

## 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

The Dothan Housing Authority (DHA) currently has over 15,000 applicants on the Housing Choice Voucher Program (HCVPP) Combined Waiting list, which shows the need for affordable housing. Applicants that are currently on the waiting list not only show a need in our five (5) county service areas, Houston, Geneva, Dale, Henry, and Coffee, but in lower cities of Florida and Georgia, which are approximately eighty (80) feet from either border. DHA will strategically plan innovative and cost-effective methods to ensure its best efforts in addressing housing needs. The methods include:

1. DHA, being a Moving to Work (MTW) Agency for the Landlord Cohort, will continue to utilize the initiatives and waivers to ensure we are addressing the housing needs.
2. DHA currently has twenty (20) Veteran Vouchers (VASH) and partners with the Veteran Affairs of Montgomery, Alabama, who provide referrals. DHA plans to request additional VASH Vouchers if the referrals reflect the need.
3. Continue to revise, implement, and monitor the HCVPP Administrative Plan in accordance with the HOTMA and NSPIRE regulatory requirements.
4. Conduct staff development regarding HOTMA and NSPIRE regulatory requirements.
5. Implement the HCVPP Homeownership Program Action Plan in partnership with Wiregrass Habitat for Humanity.
6. The Southeast Alabama Coalition for the Homeless (SEACH), a 501c3 under the umbrella of DHA applied and was successfully appointed status to become a HUD recognized Continuum of Care and is now the Wiregrass Continuum of Care. The Wiregrass Continuum of Care covers the same five (5) counties as DHA's HCVPP. This is an intentional partnership to address homelessness and those on the verge of becoming homeless.
7. DHA is the sub-recipient that administers the City of Dothan's Rental Rehab Program. This program allows landlords to apply for funds to make necessary repairs to their housing units. If approved landlords are required to place their units on DHA HCVPP and the unit has to remain affordable for five (5) years. DHA plans to continue this partnership for the duration of available funds.
8. DHA will continue to make efforts to collaborate through interlocal agreements with neighboring PHAs to expand housing opportunities to address the need for affordable housing.
9. DHA will continue to explore the option of alternative housing through the Project-Based Voucher Program based on need.
10. DHA is considering the option to Project-Base two properties that are PHA-owned and to designate one property for Seniors. This will be based on funding availability.

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

DHA's Board of Commissioners approved the HCVP Administrative Plan through Resolution 2025-04.

**3. Financial Resources: Updated for anticipated income FY2026:**

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned Funding</b>	<b>Planned Uses</b>
Federal Funding  a) 2025 MTW ACC Funding for Section 8 (PBV/ RAD PBV/TPV/ VASH)	<b>\$11,313,712 – HAP Funding</b>  <b>\$1,191,951 – Admin Funding</b>	Voucher Operations (HAP/Admin Fees/Landlord Incentives/ MTW Fungibility)
b) Local Grants FY2020-2021	<b>\$0.00</b>	Our Community Housing and Enrichment Center (OCHEC) Building/ New DHA Headquarters
c) CDBG FY2026	<b>\$175,275.00</b>	Rental Rehab Program
d) CDBG	<b>\$30,000.00</b>	SEACH Salaries
HCVP-HUD Held Reserves	<b>\$ (612,364) Shortfall Projection</b>	Voucher Operations (HAP/Admin Fees/ Landlord Incentives/ MTW Fungibility)
DHA Held Reserves	<b>\$ 0.00</b>	Voucher Operations (HAP/Admin Fees/ Landlord Incentives/ MTW Fungibility)
Capital Fund Program (CFP)	\$0.00	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>\$13,677,739</b>	

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

The HCVP Administrative Plan governs HCVP dwelling units, including applicable minimum rents, voucher family rent contributions, and payment standard policies. The revised HCVP Administrative Plan also includes the required HOTMA rules and regulations, landlord incentives, and NSPIRE inspection protocol language. The Administrative Plan was revised in FY2025. The revisions were made to comply with HUD mandates and DHA's discretionary changes. The DHA Board of Commissioners approved the revised Administrative Plan (Resolution 2025-04).

#### **5. HCVP Homeownership Programs**

The HCVP Homeownership Program Action Plan governs participant eligibility, selection, and admission preferences for the HCVP 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 HCVP Homeownership Program Action Plan was revised in FY2025. The DHA Board of Commissioners approved the HCVP Homeownership Program Action Plan.

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**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 affordable units to be available and help in our effort to improve 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 and provide housing available. DHA will not have 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 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 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 has established and will continue to use 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 has established 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, 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 NSPIRE, deconcentration, and desegregation requirements.
  - e. DHA is considering the option to Project-Base two properties that are PHA-owned and to designate one property for Seniors.
  - f. DHA plans to submit another registration of interest and apply for additional VASH vouchers in FY2026.

2. MTW Activity:

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

3. DHA's Resident Services Program Building Opportunities towards Self-Sufficiency (BOSS) will continue to be intentional in providing our families every possible opportunity to advance self-sufficiency.
- a. Develop and implement a Ready to Work Program through partnership with local colleges, universities, career centers, DHR and employers.
  - b. Educate our participants on the benefits of Section 3 and make it a priority in partnership with approved vendors who meet the program requirements.
  - c. Explore options with local companies to provide free internet and tablets/computers to our families to ensure they have the capabilities to attend school due to not having transportation or childcare. Also to ensure the youth have access to complete assignments and research removing the barrier of accessibility to internet services.
  - d. Work with local childcare providers to provide discounted services to our participants who have a desire to work but cannot afford the childcare.

### B.3. Progress Report

1. The DHA increased its HCVP with special-purpose vouchers.
  - a. HCVP has utilized 80% of allocated VASH vouchers.
  - b. DHA received 2 referrals for FYI vouchers and leased 1.
  
2. DHA increased Assisted Housing Choices and Expanded Housing Opportunities in FY2025:
  - a. DHA added new units to its HCV program in FY2025:
    - 5 New Units
  - b. DHA's MTW Landlord Incentives Statistical Data in FY2025:
    - Provided signing bonuses: \$700.00
  - c. DHA waiting list remains open for RAD, PBV, and the total number of families on the waiting list is 15,976, and is broken down into the following:
    - Choice Mobility: 169
    - HCV: 2082
    - Crimson Ridge: 3368
    - Samuel P. Crawford Village: 3588
    - David C. Jamison Village: 3181
    - Howell Building: 613
    - Capstone at Kinsey Cove: 2975
  - d. DHA has placed computers and scanners in the lobby of the central office to provide accessibility for applicants and participants to check their status on the waiting list and submit information in real time.
  - e. Housing Choice Voucher waitlist was re-opened on June 9, 2025, and closed on June 12, 2025.
  - f. DHA conducts Virtual Tours for applicants who are physically unable to visit the Dothan Management Group (DMG) properties for a tour of the prospective home.
  
3. DHA improved quality of life by affirmatively furthering fair housing, providing equal housing opportunities, and complying with civil rights in FY2025:
  - 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 2025.
  - c. DHA staff continues to train on the Heart Safe AED monitors at its central location and on all DHA housing communities. The Department of Public Safety conducted the Heart Safe training.
  
4. DHA has streamlined re-exam processes by providing biannual re-examinations for elderly and disabled families with fixed incomes. Also, Participants now have the option to complete their re-examinations remotely through our online portal.

5. 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 interns 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), Southeast Child Advocacy, Alfred Saliba Family Center, and Wallace Community College to provide for residents in need.
  - d. DHA’s Resident Services team successfully partnered with Habitat for Humanity in providing permanent housing for an eligible resident family.
  - e. DHA continued with the nationally recognized Ready to Rent (R2R) training for HCV and FSS participants.
  - f. DHA is currently administering two HUD Grants for FY2025, 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 FY2025.
  - h. Conducted financial literacy with Regions Bank, Five Star Credit Union Banks, and All In Credit Union.
  - i. Held Community Health Workshops with local Alabama Department of Public Health (ADPH), Aging Care Center Services and Alabama Extension Office.
  - j. Introduced educational opportunities for youth and adults with community partners, Alfred Saliba Family Service Center, Dothan City Schools Head Start, Wallace Community College and Houston County Library for the bookmobile.
6. DHA’s Resident Services department has developed a Resident Council Committee at each housing development.

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

DHA does not have any public housing units; therefore, it is no longer eligible for CFP Funds.