

## 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 FY2023, 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 (TBV) and project-based voucher (PBV) waiting list to include the following:

1. Continue implementing and monitoring the Moving to Work (MTW) Cohort #3 Landlord Incentives Supplemental Plan.
2. Continue implementing and monitoring the Choice Mobility Waiting Lists for eligible RAD PBV and PBV participants.
3. Continue with the implementation and monitoring of the implementation of revised Administrative Plan for the Housing Choice Voucher (HCV) Program
4. Continue implementing and monitoring the revised HCV Homeownership Program Action Plan.
5. Continue implementing and monitoring the Family Self-Sufficiency (FSS) Plan.
6. Continue converting the Our Community Housing & Enrichment Center (OCHEC) into the new headquarters for DHA and to be the one-stop-shop for affordable housing and homeless programs in the Wiregrass Metro Area (WMA).
7. Partner with the VA and HUD to implement and lease DHA’s new VASH vouchers.

**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 21, 2023**

Wait List (WL) Information	# of Families	% of Families	Annual Turnover
Total on WL	1226		300
Extremely low-income Less than or = 30% MFI	291	23.74%	
Very Low-income Greater than 30% but less than or = 50% of MFI	0	0.00%	
Low income Greater than 50% but less than 80% of MFI	0	0.00%	
Families with children	725	59.14%	
Elderly families	99	8.08%	
Families with disabilities	267	21.78%	
Race/ethnicity (Black)	982	80.10%	

Race/ethnicity (White)	170	13.87%	
Race/ethnicity (Other)	14	1.14%	

**Howell School Senior Apartments Project Based Voucher (PBV) Waiting List as of August 21, 2023**

<b>Wait List (WL) Information</b>	<b># of Families</b>	<b>% of Families</b>	<b>Annual Turnover</b>
Total on WL	767		282
Extremely low-income Less than or = 30% MFI	236	30.77%	
Very Low-income Greater than 30% but less than or = 50% of MFI	3	0.39%	
Low income Greater than 50% but less than 80% of MFI	1	0.13%	
Families with children	0	-	
Elderly families	132	17.21%	
Families with disabilities	242	31.55%	
Race/ethnicity (Black)	516	67.28%	
Race/ethnicity (White)	193	25.16%	
Race/ethnicity (Other)	8	1.04%	

**Crimson Ridge (formerly Martin Homes) RAD PBV Waiting List as of August 21, 2023**

<b>Wait List (WL) Information</b>	<b># of Families</b>	<b>% of Families</b>	<b>Annual Turnover</b>
Total on WL	1566		393
Extremely low-income Less than or = 30% MFI	642	41.00%	
Very Low-income Greater than 30% but less than or = 50% of MFI	33	2.11%	
Low income Greater than 50% but less than 80% of MFI	21	1.34%	
Families with children	873	55.75%	
Elderly families	85	5.43%	
Families with disabilities	321	20.50%	
Race/ethnicity (Black)	1139	72.73%	
Race/ethnicity (White)	292	18.65%	
Race/ethnicity (Other)	21	1.33%	

**David C. Jamison Village (formerly McRae Homes) RAD PBV Waiting List as of August 21, 2023**

<b>Wait List (WL) Information</b>	<b># of Families</b>	<b>% of Families</b>	<b>Annual Turnover</b>
Total on WL	1561		452
Extremely low-income Less than or = 30% MFI	602	38.57%	
Very Low-income Greater than 30% but less than or = 50% of MFI	33	2.11%	
Low income Greater than 50% but less than 80% of MFI	12	0.77%	
Families with children	870	55.73%	
Elderly families	78	5.00%	
Families with disabilities	310	19.86%	
Race/ethnicity (Black)	1020	71.75%	
Race/ethnicity (White)	290	18.58%	
Race/ethnicity (Other)	19	20.22%	

**Henry Green RAD PBV Waiting List as of August 21, 2023**

<b>Wait List (WL) Information</b>	<b># of Families</b>	<b>% of Families</b>	<b>Annual Turnover</b>
Total on WL	1681		428
Extremely low-income Less than or = 30% MFI	684	40.69%	
Very Low-income Greater than 30% but less than or = 50% of MFI	47	2.80%	
Low income Greater than 50% but less than 80% of MFI	17	1.01%	
Families with children	210	70%	
Elderly families	85	5.06%	
Families with disabilities	339	20.17%	
Race/ethnicity (Black)	1259	74.90%	
Race/ethnicity (White)	288	17.13%	
Race/ethnicity (Other)	20	1.19%	

**Choice Mobility PBV Waiting List as of August 21, 2023**

<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 21, 2023**

<b>Wait List (WL) Information</b>	<b># of Families</b>	<b>% of Families</b>	<b>Annual Turnover</b>
Total on WL	202		
Extremely low-income Less than or = 30% MFI	3	1.49%	
Very Low-income Greater than 30% but less than or = 50% of MFI	0	0.00%	
Low income Greater than 50% but less than 80% of MFI	1	0.50%	
Families with children	11	5.45%	
Elderly families	7	3.47%	
Families with disabilities	15	7.43%	
Race/ethnicity (Black)	64	31.68%	
Race/ethnicity (White)	3	1.49%%	
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 FY2023. The revisions were made to comply with HUD mandates and DHA’s discretionary changes. The DHA Board approved the revised Admin Plan of Commissioners.

**3. Financial Resources: Updated for anticipated income FY2023:**

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY2023 grants)</b>		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
a) Annual Contributions for Section 8 TBV/PBV/ RAD PBV/TPV	<b>\$9,924,474</b>	Voucher Operations (HAP/Admin Fees)
b) Local Grants (CDBG FY2020/ FY2021)	<b>\$210,000</b>	OCI Housing and Enrichment Center
c) State Grants (ADPH COVID-19) Vaccine Grant	<b>\$100,000</b>	Resident Services
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	<b>\$0</b>	N/A
<b>Total Resources</b>	<b>\$10,234,474</b>	Total

**4. HCV Homeownership Programs**

The HCV Homeownership Program Action Plan governs participant eligibility, selection, and admission preferences for the HCV Homeownership Program Action Plan. It also describes utilizing tenant-based vouchers for homeownership opportunities and public and private partnerships to further its homeownership initiative. The HCV Homeownership Program Action Plan was revised in FY2023. The DHA Board of Commissioners approved the HCV Homeownership Program Action Plan.

**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 FY2023. The revisions were made to comply with HUD mandates and DHA's discretionary changes under the new FSS Final Rule. The DHA Board approved the revised FSS Action Plan of Commissioners.

**5. Significant Amendment/Modification**

In March 2022, DHA amended the agency’s Annual Contribution Contract (ACC) in connection with the PHA’s designation as a participant in the expansion of the MTW demonstration pursuant to Section 239 of the Consolidated Appropriations Act, 2016, P.L. 114-113; 129 Stat. 2897 (2016 MTW Expansion Statute) and Section 204 of the Departments of Veterans Affairs and Housing and Urban Development and Independent Agencies Appropriations Act, 1996, P.L. 104-134; 110 Stat. 1321-281 (1996 MTW statute). The PHA’s participation in the expansion of the MTW demonstration shall be governed by the MTW Operations Notice for the Expansion of the MTW Demonstration as it is issued as it is and may be amended in the future, or any successor notice issued by HUD, (“the MTW Operations Notice”). DHA will continue to implement the Cohort

#3 Moving to Work (MTW): Landlord Incentives Program during the period of the FY 2024 Annual Plan and Revision #4 to the FY 2020-2024 Five-Year Plan.

DHA was granted flexibility and authority to develop policies in accordance with Moving to Work (MTW) for Expansion Agencies Operations Notice (Federal Register/ Vol. 85, NO. 168) FR/5994-N-05 outside the limitations of specific HUD regulations and provisions. The DHA was selected under the MTW Expansion, Cohort #3, Landlord Incentives, in FY2022.

In addition to statutory and regulatory relief, MTW agencies have the flexibility to apply “fungibility” among three core funding programs’ funding streams –public housing Operating Funds, public housing Capital Funds, and HCV assistance (to include both HAP and Administrative Fees) –hereinafter referred to as “MTW Funding.”

DHA has the flexibility to apply fungibility among its public housing Operating Fund, public housing Capital Fund, HCV HAP, and Administrative Fee assistance. Therefore, DHA plans to utilize its fungibility and shift all of its remaining public housing Capital and Operating Funds according to its SVC and transfer them to its HCV program based on the closeout of its public housing program. The line item will reflect “MTW Funding” for public housing Capital and Operating Funds within the HUD systems.

## B.2. New Activities

1. Partner with the VA and HUD to implement and lease DHA's new VASH vouchers.
2. Conversion of Public Housing to Tenant-Based Assistance.
  - a. The DHA received an approved SAC application to close its final public housing in FY2023 and received 117 Tenant Protection Vouchers (TPV) through the Streamlined Voluntary Conversion (SVC)-Section 22 for AMP 50, Ussery Homes, and Marvin Lewis Village to start the process of becoming a voucher-only agency.
  - b. DHA was granted flexibility and authority to develop policies in accordance with Moving to Work (MTW) for Expansion Agencies Operations Notice (Federal Register/ Vol. 85, NO. 168) FR/5994-N-05 outside the limitations of specific HUD regulations and provisions. The DHA was selected under the MTW Expansion, Cohort #3, Landlord Incentives.

### 3. MTW Activity:

C.3	Reexaminations
Activity 3.b.	Alternative Reexamination Schedule for Households (HCV)
C.4	Landlord Leasing Incentives
Activity 4.c.	Other Landlord Incentives (HCV)
C.5	Housing Quality Standards (HQS) Inspections
Activity 5.a.	Pre-Qualifying Unit Inspections (HCV)
Activity 5.c.	Third-Party Requirement (HCV)
Activity 5.d.	Alternative Inspection Schedule (HCV)
C.9	Project-Based Voucher Program Flexibilities (PBV)
Activity 9.b.	Increase PBV Project Cap (HCV)
Activity 9.c.	Elimination of PBV Selection Process for PHA-owned Projects without Improvement, Development, or Replacement (HCV)
Activity 9.d.	Alternative PBV Unit Selection Process
Activity 9.e.	Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (HCV)

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

1. DHA is committed to being a High Performer with all its affordable housing programs.
  - a. DHA's PHAS score for FY2022 was 99.
  - b. DHA's SEMAP score for FY2019 was 97.
  - c. In March 2022, DHA chose not to be scored under SEMAP as a new MTW agency and responded to HUD via email.
  - d. According to the MTW Operations Notice, an MTW agency will maintain its SEMAP performance designation (i.e., high performer, standard performer, troubled) at the time of MTW designation up until a successor system is established.
  - e. Once developed, all MTW agencies, including MTW agencies that opt out of SEMAP, must be assessed under the MTW-specific assessment system(s).
2. The DHA plans to continue applying for special-purpose vouchers (SPVs) to increase its portfolio by using HCVs through the following:
  - a. DHA submitted a registration of interest and was invited to submit 20 Veteran Affairs Supportive Housing (VASH) vouchers in FY2023.
  - b. DHA plans to submit another registration of interest and apply for an additional 20 VASH vouchers.
3. The DHA acquired new vouchers from HUD in FY2023:
  - a. DHA was awarded eight (8) new vouchers in FY2023.
  - b. DHA was awarded seven (7) new vouchers in FY2022.
4. The DHA received an approved SAC application to close its final public housing in FY2023 and received 117 Tenant Protection Vouchers (TPV) through the Streamlined Voluntary Conversion (SVC)-Section 22 for AMP 50, Ussery Homes, and Marvin Lewis Village to start the process of becoming a voucher-only agency.
  - a. Residents of Ussery Homes and Marvin Lewis Village will receive "117" Tenant Protection Vouchers (TPV) that will include the Uniform Relocation Act (URA) services and funding.
  - b. These former public housing developments will become market rate (MR) affordable housing developments.
  - c. DHA's nonprofit affiliate, Our Community, Inc. (OCI), will own the property, and DHA's management company affiliate, Dothan Management Group, LLC, will provide property management for the developments.
  - d. 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.
  - e. Ussery Homes' name was changed to Phoenix Rising LLC.
  - f. Marvin Lewis Village's name was changed to John R. Lewis Village LLC
5. DHA increased Assisted Housing Choices and Expanded Housing Opportunities in FY2023:

- a. DHA was selected for the Moving to Work (MTW) Expansion under Cohort #3 Landlord Incentives in FY2022 (January 2022).
  - b. DHA's Landlord Liaison continued the Attract, Recruit, and Retain Landlord in the Wiregrass Area comprehensive marketing campaign. Some of the activities and events in FY2023 consisted of the following:
    - Continued distributing the Invest. Profit. Repeat (IPR) Quarterly Newsletters
    - 2<sup>nd</sup> Annual Real Estate Investor & Landlord Summit
    - Landlord Orientations: Second Tuesday and Fourth Thursday each month
    - Brunch & Learn Property Management Company Meetings
    - Held 1<sup>st</sup> Annual Affordable Housing Symposium
    - Attended Dothan & Wiregrass Real Estate Associations and River Region Apartment Association Meetings & Luncheons
  - c. DHA added new units to its HCV program in FY2023:
    - 65 New Units
  - d. DHA's Landlord Incentives Statistical Data in FY2023:
    - Renter's Insurance: \$0.00
    - Damage Claims Payments: \$0.00
    - Vacancy Payments: \$0.00
    - Bonuses: \$17,623.00
    - Security Deposits: \$37,723.00
    - Application Fees: \$145.00
  - e. DHA opened its online waiting application again in FY2023 (August) for the Housing Choice Voucher (HCV) program and received 879 applicants for the HCV Program grant, a total of 1,480.
  - f. The grand total of families on the combined PBV, RAD PBV, and HCV waiting lists is 12,000.
  - g. DHA computer lab continues to be accessible for HCV applicants and participants to check their status on the waiting list and submit information.
  - h. Implementing the Wiregrass Regional Voucher Program (WRVP) allows voucher holders to rent in the Wiregrass Metro Area (WMA), consisting of the five counties of Houston, Geneva, Dale, Henry, and Coffee.
  - i. DHA is working on formal interlocal agreements with PHAs in the WMA.
6. DHA continued to monitor its Purpose 2025: FY2022-2024 Strategic Plan in FY2023. The Areas of Focus and Goals are as follows:
- a. Area of Focus 1: Organizational Culture
    - Goal: Create a high-value organizational culture that unites team members around a common cause
  - b. Area of Focus 2: Training (Staff & Board Commissioners)
    - Goal: Provide ongoing, relevant industry learning and development opportunities for the Staff and Board Commissioners
  - c. Area of Focus 3: Technology
    - Goal: Streamline operations through technology and digital transformation
  - d. Area of Focus 4: Rebranding
    - Goal: Launch and sustain a rebranding campaign that accurately communicates the mission, vision, values, and principles

- e. Area of Focus 5: Regional Voucher Program
    - o Goal: Offer a comprehensive, high-quality Wiregrass Regional Voucher Program (WRVP)
  - f. Area of Focus 6: Affiliate Organizations (Return on Investment)
    - o Goal: Utilize and establish affiliate organizations to support the mission of the Housing Authority
  - g. Area of Focus 7: New Headquarters (OCI Housing and Enrichment Center)
    - o Goal: Secure funding and create a seamless transition of the entire Housing Authority's headquarters to the former school building
  - h. Area of Focus 8: Development Accreditation
    - o Goal: Attain and maintain affordable housing development accreditation
7. DHA improved quality of life by affirmatively furthering fair housing, providing equal housing opportunities, and complying with civil rights in FY2023:
- a. Conducted a regulatory background check for eligibility through an online database and in partnership with the Dothan Police Department (DPD).
  - b. Fair Housing Month Proclamations:
    - The Honorable Governor Kay Ivey declared the month of April in Alabama as Fair Housing Month.
    - The Honorable Mayor Mark Saliba, the City of Dothan, and DHA declared the month of April in Alabama as Fair Housing Month.
    - The Board of Commissioners of DHA declared the month of April in Alabama as Fair Housing Month.
  - c. DHA hosted two Fair Housing Symposiums during the month of April 2023.
    - The first was with the public-private collaboration between the City of Dothan's Mayor's Office and CDBG Department, the Dothan Real Estate Association, Central Alabama Fair Housing Center, financial institutions, private developers, and other private real estate companies for education training at Troy University.
    - The second was a Fair Housing Month Fireside Chat hosted by DHA with guest panelists from attorney offices, Central Alabama Fair Housing Center, the City of Dothan's CDBG Department, and Legal Services of Alabama that was held at the Our Community Housing & Enrichment Center (OCHEC).
  - d. 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 held a public listening session at the OCHEC building in partnership with the City of Dothan's CDBG Department to discuss the revision of the plan.
  - e. DHA also collaborated with the City of Dothan to continue implementing the City of Dothan Strategic Affordable Housing Implementation Plan in 2018.
    - DHA continued implementing the neighborhood revitalization initiative of the Community Preservation and Revitalization (CPR): Breathing Life Back into the Community initiative.

- f. 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.
  - g. DHA's Community Safety Manager has assumed responsibility 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 has coordinated and developed crime prevention efforts on all DHA and affiliate properties, including its administrative offices.
  - h. DHA has continued fully augmenting the Tsunami (Ocean 10) surveillance system, consisting of 26 cameras throughout its instrumentalities and administrative offices during FY2023.
  - i. DHA hosted its second annual National Night Out (NNO) on Tuesday, August 1, 2023.
    - DHA's NNO event was designed to strengthen neighborhood relationships as a community-building campaign that promotes community-policing partnerships to reduce crime, increase mutual trust with our residents, and improve community safety.
    - DHA's NNO event was attended by all citizens of Dothan and the Wiregrass area, social service agencies, colleges, universities, neighborhoods, apartment complexes, and businesses.
    - The 2023 number of attendees exceeded expectations, with over 250 attendees.
    - The 2023 number of volunteers well exceeded expectations, with over 50 volunteers from organizations such as the Houston County Sheriff's Office, Dothan Police Department, Dothan Fire Department, Dare to Hope, 2 Lives in 1 Lifetime, Inc., Wallace Community College, House of Ruth, Spectra Care Health Systems, Enterprise State Community College, Alfred Saliba Family Center (Work Plus Program and Head Start), ADT Security, Dothan Housing, and other Community Stakeholders.
8. DHA promoted Economic Self-Sufficiency and Independent Living in FY2023:
- a. DHA completed a needs assessment with Troy University that surveyed residents and voucher participants. The plans are to utilize the data to apply for future grants, provide Troy University Social Work Internships for Students for required graduation requirements for BSW and MSW, and prepare to start the data transition from Family Metrics to the Tracking-at-a-Glance (TAAG) software.
  - b. DHA entered the partnership with the Wiregrass Habitat for Humanity for the HCV Homeownership Program.
    - Two families were selected to receive homes for FY2023.
  - c. DHA continued in-person Resident Advisory Board (RAB) meetings at all sites in FY2023.
  - d. DHA continued with the nationally recognized Ready to Rent (R2R) training for HCV and FSS participants.
    - In FY 2023, DHA trained 3 R2R Instructors, and 21 participants graduated from the R2R program.
  - e. Partner with the Southeast Alabama Coalition for the Homeless (SEACH), Low-Income Housing Coalition of Alabama (LIHCA), and Collaborative Solutions to

create and implement a 10-Year Homeless Prevention Plan for the Wiregrass Metro Area (WMA) with a focus on special purpose vouchers (SVC) and SEACH becoming a Continuum of Care (CoC).

- f. DHA was awarded an additional \$100,00.00 in funding under the ADPH COVID-19 grant in July 2023 (FY2023) through the collaborative effort of a public-private partnership (COVID-19/ VAX-7 initiative) to address the pandemic in minority and low-to-moderate (LMI) communities in Houston County.
9. DHA Awards & Recognition received in FY2023:
- a. 2023 NAHRO Merit Award: Administrative Innovation: Purpose 2025: FY2022-2024 Strategic Plan (October 2023)
  - b. 2023 NAHRO Merit Award: Affordable Housing: Attracting, Recruiting, & Retaining Landlords with Technology (October 2023)
  - c. 2023 NAHRO Merit Award: Affordable Housing: Wiregrass Landlord Tour (October 2023)