

PHA Name : Housing Authority Of The City Of Dothan

PHA Code : AL007

MTW Supplement for PHA Fiscal Year Beginning : (MM/DD/YYYY): 1/1/2023

PHA Program Type: Combined

MTW Cohort Number: Landlord Incentives

MTW Supplement Submission Type: Annual Submission

B. MTW Supplement Narrative.

The Housing Authority of the City of Dothan (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.

The DHA is dedicated to developing and strengthening affordable housing opportunities that embrace best practices in a high-value organizational culture. The vision of DHA is committed to providing affordable housing services by implementing 21st-century technological approaches as a housing authority of the future. DHA lives up to its motto of Automate, Elevate, & Innovate as a progressive, high-performing PHA whose values support the agency's mission and vision, help define the organizational culture, and reflect DHA's purpose, four principles, and slogan, "You Are Our Why."

The flexibilities allowed through the Moving-to-Work Program will enable the DHA to:

- Further encourage greater self-sufficiency by streamlining processes;
- Increase housing choices for families through enacting policies that encourage landlord participation and increase units available to families within the local market; and
- Reduce administrative costs by reducing administrative burdens while increasing efficiency, resulting in increased cost-effectiveness.

Through the MTW initiatives and waiver requests, the DHA hopes to reduce administrative costs and increase its self-sufficiency effort. Through landlord monetary incentives, the DHA hopes to further housing choices and options for participating families. The agency is uniquely positioned to work effectively with HUD in this endeavor, meet the three statutory goals, and work with HUD Policy Development & Research (PD&R) during this Landlord Incentives study.

Cost-Effectiveness

DHA plans to use the Housing Assistance Payment (HAP) and Administrative Fee funding flexibly through the two HUD-identified activities under Cohort #3 Landlord Incentives for Vacancy Loss and Damage Claims Payments. These waivers will provide a monetary incentive for owners by addressing the statutory waiver identified in 24 CFR 982.313. In contrast, DHA could not make payments to owners for damages to units caused by tenants or payments to owners for unpaid rent. Additionally, the same issue with the statutory waiver identified in 24 CFR 982.311 (d) (1), and DHA could not make vacancy loss payments to owners. In addition to the two HUD-identified Landlord Incentives activities, DHA having discretion under the MTW program, will also provide the monetary incentives and reimbursements of a security deposit and signing bonuses. This will ultimately streamline the lease-up process for the PHA, owners, and HCV participants.

Self-Sufficiency

The DHA will implement the Moving through the Wiregrass with Purpose (MTWP) Program that will help HCV participants set goals and sustain motivation for moving to new homes, guiding families on the requirements of owners and selection of units. DHA's plans to combine the MTWP will provide mobility counseling on housing search, assist the families with background credit reviews, provide transportation to inspect units, help to negotiate rents, and provide information and follow-up counseling after participants move. The DHA plans to increase housing choices for HCV participants by utilizing mobility counseling services under the MTWP and the Small Area Fair Market Rent (SAFMR) payment standards. The goal of the MTWP is to provide a comprehensive approach to expanding housing opportunities for HCV participants and to increase landlord participation in the HCV Program. The MTWP will provide case management services, mobility and housing counseling, and the Ready to Rent (R2R) tenant education workshop certification for HCV participants. The R2R tenant education will reduce the barriers to affordable housing opportunities in high-opportunity areas due to poor credit, criminal backgrounds, and negative tenant histories.

DHA will eliminate the requirement to operate a mandatory Family Self-Sufficiency (FSS) Program by waiving this requirement in this submission. The HUD Birmingham Field Office approved DHA's new FSS Action Plan. DHA graduated two FSS participants in FY2022, and they received their escrow payments.

Housing Choice

DHA has launched its Landlord Marketing Outreach, Services, and Incentives Program to attract, recruit, and retain owners in the WMA. DHA has substantially improved its technological infrastructure, customer service, and communication with its HCV Program owners to meet the demand for affordable housing opportunities. The rebranding and marketing campaign of the HCV Program, targeting owners in affluent areas, will assist DHA with removing the "Section 8" stigma. Additionally, it will increase housing choice opportunities for families within those areas. This will allow DHA to expand housing opportunities by adding new owners to participate in the HCV Program. DHA has a Landlord Liaison on staff charged with continuously recruiting new owners and retaining current owners. The Landlord Liaison listens to landlord concerns, addresses red tape, utilizes administrative flexibilities, and offers monetary incentives to owners to accept HCV participants.

The removal of the bureaucratic red tape will develop better relationships between owners and DHA, which will lead to more

affordable housing choices for HCV participants. More owners equal more housing choices for HCV participants served by the WRVP. DHA will increase housing choices for HCV participants to live in areas of opportunities based on the Payment Standard housing subsidies of 100% or 110% of Fair Market Rents (FMR) in the traditional WMA areas and the Small Area Fair Market (SAFMR) for Houston, Geneva, and Henry counties. DHA also plans to increase housing choices by expanding housing opportunities and deconcentrating poverty for HCV participants by providing access to jobs, good schools, healthcare, a healthy environment, healthy foods, safe neighborhoods, and transportation services through the SAFMR payment standards.

C. The policies that the MTW agency is using or has used (currently implement, plan to implement in the submission year, plan to discontinue, previously discontinued).

1. Tenant Rent Policies	
a. Tiered Rent (PH)	Not Currently Implemented
b. Tiered Rent (HCV)	Not Currently Implemented
c. Stepped Rent (PH)	Not Currently Implemented
d. Stepped Rent (HCV)	Not Currently Implemented
e. Minimum Rent (PH)	Not Currently Implemented
f. Minimum Rent (HCV)	Not Currently Implemented
g. Total Tenant Payment as a Percentage of Gross Income (PH)	Not Currently Implemented
h. Total Tenant Payment as a Percentage of Gross Income (HCV)	Not Currently Implemented
i. Alternative Utility Allowance (PH)	Not Currently Implemented
j. Alternative Utility Allowance (HCV)	Not Currently Implemented
k. Fixed Rents (PH)	Not Currently Implemented
l. Fixed Subsidy (HCV)	Not Currently Implemented
m. Utility Reimbursements (PH)	Not Currently Implemented
n. Utility Reimbursements (HCV)	Not Currently Implemented
o. Initial Rent Burden (HCV)	Not Currently Implemented
p. Imputed Income (PH)	Not Currently Implemented
q. Imputed Income (HCV)	Not Currently Implemented
r. Elimination of Deduction(s) (PH)	Not Currently Implemented
s. Elimination of Deduction(s) (HCV)	Not Currently Implemented
t. Standard Deductions (PH)	Not Currently Implemented
u. Standard Deductions (HCV)	Not Currently Implemented
v. Alternative Income Inclusions/Exclusions (PH)	Not Currently Implemented
w. Alternative Income Inclusions/Exclusions (HCV)	Not Currently Implemented
2. Payment Standards and Rent Reasonableness	
a. Payment Standards- Small Area Fair Market Rents (HCV)	Not Currently Implemented
b. Payment Standards- Fair Market Rents (HCV)	Not Currently Implemented
c. Rent Reasonableness – Process (HCV)	Not Currently Implemented
d. Rent Reasonableness – Third-Party Requirement (HCV)	Not Currently Implemented
3. Reexaminations	
a. Alternative Reexamination Schedule for Households (PH)	Not Currently Implemented
b. Alternative Reexamination Schedule for Households (HCV)	Not Currently Implemented
c. Self-Certification of Assets (PH)	Not Currently Implemented
d. Self-Certification of Assets (HCV)	Not Currently Implemented
4. Landlord Leasing Incentives	
a. Vacancy Loss (HCV-Tenant-based Assistance)	Plan to Implement in the Submission Year
b. Damage Claims (HCV-Tenant-based Assistance)	Plan to Implement in the Submission Year
c. Other Landlord Incentives (HCV- Tenant-based Assistance)	Plan to Implement in the Submission Year
5. Housing Quality Standards (HQS)	
a. Pre-Qualifying Unit Inspections (HCV)	Not Currently Implemented
b. Reasonable Penalty Payments for Landlords (HCV)	Not Currently Implemented
c. Third-Party Requirement (HCV)	Not Currently Implemented
d. Alternative Inspection Schedule (HCV)	Not Currently Implemented
6. Short-Term Assistance	
a. Short-Term Assistance (PH)	Not Currently Implemented
b. Short-Term Assistance (HCV)	Not Currently Implemented
7. Term-Limited Assistance	
a. Term-Limited Assistance (PH)	Not Currently Implemented
b. Term-Limited Assistance (HCV)	Not Currently Implemented
8. Increase Elderly Age (PH & HCV)	

Increase Elderly Age (PH & HCV)	Not Currently Implemented
9. Project-Based Voucher Program Flexibilities	
a. Increase PBV Program Cap (HCV)	Not Currently Implemented
b. Increase PBV Project Cap (HCV)	Not Currently Implemented
c. Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)	Not Currently Implemented
d. Alternative PBV Selection Process (HCV)	Not Currently Implemented
e. Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (HCV)	Not Currently Implemented
f. Increase PBV HAP Contract Length (HCV)	Not Currently Implemented
g. Increase PBV Rent to Owner (HCV)	Not Currently Implemented
h. Limit Portability for PBV Units (HCV)	Not Currently Implemented
10. Family Self-Sufficiency Program with MTW Flexibility	
a.PH Waive Operating a Required FSS Program (PH)	Plan to Implement in the Submission Year
a.HCV Waive Operating a Required FSS Program (HCV)	Plan to Implement in the Submission Year
b.PH Alternative Structure for Establishing Program Coordinating Committee (PH)	Not Currently Implemented
b. HCV Alternative Structure for Establishing Program Coordinating Committee (HCV)	Not Currently Implemented
c.PH Alternative Family Selection Procedures (PH)	Not Currently Implemented
c.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
d.PH Modify or Eliminate the Contract of Participation (PH)	Not Currently Implemented
d.HCV Modify or Eliminate the Contract of Participation (HCV)	Not Currently Implemented
e.PH Policies for Addressing Increases in Family Income (PH)	Not Currently Implemented
e.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
11. MTW Self-Sufficiency Program	
a.PH Alternative Family Selection Procedures (PH)	Not Currently Implemented
a.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
b.PH Policies for Addressing Increases in Family Income (PH)	Not Currently Implemented
b.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
12. Work Requirement	
a. Work Requirement (PH)	Not Currently Implemented
b. Work Requirement (HCV)	Not Currently Implemented
13. Use of Public Housing as an Incentive for Economic Progress (PH)	
Use of Public Housing as an Incentive for Economic Progress (PH)	Not Currently Implemented
14. Moving on Policy	
a. Waive Initial HQS Inspection Requirement (HCV)	Not Currently Implemented
b.PH Allow Income Calculations from Partner Agencies (PH)	Not Currently Implemented
b.HCV Allow Income Calculations from Partner Agencies (HCV)	Not Currently Implemented
c.PH Aligning Tenant Rents and Utility Payments Between Partner Agencies (PH)	Not Currently Implemented
c.HCV Aligning Tenant Rents and Utility Payments Between Partner Agencies (HCV)	Not Currently Implemented
15. Acquisition without Prior HUD Approval (PH)	
Acquisition without Prior HUD Approval (PH)	Not Currently Implemented
16. Deconcentration of Poverty in Public Housing Policy (PH)	
Deconcentration of Poverty in Public Housing Policy (PH)	Not Currently Implemented
17. Local, Non-Traditional Activities	
a. Rental Subsidy Programs	Not Currently Implemented
b. Service Provision	Not Currently Implemented

C. MTW Activities Plan that Housing Authority Of The City Of Dothan Plans to Implement in the Submission Year or Is Currently Implementing

4.a. - Vacancy Loss (HCV-Tenant-based Assistance)
To incentivize an owner's continued participation in the HCV program, DHA will make a Vacancy Loss payment to the owner. DHA payments to an owner will be equal to no more than one month of the contract rent. The Vacancy Loss payment will be made to the owner when the next HAP contract is executed between the owner and the DHA. DHA will update its Administrative Plan to reflect the Vacancy Loss payment and owner incentive item.
This MTW activity serves the following statutory objectives:
Housing choice
This MTW activity has the following cost implications:
Increased expenditures
An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households.
The MTW activity applies to all assisted households
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.
N/A
No hardship were requested in the most recent fiscal year.
In the prior year, under this activity, Housing Authority Of The City Of Dothan MTW agency
Received 0 hardship requests
Approved hardship requests
Denied hardship requests
There is\are hardship requests pending.
This policy applies to
To all units
The types of units policy applies to:
Maximum payment to the landlord is
\$Up to one month's contract rent..
0 payments were issued under this policy y in the most recently completed PHA fiscal year.
\$0 issued under this policy in the most recently completed PHA fiscal year.

4.b. - Damage Claims (HCV-Tenant-based Assistance)
To incentivize an owner's continued participation in the HCV program, DHA may provide owners with a Damage Claim

payment. If the HCV participant leaves the unit damaged, the amount of damage claims will not exceed the lesser of the cost of repairs or two months of contract rent. In implementing this activity, the HCV participant's security deposit must first be used to cover damages. DHA may provide up to two months of contract rent minus the security deposit to cover the remaining repairs. The Damage Claim payment will be made to an owner when the next HAP contract is executed between the owner and PHA. DHA will update its Administrative Plan to reflect the Damage Claim payment and owner incentive item.

This MTW activity serves the following statutory objectives:

Housing choice

This MTW activity has the following cost implications:

Increased expenditures

An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households.

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

N/A

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Housing Authority Of The City Of Dothan MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

This policy applies to

To all units

The types of units policy applies to:

Maximum payment to the landlord is

\$The amount of damage claims will not exceed the lesser of the cost of repairs or two months of contract rent..

0 payments were issued under this policy y in the most recently completed PHA fiscal year.

\$0 issued under this policy in the most recently completed PHA fiscal year.

4.c. - Other Landlord Incentives (HCV- Tenant-based Assistance)

Signing Bonus

To incentivize new owners to join the HCV program, DHA will provide a Signing Bonus payment. DHA will also target incentive payments to owners leasing properties in high-opportunity neighborhoods or in areas located where vouchers are difficult to use, as defined in an agency's Administrative Plan. The owner's payments will equal no more than one month of the contract rent. The payment will be made to the owner when the HAP contract is executed between the and DHA. DHA will update its Administrative Plan to reflect the Signing Bonus payment and owner incentive item.

Application Free:

To incentivize new owners to join the HCV program, DHA will provide an Application Fee payment. DHA will also target incentive payments to owners leasing properties in high-opportunity neighborhoods or in areas located where vouchers are difficult to use, as defined in an agency's Administrative Plan. Payments made to the owner will be equal to no more than \$50.00. The payment will be made to the owner when the HAP contract is executed between the owner and DHA. DHA will update its Administrative Plan to reflect the Application Fee payment and owner incentive item.

Renter's Insurance

To incentivize new owners to join the HCV program, DHA will provide a Renter's Insurance payment. DHA will also target incentive payments to owners leasing properties in high-opportunity neighborhoods or in areas located where vouchers are difficult to use, as defined in an agency's Administrative Plan. Payments made on behalf of an HCV participant will equal no more than \$120.00 for a \$10.00 a month policy. The payment will be made on behalf of the HCV participant when the HAP contract is executed between the owner and DHA. DHA will update its Administrative Plan to reflect the Renter's Insurance payment and owner incentive item.

Security Deposit

To incentivize new owners to join the HCV program, DHA will provide a Security Deposit payment. DHA will also target incentive payments to owners leasing properties in high-opportunity neighborhoods or in areas located where vouchers are difficult to use, as defined in an agency's Administrative Plan. The owner's payments will equal no more than one month of the contract rent. The payment will be made to the owner when the HAP contract is executed between the owner and DHA. DHA will update its Administrative Plan to reflect the Security Deposit payment and owner incentive item.

This MTW activity serves the following statutory objectives:

Housing choice

This MTW activity has the following cost implications:

Increased expenditures

An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households.

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

N/A

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Housing Authority Of The City Of Dothan MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

This policy applies to To all units (Display selected and additional Pop up is complex logic.)

The types of units policy applies to:

Maximum payment to the landlord is

\$Signing Bonus: Up to one month's contract rent.

Application Fee: Payments made to the owner will equal no more than \$50.00.

Renter's Insurance: Payments made on an HCV participant's behalf will equal no more than \$120.00 for a \$10.00-a-month insurance policy.

Security Deposit: Up to one month's contract rent..

0 payments were issued under this policy y in the most recently completed PHA fiscal year.

\$0 issued under this policy in the most recently completed PHA fiscal year.

10.a.PH - Waive Operating a Required FSS Program (PH)

DHA will eliminate the requirement to operate a mandatory FSS Program by waiving this requirement for its Public Housing (PH) Program.

This MTW activity serves the following statutory objectives:

Cost effectiveness;Self-sufficiency

This MTW activity has the following cost implications:

Neutral (no cost implications);Decreased revenue

An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households.

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

N/A

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Housing Authority Of The City Of Dothan MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

10.a.HCV - Waive Operating a Required FSS Program (HCV)

DHA will eliminate the requirement to operate a mandatory FSS Program by waiving this requirement for its Housing Choice Voucher (HCV) Program.

This MTW activity serves the following statutory objectives:

Cost effectiveness;Self-sufficiency

This MTW activity has the following cost implications:

Neutral (no cost implications)

An MTW activity may apply to new admissions only, to currently assisted households only, or to both new admissions and currently assisted households.

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

N/A

No hardship were requested in the most recent fiscal year.

In the prior year, under this activity, Housing Authority Of The City Of Dothan MTW agency

Received 0 hardship requests

Approved hardship requests

Denied hardship requests

There is\are hardship requests pending.

D.	Safe Harbor Waivers.
D.1	Safe Harbor Waivers seeking HUD Approval: No Safe Harbor Waivers are being requested.

E.	Agency-Specific Waiver(s).
E.1	Agency-Specific Waiver(s) for HUD Approval: The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, Agency-Specific Waivers may be requested. No Agency-Specific Waivers are being requested.
E.2	Agency-Specific Waiver(s) for which HUD Approval has been Received: MTW Agency does not have approved Agency-Specific Waivers

F.	Public Housing Operating Subsidy Grant Reporting.
F.1	Total Public Housing Operating subsidy amount authorized, disbursed by 9/30, remaining, and deadline for disbursement, by Federal Fiscal Year for each year the PHA is designated an MTW agency.

Federal Fiscal Year (FFY)	Total Operating Subsidy Authorized Amount	How Much PHA Disbursed by the 9/30 Reporting Period	Remaining Not Yet Disbursed	Deadline
2022	\$457,578	\$256,084	\$201,494	2022-12-31

G.	MTW Statutory Requirements.	
G.1	75% Very Low Income – Local, Non-Traditional. HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW agency are very low-income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its Local, Non-Traditional program households.	
	Income Level	Number of Local, Non-Traditional Households Admitted in the Fiscal Year*
	80%-50% Area Median Income	108
	49%-30% Area Median Income	476
	Below 30% Area Median Income	980
	Total Local, Non-Traditional Households	1,564

*Local, non-traditional income data must be provided in the MTW Supplement form until such time that it can be submitted in IMS-PIC or other HUD system.

G.2	Establishing Reasonable Rent Policy.
MTW agency established a rent reform policy to encourage employment and self-sufficiency	

G.3	Substantially the Same (STS) – Local, Non-Traditional.	
The total number of unit months that families were housed in a local, non-traditional rental subsidy for the prior full calendar year.	12 # of unit months	
The total number of unit months that families were housed in a local, non-traditional housing development program for the prior full calendar year.	12 # of unit months	

Number of units developed under the local, non-traditional housing development activity that were available for occupancy during the prior full calendar year:

PROPERTY NAME/ ADDRESS	0/1 BR	2 BR	3 BR	4 BR	5 BR	6+ BR	TOTAL UNITS	POPULATION TYPE*	if 'Population Type' is Other	# of Section 504 Accessible (Mobility)**	# of Section 504 Accessible (Hearing/ Vision)	Was this Property Made Available for Initial Occupancy during the Prior Full Calendar Year?	What was the Total Amount of MTW Funds Invested into the Property?
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G.4	Comparable Mix (by Family Size) – Local, Non-Traditional.
To demonstrate compliance with the statutory requirement to continue serving a 'comparable mix' of families by family size to that which would have been served without MTW, the MTW agency will provide the number of families occupying local, non-traditional units by household size for the most recently completed Fiscal Year in the provided table.	

Family Size:	Occupied Number of Local, Non-Traditional units by Household Size
1 Person	1,173
2 Person	759
3 Person	621
4 Person	517
5 Person	242
6+ Person	138
Totals	3,450

H.	Public Comment
	Attached you will find a copy of all of the comments received and a description of how the agency analyzed the comments, as well as any decisions made based on those comments.
	No additional public hearing was held for an Agency-Specific Waiver and/or Safe Harbor waiver

I.	Evaluations.
	No known evaluations.

MTW CERTIFICATIONS OF COMPLIANCE**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING****Certifications of Compliance with Regulations:
Board Resolution to Accompany the MTW Supplement to the Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairperson or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the MTW Supplement to the Annual PHA Plan for the MTW PHA Fiscal Year beginning (01/01/2023), hereinafter referred to as "the MTW Supplement", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the MTW Supplement and implementation thereof:

- (1) The PHA made the proposed MTW Supplement and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the MTW Supplement and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board(s) or tenant associations, as applicable) before approval of the MTW Supplement by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the annual MTW Supplement.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the MTW Supplement in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) all regulations implementing these authorities; and other applicable Federal, State, and local civil rights laws.
- (5) The MTW Supplement is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The MTW Supplement contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the MTW Supplement is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing, which means that it will: (i) take meaningful actions to further the goals identified by the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150-5.180 and 903.15; (ii) take no action that is materially inconsistent with its obligation to affirmatively further fair housing; and (iii) address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3) and 903.15(d). Note: Until the PHA is required to submit an AFH, and that AFH has been accepted by HUD, the PHA must follow the certification requirements of 24 CFR 903.7(o) in effect prior to August 17, 2015. Under these requirements, the PHA will be considered in compliance with the certification requirements of 24 CFR 903.7(o)(1)-(3) and 903.15(d) if it: (i) examines its programs or proposed programs; (ii) identifies any impediments to fair housing choice within those programs; (iii) addresses those impediments in a reasonable fashion in view of the resources available; (iv) works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and (v) maintains records reflecting these analyses and actions.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of housing quality standards as required in PIH Notice 2011-45, or successor notice, for any local, non-traditional program units. The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Moving to Work Operations Notice in a manner consistent with its MTW Supplement and will utilize covered grant funds only for activities that are approvable under the Moving to Work Operations Notice and included in its MTW Supplement. MTW Waivers activities being implemented by the agency must fall within the safe harbors outlined in Appendix I of the Moving to Work Operations Notice and/or HUD approved Agency-Specific or Safe Harbor Waivers.
- (23) All attachments to the MTW Supplement have been and will continue to be available at all times and all locations that the MTW Supplement is available for public inspection. All required supporting documents have been made available for public inspection along with the MTW Supplement and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its MTW Supplement and will continue to be made available at least at the primary business office of the MTW PHA.

Housing Authority of the City of Dothan

AL007

MTW PHA NAME

MTW PHA NUMBER/HA CODE

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Samuel P. Crawford

President & CEO/Secretary

NAME OF AUTHORIZED OFFICIAL

TITLE

Samuel P Crawford

10/5/2022

SIGNATURE

DATE

*** Must be signed by either the Chairperson or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairperson or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.**



*Light Refreshments will be served.

**The Public Hearing will be broadcasted LIVE on ZOOM.



PUBLIC HEARING



**Our Community Housing & Enrichment Center
(Former Montana Street School)**

1001 Montana Street
Dothan, AL 36303



**Friday, March 3, 2023
11:00 AM**



**MEETING ID: 883 098 6433
PASSCODE: 834957**

zoom

- Draft FY2023 Annual Plan
- Draft FY2023 MTW Supplemental Plan

WHY IS THIS MEETING IMPORTANT?

The Public Hearing is used to solicit public comment on the agency's Draft FY2023 Annual Plan and Draft FY2023 MTW Supplement Plan. Comments related to the Draft FY2023 Annual Plan and Draft FY2023 MTW Supplement Plan may be submitted during the Public Hearing. Written comments may be mailed to the Housing Authority of the City of Dothan, Attn: Draft FY2023 Annual Plan and Draft FY2023 MTW Supplement Plan, c/o Dr. Michael C. Threatt, Senior Vice President & COO, 602 S. Lena St. Dothan, AL 36301.

The draft plans will be available for public review on the DHA's website under agency plans at <https://www.dothanhousing.org/upages.php?id=68>. The public review and comment period begins on January 17, 2023, and ends on March 2, 2023, at 5:00 p.m. CST.

Comments received after 5:00 p.m. CST on March 2, 2023, will not be accepted or considered. Any citizen with a physical impairment or other special needs may contact the Administrative Assistant to the Senior Vice President & COO, Jennifer Mays, at 334-794-6713 for special assistance.

If you have questions or require additional information, please Leah Gunn, Community Relations Manager, at (334) 794.6713 or visit <https://www.dothanhousing.org/contact>.



LISTENING TOUR

SEPT. - OCT. 2022

ANNUAL PLAN, MTW SUPPLEMENT PLAN, & FIVE-YEAR PLAN

- 09/10/2022 INVESTORS' RETREAT BRUNCH & LEARN | DOUBLETREE HOTEL | DOTHAN, AL | 10:30 A.M.
- 09/13/2022 RAB MEETING | HENRY GREEN COMMUNITY ROOM | 3:30 P.M.
- 09/16/2022 COMMUNITY STAKEHOLDER & HCV PARTICIPANTS MEETING | OCHEC | 12:30 P.M.
- 09/20/2022 RAB MEETING | CRIMSON RIDGE COMMUNITY ROOM | 3:30 P.M.
- 09/27/2022 RAB MEETING | JAMISON VILLAGE COMMUNITY ROOM | 3:30 P.M.
- 10/04/2022 RAB MEETING | KINSEY COVE MEETING ROOM | 3:30 P.M.
- 10/06/2022 PUBLIC HEARING FOR FY2023 ANNUAL PLAN, FY2023 MTW SUPPLEMENT PLAN, & REVISION #3 TO THE FY2020-FY2024 FIVE-YEAR PLAN | OCHEC | 11:00 AM

OCHEC	HENRY GREEN	CRIMSON RIDGE	JAMISON VILLAGE	KINSEY COVE	DOUBLETREE
(OLD MONTANA STREET SCHOOL)	COMMUNITY ROOM	COMMUNITY ROOM	COMMUNITY ROOM	MEETING ROOM	BY HILTON HOTEL
1001 MONTANA ST.	602 S LENA STREET	108 BOOKER ST.	705 N LENA ST.	110 JOHNSON CIR.	2740 ROSS CLARK CIR.
DOTHAN, AL 36303	DOTHAN, AL 36301	DOTHAN, AL 36301	DOTHAN, AL 36303	DOTHAN, AL 36303	DOTHAN, AL 36301

DOTHAN HOUSING & COMMUNITY 1ST REAL ESTATE PRESENTS

SATURDAY SEPT. 10TH 10AM-1PM

INVESTORS RETREAT BRUNCH & PROFIT



**FREE TO
PUBLIC**

**COME LEARN HOW TO MAXIMIZE YOUR DOLLARS
WITH DOTHAN HOUSING AUTHORITY**

- RENTAL INCREASE
- LANDLORD SIGN ON BONUS
- NEW INSPECTION REQUIREMENTS
- PROFIT TO MARGIN
- 100 % BANK FINANCING ON INVESTMENT PROPERTIES



Dothan Housing
Why Are Our Why

COMMUNITY 1ST
REAL ESTATE

Wiregrass Regional
Voucher Program

Attracting & Recruiting
Retaining
Landlords in the Wiregrass Area

WACC NE 7
7
WIREGRASS

REGISTER ONLINE AT DOTHANHOUSING.ORG/LANDLORDBRUNCH

DOUBLE TREE BY HILTON
2740 ROSS CLARK CIR, DOTHAN, AL

**FOR MORE INFO CONTACT JORDON BONNER, LANDLORD LIAISON AT
334-589-0769 OR BY EMAIL AT JBONNER@DOTHANHOUSING.ORG**



Resident Advisory Board Meeting

Agenda

**Tuesday, September 13, 2022
3:30 PM**

- I. Call to Order**
- II. Welcome**
- III. Draft FY2023 Annual Plan**
- IV. Draft FY2023 MTW Supplement Plan**
- V. Draft Revision #3 to FY2020-2024 5-Year Plan**
- VI. Department Updates:**
 - A. Asset Management**
 - B. Resident Services**
 - C. Safety Manager**
- VII. Community Questions/Concerns**
- VIII. Adjourn**

NOTES:



Resident Advisory Board Meeting

Agenda

Tuesday, September 20, 2022

3:30 PM

- I. Welcome**
- II. Draft FY2023 Annual Plan**
- III. Draft FY2023 MTW Supplement Plan**
- IV. Draft Revision #3 to FY2020-2024 5-Year Plan**
- V. Department Updates:**
 - A. Asset Management**
 - B. Resident Services**
 - C. Safety Manager**
- VI. Community Questions/Concerns**
- VII. Next Meeting: Tuesday, October 18, 2022, at 3:30 pm**
- VIII. Adjourn**

NOTES:



Resident Advisory Board Meeting

Agenda

Tuesday, September 27, 2022

3:30 PM

- I. Welcome
- II. Draft FY2023 Annual Plan
- III. Draft FY2023 MTW Supplement Plan
- IV. Draft Revision #3 to FY2020-2024 5-Year Plan
- V. Department Updates:
 - A. Asset Management
 - B. Resident Services
 - C. Safety Manager
- VI. Community Questions/Concerns
- VII. Next Meeting: Tuesday, October 25, 2022, at 3:30 pm
- VIII. Adjourn


NOTES:


*Light Refreshments will be served.
**The Public Hearing will be
broadcasted live on ZOOM.




PUBLIC HEARING



 **Our Community Housing & Enrichment Center (Former Montana Street School)**
1001 Montana Street
Dothan, AL 36303

 **Thursday, October 6, 2022**
11:00 AM

 Meeting ID: 883-0986-4339
Passcode: 834957

zoom



- Draft FY2023 Public Hearing for FY2023 Annual Plan
 - Draft Revised Family Self-Sufficiency Plan
 - Draft Revised Housing Choice Voucher (HCV) Program Administrative Plan
- Draft FY2023 Moving to Work (MTW) Supplement Plan
- Draft Revision #3 to FY2020-2024 Five-Year Plan

WHY IS THIS MEETING IMPORTANT?

The Public Hearing is used to solicit public comment on the agency's Draft FY2023 Annual Plan, Draft FY2023 MTW Supplement Plan, and Draft Revision #3 to FY2020-2024 5-Year Plan. Comments related to the Draft FY2023 Annual Plan, Draft FY2023 MTW Supplement Plan, and Draft Revision #3 to FY2020-2024 5-Year Plan, may be submitted during the Public Hearing. Written comments may be mailed to the Housing Authority of the City of Dothan, Attn: Draft FY2023 Annual Plan, Draft FY2023 MTW Supplement Plan, and Draft Revision #3 to FY2020-2024 5-Year Plan, c/o Dr. Michael C. Threatt, Senior Vice President & COO, 602 S. Lena St. Dothan, AL 36301.

The draft plans will be available for public review on the DHA's website at www.dothanhousing.org. The public review and comment period begins on August 15, 2022, and ends on September 29, 2022, at 5:00 p.m. CST. Comments received after 5:00 p.m. CST on September 29, 2022, will not be accepted or considered. Any citizen with a physical impairment or other special needs may contact the Special Assistant to the Senior Vice President & COO, Patience Reynolds Crittenden, at (334)794-6713 for special assistance.

If you have questions or require additional information, please Leah Gunn, Community Relations Manager, at (334)794-6713 or visit <https://www.dothanhousing.org/contact>.