PUBLIC NOTICE

November 10, 2026

Dothan Housing (DH) Board of Commissioners will convene in a

Regular Board Meeting

Wednesday, November 18, 2026, at 10:30 a.m.

at Our Community, Inc. (OCI) Housing and Enrichment Center

located at 1001 Montana Street Dothan, AL 36303

In-person and **Virtually via Zoom.**

- **ZOOM Meeting ID:** 422 981 3050

AGENDA

11-18-2026

Call To Order

Prayer

Approve DH November 18, 2026 Agenda

Approve DH September 16, 2026 Board Meeting Minutes

NEW BUSINESS: RESOLUTIONS

FY2027 Administrative and Operating Budgets

FY2027 RAD/PBV Budgets

FY2027 Kinsey Cove Budget

Write Off Bad Debts

CEO UPDATES:

DEPARTMENT UPDATES:

Resident Services

Community Safety

Comments

Adjournment

Meeting Minutes
of the Commissioners of the Housing Authority
of the City of Dothan, Alabama

September 16, 2026

The Commissioners of the Housing Authority of the City of Dothan, Alabama, convened in a Regular Meeting Wednesday September 16, 2026, at 10:30 a.m., at Our Community, Inc. Housing & Enrichment Center, 1001 Montana Street, and via Zoom.

The meeting was called to order at 11:02 a.m. by Mr. David Jamison.
The meeting was opened with prayer by Mr. David Jamison.

The Secretary called the roll, and the following were in attendance:

Present:	**ZOOM:**	**ABSENT:**
David Jamison	N/A	Lisa Alexander
Jeff Williams		
Lily Mendoza		
Linda Ward		

Dothan Housing Personnel: **EXECUTIVE SUITE:** Bonita Schatz, CEO; and Challis Readus, Recording Secretary. **CHIEF OPERATIONS MANAGER:** Lachun Thomas. **Safety/IT/FLEET:** JD Miller. **RESIDENT SERVICES:** Lorenzo Cummings. **MTW/COMPLIANCE/FSS:** Ladonice Freeney. **ASSET MANAGEMENT:** Tiffany B. Trailer & Jawanza Harris.

DH ZOOM:

VISITORS: Tera Wells, City of Dothan. Dr. Kacia Thompson and Mr. Marc Cronin.

ZOOM Visitors: N/A

Also present were the CEO and Secretary, Mrs. Bonita Schatz.

The Chairperson, David Jamison, declared a quorum present.

I. Approve September 16, 2026 Agenda

Motion:	Jeff Williams
Second:	Lily Mendoza
Vote:	Unanimous
Abstain:	None

PUBLIC NOTICE

September 9, 2026

Dothan Housing (DH) Board of Commissioners will convene in a

Regular Board Meeting

Wednesday, September 16, 2026, at 11:00 a.m.

at Our Community, Inc. (OCI) Housing and Enrichment Center

located at 1001 Montana Street Dothan, AL 36303

In-person and **Virtually via Zoom.**

- **ZOOM Meeting ID:** https://us02web.zoom.us/j/4229813050?

AGENDA

09-16-2026

Call To Order

Prayer

Approve DH September 16, 2026 Agenda

Approve DH July 15, 2026 Board Meeting Minutes

NEW BUSINESS: RESOLUTIONS

New Board Commissioner Appointments

2027 Annual Plan

Risk Management Agreement

Maintenance Fees Increase

CEO UPDATES:

2025 Audit Update

Finance Update

DEPARTMENT UPDATES:

HR: New Hire

Housing

Resident Services

Community Safety

Comments

Adjournment

Approve July 15, 2026 Minutes:

Motion: Lily Mendoza

Second: Linda Ward

Vote: Unanimous

Abstain: None

NEW BOARD COMMISSIONER APPOINTMENTS: Page 4, Section 4: "Board of Commissioners" of the Bylaws states that the Authority shall have seven (7) Commissioners and the Mayor is responsible for the appointment of the Commissioners. Commissioners are appointed for a five (5) year term. It is deemed necessary and in the best interests of this authority that the following action is taken by the Board of Commissioners of this authority.

1. The Housing Authority of the City of Dothan, Alabama requests the appointment of Dr. Kacia Thompson and Mr. Marc Cronin as Board Commissioners to serve a five year term, which will expire June 30, 2031 and January 31, 2031 respectively.

Motion: Jeff Williams

Second: Lily Mendoza

Vote: Unanimous

Abstain: None

2027 ANNUAL PLAN & MTW SUPPLEMENTAL PLAN: Section 511 of the Quality Housing and Work Responsibility Act of 1998 implemented the requirement that each housing authority shall submit to HUD an Agency Plan composed of the Annual Plan and MTW Supplement Plan. The Housing Authority will advise HUD, its residents, and members of the public of the housing authority's mission for serving the needs of low-income, very low-income, and extremely low-income families and the housing authority's strategy for addressing those needs. The Housing Authority establishes goals and objectives that assist in meeting the needs of the residents of the City of Dothan, and is committed to improving and expanding affordable housing, and will use this plan to assist families with self-sufficiency and enforce equal opportunity for fair housing. The plan begins January 1, 2027.

Motion: Jeff Williams

Second: Lily Mendoza

Vote: Unanimous

Abstain: None

RISK MANAGEMENT AGREEMENT: This Risk Management Agreement (the "Agreement") is made and entered into by and among the local governing authorities of the participating Alabama Housing Authorities. the Housing Authority of the City of Dothan, Alabama ("Authority") is committed to protecting its residents, employees, commissioners, facilities, equipment, programs, financial resources, and other assets from risks and potential losses. The U. S. Department of Housing and Urban Development has approved Alabama Housing Authorities Risk Management, Inc. as a non-profit entity authorized to provide insurance to public housing authorities in the State of Alabama, in accordance with 24 CFR 965.205 (c) (2).

Motion: Lily Mendoza

Second: Linda Ward

Vote: Unanimous

Abstain: None

MAINTENANCE FEE INCREASES: Maintenance fees for Dothan Housing Authority public housing residents have not been increased since September 1, 2018 and the Housing Authority is proposing to increase the amount of the current maintenance fees effective November 1, 2026 for new and existing residents on or after the effective date due to rising costs. Parking on the grass and dumpster fees were added. August 18, 2026, a notification was mailed/blast emailed to all Dothan Housing Authority public housing residents to inform them of the proposed increase in the current maintenance fees in accordance with U.S. Department of Housing and Urban Development (HUD) regulations, providing a thirty (30) day comment period before implementation of the changes. Any public housing residents desire to review the revised Maintenance Charge Schedule, a copy of the schedule was available for review at each complex office during normal business hours and at the Housing Authority Administrative Office located at 1001 Montana Street. Comments regarding the changes could be submitted in writing by September 18, 2026 to their Complex Manager, or the comments could be mailed to P.O. Box 1727, Dothan, AL 36302. All written comments received will be considered before adoption of the revised Maintenance Charge Schedule.

Motion: Jeff Williams

Second: Kacia Thompson

Vote: Unanimous

Abstain: None

ANTI-HARRASSMENT POLICY: The Housing Authority of the City of Dothan, Alabama is committed to maintaining a professional, respectful, safe, and inclusive environment for its employees, residents, applicants, Commissioners, contractors, vendors, volunteers and members of the public. Harassment, discrimination, intimidation, retaliation, and other inappropriate conduct are inconsistent with the Housing Authority's mission, values, and responsibility to provide effective and equitable housing and services. The Housing Authority recognizes its responsibility to establish clear standards of conduct and procedures for reporting, investigating, and addressing allegations of harassment, which may include unwelcome verbal, physical, visual, electronic, or other conduct that creates an intimidating, hostile, offensive, or abusive environment or that otherwise violates applicable federal, state, or local law. Appropriate training and educational opportunities may be provided to employees, supervisors, Commissioners, and other applicable personnel to promote awareness, prevention, reporting, and appropriate response to harassment.

Motion: Lily Mendoza

Second: Linda Ward

Vote: Unanimous

Abstain: None

UTILITY ALLOWANCE UPDATE: The Housing Authority of the City of Dothan, Alabama (DHA) proposes to revise its Administrative Plan to comply with the U.S. Department of Housing and Urban Development (HUD), and is required to review and update the utility allowance schedule annually. according to 24 Code of Federal Regulations (CFR) 982.517, the PHA must maintain a utility allowance schedule for all tenant-paid utilities, for cost of tenant-supplied refrigerators and ranges, and for other tenant-paid housing services. The PHA must give HUD a copy of the utility allowance schedule. The adopted Utility Allowance will go into effect October 1, 2026.

Motion: Jeff Williams

Second: Linda Ward

Vote: Unanimous

Abstain: None

PAYMENT STANDARDS UPDATE: Wiregrass Regional Voucher Program is required to review and update the Payment Standards schedule annually based on bedroom size and zip code. This determines how much HAP Dothan Housing is authorized to pay for the family. The PHA determines a payment standard that is 110 percent of the Fair Market Rents (FMRs). September 1, 2026, HUD published in the Federal Register the updated FMRs, which go into effect October 1, 2026, and the Dothan Housing Authority will implement the updated Payment Standards as of December 1, 2026, for the Wiregrass Regional Voucher Program's service areas.

Motion:	Lily Mendoza
Second:	Kacia Thompson
Vote:	Unanimous
Abstain:	None

2025 AUDIT UPDATE: The 2025 Audit is complete. Hard copies should be available for review soon. There was one (1) Finding. Findings were lifted. DH is working with HUD for final documents in response to the 2024 Letter to HUD. The Audited FDS was submitted 09-02-2026 and is still in HUD review. The Auditors see progress in the past years.

HR UPDATE: Jawanza Harris is the newly hired Maintenance Supervisor. He is a licensed general contractor. He brings leadership, HVAC, plumbing, electrical and carpentry experience. He has worked at other housing authorities and is familiar with HUD Regulations. He has a positive attitude, is respectful, kind and has energy.

Lorenzo Cummings is a Resident Services Specialist. He provides communication, activity log for resident support, transportation assistance, household assessment, community event support, workshops. He assists SEACH with the Community ID Event. He coordinates the use of the DH Community Rooms for AR Plan activities, Food Bank distributions, Education events and other activities to assist the residents and community with Self-Sufficiency.

Closing Remarks

OTHER BUSINESS: The next Regular Board Meeting will be held Wednesday November 18, 2026 at 10:30am.

ADJOURN DH REGULAR MEETING: TIME: __11:31 a.m.__

Motion: Jeff Williams

Second: Lily Mendoza

Vote: Unanimous

Abstain: None

_____ _____

Board Chairperson Secretary

RESOLUTION 2026-16

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama, as follows:

WHEREAS, in accordance with U.S. Department of Housing and Urban Development (HUD) regulations, it is necessary for the Board of Commissioners to annually review and approve the Moving to Work (MTW) Administrative and Operating Budget for the Housing Authority of the City of Dothan, Alabama (DHA), and

WHEREAS, the Board of Commissioners of the DHA is required to approve the Annual MTW Administrative and Operations Budget, and

WHEREAS, the approved budget shall align itself with the agency's Annual Plan and MTW Supplemental Plan and its mission to develop and strengthen affordable housing opportunities that embrace best practices in a high-value organizational culture, and

WHEREAS, the Board of Commissioners has found that it is in the best interest of the DHA and its overall goal of providing quality affordable housing to low and moderate-income residents and voucher holders in the Wiregrass Metro Area (WMA) to approve and authorize the Annual MTW Administrative and Operating Budget, and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama, as follows:

Section I. That the Board of Commissioners for the Housing Authority of the City of Dothan, Alabama, shall hereby approve and authorize the MTW Administrative and Operating Budget for the Fiscal Year Ending December 31, 2027.

Section II. The Board of Commissioners of the Housing Authority of the City of Dothan, Alabama, hereby directs the President & CEO of the Housing Authority to take any and all necessary administrative actions to implement this resolution.

Passed, Adopted, and Approved on the 18th day of November 2026.

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David Jamison, Chairperson

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Jeff Williams, Vice Chairperson

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Lily Mendoza, Commissioner

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Lisa Alexander, Commissioner

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Linda Ward, Commissioner

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Dr. Kacia Thompson, Commissioner

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Marc Cronin, Commissioner
BOARD OF COMMISSIONERS

Dothan Housing Authority

2027 Budget

January 2027-December 2027

	Non Federal Funds			Federal Funds	PBV Properties			Streamlined Conversion		Total
	COCC	Dothan Management Group	OCI	HCV	SPCV	Jamison	Crimson Ridge	Phoenix Rising	John R Lewis	
Revenue										
Dwelling Rent					144,614	77,512	191,152	136,351	56,498	**606,127**
Other Income - Tenant					2,500	4,413	24,739	8,515	2,480	**42,647**
HUD Funding - Subsidy/HAP Admin				13,544,958	670,158	659,136	1,088,071	167,898	52,436	**16,182,657**
Investment Income				335			879			**1,214**
ROSS and FSS Funding	113,840				15,000	15,000	17,500	2,500	2,500	**166,340**
Management Fees/Admin Fees/Portability	265,766	324,652	111,586	60,156						**762,160**
Total Revenue	**$379,606**	**$324,652**	**$111,586**	**$13,605,114**	**$832,272**	**$756,061**	**$1,321,462**	**$315,264**	**$113,914**	**$17,759,931**
Admin Expenses										
Administrative Salaries (actual)	48,233	76,957	60,354	514,773	125,395	125,985	161,448	91,931	31,972	**1,237,048**
Administrative Benefits (actual)	14,470	26,935	18,106	154,432	37,619	37,796	56,507	27,579	9,592	**383,035**
Audit		2,851	2,802	18,985	4,269	4,780	7,600			**41,287**
Travel-Only when Necessary		450		2,000	1,500	1,820	2,100			**7,870**
Staff Training-Necessary		1,146		2,000	2,015	2,630	3,250			**11,041**
Legal	1,428	300	500	14,983	1,720	2,557	2,700	1,000	100	**25,288**
Management Fees/Bookkeeping Fees				265,766	67,898	73,630	128,222	30,424	15,070	**581,010**
Reserve Replacement					96,000	126,000	255,996			**477,996**
Contract Costs	1									**1**
Administrative Sundrys	53,323	7,879	33,383	19,737	17,903	11,492	18,500	6,772	8,220	**177,209**
Total Administrative	**$117,455**	**$116,518**	**$115,145**	**$992,676**	**$354,318**	**$386,690**	**$636,323**	**$157,706**	**$64,954**	**$2,941,785**
Resident Services										
Tenant Services Salaries/MTW					20,895	20,895	16,872	10,281	1,184	**70,127**
Benefits					7,313	7,313	5,905	2,535	355	**23,422**
Total Resident Services					**$28,208**	**$28,208**	**$22,777**	**$12,816**	**$1,539**	**$93,549**
Utilities										
Electric	37,013				12,630	8,333	13,500	1,852	2,300	**75,628**
Water	1,740				9,383	3,686	3,500	1,491	1,684	**21,484**
Other					7,468	3,176	11,335	600	172	**22,751**
Total Utilities	**$38,753**				**$29,481**	**$15,195**	**$28,335**	**$3,943**	**$1,105**	**$116,812**
Maint Expenses										
Maintenance Salaries (actual)		48,050	15,348		84,418	69,069	122,784	57,557	8,392	**405,618**
Benefits		16,818	5,372		29,546	24,174	42,974	17,267	2,518	**138,669**
Materials	1,851	36,771	5,401	500	28,781	25,781	30,800	12,132	14,711	**156,728**
Painting Contract								16,171		**16,171**
Exterminating Contract					11,127	15,335	23,000	3,000	500	**52,962**
Plumbing					13,100	5,500	2,300	2,000	2,000	**24,900**
Landscape Contract	15,103	1,000	54,368		22,909	19,720	30,640	16,600	10,360	**170,700**
Vehicles Maintenance		6,345		1,000	2,600	2,600	2,600			**15,145**
Vehicles-Lease Pmts			2,400							**2,400**
Inspections				57,555						**57,555**
Garbage Contract					313	313	313			**938**
Miscellaneous Contracts	51,425	21,122	12,703	129,735	68,561	67,764	142,300	34,000	45,000	**572,610**
Total Maintenance	**$68,379**	**$130,106**	**$95,592**	**$188,790**	**$261,355**	**$230,255**	**$397,711**	**$158,727**	**$83,481**	**$1,614,395**
Protective Services										
Security Labor			5,800	5,800	11,020	11,020	13,340			**46,980**
Benefits			1,740		3,306	3,306	4,002			**12,354**
Total Protective Services			**$7,540**		**$14,326**	**$14,326**	**$17,342**			**$53,534**
General Expenses										
Insurance	28,043	7,500	10,949	60,198	34,145	31,047	65,073	18,458	15,863	**271,276**
PILOT	5,018				10,353	5,457	17,745	11,083	461	**50,117**
Section 8 HAP Payments				12,102,775						**12,102,775**
Collection Loss					8,500	10,500	30,100			**49,100**
Total General Expenses	**$33,061**	**$7,500**	**$10,949**	**$12,162,973**	**$52,998**	**$47,004**	**$112,918**	**$29,541**	**$16,324**	**$12,473,268**
Total Revenue	**$379,606**	**$324,652**	**$111,586**	**$13,605,114**	**$832,272**	**$756,061**	**$1,321,462**	**$315,264**	**$113,914**	**$17,759,931**
Total Expenses	**$218,895**	**$254,123**	**$229,226**	**$13,344,439**	**$740,687**	**$721,678**	**$1,215,406**	**$362,733**	**$82,383**	**$17,169,569**
Cash Flow from Operations	**$160,711**	**$70,528**	**($117,640)**	**$260,675**	**$91,586**	**$34,383**	**$106,056**	**($47,469)**	**$31,531**	**$590,362**
Profit/Loss-Consolidated	**$590,362**									
Non Federal Consolidated	**$113,599**									

RESOLUTION 2026-17

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama (DHA) as follows; and

WHEREAS, in accordance with the Rental Assistance Demonstration (RAD) Project-Based Voucher (PBV) program's federal regulations, the Housing Assistance Payment (HAP) contract between the Housing Authority of the City of Dothan (DHA) and Our Community Inc.'s (OCI) Henry Green LLC development is required to submit an annual budget for the development. Although there is a Property Management Agreement (PMA) between the OCI, owners of the Henry Green LLC, and the property management company, the Dothan Management Group, LLC, an annual budget is still required and must be approved by the Board of Commissioners of the Housing Authority of the City of Dothan (DHA); and

WHEREAS, in accordance with the Rental Assistance Demonstration (RAD) Project-Based Voucher (PBV) program's federal regulations, the Housing Assistance Payment (HAP) contract between the Housing Authority of the City of Dothan (DHA) and Our Community Inc.'s (OCI) Crimson Ridge LLC development is required to submit an annual budget for the development. Although there is a Property Management Agreement (PMA) between the OCI, owners of the Crimson Ridge LLC and the property management company, the Dothan Management Group, LLC, an annual budget is still required and must be approved by the Board of Commissioners of the Housing Authority of the City of Dothan (DHA); and

WHEREAS, in accordance with the Rental Assistance Demonstration (RAD) Project-Based Voucher (PBV) program's federal regulations, the Housing Assistance Payment (HAP) contract between the Housing Authority of the City of Dothan (DHA) and Our Community Inc.'s (OCI) McRae Homes LLC (d/b/a/ David C. Jamison Village LLC) development is required to submit an annual budget for the development. Although there is a Property Management Agreement (PMA) between the OCI, owners of the McRae Homes LLC (d/b/a/ David C. Jamison Village LLC), and the property management company, the Dothan Management Group, LLC, an annual budget is still required, and must be approved by the Board of Commissioners of the Housing Authority of the City of Dothan (DHA); and

WHEREAS, it is considered prudent by the Board of Commissioners of the Housing Authority of the City of Dothan (DHA) to review and approve the administrative budgets for Henry Green LLC, Crimson Ridge LLC, and McRae Homes LLC (d/b/a/ David C. Jamison Village LLC) developments for FYE 2026, and

RESOLUTION 2026-17 CONT'D: APPROVING HENRY GREEN LLC, CRIMSON RIDGE LLC, AND MCRAE HOMES LLC (D/B/A DAVID C. JAMISON VILLAGE LLC) OPERATING BUDGETS FOR FYE 2027.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama (DHA), as follows:

Section I. That the Operating Budget for FYE 2027 for Henry Green LLC, Crimson Ridge LLC, and McRae Homes LLC (d/b/a/ David C. Jamison Village LLC) developments are hereby approved as follows:

Passed, Adopted, and Approved on the 18th day of NOVEMBER 2026.

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David Jamison, Chairperson

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Jeff Williams, Vice Chairperson

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Lily Mendoza, Commissioner

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Lisa Alexander, Commissioner

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Linda Ward, Commissioner

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Dr. Kacia Thompson, Commissioner

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Marc Cronin, Commissioner

BOARD OF COMMISSIONERS

Dothan Housing Authority

2027 PBV Budget

January 2027-December 2027

	PBV Properties			Total
	SPCV	Jamison	Crimson Ridge	
Revenue				
Dwelling Rent	144,614	77,512	191,152	**413,278**
Other Income - Tenant	2,500	4,413	24,739	**31,652**
HUD Funding - Subsidy/HAP Admin	670,158	659,136	1,088,071	**2,417,365**
Investment Income	1,343	1,556	1,879	**4,778**
ROSS and FSS Funding	15,000	15,000	17,500	**47,500**
Total Revenue	**$833,615**	**$757,617**	**$1,321,462**	**$2,912,694**
Admin Expenses				
Administrative Salaries (actual)	125,395	125,985	161,448	**412,828**
Administrative Benefits (actual)	37,619	37,796	56,507	**131,921**
Audit	4,269	4,780	7,600	**16,649**
Travel-Only when Necessary	1,500	1,820	2,100	**5,420**
Staff Training-Necessary	2,015	2,630	3,250	**7,895**
Legal	1,720	2,557	2,700	**6,977**
Management Fees/Bookkeeping Fees	67,898	73,630	128,222	**269,750**
Reserve Replacement	96,000	126,000	255,996	**477,996**
Administrative Sundrys	17,903	11,492	18,500	**47,895**
Total Administrative	**$354,318**	**$386,690**	**$636,323**	**$1,377,331**
Resident Services				
Tenant Services Salaries/MTW	20,895	20,895	16,872	**58,662**
Benefits	7,313	7,313	5,905	**20,532**
Total Resident Services	**$28,208**	**$28,208**	**$22,777**	**$79,194**
Utilities				
Electric	12,630	8,333	13,500	**34,463**
Water	9,383	3,686	3,500	**16,569**
Other	7,468	3,176	11,335	**21,979**
Total Utilities	**$29,481**	**$15,195**	**$28,335**	**$73,011**
Maint Expenses				
Maintenance Salaries (actual)	84,418	69,069	122,784	**276,271**
Benefits	29,546	24,174	42,974	**96,695**
Materials	28,781	25,781	30,800	**85,362**
Exterminating Contract	11,127	15,335	23,000	**49,462**
Plumbing	13,100	5,500	2,300	**20,900**
Landscape Contract	22,909	19,720	30,640	**73,269**
Vehicles Maintenance	2,600	2,600	2,600	**7,800**
Garbage Contract	313	313	313	**938**
Miscellaneous Contracts	68,561	67,764	142,300	**278,625**
Total Maintenance	**$261,355**	**$230,255**	**$397,711**	**$889,321**
Protective Services				
Security Labor	11,020	11,020	13,340	**35,380**
Benefits	3,306	3,306	4,002	**10,614**
Total Protective Services	**$14,326**	**$14,326**	**$17,342**	**$45,994**
General Expenses				
Insurance	34,145	31,047	65,073	**130,265**
PILOT	10,353	5,457	17,745	**33,555**
Collection Loss	8,500	10,500	30,100	**49,100**
Total General Expenses	**$52,998**	**$47,004**	**$112,918**	**$212,920**
Total Revenue	**$833,615**	**$757,617**	**$1,321,462**	**$2,912,694**
Total Expenses	**$740,687**	**$721,678**	**$1,215,406**	**$2,677,770**
Cash Flow from Operations	**$92,929**	**$35,939**	**$106,056**	**$234,924**

RESOLUTION 2026-18

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama (DHA) as follows; and

WHEREAS, in accordance with the Rental Assistance Demonstration (RAD) Project-Based Voucher (PBV) program's Agreement to enter into Housing Assistance Payment (AHAP) Contract between the Banyan Foundation and the Housing Authority of the City of Dothan, Alabama (DHA), the Master Development Agreement (MDA) between the Banyan Foundation and the Housing Authority of the City of Dothan, Alabama (DHA), the Property Management Agreement (PMA) between the Banyan Foundation, owners of the Capstone at Kinsey Cove and property management company, the Gateway Management Company, an annual budget is required to be approved by the Board of Commissioners of Housing Authority of the City of Dothan, Alabama (DHA); and

WHEREAS, it is considered prudent by the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama (DHA) to review and approve the administrative budget for the Capstone at Kinsey Cove development for FY2027, and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama (DHA), as follows:

Section I. That the Operating Budget for FY2027 for the Capstone at Kinsey Cove development is hereby approved as follows:

RESOLUTION 2026-18 CONT'D: APPROVING THE CAPSTONE AT KINSEY COVE DEVELOPMENT OPERATING BUDGET FOR FY2027.

Passed, Adopted, and Approved on the 18th day of NOVEMBER, 2026.

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David Jamison, Chairperson

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Jeff Williams, Vice Chairperson

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Lily Mendoza, Commissioner

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Lisa Alexander, Commissioner

_____
Linda Ward, Commissioner

_____
Dr. Kacia Thompson, Commissioner

_____
Marc Cronin, Commissioner

BOARD OF COMMISSIONERS

Multifamily Management Services, LLC
Capstone at Kinsey Cove
Detail Budget 2027

Account Description	Jan 2027	Feb 2027	Mar 2027	Apr 2027	May 2027	Jun 2027	Jul 2027	Aug 2027	Sep 2027	Oct 2027	Nov 2027	Dec 2027	2027 Annual	2026 Forecast	2026 Budget
REVENUE															
GROSS POTENTIAL															
5120 Gross Potential	180,482	180,482	180,482	185,896	185,896	185,896	185,896	185,896	185,896	185,896	185,896	185,896	2,214,514	690,650	1,988,499
5180 Flexible Subsidy Income	0	0	0	0	0	0	0	0	0	0	0	0	0	1,297,849	0
Total GROSS POTENTIAL	**180,482**	**180,482**	**180,482**	**185,896**	**185,896**	**185,896**	**185,896**	**185,896**	**185,896**	**185,896**	**185,896**	**185,896**	**2,214,514**	**1,988,499**	**1,988,499**
VACANCY															
5220 Apartments - vacancies	-5,414	-5,414	-5,414	-5,577	-5,577	-5,577	-5,577	-5,577	-5,577	-5,577	-5,577	-5,577	-66,435	-69,312	-106,126
Total VACANCY	**-5,414**	**-5,414**	**-5,414**	**-5,577**	**-5,577**	**-5,577**	**-5,577**	**-5,577**	**-5,577**	**-5,577**	**-5,577**	**-5,577**	**-66,435**	**-69,312**	**-106,126**
BAD DEBT & WRITE-OFF															
5590 Bad Debts	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-1,000	-12,000	-13,745	-10,616
Total BAD DEBT & WRITE-OFF	**-1,000**	**-1,000**	**-1,000**	**-1,000**	**-1,000**	**-1,000**	**-1,000**	**-1,000**	**-1,000**	**-1,000**	**-1,000**	**-1,000**	**-12,000**	**-13,745**	**-10,616**
CONCESSIONS															
5126 Gain/Loss To Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	170,198	0
5185 Concessions	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,344	0
Total CONCESSIONS	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**167,854**	**0**
NET RENTAL REVENUE	**174,068**	**174,068**	**174,068**	**179,320**	**179,320**	**179,320**	**179,320**	**179,320**	**179,320**	**179,320**	**179,320**	**179,320**	**2,136,079**	**2,073,296**	**1,871,757**
OTHER REVENUE															
5410 Interest Income - Project Operations	100	100	100	100	100	100	100	100	100	100	100	100	1,200	1,141	840
5420 Legal Charges	600	600	600	600	600	600	600	600	600	600	600	600	7,200	0	7,200
5422 Late Fee Charges	950	950	950	950	950	950	950	950	950	950	950	950	11,400	12,374	1,392
5423 Main/Repair Charges	711	711	711	711	711	711	711	711	711	711	711	711	8,528	5,275	8,280
5426 Application Fee	70	70	70	70	70	70	70	70	70	70	70	70	840	1,400	840
5431 Termination Fee	30	30	30	30	30	30	30	30	30	30	30	30	360	927	360
Total OTHER REVENUE	**2,461**	**2,461**	**2,461**	**2,461**	**2,461**	**2,461**	**2,461**	**2,461**	**2,461**	**2,461**	**2,461**	**2,461**	**29,528**	**21,117**	**18,912**
TOTAL REVENUE	**176,528**	**176,528**	**176,528**	**181,780**	**181,780**	**181,780**	**181,780**	**181,780**	**181,780**	**181,780**	**181,780**	**181,780**	**2,165,607**	**2,094,413**	**1,890,669**
OPERATING EXPENSES															
PAYROLL & BENEFITS															
6310 Office Salaries	2,415	1,410	1,410	1,710	1,410	1,410	2,415	1,410	1,410	1,710	1,410	2,115	20,235	6,138	82,986
6330 Manager Payroll	9,525	5,150	5,150	6,950	5,150	5,150	9,525	5,150	5,150	6,950	5,150	7,725	76,725	103,177	50,854

Report parameters: Property=Capstone at Kinsey Cove; Model=Budget 2027: 2027 Biweekly Calendar Budget; Ending Rolling 12 months=January 2021

6510 Maintenance Payroll	20,310	11,664	11,664	14,477	11,664	11,664	20,310	11,664	11,664	14,477	11,664	17,497	168,719	167,712	114,693
6711 Payroll Taxes (FICA,SUI)	3,111	1,675	1,630	2,037	1,621	1,619	2,834	1,619	1,619	2,024	1,619	2,430	23,838	23,574	18,536
6722 Workmen`s Compensation	1,202	687	687	856	687	687	1,202	687	687	856	687	1,033	9,958	8,468	7,283
6723 Health Insurance & Other Employee Benefits	5,481	5,481	5,481	5,481	5,481	5,481	5,481	5,481	5,481	5,481	5,481	5,481	65,772	25,322	39,468
6900 Social Services Payroll	4,798	2,944	2,944	3,326	2,944	2,944	4,798	2,944	2,944	3,326	2,944	4,416	41,272	27,736	0
Total PAYROLL & BENEFITS	**46,842**	**29,011**	**28,966**	**34,837**	**28,957**	**28,955**	**46,565**	**28,955**	**28,955**	**34,824**	**28,955**	**40,697**	**406,519**	**362,127**	**313,820**
REPAIRS & MAINTENANCE															
6515 Supplies	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	22,800	21,450	16,800
6542 Repairs & Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	13,101	0
6544 Plumbing Repairs	772	772	772	772	772	772	772	772	772	772	772	772	9,264	14,850	9,000
6546 Heating/Cooling Repairs and Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	7,883	0
6562 Painting	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,200
6570 Vehicle & Maint. Equip. Operations and Repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	1,222	0
6590.001 Maintenance Uniforms	167	167	167	167	167	167	167	167	167	167	167	167	2,000	182	600
Total REPAIRS & MAINTENANCE	**2,839**	**2,839**	**2,839**	**2,839**	**2,839**	**2,839**	**2,839**	**2,839**	**2,839**	**2,839**	**2,839**	**2,839**	**34,064**	**58,688**	**30,600**
CONTRACTS															
6462 Exterminator Contract	600	600	850	600	600	850	600	600	850	600	600	850	8,200	8,863	10,800
6462.001 Bed Bug Treatments	0	0	600	0	0	600	0	0	600	0	0	600	2,400	0	0
6520.004 Fire Safety Contract	0	3,200	0	0	0	0	0	0	0	0	0	0	3,200	0	7,865
6522 Landscaping/Grounds Contract	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	40,500	43,350	41,100
6525 Garbage and Trash Removal	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	54,000	50,987	50,400
Total CONTRACTS	**8,475**	**11,675**	**9,325**	**8,475**	**8,475**	**9,325**	**8,475**	**8,475**	**9,325**	**8,475**	**8,475**	**9,325**	**108,300**	**103,200**	**110,165**
UTILITIES															
6450 Electricity	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	16,068	15,015	15,600
6451 Water - Meter	1,607	1,607	1,607	1,607	1,607	1,607	1,607	1,607	1,607	1,607	1,607	1,607	19,284	15,718	22,500
6453 Sewer	400	400	400	400	400	400	400	400	400	400	400	400	4,800	3,247	0
6454 Gas	35	35	35	35	35	35	35	35	35	35	35	35	420	366	360
Total UTILITIES	**3,381**	**3,381**	**3,381**	**3,381**	**3,381**	**3,381**	**3,381**	**3,381**	**3,381**	**3,381**	**3,381**	**3,381**	**40,572**	**34,346**	**38,460**
SECURITY															
6530 Security Payroll/Contract	0	0	0	0	0	0	0	0	0	0	0	0	0	3,432	0
6532 Alarm Services	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	21,000	25,365	21,000
Total SECURITY	**1,750**	**1,750**	**1,750**	**1,750**	**1,750**	**1,750**	**1,750**	**1,750**	**1,750**	**1,750**	**1,750**	**1,750**	**21,000**	**28,797**	**21,000**

Report parameters: Property=Capstone at Kinsey Cove; Model=Budget 2027: 2027 Biweekly Calendar Budget; Ending Rolling 12 months=January 2021

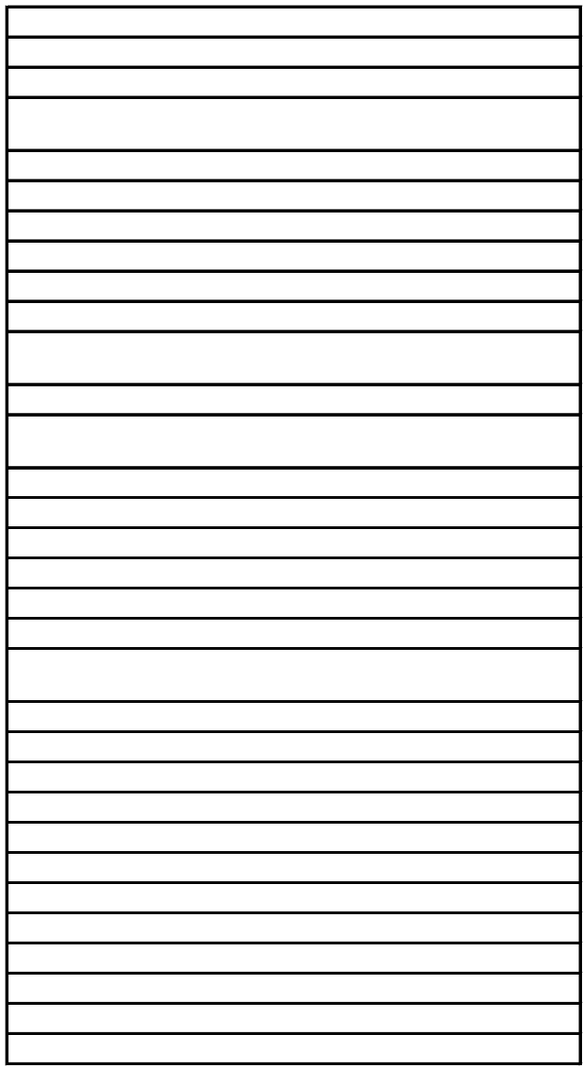
ADMINISTRATIVE															
6203 Conventions and Meetings	150	150	150	150	150	150	150	150	150	150	150	150	1,800	732	2,172
6311 Office Expenses	3,550	3,550	6,050	3,550	3,550	6,050	3,550	3,550	6,050	3,550	3,550	6,050	52,600	37,612	6,600
6351 Bookkeeping/Accounting Services	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	25,440	19,080	0
6360 Telephone & Answering Service	797	797	797	797	797	797	797	797	797	797	797	797	9,564	10,006	7,920
6362 Bank Charges	105	105	105	105	105	105	105	105	105	105	105	105	1,260	525	1,260
6364 Travel And Entertainment	50	50	50	50	50	50	50	50	50	50	50	50	600	672	1,200
6390 Miscellaneous Administrative Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	10,541	0
6390.004 Miscellaneous Administrative Expenses - RealPage	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,800	13,523	21,480
6903 Social Services Expenses	3,780	3,780	3,780	3,780	3,780	3,780	3,780	3,780	3,780	3,780	3,780	3,780	45,360	50,644	45,360
Total ADMINISTRATIVE	**11,952**	**11,952**	**14,452**	**11,952**	**11,952**	**14,452**	**11,952**	**11,952**	**14,452**	**11,952**	**11,952**	**14,452**	**153,424**	**143,336**	**85,992**
MARKETING/PROMOTIONS															
6210 Advertising and Marketing	50	50	50	50	50	50	50	50	50	50	50	50	600	151	600
6212 Resident/Special Event Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	1,286	0
Total MARKETING/PROMOTIONS	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**50**	**600**	**1,438**	**600**
PROFESSIONAL FEES															
6204 Management Consultants	0	0	0	0	0	0	0	0	0	0	0	0	0	1,748	0
6340 Legal Expenses (Project)	0	0	0	0	0	0	0	0	0	0	0	0	0	2,445	0
6350 Audit Expense	0	0	0	0	12,500	0	0	0	0	0	0	0	12,500	18,250	15,000
Total PROFESSIONAL FEES	**0**	**0**	**0**	**0**	**12,500**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12,500**	**22,443**	**15,000**
MANAGEMENT FEES															
6320 Management Fee	12,700	12,700	12,700	12,700	12,700	12,700	12,700	12,700	12,700	12,700	12,700	12,700	152,400	152,463	141,384
Total MANAGEMENT FEES	**12,700**	**12,700**	**12,700**	**12,700**	**12,700**	**12,700**	**12,700**	**12,700**	**12,700**	**12,700**	**12,700**	**12,700**	**152,400**	**152,463**	**141,384**
TOTAL OPERATING EXPENSES	**87,989**	**73,358**	**73,463**	**75,984**	**82,604**	**73,452**	**87,712**	**70,102**	**73,452**	**75,971**	**70,102**	**85,194**	**929,379**	**906,837**	**757,021**
INCOME (LOSS) BEFORE TAXES, INSURANCE	**88,540**	**103,171**	**103,066**	**105,797**	**99,177**	**108,329**	**94,069**	**111,679**	**108,329**	**105,810**	**111,679**	**96,587**	**1,236,228**	**1,187,576**	**1,133,648**
TAXES & INSURANCE															
6720 Property and Liability Insurance (Hazard)	24,830	24,830	24,830	24,830	25,573	25,574	25,574	25,574	25,574	25,574	25,574	25,574	303,912	318,816	297,504
6790 Misc. Taxes, Licenses, Permits & Insurance	60	0	225	0	0	0	0	0	0	0	0	0	285	780	285

Report parameters: Property=Capstone at Kinsey Cove; Model=Budget 2027: 2027 Biweekly Calendar Budget; Ending Rolling 12 months=January 2021

Total TAXES & INSURANCE	**24,890**	**24,830**	**25,055**	**24,830**	**25,573**	**25,574**	**25,574**	**25,574**	**25,574**	**25,574**	**25,574**	**25,574**	**304,197**	**319,597**	**297,789**
NET OPERATING INCOME	**63,649**	**78,340**	**78,010**	**80,966**	**73,603**	**82,755**	**68,495**	**86,105**	**82,755**	**80,236**	**86,105**	**71,013**	**932,032**	**867,979**	**835,859**
FINANCIAL & MASTER LEASES															
6600 Depreciation Expenses	0	0	0	0	0	0	0	0	0	0	0	1,102,568	1,102,568	0	0
6610 Amortization Expense	0	0	0	0	0	0	0	0	0	0	0	26,720	26,720	0	0
6820 Interest on Mortgage Payable	27,385	27,350	27,315	27,280	27,245	27,209	27,174	27,138	27,103	27,067	27,031	26,995	326,292	331,880	331,322
6850 Mortgage Insurance Premium/Service Charge	2,292	2,292	2,292	2,257	2,257	2,257	2,257	2,257	2,257	2,257	2,257	2,257	27,190	27,312	27,912
Total FINANCIAL & MASTER LEASES	**29,677**	**29,642**	**29,607**	**29,537**	**29,502**	**29,466**	**29,431**	**29,395**	**29,360**	**29,324**	**29,288**	**1,158,540**	**1,482,770**	**359,192**	**359,234**
OTHER EXPENSES															
6321 Asset Mgmt Fee	0	0	0	0	0	0	0	0	0	0	0	8,441	8,441	0	0
Total OTHER EXPENSES	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8,441**	**8,441**	**0**	**0**
ASSET															
1320 Replacement Reserve	10,870	10,975	11,487	10,979	10,977	10,981	10,809	10,809	10,973	10,973	10,973	10,973	131,780	65,018	63,600
Total ASSET	**10,870**	**10,975**	**11,487**	**10,979**	**10,977**	**10,981**	**10,809**	**10,809**	**10,973**	**10,973**	**10,973**	**10,973**	**131,780**	**65,018**	**63,600**
CAPITAL IMPROVEMENTS															
1422 Building Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	5,650	0
1422.001 Appliances	0	0	1,400	0	0	1,400	0	0	1,400	0	0	1,400	5,600	0	0
1422.510 Walkways	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000	0	0
1422.545 Stairs and Railings	417	417	417	417	417	417	417	417	417	417	417	417	5,000	0	0
1462 Carpeting/Flooring/Tile	250	250	250	250	250	250	250	250	250	250	250	250	3,000	0	0
Total CAPITAL IMPROVEMENTS	**1,917**	**1,917**	**3,317**	**1,917**	**1,917**	**3,317**	**1,917**	**1,917**	**3,317**	**1,917**	**1,917**	**3,317**	**28,600**	**5,650**	**0**
MORTGAGE PAYABLE															
MORTGAGE PAYABLES															
2214 Due to Related Party	0	0	0	0	0	0	0	0	0	0	0	0	0	-6,679	0
2320 Mortgage Payable	27,596	27,665	27,734	27,803	27,873	27,943	28,012	28,083	28,152	28,223	28,294	28,365	335,742	165,356	287,617
Total MORTGAGE PAYABLES	**27,596**	**27,665**	**27,734**	**27,803**	**27,873**	**27,943**	**28,012**	**28,083**	**28,152**	**28,223**	**28,294**	**28,365**	**335,742**	**158,677**	**287,617**
CASH FLOW (DEFICIT) AFTER CAPITAL EXPENDITURES	**-6,411**	**8,141**	**5,865**	**10,730**	**3,335**	**11,048**	**-1,674**	**15,902**	**10,953**	**9,799**	**15,633**	**-1,138,623**	**-1,055,301**	**279,443**	**125,408**

Report parameters: Property=Capstone at Kinsey Cove; Model=Budget 2027: 2027 Biweekly Calendar Budget; Ending Rolling 12 months=January 2021

Comment



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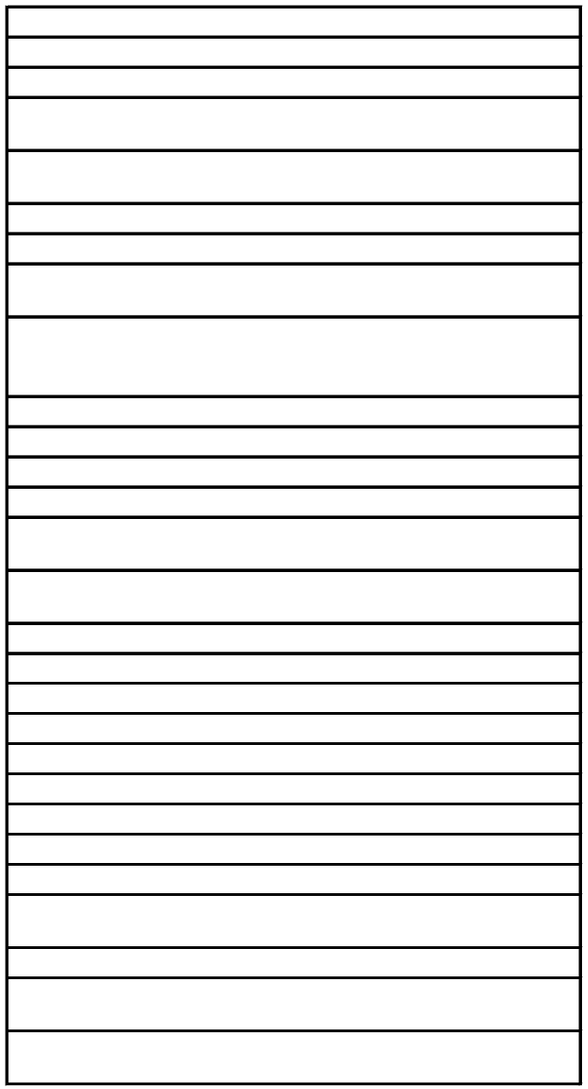

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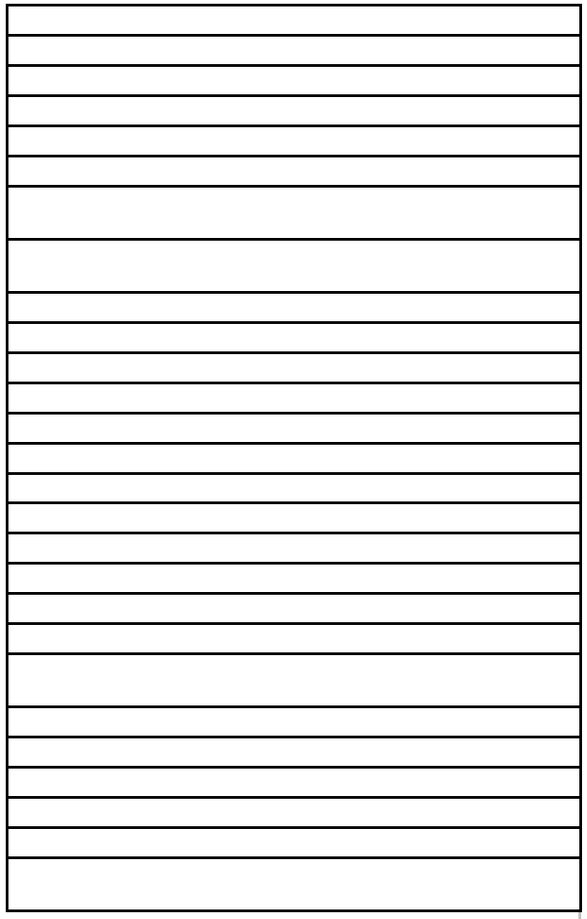

Report parameters: Property=Capstone at Kinsey Cove; Model=Budget 2027: 2027 Biweekly Calendar Budget; Ending Rolling 12 months=January 2021

RESOLUTION 2026-19

BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama, as follows:

WHEREAS, the Finance Department of the Housing Authority of the City of Dothan, Alabama determined that certain tenant accounts for Samuel P. Crawford Village, Jamison Village, Crimson Ridge, Phoenix Rising, and John R. Lewis Village are uncollectible, and

WHEREAS, it is necessary for the Board of Commissioners to approve the write off of these accounts as collection loss,

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Dothan, Alabama, as follows:

SECTION I. That upon the recommendation of Bonita Schatz, Chief Executive Officer; the following tenant accounts are classified as uncollectable accounts:

SPCV WRITE-OFFS FOR THE MONTH ENDING: October 2026

Tenant Name	Account Number	Monthly Rent	Address	Reason Evicted	Amount Owed	Reason Owed
Green, Tailyn	t0012161		602 S. Lena St Apt 8		$70.00	
Griffin,	t0012170		602 S. Lena St Apt 14		$904.00	
Henderson,	t0012174		602 S. Lena St Apt 25		$134.00	
Baker,	t0012059		602 S. Lena St Apt 34		$2168.00	
Nelson,	t0012199		602 S. Lena St Apt 35		$150.00	
Eutsey,	t0012133		602 S. Lena St Apt 47		$738.00	

SPCV Write-Offs for Month Ending: October 2026

Tenant Name	Account Number	Monthly Rent	Address	Reason Evicted	Amount Owed	Reason Owed
Bryant,	t0012061		602 S. Lena St Apt 50		$4939.00	
Rich,	t0012209		602 S. Lena St Apt 56		$75.00	
Skipper,	t0012225		602 S. Lena St Apt 61		-($142.00)	
Glover,	t0012974		602 S. Lena St Apt 64		$4,066.00	
Rolley,	t0014672		602 S. Lena St Apt 68		$3407.00	
Beard,	t0014895		602 S. Lena St Apt 82		$235.00	
Daniels,	t0012131		602 S. Lena St Apt 83		$1,776.00	
Sanders,	t0012221		602 S. Lena St Apt 84		$683.00	

SPCV Write-Offs for Month Ending: October 2026

Tenant Name	Account Number	Monthly Rent	Address	Reason Evicted	Amount Owed	Reason Owed
Mills, Kimberly	t0012197		602 S. Lena St Apt 94		$3714.00	
White,	t0012240		602 S. Lena St Apt 95		$2,006.00	
Rice,	t0012212		602 S. Lena St Apt 97		$65.00	
Major, Markeeta	t0012192		602 S. Lena St Apt 98		$648.00	

TOTAL WRITE-OFF AMOUNT FOR SAMUEL P. CRAWFORD VILLAGE: $25,561.00

Jamison Village Write Offs for Month Ending: October 2026

Tenant Name	Account Number	Monthly Rent	Address	Reason Evicted	Amount Owed	Reason Owed
Rodgers,	t0012069		705 N Lena St Apt 6		$154.00	
White,	t0014724		705 N Lena St Apt 7		$797.00	
Conover,	t0016089		705 N Lena St Apt 14		$0.00	
Walker,	t0013324		705 N Lena St Apt 19		$705.00	
Harris,	t0012098		705 N Lena St Apt 31		$295.00	
Linen,	t0012099		705 N Lena St Apt 32		$50.00	
Roberson,	t0012100		705 N Lena St Apt 33		$280.00	

Jamison Village Write Offs for Month Ending: October 2026

Tenant Name	Account Number	Monthly Rent	Address	Reason Evicted	Amount Owed	Reason Owed
Stringer,	t0012101		705 N Lena St Apt 34		$75.00	
Bivens	t0012103		705 N Lena St Apt 36		$352.00	
White,	t0015010		705 N Lena St Apt 36		$951.00	
Murrell,	t0012104		705 N Lena St Apt 37		$58.00	
Folmar,	t0012116		705 N Lena St Apt 45		$89.00	
Patterson,	t0012119		705 N Lena St Apt 48		$1832.00	
Myhand,	t0012120		705 N Lena St Apt 49		$8.00	
Washington,	t0012122		705 N Lena St Apt 51		$1,217.00	
Lee,	t0012123		705 N Lena St Apt 52		$61.00	

Jamison Village Write Offs for the Month Ending: October 2026

Tenant Name	Account Number	Monthly Rent	Address	Reason Evicted	Amount Owed	Reason Owed
Grimes,	t0012126		705 N Lena St Apt 55		$365.00	
Payne,	t0012134		705 N Lena St Apt 58		$641.00	
McClain	t0012136		705 N Lena St Apt 60		$378.00	
Hogan,	t0012142		705 N Lena St Apt 66		$116.00	
Webster,	t0012143		705 N Lena St Apt 67		$77.00	
White,	t0014978		705 N Lena St Apt 69		$100.00	
Turner	t0012167		705 N Lena St Apt 70		$449.00	

Jamison Village Write Offs for The Month Ending: October 2026

Tenant Name	Account Number	Monthly Rent	Address	Reason Evicted	Amount Owed	Reason Owed
Jackson,	t0012152		705 N Lena St Apt 76		$190.00	
Davis,	t0012154		705 N Lena St Apt 78		$2098.00	
Potter,	t0012156		705 N Lena St Apt 80		$43.00	
Williams,	t0012158		705 N Lena St Apt 82		$2,073.00	
Austin,	t0012168		705 N Lena St Apt 91		$190.00	

TOTAL WRITE-OFF AMOUNT FOR JAMISON VILLAGE: $13,593.00

Crimson Ridge Write Offs for The Month Ending: October 2026

Tenant Name	Account Number	Monthly Rent	Address	Reason Evicted	Amount Owed	Reason Owed
Coklow,	t0012309		702 N Range Street #4		$365.00	
Hamlin,	t0012316		100 Clayton Street #12		$100.00	
Guest	t0014618		100 Clayton Street #12		$73.00	
Bronner,	t0012318		100 Clayton Street #14		$47.00	
Fisher	t0014733		102 Clayton Street #16		$15.00	
Lane,	t0015602		102 Clayton Street #16		$156.00	
Dortch	t0012328		104 Clayton Street #24		$651.00	
Woods	t0012837		701 Tuskegee Street #30		$104.00	
Brantley	t0012353		105 Clayton Street #49		$446.00	

Crimson Ridge Write Offs for The Month Ending: October 2026

Tenant Name	Account Number	Monthly Rent	Address	Reason Evicted	Amount Owed	Reason Owed
Martin,	t0012357		803 Tuskegee Street #53		$1242.00	
Starks,	t0012360		800 N Range Street #56		$131.00	
George,	t0012363		800 N Range Street #59		$75.00	
Patterson	t0015198		800 N Range Street #59		$211.00	
Robinson	t0014581		800 N Range Street #61		$278.00	
Mercer	t00115210		1000 Lake Street #62		$771.00	
Jones,	t0015007		1002 Lake Street #68		$81.00	
Brownlee	t0013449		1004 Lake Street #73		$2144.00	
Powell	t0012378		1004 Lake Street #74		$76.00	

Crimson Ridge Write Offs for Month Ending: October 2026

Tenant Name	Account Number	Monthly Rent	Address	Reason Evicted	Amount Owed	Reason Owed
Jackson	t0012379		1004 Lake Street 75		$741.00	
Miree	t0012384		1006 Lake Street #80		$366.00	
Jackson	t0013163		1006 Lake Street #81		$1326.00	
Bilbo	t0012387		1008 Lake Street #83		$1931.00	
McCray	t0012717		702 Tuskegee Street #96		$75.00	
Carter	t0015166		704 Tuskegee Street #104		$2308.00	
Robinson	t0012408		704 Tuskegee Street #105		$178.00	
Miller	t0012427		710 Tuskegee Street #124		$328.00	
Evans	t0012854		802 Tuskegee Street#130		$947.00	

Crimson Ridge Write Offs for The Month Ending: October 2026

Tenant Name	Account Number	Monthly Rent	Address	Reason Evicted	Amount Owed	Reason Owed
Hamlin,	t0012435		802 Tuskegee Street #132		$440.00	
Dantley,	t0012437		804 Tuskegee Street #134		$705.00	
Cruz,	t0012442		806 Tuskegee Street #139		$991.00	

TOTAL WRITE-OFF AMOUNT FOR CRIMSON RIDGE: $17,945.00

Phoenix Rising Write Offs for The Month Ending: October 2026

Tenant Name	Account Number	Monthly Rent	Address	Reason Evicted	Amount Owed	Reason Owed
Olds,	t0012261		903 S. Ussery Street #19		$1163.00	
Johnson	t0012265		905 S. Ussery Street #24		$38.00	
Butler	t0012267		905 S. Ussery Street #27		$758.00	
Cotton	t0012283		909 S. Ussery Street #52		$328.00	
Walker	t0012289		909 S. Ussery Street #65		$74.00	
Coleman	t0012295		904 S. Ussery Street #73			

TOTAL WRITE-OFF AMOUNT FOR PHOENIX RISING: $2,714.00

John R. Lewis Village Write Offs for The Month Ending: October2026

Tenant Name	Account Number	Monthly Rent	Address	Reason Evicted	Amount Owed	Reason Owed
Baker	t0012037		403 S. Appletree Street #9		$382.00	
Allen	t0012458		403 S. Appletree Street #13		$256.00	

TOTAL WRITE-OFF AMOUNT FOR JOHN R. LEWIS VILLAGE: $638.00

TOTAL WRITE OFF AMOUNT: $60,451.00

RESOLUTION 2026-19 CONT'D: APPROVE WRITE OFF OF BAD DEBTS FOR SAMUEL P. CRAWFORD VILLAGE, CRIMSON RIDGE, PHOENIX RISING AND JOHN R. LEWIS VILLAGE.

Passed, Adopted, and Approved on the 18h Day of November, 2026.

_____
David Jamison, Chairperson

_____
Jeff Williams, Vice Chairperson

_____
Lily Mendoza, Commissioner

_____
Lisa Alexander, Commissioner

_____
Linda Ward, Commissioner

_____
Dr. Kacia Thompson, Commissioner

_____
Marc Cronin, Commissioner

BOARD OF COMMISSIONERS

PUBLIC NOTICE

November 10, 2026

Our Community, Inc. (OCI) Board of Directors will convene in a

Regular Board Meeting

Wednesday, November 18, 2026 at 10:30 a.m.

at Our Community, Inc. (OCI) Housing and Enrichment Center
located at 1001 Montana Street Dothan, AL 36303

In-person and **Virtually via Zoom.**

ZOOM Meeting ID: 784-039-3528

https://us02web.zoom.us/j/7840393528

AGENDA

11-18-2026

Call To Order

Approve November 18, 2026 Agenda
Approve September 16, 2026 Board Meeting Minutes

PRESIDENT UPDATES:

Comments
Adjourn

Minutes of the Board of Directors
09-16-2026

The Board of Directors of Our Community, Inc. convened a Regular Meeting on Wednesday, September 16, 2026 at Our Community Housing & Enrichment Center (OCHEC) located at 1001 Montana Street Dothan, Alabama and virtually via Zoom.

The meeting was called to order at 11:32 a.m. by Mrs. Bonita Schatz, Chairperson/President.

The Chairperson/President called the roll: Present were Vice-Chair/Vice-President David Jamison; Directors Jeff Williams, Lily Mendoza and Linda Ward. Director Lisa Alexander was not in attendance.

Dothan Housing Personnel: **EXECUTIVE SUITE:** Bonita Schatz, CEO; and Challis Readus, Recording Secretary. **CHIEF OPERATIONS MANAGER:** Lachun Thomas. **Safety/IT/FLEET:** JD Miller. **RESIDENT SERVICES:** Lorenzo Cummings. **MTW/COMPLIANCE/FSS:** Ladonice Freeney. **ASSET MANAGEMENT:** Tiffany B. Trailer & Jawanza Harris.

DH ZOOM:

VISITORS: Tera Wells, City of Dothan.

ZOOM Visitors:

The 09-16-2026 Meeting Agenda was approved with a motion from David Jamison and a second by Linda Ward.

PUBLIC NOTICE

September 9, 2026

Our Community, Inc. (OCI) Board of Directors will convene in a

Regular Board Meeting

Wednesday, September 16, 2026 at 11:00 a.m.

at Our Community, Inc. (OCI) Housing and Enrichment Center
located at 1001 Montana Street Dothan, AL 36303

In-person and **Virtually via Zoom.**

ZOOM Meeting ID: 784-039-3528

https://us02web.zoom.us/j/7840393528

AGENDA

09-16-2026

Call To Order

Approve September 16, 2026 Agenda
Approve July 15, 2026 Board Meeting Minutes

PRESIDENT UPDATES:
New Board Director Appointments

Comments
Adjourn

The July 15, 2026 Board Meeting Minutes were approved with a motion from David Jamison and a second by Jeff Williams.

APPOINT BOARD DIRECTORS: Dr. Kacia Thompson and Mr. Marc Cronin were appointed with a Motion by David Jamison and a Second by Linda Ward; to the OCI Board of Directors, with the terms beginning August 18, 2026 and ending June 30, 2031; and September 3, 2026 and ending January 31, 2031, respectively. A copy of the appointment was filed for record with the City Clerk of said City and furnished to the Executive Board of the Housing Authority.

The 09-16-2026 Meeting of the Directors of Our Community, Inc. was adjourned at 11:33 a.m. with a motion from Jeff Williams and a Second by Linda Ward.

The next meeting of the Directors of Our Community, Inc. (OCI), is scheduled for Wednesday, November 18, 2026 at 10:30 am.

_____ _____

Chairperson/President Vice Chair/Vice-President

PUBLIC NOTICE

November 10, 2026

Building Opportunities toward Self-Sufficiency (BOSS) Board of Directors will convene in a

Regular Board Meeting

Wednesday, November 18, 2026 at 10:30 a.m.

at Our Community, Inc. (OCI) Housing and Enrichment Center located at 1001 Montana Street Dothan, AL 36303

In-person and **Virtually via Zoom.**

ZOOM Meeting ID: 784-039-3528

https://us02web.zoom.us/j/7840393528

AGENDA

11-18-2026

Call To Order

Approve November 18, 2026 Agenda
Approve September 16, 2026 Board Meeting Minutes

PRESIDENT UPDATES:

Comments
Adjourn

Minutes of the Board of Directors

09-16-2026

The Board of Directors of Building Opportunities toward Self-Sufficiency (BOSS) convened in a Meeting on Wednesday September 16, 2026, at Our Community Housing & Enrichment Center 1001 Montana Street and virtually via Zoom.

The meeting was called to order at 11:34 am by Mrs. Bonita Schatz, Chairperson/President.

The Chairperson/President called the roll: Present were Vice-Chair/Vice-President David Jamison; Directors Jeff Williams, Lily Mendoza and Linda Ward. Director Lisa Alexander was not in attendance.

Dothan Housing Personnel: **EXECUTIVE SUITE:** Bonita Schatz, CEO; and Challis Readus, Recording Secretary. **CHIEF OPERATIONS MANAGER:** Lachun Thomas. **Safety/IT/FLEET:** JD Miller. **RESIDENT SERVICES:** Lorenzo Cummings. **MTW/COMPLIANCE/FSS:** Ladonice Freeney. **ASSET MANAGEMENT:** Tiffany B. Trailer & Jawanza Harris.

DH ZOOM:

VISITORS: Tera Wells, City of Dothan.

ZOOM Visitors:

The 09-16-2026 Meeting Agenda was approved by a motion from David Jamison and with a second by Lily Mendoza.

PUBLIC NOTICE

September 9, 2026

Building Opportunities toward Self-Sufficiency (BOSS) Board of Directors will convene in a

Regular Board Meeting

Wednesday, September 16, 2026 at 11:00 a.m.

at Our Community, Inc. (OCI) Housing and Enrichment Center located at 1001 Montana Street Dothan, AL 36303

In-person and **Virtually via Zoom.**

ZOOM Meeting ID: 784-039-3528

https://us02web.zoom.us/j/7840393528

AGENDA

09-16-2026

Call To Order

Approve September 16, 2026 Agenda
Approve July 15, 2026 Board Meeting Minutes

PRESIDENT UPDATES:
New Board Director Appointments

Comments
Adjourn

The 07-15-2026 Meeting Minutes were approved by a motion from David Jamison and with a second by Lily Mendoza.

APPOINT BOARD DIRECTORS: Dr. Kacia Thompson and Mr. Marc Cronin were appointed with a Motion by Jeff Williams and a Second by Lily Mendoza; to the OCI Board of Directors, with the terms beginning August 18, 2026 and ending June 30, 2031; and September 3, 2026 and ending January 31, 2031, respectively. A copy of the appointment was filed for record with the City Clerk of said City and furnished to the Executive Board of the Housing Authority.

The 07-15-2026 Meeting of the Directors of BOSS, Inc. was adjourned at 11:35 am by a Motion from David Jamison and with a Second by Jeff Williams.

The next meeting of the Directors of BOSS, Inc. is scheduled for Wednesday, November 18, 2026 at 10:30 am.

_____ _____

President/Chairperson Vice-President/Vice-Chair

PUBLIC NOTICE

November 10, 2026

Southeast Alabama Coalition for the Homeless, Inc. (SEACH)
Board of Directors will conduct a

Regular Board Meeting

Wednesday, November 18, 2026 at 10:30 a.m.

at Our Community, Inc. (OCI) Housing and Enrichment Center
located at 1001 Montana Street Dothan, AL 36303

In-person and **Virtually via Zoom.**

ZOOM Meeting ID: 784-039-3528

https://us02web.zoom.us/j/7840393528

AGENDA

11-18-2026

Call To Order

Approve November 18, 2026 Agenda
Approve September 16, 2026 Board Meeting Minutes

PRESIDENT UPDATES:

Comments
Adjourn

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Minutes of the Board of Directors

September 16, 2026

The Board of Directors of the Southeast Alabama Coalition for the Homeless, Inc. (SEACH) convened in a meeting on Wednesday, September 16, 2026 at Our Community Housing & Enrichment Center at 1001 Montana Street and virtually via Zoom.

The meeting was called to order at 11:36 am by Mr. David Jamison, President/Chairperson.

The Chairperson/President called the roll: Present were Vice-Chair/Vice-President David Jamison; Directors Jeff Williams, Lily Mendoza and Linda Ward. Director Lisa Alexander was not in attendance.

Dothan Housing Personnel: **EXECUTIVE SUITE:** Bonita Schatz, CEO; and Challis Readus, Recording Secretary. **CHIEF OPERATIONS MANAGER:** Lachun Thomas. **Safety/IT/FLEET:** JD Miller. **RESIDENT SERVICES:** Lorenzo Cummings. **MTW/COMPLIANCE/FSS:** Ladonice Freeney. **ASSET MANAGEMENT:** Tiffany B. Trailer & Jawanza Harris.

DH ZOOM:

VISITORS: Tera Wells, City of Dothan.

ZOOM Visitors:

The 09-16-2026 Meeting Agenda was approved with a motion from Linda Ward and a second by Jeff Williams.

SEACH
SOUTHEAST AL COALITION FOR THE HOMELESS

PUBLIC NOTICE

September 9, 2026

Southeast Alabama Coalition for the Homeless, Inc. (SEACH)
Board of Directors will conduct a

Regular Board Meeting

Wednesday, September 16, 2026 at 11:00 a.m.

at Our Community, Inc. (OCI) Housing and Enrichment Center
located at 1001 Montana Street Dothan, AL 36303

In-person and **Virtually via Zoom.**

ZOOM Meeting ID: 784-039-3528

https://us02web.zoom.us/j/7840393528

zoom

AGENDA

09-16-2026

Call To Order

Approve September 16, 2026 Agenda
Approve July 15, 2026 Board Meeting Minutes

PRESIDENT UPDATES:
New Board Director Appointments
2024 ESG Grant Closeout

Comments
Adjourn

The July 15, 2026 Board Meeting Minutes were approved by a motion from Lily Mendoza and with a second from Dr. Kacia Thompson.

APPOINT BOARD DIRECTORS: Dr. Kacia Thompson and Mr. Marc Cronin were appointed with a Motion by Jeff Williams and a Second by Lily Mendoza; to the Southeast Alabama Coalition for the Homeless, Inc. (SEACH) Board of Directors, with the terms beginning August 18, 2026 and ending June 30, 2031; and September 3, 2026 and ending January 31, 2031, respectively. A copy of the appointment was filed for record with the City Clerk of said City and furnished to the Executive Board of the Housing Authority.

The 09-16-2026 Meeting of the Board of Directors of SEACH, Inc. was adjourned at 11:39 am with a Motion from Linda Ward and a second by Marc Cronin.

The next meeting of the Directors of SEACH, Inc. is scheduled for Wednesday, November 18, 2026 at 10:30 am.

_____ _____

Chairperson/President Vice-President

2027: DRAFT

BOARD COMMISSION & DIRECTORS' MEETING SCHEDULE

January 20, 2027
March 17, 2027
May 19, 2027
July 21, 2027
September 15, 2027
November 17, 2027
December 15, 2027 (if necessary & date subject to change)

FYI: Board Meetings are held on the third (3rd) Wednesday of every other month at 10:30 am unless an unforeseen concern occurs. Meetings are held at the OCI Housing and Enrichment Center (OCHEC) Board Chamber, which is located at 1001 Montana Street and/or via **ZOOM Meeting ID** 889 2007 2647. Passcode: 974594.
:https://us02web.zoom.us/j/88920072647?pwd=Jp7pW3QBuWIvfic5dfcKB4uWfjOvGe.1
unless otherwise posted. I can be reached at (334) 589-0710 with questions or concerns. Challis Readus.