

LOVE 
DOTHAN

2023 ANNUAL ACTION PLAN

DOTHAN, ALABAMA

JUNE 2023

Prepared for

CITY OF DOTHAN
DEPARTMENT OF
PLANNING &
DEVELOPMENT

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DOTHAN**



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2023 YEAR FOUR ACTION PLAN

For October 1, 2023 to September 30, 2024

CITY OF DOTHAN, ALABAMA

Department of Planning & Development
Community Development

JUNE 2023

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



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Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.36

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CITY OF DOTHAN

2023 ANNUAL ACTION PLAN

For October 1, 2023 through September 30, 2024

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EXECUTIVE SUMMARY

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

1. Introduction

The City of Dothan's 2020-2024 Consolidated Plan is a comprehensive planning document promoting a coordinated approach to housing and community development needs using U.S. Department of Housing and Urban Development (HUD) grant funds. It provides guidance on the investment of HUD dollars, and outlines priorities for using the City's Community Development Block Grant (CDBG) funds over the next five years. Every year the City produces an Annual Action Plan to detail specific activities to carry out the Five-Year Consolidated Plan's priorities and goals. The 2023 Annual Action Plan details activities the City will take during the 2023-2024 program year.

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

Priority needs were developed based on citizen participation and stakeholder consultation, and analysis of the city's top housing, homeless, special needs populations, and non-housing community development needs.

HOUSING NEEDS

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

PUBLIC SERVICES

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

- Fair Housing Education and Enforcement

INFRASTRUCTURE

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

PUBLIC AND NEIGHBORHOOD FACILITIES

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

ECONOMIC DEVELOPMENT

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

HOMELESS FACILITIES

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

PROGRAM ADMINISTRATION

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

3. Evaluation of Past Performance

The City's 2021 CAPER outlines progress made toward addressing the goals identified in the Consolidated Plan process using Community Development Block Grant (CDBG) funds during the City's 2021 program year, the second year included within the City's most recent five-year strategic plan. In total, the City expended \$644,811 in CDBG funds and \$179,906 in CARES Act funds during 2021. During the 2021 program year, the City of Dothan accomplished some or all of seven annual goals. The City created three jobs (of two expected), provided emergency housing repair for 20 homes (of 16 expected), completed weatherization for 10 homes (of 10 expected), assisted two businesses with façade improvements (of none expected), provided public service activities to 1,059 persons (of 5,439 expected), provided public facility improvements benefitting 25 persons (of 32,865 expected), and administered the CDBG program. The City exceeded its goals in providing emergency housing repairs and home weatherization. The City assisted 30 low or moderate income households with repair or weatherization during the 2021 program year, compared to a goal of 26.

The City had not yet accomplished its annual goals related to infrastructure improvements. However, the City has already made significant progress in addressing this goal in other program years, assisting 2,299 persons of 4,000 expected over the five years. The City has not begun the Moss Street infrastructure

improvements, which were anticipated to serve about 790 residents, as the bids received were much higher than the funds allocated to do the project. The City will be re-allocating these funds to the Wiregrass Recreation Center Sidewalk Project for FY 2023, amending the FY 2021 Annual Action Plan.

Public facility and public service projects also fell below goal numbers. The City assisted about 1,059 residents with public services, including youth services, career services, services for neglected or abused children and their families, and fire prevention education. A few public service projects projected to assist a large number of residents were not complete by the end of the 2021 program year, leading to a lower number of overall public service beneficiaries than anticipated.

The City did not complete the public facility projects planned for its 2021 program year, which were projected to serve about 32,000 residents. These projects are moving more slowly than anticipated due to difficulties securing contractors and supply chain interruptions during the COVID-19 pandemic.

4. Summary of Citizen Participation Process and Consultation Process

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

In developing this 2023 Annual Action Plan, the City of Dothan held four neighborhood meetings to receive input from residents. A total of 24 people participated in the neighborhood meetings.

The City used a competitive process to allocate its CDBG funds, which included a training session for organizations interested in applying and presentations by applicants to the City's Community Development Advisory Committee. On June 6, 2023, the Dothan City Commission approved the proposed CDBG projects to be included in the PY 2022 AAP.

The draft 2023 Annual Action Plan was available for public review and comment for 30 days beginning Saturday, July 1 through Monday, July 31, 2023. Xx comments were received. The Plan will go to the City Commission for approval on Tuesday, August 1, 2023, which will also include a public hearing.

5. Summary of Public Comments

Comments received through the public meetings and one-on-one interviews are summarized in the Citizen Participation section of this Plan and incorporated in individual sections as relevant. Xx comments were received during the public comment period and public hearing.

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

The City took all comments into consideration in preparing this Annual Action Plan. The City reviewed all comments for common and recurring themes to help establish goals and priorities. No comments or views were not accepted.

7. Summary

This Annual Action Plan identifies the community's affordable housing, homeless, community development, and economic development needs; outlines a comprehensive and coordinated strategy for implementation of programs; and details the specific activities the City will undertake during the 2023-2024 program year to address identified priorities and needs. The City will use its CDBG funding to leverage other public and private investment in order to address its goals and priorities.

THE PROCESS

PR-05 LEAD & RESPONSIBLE AGENCIES 24 CFR 91.200(B)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

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

TABLE 1 – RESPONSIBLE AGENCIES

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

Narrative

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

Consolidated Plan Public Contact Information

Kelly Mierkowski, CDBG Program Administrator
Planning and Development Department
City of Dothan
126 North Andrews Street
Dothan, Alabama 36301
334-615-4417

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

1. Introduction

The City of Dothan conducts a variety of outreach to garner input from city staff, government agencies, nonprofit agencies, affordable housing developers, local service providers, and residents in planning its CDBG program. In developing the 2020-2024 Consolidated Plan under which this Annual Action Plan falls, the City held a public meeting, a public survey, stakeholder interviews, and a focus group. The public meeting, led by city staff, took place as part of a Community Development Advisory Committee (CDAC) committee meeting. This board reviews applications and selects projects for CDBG funding and was able

to hear concerns directly from the public regarding the city's housing needs. Additionally, Dothan Housing Authority residents participated in a focus group to share input on priority needs. Approximately 100 citizens participated in the community survey and interviews were conducted with 18 stakeholders from the non-profit, government and financial sectors.

On June 6, 2023, the Dothan City Commission approved the proposed CDBG projects to be included in the PY 2023 AAP. The draft 2023 Annual Action Plan will be available for public review and comment for 30 days beginning Saturday, July 1 through Monday, July 31, 2023. **Xx** comments were received. The plan will go to the City Commission for approval on Tuesday, August 1, 2023, where a public hearing was held.

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

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

Additionally, through the annual CDBG project selection process, the City and CDAC enhance coordination between housing providers and health, mental health, and service agencies by prioritizing activities that connect housing and services. In the 2023 program year, for example, the City will fund public facilities activities by the Dothan Housing Authority related to improvements to the Our Community Housing and Enrichment Center (OCHEC).

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

SEACH, the Southeast Alabama Coalition for the Homeless, provides services annually to people who are homeless, including coat and supply giveaways, applied for funding for a staff person, in order to focus on becoming a Continuum of Care. City of Dothan staff participated in past SEACH activities and is now a Board Member for SEACH in order to provide technical assistance to the organization. Staff plan to continue engagement with the network of homeless organizations. The City also provides technical assistance to any homeless organization interested in applying for CDBG funding.

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

Through the Balance of State Continuum of Care, SEACH was the regional recipient of ESG funds for emergency housing but is looking to become its own Continuum of Care in order to receive funds from HUD for homeless activities in the community; the City of Dothan is not an ESG recipient. The City of

Dothan did consult with SEACH, who participated in the development of this Consolidated Plan, by providing information about local homelessness needs and resources.

Although Dothan does not receive ESG funding, the City identified homeless facilities and services as a priority during its 2020-2024 Consolidated Planning cycle and is providing funding to SEACH for staffing. Additionally, the City plans to undertake an update to the Strategic Affordable Housing Implementation Plan in the next year to gather better data about all aspects of affordable housing, including the homeless population in the community. The City anticipates providing this information to housing and homeless providers for use in grant applications from local, state, and federal resources.

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

Representative agencies, groups and organizations that participated in the planning process for Dothan's 2023 Annual Action Plan are shown in the table on the following page.

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

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

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
1	<ul style="list-style-type: none"> • Services- Health 	<ul style="list-style-type: none"> • Housing • Non-housing community development strategy <p><u>Anticipated outcomes of the consultation</u> included provision of input for the AAP regarding housing, community, and economic development needs.</p>	<ul style="list-style-type: none"> • Public meeting
2	<ul style="list-style-type: none"> • Other government- Local 	<ul style="list-style-type: none"> • Non-housing community development strategy • Non-homeless special needs <p><u>Anticipated outcomes of the consultation</u> included provision of input for the AAP regarding housing, community, and economic development needs.</p>	<ul style="list-style-type: none"> • Interview
3	<ul style="list-style-type: none"> • Other government- Local 	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development strategy <p><u>Anticipated outcomes of the consultation</u> included provision of input for the AAP regarding housing, community, and economic development needs.</p>	<ul style="list-style-type: none"> • Interview
4	<ul style="list-style-type: none"> • PHA 	<ul style="list-style-type: none"> • Public housing needs • Housing need assessment <p><u>Anticipated outcomes of the consultation</u> included provision of input for the AAP regarding housing, community, and economic development needs.</p>	<ul style="list-style-type: none"> • Interview
5	<ul style="list-style-type: none"> • Agency – Managing Flood Prone Areas • Agency – Management of Public Land or Water Resources <p><u>Anticipated outcomes of the consultation</u> included the provision of input for the AAP regarding the management of flood prone areas and public land or water resources. The Community Development Division will coordinate with Public Works if necessary to address needs of low- and moderate-income households in Dothan.</p>	<ul style="list-style-type: none"> • Non-housing community development strategy • Hazard mitigation 	<ul style="list-style-type: none"> • Interview
6	<ul style="list-style-type: none"> • Services- Children 	<ul style="list-style-type: none"> • Housing needs assessment • Anti-poverty strategy • Non-housing community development strategy <p><u>Anticipated outcomes of the consultation</u> included the provision of input for the AAP regarding housing, community, and economic development needs.</p>	<ul style="list-style-type: none"> • Interview

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED (CONTINUED)

Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method	
7	Legal Services Alabama Inc.	<ul style="list-style-type: none"> • Other – Legal Services • Services- Fair Housing 	<ul style="list-style-type: none"> • Housing needs assessment • Homeless needs • Non-housing community development strategy 	<ul style="list-style-type: none"> • Interview
<p><u>Anticipated outcomes of the consultation</u> included the provision of input for the AAP regarding fair and affordable housing and community development needs. The City will keep Legal Services informed about the implementation of the Consolidated Plan as needed, particularly related to fair housing.</p>				
8	New Beginnings Ministries International Inc.	<ul style="list-style-type: none"> • Services- Children • Services- Health 	<ul style="list-style-type: none"> • Market analysis • Non-housing community development strategy 	<ul style="list-style-type: none"> • Interview
<p><u>Anticipated outcomes of the consultation</u> included provision of input for the AAP regarding housing, community, and economic development needs.</p>				
9	Southeast AL Coalition for the Homeless (SEACH)	<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 	<ul style="list-style-type: none"> • Interview
<p><u>Anticipated outcomes of the consultation</u> included the provision of input for the Consolidated Plan regarding affordable housing and community development needs for people who are homeless or at-risk. The City will keep SEACH informed about the implementation of the AAP as needed, particularly as it relates to homelessness.</p>				
10	The Ark Dothan, Inc.	Services- Homeless	<ul style="list-style-type: none"> • Homeless Needs – Chronically homeless, Families with Children, Veterans, Unaccompanied youth • Homelessness Strategy 	<ul style="list-style-type: none"> • Interview
<p><u>Anticipated outcomes of the consultation</u> included provision of input for the AAP regarding housing, community, and economic development needs.</p>				

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED (CONTINUED)

Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method	
11	Tri-State Expo Juneteenth Affairs	<ul style="list-style-type: none"> • Services- Education 	<ul style="list-style-type: none"> • Non-housing community development strategy 	<ul style="list-style-type: none"> • Interview
<p><u>Anticipated outcomes of the consultation</u> included provision of input for the AAP regarding housing, community, and economic development needs.</p>				
12	Wiregrass Habitat for Humanity	<ul style="list-style-type: none"> • Housing 	<ul style="list-style-type: none"> • Housing needs assessment • Market analysis • Anti-poverty strategy • Non-housing community development strategy 	<ul style="list-style-type: none"> • Interview
<p><u>Anticipated outcomes of the consultation</u> included the provision of input for the AAP regarding fair and affordable housing and community development needs.</p>				
13	Wiregrass Rehabilitation Center, Inc.	<ul style="list-style-type: none"> • Services – Persons with Disabilities 	<ul style="list-style-type: none"> • Housing needs assessment • Non-housing community development strategy • Non-homeless special needs 	<ul style="list-style-type: none"> • Interview
<p><u>Anticipated outcomes of the consultation</u> included the provision of input for the AAP regarding housing and community development needs, particularly for people with disabilities.</p>				
14	Wright Star Foundation	<ul style="list-style-type: none"> • Services- Children • Services- Education 	<ul style="list-style-type: none"> • Housing needs assessment • Non-housing community development strategy 	<ul style="list-style-type: none"> • Interview
<p><u>Anticipated outcomes of the consultation</u> included provision of input for the AAP regarding housing, community, and economic development needs.</p>				

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

TABLE 3 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

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

Narrative (optional):

BROADBAND INTERNET ACCESS

The City of Dothan consulted with broadband providers and organizations working to bridge the digital divide during the development of the Consolidated Plan (of which this Annual Action plan is a part). The City of Dothan conducted interviews with three organizations regarding broadband internet access in the city. These included one internet provider (CenturyLink) as well as two organizations involved in expanding affordable access to high-speed internet - Dothan Public Library and Dothan Housing Authority. The library lends high-speed wireless hotspots for free to patrons without reliable internet access in their homes. Additionally, the Housing Authority is actively working to expand internet access for its residents, through its CDBG-CV funds received from the City, and has identified wireless internet capabilities as a modernization need in some of their properties.

ENVIRONMENTAL RESILIENCY

The City of Dothan consulted with emergency management agencies and agencies that manage flood prone areas and water resources during the development of the Consolidated Plan. The City conducted interviews with the City of Dothan's Public Works Department, which manages public land and water resources, including flood prone areas, in Dothan. Additionally, the City consulted the Southeast Alabama Regional Planning and Development Commission, which has the responsibility of preparing emergency management plans for the region that includes Houston County and Dothan. SEARP&DC's Regional Hazard Mitigation Plan was also consulted in preparing the Consolidated Plan.

AP-12 CITIZEN PARTICIPATION

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

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

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

The City held four neighborhood meetings requesting citizen input for the 2023 Annual Action Plan. During the meetings, the City provided an overview of the Consolidated Planning Process, and residents and stakeholders completed a survey and provided comments on housing and community development needs and opportunities in Dothan. Meeting dates, times, and locations are detailed below:

- Tuesday, February 21, 2023; 12-1 pm; Doug Tew Recreation Center; 300 Garland St., Dothan
- Wednesday, February 22, 2023; 12- 1 pm; Andrew Belle Community Center; 1270 Lake St., Dothan
- Thursday, February 23, 2023; 12-1 pm; Dothan Housing Authority; 1001 Montana St., Dothan
- Friday, February 24, 2023, 12-1 pm; Wiregrass Recreation Center; 620 Sixth Ave., Dothan

Residents could also send ideas and comments to Kelly Mierkowski, CDBG Program Administrator by mail at the Department of Planning and Development, City of Dothan, P.O. Box 2128, Dothan, AL, 36302, or by e-mail at kmierkowsk@dothan.org.

On June 6, 2023, a public hearing was held before the Dothan City Commission to receive comments on approved the proposed CDBG projects to be included in the PY 2023 AAP. The draft 2023 Annual Action Plan will be available for public review and comment for 30 days beginning Saturday, July 1 through Monday, July 31, 2023. During this time, copies of the draft report will be available for public inspection, and residents and stakeholders can provide written comments to the Planning and Development Department. The plan will go to the City Commission for approval on Tuesday, August 1, 2023, with a required Public Hearing. This Annual Action Plan builds on the 2020-2024 Consolidated Plan, during which residents could provide input by attending a community meeting or taking a community-wide survey.

Citizen Participation Outreach

TABLE 4 – CITIZEN PARTICIPATION OUTREACH

Sort Order	Mode of Outreach	Target of Outreach	Summary of Attendance	Summary of Comments Received
1	Neighborhood Meetings	<ul style="list-style-type: none"> Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/assisted housing residents Housing and service providers Community development practitioners 	24 attendees	<ul style="list-style-type: none"> The City should notify residents of neighborhood meetings in ways such as partnering with staff from other departments, making flyers, going door-to-door, contacting Black churches in the City, and having a sign on the building and/or having a bigger sign. Questions regarding <ul style="list-style-type: none"> Slum and blight (process) Types of programs Adding the AAP and CAPER to the City’s website Incorporating DHA plan into the City’s Consolidated Plan City giving houses to DHA for affordable housing Is the City looking into the following items: (1) Land Bank, (2) HOME Consortium, (3) Section 108 Loan, and (4) Housing Counseling? How does the City plan on addressing AFFH? When will the next Analysis of Impediments to Fair Housing be done?
2	Community Development Advisory Committee Public Meeting/ CDBG Interviews	<ul style="list-style-type: none"> Housing and social service providers Community development practitioners City agencies 	13 participants	<ul style="list-style-type: none"> Interviewees provided input on housing and community development needs and opportunities in Dothan

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of Attendance	Summary of Comments Received
4	2023 CDBG Project Approval	<ul style="list-style-type: none"> Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/assisted housing residents 	No comments	<ul style="list-style-type: none"> No comments were received during the project approval.
5	Public Comment Period	<ul style="list-style-type: none"> Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/assisted housing residents 	TBD	<ul style="list-style-type: none"> TBD
6	Public Hearing to approve 2023 Annual Action Plan	<ul style="list-style-type: none"> Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/assisted housing residents 	TBD	<ul style="list-style-type: none"> TBD

EXPECTED RESOURCES

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

Introduction

Due to its size, the only HUD formula grant the City of Dothan qualifies for is through the CDBG program. The table below shows the City’s CDBG allocation for the 2023 program year as announced by HUD, along with an estimate of anticipated grant funding for the remaining year covered by this Consolidated Plan. This estimate assumes that funding over the remaining year will be about the same as the City’s 2023 allocation of \$503,009. Over the next two years, Dothan will receive about \$1 million in CDBG funding, including the 2023 allocation.

TABLE 5 - EXPECTED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Acquisition Admin and planning Economic development Housing Public improvements Public services	\$503,009	\$0	\$146,704	\$649,713	\$503,009	Expected amount available for the 2024 program year is estimated to average about the same as the City’s 2023 allocation.

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

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

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

The City owns some scattered sites that might be appropriate for use as affordable housing. The City will continue to review such sites and their appropriateness to address needs identified in this Consolidated Plan and Annual Action Plan through the 2024 program year. Additionally, CDBG funding will be used for public infrastructure improvements, such as sidewalk repair, construction, or other infrastructure activities, which may take place on publicly-owned property.

Discussion

N/A

ANNUAL GOALS AND OBJECTIVES

AP-20 ANNUAL GOALS AND OBJECTIVES

Goals Summary Information

TABLE 6 – GOALS SUMMARY

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Emergency Housing Repair Program	2020	2024	Affordable Housing	Housing Needs	CDBG: \$100,000	Homeowner housing rehabilitated: 20 units
2	Weatherization Program	2020	2024	Affordable Housing	Housing Needs	CDBG: \$55,000	Homeowner housing rehabilitated: 10 units
3	Public Services	2020	2024	Non-Housing Community Development	Public Services	CDBG: \$75,451	Public service activity other than low/mod income housing benefit: 6,040 persons assisted
4	Infrastructure Improvements	2020	2024	Non-Housing Community Development	Infrastructure	CDBG: \$146,704	Public facility or infrastructure activity other than low/mod income housing benefit: 73 persons assisted
5	Public Facilities	2020	2024	Non-Housing Community Development	Public and Neighborhood Facilities	CDBG: \$242,558	Public facility or infrastructure activity other than low/mod income housing benefit: 30,589 persons assisted Public facility or infrastructure activity for low/mod income housing benefit: 75 households
6	Program Administration	2020	2024	Other – Program Administration	Program Administration	CDBG: \$30,000	Other: 1 other

PROJECTS

AP-35 PROJECTS – 91.220(D)

Introduction

Projects planned for the 2023 program year are identified in the table below, with additional detail provided in AP-38. Over the next year, the City of Dothan anticipates assisting low- and moderate-income households through critical home repair and weatherization; public services related to youth, safety, and homelessness; and sidewalk and public facility improvements.

Projects

TABLE 7 – PROJECT LIST

#	Project Name
1	2023 City of Dothan Leisure Services — Personal Protective Gear for LMI Youth
2	2023 Dothan Fire Department — Inflatable 4-Room Fire Safety House
3	2023 Exchange Center for Child Abuse Prevention – Parent Aide
4	2023 Legal Services Alabama – Dothan Homeless Prevention Project Staff Person
5	2023 Southeast Alabama Coalition for the Homeless (SEACH) – Staff Person
6	2023 Dothan Housing – Public Facilities (Our Community Housing and Enrichment Center continued renovation)
7	2023 New Beginnings Ministries International Inc. – Mitchell Wellness Center for Children and Families
8	2023 The Ark Dothan Inc. – Window Project
9	2023 Wiregrass Habitat for Humanity — Critical Home Repair Program
10	2023 Wiregrass Habitat for Humanity — Weatherization Program
11	2023 Moody Senior Village – Hospital Renovation for Senior Housing
12	2023 City of Dothan Public Works – Wiregrass Rec Center Sidewalks (Trim St. / 3 rd St.)
13	2023 Program Administration

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

The City has established a citizen-oriented method for allocating CDBG funds through a Community Development Advisory Committee that makes recommendations to the City Commission. Each year, the Advisory Committee 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.

For the 2023 program year, CDBG applications were available beginning on Friday, January 20 through Friday, March 3, 2023. A Mandatory Application Training was held on January 19, 2023 in the Dothan Civic

Center from Noon – 1:30 pm. Individual technical assistance was also available to applicants through the Planning and Development Department during the availability of the application. The Community Development Advisory Committee met on Monday, April 24 and Tuesday, April 25, 2023 to interview applicants and on Thursday, April 27 to formulate funding recommendations. These recommendations were presented to and approved by the City Commission in June and during a public hearing which was held in August 2023.

AP-38 PROJECT SUMMARY

Project Summary Information

TABLE 8 – PROJECT INFORMATION

1	Project Name	2023 City of Dothan Leisure Services — Personal Protective Gear for LMI Youth in Tackle Football
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	CDBG funds will be used to purchase personal protective gear for low- and moderate-income children.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	90 persons assisted
	Location Description	Citywide
	Planned Activities	Personal protective gear for low- and moderate-income children.
2	Project Name	2023 Dothan Fire Department — Inflatable 4-Room Fire Safety House
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services

Funding	CDBG: \$12,970
Description	CDBG funds will be used to purchase an inflatable four-room fire safety house.
Target Date	9/30/2024
Estimate the number and type of families that will benefit from the proposed activities	5,500 persons assisted
Location Description	Citywide
Planned Activities	Purchase of an inflatable four-room fire safety house
3 Project Name	2023 Exchange Center for Child Abuse Prevention – Parent Aide
Target Area	Citywide
Goals Supported	Public Services
Needs Addressed	Public Services
Funding	CDBG: \$20,000
Description	CDBG funds will be used to provide a staff person to support the Exchange Center mentoring and counseling program for low- and moderate-income families and their children with household abuse issues.
Target Date	9/30/2024
Estimate the number and type of families that will benefit from the proposed activities	35 persons assisted
Location Description	Exchange Center for Child Abuse Prevention, 102 Morgan Street, Dothan AL 36301
Planned Activities	Staff person to provide mentoring for parents who are at-risk of abusive behavior to replace that pattern with effective skills of non-violent parenting

4	Project Name	2023 Legal Services Alabama – Dothan Homeless Prevention Project Staff Person
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$7,481
	Description	CDBG funds will be used to provide a staff person for the Dothan Homeless Prevention project.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	115 persons assisted
	Location Description	Citywide
	Planned Activities	Staff person for the Dothan Homeless Prevention project
5	Project Name	2023 Southeast Alabama Coalition for the Homeless (SEACH) – Staff Person
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$20,000
	Description	CDBG funds will be used to provide a staff person for SEACH.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	300 persons assisted

Location Description	Citywide
Planned Activities	Staff person for SEACH
6 Project Name	2023 Dothan Housing – Public Facilities (Our Community Housing and Enrichment Center renovation)
Target Area	Citywide
Goals Supported	Public Facilities
Needs Addressed	Public and Neighborhood Facilities
Funding	CDBG: \$10,758
Description	CDBG funds will be used for the renovation of the Our Community Housing and Enrichment Center (OCHEC).
Target Date	9/30/2024
Estimate the number and type of families that will benefit from the proposed activities	5,500 persons assisted
Location Description	1001 Montana St, Dothan, AL 36303
Planned Activities	Renovation of the Our Community Housing and Enrichment Center (OCHEC)
7 Project Name	2023 New Beginnings Ministries International Inc. – Mitchell Wellness Center for Children and Families
Target Area	Citywide
Goals Supported	Public Facilities
Needs Addressed	Public and Neighborhood Facilities
Funding	CDBG: \$18,950

Description	CDBG funds will be used to improve the Mitchell Wellness Center for Children and Families.
Target Date	9/30/2024
Estimate the number and type of families that will benefit from the proposed activities	25,000 persons assisted
Location Description	Mitchell Wellness Center for Children and Families
Planned Activities	Improvements to the Mitchell Wellness Center for Children and Families
8 Project Name	2023 The Ark Dothan Inc. – Window Project
Target Area	Citywide
Goals Supported	Public Facilities
Needs Addressed	Public and Neighborhood Facilities
Funding	CDBG: \$87,850
Description	CDBG funds will be used for the window project at the Ark Dothan Inc.
Target Date	9/30/2024
Estimate the number and type of families that will benefit from the proposed activities	89 persons assisted
Location Description	The Ark Dothan, 475 W Main St, Dothan, AL 36301
Planned Activities	Window project at the Ark Dothan Inc.

9	Project Name	2023 Wiregrass Habitat for Humanity — Critical Home Repair Program
	Target Area	Citywide
	Goals Supported	Emergency Housing Repair
	Needs Addressed	Housing Needs
	Funding	CDBG: \$100,000
	Description	CDBG funds will be used to provide critical housing repair for low- and moderate-income homeowners.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Housing rehabilitation for approximately 20 low- and moderate-income homeowners
	Location Description	Locations throughout Dothan to be identified during the program year
Planned Activities	Critical housing repairs to be completed by Habitat for Humanity	
10	Project Name	2023 Wiregrass Habitat for Humanity — Weatherization Program
	Target Area	Citywide
	Goals Supported	Weatherization Program
	Needs Addressed	Housing Needs
	Funding	CDBG: \$55,000
	Description	CDBG funds will be used to provide home weatherization for low- and moderate-income homeowners.
	Target Date	9/30/2024
Estimate the number and type of families that will benefit from the proposed activities	Housing rehabilitation for approximately 10 low- and moderate-income homeowners	

Location Description	Locations throughout Dothan to be identified during the program year
Planned Activities	Housing weatherization to be completed by Habitat for Humanity
11 Project Name	2023 Moody Senior Village – Hospital Renovation for Senior Housing
Target Area	Citywide
Goals Supported	Public Facilities
Needs Addressed	Housing Needs
Funding	CDBG: \$125,000
Description	CDBG funds will be used for the renovation of the Moody Hospital building into senior apartments.
Target Date	9/30/2021
Estimate the number and type of families that will benefit from the proposed activities	75 low- and moderate-income households
Location Description	Moody Senior Village
Planned Activities	Renovation of hospital building to provide senior housing
12 Project Name	2023 City of Dothan Public Works – Wiregrass Recreation Center Sidewalks (Trim St. / 3rd St.)
Target Area	Citywide
Goals Supported	Infrastructure Improvements
Needs Addressed	Infrastructure
Funding	CDBG: \$146,704
Description	CDBG funds will be used for sidewalk installation at Wiregrass Rec Center (Trim St. / 3 rd St.)
Target Date	9/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	73 persons assisted
	Location Description	Wiregrass Recreation Center (Trim St. / 3rd St.)
	Planned Activities	Sidewalk installation in existing rights-of-way.
13	Project Name	2023 City Administration
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$30,000
	Description	CDBG funds will be used for the general administration of the CDBG program, as well as any supporting documentation studies needed.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	Location Description	City of Dothan Planning and Development Department, 126 N. St. Andrews Street, Dothan, GA 36303
	Planned Activities	Administration of CDBG activities in public service, public facilities and infrastructure, and housing.

AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)

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

During the 2023 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. Tracts and block groups that meet this definition according to HUD’s FY2023 estimates based on 2011-2015 5-Year American Community Survey data are shown below. Tract 406, Block Group 1 has the highest estimated LMI population share (90.3%), but a lower number of LMI residents (465 people) relative to other tracts with LMI populations over 51%. Tract 410.00, Block Group 1 has the greatest number of LMI residents (2,400 people) and a 71.3% LMI population share.

TABLE 9 – CITY OF DOTHAN LOW- AND MODERATE-INCOME BLOCK GROUPS, FY2023

Census Tract and Block Group	Population	Low- and Moderate-Income Share
Tract 406.00, Block Group 1	465	90.3%
Tract 414.00, Block Group 3	870	88.5%
Tract 412.00, Block Group 2	1,085	83.4%
Tract 406.00, Block Group 3	795	83.0%
Tract 403.01, Block Group 3	865	78.6%
Tract 415.00, Block Group 5	705	74.5%
Tract 410.00, Block Group 1	2,400	71.3%
Tract 415.00, Block Group 3	965	69.4%
Tract 214.00, Block Group 4	1,560	69.2%
Tract 406.00, Block Group 2	825	65.5%
Tract 412.00, Block Group 1	1,300	64.2%
Tract 415.00, Block Group 4	840	61.9%
Tract 414.00, Block Group 1	1,050	60.5%
Tract 214.00, Block Group 3	890	59.6%
Tract 403.02, Block Group 1	1,945	55.3%
Tract 411.00, Block Group 1	1,540	51.3%

Data Source: HUD CDBG Low- and Moderate-Income Data, <https://www.hudexchange.info/programs/cdbg/cdbg-low-moderate-income-data/>

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 10 – GEOGRAPHIC DISTRIBUTION OF FUNDS

Target Area	Percentage of Funds
Citywide	100%

Rationale for the Priorities for Allocating Investments Geographically

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

Discussion

As stated above, there is no specific geographic target area for Dothan’s CDBG funds. CDBG funds will be used to assist both low-to-moderate income census tracts as well as low-to-moderate income households and special needs populations in all areas of the city. All of Dothan's CDBG funds will be allocated to its 'citywide' target area.

AFFORDABLE HOUSING

AP-55 AFFORDABLE HOUSING – 91.220(G)

Introduction

Over the 2023 program year, Dothan will assist an estimated 30 households with affordable housing through Habitat for Humanity’s Critical Repair Program (20 households) and Weatherization Program (10 households).

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

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

TABLE 12 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
Production of New Units	0
Rehab of Existing Units	25
Acquisition of Existing Units	0
Total	25

Discussion

In PY2023, the City of Dothan will fund Habitat for Humanity for \$100,000 to support a housing rehabilitation program to assist 20 low- and moderate-income homeowners and for \$55,000 to support a housing weatherization program to assist 10 low- and moderate-income homeowners. Locations for housing rehab and weatherization projects will be throughout the city as identified during the program year.

AP-60 PUBLIC HOUSING – 91.220(H)

Introduction

Residents in the City of Dothan are served with public housing by the Dothan Housing Authority (DHA). Currently, the Dothan Housing Authority provides over 1,400 publicly supported housing units: 670 units of traditional public housing, 751 housing choice vouchers and has applied to HUD for up to 20 HUD-VASH vouchers. The majority of Dothan Housing Authority households are African American (85%). Eight percent (8%) of DHA households are white, while 1% is Hispanic. Approximately one-eighth of DHA households house elderly residents.

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

Budget items from the 2023 PHA Annual Plan indicate the planned improvements to public housing in 2023. The DHA plans to continue renovations of the Our Community Housing and Enrichment Center using CDBG and CDBG-CV funding. The DHA will continue to modernize 5% of the units at each complex to meet mobility requirements and 2% of the units to meet visual impairment requirements.

The City of Dothan will address public housing needs during PY 2023 using CDBG funds. The City will assist Dothan Housing Authority by providing \$10,758 in CDBG funding for renovation of the Our Community Housing and Enrichment Center.

It should be noted that the Dothan Housing Authority recently became a Moving to Work Agency (MTW) which is a demonstration that provides public housing authorities (PHAs) the opportunity to redefine how they operate by giving them flexibility to try “outside the box” ideas that address community needs in innovative and creative ways. MTW allows PHAs the flexibility to create customized solutions to their community’s specific challenges.

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

To encourage involvement by its residents, the DHA conducts a Resident Advisory Board meeting with representatives of each of its publicly supported housing developments. During the RAB meeting, the housing authority staff share administrative and programming changes with resident representatives. This interaction allows the residents to ask questions and make suggestions to staff. DHA also provides a Homeownership Workshop for residents to learn more about using their HCV towards homeownership.

The City will provide \$10,758 in CDBG funding for renovation of the Our Community Housing and Enrichment Center, which serves as a multi-purpose administrative building for DHA. The facility includes space for community meetings, the Family Self-Sufficiency program and related homeownership classes, and other programming. When complete, the facility will also include a computer lab to offer low- and moderate-income residents a place to complete job applications, housing documents, and vocational training.

Additionally, City staff will continue to attend DHA Board of Commissioners meetings to improve coordination between the City and DHA, including opportunities to encourage resident involvement in homeownership programs and DHA management.

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

Not applicable.

Discussion

Overall, planned activities by the Dothan Housing Authority reflect an ongoing effort to maintain clean and attractive premises for residents. DHA is also interested in expanding residents' access to high-speed internet when buildings are modernized. DHA is in the process of attracting, recruiting, and retaining landlords in the wiregrass area and has launched a landlord orientation program.

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

Introduction

The City will continue to partner with the Southeast Alabama Coalition for the Homeless and local homelessness service providers to identify possible uses for CDBG funds or opportunities to apply for ESG funds through the State to serve homeless individuals and families in Dothan. The City also recognizes that current data about the size and characteristics of the local homeless population is limited. More reliable information regarding homelessness in Dothan is needed to identify ways to best serve this group, and the City has suggested a summer or fall Point in Time Count be done to gather more information.

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

While the City of Dothan does not plan to use PY 2023 CDBG funds for homeless outreach, over the next year, the City will fund staff for the Legal Services Alabama Homeless Prevention Project and Southeast Alabama Coalition for the Homeless (SEACH).

The City of Dothan recognizes the need for better information about homeless needs in the community. The City anticipates possibly completing a study of homelessness in Dothan to better understand the extent of homelessness and the supportive service needs of people who are homeless. The City will also continue to participate in the annual Point-in-Time homeless count in January 2024, to better understand the size and characteristics of homeless need in the community. The count, along with the homelessness study, will help the City make strategic use of CDBG funds to address homelessness in future program years.

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

During the 2023 program year, Dothan Rescue Mission and House of Ruth will continue to provide emergency shelter in Dothan. The Ordinary People Society and the ARK Dothan will continue to provide transitional housing for people experiencing homelessness. The Southeast Alabama Coalition for the

Homeless (SEACH) will explore opportunities for purchasing a hotel for use as emergency shelter or for offering tiny homes to persons experiencing homelessness.

The City of Dothan does not plan to use PY 2023 CDBG funds for emergency shelter or transitional housing but, over the next year, will fund staff for the Legal Services Alabama Homeless Prevention Project and Southeast Alabama Coalition for the Homeless (SEACH).

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

The City will also continue to work with the Southeast Alabama Coalition for the Homeless, members of which provide supportive services and housing search assistance for individuals and families consistent with a Housing First approach.

The City will also fund a homelessness prevention program using PY 2023 CDBG funds, which can serve previously homeless individuals and families who are at risk of becoming homeless again. The City will support a staff person dedicated to homelessness prevention at Legal Services Alabama using \$7,481 in CDBG funds, anticipated to assist about 115 persons at risk of homelessness. Additionally, the City will dedicate PY 2023 CDBG funds to continued renovation at the Dothan Housing Authority's Montana School facility, which will provide a variety of services to low-income families. ~~including rapid rehousing for families facing eviction.~~

Finally, the City will take steps to implement the strategies in its Analysis of Impediments to Fair Housing Choice and Affordable Housing Implementation Study, both of which includes strategies to support housing affordability in Dothan. Additional affordable housing units in the city will increase access to permanent housing for families transitioning out of homelessness or in need of affordable units to avoid homelessness.

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

Over the next year, housing and service providers in Dothan will continue to work together to prevent homelessness in populations who are vulnerable to or at risk of homelessness. Catholic Social Services of Dothan provides homelessness prevention services including emergency assistance with utilities, rent, food, medication, transportation, and clothing. The 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 continue funding Habitat for Humanity, which provides housing rehabilitation to support residents in affording needed home weatherization and repairs in order to remain in their homes.

The City will also support a staff person dedicated to homelessness prevention at Legal Services Alabama using \$7,481 in PY 2023 CDBG funds, anticipated to assist about 115 individuals at risk of homelessness. Additionally, the City will dedicate PY 2023 CDBG funds to continued renovation at the Dothan Housing Authority's Montana School facility, which will provide a variety of services to low-income families, including rapid rehousing for families facing eviction.

Discussion

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

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

Introduction

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

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

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

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

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

In the coming year, City of Dothan staff will research opportunities to acquire and protect land for low income housing, as well as create or remove regulatory barriers to new affordable housing. The city also has an opportunity to protect existing affordable housing locally through rehabilitation programs. As the state’s LIHTC program experiences regulatory changes, the city may also have an opportunity to discuss the impacts of these changes on affordable housing development in the city. Using 2023 CDBG funding, the City will support redevelopment of the Moody Senior Village building into 55 units of affordable housing for seniors.

Discussion

N/A

AP-85 OTHER ACTIONS – 91.220(K)

Introduction

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

Actions Planned to Address Obstacles to Meeting Underserved Needs

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

- City of Dothan Leisure Services, which provides personal protective gear to income-eligible participants;
- 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;
- Legal Services Alabama, which provides homeless prevention legal services;
- Southeast Alabama Coalition for the Homeless (SEACH), which provides homelessness services;

- Dothan Housing, which operates the Our Community Housing and Enrichment Center;
- New Beginnings Ministries International Inc., which operates the Mitchell Wellness Center for Children and Families;
- The Ark Dothan Inc., which provides a 12-month residential program for men and women seeking to overcome homelessness, addiction, or achieving a successful transition from prison; and
- Wiregrass Habitat for Humanity, which operates a Critical Home Repair Program and Weatherization Program.

Actions Planned to Foster and Maintain Affordable Housing

To maintain and expand the current affordable housing stock, the City of Dothan will work to implement the strategies in the City of Dothan Affordable Housing Implementation 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 2023 CDBG funds, the City will support new and existing housing for low- and moderate-income households. The City will use about \$125,000 toward the rehabilitation of the Moody building into 55 affordable apartments for seniors. Additionally, the City will fund weatherization and critical home repair programs through Habitat for Humanity with \$155,000 in CDBG funds, anticipated to assist a total of 30 households.

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

Also in its Analysis of Impediments to Fair Housing Choice, the City will continue to undertake additional approaches to fostering fair and affordable housing.

Actions Planned to Reduce Lead-Based Paint Hazards

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

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

Actions Planned to Reduce the Number of Poverty-Level Families

The City of Dothan's anti-poverty strategy focuses on helping all low-income households improve their economic status and remain above the poverty level. Current programs to reduce poverty through access to education and jobs are provided by the Southeast AlabamaWorks Local Workforce Development Board and other local workforce development organizations, as well as through the City's nonprofit grantees. Specifically, the City will fund homelessness prevention and the renovation of a community and wellness center that will provide community services to reduce poverty. 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 provide grant funds to Habitat for Humanity in support of home weatherization for low-income households. Without these opportunities, many low-income households would not be able to afford housing rehabilitation costs.

Actions Planned to Develop Institutional Structure

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

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

Through the annual CDBG project selection process, the City and Community Development Advisory Board will enhance coordination between housing providers and health, mental health, and service agencies by prioritizing activities that connect housing and services. In the 2023 program year, for example, the City will fund a public facilities project by the Dothan Housing Authority.

Discussion

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

PROGRAM SPECIFIC REQUIREMENTS

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

Introduction

Projects planned with CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out. As shown, the City has no program income that will be available for use during the 2023 Annual Action Plan.

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 need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall benefit – A consecutive period of one, two, or three years may be used to determine that a minimum of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan:	90%