

2024 CAPER

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT

DOTHAN, ALABAMA

DRAFT
DECEMBER 2025

Prepared for
CITY OF DOTHAN
DEPARTMENT OF
PLANNING &
DEVELOPMENT

LOVE  **DOTHAN**

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2024 Consolidated Annual Performance Evaluation Report (CAPER)

For October 1, 2024 to September 30, 2025

CITY OF DOTHAN, ALABAMA

Department of Planning & Development
Community Development

DRAFT
December 2025

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



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CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT

CR-05 GOALS AND OUTCOMES – 91.520 (A)

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a) This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Dothan receives Community Development Block Grant (CDBG) funds each year from the federal government through the U.S. Department of Housing and Urban Development (HUD). Through this grant program, the City and its partners provide a variety of affordable housing, community development and homelessness initiatives to Dothan residents.

In 2020, the City of Dothan prepared its 2020-2024 Five-Year Consolidated Plan, which outlines the City’s plans for the use of CDBG funds over the five-year period. The Plan identified seven priority goals, including housing needs, public services, infrastructure, public and neighborhood facilities, economic development, homeless facilities, and program administration. This Consolidated Annual Performance and Evaluation Report (CAPER) describes the City’s progress made toward addressing those priorities during the 2024 program year, which extends from October 1, 2024 through September 30, 2025 and comprises the fifth and final year included within the Consolidated Plan.

During the 2024 program year, the City expended \$510,345 in CDBG funds. Dothan continued its focus on affordable housing rehabilitation and preservation, most specifically, emergency home repair and weatherization. The City expended \$132,801 in CDBG funds to support single-family emergency home rehabilitation and energy efficiency improvements, including lead-based paint and radon testing, by Habitat for Humanity, serving 16 households. The City also provided funding for public facility improvements at ASFSC, The Dubois Institute for Entrepreneurship, House of Ruth, the Ark, and the Wiregrass Rehabilitation Center.

The City also focused on the provision of public services in coordination with several community partners. Dothan expended \$68,580 in CDBG funds for public services, including youth services, homeless services, homelessness prevention/eviction defense, and fire safety. Agencies receiving funds included Legal Services Alabama, Time Youth Dothan, Wright Star Foundation, Alfred Saliba Family Services Center, Dothan Fire Department, SEACH, Aun Katie’s Community Garden, Royale’s Special Heart Foundation, and Lifted Higher Ministries.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Table 1 on the following page identifies activities completed and related outcomes by goal.

TABLE 1 – ACCOMPLISHMENTS – PROGRAM YEAR AND STRATEGIC PLAN TO DATE

Goal	Category	Source and Amount	Indicator	Unit of Measure	5-Year Strategic Plan			2024 Program Year		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Emergency Housing Repair Program	Affordable Housing	CDBG	Homeowner Housing Rehabilitated	Household Housing Unit	125	97	77.6%	20	11	55.0%
Employment Training	Non-Homeless Special Needs; Non-Housing Community Development	CDBG	Public Service Activity Other Than Low/Moderate Income Housing Benefit	Persons Assisted	20	5	25.0%	0	0	N/A
Downtown Façade Improvements	Non-Housing Community Development	CDBG	Façade Treatment or Business Building Rehabilitation	Businesses	10	2	20.0%	0	0	N/A
Fair Housing	Affordable Housing	CDBG	Public Service Activity Other Than Low/Moderate Income Housing Benefit	Persons Assisted	1,000	19	1.9%	0	0	N/A
Housing for People Who are Homeless	Homeless	CDBG	Housing for Homeless Added	Household Housing Unit	25	0	0.0%	0	0	N/A
Infrastructure Improvements	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activity Other Than Low/Moderate Income Housing Benefit	Persons Assisted	4,000	7,099	177.5%	0	0	N/A
Land Acquisition or Demolition	Affordable Housing	CDBG	Buildings Demolished	Buildings	5	0	0.0%	0	0	N/A
Program Administration	Program Administration	CDBG	Other	Other	1	1	100.0%	1	1	100.0%

TABLE 1 – ACCOMPLISHMENTS – PROGRAM YEAR AND STRATEGIC PLAN TO DATE (CONTINUED)

Goal	Category	Source and Amount	Indicator	Unit of Measure	Strategic Plan			Program Year		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Public Facilities	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activity Other Than Low/Moderate Income Housing Benefit	Persons Assisted	10,000	14,394	143.9%	6,374	456	7.2%
Public Services	Non-Housing Community Development	CDBG	Public Service Activity Other Than Low/Moderate Income Housing Benefit	Persons Assisted	10,000	13,433	134.3%	11,700	1,131	9.7%
		CDBG	Public Service Activity for Low/Moderate Income Housing Benefit	Households Assisted	0	0	N/A	360	0	0.0%
		CDBG	Homeless Person Overnight Shelter	Persons Assisted	0	677	N/A	0	20	N/A
		CDBG	Homelessness Prevention	Persons Assisted	0	47	N/A	0	0	N/A
Weatherization Program	Affordable Housing	CDBG	Homeowner Housing Rehabilitated	Household Housing Unit	25	53	212.0%	10	6	60.0%

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Table 1 compares the City of Dothan’s accomplishments with the goals established in its 2024 Annual Action Plan and 2020-2024 Five-Year Consolidated Plan. Beginning with one of the City’s highest priorities – affordable housing – Dothan met its five-year goals for providing emergency housing repairs and home weatherization. The City completed a combined total of 150 repair and weatherization projects during the five-year planning period (or 100% of its goal). During the 2024 program year, the City completed 16 repair and weatherization projects, or about one-half of its goal of 30 for the year. The City extended its contract with Habitat for Humanity to complete the remaining repair and weatherization projects through the 2025 program year.

The City exceeded its five-year goal related to infrastructure improvements, assisting an estimated 7,099 people, well over the five-year goal of 4,000 persons assisted.

The City also surpassed its five-year goal related to public services. The City assisted about 14,147 residents with public services, including youth services, services for neglected or abused children and their families, homeless services, and fire safety, compared to a goal of 10,000 for the 2020 through 2024 time period. Public facility projects assisted 456 residents in PY 2024 and 14,394 residents over the five-year period, surpassing the City’s goal of 10,000 persons assisted.

Success Stories

Several agencies that received program year 2024 CDBG grant funds shared stories and testimonials exemplifying the impact of these funds on community members.

THE HOUSE OF RUTH: A SURVIVOR’S SUCCESS STORY

A survivor, referred to as *Jane Doe*, contacted The House of Ruth during a life-threatening domestic violence situation after 50 years of abuse. When she entered the shelter, she had no personal belongings and was physically and emotionally exhausted. Staff provided her with safety, privacy, and the essentials she needed to begin healing. With support from her advocate, Jane created a plan for independence, connected with SpectraCare for medical care, and attended counseling and life-skills sessions. Staff also helped her secure an apartment and worked with Social Security to increase her monthly income from \$301 to \$951. Today, Jane lives independently and continues to rebuild her life.

ALFRED SALIBA FAMILY SERVICES CENTER (ASFSC): THE STORY OF MR. W.S.

Mr. W.S. is a 45-year-old man who came to ASFSC seeking assistance to improve his situation. He was referred by The Ark of Dothan, with whom we partner to provide Workforce Readiness Training. Mr. W.S. attended workshops including Résumé Writing, Basic Computer Skills, Job Interview Preparation, and Supervised Job Search. His goals were to obtain his driver’s license (for the first time in 20 years) and secure stable employment. ASFSC assisted with the cost of his driver’s tests, and he passed both. Within 48 hours, he found employment at a local warehouse. Within 60 days, he had achieved both of his goals and continues to stay in touch, reporting steady progress.

Alfred Saliba Family Services Center (ASFSC): A Work Plus Fatherhood Program Graduate

S.H.'s journey is a true testament to perseverance and determination. A participant in the Work Plus Fatherhood Program, she overcame financial hardship and legal barriers to pursue her education. With support from the program, she enrolled in the Eye Care Assistant program at Wallace Community College, maintained perfect attendance, and graduated top of her class. She earned her certification in May 2025 and is now employed with Vision South, where she is thriving in a stable, rewarding career.

LIFTED HIGHER MINISTRIES: A PARENT'S TESTIMONIAL

"I wanted to let you know that LD is the one that takes us to see our kids and we just have to say he is such a blessing. We are so thankful he is in our lives helping us through this hard time. He picks us up at 6:00 in the morning every other Saturday and takes us five hours there and back to see our kids and never once complains about it. He is always super sweet and understanding of my husband being a disabled veteran and me being an emotional mess when we leave due to leaving my kids every time. We couldn't have made it this far without him. We are thankful to him and his wife and to all of y'all at Lifted Higher Ministries for the ministry y'all do. Have a blessed day!"

THE ARK DOTHAN: BEFORE AND AFTER

The Ark was able to receive a CDBG grant that was used to replace the windows on the West Main Street side of our building. The new windows replaced the original fifty-year-old windows that were discolored, damaged, and, in some cases, broken. These new windows help create a safe and energy efficient environment as well as reduce the sound of traffic from West Main Street. This grant also enhanced the appearance of our building, as the window project was part of a larger exterior remodeling project. There is no way The Ark could have completed this without the City of Dothan and the CDBG grant.



CR-10 RACIAL AND ETHNIC COMPOSITION OF FAMILIES ASSISTED

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520 (A)

TABLE 2 – ASSISTANCE TO RACIAL AND ETHNIC POPULATIONS BY SOURCE OF FUNDS

	CDBG Non-Housing Activities (Persons Assisted)	CDBG Housing Activities (Households Assisted)
White	7,480	3
Black or African American	15,457	21
Asian	96	0
American Indian or Alaskan Native	8	0
Native Hawaiian or Other Pacific Islander	5	1
Other	416	0
Total	23,462	25
Hispanic	91	0
Not Hispanic	23,371	25

Narrative

During the 2024 program year, the City of Dothan assisted 23,462 residents and 25 households using CDBG funds. Most people assisted (15,457 or 66%) identify as Black or African American, as do 84% of households. About 32% of people and 12% of households assisted identify as white. Less than 1% of people assisted through CDBG identified as Hispanic.

In comparison to CDBG beneficiaries, Black or African American residents comprise about 33% of the City's population overall, according to 2020 Census redistricting data. However, LMI qualified census tracts, where infrastructure and public facility improvements are typically focused, have disproportionate shares of Black or African American households compared to the entire city. Additionally, African American and Black households are generally overrepresented in lower income brackets, including those at or below 80% AMI, which is typically the income eligibility threshold for CDBG-funded public services. Together these factors account for the disproportionate share of African American residents making up CDBG beneficiaries.

CR-15 RESOURCES AND INVESTMENTS – 91.520 (A)

Identify the resources made available.

Through HUD’s entitlement grant program, Dothan received \$522,342 in CDBG funding for the 2024 program year. Additionally, the City had \$177,875 in unexpended prior year CDBG funds available for use, for a total of \$700,217 available CDBG funds. The City expended \$510,346 in CDBG funds during the 2024 program year, leaving a remainder of \$189,871 to carry over to 2025.

TABLE 3 – RESOURCES MADE AVAILABLE

Source of Funds	Source	Resources Made Available	Amount Expended During the Program Year
CDBG	Public – Federal	\$700,217	\$510,345

Identify the geographic distribution of investments.

The City of Dothan does not target specific geographic areas for HUD funding. Housing programs, public services, economic development, and other programs are citywide, based on an individual’s or household’s income to qualify for assistance under CDBG guidelines. Public facility projects funded in 2024 qualified based on the clientele they serve.

TABLE 4 – IDENTIFY THE GEOGRAPHIC DISTRIBUTION AND LOCATION OF INVESTMENTS

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100%	100%	See above.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

By working through local non-profit agencies, the City of Dothan is typically able to leverage staff or volunteer time and other private funding sources to provide public services at relatively low costs per person. The City also uses general funds to cover a significant portion of program administration costs, keeping CDBG program administration spending well below the 20% cap. During the 2024 program year, administration costs made up only 10.9% of the City’s entitlement grant spending, which included costs for developing its 2025-2029 Five-Year Consolidated Plan. The City also leverages staff time to support CDBG activities, with City employees providing engineering and architectural expertise to design, bid, and administer the construction of approved infrastructure projects. There are no matching requirements for CDBG funds.

The City of Dothan did not use publicly owned land to address needs identified in its 2020-2024 Consolidated Plan.

CR-20 AFFORDABLE HOUSING – 91.520 (B)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

TABLE 5 – NUMBER OF HOUSEHOLDS

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	30	16
Number of special-needs households to be provided affordable housing units	0	0
Total	30	16

TABLE 6 – NUMBER OF HOUSEHOLDS SUPPORTED

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through production of new units	0	0
Number of households supported through rehab of existing units	30	16
Number of households supported through acquisition of existing units	0	0
Total	30	16

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

During the 2024 program year, the City of Dothan provided emergency housing repair and/or weatherization for 16 households, or about 53% of its goal of 30 for the year. The majority of Habitat for Humanity's emergency repair and weatherization projects completed in 2024 used PY 2023 funds, and the agency will continue completing projects using PY 2024 funds during the next program year. The City met its five-year goal for housing repair and weatherization, completing 150 homes. These programs extended the useful life of affordable housing units for low- and moderate-income homeowners, including many seniors.

Discuss how these outcomes will impact future annual action plans.

Given Dothan’s history of successful partnership with Habitat for Humanity for the provision of emergency housing repair and weatherization, the City may choose to continue these programs in future program years. Both programs were also funded during the 2025 program year, with goals of serving 9 households between the two programs.

During PY 2024, all of the households served with emergency housing repair and/or weatherization had low or extremely low incomes (under 50% AMI). Data about racial composition of households assisted shows that the majority identify as non-Hispanic African American or Black.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

TABLE 7 – NUMBER OF HOUSEHOLDS SERVED

Number of Households Served	CDBG Actual
Extremely Low Income	11
Low Income	3
Moderate Income	0
Total	14

Narrative Information

Worst case housing needs include low-income renter households who pay more than half of their income for rent, live in seriously substandard housing, are homeless, or have been involuntarily displaced. During the 2024 program year, Dothan focused its housing related CDBG funds on emergency repair and weatherization, serving 11 extremely low-income homeowners (incomes under 30% AMI) and 3 low-income homeowners (incomes from 30 to 50% AMI) living in housing that needed physical improvements, including possible accessibility improvements for people with disabilities. The City also continued to fund a public service activity designed to reduce risk of fire for low-income renters at Housing Authority of the City of Dothan properties. Additionally, the City provided funding to Legal Services Alabama for eviction defense and homelessness prevention.

CR-25 HOMELESS AND OTHER SPECIAL NEEDS – 91.220 (D, E); 91.320 (D, E); 91.520 (C)

Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through:

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

During Program Year 2024, the City of Dothan used Community Development Block Grant (CDBG) funds to support local partners working to address homelessness and housing instability in the community. The City provided funding to the Southeast Alabama Coalition for the Homeless (SEACH) and Legal Services of Alabama (LSA), two agencies that play essential roles in serving homeless and at-risk households throughout the Wiregrass region.

SEACH, the lead agency for the Wiregrass Continuum of Care (AL-508), received CDBG funding to support a staff position responsible for outreach, case management, and coordination of homeless services. This position assisted individuals and families experiencing or at risk of homelessness by providing referrals to community resources, including veterans’ benefits, rental assistance, and shelter services through the Dothan Rescue Mission and The House of Ruth. Staff developed individualized case management plans with clients to help establish goals and monitor progress toward housing stability. In total, SEACH served 196 clients in person through case management, referrals, food distribution, and other direct support, and assisted or referred more than 300 additional individuals by phone. The agency also coordinated local warming stations during periods of extreme cold and led the 2025 Point-in-Time Count in January, ensuring accurate data collection and reporting for the region.

As the lead agency responsible for maintaining the Homeless Management Information System (HMIS) for the Wiregrass region, SEACH ensured that data entered was accurate, consistent, and compliant with HUD requirements. The CDBG-funded staff also worked closely with Wiregrass 2-1-1 to strengthen the Coordinated Entry system, improving how individuals are assessed and connected to appropriate housing and supportive services. This position was essential to sustaining the region’s homeless response infrastructure, enhancing coordination among service providers, and supporting data-driven decision-making.

The City of Dothan plays an active role in this process. The City’s CDBG Administrator serves on the Board of the Wiregrass Continuum of Care (AL-508) and participates in system planning, coordination, and performance discussions that guide local homeless service efforts. Through its CDBG program, the City supports both the direct delivery of services and the administrative capacity needed to maintain compliance with HUD performance standards and reporting requirements.

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

During PY 2024, the Dothan Rescue Mission and House of Ruth continued to provide emergency shelter in Dothan. The Ordinary People Society and the Ark Dothan provided transitional housing for people experiencing homelessness. Every year, the city-initiated Project Care assists the Dothan Rescue Mission

with paying their utilities. These funds are donated by other utility customers through the utility billing process.

The House of Ruth plays a vital role in addressing the needs of individuals and families experiencing domestic violence and housing instability. The organization collaborates closely with multiple City of Dothan departments, including the Dothan Police Department through its Court Advocacy Program, to assist victims navigating the legal system and Protection from Abuse (PFA) hearings. The House of Ruth also partners with the City's Legal and Municipal Court systems to support victims involved in domestic-violence-related dockets.

The agency receives Emergency Solutions Grant (ESG) funding in partnership with SEACH as a second-tier subrecipient, providing shelter assistance for victims of domestic violence who are homeless or at risk of homelessness. Additionally, Community Development Block Grant (CDBG) funds have supported facility improvements and essential services, enhancing the safety and stability of the shelter environment. These collaborations, along with contributions from local churches, civic groups, private foundations, and individual donors, strengthen the coordinated community response and expand the safety net for survivors throughout the City.

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

Catholic Social Services of Dothan provides homelessness prevention services including emergency assistance with utilities, rent, food, medication, transportation, and clothing. The Saliba Center for Families also provides a variety of services that help individuals and families avoid becoming homeless, including intake and referral services; social work services; GED classes; employment readiness, maintenance, and retention education; and a career development center.

Legal Services of Alabama (LSA) received PY 2024 CDBG funds to support a staff position focused on homelessness prevention through legal advocacy and representation. During the program year, the LSA Dothan office served 95 households, closing 46 cases while others remained active. Of the closed cases, the majority involved eviction defense, debt collection, and family law matters that directly affected clients' ability to maintain housing or income stability. Representative outcomes included successful dismissal of unlawful detainer actions, negotiated settlements preventing eviction, protection orders and custody arrangements for victims of abuse, and the restoration of disability and unemployment benefits that allowed clients to sustain housing. Several clients were elderly or disabled individuals on fixed incomes, and many were single-parent households with limited financial resources.

By funding this position, the City of Dothan ensured that low-income residents had access to critical legal services that would otherwise be unavailable. The partnership between the City, SEACH, and LSA, strengthened the local safety net for individuals and families facing housing crises. Collectively, these

programs served more than 500 individuals and households, improved coordination among service providers, increased access to supportive services, and enhanced the community's capacity to prevent and reduce homelessness in compliance with HUD's goals and performance standards.

Additionally, during the 2024 program year, the City continued funding housing rehabilitation to support residents in affording needed home weatherization and repairs in order to remain in their homes. The City assisted 16 households with such repairs/weatherization.

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 2024, the City continued to work with the Southeast Alabama Coalition for the Homeless (SEACH), members of which provide supportive services and housing search assistance for individuals and families; the CDBG Program Administrator serves on the Board for SEACH. As described above, SEACH received PY 2024 CDBG funding to support a staff position responsible for outreach, case management, and coordination of homeless services. This position assisted individuals and families experiencing or at risk of homelessness by providing referrals to community resources, access to permanent housing through rental assistance. Staff developed individualized case management plans with clients to help establish goals and monitor progress toward housing stability. During PY 2024, SEACH served 196 clients in person and assisted or referred more than 300 additional individuals by phone.

During the 2024 and 2025 calendar years, two affordable housing providers received LIHTC and/or State of Alabama HOME funds to acquire and rehab permanent affordable rental housing. These properties include Eagle Ridge Place (40 units of affordable family housing) and Heritage Garden Apartments (24 units of affordable family housing).

CR-30 PUBLIC HOUSING – 91.220 (H); 91.320 (J)

Actions taken to address the needs of public housing.

During the 2024 program year, the City of Dothan continued to collaborate with the Dothan Housing Authority (DHA) to meet the needs of public-housing residents and expand affordable housing opportunities. DHA added 64 new units to its Housing Choice Voucher (HCV) program and maintained efforts to recruit and retain landlords through its “Attract, Recruit, and Retain Landlords in the Wiregrass Area” campaign. This outreach included quarterly newsletters, monthly landlord orientations, and promotion of the City’s Rental Rehabilitation Program to encourage landlord participation. DHA also continued its Landlord Incentive Program, which provides signing bonuses, security-deposit assistance, and limited damage reimbursements to expand available housing options. In addition, DHA continued portfolio management and modernization activities to maintain safe, accessible, and energy-efficient housing across its developments. The City supported these efforts through coordination of CDBG resources and communication with DHA to ensure local housing strategies remain aligned with community needs.

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

During the 2024 program year, the Dothan Housing Authority (DHA) continued to encourage resident participation and leadership in housing operations. DHA’s Resident Advisory Board (RAB), composed of representatives from each publicly supported development, met regularly with staff to review administrative and program changes, provide feedback, and identify resident concerns. The DHA Board of Commissioners includes two resident members, ensuring public housing tenants have a voice in policy decisions. DHA also hosted homeownership and self-sufficiency workshops throughout the year to help residents strengthen financial skills and prepare for future homeownership opportunities.

The City of Dothan complements these efforts through ongoing coordination with DHA and outreach to residents during community meetings and focus groups. In 2024, the City’s Community Development Division held a series of neighborhood meetings and focus groups as part of the planning process for the 2025-2029 Consolidated Plan and 2025 Annual Action Plan. These sessions were held in and near low- and moderate-income neighborhoods, and residents of DHA properties were invited to participate. The City intends to continue these meetings each year to maintain open communication and encourage active participation by residents of publicly supported housing.

Actions taken to provide assistance to troubled PHAs.

The Dothan Housing Authority is designated by HUD as a high performer and is not considered a troubled agency. No corrective actions or assistance were required during the 2024 program year.

CR-35 OTHER ACTIONS – 91.220 (J)-(K); 91.320 (I)-(J)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

To maintain and expand the current affordable housing stock, the City of Dothan worked to implement the strategies in the City of Dothan Affordable Housing Implementation Study. The City worked to identify and develop partnerships with private agencies with the goal of increasing the supply of affordable housing. These included LIHTC or other developers considering housing projects in the city. The City also continued to look at using funding or grants that can be leveraged to bring new dollars for affordable housing or homelessness into the community. During 2024 and 2025, two affordable housing developments in Dothan were awarded Low Income Housing Tax Credits and/or HOME funding by the Alabama Housing Finance Authority. Eagle Ridge Place, an acquisition and rehabilitation project that will include 40 affordable family units, received \$640,201 in Low Income Housing Tax Credits and \$946,222 in HOME funds. Heritage Garden Apartments, also an acquisition and rehabilitation project, will include 24 affordable family units and receive about \$286,000 in tax credits.

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

Actions taken to address obstacles to meeting underserved needs. 91.220 (k); 91.320 (j).

During the 2024 program year, the City of Dothan used CDBG funds to support a range of public service programs designed to meet the needs of underserved residents and improve quality of life in low- and moderate-income neighborhoods. Wright Star Foundation continued its youth mentoring and tutoring program, helping students improve academic achievement and life skills. Dothan Leisure Services provided equipment and supplies to ensure that youth from low- and moderate-income families could safely participate in organized sports and recreation programs.

Lifted Higher Ministries used CDBG funds to support outreach and awareness for volunteer-based services assisting low- and moderate-income seniors and families in Dothan, including transportation to essential appointments, supervised visitation support, and meal delivery coordinated through community volunteers.

Royale's Special Heart Foundation used CDBG funds to support food distribution efforts that provide weekend and supplemental meals for children in local schools. The program works to reduce food insecurity among low- and moderate-income families by supplying nutritious food in reusable bags delivered through school partnerships. Additionally, Aunt Katie's Garden expanded access to fresh, affordable produce and provided nutrition education in low-income neighborhoods.

In addition to these activities, other CDBG-funded partners delivered afterschool enrichment, family support, and community outreach programs addressing the needs of low-income residents. Together, these efforts reduced barriers to opportunity, encouraged youth and family engagement, and improved access to services for Dothan's underserved households.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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 all property rehabilitation projects involving the City of Dothan, the City assessed whether lead-based paint might be present and, if so, followed 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. During the 2024 program year, the City used about \$37,683 in CDBG funds for lead-based paint testing and/or abatement.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

During the 2024 program year, the City of Dothan continued to implement an anti-poverty strategy that focuses on helping low-income households improve their economic status, increase self-sufficiency, and remain above the poverty level. The City coordinated closely with local service agencies, educational partners, and workforce development organizations to connect residents with employment, training, and supportive services.

CDBG funds supported the Alfred Saliba Family Services Center (ASFSC) in providing workforce development and consumer support services for individuals seeking to enter or re-enter the labor market. Through this program, participants received workforce apparel, training materials, and identification assistance to eliminate barriers to employment. ASFSC partnered with Wallace Community College to launch Fast-Track Skid Steer training and continued to offer workforce readiness courses for high school youth, including AI literacy and basic computer skills. A classroom is being refurbished for food and beverage training, and several participants successfully earned their GED credentials during the year.

ASFSC also hosted monthly workshops such as Basic Computer Skills, Résumé Reboot, Photography 101, and the Parent Project, all aimed at building the soft and technical skills needed for stable employment. Participants were also connected to local employers and received individualized job coaching.

The program produced tangible outcomes. For example, one participant, a 45-year-old man referred by The Ark of Dothan, completed multiple workshops, obtained his driver's license for the first time in 20

years, and secured warehouse employment within 60 days of enrollment. Another participant, a graduate of the Work Plus Fatherhood Program, overcame financial and legal challenges to complete the Eye Care Assistant certification program at Wallace Community College and is now employed with Vision South. These success stories demonstrate the program's role in breaking cycles of poverty through education, training, and employment.

In addition to workforce initiatives, several local organizations provided emergency financial assistance, family support services, and access to basic needs for households experiencing economic hardship. The City's housing activities also contributed to poverty reduction by maintaining affordable housing opportunities and supporting low-income homeowners through repair and weatherization programs. Collectively, these coordinated actions helped strengthen family stability, expand economic opportunity, and reduce the number of households living below the poverty level in Dothan.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City continuously works within existing partnerships and coalitions to work toward meeting local housing and service needs. 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).

During the 2024 program year, Dothan prepared its 2025-2029 Five-Year Consolidated Plan, which included a series of community meetings and focus groups open to representatives from local agencies, along with the public. The City also held mandatory CDBG application training sessions for potential funding applicants. These sessions reviewed the CDBG program, national objectives, eligible activities, and the new application process through ZoomGrants online grant application system. Representatives from more than 60 organizations attended a meeting, training session, or otherwise participated in development of the Consolidated Plan.

The City of Dothan will continue working closely with the Dothan Housing Authority, state and local agencies and governments, nonprofit organizations, and other service providers to coordinate delivery of services to city residents. The Community Development Division will continue to consult with various housing, homelessness, social service, elderly and disability resource agencies to gather data and identify service gaps.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Through the CDBG project selection and monitoring process, the City of Dothan and the Community Development Advisory Committee (CDAC) strengthened coordination among housing providers, social service agencies, and community organizations. Projects were prioritized that link housing with

supportive services, mental health resources, and case management. The City also maintained regular communication with local nonprofit partners, the Wiregrass Continuum of Care, and the Dothan Housing Authority to align funding decisions and improve service delivery for low- and moderate-income residents.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City completed an updated Analysis of Impediments to Fair Housing Choice in 2020. That report identified five impediments in Dothan: the continued need for fair housing education and enforcement; poor rental housing conditions disproportionately impacted protected classes; affordable housing needs disproportionately impacted protected classes; low labor market engagement restricting access to opportunity; and the continued need for neighborhood infrastructure development.

During the 2024 program year, the City used CDBG funds to provide residents with legal assistance to prevent evictions, ejections, and foreclosures. To address housing conditions, the City used CDBG funds to make emergency housing repairs and energy efficiency improvements for eligible homeowners.

The City addressed educational and employment barriers that limit economic opportunities through the Alfred Saliba Family Services project, which provides job training and other services for low- and moderate-income people. The City also funded a variety of youth enrichment programs designed to assist young people in their education and make plans for post-secondary education, including through Dothan Leisure Services.

CR-40 MONITORING – 91.220 AND 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

The City of Dothan uses a systematic approach to providing technical assistance on a year around basis beginning the first quarter of each program year. The technical assistance is built into the CDBG Competitive Process schedule. Minority business outreach is part of the systematic approach. Monitoring is completed during the summer when the City hires a CDBG Intern to assist the CDBG Program Administrator to monitor subrecipients and to complete environmental reviews.

The Community Development Program staff monitors subrecipients to ensure program compliance. Monitoring provides information for making informed judgments about program effectiveness and management efficiency, as well as identifies internal weaknesses that may contribute to fraud or abuse. Staff utilizes both “Desk Monitoring” and “Internal/On-site” monitoring to assess the quality of program performance over the duration of the contract. Monitoring of subrecipients concentrates on program, financial, and regulatory performance of the sub-recipients, including subrecipients of capital improvement project funds. Primary monitoring objectives are to make sure that subrecipients comply with all regulations governing administrative, financial, and programmatic operations.

In conducting monitoring and performance reviews, Community Development staff rely primarily on information obtained from the subrecipient’s performance reports, records, audits, allowed costs, review of financial reports, eligibility and number of beneficiaries served, compliance with federal regulations and City program requirements. Staff may also call, email, or visit subrecipients to request additional relevant information pertaining to a recipient's performance gained from other sources, including litigation, citizen comments, and other information provided by or concerning the subrecipient.

Previously funded subrecipients shall be monitored as per the risk analysis system established by Community Development staff based upon grant amounts, reporting and performance, in addition to using HUD Monitoring Checklists. Monitoring visits include review of compliance by funded agencies and organizations of federal EEO and Section 504 ADA requirements. The City includes its monitoring program in the Annual Action Plan. A record of monitoring visits and any subsequent action shall be maintained in the files of each CDBG sub-recipient.

During PY 2024, the City of Dothan monitored agencies and programs who received CDBG and/or CDBG-CV funds during the funding cycle. City staff conducted onsite monitoring of agencies. Agencies were notified that they would be monitored. A Pre-Monitoring Letter, Monitoring Checklist, and Summary of Monitoring Objectives were sent to the agencies about a month before their visit, so they would have time to prepare for their visit.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City of Dothan follows the public participation guidelines outlined in its Citizen Participation Plan, which calls for a 15-day public review period for the CAPER. The City informed the public of the availability of the CAPER through a notice on the City's website and social media placed on November 17, 2025. Copies of the document were available at the Dothan-Houston County Public Library Downtown Branch and at the Dothan Civic Center. Additionally, the document was posted online for public review and inspection on the City's website. Residents were able to provide comments in writing from Monday, December 1 through Monday, December 15, 2025. The City of Dothan held a public hearing on its draft CAPER on Tuesday, December 16, 2025 during a City Commission meeting.

CR-45 CDBG – 91.520 (C)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Dothan continued to pursue the CDBG objectives outlined in its 2020-2024 Five-Year Consolidated Plan during the 2024 program year. The City did not make amendments to its PY 2024 Annual Action Plan over the last year.

In preparing its 2025-2029 Five-Year Consolidated Plan, the City considered how to adjust its programs based on its experiences during the 2020 to 2024 timeframe. Most notably, the City plans to continue focusing on housing, given the success of its emergency home repair and home weatherization programs. The City will also look for opportunities to collaborate with Dothan Housing, including to support rehabilitation of affordable rental units where Section 8 Housing Choice Vouchers are accepted. Other substantial goals for the 2025 to 2029 period include continued provision of public services, public facility improvements, and public infrastructure improvements. Outcomes related to employment training were scaled back to more accurately reflect the City’s recent funding patterns, whereby workforce development activities have been supported under the public services goal rather than the employment training goal.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable.

CR-58 SECTION 3

Identify the number of individuals assisted and the types of assistance provided.

TABLE 8 – TOTAL LABOR HOURS

Total Labor Hours	CDBG
Total Number of Activities	0
Total Labor Hours	N/A
Total Section 3 Worker Hours	N/A
Total Targeted Section 3 Worker Hours	N/A

TABLE 9 – QUALITATIVE EFFORTS – NUMBER OF ACTIVITIES BY PROGRAM

Qualitative Activities – Number of Activities by Program	CDBG
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	N/A
Outreach efforts to generate job applicants who are Other Funding Targeted Workers	N/A
Direct, on-the job training (including apprenticeships)	N/A
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training	N/A
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching)	N/A
Outreach efforts to identify and secure bids from Section 3 business concerns	N/A
Technical assistance to help Section 3 business concerns understand and bid on contracts	N/A
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns	N/A
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services	N/A
Held one or more job fairs	N/A
Provided or connected residents with supportive services that can provide direct services or referrals	N/A
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation	N/A
Assisted residents with finding childcare	N/A
Assisted residents to apply for or attend community college or a four year educational institution	N/A
Assisted residents to apply for or attend vocational/technical training	N/A
Assisted residents to obtain financial literacy training and/or coaching	N/A
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns	N/A
Provided or connected residents with training on computer use or online technologies	N/A
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses	N/A

TABLE 9 – QUALITATIVE EFFORTS – NUMBER OF ACTIVITIES BY PROGRAM (CONTINUED)

Qualitative Activities – Number of Activities by Program	CDBG
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act	N/A
Other	N/A

Narrative

The City of Dothan had no Section 3 activities during the 2024 program year.