

## 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 FY2025, the DHA will continue developing strategies to expand affordable housing options for low-income families in the Wiregrass Metro Area (WMA), which consists of the following counties: Houston, Geneva, Dale, Henry, and Coffee, and for families that are on the tenant-based voucher (TBV) and project-based voucher (PBV) waiting list to include the following:

1. Continue monitoring the Moving to Work (MTW) Supplemental Plan for Cohort #3 Landlord Incentives.
2. Maintain waiting list for HCV, RAD PBV, PBV, and newly added VASH and FYI.
3. Continue partnership with the VA and HUD to implement and lease-up DHA's new VASH vouchers.
4. Continue to revise, implement, and monitor the Administrative Plan for the HCV Program in accordance with the HOTMA and NSPIRE regulatory requirements.
5. Conduct staff development regarding HOTMA and NSPIRE regulatory requirements.
6. Implement the HCV Homeownership Program Action Plan in partnership with Wiregrass Habitat for Humanity.
7. As a Continuum of Care DHA will continue partnering 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 WMA with a focus on special purpose vouchers (SVC).
8. Continue partnering with the City of Dothan as the sub-recipient to help administer the Rental Rehabilitation Program for landlords participating in DHA's HCV program as an MTW Landlord Incentive.
9. Continue working on formal interlocal agreements with seven (7) neighboring PHAs in the WMA to Expand Housing Opportunities to create economies of scale for the Portability process.
10. Continue providing alternative PBV unit types such as Shared Housing and Manufactured Housing.
11. DHA anticipates reopening the HCV waiting list on an as needed basis.

#### 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 FY2025. 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 FY2025:**

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned Funding</b>	<b>Planned Uses</b>
Federal Funding	<b>\$10,825,238.00</b>	Voucher Operations (HAP/Admin Fees/Landlord Incentives/ MTW Fungibility)
a) 2024 MTW ACC Funding for Section 8 (PBV/ RAD PBV/TPV/ VASH)		
b) Local Grants FY2020-2021	<b>\$84,000.00</b>	Our Community Housing and Enrichment Center (OCHEC) Building/ New DHA Headquarters
c) CDBG FY2025	<b>\$175,275.00</b>	Rental Rehab Program
d) CDBG	<b>\$30,000.00</b>	SEACH Salaries
HCV-HUD Held Reserves	<b>\$ 504,446.00</b>	Voucher Operations (HAP/Admin Fees/ Landlord Incentives/ MTW Fungibility)
DHA Held Reserves	<b>\$ 316,993.00</b>	Voucher Operations (HAP/Admin Fees/ Landlord Incentives/ MTW Fungibility)
2022 Capital Fund Program (CFP)	\$348,799.00	Voucher Operations (HAP/Admin Fees/ Landlord Incentives/ MTW Fungibility)
2023 Capital Fund Program (CFP)	\$354,437.00	Voucher Operations (HAP/Admin Fees/ Landlord Incentives/ MTW Fungibility)
<b>Total Resources</b>	<b>\$12,639,188.00</b>	

#### **4. Rent Determination**

The HCV Administrative Plan (Plan) governs HCV dwelling units, including applicable minimum rents, voucher family rent contributions, and payment standard policies. The revised HCV Admin Plan also includes the HOTMA rules and regulations, landlord incentives, and NSPIRE inspection protocol. The Admin Plan was revised in FY2024. The revisions were made to comply with HUD mandates and DHA's discretionary changes. The DHA Board approved the revised Admin Plan of Commissioners.

#### **5. 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 FY2024. The DHA Board of Commissioners approved the HCV Homeownership Program Action Plan.

**6. Substantial Deviation and Significant Amendment/Modification**

1. DHA will amend or modify its agency plans, upon the occurrence of any of the following events during the term of an approved plan(s):
  - a. A change in federal law takes effect and, in the opinion of DHA, it creates substantial obligations or administrative burdens beyond the programs then under administration, excluding changes made necessary due to insufficient revenue, funding or appropriations, funding reallocations resulting from modifications made to the annual or five-year capital plan or due to the terms of a judicial decree.
  - b. Any proposed demolition, disposition, homeownership, development, or mixed-finance proposals.
  - c. Any other event that the DHA determines to be a significant amendment or modification of an approved agency plan.
  - d. For purposes of any Rental Assistance Demonstration (“RAD”) project, a proposed conversion of public housing units to Project Based Rental Assistance or Project Based Voucher Assistance that has not been included in an Annual Plan shall be considered a substantial deviation.

## B.2. New Activities

1. DHA annual plan reflects items in the MTW supplement plan for PBV flexibilities to include MTW activities below under C.9.
  - a. DHA will continue to utilize 100% of the PBV project cap. This will allow for more assisted units to be available in the WMA, improving the housing choice.
  - b. DHA plans to eliminate the PBV selection process for DHA-owned Projects without Improvement, Development, or Replacement. This will allow DHA to move these projects along faster and get the housing available quicker by not having to go through the normal procurement process. This increases Housing Choices for low-income individuals and frees up employee time and hours for DHA, providing cost-effectiveness in getting these PBV units in place. In doing this, DHA will conduct a subsidy layering review (when and if required) and complete site selection requirements. DHA or its nonprofit instrumentality, Our Community, Inc. (OCI), will own any property that uses this waiver. OCI serves as the nonprofit community development corporation instrumentality of DHA by creating and preserving affordable housing and revitalizing neighborhoods throughout the WMA). The agency will perform HQS and/or NSPIRE inspections for all units under this MTW activity. DHA will continue utilizing a third party by an independent entity according to 24 CFR 983.59(b) or 24 CFR 983.103(f).
  - c. DHA will establish an alternative competitive process in the award of PBVs owned by non-profit, for-profit housing entities or by an agency that is not public housing. DHA will establish criteria for awarding PBVs for entities interested in a joint venture partnership with its nonprofit instrumentality, Our Community Inc. This selection criteria will also include DHA choosing third-party property management companies that meet the capacity threshold for managing PBV affordable housing development. Project(s) that DHA or OCI owns, HQS and/or NSPIRE inspections will be performed by an independent entity. The agency is subject to Notice PIH 2013-27 where applicable, or successor.
  - d. DHA plans to expand PBV units to be used with Shared Housing to give more housing options to those who need affordable housing. The units must comply with HQS and/or NSPIRE, deconcentration, and desegregation requirements. With limited housing in the WMA, this will help expand housing opportunities.
  - e. DHA plans to submit another registration of interest and apply for additional VASH vouchers in FY2025 if available.
  - f. DHA's Resident Services department is developing a Resident Council Committee at each housing development.
2. 2025 Leasing Projections for HCV/RAD PBV or PBV:
  - a. HCV plans to absorb 10 portability vouchers

3. MTW Activity:

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

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

1. The DHA plans to continue applying for special-purpose vouchers (SPVs) to increase its portfolio by using HCVs through the following:
  - a. HCVP has utilized 55% of allocated VASH vouchers.
  - b. DHA has received 2 FYI Voucher referrals from the partnering PCWA
2. DHA increased Assisted Housing Choices and Expanded Housing Opportunities in FY2024:
  - a. DHA added new units to its HCV program in FY2024:
    - 64 New Units
  - b. DHA's Landlord Incentives Statistical Data in FY2024:
    - Signing Bonuses: \$18,006.00
    - Security Deposits: \$56,882.00
    - Application Fees: \$315.00
    - Damage Claims Payments: \$7,847.97
    - Total: \$82,690.97
  - c. DHA waiting list remains open for RAD, PBV, and the total number of families on the waiting list is 13,374 and is broken down into the following:
    - Choice Mobility: 133
    - HCV: 1353
    - Crimson Ridge: 2927
    - Samuel P. Crawford Village (formerly) Henry Green Apartments: 3330
    - David C. Jamison Village: 2941
    - Howell Building: 169
    - Capstone at Kinsey Cove: 2521
  - d. DHA computer lab continues to be accessible for HCV applicants and participants to check their status on the waiting list and submit information via newly implemented YARDI software.

3. DHA improved quality of life by affirmatively furthering fair housing, providing equal housing opportunities, and complying with civil rights in FY2024:
  - a. Partnered with the City of Dothan to provide the Fair Housing Proclamation
  - b. DHA conducted staff professional development about Fair Housing during the month of April 2024.
  - c. DHA collaborated with Legal Services of Alabama in providing Fair Housing training
  - d. DHA installed Heart Safe AED monitors at its central location and on all DHA housing communities.
  
4. DHA has streamlined re-exam processes by providing biannual re-examinations for elderly and disabled families with fixed incomes.

4. DHA promoted Economic Self-Sufficiency and Independent Living in:
  - a. DHA completed a needs assessment that surveyed 100% of DHA residents to determine and develop partnerships.
  - b. Completed the “Getting Behind the Address Initiative” for 475 Households focusing on self-sufficiency and independent living. Resident Services department utilized an intern to assist with this initiative.
  - c. DHA’s Resident Services partnered with Wiregrass Food Bank, WOW Communications, House of Ruth, and SouthEast Alabama Community Action Partnership (SECAP) to provide for residents in need.
  - d. DHA attended Phase III of the Homeownership Partnership with Habitat for Humanity
  - e. DHA continued with the nationally recognized Ready to Rent (R2R) training for HCV and FSS participants.
    - In FY 2024, 10 participants graduated from the R2R program.
  - f. DHA was awarded two HUD Grants for FY2024, Resident Opportunities Self Sufficiency (ROSS) and Family Self Sufficiency.
  - g. DHA’s Resident Services were awarded the NAHRO awards for the Ready to Rent Program and the Behind the Address Initiative for FY2024.
  - h. DHA’s Resident Services was selected to be a part of the ConnectHome USA Program under tier 1.
  - i. DHA’s Resident Services partnered with the City of Dothan School’s nutrition department for the Summer Feeding Program.
  - j. Conducted financial literacy with Regions Bank and Five Star Credit Union Banks
  - k. Held Community Health Workshops with local Alabama Department of Public Health (ADPH), Aging Care Center Services
  - l. Introduced educational opportunities for youth and adults with community partners, Dothan City Schools Head Start, Wallace Community College and Houston County Library for the bookmobile.

#### **B.4. Capital Improvements**

1. DHA has no planned Capital Improvements at this time due to no Capital Funding.

