

2022 CAPER

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT

DOTHAN, ALABAMA

DECEMBER 2023

Prepared for

CITY OF DOTHAN
DEPARTMENT OF
PLANNING &
DEVELOPMENT

LOVE 
DOTHAN



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2022 Consolidated Annual Performance Evaluation Report (CAPER)

For October 1, 2022 to September 30, 2023

CITY OF DOTHAN, ALABAMA

Department of Planning & Development
Community Development

December 2023

Prepared for the City of Dothan by
Mosaic Community Planning, LLC



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CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT

CR-05 GOALS AND OUTCOMES – 91.520 (A)

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a) This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Dothan receives Community Development Block Grant (CDBG) funds each year from the federal government through the U.S. Department of Housing and Urban Development (HUD). Through this grant program, the City and its partners provide a variety of affordable housing, community development and homelessness initiatives to Dothan residents.

In 2020, the City of Dothan prepared its 2020-2024 Five-Year Consolidated Plan, which outlines the City’s plans for the use of CDBG funds over the five-year period. The Plan identified seven priority goals, including housing needs, public services, infrastructure, public and neighborhood facilities, economic development, homeless facilities, and program administration. This Consolidated Annual Performance and Evaluation Report (CAPER) describes the City’s progress made toward addressing those priorities 2022 program year, which extends from October 1, 2022 through September 30, 2023 and comprises the third year included within the Consolidated Plan.

During the 2022 program year, the City expended \$473,593 in CDBG funds. Dothan continued its focus on affordable housing rehabilitation and preservation, most specifically, emergency home repair and weatherization. The City expended \$146,424 in CDBG funds to support single-family emergency home rehabilitation and energy efficiency improvements by Habitat for Humanity, serving 29 households. The City also provided funding for improvements at the House of Ruth and the Ark, which provide emergency and transitional housing, and the Dusy Street Foster Home, which provides housing for individuals with mental health needs.

The City installed sidewalks along Selma Street from Thunderbird Drive to Haven Drive using \$100,000 in 2022 CDBG funds and provided funding for several public facility improvements. These facilities include those that provide housing (House of Ruth, the Ark, and Dusy Street Foster Home, as listed above) and provide a variety of housing and other services (Salvation Army and the Dothan Housing Authority). Through partnership with the Housing Authority, the City of Dothan is assisting in the retrofitting of the Montana School building into a multi-purpose administrative building with expanded space for youth services, afterschool activities, and childcare, as well as an updated playground. Dothan used about \$86,517 for public facility improvements during the 2022 program year.

The City also focused on the provision of public services in coordination with several community partners. Dothan expended \$89,907 in CDBG funds for public services (about \$75,968 of which was PY 2022 funds, constituting 15% of the City’s 2022 grant), including youth services, services for abused and neglected

children, mental health services, homelessness prevention/eviction defense, and fire safety. The largest share was for youth services, including enrichment and after school activities provided through the Wright Star Foundation, Dothan Leisure Services, the Dothan Housing Authority, and the Boys and Girls Club. Additionally, the Exchange Center provided counseling services for 55 individuals and the Dothan Fire Department provided 79 Housing Authority residents with fire safety education.

Finally, as an economic development project, Dothan used \$12,960 in CDBG funds to purchase equipment for the Wiregrass Rehabilitation Center, expanding its ability to employ and train low-income workers with disabilities.

CARES ACT FUNDS

In addition to its annual CDBG grant, the City of Dothan also received an additional, one-time CDBG grant through the Federal CARES Act (known as CDBG-CV) to prevent, prepare for, and respond to the coronavirus pandemic. While CDBG-CV funding was received during the 2020 program year, the City has continued to spend these grant funds in subsequent program years.

During the 2022 program year, the City of Dothan expended about \$276,653 in CDBG-CV funds. The largest share of this funding (\$189,452 or 68%) went to the Dothan Housing Authority to support renovations and repairs at the Montana School site. The City used another \$48,064 in CDBG-CV funds to assist the Alfred Saliba Family Services Center make public health related improvements to its Mixon Business Center and HIPPY program space and \$29,360 to assist the Salvation Army with HVAC and other building improvements. As of the close of the 2022 program year, the City of Dothan had \$192,314 in CDBG-CV funds left to be expended.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g) Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Table 1 on the following page identifies activities completed and related outcomes by goal.

TABLE 1 – ACCOMPLISHMENTS – PROGRAM YEAR AND STRATEGIC PLAN TO DATE

Goal	Category	Source and Amount	Indicator	Unit of Measure	5-Year Strategic Plan			2022 Program Year		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Emergency Housing Repair Program	Affordable Housing	CDBG: \$93,029	Homeowner Housing Rehabilitated	Household Housing Unit	125	79	63.2%	16	18	112.5%
Employment Training	Non-Homeless Special Needs; Non-Housing Community Development	CDBG: \$12,960	Public Service Activity Other Than Low/Moderate Income Housing Benefit	Persons Assisted	20	5	25.0%	2	2	100.0%
Downtown Façade Improvements	Non-Housing Community Development	CDBG: \$0	Façade Treatment or Business Building Rehabilitation	Businesses	10	2	20.0%	0	0	N/A
Fair Housing	Affordable Housing	CDBG: \$0	Public Service Activity Other Than Low/Moderate Income Housing Benefit	Persons Assisted	1,000	19	1.9%	0	0	N/A
Housing for People Who are Homeless	Homeless	CDBG: \$0	Housing for Homeless Added	Household Housing Unit	25	0	0.0%	0	0	N/A
Infrastructure Improvements	Non-Housing Community Development	CDBG: \$100,000	Public Facility or Infrastructure Activity Other Than Low/Moderate Income Housing Benefit	Persons Assisted	4,000	4,699	117.5%	1,170	2,400	205.1%
Land Acquisition or Demolition	Affordable Housing	CDBG: \$4,900	Buildings Demolished	Buildings	5	0	0.0%	0	0	N/A
Program Administration	Program Administration	CDBG: \$24,779	Other	Other	1	1	100.0%	1	1	100.0%

TABLE 1 – ACCOMPLISHMENTS – PROGRAM YEAR AND STRATEGIC PLAN TO DATE (CONTINUED)

Goal	Category	Source and Amount	Indicator	Unit of Measure	Strategic Plan			Program Year		
					Expected	Actual	Percent Complete	Expected	Actual	Percent Complete
Public Facilities	Non-Housing Community Development	CDBG: \$94,623 CDBG-CV: \$275,927	Public Facility or Infrastructure Activity Other Than Low/Moderate Income Housing Benefit	Persons Assisted	10,000	2,506	25.1%	9,534	2,481	26.0%
Public Services	Non-Housing Community Development	CDBG: \$82,059	Public Service Activity Other Than Low/Moderate Income Housing Benefit	Persons Assisted	10,000	5,839	58.4%	6,196	1,129	18.2%
		CDBG: \$7,848 CDBG-CV: \$726	Homelessness Prevention	Persons Assisted	0	47	N/A	0	47	N/A
Weatherization Program	Affordable Housing	CDBG: \$53,395	Homeowner Housing Rehabilitated	Household Housing Unit	25	40	160.0%	16	11	68.8%

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Table 1 compares the City of Dothan’s accomplishments with the goals established in its 2022 Annual Action Plan and 2020-2024 Five-Year Consolidated Plan. Beginning with one of the City’s highest priorities – affordable housing – Dothan is exceeding its goals for providing emergency housing repairs and home weatherization. The City anticipates completing a combined total of 150 repair and weatherization projects during the five-year planning period, and has completed 119 homes (or 79% of its goal) through three years. During the 2022 program year, the City completed 29 repair and weatherization projects, just below its goal of 32 for the year. Habitat for Humanity repair and weatherization programs will continue during the 2023 program year, extending the City’s progress toward meeting its five-year goal.

The City exceeded its annual and five-year goals related to infrastructure improvements, assisting an estimated 2,400 persons this year and 4,699 over the last three program years, compared to a five-year goal of 4,000.

Public facility and public service projects fell below goal numbers. The City assisted about 1,176 residents with public services, including youth services, services for neglected or abused children and their families, mental health services, homelessness prevention/eviction defense, and fire safety, compared to a goal of 6,196. While PY 2022 accomplishments were lower than anticipated, the City is on pace to meet its five-year goal of assisting 10,000 residents through the provision of public services, having reached 58% of its goal through three years.

Public facility projects planned for the 2022 program year were projected to serve about 9,534 residents but served only 26% of this goal (or 2,481 people). One PY 2022 public facility project – the Southeast Alabama Community Action Partnership’s Office Renovation – did not start during the program year due to plumbing and other building issues which extended its timeframe for completion.

CR-10 RACIAL AND ETHNIC COMPOSITION OF FAMILIES ASSISTED

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520 (A)

TABLE 2 – ASSISTANCE TO RACIAL AND ETHNIC POPULATIONS BY SOURCE OF FUNDS

	CDBG Non-Housing Activities (Persons Assisted)	CDBG Housing Activities (Households Assisted)
White	1,179	5
Black or African American	2,981	34
Asian	16	0
American Indian or Alaskan Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Other	210	0
Total	4,386	39
Hispanic	64	0
Not Hispanic	4,322	39

Narrative

During the 2022 program year, the City of Dothan assisted 4,386 residents and 39 households using CDBG funds. Most people assisted (2,981 or 68%) identify as Black or African American, as do 87% of households. About 27% of people and 13% of households assisted identify as white. The remaining 5% of people assisted identified as other or multiple races. About 15% of people assisted through CDBG identified as Hispanic.

In comparison to CDBG beneficiaries, Black or African American residents comprise about 33% of the City's population overall, according to 2020 Census redistricting data. However, LMI qualified census tracts, where infrastructure and public facility improvements are typically focused, have disproportionate shares of Black or African American households compared to the entire city. Additionally, African American and Black households are generally overrepresented in lower income brackets, including those at or below 80% AMI, which is typically the income eligibility threshold for CDBG-funded public services. Together these factors account for the disproportionate share of African American residents making up CDBG beneficiaries.

CR-15 RESOURCES AND INVESTMENTS – 91.520 (A)

Identify the resources made available.

Through HUD’s entitlement grant program, Dothan received \$499,787 in CDBG funding for the 2022 program year. Additionally, the City had \$28,225 in prior year CDBG funds available for use. In 2020, Dothan received \$644,714 in CDBG-CV funds through the CARES Act intended to prevent, prepare for, and respond to the COVID-19 pandemic and related economic, social, and health impacts. The City spent about \$175,747 of this funding during the 2020 and 2021 program years and had \$468,967 of unexpended CV funds at the beginning of the 2022 program year. CV funds are shown in the “other” line in the table below.

During 2022, the City of Dothan expended \$473,593 in CDBG funds and \$276,653 in CDBG-CV funds.

TABLE 3 – RESOURCES MADE AVAILABLE

Source of Funds	Source	Resources Made Available	Amount Expended During the Program Year
CDBG	Public – Federal	\$528,012	\$473,593
Other	Public – Federal	\$468,967	\$276,653

Identify the geographic distribution of investments.

The City of Dothan does not target specific geographic areas for HUD funding. Housing programs, public services, economic development, and other programs are citywide, based on an individual’s or household’s income to qualify for assistance under CDBG guidelines. Public facility projects funded in 2022 qualified based on the clientele they serve. Public infrastructure projects funded in 2022 are located in predominately low- and moderate-income (LMI) areas, using U.S. Census Bureau information to identify LMI neighborhoods in the City by Census Tract.

TABLE 4 – IDENTIFY THE GEOGRAPHIC DISTRIBUTION AND LOCATION OF INVESTMENTS

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100%	100%	See above.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

By working through local non-profit agencies, the City of Dothan is typically able to leverage staff or volunteer time and other private funding sources to provide public services at relatively low costs per person. The City also uses general funds to cover a significant portion of program administration costs, keeping CDBG program administration spending well below the 20% cap. During the 2022 program year, administration costs made up only 5.0% of the City's entitlement grant spending. The City also leverages staff time to support CDBG activities, with City employees providing engineering and architectural expertise to design, bid, and administer the construction of approved infrastructure projects. There are no matching requirements for CDBG funds.

The City of Dothan did not use publicly owned land to address needs identified in its 2020-2024 Consolidated Plan. Sidewalk improvements involved improvements to publicly owned property and/or property in the public right-of-way.

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CR-20 AFFORDABLE HOUSING – 91.520 (B)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

TABLE 5 – NUMBER OF HOUSEHOLDS

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	87	29
Number of special-needs households to be provided affordable housing units	0	0
Total	87	29

TABLE 6 – NUMBER OF HOUSEHOLDS SUPPORTED

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through production of new units	55	0
Number of households supported through rehab of existing units	32	29
Number of households supported through acquisition of existing units	0	0
Total	87	29

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

During the 2022 program year, the City of Dothan provided emergency housing repair and/or weatherization for 29 households, which is slightly below the one-year goal established in the 2022 Annual Action Plan of 32 households. These programs extended the useful life of affordable housing units for low- and moderate-income homeowners, including many seniors.

The City's 2022 affordable housing goals included development of 55 new units of affordable senior rental housing at the Moody building. However, the Moody building redevelopment was canceled as a CDBG project during the 2022 program year. Funding for the project of \$250,000 (including \$125,000 in PY 2022 funds and \$125,000 in PY 2023 funds) is in the process of being reprogrammed. The amended plans will include \$50,000 in funding for Habitat for Humanity's Critical Home Repair and Weatherization Programs

and \$200,000 for a rental rehabilitation program to be administered by the Dothan Housing Authority. This amendment is currently in its public comment period until December 19, 2023.

Discuss how these outcomes will impact future annual action plans.

Given Dothan’s history of successful partnership with Habitat for Humanity for the provision of emergency housing repair and weatherization, the City may choose to continue these programs in future program years. Both programs were also funded during the 2023 program year, with goals of serving 30 households between the two programs. As described in the previous response, the City is also in process of amending its 2022 and 2023 Annual Action Plans to reprogram \$250,000 in funding from the Moody building redevelopment to Habitat for Humanity’s Critical Home Repair and Weatherization Programs and a rental rehabilitation program.

During PY 2022, of the households served with emergency housing repair and/or weatherization, the majority (26 out of 29, or 90%) had low or extremely low incomes (under 50% AMI). Only two households had moderate incomes between 50 and 80% AMI and one had an income above 80% AMI and is not displayed in the table below. Data about racial composition of households assisted shows that the majority identify as non-Hispanic African American or Black.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

TABLE 7 – NUMBER OF HOUSEHOLDS SERVED

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low Income	16	N/A
Low Income	10	N/A
Moderate Income	2	N/A
Total	28	N/A

Narrative Information

Worst case housing needs include low-income renter households who pay more than half of their income for rent, live in substandard housing, are homeless, or have been involuntarily displaced. During the 2022 program year, Dothan focused its housing related CDBG funds on emergency repair and weatherization, serving 26 low-income homeowners (incomes under 50% AMI) living in housing that needed physical improvements, including possible accessibility improvements for people with disabilities. The City also continued to fund a public service activity designed to reduce risk of fire for low-income renters at Housing Authority of the City of Dothan properties by conducting safety training for residents. In future annual action plans, the City will also explore ways to provide affordable rental housing by supporting activities related to new construction or rental rehabilitation. While the limited number of community housing development organizations in Dothan is a potential barrier to new construction of affordable units, the

City identified rental housing rehabilitation as a project for funding during the 2023 program year and is in the process of amending its 2023 Annual Action Plan to include that activity.

During 2021, one affordable housing development in Dothan was awarded Low Income Housing Tax Credits and HOME funding by the Alabama Housing Finance Authority. Honeysuckle Place, a new construction project that will include 56 affordable family units, received about \$900,000 in Low Income Housing Tax Credits and \$2 million in HOME funds.

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CR-25 HOMELESS AND OTHER SPECIAL NEEDS – 91.220 (D, E); 91.320 (D, E); 91.520 (C)

Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

During PY 2022, Dothan did not provide any CDBG funds specifically for outreach to and assessment of persons experiencing homelessness. Given limited CDBG funding, the City focused on homelessness prevention during PY 2022.

While the City did not provide PY 2022 CDBG funding for activities specifically related to outreach, Dothan Rescue Mission and other local organizations continued to provide outreach to people experiencing homelessness with the goal of getting individuals and families into permanent housing during the 2022 program year. Outreach included food, clothing, showers, laundry, warming, and other services.

The City continued working with the Southeast Alabama Coalition of the Homeless (SEACH) and the Alabama Rural Coalition for the Homeless (ARCH) to better understand homeless needs and encourage applications for CDBG funds from agencies serving people who are homeless. One goal of the city’s revised competitive funding process and its mandatory applicant training sessions is to broaden the pool of agencies and organizations that apply for CDBG funding to best meet the needs of Dothan residents. Future years allocations may include CDBG funding for outreach activities to homeless individuals and families, including those that are unsheltered.

The City recognizes that current data about the size and characteristics of the local homeless population is limited. More reliable information regarding homelessness in Dothan is needed to identify ways to best serve this group. Over the next program years, the City anticipates completing a study of homelessness in Dothan to better understand the extent of homelessness and housing and supportive service needs of people who are homeless. This study should be useful to partner agencies in future grant applications to the State of Alabama or other entities.

Addressing the emergency shelter and transitional housing needs of homeless persons.

During PY 2022, the Dothan Rescue Mission and House of Ruth continued to provide emergency shelter in Dothan. The Ordinary People Society and the Ark Dothan provided transitional housing for people experiencing homelessness. Every year, the city-initiated Project Care assists the Dothan Rescue Mission with paying their utilities. These funds are donated by other utility customers through the utility billing process.

During 2022, the City expended \$11,847 in CDBG funds for repairs and improvements to the House of Ruth shelter, including bathroom/plumbing repairs, accessibility improvements, and other minor repairs. The shelter provides emergency housing and related services for victims of domestic violence, dating violence, and sexual assault or rape.

Also during this program year, the City expended \$41,250 in CDBG funds to repair an elevator in the ARK's building, which provides 25 transitional housing apartments.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Catholic Social Services of Dothan provides homelessness prevention services including emergency assistance with utilities, rent, food, medication, transportation, and clothing. The Saliba Center for Families also provides a variety of services that help individuals and families avoid becoming homeless, including intake and referral services; social work services; GED classes; employment readiness, maintenance, and retention education; and a career development center.

During PY 2022, the City used \$7,849 in CDBG funds to support homelessness prevention through Legal Services of Alabama, a project that assisted 47 people. This project provides free civil legal services to citizens of the City of Dothan to combat homeless prevention. Staff offer representation to residents facing emergency housing issues using the legal means necessary to keep the client from being homeless, including domestic violence victims, the elderly, mentally disabled, disabled veterans, physically disabled and others facing economic crisis caused by job loss and health issues and other catastrophic situations. This assistance may involve representation in evictions, ejections, foreclosures or looking for additional income and benefits to remain in housing.

Additionally, during the 2022 program year, the City continued funding housing rehabilitation to support residents in affording needed home weatherization and repairs in order to remain in their homes. The City assisted 29 households with such repairs/weatherization.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

During 2022, the City continued to work with the Southeast Alabama Coalition for the Homeless (SEACH), members of which provide supportive services and housing search assistance for individuals and families consistent with a Housing First approach. The City also used \$10,230 in PY 2022 CDBG funds to support renovations at the Dusy Street Foster Home, which provides permanent housing for individuals with mental health needs.

The City recognizes that more transitional housing needs could be met by the addition of facilities sponsored by one or more local non-profit agencies and encourages CDBG funding applications from such organizations. Agencies are providing limited transitional housing and supportive services for homeless

families and individuals through the Permanent Housing Care Plus and State Mental Health Grants. These programs will be used as feasible to provide permanent supportive housing for homeless or at risk threatened persons who successfully complete a transitional housing program, or are developmentally disabled and those threatened with homelessness. These programs will be supplemented when appropriate, and where available, with other resources. Permanent supportive housing needs for the homeless are most severe among the recovering mentally ill/substance abusers and developmentally disabled subgroups of the homeless/threatened population, and are a major consideration.

A major problem that has existed in the City of Dothan is the lack of a central location/facility where all social services needs could be assisted and appropriate assistance channeled. The Alfred Saliba Services Center has filled this void and the City continued to provide CDBG assistance to this organization in 2022, using both CDBG and CDBG-CV funds. The recently established 211 system is channeling individuals and families needing a variety of services to appropriate social services agencies in the City.

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CR-30 PUBLIC HOUSING – 91.220 (H); 91.320 (J)

Actions taken to address the needs of public housing.

During the 2022 program year, the Housing Authority of the City of Dothan continued to modernize 5% of units at each of its complexes to meet mobility requirements and 2% of the units to meet visual impairment requirements.

The Dothan Housing Authority has tried to recruit more landlords for their Regional Voucher Program to provide more affordable housing, by providing various incentives through their Moving to Work (MTW) Landlord Incentives Program to garner more participation.

The City of Dothan supported public housing residents through two CDBG-funded projects over the last year. The City expended \$12,734 in CDBG funds for the Dothan Fire Department Fire Safety program, which provided one-on-one fire safety training to 79 Housing Authority residents while installing stovetop firestop canisters in the kitchen of their homes. The City also spent \$5,490 to assist the Dothan Housing Authority's retrofit the Montana School building into a multi-purpose administrative building with expanded space for youth services, afterschool activities, and childcare, as well as an updated playground.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership.

To encourage involvement by its residents, the Housing Authority conducts a Resident Advisory Board meeting with representatives of each of its publicly supported housing developments. During the RAB meeting, the housing authority staff share administrative and programming changes with resident representatives. This interaction allows the residents to ask questions and make suggestions to staff. While the City is not directly involved in PHA operations, the City is supportive of HA efforts and readily participates when requested by PHA management, as well as appoints Board members to the Dothan Housing Commission. Additionally, the CDBG-funded Strengthening Families program encourages involvement through programming for youth and their parents.

The Community Development Department held a series of neighborhood meetings during the 2022 program year to better understand community needs in Dothan, targeting the LMI census tracts or neighborhoods in the City. The Department anticipates continuing to hold neighborhood meetings each year and will coordinate with the Housing Authority to ensure its residents are aware of these opportunities to provide input.

Actions taken to provide assistance to troubled PHAs.

The Housing Authority of the City of Dothan is designated as a 'high performer' and is not troubled.

CR-35 OTHER ACTIONS – 91.220 (J)-(K); 91.320 (I)-(J)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

To maintain and expand the current affordable housing stock, the City of Dothan worked to implement the strategies in the City of Dothan Affordable Housing Study. The City worked to identify and develop partnerships with private agencies with the goal of increasing the supply of affordable housing. These included LIHTC or other developers considering housing projects in the city. The City also continued to look at using funding or grants that can be leveraged to bring new dollars for affordable housing or homelessness into the community. During 2021, one affordable housing development in Dothan was awarded Low Income Housing Tax Credits and HOME funding by the Alabama Housing Finance Authority. Honeysuckle Place, a new construction project that will include 56 affordable family units, received about \$900,000 in Low Income Housing Tax Credits and \$2 million in HOME funds. The City also allocated CDBG funding to support redevelopment of the former Moody Hospital into a 55-unit affordable housing development for seniors during the 2022 program year.

In addition to specific programs designed to foster and maintain affordable housing, the City plans to review its zoning ordinance for prospective barriers to affordable housing development and make amendments as needed, including possible changes that would decrease costs or risk for multifamily developments, and identifying zones where multifamily housing may be built as-of-right.

Actions taken to address obstacles to meeting underserved needs. 91.220 (k); 91.320 (j).

The City of Dothan used CDBG fund to support a variety of public services to address underserved needs of low-income residents, including:

- Wright Star Foundation Excellence in Education Program, which provides free after school programming to boys ages 7 to 10. Activities include but are not necessarily limited to tutoring, reading, soft skills and conflict resolution training, and a variety of parenting classes. The City expended \$18,318 in CDBG funds for this activity in 2022 and served 43 students.
- The Exchange Center for Child Abuse Prevention's Parent Aid Program, which provides in-home mentoring and supportive services to at-risk clients to replace patterns of abusive behavior with effective non-violent parenting. The City expended \$18,902 in CDBG funds for this activity in 2022 and served 55 people.
- Boys and Girls Club's Project Learn program, which serves youth with homework help and one-on-one tutoring by certified teachers to improve chances for academic success. The City expended \$4,142 in CDBG funds for this activity in 2022.
- Alfred Saliba Family Services Center's Community Career Development Center, which serves low-income and at-risk individuals with GED preparation and adult education programs, job readiness programs, career programs, and computer basics. The City expended \$1,642 in CDBG funds for this activity in 2022.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

An important initiative emanating from HUD in the last decade is the reduction of lead-based paint hazards, and many jurisdictions around the country have focused on reaching this goal. The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992) amends the Lead-Based Paint Poisoning Prevention Act of 1971, which is the law covering lead-based paint in federally funded housing. These laws and subsequent regulations issued by the U.S. Department of Housing and Urban Development (24 CFR part 35) protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government.

In all property rehabilitation projects involving the City of Dothan, the City assessed whether lead-based paint might be present and, if so, followed the guidelines set forth in the Residential Lead-Based Paint Hazard Reduction Act of 1992. The City of Dothan is committed to testing and abating lead in all pre-1978 housing units assisted with federal grant funds in any of the housing programs it implements.

Additionally, the City is planning a public education campaign involving in-depth work on a community-wide basis with particular emphasis on the concerns of elevated blood lead level concentrations in day-cares and neighborhood facilities.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Dothan's anti-poverty strategy focuses on helping all low-income households improve their economic status and remain above the poverty level. Current programs to reduce poverty through access to education and jobs are provided by the Southeast AlabamaWorks Local Workforce Development Board and other local workforce development organizations, as well as through the City's nonprofit grantees. In 2022, the City funded afterschool programs and college and career access programs. Emergency assistance is also provided by several nonprofit organizations in the city.

Further, the City of Dothan's housing programs and activities that support development of and access to affordable housing inherently address poverty by creating housing opportunities for low-income households. In 2022, the City used grant funds to support emergency housing repair and home weatherization for low-income households. Without these opportunities, many low-income households would not be able to afford housing rehabilitation costs.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The unmet needs of rental housing affordable to low-income residents and social services for individuals and families experiencing or at risk of homelessness present an opportunity for the City to connect with organizations, affordable housing developers, and agencies working to address these needs in Dothan. The City continuously works within existing partnerships and coalitions to work toward meeting local housing and service needs. In 2022, the City of Dothan worked closely with the Dothan Housing Authority, state and local agencies and governments, nonprofit organizations, and other service providers to coordinate delivery of services to city residents. The Community Development Department will continue to consult with various housing, homelessness, social service, elderly and disability resource agencies to gather data and identify service gaps.

During the 2022 program year, the City required applicants to participate in a mandatory CDBG application training session, which was offered three times throughout the year. These sessions reviewed the CDBG program, national objectives, eligible activities, and the application process. The City was able to fund new applicants during the 2022 program year due to these process revisions.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Through the CDBG project selection process, the City and Community Development Advisory Committee enhanced coordination between housing providers and health, mental health, and service agencies by prioritizing activities that connect housing and services. In the 2022 program year, for example, the City funded a public service activity by the Dothan Housing Authority related to fire safety. The City also funded a combination of shelter improvements and services at the House of Ruth and facility improvements at the Dusy Street Foster Home.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City completed an updated Analysis of Impediments to Fair Housing Choice in 2020. That report identified five impediments in Dothan: the continued need for fair housing education and enforcement; poor rental housing conditions disproportionately impacted protected classes; affordable housing needs disproportionately impacted protected classes; low labor market engagement restricting access to opportunity; and the continued need for neighborhood infrastructure development.

During the 2022 program year, the City used \$7,849 in CDBG funds to provide 47 people with legal assistance to prevent evictions, ejections, and foreclosures.

The City's 2022 activities also addressed educational and employment barriers that limit economic opportunities through the Alfred Saliba Family Services project, which provides job training and other services for low- and moderate-income people. The City also funded a variety of youth enrichment programs designed to assist young people in their education and make plans for post secondary education, including through the Wright Star Foundation, Dothan Leisure Services, and the Boys and Girls Club.

Sidewalk improvements completed during the 2022 program year and continued support for emergency housing repair and weatherization also address barriers identified in the 2020 Analysis of Impediments to Fair Housing Choice.

CR-40 MONITORING – 91.220 AND 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

The City of Dothan uses a systematic approach in the monitoring of subrecipients and providing technical assistance on a year around basis beginning the first quarter of each program year. The monitoring and technical assistance is built into the CDBG Competitive Process schedule. Minority business outreach is part of the systematic approach.

The Community Development Program staff monitors subrecipients to ensure program compliance. Monitoring provides information for making informed judgment about program effectiveness and management efficiency, as well as identifies internal weaknesses that may contribute to fraud or abuse. Staff utilizes both “Desk Monitoring” and “Internal/On-site” monitoring to assess the quality of program performance over the duration of the contract. Monitoring of subrecipients concentrates on program, financial, and regulatory performance of the sub-recipients, including subrecipients of capital improvement project funds. Primary monitoring objectives are to make sure that subrecipients comply with all regulations governing administrative, financial, and programmatic operations.

In conducting monitoring and performance reviews, Community Development staff rely primarily on information obtained from the subrecipient’s performance reports, records, audits, allowed costs, review of financial reports, eligibility and number of beneficiaries served, compliance with federal regulations and City program requirements. Staff may also call or visit subrecipients and request additional relevant information pertaining to a recipient's performance gained from other sources, including litigation, citizen comments, and other information provided by or concerning the subrecipient.

Previously funded subrecipients shall be monitored as per the risk analysis system established by Community Development staff based upon grant amounts, reporting and performance, in addition to using HUD Monitoring Checklists. Monitoring visits include review of compliance by funded agencies and organizations of federal EEO and Section 504 ADA requirements. The City includes its monitoring program in the Annual Action Plan. A record of monitoring visits and any subsequent action shall be maintained in the files of each CDBG sub-recipient.

During PY 2022, the City of Dothan monitoring agencies and programs who received CDBG and/or CDBG-CV funds. City staff conducted onsite monitoring, with the exception of two agencies who were desk monitored (Central Alabama Fair Housing Center and SARCOA). Agencies were notified in May that they would be monitored. A Pre-Monitoring Letter, Monitoring Checklist, and Summary of Monitoring Objectives were sent to the agencies about a month before their visit, so they would have time to prepare for their visit.

Most agencies were found to be compliant with CDBG Regulations and 2 CFR 200, and no further action was necessary. Several agencies, however, were found to not be compliant and had findings or concerns. In the Post-Monitoring Letter sent by the City, corrective actions were given so agencies could provide

additional information to show how the finding or concern would be addressed. Staff also provided technical assistance to agencies, in order to be successful in the completion of their monitoring review.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City of Dothan follows the public participation guidelines outlined in its Citizen Participation Plan, which calls for a 15-day public review period for the CAPER. The City provided notice to the public of the availability of the CAPER through notice in the *Dothan Eagle*. Copies of the document were placed at the Dothan-Houston County Public Library and in the Customer Service Center located in the Civic Center. Additionally, the document was posted online for public review and inspection. Residents were able to provide comments in writing from Wednesday, December 13 through Wednesday, December 27, 2023.

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CR-45 CDBG – 91.520 (C)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Dothan continued to pursue the CDBG objectives outlined in its 2020-2024 Consolidated Plan during the 2022 program year. The City is currently in the process of amending its 2022 Annual Action Plan to reprogram funding for the Moody building redevelopment, which was canceled as a CDBG project during the 2022 program year. Funding for the project of \$250,000 (including \$125,000 in PY 2022 funds and \$125,000 in PY 2023 funds) is in the process of being reprogrammed. The amended plans will include \$50,000 in funding for Habitat for Humanity’s Critical Home Repair and Weatherization Programs and \$200,000 for a rental rehabilitation program to be administered by the Dothan Housing Authority. This amendment is currently in its public comment period until December 19, 2023.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable.

CR-58 SECTION 3

Identify the number and type of individuals assisted and the types of assistance provided.

TABLE 8 – TOTAL LABOR HOURS

Total Labor Hours	CDBG
Total Number of Activities	0
Total Labor Hours	N/A
Total Section 3 Worker Hours	N/A
Total Targeted Section 3 Worker Hours	N/A

TABLE 9 – QUALITATIVE EFFORTS – NUMBER OF ACTIVITIES BY PROGRAM

Qualitative Activities – Number of Activities by Program	CDBG
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	N/A
Outreach efforts to generate job applicants who are Other Funding Targeted Workers	N/A
Direct, on-the job training (including apprenticeships)	N/A
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training	N/A
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching)	N/A
Outreach efforts to identify and secure bids from Section 3 business concerns	N/A
Technical assistance to help Section 3 business concerns understand and bid on contracts	N/A
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns	N/A
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services	N/A
Held one or more job fairs	N/A
Provided or connected residents with supportive services that can provide direct services or referrals	N/A
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation	N/A
Assisted residents with finding childcare	N/A
Assisted residents to apply for or attend community college or a four year educational institution	N/A
Assisted residents to apply for or attend vocational/technical training	N/A
Assisted residents to obtain financial literacy training and/or coaching	N/A
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns	N/A
Provided or connected residents with training on computer use or online technologies	N/A
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses	N/A

TABLE 9 – QUALITATIVE EFFORTS – NUMBER OF ACTIVITIES BY PROGRAM (CONTINUED)

Qualitative Activities – Number of Activities by Program	CDBG
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act	N/A
Other	N/A

Narrative

The City of Dothan had no Section 3 activities during the 2022 program year.

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