






602 S. Lena St.  
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Dothan, AL 36302

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DothanHousing.org   

**October 6, 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 FY2022 Annual Plan

Dear Ms. Byron:

I am requesting approval of our Annual Plan for FY2022.

Sincerely,

*Samuel P. Crawford*

Samuel P. Crawford  
Chief Executive Officer



# **FY2022 ANNUAL PLAN, REVISION #2 TO FY2020- 2024 FIVE-YEAR PLAN, FY2022 SIGNIFICANT AMENDMENT**

DOTHAN HOUSING AUTHORITY  
602 S. LENA ST.  
• PO BOX 1727 •  
DOTHAN, AL 36302



**HUD FY2022 Annual Plan Attachments**

Streamlined Annual PHA Plan (High Performer PHAs): Form HUD-50075-HCV

FY2022 Annual Plan Elements

PHA Certifications of Compliance with PHA Plans and Related Regulations

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

Form HUD-50077-CR: Civil Rights Certification

Form HUD-50077-SL: Certification of Compliance with Local or State Consolidated Plan  
Resident Advisory Board Comments

**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 <u>10/16/2021</u>

**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

Title

Samuel P. Crawford

Chief Executive Officer

Signature



Date October 6, 2021

**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 01/2022, 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 2022

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

Samuel P. Crawford

Title

Chief Executive Officer

Signature

Date

October 6, 2021

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
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**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-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p> <b>PHA Name:</b> <u>Housing Authority of the City of Dothan</u>    <b>PHA Code:</b> <u>AL007</u>  <b>PHA Type:</b>   <input type="checkbox"/> Small   <input checked="" type="checkbox"/> High Performer  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/01/2022</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>117</u>      <b>Number of Housing Choice Vouchers (HCVs)</b> <u>1510</u>  <b>Total Combined</b> <u>1627</u>  <b>PHA Plan Submission Type:</b>   <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual Submission </p> <p> <b>Availability of Information.</b> 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 of 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">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> </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:																	
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		PH	HCV																								
Lead PHA:																											



<b>B.</b>	<b>Annual Plan Elements</b>
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p><b>See attachment (Annual Plan Elements)</b></p>
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><b>See attachment (Annual Plan Elements)</b></p>

<b>B.3</b>	<p><b>Progress Report.</b> Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p><b>See attachment (Annual Plan Elements)</b></p>
<b>B.4</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>Other Document and/or Certification Requirements.</b></p>	
<b>C.1</b>	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><b>Attachments: (AL007c) and (AL007cl)</b></p>
<b>C.2</b>	<p><b>Civil Rights Certification.</b></p> <p><u>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><b>Attachment: (AL007c2)</b></p>
<b>C.3</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p><b>See attachment: (RAB Comments)</b></p>
<b>C.4</b>	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><b>Attachment: (AL007sl)</b></p>
<p><b>D Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
<b>D.1</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p>

# Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

## A. PHA Information. All PHAs must complete this section.

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

## B. Annual Plan.

### B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(1\)](#)) and 24 CFR §903.12(b). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#)) and 24 CFR §903.12(b).

**Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

**Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

**Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#)) and 24 CFR §903.12(b).

**Safety and Crime Prevention (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

**Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

**Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

**Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

**Hope VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

**Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

**Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

**Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

**Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

**Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

**B.4 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

#### C. Other Document and/or Certification Requirements

**C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

**C.2 Civil Rights Certification.** Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

**C.3 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the 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 §903.13(c), 24 CFR §903.19)

**C.4 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

**D. Statement of Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

**D.1 Capital Improvements.** In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on 09/30/2021.”

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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 and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 16.64 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.

## Annual Plan Elements

### B.1. Revision of PHA Plan Elements

#### 1. Statement of Housing Needs and Strategy for Addressing Housing Needs

##### Housing Needs and Strategy for Addressing Housing Needs

During FY2022, the DHA anticipates developing a strategy to expand affordable housing options for low-income families in the Wiregrass Metro Area (WMA), which consists of the Counties of Houston, Geneva, Dale, Henry, and Coffee assisted by DHA, and for families that are on the tenant-based voucher/Section 8 (TBV) and project-based voucher (PBV) waiting list to include the following:

1. Choice Mobility Waiting Lists for eligible RAD PBV and PBV participants
2. Implementation of Wiregrass Regional Voucher Program (WRVP)
3. Implementation of revised Family Self-Sufficiency (FSS) Program Action Plan
4. Implementation of new HCV Homeownership Program Action Plan
5. Partner with Wiregrass Habitat for Humanity and other banking institutions in the area for a homeownership initiative
6. Hopefully, implement the Veteran Affairs Supportive Housing (VASH)
7. Hopefully, implement the Moving to Work (MTW) Cohort 4 Plan
8. Partner with the City of Dothan to implement the 2018 Dothan Affordable Housing Implementation Plan through a partnership with DHA to expand affordable housing
9. DHA was awarded \$100,000.00 under the Alabama Department of Public Health (ADPH) COVID-19 grant through the collaborative effort of a public-private partnership (COVID VAX 7 initiative) to address the pandemic in minority and low-to-moderate (LMI) communities in Houston County.

**Waiting List Information:** The following housing needs assessment is based on the needs of families on the Housing Choice Voucher (HCV) waiting lists:

##### **Tenant-Based Voucher (TBV)/Section 8 Waiting List as of August 20, 2021**

Wait List (WL) Information	# of Families	% of Families	Annual Turnover
Total on WL	208		24
Extremely low-income Less than or = 30% MFI	166	79.81%	
Very Low-income Greater than 30% but less than or = 50% of MFI	28	13.46%	
Low income Greater than 50% but less than 80% of MFI	13	6.25%	
Families with children	132	63%	
Elderly families	7	30%	
Families with disabilities	0	-	

Race/ethnicity (Black)	185	88%	
Race/ethnicity (White)	23	11%	
Race/ethnicity (Other)	0	-	

**Howell School Senior Apartments Project Based Voucher (PBV) Waiting List as of August 20, 2021**

<b>Wait List (WL) Information</b>	<b># of Families</b>	<b>% of Families</b>	<b>Annual Turnover</b>
Total on WL	30		1
Extremely low-income Less than or = 30% MFI	27	90%	
Very Low-income Greater than 30% but less than or = 50% of MFI	3	10%	
Low income Greater than 50% but less than 80% of MFI	0	-	
Families with children	0	-	
Elderly families	16	53%	
Families with disabilities	0	-	
Race/ethnicity (Black)	24	80%	
Race/ethnicity (White)	6	20%	
Race/ethnicity (Other)	0	-	

**Crimson Ridge (formerly Martin Homes) RAD PBV Waiting List as of August 20, 2021**

<b>Wait List (WL) Information</b>	<b># of Families</b>	<b>% of Families</b>	<b>Annual Turnover</b>
Total on WL	178		35
Extremely low-income Less than or = 30% MFI	172	96.63%	
Very Low-income Greater than 30% but less than or = 50% of MFI	5	2.81%	
Low income Greater than 50% but less than 80% of MFI	1	0.56%	
Families with children	128	71%	
Elderly families	7	0.03%	
Families with disabilities	6	0.03%	
Race/ethnicity (Black)	140	78%	
Race/ethnicity (White)	35	19%	
Race/ethnicity (Other)	3	0.01%	

**David C. Jamison Village (formerly McRae Homes) RAD PBV Waiting List as of August 20, 2021**



<b>Wait List (WL) Information</b>	<b># of Families</b>	<b>% of Families</b>	<b>Annual Turnover</b>
Total on WL	213		28
Extremely low-income Less than or = 30% MFI	205	96.24%	
Very Low-income Greater than 30% but less than or = 50% of MFI	7	3.29%	
Low income Greater than 50% but less than 80% of MFI	1	0.47%	
Families with children	151	70%	
Elderly families	7	0.03%	
Families with disabilities	6	0.03%	
Race/ethnicity (Black)	172	80%	
Race/ethnicity (White)	38	17%	
Race/ethnicity (Other)	2	0%	

**Henry Green RAD PBV Waiting List as of August 20, 2021**

<b>Wait List (WL) Information</b>	<b># of Families</b>	<b>% of Families</b>	<b>Annual Turnover</b>
Total on WL	297		27
Extremely low-income Less than or = 30% MFI	287	96.63%	
Very Low-income Greater than 30% but less than or = 50% of MFI	10	3.37%	
Low income Greater than 50% but less than 80% of MFI	0	-	
Families with children	210	70%	
Elderly families	7	0.03%	
Families with disabilities	13	0.04%	
Race/ethnicity (Black)	239	80%	
Race/ethnicity (White)	55	18%	
Race/ethnicity (Other)	1	0%	

**Choice Mobility PBV Waiting List as of August 20, 2021**

<b>Wait List (WL) Information</b>	<b># of Families</b>	<b>% of Families</b>	<b>Annual Turnover</b>
Total on WL			
Extremely low-income Less than or = 30% MFI			
Very Low-income			

Greater than 30% but less than or = 50% of MFI			
Low income Greater than 50% but less than 80% of MFI			
Families with children			
Elderly families			
Families with disabilities			
Race/ethnicity (Black)			
Race/ethnicity (White)			
Race/ethnicity (Other)			

**Choice Mobility RAD PBV Waiting List as of August 20, 2021**

<b>Wait List (WL) Information</b>	<b># of Families</b>	<b>% of Families</b>	<b>Annual Turnover</b>
Total on WL	133		
Extremely low-income Less than or = 30% MFI	133	100%	
Very Low-income Greater than 30% but less than or = 50% of MFI	0	-	
Low income Greater than 50% but less than 80% of MFI	0	-	
Families with children	100	75%	
Elderly families	1	0%	
Families with disabilities	3	0.02%	
Race/ethnicity (Black)	128	96%	
Race/ethnicity (White)	5	0.03%	
Race/ethnicity (Other)	0	-	

**2. Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions**

The HCV Administrative Plan (Plan) governs participant eligibility, selection, and admission, including admission preferences for HCV. The Admin Plan was revised in partnership with Nan McKay and Associates (NMA) during FY2021. The revisions were made to comply with HUD mandates and DHA’s discretionary changes. The revised Admin Plan was approved by the DHA Board of Commissioners.

**3. Financial Resources: Updated for anticipated income FY2022**

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
1. Federal Grants (FY2022 grants)		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
a) Public Housing Operating Funds	<b>\$1,144,544</b>	PH Operations, SVC-Section 22
b) Public Housing Capital Fund	<b>\$883,997</b>	PH & Capital Operations, SVC-Section 22
c) Annual Contributions for Section 8 TBV/PBV/ RAD PBV/TPV	<b>\$7,951,284</b>	Voucher Operations (HAP/Admin Fees)
d) Local Grants Community Development Block Grant – building improvements	<b>\$350,000</b>	OCI Housing and Enrichment Center
e) State Grants ADPH COVID-19 Vaccine Grant	<b>\$100,000</b>	Resident Services
f) Resident Opportunity and Self-Sufficiency Grants	<b>\$18,750</b>	ROSS Program
g) Other Federal Grants (list below) AmeriCorps VISTA grant	<b>\$200,000</b>	Resident Services Dothan Mobility Program
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	<b>\$0</b>	
<b>3. Public Housing Dwelling Rental Income</b>	<b>\$119,246</b>	PH Operations
<b>Total Resources</b>	<b>\$10,767,821</b>	Total

**4. HCV Homeownership Programs**

DHA’s Board of Commissioners approved the HCV Homeownership Program Action Plan. The DHA anticipates utilizing tenant-based vouchers for homeownership opportunities and public and private partnerships to further its homeownership initiative.

**a. Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements**

The Family Self-Sufficiency (FSS) governs participant eligibility, selection, and admission preferences for the FSS program. The FSS Action Plan was revised in partnership with Nan McKay and Associates (NMA) during FY2021. The revisions were made to comply with HUD mandates and DHA's discretionary changes. The revised FSS Action Plan was approved by the DHA Board of Commissioners.

**5. Significant Amendment/Modification**

In FY2022, Dothan Housing Authority (DHA) projects expanding its current number of 55 Project-Based Voucher (PBV) units with an additional 100 PBV units. While 100 additional project-based units are currently planned, DHA may elect to project base additional units up to HUD limits, as allowed by PBV regulations. DHA plans to post a Request for Proposals (RFP) for PBVs on its website to support the Agency's goal of expanding the supply of affordable housing during FY2022.

According to PIH Notice 2021-14, DHA is required to notify Housing Choice Voucher Program (HCVP) families of any impacts that a significant amendment may have on them by whatever means it considers most effective as soon as practicable. The increase in PBVs requires the considerable amendment process for DHA, which must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. In Section 232 of the Fiscal Year 2001 Appropriations Act, Congress authorized the PBV program. The regulations for the PBV are contained in 24 CFR 983. The PBV program is a discretionary component of a Public Housing Authority's (PHA's) HCVP. There are no appropriations for PBV, and HUD does not allocate funding for PBV assistance. Instead, funding for PBVs comes from funds already obligated by HUD to DHA under its HCVP Annual Contributions Contract (ACC).

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, to prevent, prepare for, and respond to the COVID-19 pandemic while preventing the spread of coronavirus and its different variants, DHA has posted this information on its website, Facebook, and sent this Public Notice through the mail to all HCVP families, including current Rental Assistance Demonstration (RAD) PBV, and other PBV families. DHA will have a Resident Advisory Board (RAB) meeting online via ZOOM to discuss this further.

Project-based units may be located anywhere in the jurisdiction of DHA that includes the Wiregrass Metro Area (WMA) that consists of the five counties of Houston, Geneva, Dale, Henry, and Coffee. DHA's PBV program plan is consistent with the statutory goals of deconcentrating poverty and expanding housing and economic opportunities. The purpose of the PBV program is to provide PHAs with a flexible tool to increase housing opportunities for low-income families outside of areas of concentrated poverty. It is an optional program that PHAs may implement with the discretion to meet the affordable housing demands in their area. DHA realizes some key advantages of the PBV program, such as improving voucher utilization in tight markets and helping families find units in tight markets. PBVs also guarantee affordable units and expand the pool of supportive housing for persons with disabilities, veterans, and senior populations. DHA continues to streamline its operations during the COVID-19 pandemic through technology to prevent, prepare for, and respond to the COVID-19 pandemic while preventing the spread of coronavirus and its different variants.

## **B.2. New Activities**

1. **Project-Based Vouchers:** In FY2022, Dothan Housing Authority (DHA) projects expanding its current number of 55 Project-Based Voucher (PBV) units with an additional 100 PBV units. While 100 additional project-based units are currently planned, DHA may elect to project base additional units up to HUD limits, as allowed by PBV regulations. DHA plans to post a Request for Proposals (RFP) for PBVs on its website to support the Agency's goal of expanding the supply of affordable housing during FY2022. The increase in PBVs requires the significant amendment process for DHA, which must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. In Section 232 of the Fiscal Year 2001 Appropriations Act, Congress authorized the PBV program. The regulations for the PBV are contained in 24 CFR 983. Project-based units may be located anywhere in the jurisdiction of DHA that includes the Wiregrass Metro Area (WMA) that consists of the five counties of Houston, Geneva, Dale, Henry, and Coffee. DHA's PBV program plan is consistent with the statutory goals of deconcentrating poverty and expanding housing and economic opportunities. The purpose of the PBV program is to provide PHAs with a flexible tool to increase housing opportunities for low-income families outside of areas of concentrated poverty. It is an optional program that PHAs may implement with the discretion to meet the affordable housing demands in their area. DHA realizes some key advantages of the PBV program, such as improving voucher utilization in tight markets and helping families find units in tight markets. PBVs also guarantee affordable units and expand the pool of supportive housing for persons with disabilities, veterans, and senior populations.

### **B.3. Progress Report**

1. The DHA is committed to being a High Performer with all its affordable housing programs:
  - a. The DHA SEMAP score for FY2019 was 97.
  - b. According to HUD, the SEMAP score from 2019 will be used for FY2021, and DHA will remain a High Performer.
  
2. The DHA plans to add additional special-purpose vouchers (SPVs) to increase its portfolio by applying for HCVs through the following:
  - a. DHA applied for the competitive Foster Youth to Independence (FYI) Initiative competitive grant with HUD and requested 50 FYI vouchers.
    - DHA entered into an MOU with the Alabama Rural Coalition of the Homeless (ARCH) and the Department of Human Resources (DHR) to receive foster youth referrals.
  - b. DHA applied for the Veteran Affairs Supportive Housing (VASH) under PIH 2021-21.
  
3. The DHA acquired vouchers from surrounding PHAs in the Wiregrass Metro Area (WMA):
  - a. DHA launched the Wiregrass Regional Voucher Program (WRVP) in July 2021
  - b. DHA acquired 208 additional vouchers from the Troy Housing Authority (THA) with an official letter from HUD on May 14, 2021, with an effective date of July 1, 2021.
  - c. Implemented Wiregrass Regional Voucher Program (WRVP) for voucher holders to rent in the Wiregrass Metro Area (WMA) that consists of the five counties of Houston, Geneva, Dale, Henry, and Coffee.
  
4. The DHA official closed its public housing in FY2021 through the Streamlined Voluntary Conversion (SVC)-Section 22 for AMP 50, Ussery Homes, and Marvin Lewis Village:
  - a. Residents of Ussery Homes and Marvin Lewis Village received “117” Tenant Protection Voucher (TPV) that included the Uniform Relocation Act (URA) services and funding.
  - b. These former public housing developments became market rate (MR) affordable housing developments.
  - c. Utilized 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. Ussery Homes’ name was changed to Phoenix Rising LLC
  - e. Marvin Lewis Village’s name was changed to John R. Lewis Village LLC
  
5. DHA increased Assisted Housing Choices and Expanded Housing Opportunities:
  - a. DHA closed out its Public Housing program and became a "voucher only" PHA.
  - b. DHA hired a Landlord Liaison to attract, recruit, and retain landlords. The position will be utilized to recruit landlords in low-poverty areas as well.
  - c. DHA applied for the MTW Cohort #4 Landlord Incentives PIH Notice 2021-03 during FY2021.
  - d. DHA received grant funding for 10 AmeriCorps VISTAs to implement the Dothan Mobility Program (DMP) to assist with the SVC, ROSS, FSS, and MTW Self-Sufficiency initiatives, Choice-Mobility option for RAD PBV voucher holders.



- e. DHA plans to implement a Choice Mobility waiting list for the RAD PBV for the Kinsey Cove conversion one year (3/2021) with a cap of 20%. In FY2022, out of the 212 RAD PBV families, 42 families will receive HCVs (tenant-based vouchers).
  - f. DHA plans to implement a Choice Mobility waiting list for PBV after one year of conversion at Howell School Senior Apartments with a cap of 20%. In FY2022, out of the 55 PBV, 11 families will receive HCVs (tenant-based vouchers).
6. DHA improved quality of life by affirmatively furthering fair housing, providing equal housing opportunities, and complying with civil rights:
- a. Conducted a regulatory background check for eligibility through an online database and with the partnership with DPD.
  - b. DHA ensured that staff did not subjectively interpret the "One Strike and You're Out" law" and avoided violating fair housing through discrimination for denying individuals public housing or the HCVP by using arrest records to make determinations.
  - c. Consulted and participated in the City of Dothan's Consolidated Plan and Analysis of Impediments to Fair Housing Choice for public housing residents and HCVP participants. DHA also collaborated with the City of Dothan to develop the City of Dothan Strategic Affordable Housing Implementation Plan in 2018.
  - d. DHA hired a full-time Community Safety Manager during FY2021 who is responsible for the day-to-day activities to support a quality of life living environment and to oversee all DHA safety initiatives.
    - The Community Safety Manager coordinates and develops crime prevention efforts on all DHA and affiliate properties, including its administrative offices.
    - The Community Safety Manager (CSM) is the point of contact within DHA and its affiliates for the Dothan Police Department (DPD) and other law enforcement agencies. CSM works closely with residents, community groups, neighborhood associations, faith-based organizations, local, state, and federal agencies to address safety issues in a timely manner.
  - e. DHA conducted a comprehensive safety assessment for its properties through the Crime Prevention through Environmental Design (CTPED) and started implementing the CPTED assessment recommendations regarding cameras, lighting, etc.
  - f. DHA installed Tsunami (Ocean 10) surveillance system throughout all of its communities, affiliate communities, and administrative offices during FY2021.
  - g. DHA was awarded \$250,000.00 for the HUD Safety & Security grant on April 9, 2021, for FY2019 submission for the Johnson Homes property; however, the grant award was based on the Kinsey Cove RAD PBV conversion and was rescinded by HUD because the property converted to RAD in March 2021.
7. DHA promoted Employment, Education, and Health and Wellness:
- a. DHA continues to actively implement ROSS programming to continue services to assist families with employment, education, and health and wellness by coordinating services and collaborating with local agencies.
    - DHA combined the ROSS program's PCC with the FSS program's PCC during the FY2021.
    - During the time of the ROSS grant in FY2021, DHA experienced significant challenges in a COVID-19 environment.

- DHA has dealt with the daunting task of "attracting, recruiting, & retaining" a resident drawdown person for the Resident Advisory Board (RAB) component of the ROSS grant based on the DHA Building Blocks (RAB Applicant).
  - This has resulted in the barrier of untimely drawdown with the onset of the COVID-19 pandemic; these barriers have increased as the designated drawdown RAB members have declined to continue in this role.
  - As a result, DHA submitted a request to designate the PHA as the drawdown; however, the request was denied by HUD.
  - The new Resident Commissioner/ RAB member was recently designated as the new drawdown person for FY2021.
  - DHA plans to close out its ROSS program in FY2022; specifically, the grant ends in March 2022.
- b. DHA provided summer food programs and after-school feeding programs during the FY2021
  - c. DHA partnered with STREAM Innovations for the FY2021 summer program geared toward Science, Technology, Reading, Engineering, Arts, & Math. This was done in person and through ZOOM.
  - d. DHA was awarded \$100,000.00 under the ADPH COVID-19 grant through the collaborative effort of a public-private partnership (COVID VAX 7 initiative) to address the pandemic in minority and low-to-moderate (LMI) communities in Houston County.
  - e. DHA launched COVID-19 Vaccine Clinics at all developments during FY2021.
  - f. DHA was awarded a \$200,000.00 AmeriCorps VISTA Grant and started the recruitment of 10 AmeriCorps VISTAs to provide wraparound services for ROSS and FSS programs.
  - g. DHA installed automatically "under the range hood" fire extinguishers in partnership with the Dothan Fire Department at all communities in April 2021.
  - h. Although DHA attempted to resume onsite activities to eliminate transportation and childcare barriers in a social distancing environment due to the COVID-19 Delta, activities will be limited and conducted through ZOOM.

## Alabama Community Newspapers

**Client:** DOTHAN HOUSING AUTI      **Payor Customer:** DOTHAN HOUSING A

**Client Phone:** 3347946713      **Payor Phone:** 3347946713

**Account #:** 2148959      **Payor Account:** 2148959

**Address:**  
602 LENA ST      **Payor Address:**  
602 LENA ST  
DOTHAN AL 36301      DOTHAN AL 36301

**Fax:**      **Ordered By:**      **Sold By:**  
**Email:** mthreatt@dothanhousing.org      sdoyon      sdoyon

**Total Amount:** \$773.00      **Status:**      **Materials:**  
**Payment Amount:** \$0.00  
**Amount Due:** \$773.00

**Tax Amount:** 0.00      **PO Number:** L3845 Virtual Public Her  
**Payment Method:** Invoice - Statement  
**Order Notes:** L3845 Virtual Public Heraring 10-5-2021  
**Invoice Text:** L3845 Virtual Public Heraring 10-5-2021

**Ad Number:** 0001239272-01

**Ad Type:** CLP Legal Liner      **Color:**      **Price:** \$0.00

**Pick Up Number:** 0001239268-01      **Ad Size:** 1 X 37 li      **Production Method:** AdBooker (liner)

**Production Color:**      **Production Notes:**

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>	<u># Inserts</u>
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Run Schedule Invoice Text			
ALA Dothan Eagle CLP	_Legal Ads	_Legal Notices	3
L3845 Virtual Public Heraring 10-5-2021			

**Run Dates**

8/27/2021, 9/ 3/2021, 8/20/2021  
**TagLine:** L3845 VIRTUAL PUBLIC HERARING 10-5-2021

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>	<u># Inserts</u>
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Run Schedule Invoice Text			
ALA AffidavitFee	_AffidavitFee-DOT		3
L3845 Virtual Public Heraring 10-5-2021			

**Run Dates**

8/27/2021, 9/ 3/2021, 8/20/2021  
**TagLine:** L3845 VIRTUAL PUBLIC HERARING 10-5-2021

<u>Product and Zone</u>	<u>Placement</u>	<u>Position</u>	<u># Inserts</u>
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Run Schedule Invoice Text			
ALA dothaneagCLP.com	_Legal Ads	_Legal Notices	15
L3845 Virtual Public Heraring 10-5-2021			

**Run Dates**

8/24/2021, 8/25/2021, 8/26/2021, 8/27/2021, 8/28/2021, 8/29/2021, 8/30/2021, 8/31/2021, 9/ 1/2021, 9/ 2/2021, 9/ 3/2021, 8/20/2021, 8/21/2021, 8/22/2021, 8/23/2021

**Ad Content Proof**

Note: Ad size does not reflect actual ad

**L3845 Notice of Virtual Public Hearing**

To prevent, prepare for, and respond to the COVID-19 pandemic along with preventing the spread of coronavirus, the Housing Authority of the City of Dothan will hold a **Virtual Public Hearing (virtually via ZOOM), on October 5, 2021, at 10:00 a.m.**

**Meeting ID: 852 7332 7108**  
**Password: 510431**

**ZOOM Link:**

<https://us02web.zoom.us/j/85273327108?pwd=V2c5TG9sSGZSWVB6RCtpNk5KeEhXUT09>

The Public Hearing is used to solicit public comment on the agency's Draft FY2022 Annual Plan, and Draft Revision #2 to FY2020-2024 5-Year Plan. Comments related to the Draft FY2022 Annual Plan and Draft Revision #2 to FY2020-2024 5-Year Plan may be submitted during the Public Hearing. Written comments may be mailed to the Housing Authority of the City of Dothan, Attn: Draft FY2022 Annual Plan, and Draft Revision #2 to FY2020-2024 5-Year Plan, c/o Dr. Michael C. Threatt, Chief Operating Officer, 602 S. Lena St. Dothan, AL 36301. The draft plans will be available for public review on the Housing Authority of the City of Dothan's website at [www.dothanhousing.org](http://www.dothanhousing.org). The public review and comment period begins on August 20, 2021, and ends on October 4, 2021, at 5:00 p.m. CST. Comments received after 5:00 p.m. CST on October 4, 2021, will not be accepted or considered. Any citizen with a physical impairment or other special needs may contact the Housing Authority of the City of Dothan at 334-794-6713 for special assistance.

**Samuel P. Crawford, Chief Executive Officer**

**Alabama Community Newspapers**

**TagLine:** L3845 VIRTUAL PUBLIC HERARING 10-5-2021



# LEGAL NOTICES



## LEGAL NOTICES

**L3788 ADVERTISEMENT FOR BIDS  
NOTICE TO RECEIVE SEALED BIDS**  
The City of Lynn Haven, Florida, will receive sealed bids from any qualified person, company or corporation interested in constructing the following project:

### CITY OF LYNN HAVEN

**Lynn Haven Public Works Facilities Building  
MM Project No. 502100700-001**

The project includes:

The City of Lynn Haven municipal facilities in Lynn Haven, Florida is in need of repairs and modifications to their public works facilities building. The building was damaged by Hurricane Michael. The City is also adding two new additions to the existing facility. The following items outlined below are included in this work:

- A New 870 SF Multi-Purpose Room Addition
- A New 960 SF Truck Bay Cover
- Repair of the Hurricane Damaged Shop Area
- Exterior Repair of the Hurricane Damaged Portions of the Office Area
- Repair or Replacement of a Hurricane Damaged Stand-Alone Metal Building Shed

Note: The City has decided not to pursue any upgrades or modifications to the interior of the existing office portion of the Public Works Building.  
The Issuing Office for the Bidding Documents is: **Mott MacDonald, 1022 West 23rd Street, Suite 680, Panama City, FL 32405.** Prospective Bidders may examine the Bidding Documents at the Issuing Office Monday through Friday between the hours of **8:30am & 4:30pm** and may obtain copies of the Bidding Documents from the Issuing Office as described below. Bidding Documents may be obtained from the Issuing Office during the hours indicated above or by email request sent to Beverly.Stephens@mottmac.com. Bidding Documents are available on flash drive (as portable document format (PDF) files) for a non-refundable charge of \$125.00, (including shipping via overnight express service) made payable to "Mott MacDonald". Alternatively, Bidding Documents may be obtained from the Issuing Office via in-person pick-up upon Issuing Office's receipt of payment for the Bidding Documents. The date that the Bidding Documents are transmitted by the Issuing Office will be considered the prospective Bidder's date of receipt of the Bidding Documents. NOTE: There will be no adjustment to Bidding Document fee for this option. Partial sets of Bidding Documents will not be available from the Issuing Office.

Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including Addenda if any, obtained from sources other than the Issuing Office. To ensure consistent distribution of Addenda and clarifications, only registered Bid Set Holders who received Bid Documents directly from Mott MacDonald are authorized to submit bids on this project. A mandatory pre-bid conference for the Project will be held on Tuesday, August 31st, 2021 at 2:00 pm local time at the City of Lynn Haven Temporary City Hall Building located at 901 Pennsylvania Avenue, Lynn Haven, FL 32444. Bids will not be accepted from Bidders that do not attend the mandatory pre-bid conference. A site visit will follow the mandatory pre-bid conference. In addition, site visits can be scheduled by appointment only by contacting bbaker@cityoflynnhaven.com.

Bids will be received until 2:00 PM, Local Time, Tuesday, September 14th, 2021, at the City of Lynn Haven Temporary City Hall Building located at 901 Pennsylvania Avenue, Lynn Haven, Florida 32444. Bids will be publicly opened and read aloud. **ALL BIDS SHOULD BE SEALED AND MARKED "Bid for Hurricane Damage Repairs to Public Works Facilities Building"**. All bidders shall have a Florida General Contractor's license and qualified in the appropriate work groups. The successful bidder shall obtain a city license in the City of Lynn Haven. The person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid or a contract to provide any goods or services

## LEGAL NOTICES

to a public entity, may not submit a bid on a contract on a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for Category Two for a period of 36 months from the date of being placed on the convicted vendor list. Bidders must comply with federal requirements to check debarment and suspension status of contractors, subcontractors and vendors per 2 Code of Federal Regulations (CFR) 200, Appendix II (H) and 31 CFR Part 19. The Owner has the right to waive any informalities, to reject any or all bids and modify quantities. Each bidder must provide a Bid Bond or security in the amount, form and subject to the conditions provided in the Information to Bidders. Performance & Payment Bonds will be required from the awarded Bidder. Sureties used for obtaining bonds must appear as acceptable according to the Department of Treasury Circular 570.  
Owner: City of Lynn Haven

**L3844 Notice of Virtual Public Hearing**  
To prevent, prepare for, and respond to the COVID-19 pandemic along with preventing the spread of coronavirus, the Housing Authority of the City of Dothan will hold a **Virtual Public Hearing (virtually via ZOOM), on September 21, 2021, at 10:00 a.m.**

Meeting ID: 852 7332 7108

Password: 510431

The Public Hearing is used to solicit public comment on the agency's Draft Moving to Work (MTW) Cohort #4 Landlord Incentives Plan and Application Package. This is the official notification of the Housing Authority of the City of Dothan's intent to apply to obtain the MTW agency designation from the U.S. Department of Housing and Urban Development (HUD) under Cohort #4 Landlord Incentives. The MTW Demonstration allows Public Housing Authorities (PHAs) to design and test innovative, locally designed housing and self-sufficiency strategies for low-income families permitting PHAs to use assistance received under Section 8 and 9 of the United States Housing Act of 1937. The fourth cohort of the MTW Expansion will evaluate landlord incentives and their effect on landlord participation in the Housing Choice Voucher Program (HCVP). PHAs in the fourth cohort of the MTW Expansion must implement at least two MTW landlord incentive activities from a provided list of MTW landlord incentive activities. Comments related to the MTW Cohort #4 Landlord Incentives Plan and Application Package may be submitted during the Public Hearing. Written comments may be mailed to the Housing Authority of the City of Dothan, Attn: Draft Moving to Work (MTW) Cohort #4 Landlord Incentives Plan and Application Package, c/o Dr. Michael C. Threatt, Chief Operating Officer, 602 S. Lena St. Dothan, AL 36301.

The draft plan will be available for public review on the Housing Authority of the City of Dothan's website at [www.dothanhousing.org](http://www.dothanhousing.org). The public review and comment period begins on August 20, 2021, and ends on September 20, 2021, at 5:00 p.m. CST. Comments received after 5:00 p.m. CST on September 20, 2021, will not be accepted or considered. Any citizen with a physical impairment or other special needs may contact the Housing Authority of the City of Dothan at 334-794-6713 for special assistance.

**Mr. Samuel P. Crawford, Chief Executive Officer**

### Notice of Sale

**L3863** The following unclaimed vehicle(s) will be sold on September 24, 2021 - Time - 9am, if not claimed at 1350 Fountain St., Dothan, AL 36303.  
**2007 Hummer H3** 5GTDN13E278137686  
**2019 Ram 3500** 3C63RPHL9KG636335  
**2007 GMC Acadia** 1GKEV237371102252  
**2004 Ford F150** 1FTPW14534KC25614

## LEGAL NOTICES

**L3827** Notice is hereby given that there will be a public auction for **U Haul Moving and Storage** located at the following locations to be held on **Tuesday, September 14, 2021 at 9:00 am**. All items will be sold for CASH only @ [storageauctions.com](http://storageauctions.com).

**775049 1402 Montgomery Hwy Dothan, AL 36301**

#128 Rita Bigham 413 Rail Rd Dothan, AL 36303 Personal items  
#245 Nicholas Daniels 100 Benjamin Way Headland, AL 36345 Personal items  
#202 Shykeria Turner 505 E Spring St Apt 1 Dothan, AL 36303 Personal items  
#257 Lakahsia Rymes 2512 E Linda Ln Dothan, AL 36301 Personal items  
#1117 Gabrielle Bryant 1312 Judson St Dothan, AL 36301 Personal items  
#1109 Joe Clemons PO Box 282 Dothan, AL 36302 Personal items  
#173 Johari Huyghue 8456 So. County Rd 9 Slocomb, AL 36375 Personal items  
#161 Jan Gentle 228 Dahlia Dr Taylor, AL 36301 Personal items  
#1234 David Simmons 1900 US Hwy 80 Apt E10 Demopolis, AL 36732 Personal items  
#1141 Karen Hallford 4747 South State Hwy 109 Slocomb, AL 36375 Personal items  
#250 Amber Thomas 101 Booker St Dothan, AL 36301 Personal items  
#1157 Tunghen Anderson 310 Masee Dr Dothan, AL 36301 Personal items  
#168 JJ Johnson 320 Foster St Dothan, AL 36303 Personal items  
#246 Tiffany Roth 110 Rona Ct Dothan, AL 36301 Personal items

### L3845 Notice of Virtual Public Hearing

To prevent, prepare for, and respond to the COVID-19 pandemic along with preventing the spread of coronavirus, the Housing Authority of the City of Dothan will hold a **Virtual Public Hearing (virtually via ZOOM), on October 5, 2021, at 10:00 a.m.**

Meeting ID: 841 8974 6285

Password: 974227

The Public Hearing is used to solicit public comment on the agency's **Draft FY2022 Annual Plan, and Draft Revision #2 to FY2020-2024 5-Year Plan.** Comments related to the Draft FY2022 Annual Plan, and Draft Revision #2 to FY2020-2024 5-Year Plan may be submitted during the Public Hearing. Written comments may be mailed to the Housing Authority of the City of Dothan, Attn: Draft FY2022 Annual Plan, and Draft Revision #2 to FY2020-2024 5-Year Plan, c/o Dr. Michael C. Threatt, Chief Operating Officer, 602 S. Lena St. Dothan, AL 36301. The draft plans will be available for public review on the Housing Authority of the City of Dothan's website at [www.dothanhousing.org](http://www.dothanhousing.org). The public review and comment period begins on August 20, 2021, and ends on October 4, 2021, at 5:00 p.m. CST. Comments received after 5:00 p.m. CST on October 4, 2021, will not be accepted or considered. Any citizen with a physical impairment or other special needs may contact the Housing Authority of the City of Dothan at 334-794-6713 for special assistance.

**Samuel P. Crawford, Chief Executive Officer**

**L3803 IN THE PROBATE COURT OF HOUSTON COUNTY, ALABAMA DOCKET NO. 2021-327 IN RE THE MATTER OF THE ESTATE OF MABLE T. DOSSETT, DECEASED NOTICE OF APPOINTMENT TO BE PUBLISHED BY ADMINISTRATOR**

Letters of Administration of said deceased having been granted to **Sandra D. Balcer**, Administrator, on the 4th day of August 2021, by the Honorable Patrick H. Davenport, Judge of Probate Court of Houston County, Alabama, notice is hereby given that all persons having claims against said estate are hereby required to present the same within time allowed by law or the same will be barred.

/s/Patrick H. Davenport, Judge of Probate SANDRA D. BALCER, Administrator BENJAMIN S. ARMSTRONG, Attorney for Administrator 200 Grove Park, Suite 670 Dothan, AL 36305

## LEGAL NOTICES

**L3800 IN THE PROBATE COURT OF HOUSTON COUNTY, ALABAMA CASE NO. 2021- 269 IN THE MATTER OF: CHRISTY LEIGH BRIDGES, DECEASED. NOTICE OF APPOINTMENT OF PERSONAL REPRESENTATIVE**

Letters Testamentary of the Estate of CHRISTY LEIGH BRIDGES, DECEASED, having been granted to VICTORIA LE, on the 21st day of July, 2021, by the Honorable Patrick H. Davenport, Probate Judge, Houston County, Alabama, notice is hereby given that all persons having claims against said Estate are hereby required to present the same within time allowed by law or the same will be barred.  
/s/Patrick H. Davenport, JUDGE OF PROBATE HOUSTON COUNTY, ALABAMA

**L3785 IN THE PROBATE COURT OF HOUSTON COUNTY, ALABAMA CASE NO. 2021-262 IN THE MATTER OF THE ESTATE OF, JONATHAN DANIEL SCHROEDER, DECEASED AMENDED NOTICE OF APPOINTMENT TO BE PUBLISHED BY PERSONAL REPRESENTATIVE**

Letters Testamentary of said deceased having been granted to the undersigned on the 2nd day of August, 2021, by the Honorable Patrick H. Davenport, Judge of Probate Court of Houston County, notice is hereby given that all persons having claims against said estate are hereby required to present the same within the time allowed by law or the same will be barred.  
/s/Jacob Jonathan Schroeder, Personal Representative.

**L3742 IN THE PROBATE COURT OF HOUSTON COUNTY, ALABAMA Case No.: 2021-243 IN RE: The Estate of: VIRGIL J. SIMMONS, Deceased**

### NOTICE TO CREDITORS

TAKE NOTICE that Letters Testamentary having been granted to Timothy Simmons, as Executor of the Estate of Virgil J. Simmons, Deceased, on the 27th day of July 27th 2021, by the Honorable Judge of Probate.

NOTICE IS HEREBY GIVEN that all persons having claims against the said Estate are hereby required to present the same within the time allowed by law or the same will be barred.  
/s/Timothy Simmons, Executor of Estate of Virgil J. Simmons

**L3839 IN THE PROBATE COURT OF HOUSTON COUNTY, ALABAMA Case No. 2020-441 IN THE MATTER OF THE ESTATE OF: MARY ANN BRACKIN, Deceased.**

### NOTICE OF PUBLICATION

Letters Testamentary of the said Deceased, having been granted to Fred Milligan and Tina Alisa Milligan, Co-Personal Representatives on the 4th day of August, 2021, by the Judge of the Probate Court of Houston County, Alabama. Notice is hereby given that all persons having claims against said Estate are hereby required to present the same within time allowed by law or the same will be barred.  
/s/Cameron A. Metcalf, Attorney for the Estate of MARY ANN BRACKIN

**L3768 CIRCUIT COURT OF DALE COUNTY ALABAMA Case No: 26-DR-2021-900158 DELORES WOODHAM, CLERK NOTICE OF DIVORCE ACTION**

ERICKA WHITE, whose whereabouts is unknown, must answer SAMUEL B. WHITES Complaint for Divorce and other relief on or before September 26, 2021, or thereafter, a judgment may be rendered against her in Case Number: DR-2021-900158.00, Circuit Court of Dale County, Alabama: Ozark, Alabama. Done this 29th day July, 2021.  
/s/ Delores Woodham, Circuit Clerk

### L3823 Notice of Sale

The following unclaimed vehicle(s) will be sold on September 17, 2021 Time 9am, if not claimed - at 41 Sandbed Rd., Newton, AL 36352.  
**1990 Jeep Cherokee** 1J4FJ78L7L1197745  
**2013 VW Beetle** 3VWJX7AT8DM665567

### L3822 Notice of Sale

The following unclaimed vehicle will be sold on September 17, 2021 Time 9am, if not claimed at 1106 Coe Dairy Rd., Dothan, AL 36301.  
**2013 Chevrolet Traverse** 1GNKRJKD6J118565

## Who we are

Results-driven recruitment solutions

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Give us a call and let us help find qualified applicants for your open positions.

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**HOUSES UNFURNISHED**



**Alfred Saliba Realty**

401 Gladstone Way 4BR/2BA \$2300

**Chapelwood Townhomes**  
2BR/1.5BA  
kitchen appliances, lawncare, CH&A, fireplace, covered patio, \$595. month  
**2BR/2.5BA Townhomes \$675.**

[www.dothanhouserentals.com](http://www.dothanhouserentals.com)

**ALFRED SALIBA REALTY**  
**PROPERTY MANAGEMENT**

**334-792-2134**

**HOUSES UNFURNISHED**

4 bed/2.5 bath home w/ dbl garage and fenced in yard. Very clean in quiet neighborhood NW Dothan. \$1200 per month Will discuss pets if needed. 334-655-8331

**HOUSES UNFURNISHED**

503 S. College St. 2BR/1BA. \$375mo, \$375dep.

Call 334-792-2711 Days

**MOBILE HOMES FOR RENT**

2, 3 & 4 BEDROOM- Single & Doublewide  
Mobile Homes for Rent.  
(334) 794-5234

**APARTMENTS UNFURNISHED**



**APARTMENTS**

**FOR RENT**

**COLONY SQUARE APARTMENTS**

794-5292

2998 Ross Clark Circle  
propertymanager@colonysquareal.com

Spacious 1, 2, 3 BR Apartments & 2 BR Townhomes!  
♦ POOL ♦ CLUBHOUSE  
♦ ON-SITE LAUNDRY  
♦ FREE CABLE & MORE!

**MEADOW RIDGE APARTMENTS**

2600 DENTON ROAD DOTHAN

Rent Includes: ♦ Cable  
♦ Garbage ♦ Pest Control

propertymanager@meadowridgeal.com

**334-794-6973**

**CARRIAGE HOUSE APARTMENTS**

Attractive  
• 1, 2 & 3 Bedroom • Pool  
• Free Cable • Dog Park  
• 24 Hour Fitness Center

111 Sheila Drive • Dothan  
**792-8062**  
propertymanager@carriagehouseal.net

**MOBILE HOMES FOR RENT**

☆ In Headland 5,4,3 BR. Mobile Homes  
All with CH&A. Call 334-693-3980

**RESIDENTIAL REAL ESTATE FOR SALE**

**MOBILE HOMES FOR SALE**

**Mobile Homes available for purchase/financing.**

A \$2500 down is required and then you will make monthly payments, (usually around \$450/mo.) until it is paid off and you own the home free and clear.

In addition you will pay \$250/mo in lot rent, includes water, sewer, trash and yd. maint .

★ You are required to leave the home in our park until you pay it off or if you pay it off early the home must remain in our park for at least 4 years from date of purchase.

**Most homes are paid in full by 7-9 years.** After pay off of Mbl. Hm. you will only be responsible for lot rent. Call: 334-350-5036

**RECREATION**

**RVS & CAMPERS WANTED**



**Ace Thor 2014**  
30.6 ft. sheltered, direct satellite TV on top, 3 TV's, 3 new batteries, new radio, backup camera, sleeps 6, less than 6,000 miles. LOADED! \$74,000 334-449-2794

**ADVERTISE IN THE CLASSIFIEDS**

**TRANSPORTATION**

**ANTIQUE & CLASSIC VEHICLES**

**Dodge 1965 D100 Pickup**, Collector vehicle Slant 6-225 engine original drive train. Good exterior, excellent interior condition 48,000 miles, REDUCED \$9500. Call or text Oscar 334-791-1356 Serious inquiries only.

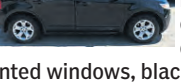
**MOTORCYCLES**




**Scooter 2009 Kymco**  
250CC, new battery, just serviced, less than 1000 miles, comes with a helmet & bumper carrier. Goes 50 MPG. \$2,695 OBO 334-333-1291

**SPORT UTILITY**

**1991 Jeep Cherokee** - 4 x 4, white ext., burgundy cloth int., Michelin tires, towing system, roof rack, 340,337 mi, NEEDS WORK, NEEDS TRANSMISSION, \$1,200 OBO, Jeff: 334-798-9393



**Ford Edge 2012** 4-door, LOADED, 62K actual miles, excellent condition, chrome wheels, tinted windows, black in color \$10,500. FIRM 334-791-9099



**GMC Arcadia 2012** burgundy w tan leather interior. 77k miles, like new. Good tires. All service records available. \$14,500. Please text 334-695-0816. Will return call as soon as possible.

**TRUCKS, BUSES, TRACTORS, TRAILERS**

**Toyota 2021 Tacoma**, white with gray interior, 29K miles, clear title, 1 owner. Make Offer. 334-389-3617 (slight front corner damage)

**Western Dorf Grapple** - for front end loader tractor. 3rd. fution. \$1200. 334-347-0911 NEVER USED!

**WANTED AUTOS**

**CHAD'S SALVAGE IS BUYING**  
Junk & NO Junk Vehicles & Precious Metal.  
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We pay top \$\$\$\$  
Title/No Title  
Call:  
**334-684-8481**  
Also offer auto crushing services.

**Classifieds**  
WORK FOR YOU

**LEGAL NOTICES**

**L3845 Notice of Virtual Public Hearing**  
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Password: 510431

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**Samuel P. Crawford, Chief Executive Officer**

**L3768 CIRCUIT COURT OF DALE COUNTY ALABAMA** Case No: 26-DR-2021-900158  
**DELORES WOODHAM, CLERK**  
**NOTICE OF DIVORCE ACTION**  
ERICKA WHITE, whose whereabouts is unknown, must answer SAMUEL B. WHITES Complaint for Divorce and other relief on or before September 26, 2021, or thereafter, a judgment may be rendered against her in Case Number: DR-2021-900158.00, Circuit Court of Dale County, Alabama: Ozark, Alabama. Done this 29th day July, 2021.  
/s/ Delores Woodham, Circuit Clerk

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**2019 Ram 3500** 3C63RPHL9KG636335  
**2007 GMC Acadia** 1GKEV23737J102252  
**2004 Ford F150** 1FTPW14534KC25614

**L3920 IN THE PROBATE COURT OF HOUSTON COUNTY, ALABAMA**  
**CASE NUMBER 2021-347**  
**IN THE MATTER OF THE ESTATE OF LOIS W. NORMAN, DECEASED**  
**NOTICE TO CREDITORS OF ESTATE**  
Letters Testamentary on the Estate of said decedent having been granted to the undersigned on the 17th day of August, 2021 by the Honorable Patrick Davenport, Judge of Probate of said county in said State, notice is hereby given that all persons having claims against said estate are required to present the same within the time allowed by law or the same will be barred.  
Jo Ellen Barrett, Executor of the Estate of Lois W. Norman, Deceased

**LEGAL NOTICES**

**L3742 IN THE PROBATE COURT OF HOUSTON COUNTY, ALABAMA** Case No.: 2021-243  
**IN RE: The Estate of: VIRGIL J. SIMMONS, Deceased**  
**NOTICE TO CREDITORS**  
TAKE NOTICE that Letters Testamentary having been granted to Timothy Simmons, as Executor of the Estate of Virgil J. Simmons, Deceased, on the 27th day of July 27th 2021, by the Honorable Judge of Probate.  
NOTICE IS HEREBY GIVEN that all persons having claims against the said Estate are hereby required to present the same within the time allowed by law or the same will be barred.  
/s/Timothy Simmons, Executor of Estate of Virgil J. Simmons

**L3839 IN THE PROBATE COURT OF HOUSTON COUNTY, ALABAMA** Case No. 2020-441  
**IN THE MATTER OF THE ESTATE OF: MARY ANN BRACKIN, Deceased.**  
**NOTICE OF PUBLICATION**  
Letters Testamentary of the said Deceased, having been granted to Fred Milligan and Tina Alisa Milligan, Co-Personal Representatives on the 4th day of August, 2021, by the Judge of the Probate Court of Houston County, Alabama. Notice is hereby given that all persons having claims against said Estate are hereby required to present the same within time allowed by law or the same will be barred.  
/s/Cameron A. Metcalf, Attorney for the Estate of MARY ANN BRACKIN

**L3926 PROBATE COURT CASE NO. 2021-354 ESTATE OF WALTER R. DAWSEY, DECEASED.**  
Letters Testamentary of said estate having been granted to the undersigned on the 19th day of August, 2021, by Hon. Patrick H. Davenport, Judge of Probate of Houston County, notice is hereby given that all persons having claims against said estate are hereby required to present same within time allowed by law or same will be barred.  
/s/Edna W. Dawsey  
/s/Patrick H. Davenport, Probate Court Judge

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**ZOOM Link:**  
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**Mr. Samuel P. Crawford, Chief Executive Officer**

**Sudoku By The Mephram Group**

			8					
	6	4	5			2	7	
			5				4	
	4					5		7
7			6	9	2			4
8			6					9
			2			9		
	2	1				7	6	8
						8		

Level **1** **2** **3**

Complete the grid so each row, column and 3-by-3 box (in bold borders) contains every digit from 1 to 9. For strategies on solving Sudoku, visit [sudoku.org.uk](http://sudoku.org.uk).

Solution to Thursday's puzzle

9	4	2	3	5	1	8	7	6
5	8	6	7	2	4	3	9	1
3	7	1	8	6	9	5	4	2
8	2	4	6	9	7	1	5	3
7	6	3	1	8	5	9	2	4
1	5	9	4	3	2	6	8	7
6	9	5	2	4	3	7	1	8
2	1	8	5	7	6	4	3	9
4	3	7	9	1	8	2	6	5



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★ You are required to leave the home in our park until you pay it off or if you pay it off early the home must remain in our park for at least 4 years from date of purchase.  
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 **Ford Edge 2012** 4-door, LOADED, 62K actual miles, excellent condition, chrome wheels, tinted windows, black in color \$10,500. FIRM 334-791-9099

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 **GMC Acadia 2012**  
burgundy w tan leather interior. 6 seats, great family car, 77k miles, like new. Good tires. All service records available. \$14,500.  
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**LEGALS**  
**LEGAL NOTICES**

**L3845 Notice of Virtual Public Hearing**  
To prevent, prepare for, and respond to the COVID-19 pandemic along with preventing the spread of coronavirus, the Housing Authority of the City of Dothan will hold a **Virtual Public Hearing (virtually via ZOOM), on October 5, 2021, at 10:00 a.m.**  
**Meeting ID: 852 7332 7108**  
**Password: 510431**  
**ZOOM Link:**  
<https://us02web.zoom.us/j/85273327108?pwd=V2c5TG9sSGZSWVB6RCtpNk5KeEhXUT09>  
The Public Hearing is used to solicit public comment on the agency's **Draft FY2022 Annual Plan, and Draft Revision #2 to FY2020-2024 5-Year Plan.** Comments related to the Draft FY2022 Annual Plan and Draft Revision #2 to FY2020-2024 5-Year Plan may be submitted during the Public Hearing. Written comments may be mailed to the Housing Authority of the City of Dothan, Attn: Draft FY2022 Annual Plan, and Draft Revision #2 to FY2020-2024 5-Year Plan, c/o Dr. Michael C. Threath, Chief Operating Officer, 602 S. Lena St. Dothan, AL 36301. The draft plans will be available for public review on the Housing Authority of the City of Dothan's website at [www.dothanhousing.org](http://www.dothanhousing.org). The public review and comment period begins on August 20, 2021, and ends on October 4, 2021, at 5:00 p.m. CST. Comments received after 5:00 p.m. CST on October 4, 2021, will not be accepted or considered. Any citizen with a physical impairment or other special needs may contact the Housing Authority of the City of Dothan at 334-794-6713 for special assistance.  
**Samuel P. Crawford, Chief Executive Officer**

**L3920 IN THE PROBATE COURT OF HOUSTON COUNTY, ALABAMA**  
**CASE NUMBER 2021-347**  
**IN THE MATTER OF THE ESTATE OF LOIS W. NORMAN, DECEASED**  
**NOTICE TO CREDITORS OF ESTATE**  
Letters Testamentary on the Estate of said decedent having been granted to the undersigned on the 17th day of August, 2021 by the Honorable Patrick Davenport, Judge of Probate of said county in said State, notice is hereby given that all persons having claims against said estate are required to present the same within the time allowed by law or the same will be barred.  
Jo Ellen Barrett, Executor of the Estate of Lois W. Norman, Deceased

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**LEGALS**  
**LEGAL NOTICES**

**L3844 Notice of Virtual Public Hearing**  
To prevent, prepare for, and respond to the COVID-19 pandemic along with preventing the spread of coronavirus, the Housing Authority of the City of Dothan will hold a **Virtual Public Hearing (virtually via ZOOM), on September 21, 2021, at 10:00 a.m.**  
**Meeting ID: 841 8974 6285**  
**Password: 974227**  
**ZOOM Link:**  
<https://us02web.zoom.us/j/84189746285?pwd=Q3pDRGEMi9tcit6TGRRQTR3QndaUT09>  
The Public Hearing is used to solicit public comment on the agency's Draft Moving to Work (MTW) Cohort #4 Landlord Incentives Plan and Application Package. This is the official notification of the Housing Authority of the City of Dothan's intent to apply to obtain the MTW agency designation from the U.S. Department of Housing and Urban Development (HUD) under Cohort #4 Landlord Incentives. The MTW Demonstration allows Public Housing Authorities (PHAs) to design and test innovative, locally designed housing and self-sufficiency strategies for low-income families permitting PHAs to use assistance received under Section 8 and 9 of the United States Housing Act of 1937.

The fourth cohort of the MTW Expansion will evaluate landlord incentives and their effect on landlord participation in the Housing Choice Voucher Program (HCVP). PHAs in the fourth cohort of the MTW Expansion must implement at least two MTW landlord incentive activities from a provided list of MTW landlord incentive activities. Comments related to the MTW Cohort #4 Landlord Incentives Plan and Application Package may be submitted during the Public Hearing. Written comments may be mailed to the Housing Authority of the City of Dothan, Attn: Draft Moving to Work (MTW) Cohort #4 Landlord Incentives Plan and Application Package, c/o Dr. Michael C. Threath, Chief Operating Officer, 602 S. Lena St. Dothan, AL 36301.

The draft plan will be available for public review on the Housing Authority of the City of Dothan's website at [www.dothanhousing.org](http://www.dothanhousing.org). The public review and comment period begins on August 20, 2021, and ends on September 20, 2021, at 5:00 p.m. CST. Comments received after 5:00 p.m. CST on September 20, 2021, will not be accepted or considered. Any citizen with a physical impairment or other special needs may contact the Housing Authority of the City of Dothan at 334-794-6713 for special assistance.

**Mr. Samuel P. Crawford, Chief Executive Officer**  
**L3926 PROBATE COURT CASE NO. 2021-354**  
**ESTATE OF WALTER R. DAWSEY, DECEASED.**  
Letters Testamentary of said estate having been granted to the undersigned on the 19th day of August, 2021, by Hon. Patrick H. Davenport, Judge of Probate of Houston County, notice is hereby given that all persons having claims against said estate are hereby required to present same within time allowed by law or same will be barred.  
/s/Edna W. Dawsey  
/s/Patrick H. Davenport, Probate Court Judge

**L3742 IN THE PROBATE COURT OF HOUSTON COUNTY, ALABAMA**  
**Case No.: 2021-243**  
**IN RE: The Estate of: VIRGIL J. SIMMONS, Deceased**  
**NOTICE TO CREDITORS**  
TAKE NOTICE that Letters Testamentary having been granted to Timothy Simmons, as Executor of the Estate of Virgil J. Simmons, Deceased, on the 27th day of July 27th 2021, by the Honorable Judge of Probate.  
NOTICE IS HEREBY GIVEN that all persons having claims against the said Estate are hereby required to present the same within the time allowed by law or the same will be barred.  
/s/Timothy Simmons, Executor of Estate of Virgil J. Simmons

**L3960 MORTGAGE FORECLOSURE SALE**  
Default having been made in the payment of the indebtedness secured by that certain mortgage executed by Mamie Coleman, unmarried, originally in favor of Urban Financial Group, on March 25, 2009, said mortgage recorded in the Office of the Judge of Probate of Houston County, Alabama, in Mtg Book 2035 Page 148 and Order recorded in Book 354 Page 763; the undersigned Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Cascade Funding Mortgage Trust HB5, as Mortgagee/Transferee, under and by virtue of the power of sale contained in said mortgage, will sell at public outcry to the highest bidder for cash, in front of the main entrance of the Courthouse at Dothan, Houston County, Alabama, on October 26, 2021, during the legal hours of sale, all of its rights, title, and interest in and to the following described real estate, situated in Houston County, Alabama, to-wit: Lot 4, Block "E", First Addition to Young America Subdivision, a Subdivision in the City of Dothan, Houston County, Alabama, per map or plat of same as recorded in the Office of the Judge of Probate of Houston County, Alabama, in Plat Book 4, Page 65.. Property street address for informational purposes: 206 Young America Drive, Dothan, AL 36303. THIS PROPERTY WILL BE SOLD ON AN "AS IS, WHERE IS" BASIS, WITHOUT WARRANTY OR RECOURSE, EXPRESSED OR IMPLIED AS TO TITLE, USE AND/OR ENJOYMENT AND WILL BE SOLD SUBJECT TO THE RIGHT OF REDEMPTION OF ALL PARTIES ENTITLED THERETO. Alabama law gives some persons who have an interest in property the right to redeem the property under certain circumstances. Programs may also exist that help persons avoid or delay the foreclosure process. An attorney should be consulted to help you understand these rights and programs as a part of the foreclosure process. This sale is made for the purpose of paying the indebtedness secured by said mortgage, as well as the expenses of foreclosure. The successful bidder must tender a non-refundable deposit of Five Thousand Dollars (\$5,000.00) in certified funds made payable to Tiffany & Bosco, P.A. at the time and place of the sale. The balance of the purchase price plus any deed recording costs and transfer taxes must be paid in certified funds by noon the next business day at the Law Office of Tiffany & Bosco, P.A. at the address indicated below. Tiffany & Bosco, P.A. reserves the right to award the bid to the next highest bidder should the highest bidder fail to timely tender the total amount due. The Mortgagee/Transferee reserves the right to bid for and purchase the real estate and to credit its purchase price against the expenses of sale and the indebtedness secured by the real estate. This sale is subject to postponement or cancellation. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Cascade Funding Mortgage Trust HB5, ("Transferee") Tiffany & Bosco, P.A., 2311 Highland Avenue South, Suite 330, Birmingham, AL 35205 [www.tblaw.com](http://www.tblaw.com) TB File Number: 21-04231 09/03/2021, 09/10/2021, 09/17/2021

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## ***Virtual Public Hearing Notice***

***FY2022 Annual Plan, Revision #2 to FY2020-2024 Five-Year Plan, & FY2022 Significant Amendment for Project-Based Vouchers (PBVs)***

**Tuesday, October 5, 2021  
10:00 a.m. CST (virtually via ZOOM)  
Meeting ID: 852 7332 7108  
Passcode: 510431**



This notification represents Dothan Housing's (DH's) Draft FY2022 Annual Plan, Revision #2 to the FY2020-2024 Five-Year Plan, and FY 2022 Significant Amendment for Project-Based Vouchers (PBVs). To prevent, prepare for, and respond to the COVID-19 pandemic, along with preventing the spread of the coronavirus and its different variants, DH will hold a **Virtual Public Hearing (virtually via ZOOM) on Tuesday October 5, 2021, at 10:00 a.m.**

The Public Hearing is used to solicit public comment on the agency's Draft FY2022 Annual Plan, Revision #2 to the FY2020-2024 Five-Year Plan, and FY 2022 Significant Amendment for Project-Based Vouchers (PBVs). In FY2022, DH plans to expand its current number of 55 PBV units with an additional 100 PBV units. While 100 additional PBVs are currently planned, DH may elect to project-base additional units up to HUD limits, as allowed by PBV regulations. DH is required to notify Housing Choice Voucher Program (HCVP) families of any impacts that a significant amendment may have on them by whatever means it considers most effective as soon as practicable. The increase in PBVs requires the significant amendment process for DH, who must provide its criteria for determining a "Significant Amendment or Modification" to its Five-Year and Annual Plan. Written comments will be accepted until October 4, 2021, at 5:00 p.m. CST. Comments received after 5:00 p.m. CST on October 4, 2021, will not be accepted or considered.

**Samuel P. Crawford, Chief Executive Officer**



**Dothan Housing Authority (DHA)**  
**Public Notice of Significant Amendment for Project-Based Vouchers (PBVs)**  
**FY2022 Annual Plan, Revision #2 to FY2020-2024 Five-Year Plan**

In the coming year of **FY2022**, Dothan Housing Authority (DHA) projects expanding its current number of 55 Project-Based Voucher (PBV) units with an additional 100 PBV units. While 100 additional project-based units are currently planned, DHA may elect to project base additional units up to HUD limits, as allowed by PBV regulations. DHA plans to post a Request for Proposals (RFP) for PBVs on its website (<https://www.dothanhousing.org/>), to support the Agency's goal of expanding the supply of affordable housing during FY2022.

According to **PIH Notice 2021-14**, DHA is required to notify Housing Choice Voucher Program (HCVP) families of any impacts that a significant amendment may have on them by whatever means it considers most effective as soon as practicable. The increase in PBVs requires the significant amendment process for DHA, who must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. In Section 232 of the Fiscal Year 2001 Appropriations Act, Congress authorized the PBV program. The regulations for the PBV are contained in 24 CFR 983. The PBV program is a discretionary component of a Public Housing Authority's (PHA's) HCVP. There are no appropriations for PBV, and HUD does not allocate funding for PBV assistance. Instead, funding for PBVs comes from funds already obligated by HUD to DHA under its HCVP Annual Contributions Contract (ACC).

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, to prevent, prepare for, and respond to the COVID-19 pandemic while preventing the spread of coronavirus and its different variants, DHA has posted this information on its website (<https://www.dothanhousing.org/>), Facebook, and sent this Public Notice through the mail to all HCVP families including current Rental Assistance Demonstration (RAD) PBV, and other PBV families. DHA will have a Resident Advisory Board (RAB) meeting online via ZOOM on Tuesday, September 7, 2021, at 10:00 a.m. to discuss this further. **Meeting ID: 838 2252 5182 and Passcode: 182740**

Project-based units may be located anywhere in the jurisdiction of DHA that includes the Wiregrass Metro Area (WMA) that consists of the five counties of Houston, Geneva, Dale, Henry, and Coffee. DHA's PBV program plan is consistent with the statutory goals of deconcentrating poverty and expanding housing and economic opportunities. The purpose of the PBV program is to provide PHAs with a flexible tool to increase housing opportunities for low-income families outside of areas of concentrated poverty. It is an optional program that PHAs may implement with the discretion to meet the affordable housing demands in their area. DHA realizes some key advantages of the PBV program, such as improving voucher utilization in tight markets and helping families find units in tight markets. PBVs also guarantee affordable units and expand the pool of supportive housing for persons with disabilities, veterans, and senior populations. DHA continues to streamline its operations during the COVID-19 pandemic through technology to prevent, prepare for, and respond to the COVID-19 pandemic while preventing the spread of coronavirus and its different variants.

**Samuel P. Crawford, Chief Executive Officer**

**PBV Program Cap Calculation Worksheet**

	A	B	C	D	E	F	G
1		<b>PHA Information</b>					
2		PHA Number:	AL007				
3		PHA Name:	Dothan Housing Authority				
4		PHA Contact Name:	Dr. Michael C. Threatt				
5		PHA Contact Email:	mthreatt@dothanhousing.org				
6		Worksheet Completion Date:	8/7/2021				
7							
8	<b>Summary Table</b> *Do not enter information in this table						
9			<b>Total HUD Approved Units</b>	<b>Total Units Proposed</b>	<b>Total HUD Approved and Proposed Units</b>	<b>Percent Used (including proposed)</b>	<b>Percent Available</b>
10	Revised Baseline	1076					
11	20% Program Cap Limit (20% of Revised Baseline)	215	0	0	0	0.0%	19.98%
12	10% Program Cap Limit (10% of Revised Baseline)	107	55	0	55	5.2%	4.83%
13	Total PBV Maximum (20% and 10% Program Cap)	322	55	0	55	5.2%	24.81%
14	Total PBV (including exceptions)		55	0	55		
15							
16	<b>*Enter information in the fields below (as applicable). See Appendix I of PIH 2017-21 for accompanying instructions. Note that the data included below is an example only. Please clear all of the information below before entering your information. Also, use only one category for units that qualify under more than one exception.</b>						

**PBV Program Cap Calculation Worksheet**

	A	B	C	D	E	F	G
17	<b>Step 1: Number of ACC Authorized Units (Baseline) from IMS/PIC</b>					1076	
18							
19	<b>Step 2: PBV Units that Previously Received any of the Following Long-Term HUD Housing Subsidies, or Subject to a Rent Restriction as a Result of the Following HUD Loan Insurance Programs (For PBV HAP Contracts that First Became Effective on or After April 18, 2017):</b>					<b>HUD Approved</b>	<b>Proposed</b>
20	Public Housing Capital or Operating Funds where the public housing project underwent voluntary conversion or disposition.					0	0
21	Project-Based Rental Assistance (Section 8) (including SRO, and Mod-Rehab).					0	0
22	Housing for the Elderly (section 202).					0	0
23	Housing for Persons with Disabilities (section 811).					0	0
24	Rent Supplement (Rent Supp).					0	0
25	Rental Assistance Program (RAP) (Section 236).					0	0
26	Flexible Subsidy Program (section 201)					0	0
27	Section 236					0	0
28	Section 221(d)(3) or (d)(4)					0	0
29	Total (lines 20-28)					0	0
30							
31	<b>Step 3: Other Units Excluded from Program Cap</b>					<b>HUD Approved</b>	<b>Proposed</b>
32	Total RAD PBV Component 1 units with HAP funding					0	
33	Total RAD PBV Component 2 units with HAP funding					0	
34	Total HUD-VASH PBV allocation					0	
35	Total (lines 32-34)					0	
36							
37	<b>Step 4: PBV Units Categorized Under 10% Program Cap (For PBV HAP Contracts First Executed On or After April 18, 2017).</b>					<b>HUD Approved</b>	<b>Proposed</b>
38	Total PBV units made specifically available to homeless. (Exclusive of HUD-VASH PBV allocation).					0	0
39	Total PBV units made specifically available to veterans. (Exclusive of HUD-VASH PBV allocation)					0	0
40	Total PBV units that provide supportive housing to persons with disabilities or to elderly persons					55	0

**PBV Program Cap Calculation Worksheet**

	A	B	C	D	E	F	G	
41	Total units located in a census tract with a poverty rate of 20 percent or less						0	0
42	Total (lines 38-41)						55	0
43								
44	<b>Step 5: Total PBVs not Meeting an Exception (not contained in steps 2-4 above)</b>						<b>HUD Approved</b>	<b>Proposed</b>
45	Total PBV (under HAP Contract, AHAP, or notice of selection)						0	
46	Total PBV proposed in this submission							0





**Available Online  
Only**

# Virtual Resident Advisory Board (RAB) **MEETING**

TUESDAY, SEPTEMBER 7, 2021 @10AM



## TOPICS OF DISCUSSION

FY2022 Annual Plan  
Revision #2 to 2020-2024 Five Year Plan  
FY2022 Significant Amendment for PBV  
Waiting List Preferences  
Choice Mobility Waiting List for PBV & RAD PBV  
Virtual Informal Hearings & Informal Reviews  
FSS Action Plan & HCV Homeownership Action Plan  
New Lease, Rent Increase, Work Orders  
New Phone Number for Asset Management

This Meeting will be  
conducted via ZOOM:  
Meeting ID: 838 2252 5182  
Password: 182740



To prevent, prepare for, and respond to the COVID-19 pandemic along with preventing the spread of coronavirus, Dothan Housing (DH) will hold a Virtual Resident Advisory Board (RAB) Meeting on September 7, 2021, at 10:00 a.m. virtually via ZOOM.



Date: September 7, 2021

Virtual Resident Advisory Board (RAB) MEETING  
Resident Attendance Log, Questions, & Answers

NAME	Address	Section 8 (yes or no)
Kelly Giniebra	Kinsey Cove 4 Johnson Circle Apt 21	Yes
Willie Marry Patrocinio	Apt 12	No
Casey Scott	903 Ussery Street Apt F17	NO
Alice Hookin	901 South Ussery Street 4B	unknown
Koveta Kelly	701 Langley Drive Apt 1 Dothan, AL 36301	YES
Deborah Dumas	1118 Sanders Road Lot 207 Dothan, AL 36301	No
Jenelle Culver	Kinsey Cove Apt 130	(unknown)

Question #1:

**Kelly Giniebra, 4 Johnson Circle Apt 1, Kinsey Cove:**

“I was wondering how I sign in on here and put my name.”

**Patience Reynolds, Executive Assistant to the COO:**

“At the bottom, you should see a bubble that says chat.”

Question #2

**Kaveta Kelly, 701 Langley Drive Apt 1, Section 8:**

Do I put my name and address?

**Patience Reynolds, Executive Assistant to the COO:**

“Put your name and address, and state if you are a section a Voucher participant or a Resident.”

Question #3

**Casey Scott, 903 Ussery Street Apt F17, Ussery Homes:**

“Are we getting playground equipment too?”

**Dr. Michael Threatt, COO of Dothan Housing:**



The question is for Ussery homes. Yes, there will be playground equipment coming over for Ussery Homes too. We will start our Streamline Voluntary Conversion process and residents will receive begin Tenant Protection Voucher (TPV) for Ussery and Marvin Lewis village, but yes, they will have that to that probably later in the year. We are currently complying with our RAD Preservation for the RAD PBV developments of Henry Green, Jamison Village (formerly McRae Homes), and Crimson Ridge (formerly Martine Homes). We will be installing gazebos, picnic areas, dumpsters, and recycling bins at each site as well.

#### Question #4

**Casey Scott, 903 Ussery Street Apt F17, Ussery Homes:**

I have a question, I'm not sure if it's relevant to HUD or not but do y'all help with moving families in different school districts?

**Dr. Michael Threatt, COO of Dothan Housing:**

It depends if the relocation is in our Wiregrass Metro Area in the areas of Geneva, Henry, Dale, Houston, and Coffee counties. Those living at Ussery Homes and Marvin Lewis Village will receive Uniform Relocation Act (URA) Assistance for moving, utility deposit, rental deposits, application fees, etc. Those living at Kinsey Cove will receive Uniform Relocation Act (URA) Assistance for moving, utility deposit, rental deposits, etc. as well.

#### Question #5

**Casey Scott, 903 Ussery Street Apt F17, Ussery Homes:**

I'm trying to get my kids into the Rehobeth school district, and I haven't had ANY luck trying to get anything in this district and I'm wondering if y'all can help me with this. My oldest turns 4 this October but because of school district regulations etc. I'd like to have him in this district. can I ask my property manager to help with this transition?

**Michael Threatt, COO of Dothan Housing:**

Yes, Rehobeth is in Houston and is a part of the Wiregrass Metro Area, and would be eligible for our Wiregrass Regional Voucher Program (WRVP). Those living at Ussery Homes and Marvin Lewis Village will receive Uniform Relocation Act (URA) Assistance for moving, utility deposit, rental deposits, application fees, etc.

#### Question #6:

**Kelly Giniebra, 4 Johnson Circle Apt 1, Kinsey Cove:**

Do I just wait for you guys to send me that? Or do I need to go and apply now for Choice Mobility?

**Esther Marshall, VP of Housing Choice Voucher Program:**



No, ma'am, we will send it to you within the next two to three months well in advance and we will send you a letter. In that letter, it will state that you have an opportunity to choose Choice Mobility, and there'll be a form in there, you will check it send it back to us and you will be placed on a waiting list by date and time that we receive your information. Then we will let you know when your name comes up on the Choice Mobility based on the preference that you qualify for. You'll get a letter to come in and receive your voucher to go out and find you a place to live based on your choice.

**Question #7:**

**Jenelle Culver, Kinsey Cove Apt 130:**

You said that we can find our place so do you all still have the paper that lists the houses that are approved like you did some years ago?

**Esther Marshall, VP of Housing Choice Voucher Program:**

Yes, ma'am. We do have a landlord's listing that we keep, and you are welcome to get one when or if this happens, we have them available.

**Question #8**

**Jenelle Culver, Kinsey Cove Apt 132:**

Do all the complexes have parking decals, and can we get them from the office? And how many?

**Jason Miller, Community Safety Manager:**

Yes ma'am, and I think you're limited to two.

**Question #9**

**Alice Hookin, 901 Ussery Street Apt 4B, Ussery Homes:**

Did he say, you will start having cameras within two months?

**Jason Miller, Community Safety Manager:**

Yes, ma'am. That's the intent to have them within two months. We have partnered with Tsunami who will be installing our camera system.





# Resident Advisory Board (RAB) Meeting Sign-In Sheet

**Topic of Discussion: Tuesday, September 7, 2021**

- Draft FY2022 Annual Plan, Revision #2 to FY2020-2024 Five-Year Plan
- FY2022 Significant Amendment for Project Based Voucher (PBV)
- Waiting List Preferences for Housing Choice Voucher (HCV) & PBV
- RAD PBV Choice Mobility Waiting List for Kinsey Cove, Crimson Ridge, David C. Jamison Village, & Henry Green
- PBV Choice Mobility Hearing & Informal Reviews
- Virtual Informal Hearing & Informal Reviews
- Family Self-Sufficiency (FSS) Program Action Plan
- Housing Choice Voucher (HCV) Homeownership Program Action Plan
- New RAD PBV Lease for Henry Green, Crimson Ridge, & David C. Jamison Village
- Rent Increases for RAD PBV developments for Henry Green, Crimson Ridge, & David C. Jamison Village

Date	Print Name	Signature	Your Address	Complex you live in	Are you a Section 8 Participant?
9/7/21	Kelly Giniyera			Kinsey Cove Aptal	Yes
9/7/21	Cosy Beth		903 ussen st. Apt #11		
9/7/21	Chandra Hutton		901 S. ussen st. Apt. 328		
9/7/21	Alice Hoffman		901 S. ussen st. Apt 4B		
9/7/21	Vonetta Kelly		701 Kinsey Ave. Apt 1, Dutton, AL		
9/7/21	Carnele Culver		Apt 301 Kinsey Cove.	Kinsey. Apt 30	
9/7/21	Barbara Birchell				
9/7/21	Beverly S.				
9/7/21	Debra Dumas		1118 E. Saunderson Ct. Dutton, AL.		
9/7/21	Lakisha Waters			Staff	
9/7/21	Fathima Reynolds			Staff	
9/7/21	Jason Miller			Staff	
9/7/21	Tina Embury			Staff	

## Michael Threatt

---

**From:** Gill, Vicky L <vicky.l.gill@hud.gov>  
**Sent:** Tuesday, July 13, 2021 3:10 PM  
**To:** Samuel P. Crawford; Michael Threatt; cullmanauthority@bellsouth.net; Hamilton; Sheffield HA; Midland City, SCARHA, Union Springs; Donna Gabel; Ruby N Burton; S8 Front; kstewart@atmoreha.org; Prichard; Prichard POC; mcaster@mobilecountyha.org  
**Cc:** Gill, Vicky L  
**Subject:** IMPORTANT CHANGE: SEMAP Submissions

Good Afternoon

**March 31, 2022**, PHAs will be the first ones required to submit SEMAP certifications again.

Advise 6/30/21, 9/30/21, and 12/31/21 PHAs that THEY DO NOT HAVE TO SUBMIT certifications.

Previous years' scores will roll forward. HUD will score PHAs AT THEIR REQUEST.

If they do not want to be scored, THEY SHOULD NOT SUBMIT.

## Dothan Housing

---

**From:** BIR PIH Mailbox <BIRPIHMailbox@hud.gov>  
**Sent:** Tuesday, August 18, 2020 1:50 PM  
**To:** Albertville; Alexander City; Alexander City POC; Anniston; Anniston POC; Arab; Atmore; Atmore POC; Auburn; Auburn POC; Bessemer; Bessemer POC 1; Bessemer POC 2; Birmingham; Birmingham POC; Boaz; Boaz POC; Columbiana; Columciana POC; Cullman; Decatur; Dothan Housing; Dothan POC; Elba; Elba POC; Enterprise; Enterprise POC; Eufaula; Eufaula POC; Evergreen; Florence; Florence POC; Foley; Foley POC; Fort Payne; Fort Payne POC; Gadsden 2; Gadsden POC; Gordo; Greenville; Greenville POC 1; Greenville POC 2; Guntersville; Guntersville POC; Hamilton; Hamilton POC; Huntsville; Jacksonville; Jacksonville POC; Jasper; Jasper POC; Jefferson County; Jefferson County POC; Leeds; Lineville; Midland City, SCARHA; Midland City, SCARHA POC; Mobile County; Mobile County POC; Mobile Housing Board; Mobile Housing Board POC ; Montgomery; Northport; Northport POC 1; Northport POC 2; Oneonta; Oneonta POC; Opelika; Opelika POC 2; Opelike POC 1; Opp; Opp POC; Ozark; Ozark POC; Phenix City; Phenix City POC; Phil Campbell; Prattville; Prichard; Prichard POC; Russellville; Scottsboro; Scottsboro POC; Selma; Sheffield; Talladega; Talladega POC; Tallassee; Troy; Tuscaloosa; Tuscaloosa POC; Tuskegee; Uniontown; Uniontown POC; Walker County; Walker County POC; York  
**Subject:** 3/31 through 12/31 PHAs - CARES Act SEMAP Waiver  
**Importance:** High

Good Afternoon Executive Directors,

HCV PHAs with fiscal years ending March 31, 2020 - December 31, 2020, *are not required to submit SEMAP certifications*. FYE2019 scores will automatically be carried forward. PHAs do not have to take action in PIC or contact the Field Office.

If a PHA wants to improve its performer status or submit for another reason, it may create the certification as usual.

Period of Availability: The regular schedule for submitting SEMAP certifications and issuing scores will resume with March 31, 2021, PHAs.

(Notice PIH 2020-05 *COVID-19 Statutory and Regulatory Waivers for the Public Housing, Housing Choice Voucher, Indian Housing Block Grant and Indian Community Development Block Grant programs, Suspension of Public Housing Assessment System and Section Eight Management Assessment Program*, issued April 10, 2020)





U. S. Department of Housing and Urban Development  
Birmingham Office  
Region IV  
Medical Forum Building, Suite 900  
950 22<sup>nd</sup> Street, North  
Birmingham, Alabama 35203-5301

April 22, 2019

Mr. Samuel P. Crawford  
Executive Director  
Dothan Housing Authority  
Post Office Box 1727  
Dothan, AL 36302

SUBJECT: Section Eight Management Assessment Program (SEMAP)

Dear Mr. Crawford:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the **Dothan Housing Authority (DHA)**. We appreciate your time and attention to the SEMAP assessment process. SEMAP enables HUD to better manage the Section 8 tenant-based program by identifying PHA capabilities and deficiencies related to the administration of the Section 8 program. As a result, HUD will be able to provide more effective program assistance to PHAs.

The Dothan Housing Authority's SEMAP score for the fiscal year ended December 31, 2018 is **97%**. The following are your scores on each indicator:

Indicator	1	Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))	15
Indicator	2	Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	20
Indicator	3	Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)	20
Indicator	4	Utility Allowance Schedule (24 CFR 982.517)	5
Indicator	5	HQS Quality Control (24 CFR 982.405(b))	5
Indicator	6	HQS Enforcement (24 CFR 982.404)	10
Indicator	7	Expanding Housing Opportunities	5
<b>Indicator</b>	<b>8</b>	<b>Payment Standards (24 CFR 982.503)</b>	<b>0</b>
Indicator	9	Timely Annual Reexaminations (24 CFR 5.617)	10
Indicator	10	Correct Tenant Rent Calculations (24 CFR 982, Subpart K)	5
Indicator	11	Pre-Contract HQS Inspections (24 CFR 982.305)	5
Indicator	12	Annual HQS Inspections (24 CFR 982.405(a))	10
Indicator	13	Lease-Up	20
Indicator	14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	10
Indicator	15	Deconcentration Bonus	0

Your overall performance rating is **High Performer**.

***HUD's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination.***



The DHA has three Payment Standard jurisdictions and each Payment Standard must be reviewed to ensure the Payment Standards remain with 90-110% of Fair Market Rents. While the DHA does not have tenants under any 4 Bedroom Voucher, the Payment Standard reported in PIC for the 4 Bedroom Payment Standard for Henry County was slightly below acceptable range.

DHA received a zero rating on Indicator 8, Payment Standard in PIC. In accordance with 24 CFR 985.106, the DHA must correct this SEMAP deficiency within 45 calendar days from the date of this letter. The DHA must send a written report to the Field Office describing its correction of this SEMAP deficiency. If a PHA fails to correct a SEMAP deficiency within 45 calendar days as required, HUD may then require the PHA to prepare and submit a corrective action plan for the deficiency within 30 calendar days from the date of HUD notice.

Thank you for your cooperation with the SEMAP process. If you have any questions please contact Vicky L. Gill, Portfolio Management Specialist, at (205) 745-4310, or at [Vicky.L.Gill@hud.gov](mailto:Vicky.L.Gill@hud.gov).

Sincerely,



Velma Byron  
Director, Office of Public Housing  
Birmingham Field Office

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

May 3, 2019

Velma M. Byron  
Office of Field Operations  
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

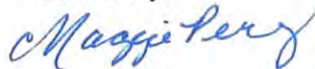
Dear Ms. Byron:

In our 2019 FMR, we calculated an error for our Henry County 4-bd rate. Our error was discovered while submitting our 2018 SEMAP report. Although we do not have any 4 bedrooms in Henry County, this was an error for the publish payment standard rounded down and reflected less than 90% of FMR. We have updated our payment standards to reflect the correction. Our payment standards decreased for Henry County. In accordance with our Administrative Plan, the standards are only information in 2019 for our voucher holders and would not be used to calculate rent until 2020.

It is appreciated how the field office in Birmingham works with us to ensure that we maintain the highest standards in our performance. DHA strives to achieve those high standards. Unfortunately, errors do occur causing us to take corrective actions. I have attached the corrected payment standards.

Thank you for assistance in this area.

Sincerely,



Maggie Perez  
Deputy Executive Director



U. S. Department of Housing and Urban Development  
Birmingham Office  
Region IV  
Medical Forum Building, Suite 900  
950 22<sup>nd</sup> Street, North  
Birmingham, Alabama 35203-5301

May 9, 2019

Mr. Samuel Crawford  
Executive Director  
Dothan Housing Authority  
Post Office Box 1727

Subject: 2018 SEMAP Closure  
Dothan Housing Authority (DHA)

Dear Mr. Crawford:

This letter acknowledges the DHA's corrective action response for Indicator #8 for the 2018 SEMAP rating period. The Field Office accepts and appreciates the diligence and prompt actions. This closes out the 2018 SEMAP process.

Should you have any questions or require any additional assistance, please contact Vicky. L. Gill, Portfolio Management Specialist, at (205) 745-4310 or by email at [Vicky.L.Gill@hud.gov](mailto:Vicky.L.Gill@hud.gov).

Sincerely,

A handwritten signature in blue ink that reads "Velma Byron".

Velma Byron  
Director, Office of Public Housing  
Birmingham Field Office

*HUD's mission is to create strong, sustainable, inclusive communities and quality, affordable homes for all.*

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**Housing Choice Voucher (HCV)  
Homeownership Action Plan  
24 CFR: 982.625-982.643**

Dothan Housing hereby establishes a Housing Choice Voucher (HCV) Homeownership Action Plan to serve HCV recipients for the Wiregrass Metro area (WMA) which consists of Houston, Dale, Coffee, Geneva, and Henry counties establishment of this program is consistent with the Dothan Housing's Administrative Plan for the HCV program.

**Family Qualifications §24 CFR 982.627**

Any HCV program participant who has been issued a Housing Choice Voucher may utilize the subsidy to purchase rather than rent a home, subject to the following requirements:

1. The family must meet the general requirements for continued participation in Dothan Housing's HCV Program;
2. Current HCV program families must be in full compliance with their lease and the HCV program requirements and must terminate their current lease arrangement in compliance with the lease;
3. The family must not have previously defaulted on a mortgage securing debt to purchase a home under the homeownership option;
4. The family must be a "first time homeowner" (i.e., " ... a family member must not have owned title to a principal residence in the last three years before commencement of homeownership assistance for the family under the homeownership program."). "First time homeowner" also includes a single parent or displaced homemaker who, while married, owned a home with his or her spouse, or resided in a home owned by his or her spouse;
5. The family must enroll and complete Dothan Housing's designated pre-purchase homeownership counseling programs and be deemed as pre-qualified or pre-approved for financing;
6. The head of household or spouse must be employed full-time (not less than an average of 30 hours per week) and have been continuously so employed during the year before commencement of homeownership assistance. Families in which the head of household or spouse is disabled, or elderly are exempt from this requirement. Families with a disabled household member may request an exemption from this

requirement as a reasonable accommodation that will be granted upon determination by Dothan Housing of the need to do so;

- Continuous employment may include interruptions of no longer than 30 days due to change in employment and will count as continuity during that year; Dothan Housing will evaluate on a case-by-case basis
  - Self-employment income may be included as the family will have to provide documentation of verifiable taxable business
7. The annual gross income of the adult family members who will own the home at the commencement of homeownership assistance must be either of the following:
- In the case of a disabled family, the monthly Federal Supplemental Security Income (SSI) benefit for an individual living alone multiplied by twelve; Or
  - In the case of other families, the Federal minimum wage multiplied by 2,000 hours
- \* Except in the case of an elderly family or disabled family, the PHA shall not count any welfare assistance received by the family in determining annual income*
- The disregard of welfare assistance income only affects the determination of minimum annual income used to determine if a family initially qualifies for commencement of homeownership assistance but does not affect:
    - *Calculation of the amount of the family's total tenant payment*
    - *Calculation of the amount of homeownership assistance payments on behalf of the family*
8. The program gives priority to HCV individual and families who are enrolled in Dothan Housing's Family Self-Sufficiency (FSS) Program.
- \* The family must meet and satisfy all the above listed initial requirements at commencement of homeownership assistance.*

**Time Frame to Purchase a Home §24 CFR 982.629**

The family will have a maximum of 180 days to find a home or to enter a "Contract for Sale" for the purchase of a home.

If the family is unable to enter a "Contract for Sale" before the end of the 180-day deadline, the family will be allowed to continue to utilize the voucher for rental assistance in a unit that meets the eligibility requirements for the HCV Voucher Program.

Any extension(s) beyond the 180 days to find a home or enter a “Contract for Sale” must be approved by Dothan Housing.

**Eligible Units §24 CFR 982.628**

The unit selected by the family must satisfy all the requirements outlined below:

1. The unit is eligible
2. The unit is either a one-unit property (including a manufactured home) or a single dwelling unit in a cooperative or condominium
3. The unit has been inspected by a PHA inspector and by an independent inspector designated by the family. The inspector must be certified by the American Society of Home Inspectors
4. The unit satisfies the Housing Quality Standards (HQS) Inspection
5. Homeownership assistance may be provided for the purchase of a home where the family will not own fee title to the real property on which the home is located ONLY if:
  - (a) The home is located on a permanent foundation; AND
  - (b) The family has the right to occupy the home site for at least forty years

**Homeownership Counseling §24 CFR 982.630**

The family must attend and participate in Dothan Housing’s designated pre-purchase homeownership counseling program which will include:

1. Home maintenance;
2. Budgeting and money management;
3. Credit counseling;
4. How to negotiate the purchase price of a home;
5. How to find a home, including the advantages of finding a home outside an area of concentration of low income families;
6. How to obtain homeownership financing, including loan preapprovals;
7. Information about the Real Estate Settlement and Procedures Act (RESPA).



**Portability §24 CFR 982.636**

Families that are determined eligible for homeownership assistance may exercise the homeownership option outside of Dothan Housing's jurisdiction if the receiving housing authority is administering an HCV Homeownership program and is accepting new families into its HCV Homeownership Program. The family must attend the briefing and counseling sessions required by the receiving PHA.

**Contract for Sale, Home Inspections, and PHA Disapproval of Seller §24 CFR 982.631**

Participants in the homeownership option program must complete a "Contract for Sale" with the owner of the property to be purchased. Dothan Housing must be provided a copy of the contract for sale.

The Contract for Sale must:

1. Include the home's purchase price and terms of sale;
2. Provide that the family will arrange for a pre-purchase inspection by an independent inspector selected by the family;
3. Provide the family is not obligated to buy the unit unless the inspection is satisfactory to the family;
4. Provide that the family is not obligated to pay for any necessary repairs to the unit;
5. Contain a certification from the seller that the seller has not been debarred, suspended, or subject to a limited denial of participation under part 24 of the federal regulations pertaining to this program.

The family must obtain an independent professional home inspection of the unit's major systems at the family's expense. The inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, and the roofing, plumbing, electrical, and heating systems. The family must provide a copy of the inspection report to the Dothan Housing for review. Dothan Housing will review the report to determine whether repairs are necessary prior to the family purchasing the home and to determine whether purchasing the home is in the family's best interest. In making this determination, Dothan Housing will take into consideration such factors as defective roof and heating systems that need immediate replacement at substantial cost. The inspector must be certified by the American Society of Home Inspectors.

Dothan Housing will conduct a Housing Quality Standards (HQS) inspection and will review the independent professional inspection of the unit's major systems. Dothan Housing retains the right to disqualify the unit for inclusion in the home ownership program based on either the HQS inspection or the professional inspection report. Final contract approval will be reviewed by the Chief Executive Officer (CEO) or designee.

The family must determine and document whether the unit is in an airport runwayclear zone or an airfield clear zone. The family must determine and document whether the unit is in a flood hazard area. Units in flood hazard areas must be insured for flood damage.

**Financing Purchase of the Home and Affordability of Purchase §24 CFR 982.632**

The family is responsible for obtaining financing; rate and terms of the first mortgage are subject to review and approval by Dothan Housing. Dothan Housing may review lender qualifications and the loan terms before authorizing homeownership assistance under this program. Dothan Housing may disapprove proposed financing, refinancing, or other debt if the Dothan Housing determines the debt is unaffordable for the participant. In making this determination Dothan Housing will consider other family expenses, such as childcare, unreimbursed medical expenses, and other family expenses as determined by Dothan Housing. The first mortgage lender shall be a federally regulated financial institution. Any other lenders (such as owner financed) must be specifically approved by Dothan Housing.

If the purchase of the home is financed with FHA mortgage insurance, financing is subject to FHA mortgage insurance requirements.

The family is required to pay a minimum down payment of at least 3% of the purchase price of the home for participation in the Homeownership Program, of which, at least 1% of the purchase price comes from the family's personal resources. **§24 CFR 982.625 (g)(1)**

**Term of Homeownership Assistance §24 CFR 982.634**

The maximum term of homeownership assistance is as follows:

- (1) Fifteen (15) years, if the initial mortgage incurred to finance purchase of the home has a term of 20 years or longer; Or
- (2) Ten (10) years in all other cases

The maximum term applies to any member of the family who has an ownership interest in the unit during the time that homeownership payments are made, or if the spouse of any member of the household who has an ownership interest in the unit during the time Homeownership payments are made.

Exception for elderly and disabled:

- Elderly: The exception only applies if the family qualifies as an elderly family at the start of homeownership assistance
- Disabled: The exception applies if at any time during receipt of homeownership assistance, the family qualifies as a disabled family

If, while homeownership assistance, the family ceases to qualify as a disabled or elderly family, the maximum term becomes applicable from the date homeownership assistance commenced. (The family will be provided at least 6 months of homeownership assistance after the maximum term becomes applicable, provided the family is otherwise eligible to receive homeownership assistance.) Housing Choice Voucher assistance will only be provided for the months the family is in residence in the home.

The total assistance that a family can receive from either different PHAs or for different homes is subject to the limitations stated in the statement of homeowner obligations as outlined under this program.

The family is entitled to one move during any one-year period.

**Family Obligations §24 CFR 982.633**

Before commencement of homeownership assistance, the family must execute a “statement of homeowner obligations” in the form prescribed by HUD and Dothan Housing.

Occupancy:

- Homeownership assistance may only be paid while the family is residing in the home. If the family moves out of the home, the PHA may not continue homeownership assistance after the month when the family moves out.
- The family or lender is not required to refund to the PHA the homeownership assistance received the month the family moves out

To continue to receive homeownership assistance, a family must comply with the following family obligations:

1. The family must comply with the terms of any mortgage securing debt incurred to purchase the home, and any refinancing of such debt;
2. The family may not sell, convey, or transfer any interest in the home to any entity or person other than a member of the assisted family residing in the home subject to the approval of Dothan Housing. If the family chooses to sell the home, with the approval of Dothan Housing, the family may purchase another home while continuing to receive home ownership assistance toward the purchase of a new home;
3. The family may not place any additional lien or other encumbrance without prior written consent from Dothan Housing and the mortgage lender(s);
4. The family must supply required information regarding income and family composition for Dothan Housing to correctly calculate the total tenant payment and home ownership assistance;

5. The family must provide information on any mortgage or other debt incurred to purchase the home and any refinancing of such debt and any sale or other transfer of any interest in the home;
6. The family must notify Dothan Housing or its designee if the family defaults on a mortgage securing any debt incurred to purchase the home;
7. The family must notify Dothan Housing or its designee before the family moves out of the home;
8. The family must provide access to the home for purposes of inspection at reasonable times.
9. Upon death of a family member who holds (in whole or in part) title to the home or ownership of cooperative membership shares for the home, homeownership assistance may continue pending settlement of the decedent's estate, notwithstanding transfer of title by operation of law to the decedent's executor or legal representative; so long as the home is solely occupied by remaining family members

**Amount and Distribution of the Monthly Homeownership Assistance Payment**  
**§24 CFR 982.635**

While the family is living in the home, Dothan Housing will pay a monthly homeownership assistance payment that is equal to the lower of:

- (1) The payment standard minus the total tenant payment; Or
- (2) The family's monthly homeownership expenses minus the total tenant payment.

The payment standard for the family shall be lower of:

- (1) The payment standard for the family unit size; Or
- (2) The payment standard for the size of the home

If the home is located in an exception payment standard area, the payment standard for the family is the greater of

- (1) The payment standards determined in accordance with the previous paragraph at the commencement of homeownership assistance for the occupancy of the home; Or
- (2) The payment standard as determined in accordance with the previous paragraph at the most recent regular reexamination of family income and composition since the commencement of homeownership assistance for occupancy of the home.

The same payment standard schedule, payment standard amounts and subsidy standards will be used for the homeownership option as for the rental voucher program.

### **Homeownership Expense**

Homeownership expenses include principal and interest on mortgage debt, refinancing charges of mortgage debt, real estate taxes and other public assessments, insurance, maintenance, and major repair expenses, and the Dothan Housing utility allowances schedule. Dothan Housing will use its schedule for determining the allowance for maintenance expenses, major repairs, and replacements.

Dothan Housing's schedule for maintenance expenses will include the following rates:

- Major repairs and replacements allowance will be equal to 1% of the total loan amount of the home to be purchased, as the time of closing;
- Routine maintenance allowance will be equal to .5% of the total loan amount of the home to be purchased at the time of closing.

Housing assistance payments will be made directly to the mortgage lender on behalf of the family.

The assistance payment will be adjusted to reflect changes in the fair market rent payment standard accordingly.

If a family's income increases to a point that they do not receive a housing assistance payment, eligibility for such payments will continue for 180 calendar days. At the end of a continuous period of 180 days without any assistance payments, eligibility for Section 8 assistance will automatically terminate.

### **Lease to Purchase**

Lease-to-purchase agreements are considered rental property and subject to the normal Housing Choice Voucher rental rules. The family will be subject to the homeownership requirements at the time the family is ready to exercise the homeownership option under the lease-to-purchase agreement. However, the family will be encouraged to participate in the pre and post homeownership counseling to prepare the family for the homeownership program. Homeownership will begin when the family purchases the home and after all the requirements of the homeownership option are met.

### **Buying Another Home with Section 8 Assistance §24 CFR 982.637**

A homeownership family may purchase another home with HCV assistance provided there is no mortgage loan default. The family must sell the current home to purchase another home under this program. Apart from the first-time homebuyer requirement, the family must meet all the other requirements for continued participation in the homeownership program, such as the employment threshold, obtaining an independent inspection of the home to be purchased, etc.

**Defaults §24 CFR 982.638**

If a family in the homeownership option defaults on their home mortgage loan, the family will not be able to use their Homeownership Voucher for rental housing but may re-apply for assistance under Dothan Housing’s regular Housing Voucher Program.

**Denial or Termination of Assistance to the Family §24 CFR 982.638**

Dothan Housing may deny or terminate homeownership assistance:

- (1) In accordance with Sec. 982.552 (Grounds for denial or termination of assistance)
- (2) Sec. 982.553 (Crime by family members)
- (3) For violation of family obligations outlined in Sec. 982.551
- (4) Mortgage default
  - Family defaulted on an FHA-insured mortgage; and
  - Family fails to demonstrate that
    - Family has conveyed, or will convey, title to the home as required by HUD, to HUD or HUD’s designee and
    - The family has moved, or will move, from the home within the period established or approved by HUD

Dothan Housing must terminate voucher homeownership assistance for any member of a family receiving homeownership assistance that is dispossessed from the home pursuant to a judgment or order of foreclosure on any mortgage (whether FHA-insured or non-FHA) securing debt incurred to purchase the home, or any financing of such debt.

An assisted family, or members of the family, may not receive Section 8 tenant-based assistance while receiving another housing subsidy, for the same unit or for a different unit, under any duplicative federal, state, or local housing assistance program.

**Obligations of the Family §24 CFR 982.633**

The family must comply with the obligations of a participant family described in 982.551 as such also listed in Family Obligations of the Administrative Plan.



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