by each City Commissioner and the Mayor that makes recommendations to the City Commission. Each year, the CDAC hears proposals for the use of CDBG funds from local organizations and City departments. The Committee evaluates these proposals based on need and benefit to the community, feasibility, leveraging of resources, and history and capacity of the organization. CDAC funding recommendations are subsequently presented to the City Commission for review and approval.

Affordable Housing: AP-55 Affordable Housing – 91.220(g)

Introduction

Figures shown in the tables below reflect production targets for the 2025 program year. Overall, the City of Dothan has goals of assisting 9 low- and moderate-income households maintain their homes and 55 senior households obtain affordable rental housing.

TABLE 56 – ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	9
Special-Needs	15
Total	24

TABLE 57 – ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	15
Rehab of Existing Units	9
Acquisition of Existing Units	0
Total	24

Discussion

During the 2025 program year, the City of Dothan will provide housing assistance using CDBG through a partnership with Wiregrass Habitat for Humanity. Habitat for Humanity operates two housing rehabilitation programs – the Critical Repair Program and the Weatherization Program – for income-eligible homeowners. The former helps with emergency repairs and the latter with home weatherization to improve energy efficiency. The City of Dothan will use \$47,525 in CDBG funds to assist a combined total of 9 households with critical repairs or weatherization.

Additionally, the City will use \$29,031 in CDBG funds to support a rental rehab program through Dothan Housing that will increase the availability of high-quality rental units accepting Section 8 Housing Choice Vouchers.

AP-60 Public Housing – 91.220(h)

Introduction

Residents in the City of Dothan are served with public housing by Dothan Housing, previously known as the Dothan Housing Authority (DHA). According to HUD’s A Picture of Subsidized Housing data, in 2024 there were 1,445 Housing Choice Vouchers (HCV) in use, and an overall total of 1,662 subsidized units available. Dothan Housing also assists veterans with housing through the Veterans Affairs Supportive Housing Program, or VASH. In 2024, Dothan Housing was awarded \$140,000 through the HUD-VASH program. According to its 2025 Annual Plan, Dothan Housing plans to continue applying for Special Purpose Vouchers (SPVs) to increase its portfolio through VASH and Foster Youth to Independence (FYI) vouchers.

Additional APSP data indicates that 187 HCV households (13%) have a household member with at least one disability. Examining publicly supported households by race and ethnicity, Black households make up 90% of all HCV households, white households make up 8% of households, and Hispanic households make up 1%.

Dothan Housing officially closed its public housing in FY 2022 through the Streamlined Voluntary Conversion (SVC)-Section 22 for AMP 50 to become a “voucher-only agency.” Residents of Ussery Homes and Marvin Lewis Village received tenant protection vouchers (TPV) and related services. The former public housing developments became market rate affordable developments owned by Dothan Housing’s nonprofit affiliate, Our Community, Inc. Ussery Homes was renamed as Phoenix Rising and Martin Lewis Village was renamed as John R. Lewis Village.

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

Budget items from the 2025 PHA Annual Plan indicate the planned expansion of affordable housing programs. Dothan Housing anticipates developing a strategy to expand affordable housing options for low-income families in the Wiregrass Metro Area (WMA), which consists of the counties of Houston, Geneva, Dale, Henry, and Coffee, and for families that are on the tenant-based voucher and project-based voucher waiting list, to include the following:

- Implementation of the HCV Homeownership Program Action Plan in partnership with Wiregrass Habitat for Humanity.
- Continuing implementing and monitoring activities, including the Rental Rehabilitation Program, as part of Moving to Work Landlord Incentive program.
- Dothan Housing plans to apply for special-purpose vouchers (SPVs) to increase its portfolio.

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

To encourage involvement by its residents, Dothan Housing holds meetings open to residents that allow staff to share administrative and programming changes with residents and to receive input, suggestions, or questions.

Building Opportunities Toward Self-Sufficiency (BOSS) is a nonprofit affiliate of Dothan Housing and provides community and social services to residents, including financial wellness instruction, tenant readiness certificates, educational opportunities, entrepreneurial exploration, and other activities for families in need. BOSS operates two programs that assist families to achieve their goals. The Family Self-Sufficiency Program helps families set goals and save towards long-term goals, including homeownership or better employment opportunities, and the Resident Opportunity and Self-Sufficiency (ROSS) program focuses on education, employment and financial literacy.²⁶

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

Not applicable. Dothan Housing is not designated as troubled.

Discussion

Overall, planned activities by Dothan Housing reflect an ongoing effort to maintain clean and attractive premises for residents and provide access to safe and affordable homes for voucher holders.

²⁶ Dothan Housing. Resources. Retrieved from: <https://dothanhousing.org/resident-and-family-services/boss-501c3/>.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Dothan residents are served by the Wiregrass Continuum of Care (CoC), a network of service providers within the region with the Southeast Alabama Coalition for the Homeless (SEACH) as the lead agency. This group brings together housing and service providers to meet the needs of individuals and families experiencing or at-risk of homelessness.

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, Salvation Army, and other local organizations will continue to provide outreach to people experiencing homelessness with the goal of connecting individuals and families to resources and housing. Past outreach has included food, clothing, showers, laundry, warming, and other services. The House of Ruth, a past CDBG funding recipient, will continue to provide outreach, assessment, and emergency housing for victims of domestic violence and sexual assault.

During PY 2025, the City of Dothan will use \$5,869.24 in CDBG funds to support SEACH's Document and Transit Support Program, which will assist people experiencing homelessness with obtaining vital documents such as birth certificate or IDs and with access to transportation. The program is expected to assist 145 individuals during the program year.

The City of Dothan will continue to work with SEACH and the Wiregrass CoC to grow its membership, conduct point-in-time counts, and serve homeless individuals and families. SEACH, Dothan Housing, and the City of Dothan will work with community partners to implement the *Wiregrass Metro Area Strategic Plan to End Homelessness*. Strategies recommended within the plan include: (1) implementing a systems-level approach to address homelessness, including planning and implementation; (2) creating a client-centered homeless assistance system; (3) prevention and diversion efforts to reduce inflow into homelessness; (4) improving the performance of the existing system; and (5) expanding the availability of permanent housing solutions.

Addressing the Emergency Shelter and Transitional Housing Needs of Homeless Persons

A variety of organizations, including Dothan Rescue Mission and House of Ruth, will continue to provide emergency shelter in Dothan during PY 2025. The Ordinary People Society, the Ark Dothan, and Herring Houses will continue to provide transitional housing.

The City of Dothan plans to dedicate \$89,259 in PY 2025 CDBG funds to facility improvements at emergency shelter providers. The Salvation Army will use \$36,734 to make renovate its Community Center, which provides space for community meetings, events, and classes throughout the year. The Ark Dothan will use \$91,826 to replace air conditioning units on the second floor of its facility, allowing the Ark to continue providing housing to individuals transitioning out of incarceration and/or homelessness. Combined, these projects are anticipated to assist 2,775 people.

Additionally, the City will use \$10,202.57 in PY 2025 CDBG funds to support a residential treatment program at the Herring Houses, which offer treatment and transitional housing for people with substance use disorders. Herring Houses are anticipated to assist 30 residents during the program year.

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.

During PY 2025, the City of Dothan will continue to work with SEACH and the Wiregrass CoC to provide supportive services and housing search assistance for individuals and families. SEACH's Document and Transit Support Program, which will assist people experiencing homelessness with obtaining vital documents and access to transportation, will also help shorten periods of homelessness by helping people access jobs and assistance programs that require identification.

The City will also use PY 2025 funds to support a homelessness prevention program through Legal Services Alabama. This program will provide legal assistance to individuals facing eviction, foreclosure, wage garnishments, or other similar actions and may serve previously homeless individuals and families who are at risk of becoming homeless again. The City will spend \$6,035.90 on the program which is anticipated to assist 10 people.

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; 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 Alfred Saliba Family Services Center 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 use \$8,202.57 to support the Alfred Saliba Family Services Center's workforce development program to assist in homelessness prevention, serving an anticipated 500 residents.

Use of PY 2025 CDBG funds for facility improvements at the Ark Dothan will allow it to continue providing transitional housing opportunities for residents leaving the prison system.

The City will also dedicate \$6,035.90 in PY 2025 funds to support a homelessness prevention program through Legal Services Alabama, providing legal assistance to individuals facing eviction, foreclosure, wage garnishments, or other similar actions with the goal of maintaining housing stability.

Finally, 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.

AP-75 Barriers to Affordable Housing – 91.220(j)

Introduction

Following the 2018 Strategic Affordable Housing Implementation Plan, the City entered into a Memorandum of Agreement with Dothan Housing to address affordable housing in Dothan. Several aspects of the MOA identify the collaborative response to dilapidated and unsafe housing. 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
- Researching 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, Dothan Housing agreed to establish a self-supporting Comprehensive Housing Rehabilitation Program. Through the program, Dothan Housing would identify priority areas of the city, create a loan program for homeowners and secure funding for the program.

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing

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 actions planned to ensure safe and affordable housing for its residents, along with plans to 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 the needs of low- and moderate-income residents, including:

- Royale's Special Heart Foundation, which will use \$5,717.08 in CDBG funds to support its school nutrition assistance program. The funds will aid in food storage and packing, allowing the agency to focus on food distribution and add new schools to its program. The project is anticipated to assist 200 households during the program year.
- Youth programs, including Girls, Inc., Wiregrass Youth Choral Society, and Wright Star Foundation, which will provide a variety of educational, recreational, and cultural enrichment programs for children and teens in Dothan. Together these agencies will use \$25,302.27 in CDBG funds to serve an estimated 170 residents.
- The City will also use CDBG funds to support facility improvements for agencies serving Dothan youth, including roof repair at Girls, Inc. and installation of an HVAC system at Time Youth Dothan's Teen Center. These two projects will use an estimated \$82,500 in PY 2025 CDBG funds.
- Family stability programs, including the Exchange Center for Child Abuse Prevention's Parent Aide Program, Lifted Higher Ministries' Stronger Families for Stronger Communities Program, and Wiregrass Angel House's Family Violence Program. These agencies will use a combined total of \$19,249.37 in CDBG funds to prevent family violence and neglect, and to reunite parents with their children in foster care.
- Alfred Saliba Family Services Center (ASFSC), which will use \$8,202.57 in PY 2025 CDBG funding to support its workforce development program. The project involves continuing to remove barriers to employment for more people (i.e., obtaining birth certificates, ID cards, assisting with transportation, providing apparel, etc.) and increasing workforce development opportunities at the ASFSC.

- Facility improvements at the Wiregrass Rehabilitation Center, which will use \$16,000 in PY 2025 CDBG funds to replace an aging awning, creating coverage for people and vehicles and improving workplace safety, particularly for individuals with disabilities.
- Sidewalk improvements along West Adams Street from North Alice Street to North Oates Drive, which will use \$50,000 in CDBG funds and benefit about 405 residents living in the area.

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 2018 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.

Using 2025 CDBG funds, the City will support existing housing for low- and moderate-income households. The City will fund weatherization and critical home repair programs through Wiregrass Habitat for Humanity with about \$47,525 in CDBG funds, assisting approximately 9 households.

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 nonprofit grantees. Specifically, the City will fund youth education 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- and moderate-income households. Without these opportunities, many low- and moderate-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 Dothan Housing, SEACH, state and local agencies and governments, nonprofit organizations, and other service providers to coordinate delivery of services to 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 Committee will enhance coordination between housing providers and health, mental health, and service agencies by prioritizing activities that connect housing and services. City staff attend the Houston-Henry County Association of Service Agencies in order to facilitate coordination between housing providers and social service agencies. Additionally, Dothan’s CDBG Administrator currently serves as a member the newly formed Wiregrass Continuum of Care. As the lead agency for the CoC, SEACH is actively reaching out to homeless housing and service providers in the Wiregrass region to expand CoC membership and enhance coordination between member agencies.

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 critical repair and weatherization programs. The City will also seek out grants to assist with affordable housing, partner with Dothan Housing to expand affordable housing opportunities, and review its ordinances to remove barriers to affordable housing.

DRAFT

Program Specific Requirements: AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

This section responds to specific considerations associated with the Community Development Block Grant (CDBG) program. Projects to be funded through CDBG during the 2025 program year are identified in Section AP-38 of this Plan.

Projects planned with all 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.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(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 needs 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.	70% 2025