

Samuel P. Crawford
Executive Director

HOUSING AUTHORITY
OF THE CITY OF
DOTHAN, ALABAMA
P.O. BOX 1727
DOTHAN, ALABAMA 36302-1727

ADMINISTRATION
OFFICE:
602 SOUTH LENA
(334) 794-6713
(334) 712-1415 FAX

March 19, 2021

Velma M. Byron
Director, Office of Public Housing
U.S. Department of Housing and Urban Development
Birmingham Office
950 22nd Street North, Suite 900
Birmingham, AL 35203-5301

Re: Approval of Revision 1 to 5-Year Plan FY2020-2024


Dear Ms. Byron:

I am requesting approval to our revised to 5-Year Plan for FY2020-2024 based on the significant amendment. The significant amendment process for a Public Housing Authority (PHA) must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan based on the changes with our conversion activities: Conversion of Public Housing to Tenant-Based Assistance.

The Housing Authority of the City of Dothan (DHA) plans to apply to the U.S. Department of Housing and Urban Development (HUD) for Streamlined Voluntary Conversion (SVC) of AMP Number AL007000050 for the remaining 117 public housing units during the FY2021. According to PIH Notice 2020-13, HUD is waiving these requirements and establishing an alternative requirement that any change to a PHA policy, except for changes related to Section 18, Section 22, or RAD. Therefore, the decision to convert AMP AL007000050 to Section 22 SVC involves the significant amendment requirements process for the Housing Authority of the City of Dothan's Annual Plan and revision to our 5-Year Plan.

The Housing Authority of the City of Dothan is required to notify public housing residents of any impacts that the significant amendment may have on them. HUD recognizes that the COVID-19 pandemic presents unique challenges from a staffing and communication perspective. HUD also encouraged PHAs to adapt their communications in consideration of local conditions and resources. Therefore, the Housing Authority of the City of Dothan posted Significant information on its social media sites, explained the information in the quarterly newsletter, and sent a formal written letter with an attached flyer to the residents of AMP AL007000050, Marvin Lewis Village, and Ussery Homes. DHA plans to have future SVC-Section 22 meetings online through the ZOOM platform. Our Board of Commissioners passed resolutions 2021-07 and 2021-14 in support of these updates and revisions. We have revised our goals and objectives in our 5-Year Plan as well.

Sincerely,


Samuel P. Crawford
Chief Executive Officer

Attachment: AL007

Dothan Housing Authority

Certifications for FY 2020-2024 Revised 5-Year Plan

Form HUD-50077-ST-HCV-HP: PHA Certifications of Compliance with PHA Plans and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs) including Civil Rights Certifications

Form HUD-50077-SL: Certification by State or Local Office of PHA Consistency with the Consolidated Plan or State Consolidated Plan

**5-Year PHA Plan
(for All PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires: 02/29/2016

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: <u>Housing Authority of the City of Dothan</u> PHA Code: <u>AL007</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/01/2021</u></p> <p>PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input checked="" type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																									
		PH	HCV																														
Lead PHA:																																	

B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.					
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>The Housing Authority of the City of Dothan is dedicated to developing and strengthening affordable housing opportunities that embrace best practices to assist families with taking the first steps toward homeownership.</p>					
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>See attachment (Goals and Objectives)</p>					
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>See attachment (Progress Reports)</p>					
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>See attachment (VAWA)</p>					
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>See attachment (Significant Amendment or Modification)</p>					
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>RAB Comments (Future Virtual RAB Meetings): Although DHA was not able to gather RAB comments for this 5-Year Plan under normal circumstances. However, DHA plans to offer virtual RAB meetings in the future. According to PIH Notice 2020-18, DHA plans to implement its digital transformation by investing in technology to improve communication and to enhance customer service through a responsive website, social media channels, resident portals, and other telecommunication software. This will allow the DHA to continue to prevent, prepare for, and respond to the COVID-19 pandemic while preventing the spread of the coronavirus.</p>					
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Attachment: (AL007sl)</p>					

Instructions for Preparation of Form HUD-50075-5Y

5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

- A.1** Include the full PHA Name, PHA Code, , PHA Fiscal Year Beginning (MM/YYYY), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

- B.1 Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))
- B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))
- B.5 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.
- B.6 Resident Advisory Board (RAB) comments.**
- (a) Did the public or RAB provide comments?
 - (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

B.2. Goals and Objectives

1. Goal: Expand the supply of assisted housing
 - a. Increase ACC of tenant-based voucher program by new 300 vouchers.
 - b. Acquire 208 additional vouchers from Troy Housing Authority (THA).
 - c. Implement Dothan Regional Voucher Program.
 - d. Apply for additional rental assistance vouchers or acquire vouchers from other PHAs.
 - e. Apply for special purpose vouchers (SPVs) for the Foster Youth to Independence (FYI) initiative, Mainstream Voucher Program (MVP), Veteran Affairs Supportive Housing (VASH).
 - f. Increase the size of the project-based voucher (PBV) program by 125 vouchers based on HUD regulatory cap in DHA's admin plan, with at least 100 of those vouchers provided to new or rehabilitation affordable housing developments.
 - g. If Section 22 SVC is approved: Convert 117 Public Housing Units from AMP 50 (Ussery Homes/ Marvin Lewis Village) to Tenant Protection Vouchers: Utilize Gross and Net Proceeds under PIH Notice 2020-23 for eligible uses of its remaining public housing reserves that include supporting families transitioning to the Housing Choice Voucher Program (HCVP) under (7) Eligible Use of Gross Proceeds and (8) Eligible Use of Net Proceeds.
 - h. Implement the City of Dothan Strategic Affordable Housing Implementation Plan.
 - i. Create and implement an HCV Homeownership program.
 - j. Expanding Housing Opportunities by implementing Small Area Fair Market Rent (SAMFR) for high-opportunity areas.
2. Goal: Improve the quality of assisted housing
 - a. Expanding housing opportunities for low-income families in low-poverty areas/areas of opportunity and non-minority concentrated areas
 - b. Renovate or modernize existing housing units and complexes under RAD PBV preservation plan at Henry Green LLC, Crimson Ridge LLC, and McRae Homes LLC
 - c. If Section 22 SVC is approved: Convert 117 Public Housing Units from AMP 50 (Ussery Homes/ Marvin Lewis Village) to Tenant Protection Vouchers: Utilize Gross and Net Proceeds under PIH Notice 2020-23 for eligible uses of its remaining public housing reserves that include supporting families transitioning to the Housing Choice Voucher Program (HCVP) under (7) Eligible Use of Gross Proceeds and (8) Eligible Use of Net Proceeds.
 - d. Expand affordable housing development by partnering with DHA instrumentality, Our Community Inc. (OCI).
 - e. Acquire or purchase multifamily housing developments and single-family homes (SFH) within Dothan Metro Area (DMA).
 - f. Partner with the City of Dothan to acquire abandoned, dilapidated, and deteriorated housing in the Baptist Bottom community and other distressed neighborhoods in the area.
3. Goal: Increase assisted housing choices
 - a. Apply for the Moving to Work (MTW) Cohort #4 Landlord Incentives under PIH Notice 2021-03.
 - b. Hire a Landlord Liaison to recruit and retain landlords for the HCVP.

- c. Provide landlord incentives such as security deposits, vacancy loss payments, damage claim fund, and landlord signing bonuses.
 - d. Create a Landlord Advisory Committee and Landlord Newsletter.
 - e. Offer Monthly Landlord Orientations and Quarterly Landlord Education Workshops.
 - f. Offer Tenant Ready-to-Rent certification programs.
 - g. Offer Landlord-Tenant Conflict Resolution Meetings.
 - h. Implement HCV Landlord Guidebook Technology chapter.
 - i. Utilize Go Section 8 (www.gosection8.com) rent reasonableness software to process RFTAs, rent increases, rental market analysis, and increase online communication between landlords and voucher participants.
 - j. Simplify the inspections process through a “real-time” web-based inspections software and inspections portal for landlords, voucher holders, and HCVP staff.
 - k. Implement Small Area Fair Market Rent (SAFMR) for high opportunity areas.
 - l. If Section 22 SVC is approved: Convert 117 Public Housing Units from AMP 50 (Ussery Homes/ Marvin Lewis Village) to Tenant Protection Vouchers: Utilize Gross and Net Proceeds under PIH Notice 2020-23 for Mobility Counseling.
 - m. Implement Dothan Mobility Program and provide voucher mobility counseling to all voucher holders, such as rental search assistance, rental resumes, etc.
 - n. Implement a 21st-century technological approach to providing affordable housing services by streamlining operations to attract, recruit, and retain landlord participation in HCVP.
4. Goal: Improve agency and program management
- a. Maintain high performer status with a SEMAP score of at least 95%.
 - b. Achieve and maintain high voucher and funding utilization rates of at least 95%.
 - c. Implement PIH Notice 2020-29: Guidance for Running an Optimized Housing Choice Voucher Program (HCVP).
 - d. Enhance communication amongst staff of both the HCVP and Finance departments with bi-weekly meetings to effectively utilize the Two-Year Forecasting Tool to monitor success rates effectively.
 - e. Implement HCV Landlord Guidebook Technology chapter.
 - f. Purchase a cloud-based, modern-day housing software that includes an online landlord portal to streamline DHA operations.
 - g. Invest in a new robust, responsive website that includes a landlord webpage, landlord portal, and web-based fillable forms.
 - h. Implement landlord portal with features including document uploading and electronic signature on HAP contracts, web-based forms, etc.
 - i. Implement resident portal with features including online annual re-examination forms, document uploading, with the ability to pay rent online, online maintenance requests, etc.
 - j. Implement an applicant portal with features including online access to application status, online application updates, etc.
 - k. Collect and report performance metrics through dashboards to automate all HCVP program operations.
 - l. Evaluate reporting metrics by incorporating dashboards to track metrics, outcomes, trends, and other key performance indicators (KPIs).
 - m. Expand automation so housing specialists’ time is focused more on participants and less on paperwork.

- n. Commit to training its HCVP management team and explore ways to rebalance the management workload by cross-training staff.
 - o. Identify training that will improve overall housing specialist efficiency rather than basic skills training.
 - p. Track training and skill for its HCVP staff to balance training and deploy training more efficiently.
 - q. Explore alternate case management strategies and perform some testing of those strategies that may include different case management approaches, such as task specialization.
5. Goal: Promote self-sufficiency and asset development of families and individuals
- a. Re-establish the Family Self-Sufficiency (FSS) program and apply for FSS program funding and hire a full-time FSS Coordinator.
 - b. Utilize alternative funding to pay for the position through grants and donations from private companies.
 - c. Begin the transition from ROSS to FSS as DHA plans to apply for the Section 22 SVC.
 - d. Re-establish a Program Coordinating Committee with at least 20 partnerships through formal agreements such as Memorandum of Understandings (MOUs) or Memorandum of Agreements (MOAs).
 - e. Apply to become a Certified Housing Counseling Agency and provide homeownership counseling at the OCI Housing and Enrichment Center.
 - f. Implement HCV Homeownership Program to connect to the FSS program, Section 3, and other workforce development and economic self-sufficiency initiatives of DHA.
 - g. Implement local college/ university and AmeriCorps VISTA Internship Program to provide wrap-around services for voucher holders and public housing residents that include but not limited to housing counseling, mobility housing, case management services, financial literacy, workforce development, digital literacy, transportation services, childcare services, health and behavioral health services, afterschool activities, etc.
6. Goal: Utilize housing as a platform to improve the quality of life
- a. Apply for the ConnectHome designation.
 - b. Apply to become an EnVision Center by converting the former Montana Street School into the Our Community Inc. (OCI) Housing and Enrichment Center.
 - c. Secure funding for infrastructure improvement by repairing and building structures to convert the former Montana Street Elementary School into an EnVision Center that will serve as economic self-sufficiency "one-stop-shop" community center for families living in the Baptist Bottom community.
 - d. The EnVision Center will be a multi-purpose building that will provide community economic development activities: offices for the administrative staff, community rooms for neighborhood association meetings, space for job fairs, meeting rooms for resident engagement, classrooms for voucher briefings, homeownership education, workforce development workshops, and other community education; and a computer lab for voucher holders, residents, and other community stakeholders. Ultimately, the former Montana School building's renovation will assist with boosting efforts to address the "broken windows" theory of dilapidated and deteriorated housing in the Baptist Bottom community and will be a catalyst to neighborhood revitalization in the area.

- e. Implement the Dothan Mobility Program to help families transition from public housing and families exercising choice mobility option of PBV through housing counseling and mobility counseling.
 - f. Provide or attract new supportive services to increase independence for the elderly and disabled.
 - g. Provide or attract new supportive services to increase the health and wellness of residents.
 - h. Become a site to increase the food security of residents through the CDBG and USDA programs.
7. Goal: Ensure equal opportunity and affirmatively furthering fair housing
- a. Take affirmative measures to ensure access to assisted housing for all protected classes or persons least likely to access assistance.
 - b. Implement measures to deconcentrate poverty and expand housing opportunities, such as regional payment standards, policies that do not limit the frequency of transfer, and consideration of poverty rates in the assignment of project-based vouchers (PBVs).
 - c. Promote mobility of low-income households to higher opportunity neighborhoods.
 - d. OCI Housing and Community Enrichment Center will become the “one-stop-shop” to provide economic self-sufficiency and independent-living to offer administrative offices at a location more easily accessible to applicants and participants throughout the Dothan Metro Area.
 - e. Maintain fair housing brochures and posters in public areas of DHA offices and properties and make this information available to community members who are seeking information about their fair housing rights.
 - f. Referrals to HUD, FHEO, Legal Aid, and other advocacy organizations are made upon request. Also, the Housing Authority assists program participants and members of the public in filing fair housing complaints as needed.
 - g. Consult and participate in the City of Dothan’s Consolidated Plan and Analysis of Impediments to Fair Housing Choice for public housing residents and HCVP participants.
 - h. Continue to collaborate with the City of Dothan to bring to fruition the City of Dothan Strategic Affordable Housing Implementation Plan and be a regional affordable housing provider.

B.3. Progress Reports

1. Plans to acquire 208 vouchers from the Troy Housing Authority.
2. Applied for 25 vouchers under the Foster Youth to Independence (FYI) initiative.
3. Applied for 75 vouchers under the Mainstream Voucher Program (MVP).
4. Implemented the Resident Opportunity and Self-Sufficiency (ROSS) program and hired two ROSS Coordinators.
5. Maintain a 98% occupancy rate for public housing, including units offline or in modernization for RAD conversion and 504/ADA compliance.
6. Maintain a 98% lease-up rate for the HCVP.
7. PHAS score for 2018 was 98.
8. SEMAP score for 2019 was 90.
9. Obligate and expend CFP for RAD conversions, and other capital needs timing.
10. Increase the number of landlords participating in DHA's HCVP.
11. DHA successfully converted three public housing properties to the Rental Assistance Demonstration (RAD) PBV program at Henry Green LLC. Crimson Ridge LLC (formerly Martin Homes, & McRae Homes LLC).
12. The DHA entered into an Agreement to Enter HAP (AHAP) contract for a PBV contract for the Howell School Senior Apartments (The Peaks of Dothan) that had a grand opening in October 2020.
13. DHA closed on its HUD loan on December 10, 2020, and Low-Income Housing Tax Credit (LIHTC) on December 22, 2020, to convert the 214 public housing units at Johnson Homes to 212 LIHTC at Kinsey Cove RAD Project-Based Voucher (PBV).
14. The DHA will enter into an Agreement to Enter in a HAP (AHAP) with the Capstone at Kinsey Cove with an effective date of 03/01/2021.
15. DHA acquired the former Montana School from the City of Dothan. DHA plans to convert the former Montana School into an EnVision Center and apply to become a site.
16. The DHA was awarded The DHA was recently awarded \$250,000.00 the Community Development Block Grant (CDBG)-CDBG-CV to make building improvements to the former Montana Street school building in response to the COVID-19 pandemic. The DHA will equip, modify and improve the building to create safe working spaces, improve wireless communications, implement security features, provide touchless payment kiosks, provide touchless bath fixtures and doors to minimize direct contact with surfaces.

B.4. Violence Against Women Act (VAWA)

In accordance with the requirements of the Violence Against Women Act (VAWA), the Housing Authority has established goals, objectives, activities, services, policies, and programs to serve the needs of applicants, participants, and tenants for VAWA protections as victims of domestic violence, dating violence, sexual assault, or stalking:

1. **Goals and Objectives:** The Housing Authority of the City of Dothan's goal is for all applicants, tenants, and participants to understand their rights to protection through the Violence Against Women Act (VAWA). The Housing Authority's objective is to provide educational material to all applicants, tenants, and participants. The Housing Authority serves the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking through education on VAWA protections.
2. **Activities and Services:** The Housing Authority of the City of Dothan activity that enables the PHA to serve the needs of the child and adult victims of domestic violence, dating violence, sexual assault, or stalking is to provide all applicants, participants, and tenants with the VAWA Notice of Occupancy and Certification Form. In addition to information on VAWA protection rights, the Notice includes local and national resources for victims. Other activities include the Housing Authority can transfer victims through the Emergency Transfer procedure and refer victims to social service and law enforcement agencies with expertise in domestic violence and other VAWA crimes. DHA activities ensure that victims are not denied assistance, evicted, or terminated from housing assistance for being a victim – or being affiliated with a victim - domestic violence, dating violence, sexual assault, or stalking.

Policies and Programs: The Housing Authority of the City of Dothan has established policies and procedures to serve the needs of the child and adult victims of domestic violence, dating violence, sexual assault, or stalking. These policies and procedures implement VAWA protections. These include the Violence Against Women Act (VAWA) Procedures, Violence Against Women Act (VAWA) Emergency Transfer Plan, and Screening and Eviction Policy. The Housing Authority has developed a prevention program, the Emergency Transfer Plan, that complies with VAWA. For families renting units owned or managed by the Housing Authority, agency staff also work closely with local law enforcement to address any and all crime-related problems proactively.

B.5. Significant Amendment or Modification

The Housing Authority of the City of Dothan (DHA) plans to apply to the U.S. Department of Housing and Urban Development (HUD) for Streamlined Voluntary Conversion (SVC) of AMP Number AL007000050 for the remaining 117 public housing units during its 2021-2026 5-Year Plan and more specifically during the FY2021 Annual Plan. According to PIH Notice 2020-13, HUD waives these requirements and establishes an alternative requirement that any change to a PHA policy, except for changes related to Section 18, Section 22, or the Rental Assistance Demonstration (RAD). Therefore, the decision to convert AMP AL007000050 to Section 22 SVC involves the significant amendment requirements process for the Housing Authority of the City of Dothan's Annual Plan. The Housing Authority of the City of Dothan is required to notify public housing residents of any impacts that the significant amendment may have on them. HUD recognizes that the COVID-19 pandemic presents unique challenges from a staffing and communication perspective and encourages PHAs to adapt their communications in consideration of local conditions and resources. Therefore, the Housing Authority of the City of Dothan posted Significant information on its social media sites and sent a formal written letter and flyer to the residents of AMP AL007000050, Marvin Lewis Village, and Ussery Homes. DHA will have future SVC meetings online through telecommunications outlets.



December 30, 2020

RE: Significant Amendment Formal Notification for the Residents of AMP AL007000050 (Marvin Lewis Village & Ussery Homes) to apply for the Section 22 Streamlined Voluntary Conversion (SVC) during FY2021 Annual Plan

Dear Resident,

The Housing Authority of the City of Dothan plans to apply to the U.S. Department of Housing and Urban Development (HUD) for Streamlined Voluntary Conversion (SVC) of AMP Number AL007000050 for the remaining 117 public housing units during the FY2021 Annual Plan. This process requires the significant amendment process. The significant amendment process for a Public Housing Authority (PHA) must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan based on the changes with our conversion activities: Conversion of Public Housing to Tenant-Based Assistance. If approved DHA will convert its Public Housing to Tenant Protection Vouchers (Tenant-Based Assistance) which requires a revision to FY2020-2024 5-Year Plan as well.

There are a total of 31 units at Marvin Lewis Village and 86 at Ussery Homes. This Streamlined Voluntary Conversion (SVC) as specified in PIH Notice 2019-05, states this is authorized by Section 22 of the United States Housing Act of 1937, and implementing regulations at 24 CFR 972, Part B, authorizing PHAs to convert public housing to tenant-based assistance. If the SVC is approved, all existing eligible public housing residents would receive Tenant Protection Vouchers (TPVs).

All residents would have the right to remain in their existing unit paying affordable rent. Low-income residents who are income-eligible and receive Tenant Protection Vouchers (TPV) would also have the right to transfer their assistance to another unit in the private market using a Section 8 Housing Choice Voucher (HCV). Additionally, the units will remain online and available for rental housing, with no demolition or anticipated rehabilitation work requiring relocation. The units will always remain designated for rental housing for low-income families.

Upon completion of the conversion, the Housing Authority of the City of Dothan will close out its Low-Income Public Housing Program. Before close-out of its Low-Income Public Housing Program, the Housing Authority of the City of Dothan will utilize "Use of Proceeds" under Section 22 of the U.S. Housing Act 1937 Act under PIH Notice 2020-23 for eligible uses of its remaining public housing reserves to support families transitioning to the Housing Choice Voucher Program (HCVP). Through this Annual Plan update, the Housing Authority of the City of Dothan expresses an intention to apply for Section 22 Streamlined Voluntary Conversion (SVC), including SVC removal action and PHA submission of removal application to HUD.



The Housing Authority of the City of Dothan adopted the HUD PIH Notice 2020-13, COVID-19 Statutory and Regulatory Waivers for the Public Housing, Housing Choice Voucher, Waivers Applicable to Both Public Housing and Housing Choice Voucher Programs (HCV) HCV-1: PHA 5-Year and Annual Plan Submission Dates, Significant Amendment Requirements, on November 10, 2020, during its regular Board of Commissioners meeting. These statutory and regulatory waivers for Public Housing and Housing Vouchers provided additional waivers and alternative requirements, extends the periods of availability for previously established waivers and alternative requirements for the Housing Authority of the City of Dothan to continue and streamline our operations during the COVID-19 pandemic.

HUD is waiving these requirements and establishing an alternative requirement that any change to a PHA policy, except for changes related to Section 18, Section 22, or the Rental Assistance Demonstration (RAD). Therefore, the decision to convert AMP AL007000050 to the Section 22 SVC involves the significant amendment requirements process for the Housing Authority of the City of Dothan's Annual Plan. The Housing Authority of the City of Dothan is required to notify public housing residents of any impacts that the significant amendment may have on them.

As noted earlier, HUD recognizes that the COVID-19 pandemic presents unique challenges from a staffing and communication perspective and encourages PHAs to adapt their communications in consideration of local conditions and resources. Therefore, the Housing Authority of the City of Dothan has posted this information on its social media sites and this letter will serve as formal written notice to our residents. DHA plans to have future SVC meetings online through the ZOOM telecommunications outlet.

If you have any questions about this process, please contact your Community Manager, Ms. Tamar Harris. Ms. Harris can be reached by phone at (334) 796-1726 ext. 131 and by email at tgrubbs@dothanhousing.org.

Sincerely,

Michael C. Threatt
Chief Operating Officer

Cc: Resident File
Samuel P. Crawford, Chief Executive Officer
Tamar Harris, Community Manager for Marvin Lewis Village & Ussery Homes



DOTHAN HOUSING AUTHORITY FORMAL NOTICE FOR RESIDENTS OF MARVIN LEWIS VILLAGE AND USSERY HOMES

SECTION 22 SIGNIFICANT AMENDMENT FOR FY 2021 ANNUAL PLAN AND 5-YEAR PLAN FOR FY2020-2024

The Dothan Housing Authority plans to submit an application for Section 22 **Streamlined Voluntary Conversion (SVC)** for its remaining public housing units at Marvin Lewis Village and Ussery Homes. This decision requires a significant amendment for its Annual Plan and 5-Year Plan for FY2020-2024.



- If the Section 22 SVC is approved, all remaining 117 public housing units of Marvin Lewis Village and Ussery Homes will convert from public housing units to **Tenant Protection Vouchers (TPV's)**.



- All residents have the **right to remain** in their existing units paying affordable rent.
- Residents who receive Tenant Protection Vouchers will have the right to transfer their assistance to another unit in the private market using a Section 8 Housing Choice Voucher (HCV).



- The Dothan Housing Authority will utilize proceeds under Section 22 (SVC) for the eligible uses of its remaining public housing reserves to support families transitioning to the Section 8 Housing Choice Voucher Program (HCVP).



The Dothan Housing Authority is dedicated to developing and strengthening affordable housing opportunities that embrace best practices to assist families with taking the first steps toward homeownership.



For any questions please contact
Community Manager, Ms. Tamaría Harris

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 01/2021, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Dothan

AL007

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2021

5-Year PHA Plan for Fiscal Years 2020 - 2024

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official

Title

Samuel P. Crawford

Chief Executive Officer

Signature

Date

January 13, 2021

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification
Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Housing Authority of the City of Dothan

AL007

PHA Name

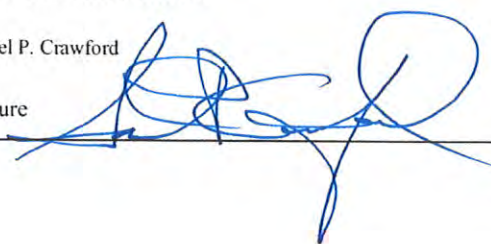
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Samuel P. Crawford

Signature



Title

Chief Executive Officer

Date January 13, 2021

**Certification by State or Local
 Official of PHA Plans Consistency
 with the Consolidated Plan or
 State Consolidated Plan
 (All PHAs)**

U. S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Mark Saliba, the Mayor
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the
Housing Authority of the City of Dothan
PHA Name


is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
 Impediments (AI) to Fair Housing Choice of the
City of Dothan, Alabama
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

All activities in the PHA Plan are consistent with the Consolidated Plan. The Housing Authority of the City of Dothan is consulted and participates in the development of the Consolidated Plan and Analysis of Impediments to Fair Housing Choice. The Housing Authority of the City of Dothan and the City of Dothan collaborated on developing the City of Dothan Strategic Affordable Housing Implementation Plan to position Dothan as the regional leader in affordable housing.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Mark Saliba	Mayor
Signature 	Date
	1-13-21