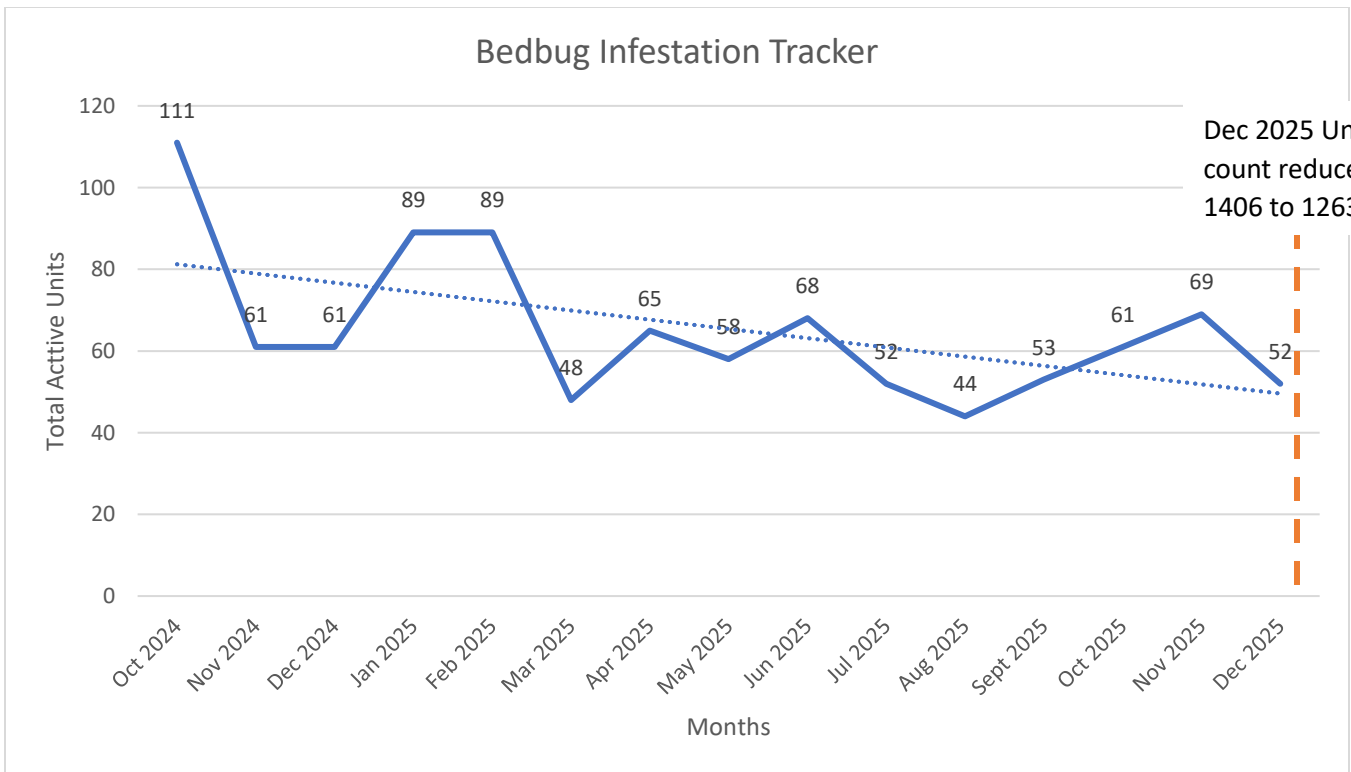
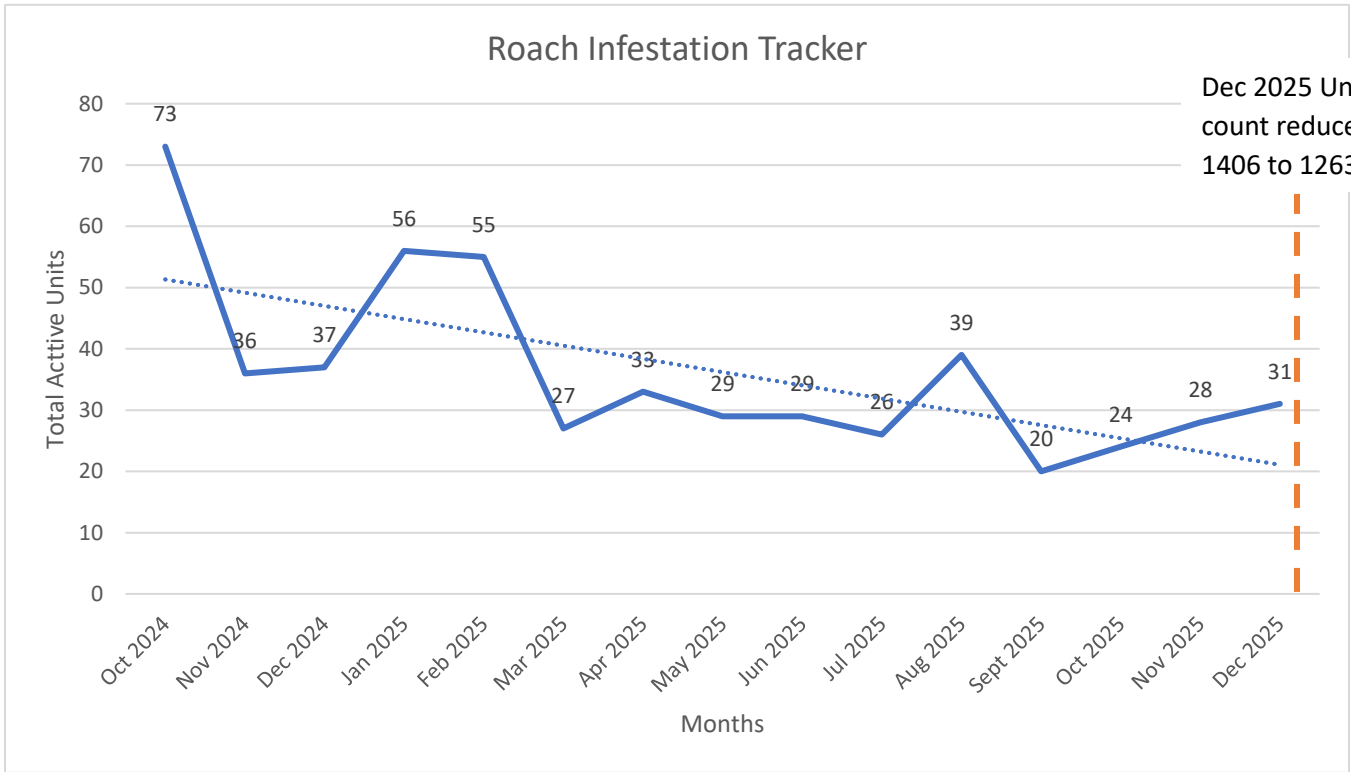


OHA Regular Meeting of the Board of
Commissioners
Thursday, January 29, 2026 8:30 AM
Florence Tower
Florence Tower
5100 Florence Blvd.
Omaha, NE 68110

1. CALL TO ORDER
 - 1.1. ANNOUNCEMENT OF OPEN MEETINGS ACT
 - 1.2. ROLL CALL
 - 1.3. PUBLIC COMMENTS
2. REPORT OF CHIEF EXECUTIVE OFFICER

Pest Control Report - December 2025

OHA Towers - Total Units 1263



3. CONSENT AGENDA ITEMS FOR CONSIDERATION

3.1. Minutes of Previous Regular Board Meeting (12/18/2025)

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
Omaha Housing Authority Central Office | 1823 Harney Street | Omaha, NE 68102
December 18, 2025 | 8:30 a.m.

STAFF PRESENT: Joanie Balk, Ashley Hatheway, Susan Gilroy, Brian Hansen, Latina Jackson, Sal Issaka, Shannon Mahnke, Angela Finke, Michelle Therkildsen, Philisa Smith, Sarah Nothorn, Charles Karl

The meeting was called to order at 8:34 a.m.

1. ANNOUNCEMENT OF OPEN MEETINGS ACT:

The meeting falls under the Open Meetings Act and copies of the law are available.

2. ROLL CALL: Commissioners Present:

David Levy, Chair
Keenya Barnes-Heyward
Christine Johnson
Anna Caro
Jennifer Taylor

Commissioners Absent:

Abdi Hussein
Joel Dougherty, Vice Chair

3. PUBLIC COMMENTS:

Chair Levy questioned if there were any public comments. No public comments were received.

4. REPORT OF THE CHIEF EXECUTIVE OFFICER

Ms. Balk introduced Anna Caro, OHA's newest board member. Board and staff alike welcomed Commissioner Caro, who discussed her professional background and experience.

5. ACTION ITEMS

5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION

5.1.1. Minutes of Previous Regular Board Meeting (November 13, 2025)

5.1.2. Finance/Procurement/Operations Committee Resolutions

- 5.1.2.1. Resolution 2025-116 OHA Past Due Write Offs
- 5.1.2.2. Resolution 2025-117 FY2024 Audit
- 5.1.2.3. Resolution 2025-118 FY2026 Budget
- 5.1.2.4. Resolution 2025-119 Commercial HVAC, Contract Renewal
- 5.1.2.5. Resolution 2025-120 Fire Safety & Suppression, Contract Renewal
- 5.1.2.6. Resolution 2025-122 RAD Consulting, Contract Renewal
- 5.1.2.7. Resolution 2025-123 Tenant Relocation Consulting, Contract Renewal
- 5.1.2.8. Resolution 2025-124 Retirement Plan Consultant, Contract Renewal
- 5.1.2.9. Resolution 2025-125 Trash Collection, Contract Renewal

- 5.1.2.10. Resolution 2025-126 Key Management, Contract Renewal
- 5.1.2.11. Resolution 2025-127 Local 251 Union Contract
- 5.1.2.12. Resolution 2025-128 Changes to the HCV Administrative Plan

Chair Levy questioned if any items need pulled from the Consent Agenda to be considered separately. Resolution 2025-118 FY2026 Budget and Resolution 2025-127 Local 251 Union Contract were pulled for discussion.

MOTION by Commissioner Johnson, seconded by Commissioner Taylor, to approve the Consent Agenda, except Resolution 2025-118 FY2026 Budget and Resolution 2025-127 Local 251 Union Contract.

Motion passed. Aye-5, Nay-0

- Commissioner Barnes-Heyward – Aye
- Commissioner Caro – Aye
- Commissioner Levy – Aye
- Commissioner Johnson – Aye
- Commissioner Taylor – Aye

Mr. Hansen discussed Resolution 2025-127 regarding the Local 251 Union Contract. Mr. Hansen discussed market studies completed to assist in negotiations.

MOTION by Commissioner Johnson, seconded by Commissioner Taylor, to approve Resolution 2025-127 Local 251 Union Contract.

Motion passed. Aye-5, Nay-0

- Commissioner Barnes-Heyward – Aye
- Commissioner Caro – Aye
- Commissioner Levy – Aye
- Commissioner Johnson – Aye
- Commissioner Taylor – Aye

Ms. Hatheway presented the 2026 Budget Assumptions & Key Points. Ms. Hatheway discussed RAD conversions and their impacts to the budget.

MOTION by Commissioner Johnson, seconded by Commissioner Taylor, to approve Resolution 2025-118 FY2026 Budget

Motion passed. Aye-5, Nay-0

- Commissioner Barnes-Heyward – Aye
- Commissioner Caro – Aye
- Commissioner Levy – Aye
- Commissioner Johnson – Aye
- Commissioner Taylor – Aye

5.2. ADDITIONAL AGENDA ITEMS FOR CONSIDERATION

5.2.1. Resolution 2025-121 Managed Services Provider, Contract Renewal

Mr. Karl explained this resolution is for renewal of the contract with American PSC, Inc. Discussion ensued regarding services rendered.

MOTION by Commissioner Johnson, seconded by Commissioner Taylor, to approve Resolution 2025-121 Managed Services Provider, Contract Renewal

Motion passed. Aye-5, Nay-0

Commissioner Barnes-Heyward – Aye

Commissioner Caro – Aye

Commissioner Levy – Aye

Commissioner Johnson – Aye

Commissioner Taylor – Aye

5.2.2. Resolution 2025-129 Auto Insurance, Renewal

Mr. Hansen explained that this resolution is to renew the insurance policy with Travelers Insurance Company covering all OHA and HIO vehicles. Mr. Hansen explained that the 6% increase is in line with current trends and the insurance market.

MOTION by Commissioner Johnson, seconded by Commissioner Taylor, to approve Resolution 2025-129 Auto Insurance, Renewal

Motion passed. Aye-5, Nay-0

Commissioner Barnes-Heyward – Aye

Commissioner Caro – Aye

Commissioner Levy – Aye

Commissioner Johnson – Aye

Commissioner Taylor – Aye

5.2.3. Resolution 2025-130 Authorization of Settlement Agreement, Cribbs v. OHA

Mr. Hansen explained this resolution should be considered after executive session.

5.2.4. Resolution 2025-131 T-Mobile Lease Amendment for Benson Tower

Mr. Hansen explained this resolution is to amend the lease for use of roof space at Benson Tower, to allow space for the installation of a generator in exchange for additional rent dollars per month.

MOTION by Commissioner Taylor, seconded by Commissioner Johnson, to approve Resolution 2025-131 T-Mobile Lease Amendment for Benson Tower

Motion passed. Aye-5, Nay-0

Commissioner Barnes-Heyward – Aye

Commissioner Caro – Aye

Commissioner Levy – Aye

Commissioner Johnson – Aye
Commissioner Taylor – Aye

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS (as necessary):

- **Housing Choice Voucher Program**
- **Asset Management (Public Housing)**
- **Housing in Omaha, Inc.**
- **River City Housing Connections**
- **Compliance**
- **Financials**
- **Development**
- **Procurement/Contracting/Capital Budget**
- **Human Resources**
- **Family and Community Services**
- **Legal**
- **Quality Improvement**

7. NEW BUSINESS:

There was no new business.

Chair Levy questioned if there was a need for executive session.

MOTION by Commissioner Taylor, seconded by Commissioner Johnson, to move into executive session for legal matters at 9:03 a.m.

Motion passed. Aye-5, Nay-0

Commissioner Barnes-Heyward – Aye
Commissioner Caro – Aye
Commissioner Levy – Aye
Commissioner Johnson – Aye
Commissioner Taylor – Aye

8. EXECUTIVE SESSION:

MOTION by Commissioner Johnson, seconded by Commissioner Taylor, to move out of executive session at 9:31 a.m.

Motion passed. Aye-5, Nay-0

Commissioner Barnes-Heyward – Aye
Commissioner Caro – Aye
Commissioner Levy – Aye
Commissioner Johnson – Aye
Commissioner Taylor – Aye

MOTION by Commissioner Johnson, seconded by Commissioner Taylor, to approve Resolution 2025-130 Authorization of Settlement Agreement, Cribbs v. OHA

Motion passed. Aye-5, Nay-0

Commissioner Barnes-Heyward – Aye

Commissioner Caro – Aye

Commissioner Levy – Aye

Commissioner Johnson – Aye

Commissioner Taylor – Aye

9. ADJOURNMENT:

MOTION by Commissioner Taylor seconded by Commissioner Johnson to adjourn the meeting at 9:34 a.m.

Motion passed. Aye-5, Nay-0

Commissioner Barnes-Heyward – Aye

Commissioner Caro – Aye

Commissioner Levy – Aye

Commissioner Johnson – Aye

Commissioner Taylor – Aye

3.2. Resolution 2026-01 Independent Auditor, Renewal

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: January 29th, 2026
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 25-PROAUD-02 (Independent Professional Auditor) with Clifton Larson Allen, LLP:

- Extension of contract term by 12 months
- Increase of contract amount by \$250,000

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	\$100,000	\$100,000	4	2/23/2026

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 1	\$250,000	\$350,000	3	2/23/2027

EXPLANATION:

Company Name	Expended as of 11/25/2025
Clifton Larson Allen, LLP	\$202,000
TOTAL	\$202,000

PROCUREMENT METHOD: Renewal

SOURCE OF FUNDS: Operating Funds

SPONSOR(S): Charles Karl, Capital Improvements Director
Ashley Hatheway, Chief Financial Officer

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2026 - 01
REFNEWAL OF CONTRACT FOR INDEPENDENT AUDITOR SERVICES

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with CliftonLarsonAllen, LLP (CLA) to provide annual audit services;

WHEREAS, the contract was procured in 2024 for a one-year term with an option to renew for four additional one-year terms;

WHEREAS, the current contract will expire in February, and staff recommends renewal of the contract for an additional one-year term;

WHEREAS, the previous cumulative amount of the contract was \$100,000, and OHA staff recommends increasing the funding by an additional \$250,000, for a total cumulative contract amount of \$350,000; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with CliftonLarsonAllen, LLP to provide annual audit services, with an increase in the contract amount of \$250,000;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contract with CliftonLarsonAllen, LLP to provide annual audit services, with an increase in the contract amount of \$250,000.

David Levy, Chair
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held January 29, 2026.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

4. ADDITIONAL ITEMS FOR CONSIDERATION

4.1. Resolution 2026-02 Capital Fund 5-Year Action Plan

PHA Code	NE001
PHA Name	Omaha Housing Authority
5-Year Action Plan Name	5-Year Action Plan 2026-2030
Plan Type	Rolling

Piggy Bank	
Year	Work Act
	Estimated
2026	\$7,500,000.00
2027	\$7,500,000.00
2028	\$7,500,000.00
2029	\$7,500,000.00
2030	\$7,500,000.00
Total	\$37,500,000.00

Activity Cost	
Consumed	Balance
\$7,500,000.00	\$0.00
\$7,500,000.00	\$0.00
\$7,500,000.00	\$0.00
\$7,500,000.00	\$0.00
\$7,500,000.00	\$0.00
\$37,500,000.00	\$0.00

PUBLIC HOUSING PROJECTS

Number	Name
NE001000001	SOUTHSIDE TERRACE
NE001000005	KAY JAY TOWER
NE001000006	EVANS TOWER
NE001000008	PARK SOUTH
NE001000009	BENSON TOWER
NE001000010	PINE TOWER
NE001000011	FLORENCE TOWER
NE001000012	HIGHLAND TOWER
NE001000013	JACKSON TOWER
NE001000014	UNDERWOOD TOWER
NE001000015	CROWN TOWER
NE001000016	SCATTERED SITE NE
NE001000017	SCATTERED SITES SE
NE001000018	SCATTERED SITES NW
NE001000019	SCATTERED SITES SW
NE001000021	CHAMBERS COURT
NE001000022	KEYSTONE CROWN CREEK
NE001000023	NORTH OMAHA AFFORDABLE HOMES
NE001000025	CROWN I
NE001000026	CROWN II
NE001000027	BAYVIEW APARTMENTS
NE001000028	FARNAM BUILDING
NE001000031	PARK VILLA

Status	Year	ID	Title	Description
Approved	2026	ID0001782	Management Improvements	To address deficiencies, including staff
Approved	2026	ID0001783	Operations	Operations
Approved	2026	ID0001784	Administration	Administration - Management of the C
Approved	2026	ID0001785	A&E services	A&E and similar consulting services
Approved	2026	ID0001836	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2026	ID0001837	Relocation	In connection with RAD activity
Approved	2026	ID0001838	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2026	ID0001839	Relocation	Relocation in connection with RAD act
Approved	2026	ID0001840	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2026	ID0001841	Relocation	Relocation in connection with RAD act
Approved	2026	ID0001842	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2026	ID0001843	Relocation	Relocation in connection with RAD act
Approved	2026	ID0001846	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2026	ID0001847	Relocation	Relocation in connection with RAD act
Approved	2026	ID0001848	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2026	ID0001849	Relocation	Relocation in connection with RAD act
Approved	2026	ID0001850	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2026	ID0001851	Relocation	Relocation in connection with RAD act
Approved	2026	ID0001852	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2026	ID0001853	Relocation	Relocation in connection with RAD act
Approved	2026	ID0001854	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2026	ID0001855	Relocation	Relocation in connection with RAD act
Approved	2026	ID0001856	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2026	ID0001857	Relocation	Relocation in connection with RAD act
Approved	2026	ID0001858	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2026	ID0001859	Relocation	Relocation in connection with RAD act
Approved	2026	ID0001860	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2026	ID0001861	Relocation	Relocation in connection with RAD act
Approved	2026	ID0001862	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2026	ID0001863	Relocation	Relocation in connection with RAD act
Approved	2026	ID0001864	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2026	ID0001865	Relocation	Relocation in connection with RAD act
Approved	2026	ID0001866	Relocation	Relocation in connection with RAD act
Approved	2026	ID0001867	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2026	ID0001868	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2026	ID0001869	Relocation	Relocation in connection with RAD act
Approved	2026	ID0001870	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2026	ID0001871	Relocation	Relocation in connection with RAD act
Approved	2026	ID0001872	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2026	ID0001873	Relocation	Relocation in connection with RAD act
Approved	2026	ID0001874	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2026	ID0001875	Relocation	Relocation in connection with RAD act
Approved	2026	ID0001876	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2026	ID0001877	Relocation	Relocation in connection with RAD act
Approved	2026	ID0001882	Units - modernization	Up to 5 units - Full or partial unit mod
Approved	2026	ID0001886	Units - modernization	Full or partial modernization of up to 4

Approved	2026	ID0001889	Building Systems - elevator	Full modernization of one car
Approved	2026	ID0001895	Units - modernization	Full or partial modernization of up to 1
Approved	2026	ID0001909	Units - modernization	Modernization of up to 8 units, includi
Approved	2026	ID0001920	Units - modernization	Modernization of up to 12 units, inclu
Approved	2026	ID0001933	Units - modernization	Modernization of up to 2 units, includi
Approved	2026	ID0001934	Units - modernization	Modernization of up to 3 units, includi
Approved	2026	ID0001950	Units - modernization	Modernization of up to 4 units, includi
Approved	2026	ID0001952	Units - modernization	Modernization of up to 3 units, includi
Approved	2026	ID0001954	Units - modernization	Modernization of 4-5 units, including r
Approved	2026	ID0001962	Building Systems - HVAC	Replace HVAC roof units, including dar
Approved	2026	ID0001964	Units - modernization	Modernization of up to 8 units, includi
Approved	2026	ID0001972	Building systems - HVAC	Replace non-functional pneumatic the
Approved	2026	ID0001976	Units - modernization	Modernization of up to 2 units, includi
Approved	2026	ID0001977	Units - modernization	Modernization of up to 1-2 units, inclu
Approved	2026	ID0001978	Units - modernization	Modernization of 1-2 units, including r
Approved	2026	ID0002079	Units - modernization	Full or partial modernization of up to 8
Approved	2026	ID0002081	Units - modernization	Full or partial modernization of up to 1
Draft	2026	ID0002338	Building Systems - plumbing	Repair and replace obsolete or aging v
Draft	2026	ID0002339	Building Systems - plumbing	Repair and replace obsolete or aging v
Draft	2026	ID0002344	Units - modernization	Full or partial modernization of up to t
Draft	2026	ID0002364	Site improvements	Add, repair, and replace paving, fencir
Draft	2026	ID0002365	Exterior improvements	Repair and replace roofing, siding, doc
Approved	2026	ID0002404	Units - modernization	Full or partial modernization of up to 2
Draft	2026	ID0002426	Building Systems - plumbing	Repair and replace obsolete or aging v
Draft	2026	ID0002427	Units - modernization	Full or partial modernization of up to t
Draft	2026	ID0002432	Exterior - masonry	Exterior repairs as recommended by A
Approved	2026	ID0002443	Units - modernization	Modernization of 1-2 units, including r
Approved	2027	ID0001830	Building Systems - plumbing	Replace aging water heaters, and relat
Approved	2027	ID0001955	Building Systems - fire safety	Fire safety system upgrades, including
Approved	2027	ID0001956	Building Systems - fire safety	Fire safety system upgrades, including
Approved	2027	ID0001979	Administration	Administration - Management of the C
Approved	2027	ID0001980	Management Improvements	To address deficiencies, including staff
Approved	2027	ID0001981	Operations	Operations
Approved	2027	ID0001982	A&E services	A&E and similar consulting services
Approved	2027	ID0002029	Building Systems - elevators	Elevator system upgrades and non-rou
Approved	2027	ID0002030	Building Systems - plumbing	Replace aging plumbing equipment, in
Approved	2027	ID0002036	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2027	ID0002037	Relocation	Relocation in connection with RAD act
Approved	2027	ID0002038	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2027	ID0002039	Relocation	Relocation in connection with RAD act
Approved	2027	ID0002040	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2027	ID0002041	Relocation	Relocation in connection with RAD act
Approved	2027	ID0002046	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2027	ID0002047	Relocation	Relocation in connection with RAD act
Approved	2027	ID0002048	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2027	ID0002049	Relocation	Relocation in connection with RAD act
Approved	2027	ID0002050	RAD Funds Pre Closing	RAD Funds Pre Closing

Approved	2027	ID0002051	Relocation	Relocation in connection with RAD act
Approved	2027	ID0002052	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2027	ID0002053	Relocation	Relocation in connection with RAD act
Approved	2027	ID0002054	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2027	ID0002055	Relocation	Relocation in connection with RAD act
Approved	2027	ID0002056	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2027	ID0002057	Relocation	Relocation in connection with RAD act
Approved	2027	ID0002058	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2027	ID0002059	Relocation	Relocation in connection with RAD act
Approved	2027	ID0002060	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2027	ID0002061	Relocation	Relocation in connection with RAD act
Approved	2027	ID0002062	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2027	ID0002063	Relocation	Relocation in connection with RAD act
Approved	2027	ID0002064	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2027	ID0002065	Relocation	Relocation in connection with RAD act
Approved	2027	ID0002066	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2027	ID0002067	Relocation	Relocation in connection with RAD act
Approved	2027	ID0002068	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2027	ID0002069	Relocation	Relocation in connection with RAD act
Approved	2027	ID0002070	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2027	ID0002071	Relocation	Relocation in connection with RAD act
Approved	2027	ID0002072	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2027	ID0002073	Relocation	Relocation in connection with RAD act
Approved	2027	ID0002074	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2027	ID0002075	Relocation	Relocation in connection with RAD act
Approved	2027	ID0002082	Units - modernization	Full or partial modernization of up to 1
Approved	2027	ID0002084	Units - modernization	Modernization of up to 2 units, includi
Approved	2027	ID0002085	Units - modernization	Full or partial modernization of 1-2 un
Approved	2027	ID0002308	Units - modernization	Modernization of up to 3 units, includi
Approved	2027	ID0002313	Units - modernization	Modernization of up to 2 units, includi
Draft	2027	ID0002317	Hazmat testing and remediation	Assess units and common areas for ha
Draft	2027	ID0002318	Hazmat testing and remediation	Assess units and common areas for ha
Draft	2027	ID0002319	Hazmat testing and remediation	Assess units and common areas for ha
Draft	2027	ID0002321	Hazmat testing and remediation	Assess units and common areas for ha
Draft	2027	ID0002322	Hazmat testing and remediation	Assess units and common areas for ha
Draft	2027	ID0002323	Hazmat testing and remediation	Assess units and common areas for ha
Draft	2027	ID0002324	Hazmat testing and remediation	Assess units and common areas for ha
Draft	2027	ID0002325	Hazmat testing and remediation	Assess units and common areas for ha
Draft	2027	ID0002326	Hazmat testing and remediation	Assess units and common areas for ha
Draft	2027	ID0002327	Hazmat testing and remediation	Assess units and common areas for ha
Draft	2027	ID0002328	Hazmat testing and remediation	Assess units and common areas for ha
Draft	2027	ID0002329	Hazmat testing and remediation	Assess units and common areas for ha
Draft	2027	ID0002330	Hazmat testing and remediation	Assess units and common areas for ha
Approved	2027	ID0002331	Units - modernization	Modernization of up to 10 units, includ
Approved	2027	ID0002340	Units - modernization	Full or partial modernization of up to t
Approved	2027	ID0002342	Units - modernization	Full or partial modernization of up to t
Approved	2027	ID0002351	Units - modernization	Modernization of up to 5 units, includi

Approved	2027	ID0002356	Units - modernization	Up to 5 units - Full or partial unit mod
Approved	2027	ID0002360	Units - modernization	Full or partial modernization of up to 4
Approved	2027	ID0002366	Units - modernization	Modernization of up to 4 units, includi
Approved	2027	ID0002369	Units - modernization	Full or partial modernization of up to 5
Approved	2027	ID0002405	Units - modernization	Full or partial modernization of up to 2
Approved	2027	ID0002410	Units - modernization	Modernization of up to 2 units, includi
Approved	2027	ID0002414	Units - modernization	Modernization of up to 2 units, includi
Approved	2027	ID0002435	Units - modernization	Full or partial modernization of up to 4
Approved	2027	ID0002451	Units - modernization	Modernization of 1-2 units, including r
Approved	2028	ID0001916	Units - modernization	Modernization of up to 4 units, includi
Approved	2028	ID0001935	Common area - painting	Paint hallways, lobby
Approved	2028	ID0001941	Common Area - painting	Repaint ceilings and walls
Approved	2028	ID0001959	Building Systems - fire safety	Fire safety system upgrades, including
Approved	2028	ID0002089	Operations	Operations
Approved	2028	ID0002090	Administration	Administration - Management of the C
Approved	2028	ID0002091	Management Improvements	To address deficiencies, including staff
Approved	2028	ID0002092	A&E services	A&E and similar consulting services
Approved	2028	ID0002146	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2028	ID0002147	Relocation	Relocation in connection with RAD act
Approved	2028	ID0002148	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2028	ID0002149	Relocation	Relocation in connection with RAD act
Approved	2028	ID0002150	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2028	ID0002151	Relocation	Relocation in connection with RAD act
Approved	2028	ID0002156	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2028	ID0002157	Relocation	Relocation in connection with RAD act
Approved	2028	ID0002158	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2028	ID0002159	Relocation	Relocation in connection with RAD act
Approved	2028	ID0002160	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2028	ID0002161	Relocation	Relocation in connection with RAD act
Approved	2028	ID0002162	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2028	ID0002163	Relocation	Relocation in connection with RAD act
Approved	2028	ID0002164	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2028	ID0002165	Relocation	Relocation in connection with RAD act
Approved	2028	ID0002166	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2028	ID0002167	Relocation	Relocation in connection with RAD act
Approved	2028	ID0002168	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2028	ID0002169	Relocation	Relocation in connection with RAD act
Approved	2028	ID0002170	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2028	ID0002171	Relocation	Relocation in connection with RAD act
Approved	2028	ID0002172	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2028	ID0002173	Relocation	Relocation in connection with RAD act
Approved	2028	ID0002174	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2028	ID0002175	Relocation	Relocation in connection with RAD act
Approved	2028	ID0002176	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2028	ID0002177	Relocation	Relocation in connection with RAD act
Approved	2028	ID0002178	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2028	ID0002179	Relocation	Relocation in connection with RAD act

Approved	2028	ID0002180	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2028	ID0002181	Relocation	Relocation in connection with RAD act
Approved	2028	ID0002182	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2028	ID0002183	Relocation	Relocation in connection with RAD act
Approved	2028	ID0002184	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2028	ID0002185	Relocation	Relocation in connection with RAD act
Approved	2028	ID0002189	Common Area - lighting	Replace / upgrade common area lighti
Approved	2028	ID0002190	Common Area - lighting	Replace / upgrade common area lighti
Approved	2028	ID0002191	Common Area - lighting	Replace / upgrade common area lighti
Approved	2028	ID0002192	Common Area - lighting	Replace / upgrade common area lighti
Approved	2028	ID0002197	Common Area - lighting	Replace / upgrade common area lighti
Approved	2028	ID0002199	Units - modernization	Full or partial modernization of up to 2
Approved	2028	ID0002251	Building Systems - HVAC	Repair, rebuild, and/or replace aging c
Approved	2028	ID0002314	Units - modernization	Modernization of up to 3 units, includi
Approved	2028	ID0002332	Units - modernization	Modernization of up to 10 units, includ
Approved	2028	ID0002343	Units - modernization	Full or partial modernization of up to t
Approved	2028	ID0002346	Units - modernization	Modernization of up to 3 units, includi
Approved	2028	ID0002352	Units - modernization	Modernization of up to 5 units, includi
Approved	2028	ID0002357	Units - modernization	Up to 5 units - Full or partial unit mode
Approved	2028	ID0002361	Units - modernization	Full or partial modernization of up to 4
Approved	2028	ID0002370	Units - modernization	Full or partial modernization of up to 5
Approved	2028	ID0002375	Units - modernization	Full or partial modernization of up to 4
Approved	2028	ID0002380	Units - modernization	Modernization of up to 2 units, includi
Approved	2028	ID0002385	Units - modernization	Full or partial modernization of 1-2 un
Approved	2028	ID0002411	Units - modernization	Modernization of up to 2 units, includi
Approved	2028	ID0002415	Units - modernization	Modernization of up to 2 units, includi
Draft	2028	ID0002418	Exterior - masonry	Repair and restore exterior finishes, in
Draft	2028	ID0002421	Building Systems - elevator	Full modernization of one car
Approved	2028	ID0002436	Units - modernization	Full or partial modernization of up to 4
Approved	2028	ID0002444	Units - modernization	Modernization of 1-2 units, including r
Draft	2028	ID0002447	Common Area - painting	Renovation of management office, ter
Approved	2028	ID0002452	Units - modernization	Modernization of 1-2 units, including r
Approved	2029	ID0001921	Site - paving	Repairs to paving on south side of buil
Approved	2029	ID0002078	Building Systems - fire safety	replace fire alarm panel and related ec
Approved	2029	ID0002201	Operations	Operations
Approved	2029	ID0002202	Administration	Administration
Approved	2029	ID0002203	Management Improvements	To address deficiencies, including staff
Approved	2029	ID0002204	A&E services	A&E and similar consulting services
Approved	2029	ID0002210	Units - modernization	Approximately 10 units: interior repai
Approved	2029	ID0002252	Building Systems - plumbing	Repair or replace damaged or aged wa
Approved	2029	ID0002258	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2029	ID0002259	Relocation	Relocation in connection with RAD act
Approved	2029	ID0002260	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2029	ID0002261	Relocation	Relocation in connection with RAD act
Approved	2029	ID0002262	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2029	ID0002263	Relocation	Relocation in connection with RAD act
Approved	2029	ID0002268	RAD Funds Pre Closing	RAD Funds Pre Closing

Approved	2029	ID0002269	Relocation	Relocation in connection with RAD act
Approved	2029	ID0002270	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2029	ID0002271	Relocation	Relocation in connection with RAD act
Approved	2029	ID0002272	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2029	ID0002273	Relocation	Relocation in connection with RAD act
Approved	2029	ID0002274	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2029	ID0002275	Relocation	Relocation in connection with RAD act
Approved	2029	ID0002276	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2029	ID0002277	Relocation	Relocation in connection with RAD act
Approved	2029	ID0002278	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2029	ID0002279	Relocation	Relocation in connection with RAD act
Approved	2029	ID0002280	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2029	ID0002281	Relocation	Relocation in connection with RAD act
Approved	2029	ID0002282	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2029	ID0002283	Relocation	Relocation in connection with RAD act
Approved	2029	ID0002284	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2029	ID0002285	Relocation	Relocation in connection with RAD act
Approved	2029	ID0002286	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2029	ID0002287	Relocation	Relocation in connection with RAD act
Approved	2029	ID0002288	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2029	ID0002289	Relocation	Relocation in connection with RAD act
Approved	2029	ID0002290	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2029	ID0002291	Relocation	Relocation in connection with RAD act
Approved	2029	ID0002292	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2029	ID0002293	Relocation	Relocation in connection with RAD act
Approved	2029	ID0002294	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2029	ID0002295	Relocation	Relocation in connection with RAD act
Approved	2029	ID0002296	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2029	ID0002297	Relocation	Relocation in connection with RAD act
Approved	2029	ID0002299	Exterior - roof	Replace roof and related components
Approved	2029	ID0002309	Units - modernization	Modernization of up to 3 units, includi
Approved	2029	ID0002315	Units - modernization	Modernization of up to 3 units, includi
Approved	2029	ID0002334	Building Systems - HVAC	Rebuild or replace aging boiler and rel
Draft	2029	ID0002337	Building Systems - HVAC	Rebuild or replace aging boiler and rel
Approved	2029	ID0002353	Units - modernization	Modernization of up to 5 units, includi
Approved	2029	ID0002358	Units - modernization	Up to 5 units - Full or partial unit mode
Approved	2029	ID0002362	Units - modernization	Full or partial modernization of up to 4
Approved	2029	ID0002367	Units - modernization	Modernization of up to 4 units, includi
Approved	2029	ID0002371	Units - modernization	Full or partial modernization of up to 5
Approved	2029	ID0002376	Units - modernization	Full or partial modernization of up to 4
Approved	2029	ID0002381	Units - modernization	Modernization of up to 2 units, includi
Approved	2029	ID0002386	Units - modernization	Full or partial modernization of 1-2 un
Approved	2029	ID0002406	Units - modernization	Full or partial modernization of up to 2
Approved	2029	ID0002412	Units - modernization	Modernization of up to 2 units, includi
Approved	2029	ID0002416	Units - modernization	Modernization of up to 2 units, includi
Draft	2029	ID0002425	Site - paving	Repair and replace damaged or missin
Approved	2029	ID0002433	Units - modernization	Full or partial modernization of up to t

Approved	2029	ID0002437	Units - modernization	Full or partial modernization of up to 4
Approved	2029	ID0002445	Units - modernization	Modernization of 1-2 units, including r
Approved	2029	ID0002453	Units - modernization	Modernization of 1-2 units, including r
Draft	2029	ID0002455	Site - paving	Repair and replace damaged or missin
Draft	2029	ID0002456	Site - paving	Repair and replace damaged or missin
Approved	2030	ID0002301	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2030	ID0002302	Relocation	Relocation in connection with RAD act
Approved	2030	ID0002303	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2030	ID0002304	Relocation	Relocation in connection with RAD act
Approved	2030	ID0002306	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2030	ID0002307	Relocation	Relocation in connection with RAD act
Approved	2030	ID0002310	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2030	ID0002311	Relocation	Relocation in connection with RAD act
Approved	2030	ID0002312	Units - modernization	Modernization of up to 3 units, includi
Approved	2030	ID0002316	Units - modernization	Modernization of up to 3 units, includi
Approved	2030	ID0002333	Units - modernization	Modernization of up to 10 units, includ
Approved	2030	ID0002335	Building Systems - elevator	Rebuild or replace major elevator com
Draft	2030	ID0002336	Exterior - roof	Full or partial replacement and/or repi
Draft	2030	ID0002350	Building Systems - fire safety	Fire safety system upgrades, including
Approved	2030	ID0002354	Units - modernization	Modernization of up to 5 units, includi
Draft	2030	ID0002355	Exterior - roof	Full or partial replacement and/or repi
Approved	2030	ID0002359	Units - modernization	Up to 5 units - Full or partial unit mode
Approved	2030	ID0002363	Units - modernization	Full or partial modernization of up to 4
Approved	2030	ID0002368	Units - modernization	Modernization of up to 4 units, includi
Approved	2030	ID0002372	Units - modernization	Full or partial modernization of up to 5
Approved	2030	ID0002373	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2030	ID0002374	Relocation	Relocation in connection with RAD act
Approved	2030	ID0002377	Units - modernization	Full or partial modernization of up to 4
Approved	2030	ID0002378	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2030	ID0002379	Relocation	Relocation in connection with RAD act
Approved	2030	ID0002382	Units - modernization	Modernization of up to 2 units, includi
Approved	2030	ID0002383	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2030	ID0002384	Relocation	Relocation in connection with RAD act
Approved	2030	ID0002387	Units - modernization	Full or partial modernization of 1-2 un
Approved	2030	ID0002388	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2030	ID0002389	Relocation	Relocation in connection with RAD act
Approved	2030	ID0002390	Relocation	Relocation in connection with RAD act
Approved	2030	ID0002391	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2030	ID0002392	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2030	ID0002393	Relocation	Relocation in connection with RAD act
Approved	2030	ID0002394	Relocation	Relocation in connection with RAD act
Approved	2030	ID0002395	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2030	ID0002396	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2030	ID0002397	Relocation	Relocation in connection with RAD act
Approved	2030	ID0002398	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2030	ID0002399	Relocation	Relocation in connection with RAD act
Approved	2030	ID0002400	Relocation	Relocation in connection with RAD act

Approved	2030	ID0002401	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2030	ID0002402	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2030	ID0002403	Relocation	Relocation in connection with RAD act
Approved	2030	ID0002407	Units - modernization	Full or partial modernization of up to 2
Approved	2030	ID0002413	Units - modernization	Modernization of up to 2 units, includi
Approved	2030	ID0002417	Units - modernization	Modernization of up to 2 units, includi
Draft	2030	ID0002419	Exterior - roof	Full or partial replacement and/or rep:
Draft	2030	ID0002420	Building Systems - HVAC	Rebuild or replace aging boiler and rel
Draft	2030	ID0002422	Exterior - Roof	Full or partial repair or replacement of
Draft	2030	ID0002423	Building Systems - fire safety	Fire safety system upgrades, including
Draft	2030	ID0002424	Exterior - Roof	Full or partial repair or replacement of
Approved	2030	ID0002428	Operations	Operations
Approved	2030	ID0002429	Administration	Administration
Approved	2030	ID0002430	Management Improvements	To address deficiencies, including staff
Approved	2030	ID0002431	A&E services	A&E and similar consulting services
Approved	2030	ID0002434	Units - modernization	Full or partial modernization of up to t
Approved	2030	ID0002438	Units - modernization	Full or partial modernization of up to 4
Approved	2030	ID0002439	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2030	ID0002440	Relocation	Relocation in connection with RAD act
Approved	2030	ID0002441	Relocation	Relocation in connection with RAD act
Approved	2030	ID0002442	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2030	ID0002446	Units - modernization	Modernization of 1-2 units, including r
Draft	2030	ID0002448	Site - paving	Repair and replaced damaged paving,
Approved	2030	ID0002449	RAD Funds Pre Closing	RAD Funds Pre Closing
Approved	2030	ID0002450	Relocation	Relocation in connection with RAD act
Approved	2030	ID0002454	Units - modernization	Modernization of 1-2 units, including r

BLI	Planned Amount	Project Number	Primary Work Category
1408	\$150,000.00	NA	Management Improvement (1408)
1406	\$1,875,000.00	NA	Operations (1406)
1410	\$750,000.00	NA	Administration (1410)
1480	\$100,000.00	NA	Contract Administration (1480)
1480	\$50,000.00	NE001000005	RAD Funds Pre Closing (1480)
1480	\$50,000.00	NE001000005	Contract Administration (1480)
1480	\$50,000.00	NE001000006	RAD Funds Pre Closing (1480)
1480	\$50,000.00	NE001000006	Contract Administration (1480)
1480	\$50,000.00	NE001000008	RAD Funds Pre Closing (1480)
1480	\$50,000.00	NE001000008	Contract Administration (1480)
1480	\$50,000.00	NE001000009	RAD Funds Pre Closing (1480)
1480	\$50,000.00	NE001000009	Contract Administration (1480)
1480	\$50,000.00	NE001000011	RAD Funds Pre Closing (1480)
1480	\$50,000.00	NE001000011	Contract Administration (1480)
1480	\$50,000.00	NE001000012	RAD Funds Pre Closing (1480)
1480	\$50,000.00	NE001000012	Contract Administration (1480)
1480	\$50,000.00	NE001000013	RAD Funds Pre Closing (1480)
1480	\$50,000.00	NE001000013	Contract Administration (1480)
1480	\$50,000.00	NE001000014	RAD Funds Pre Closing (1480)
1480	\$50,000.00	NE001000014	Contract Administration (1480)
1480	\$50,000.00	NE001000015	RAD Funds Pre Closing (1480)
1480	\$50,000.00	NE001000015	Contract Administration (1480)
1480	\$50,000.00	NE001000016	RAD Funds Pre Closing (1480)
1480	\$50,000.00	NE001000016	Contract Administration (1480)
1480	\$50,000.00	NE001000017	RAD Funds Pre Closing (1480)
1480	\$50,000.00	NE001000017	Contract Administration (1480)
1480	\$50,000.00	NE001000018	RAD Funds Pre Closing (1480)
1480	\$50,000.00	NE001000018	Contract Administration (1480)
1480	\$50,000.00	NE001000019	RAD Funds Pre Closing (1480)
1480	\$50,000.00	NE001000019	Contract Administration (1480)
1480	\$50,000.00	NE001000022	RAD Funds Pre Closing (1480)
1480	\$50,000.00	NE001000022	RAD Funds Pre Closing (1480),Contract
1480	\$50,000.00	NE001000023	Contract Administration (1480),RAD Fu
1480	\$50,000.00	NE001000023	RAD Funds Pre Closing (1480)
1480	\$50,000.00	NE001000025	RAD Funds Pre Closing (1480)
1480	\$50,000.00	NE001000025	Contract Administration (1480),RAD Fu
1480	\$50,000.00	NE001000026	RAD Funds Pre Closing (1480)
1480	\$50,000.00	NE001000026	RAD Funds Pre Closing (1480),Contract
1480	\$50,000.00	NE001000027	RAD Funds Pre Closing (1480)
1480	\$50,000.00	NE001000027	Contract Administration (1480),RAD Fu
1480	\$50,000.00	NE001000028	RAD Funds Pre Closing (1480)
1480	\$50,000.00	NE001000028	RAD Funds Pre Closing (1480),Contract
1480	\$50,000.00	NE001000031	RAD Funds Pre Closing (1480)
1480	\$50,000.00	NE001000031	Contract Administration (1480)
1480	\$55,000.00	NE001000014	Dwelling Unit-Interior (1480)
1480	\$44,000.00	NE001000015	Dwelling Unit-Interior (1480)

1480	\$500,000.00	NE001000028	Non-Dwelling Construction - Mechanic
1480	\$100,000.00	NE001000017	Dwelling Unit-Interior (1480)
1480	\$88,000.00	NE001000008	Dwelling Unit-Interior (1480)
1480	\$150,000.00	NE001000019	Dwelling Unit-Interior (1480)
1480	\$22,000.00	NE001000027	Dwelling Unit-Interior (1480)
1480	\$33,000.00	NE001000028	Dwelling Unit-Interior (1480)
1480	\$44,000.00	NE001000006	Dwelling Unit-Interior (1480)
1480	\$33,000.00	NE001000012	Dwelling Unit-Interior (1480)
1480	\$55,000.00	NE001000022	Dwelling Unit-Interior (1480)
1480	\$250,000.00	NE001000028	Non-Dwelling Construction - Mechanic
1480	\$88,000.00	NE001000013	Dwelling Unit-Interior (1480)
1480	\$100,000.00	NE001000013	Non-Dwelling Construction - Mechanic
1480	\$33,000.00	NE001000023	Dwelling Unit-Interior (1480)
1480	\$21,000.00	NE001000025	Dwelling Unit-Interior (1480)
1480	\$21,000.00	NE001000026	Dwelling Unit-Interior (1480)
1480	\$100,000.00	NE001000016	Dwelling Unit-Interior (1480)
1480	\$150,000.00	NE001000018	Dwelling Unit-Interior (1480)
1480	\$50,000.00	NE001000009	Non-Dwelling Construction - Mechanic
1480	\$50,000.00	NE001000011	Non-Dwelling Construction - Mechanic
1480	\$22,000.00	NE001000011	Dwelling Unit-Interior (1480)
1480	\$150,000.00	NE001000016	Non-Dwelling Site Work (1480)
1480	\$100,000.00	NE001000016	Non-Dwelling Exterior (1480)
1480	\$22,000.00	NE001000031	Dwelling Unit-Interior (1480)
1480	\$50,000.00	NE001000005	Non-Dwelling Construction - Mechanic
1480	\$22,000.00	NE001000005	Dwelling Unit-Interior (1480)
1480	\$250,000.00	NE001000027	Dwelling Unit-Exterior (1480)
1480	\$22,000.00	NE001000022	Dwelling Unit-Interior (1480)
1480	\$50,000.00	NE001000012	Non-Dwelling Construction - Mechanic
1480	\$250,000.00	NE001000006	Non-Dwelling Construction - Mechanic
1480	\$250,000.00	NE001000009	Non-Dwelling Construction - Mechanic
1410	\$750,000.00	NA	Administration (1410)
1408	\$150,000.00	NA	Management Improvement (1408)
1406	\$1,875,000.00	NA	Operations (1406)
1480	\$150,000.00	NA	Contract Administration (1480)
1480	\$150,000.00	NE001000013	Non-Dwelling Construction - Mechanic
1480	\$60,000.00	NE001000014	Non-Dwelling Construction - Mechanic
1480	\$56,000.00	NE001000006	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000006	Contract Administration (1480)
1480	\$56,000.00	NE001000008	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000008	Contract Administration (1480)
1480	\$56,000.00	NE001000009	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000009	Contract Administration (1480)
1480	\$56,000.00	NE001000012	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000012	Contract Administration (1480)
1480	\$56,000.00	NE001000013	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000013	Contract Administration (1480)
1480	\$56,000.00	NE001000014	RAD Funds Pre Closing (1480)

1480	\$56,000.00	NE001000014	Contract Administration (1480)
1480	\$56,000.00	NE001000015	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000015	Contract Administration (1480)
1480	\$56,000.00	NE001000016	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000016	Contract Administration (1480)
1480	\$56,000.00	NE001000017	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000017	Contract Administration (1480)
1480	\$56,000.00	NE001000018	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000018	Contract Administration (1480)
1480	\$56,000.00	NE001000019	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000019	Contract Administration (1480)
1480	\$56,000.00	NE001000022	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000022	Contract Administration (1480),RAD Fu
1480	\$56,000.00	NE001000023	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000023	Contract Administration (1480),RAD Fu
1480	\$56,000.00	NE001000025	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000025	Contract Administration (1480),RAD Fu
1480	\$56,000.00	NE001000026	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000026	Contract Administration (1480),RAD Fu
1480	\$56,000.00	NE001000027	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000027	Contract Administration (1480),RAD Fu
1480	\$56,000.00	NE001000028	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000028	RAD Funds Pre Closing (1480),Contract
1480	\$56,000.00	NE001000031	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000031	Contract Administration (1480)
1480	\$200,000.00	NE001000019	Dwelling Unit-Interior (1480)
1480	\$22,000.00	NE001000023	Dwelling Unit-Interior (1480)
1480	\$22,000.00	NE001000025	Dwelling Unit-Interior (1480)
1480	\$33,000.00	NE001000012	Dwelling Unit-Interior (1480)
1480	\$22,000.00	NE001000006	Dwelling Unit-Interior (1480)
1480	\$50,000.00	NE001000006	Housing Related Hazards (1480)
1480	\$50,000.00	NE001000008	Housing Related Hazards (1480)
1480	\$118,000.00	NE001000009	Housing Related Hazards (1480)
1480	\$50,000.00	NE001000012	Housing Related Hazards (1480)
1480	\$50,000.00	NE001000013	Housing Related Hazards (1480)
1480	\$50,000.00	NE001000014	Housing Related Hazards (1480)
1480	\$150,000.00	NE001000015	Housing Related Hazards (1480)
1480	\$100,000.00	NE001000016	Housing Related Hazards (1480)
1480	\$100,000.00	NE001000017	Housing Related Hazards (1480)
1480	\$100,000.00	NE001000018	Housing Related Hazards (1480)
1480	\$50,000.00	NE001000019	Housing Related Hazards (1480)
1480	\$25,000.00	NE001000027	Housing Related Hazards (1480)
1480	\$25,000.00	NE001000028	Housing Related Hazards (1480)
1480	\$110,000.00	NE001000008	Dwelling Unit-Interior (1480)
1480	\$33,000.00	NE001000009	Dwelling Unit-Interior (1480)
1480	\$22,000.00	NE001000009	Dwelling Unit-Interior (1480)
1480	\$55,000.00	NE001000013	Dwelling Unit-Interior (1480)

1480	\$55,000.00	NE001000014	Dwelling Unit-Interior (1480)
1480	\$50,000.00	NE001000016	Dwelling Unit-Interior (1480)
1480	\$50,000.00	NE001000017	Dwelling Unit-Interior (1480)
1480	\$75,000.00	NE001000018	Dwelling Unit-Interior (1480)
1480	\$22,000.00	NE001000031	Dwelling Unit-Interior (1480)
1480	\$22,000.00	NE001000027	Dwelling Unit-Interior (1480)
1480	\$22,000.00	NE001000028	Dwelling Unit-Interior (1480)
1480	\$44,000.00	NE001000015	Dwelling Unit-Interior (1480)
1480	\$22,000.00	NE001000026	Dwelling Unit-Interior (1480)
1480	\$50,000.00	NE001000017	Dwelling Unit-Interior (1480)
1480	\$50,000.00	NE001000013	Non-Dwelling Interior (1480)
1480	\$50,000.00	NE001000012	Non-Dwelling Interior (1480)
1480	\$250,000.00	NE001000008	Non-Dwelling Construction - Mechanic
1406	\$1,875,000.00	NA	Operations (1406)
1410	\$750,000.00	NA	Administration (1410)
1408	\$150,000.00	NA	Management Improvement (1408)
1480	\$150,000.00	NA	Contract Administration (1480)
1480	\$56,000.00	NE001000006	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000006	Contract Administration (1480)
1480	\$56,000.00	NE001000008	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000008	Contract Administration (1480)
1480	\$56,000.00	NE001000009	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000009	Contract Administration (1480)
1480	\$56,000.00	NE001000012	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000012	Contract Administration (1480)
1480	\$56,000.00	NE001000013	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000013	Contract Administration (1480)
1480	\$56,000.00	NE001000014	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000014	Contract Administration (1480)
1480	\$56,000.00	NE001000015	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000015	Contract Administration (1480)
1480	\$56,000.00	NE001000016	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000016	Contract Administration (1480)
1480	\$56,000.00	NE001000017	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000017	Contract Administration (1480)
1480	\$56,000.00	NE001000018	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000018	Contract Administration (1480)
1480	\$56,000.00	NE001000019	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000019	Contract Administration (1480)
1480	\$56,000.00	NE001000022	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000022	Contract Administration (1480),RAD Fu
1480	\$56,000.00	NE001000023	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000023	Contract Administration (1480),RAD Fu
1480	\$56,000.00	NE001000025	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000025	Contract Administration (1480),RAD Fu
1480	\$56,000.00	NE001000026	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000026	Contract Administration (1480),RAD Fu

1480	\$56,000.00	NE001000027	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000027	Contract Administration (1480),RAD Fu
1480	\$56,000.00	NE001000028	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000028	Contract Administration (1480),RAD Fu
1480	\$56,000.00	NE001000031	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000031	Contract Administration (1480)
1480	\$50,000.00	NE001000006	Non-Dwelling Interior (1480)
1480	\$100,000.00	NE001000008	Non-Dwelling Interior (1480)
1480	\$50,000.00	NE001000009	Non-Dwelling Interior (1480)
1480	\$50,000.00	NE001000015	Non-Dwelling Interior (1480)
1480	\$50,000.00	NE001000014	Non-Dwelling Interior (1480)
1480	\$22,000.00	NE001000031	Dwelling Unit-Interior (1480)
1480	\$500,000.00	NE001000013	Non-Dwelling Construction - Mechanic
1480	\$33,000.00	NE001000006	Dwelling Unit-Interior (1480)
1480	\$110,000.00	NE001000008	Dwelling Unit-Interior (1480)
1480	\$22,000.00	NE001000009	Dwelling Unit-Interior (1480)
1480	\$33,000.00	NE001000012	Dwelling Unit-Interior (1480)
1480	\$55,000.00	NE001000013	Dwelling Unit-Interior (1480)
1480	\$55,000.00	NE001000014	Dwelling Unit-Interior (1480)
1480	\$50,000.00	NE001000016	Dwelling Unit-Interior (1480)
1480	\$50,000.00	NE001000018	Dwelling Unit-Interior (1480)
1480	\$50,000.00	NE001000019	Dwelling Unit-Interior (1480)
1480	\$22,000.00	NE001000023	Dwelling Unit-Interior (1480)
1480	\$22,000.00	NE001000025	Dwelling Unit-Interior (1480)
1480	\$22,000.00	NE001000027	Dwelling Unit-Interior (1480)
1480	\$22,000.00	NE001000028	Dwelling Unit-Interior (1480)
1480	\$153,000.00	NE001000014	Dwelling Unit-Exterior (1480)
1480	\$500,000.00	NE001000015	Non-Dwelling Construction - Mechanic
1480	\$44,000.00	NE001000015	Dwelling Unit-Interior (1480)
1480	\$22,000.00	NE001000022	Dwelling Unit-Interior (1480)
1480	\$50,000.00	NE001000022	Non-Dwelling Interior (1480)
1480	\$22,000.00	NE001000026	Dwelling Unit-Interior (1480)
1480	\$200,000.00	NE001000028	Non-Dwelling Site Work (1480)
1480	\$250,000.00	NE001000013	Non-Dwelling Construction - Mechanic
1406	\$1,875,000.00	NA	Operations (1406)
1410	\$750,000.00	NA	Administration (1410)
1408	\$150,000.00	NA	Management Improvement (1408)
1480	\$150,000.00	NA	Contract Administration (1480)
1480	\$110,000.00	NE001000008	Dwelling Unit-Interior (1480)
1480	\$52,000.00	NE001000014	Non-Dwelling Construction - Mechanic
1480	\$56,000.00	NE001000006	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000006	Contract Administration (1480)
1480	\$56,000.00	NE001000008	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000008	Contract Administration (1480)
1480	\$56,000.00	NE001000009	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000009	Contract Administration (1480)
1480	\$56,000.00	NE001000012	RAD Funds Pre Closing (1480)

1480	\$56,000.00	NE001000012	Contract Administration (1480)
1480	\$56,000.00	NE001000013	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000013	Contract Administration (1480)
1480	\$56,000.00	NE001000014	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000014	Contract Administration (1480)
1480	\$56,000.00	NE001000015	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000015	Contract Administration (1480)
1480	\$56,000.00	NE001000016	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000016	Contract Administration (1480)
1480	\$56,000.00	NE001000017	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000017	Contract Administration (1480)
1480	\$56,000.00	NE001000018	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000018	Contract Administration (1480)
1480	\$56,000.00	NE001000019	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000019	Contract Administration (1480)
1480	\$56,000.00	NE001000022	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000022	Contract Administration (1480),RAD Fu
1480	\$56,000.00	NE001000023	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000023	Contract Administration (1480),RAD Fu
1480	\$56,000.00	NE001000025	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000025	Contract Administration (1480),RAD Fu
1480	\$56,000.00	NE001000026	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000026	Contract Administration (1480),RAD Fu
1480	\$56,000.00	NE001000027	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000027	RAD Funds Pre Closing (1480),Contract
1480	\$56,000.00	NE001000028	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000028	Contract Administration (1480),RAD Fu
1480	\$56,000.00	NE001000031	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000031	Contract Administration (1480)
1480	\$200,000.00	NE001000028	Non-Dwelling Exterior (1480)
1480	\$33,000.00	NE001000012	Dwelling Unit-Interior (1480)
1480	\$33,000.00	NE001000006	Dwelling Unit-Interior (1480)
1480	\$500,000.00	NE001000008	Non-Dwelling Construction - Mechanic
1480	\$500,000.00	NE001000009	Non-Dwelling Construction - Mechanic
1480	\$55,000.00	NE001000013	Dwelling Unit-Interior (1480)
1480	\$55,000.00	NE001000014	Dwelling Unit-Interior (1480)
1480	\$50,000.00	NE001000016	Dwelling Unit-Interior (1480)
1480	\$50,000.00	NE001000017	Dwelling Unit-Interior (1480)
1480	\$50,000.00	NE001000018	Dwelling Unit-Interior (1480)
1480	\$50,000.00	NE001000019	Dwelling Unit-Interior (1480)
1480	\$22,000.00	NE001000023	Dwelling Unit-Interior (1480)
1480	\$22,000.00	NE001000025	Dwelling Unit-Interior (1480)
1480	\$22,000.00	NE001000031	Dwelling Unit-Interior (1480)
1480	\$22,000.00	NE001000027	Dwelling Unit-Interior (1480)
1480	\$22,000.00	NE001000028	Dwelling Unit-Interior (1480)
1480	\$51,000.00	NE001000015	Dwelling Unit-Site Work (1480)
1480	\$22,000.00	NE001000009	Dwelling Unit-Interior (1480)

1480	\$44,000.00	NE001000015	Dwelling Unit-Interior (1480)
1480	\$22,000.00	NE001000022	Dwelling Unit-Interior (1480)
1480	\$22,000.00	NE001000026	Dwelling Unit-Interior (1480)
1480	\$50,000.00	NE001000027	Dwelling Unit-Site Work (1480)
1480	\$50,000.00	NE001000031	Dwelling Unit-Site Work (1480)
1480	\$56,000.00	NE001000006	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000006	Contract Administration (1480)
1480	\$56,000.00	NE001000008	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000008	Contract Administration (1480)
1480	\$56,000.00	NE001000009	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000009	Contract Administration (1480)
1480	\$56,000.00	NE001000012	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000012	Contract Administration (1480)
1480	\$33,000.00	NE001000012	Dwelling Unit-Interior (1480)
1480	\$33,000.00	NE001000006	Dwelling Unit-Interior (1480)
1480	\$110,000.00	NE001000008	Dwelling Unit-Interior (1480)
1480	\$250,000.00	NE001000008	Non-Dwelling Construction - Mechanic
1480	\$100,000.00	NE001000008	Dwelling Unit-Exterior (1480)
1480	\$250,000.00	NE001000012	Non-Dwelling Construction - Mechanic
1480	\$55,000.00	NE001000013	Dwelling Unit-Interior (1480)
1480	\$150,000.00	NE001000013	Dwelling Unit-Exterior (1480)
1480	\$55,000.00	NE001000014	Dwelling Unit-Interior (1480)
1480	\$50,000.00	NE001000016	Dwelling Unit-Interior (1480)
1480	\$50,000.00	NE001000017	Dwelling Unit-Interior (1480)
1480	\$50,000.00	NE001000018	Dwelling Unit-Interior (1480)
1480	\$56,000.00	NE001000018	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000018	Contract Administration (1480)
1480	\$50,000.00	NE001000019	Dwelling Unit-Interior (1480)
1480	\$56,000.00	NE001000023	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000023	RAD Funds Pre Closing (1480),Contract
1480	\$22,000.00	NE001000023	Dwelling Unit-Interior (1480)
1480	\$56,000.00	NE001000025	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000025	Contract Administration (1480),RAD Fu
1480	\$22,000.00	NE001000025	Dwelling Unit-Interior (1480)
1480	\$56,000.00	NE001000013	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000013	Contract Administration (1480)
1480	\$56,000.00	NE001000014	Contract Administration (1480)
1480	\$56,000.00	NE001000014	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000019	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000019	Contract Administration (1480)
1480	\$56,000.00	NE001000022	RAD Funds Pre Closing (1480),Contract
1480	\$56,000.00	NE001000022	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000028	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000028	RAD Funds Pre Closing (1480),Contract
1480	\$56,000.00	NE001000027	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000027	RAD Funds Pre Closing (1480),Contract
1480	\$56,000.00	NE001000031	Contract Administration (1480)

1480	\$56,000.00	NE001000031	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000015	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000015	Contract Administration (1480)
1480	\$22,000.00	NE001000031	Dwelling Unit-Interior (1480)
1480	\$22,000.00	NE001000027	Dwelling Unit-Interior (1480)
1480	\$22,000.00	NE001000028	Dwelling Unit-Interior (1480)
1480	\$100,000.00	NE001000014	Dwelling Unit-Exterior (1480)
1480	\$500,000.00	NE001000014	Non-Dwelling Construction - Mechanic
1480	\$100,000.00	NE001000012	Dwelling Unit-Exterior (1480)
1480	\$250,000.00	NE001000015	Non-Dwelling Construction - Mechanic
1480	\$100,000.00	NE001000015	Dwelling Unit-Exterior (1480)
1406	\$1,875,000.00	NA	Operations (1406)
1410	\$750,000.00	NA	Administration (1410)
1408	\$150,000.00	NA	Management Improvement (1408)
1480	\$150,000.00	NA	Contract Administration (1480)
1480	\$22,000.00	NE001000009	Dwelling Unit-Interior (1480)
1480	\$44,000.00	NE001000015	Dwelling Unit-Interior (1480)
1480	\$56,000.00	NE001000016	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000016	Contract Administration (1480)
1480	\$56,000.00	NE001000017	Contract Administration (1480)
1480	\$56,000.00	NE001000017	RAD Funds Pre Closing (1480)
1480	\$22,000.00	NE001000022	Dwelling Unit-Interior (1480)
1480	\$53,000.00	NE001000022	Dwelling Unit-Site Work (1480)
1480	\$56,000.00	NE001000026	RAD Funds Pre Closing (1480)
1480	\$56,000.00	NE001000026	Contract Administration (1480),RAD Fu
1480	\$22,000.00	NE001000026	Dwelling Unit-Interior (1480)

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Memorandum



To: OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: January 29th, 2026
Re: 2026-2030 Capital Fund Program 5-Year Action Plan

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter "OHA") staff recommends the OHA Board of Commissioners approve the attached Capital Fund Program 5-Year Action Plan for 2026-2030.

EXPLANATION:

Every year, OHA submits a rolling 5-year plan for funds to be obligated by HUD under the Capital Funds Program for the maintenance, operations, and improvement of public housing facilities. The attached plan reflects current organizational priorities for the period of 2026-2030.

OHA held a public hearing 12/08/2025, advertised 45 days in advance, to solicit feedback on the proposed plan from members of the public, and the plan was presented to OHA's Central Advisory Council on 1/15/2026. Neither event produced significant feedback to incorporate into the plan.

PROJECT COST: (Estimated) \$37,500,000
SOURCE OF FUNDS: Capital Funds Program
SPONSOR(S): Charles Karl, Capital Improvements Director
Shannon Mahnke, COO
RECOMMENDED BY: Joanie Poore, CEO

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Omaha Housing Authority			Locality (City/County & State)			
PHA Number: NE001			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	AUTHORITY-WIDE	\$2,875,000.00	\$2,925,000.00	\$2,925,000.00	\$2,925,000.00	\$2,925,000.00
	KAY JAY TOWER (NE001000005)	\$172,000.00				
	EVANS TOWER (NE001000006)	\$144,000.00	\$434,000.00	\$195,000.00	\$145,000.00	\$145,000.00
	PARK SOUTH (NE001000008)	\$188,000.00	\$272,000.00	\$572,000.00	\$722,000.00	\$572,000.00
	BENSON TOWER (NE001000009)	\$150,000.00	\$535,000.00	\$184,000.00	\$634,000.00	\$134,000.00
	FLORENCE TOWER (NE001000011)	\$172,000.00				
	HIGHLAND TOWER (NE001000012)	\$133,000.00	\$245,000.00	\$195,000.00	\$145,000.00	\$495,000.00
	JACKSON TOWER (NE001000013)	\$288,000.00	\$367,000.00	\$717,000.00	\$417,000.00	\$317,000.00
	UNDERWOOD TOWER (NE001000014)	\$155,000.00	\$277,000.00	\$370,000.00	\$219,000.00	\$767,000.00
	CROWN TOWER (NE001000015)	\$144,000.00	\$306,000.00	\$706,000.00	\$207,000.00	\$506,000.00

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Omaha Housing Authority			Locality (City/County & State)			
PHA Number: NE001			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	SPENCER, ALAMO, LONG SCHOOL, SC SITES NE	\$450,000.00	\$262,000.00	\$162,000.00	\$162,000.00	\$162,000.00
	SCATTERED SITES SE (NE001000017)	\$200,000.00	\$262,000.00	\$162,000.00	\$162,000.00	\$162,000.00
	CHERRY TREE, SCATTERED SITES NW (NE001000018)	\$250,000.00	\$287,000.00	\$162,000.00	\$162,000.00	\$162,000.00
	SCATTERED SITES SW (NE001000019)	\$250,000.00	\$362,000.00	\$162,000.00	\$162,000.00	\$162,000.00
	KEYSTONE CROWN CREEK (NE001000022)	\$177,000.00	\$112,000.00	\$184,000.00	\$134,000.00	\$187,000.00
	NORTH OMAHA AFFORDABLE HOMES (NE001000023)	\$133,000.00	\$134,000.00	\$134,000.00	\$134,000.00	\$134,000.00
	CROWN I (NE001000025)	\$121,000.00	\$134,000.00	\$134,000.00	\$134,000.00	\$134,000.00
	CROWN II (NE001000026)	\$121,000.00	\$134,000.00	\$134,000.00	\$134,000.00	\$134,000.00
	BAYVIEW APARTMENTS (NE001000027)	\$372,000.00	\$159,000.00	\$134,000.00	\$184,000.00	\$134,000.00
	FARNAM BUILDING (NE001000028)	\$883,000.00	\$159,000.00	\$134,000.00	\$534,000.00	\$134,000.00

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Omaha Housing Authority		Locality (City/County & State)				
PHA Number: NE001		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)		
A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	PARK VILLA (NE001000031)	\$122,000.00	\$134,000.00	\$134,000.00	\$184,000.00	\$134,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$2,875,000.00
ID0001782	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	To address deficiencies, including staff training, system and technology upgrades, and security improvements		\$150,000.00
ID0001783	Operations(Operations (1406))	Operations		\$1,875,000.00
ID0001784	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration - Management of the Capital Funds Grants and all projects funded by those Grants.		\$750,000.00
ID0001785	A&E services(Contract Administration (1480)-Other)	A&E and similar consulting services		\$100,000.00
	KAY JAY TOWER (NE001000005)			\$172,000.00
ID0001836	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001837	Relocation(Contract Administration (1480)-Relocation)	In connection with RAD activity		\$50,000.00
ID0002426	Building Systems - plumbing(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Repair and replace obsolete or aging water heaters, including related components such as piping, pumps, valves, etc.		\$50,000.00
ID0002427	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Full or partial modernization of up to two units including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$22,000.00
	EVANS TOWER (NE001000006)			\$144,000.00
ID0001838	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$50,000.00
ID0001839	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001950	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Modernization of up to 4 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$44,000.00
	PARK SOUTH (NE001000008)			\$188,000.00
ID0001840	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$50,000.00
ID0001841	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$50,000.00
ID0001909	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Modernization of up to 8 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$88,000.00
	BENSON TOWER (NE001000009)			\$150,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001842	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$50,000.00
ID0001843	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$50,000.00
ID0002338	Building Systems - plumbing(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Repair and replace obsolete or aging water heaters, including related components such as piping, pumps, valves, etc.		\$50,000.00
	FLORENCE TOWER (NE001000011)			\$172,000.00
ID0001846	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$50,000.00
ID0001847	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002339	Building Systems - plumbing(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Repair and replace obsolete or aging water heaters, including related components such as piping, pumps, valves, etc.		\$50,000.00
ID0002344	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Full or partial modernization of up to two units including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$22,000.00
	HIGHLAND TOWER (NE001000012)			\$133,000.00
ID0001848	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$50,000.00
ID0001849	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$50,000.00
ID0001952	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,	Modernization of up to 3 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$33,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
	JACKSON TOWER (NE001000013)			\$288,000.00
ID0001850	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$50,000.00
ID0001851	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$50,000.00
ID0001964	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of up to 8 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$88,000.00
ID0001972	Building systems - HVAC(Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Central	Replace non-functional pneumatic thermostats in affected units		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Boiler)			
	UNDERWOOD TOWER (NE001000014)			\$155,000.00
ID0001852	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$50,000.00
ID0001853	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$50,000.00
ID0001882	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Up to 5 units - Full or partial unit modernization including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$55,000.00
	CROWN TOWER (NE001000015)			\$144,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001854	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$50,000.00
ID0001855	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$50,000.00
ID0001886	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Full or partial modernization of up to 4 units, including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware, especially in connection with WATER DAMAGE AND MICROBIAL GROWTH repairs.		\$44,000.00
	SPENCER, ALAMO, LONG SCHOOL, SC SITES NE (NE001000016)			\$450,000.00
ID0001856	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$50,000.00
ID0001857	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002079	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Electrical)	Full or partial modernization of up to 8 units, including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$100,000.00
ID0002364	Site improvements(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Add, repair, and replace paving, fencing, and related at maintenance facility.		\$150,000.00
ID0002365	Exterior improvements(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows)	Repair and replace roofing, siding, doors, and related at maintenance facility.		\$100,000.00
	SCATTERED SITES SE (NE001000017)			\$200,000.00
ID0001858	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$50,000.00
ID0001859	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001895	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Full or partial modernization of up to 8 units, including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$100,000.00
	CHERRY TREE, SCATTERED SITES NW (NE001000018)			\$250,000.00
ID0001860	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$50,000.00
ID0001861	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$50,000.00
ID0002081	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Full or partial modernization of up to 10 units including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$150,000.00
	SCATTERED SITES SW (NE001000019)			\$250,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001862	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$50,000.00
ID0001863	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$50,000.00
ID0001920	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Modernization of up to 12 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$150,000.00
	KEYSTONE CROWN CREEK (NE001000022)			\$177,000.00
ID0001864	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$50,000.00
ID0001865	Relocation(RAD Funds Pre Closing (1480),Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$50,000.00
ID0001954	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling	Modernization of 4-5 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$55,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)			
ID0002443	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of 1-2 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$22,000.00
	NORTH OMAHA AFFORDABLE HOMES (NE001000023)			\$133,000.00
ID0001866	Relocation(Contract Administration (1480)-Relocation,RAD Funds Pre Closing (1480))	Relocation in connection with RAD activity		\$50,000.00
ID0001867	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$50,000.00
ID0001976	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of up to 2 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware. Installation of washer / dryer in 24 units.		\$33,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CROWN I (NE001000025)			\$121,000.00
ID0001868	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$50,000.00
ID0001869	Relocation(Contract Administration (1480)-Relocation,RAD Funds Pre Closing (1480))	Relocation in connection with RAD activity		\$50,000.00
ID0001977	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of up to 1-2 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$21,000.00
	CROWN II (NE001000026)			\$121,000.00
ID0001870	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001871	Relocation(RAD Funds Pre Closing (1480),Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$50,000.00
ID0001978	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of 1-2 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$21,000.00
	BAYVIEW APARTMENTS (NE001000027)			\$372,000.00
ID0001872	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$50,000.00
ID0001873	Relocation(Contract Administration (1480)-Relocation,RAD Funds Pre Closing (1480))	Relocation in connection with RAD activity		\$50,000.00
ID0001933	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of up to 2 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$22,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002432	Exterior - masonry(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Exterior repairs as recommended by A&E, including masonry restoration, exterior paint, metal element replacement and repair, installation of new EIFS, etc.		\$250,000.00
	FARNAM BUILDING (NE001000028)			\$883,000.00
ID0001874	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$50,000.00
ID0001875	Relocation(RAD Funds Pre Closing (1480),Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$50,000.00
ID0001889	Building Systems - elevator(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Full modernization of one car		\$500,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
1	2026			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001934	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of up to 3 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$33,000.00
ID0001962	Building Systems - HVAC(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Replace HVAC roof units, including damper system and other ventilation upgrades		\$250,000.00
	PARK VILLA (NE001000031)			\$122,000.00
ID0001876	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$50,000.00
ID0001877	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$50,000.00
ID0002404	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,	Full or partial modernization of up to 2 units, including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$22,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers			
	Subtotal of Estimated Cost			\$7,500,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HIGHLAND TOWER (NE001000012)			\$245,000.00
ID0001830	Building Systems - plumbing(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Replace aging water heaters, and related plumbing repairs.		\$50,000.00
ID0002046	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002047	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002308	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of up to 3 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$33,000.00
ID0002321	Hazmat testing and remediation(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards	Assess units and common areas for hazards, including lead, mold, asbestos, and radon. Complete repair and remediation. Includes subsequent clearance testing.		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Clearance Examinations-Pest Infestation,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Mold,Housing Related Hazards (1480)-Relocation-Other,Housing Related Hazards (1480)-Relocation-Pest Infestation,Housing Related Hazards (1480)-Relocation-Radon)			\$434,000.00
ID0001955	EVANS TOWER (NE001000006)	Building Systems - fire safety(Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Fire safety system upgrades, including panel, pump, and device replacement	\$250,000.00
ID0002036	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002037	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002313	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of up to 2 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$22,000.00
ID0002317	Hazmat testing and remediation(Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Mold,Housing Related Hazards (1480)-Relocation-Other,Housing Related Hazards (1480)-Relocation-Pest Infestation,Housing Related Hazards (1480)-Relocation-Radon,Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Clearance Examinations-Pest Infestation,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint)	Assess units and common areas for hazards, including lead, mold, asbestos, and radon. Complete repair and remediation. Includes subsequent clearance testing.		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BENSON TOWER (NE001000009)			\$535,000.00
ID0001956	Building Systems - fire safety(Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Fire safety system upgrades, including pump replacement		\$250,000.00
ID0002040	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002041	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002319	Hazmat testing and remediation(Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Clearance Examinations-Pest Infestation,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards	Assess units and common areas for hazards, including lead, mold, asbestos, and radon. Complete repair and remediation. Includes subsequent clearance testing.		\$118,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Mold,Housing Related Hazards (1480)-Relocation-Other,Housing Related Hazards (1480)-Relocation-Pest Infestation,Housing Related Hazards (1480)-Relocation-Radon,Housing Related Hazards (1480)-Clearance Examinations-Asbestos)			
ID0002340	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Full or partial modernization of up to three units including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$33,000.00
ID0002342	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Full or partial modernization of up to two units including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$22,000.00
	AUTHORITY-WIDE (NAWASD)			\$2,925,000.00
ID0001979	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration - Management of the Capital Funds Grants and all projects funded by those Grants.		\$750,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0001980	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	To address deficiencies, including staff training, system and technology upgrades, and security improvements		\$150,000.00
ID0001981	Operations(Operations (1406))	Operations		\$1,875,000.00
ID0001982	A&E services(Contract Administration (1480)-Other)	A&E and similar consulting services		\$150,000.00
	JACKSON TOWER (NE001000013)			\$367,000.00
ID0002029	Building Systems - elevators(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Elevator system upgrades and non-routine maintenance, especially upgrade connecting door equipment in both cars.		\$150,000.00
ID0002048	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002049	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002322	Hazmat testing and remediation(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Clearance Examinations-Pest Infestation,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Mold,Housing Related Hazards (1480)-Relocation-Other,Housing Related Hazards (1480)-Relocation-Pest Infestation,Housing Related Hazards (1480)-Relocation-Radon)	Assess units and common areas for hazards, including lead, mold, asbestos, and radon. Complete repair and remediation. Includes subsequent clearance testing.		\$50,000.00
ID0002351	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Modernization of up to 5 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$55,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2027	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	UNDERWOOD TOWER (NE001000014)			\$277,000.00
ID0002030	Building Systems - plumbing(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Replace aging plumbing equipment, including water heaters and pumps, and related repairs		\$60,000.00
ID0002050	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002051	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002323	Hazmat testing and remediation(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Clearance Examinations-Pest Infestation,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related	Assess units and common areas for hazards, including lead, mold, asbestos, and radon. Complete repair and remediation. Includes subsequent clearance testing.		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Mold,Housing Related Hazards (1480)-Relocation-Other,Housing Related Hazards (1480)-Relocation-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Radon)			
ID0002356	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Up to 5 units - Full or partial unit modernization including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$55,000.00
	PARK SOUTH (NE001000008)			\$272,000.00
ID0002038	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002039	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002318	Hazmat testing and remediation(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Clearance Examinations-Pest Infestation,Housing Related Hazards (1480)-Clearance	Assess units and common areas for hazards, including lead, mold, asbestos, and radon. Complete repair and remediation. Includes subsequent clearance testing.		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Mold,Housing Related Hazards (1480)-Relocation-Other,Housing Related Hazards (1480)-Relocation-Pest Infestation,Housing Related Hazards (1480)-Relocation-Radon)			
ID0002331	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of up to 10 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$110,000.00
	CROWN TOWER (NE001000015)			\$306,000.00
ID0002052	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002053	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002324	Hazmat testing and remediation(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Clearance Examinations-Pest Infestation,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Mold,Housing Related Hazards (1480)-Relocation-Other,Housing Related Hazards (1480)-Relocation-Pest Infestation,Housing Related Hazards (1480)-Relocation-Radon)	Assess units and common areas for hazards, including lead, mold, asbestos, and radon. Complete repair and remediation. Includes subsequent clearance testing.		\$150,000.00
ID0002435	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors)	Full or partial modernization of up to 4 units, including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware, etc.		\$44,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2027	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SPENCER, ALAMO, LONG SCHOOL, SC SITES NE (NE001000016)			\$262,000.00
ID0002054	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002055	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002325	Hazmat testing and remediation(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Clearance Examinations-Pest Infestation,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Mold,Housing Related Hazards (1480)-Relocation-Other,Housing Related Hazards (1480)-Relocation-Pest Infestation,Housing Related Hazards (1480)-Relocation-Radon)	Assess units and common areas for hazards, including lead, mold, asbestos, and radon. Complete repair and remediation. Includes subsequent clearance testing.		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002360	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Full or partial modernization of up to 4 units, including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$50,000.00
	SCATTERED SITES SE (NE001000017)			\$262,000.00
ID0002056	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002057	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002326	Hazmat testing and remediation(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Clearance Examinations-Pest Infestation,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-	Assess units and common areas for hazards, including lead, mold, asbestos, and radon. Complete repair and remediation. Includes subsequent clearance testing.		\$100,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Other,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Mold,Housing Related Hazards (1480)-Relocation-Other,Housing Related Hazards (1480)-Relocation-Pest Infestation,Housing Related Hazards (1480)-Relocation-Radon)			
ID0002366	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Modernization of up to 4 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$50,000.00
	CHERRY TREE, SCATTERED SITES NW (NE001000018)			\$287,000.00
ID0002058	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002059	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002327	Hazmat testing and remediation(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Clearance Examinations-Pest Infestation,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,	Assess units and common areas for hazards, including lead, mold, asbestos, and radon. Complete repair and remediation. Includes subsequent clearance testing.		\$100,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
2	2027			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Mold,Housing Related Hazards (1480)-Relocation-Other,Housing Related Hazards (1480)-Relocation-Pest Infestation,Housing Related Hazards (1480)-Relocation-Radon)			
ID0002369	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Full or partial modernization of up to 5 units including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$75,000.00
	SCATTERED SITES SW (NE001000019)			\$362,000.00
ID0002060	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002061	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002082	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Full or partial modernization of up to 16 units, including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$200,000.00
ID0002328	Hazmat testing and remediation(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Clearance Examinations-Pest Infestation,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Mold,Housing Related Hazards (1480)-Relocation-Other,Housing Related Hazards (1480)-Relocation-Pest Infestation,Housing Related Hazards (1480)-Relocation-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint)	Assess units and common areas for hazards, including lead, mold, asbestos, and radon. Complete repair and remediation. Includes subsequent clearance testing.		\$50,000.00
	KEYSTONE CROWN CREEK (NE001000022)			\$112,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002062	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002063	Relocation(Contract Administration (1480)-Relocation,RAD Funds Pre Closing (1480))	Relocation in connection with RAD activity		\$56,000.00
	NORTH OMAHA AFFORDABLE HOMES (NE001000023)			\$134,000.00
ID0002064	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002065	Relocation(Contract Administration (1480)-Relocation,RAD Funds Pre Closing (1480))	Relocation in connection with RAD activity		\$56,000.00
ID0002084	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of up to 2 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$22,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CROWN I (NE001000025)			\$134,000.00
ID0002066	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002067	Relocation(Contract Administration (1480)-Relocation,RAD Funds Pre Closing (1480))	Relocation in connection with RAD activity		\$56,000.00
ID0002085	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Full or partial modernization of 1-2 units including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$22,000.00
	CROWN II (NE001000026)			\$134,000.00
ID0002068	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002069	Relocation(Contract Administration (1480)-Relocation,RAD Funds Pre Closing (1480))	Relocation in connection with RAD activity		\$56,000.00
ID0002451	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of 1-2 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$22,000.00
	BAYVIEW APARTMENTS (NE001000027)			\$159,000.00
ID0002070	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002071	Relocation(Contract Administration (1480)-Relocation,RAD Funds Pre Closing (1480))	Relocation in connection with RAD activity		\$56,000.00
ID0002329	Hazmat testing and remediation(Housing Related Hazards (1480)-Clearance Examinations-Asbestos,Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Clearance Examinations-Pest Infestation,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,	Assess units and common areas for hazards, including lead, mold, asbestos, and radon. Complete repair and remediation. Includes subsequent clearance testing.		\$25,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Mold,Housing Related Hazards (1480)-Relocation-Other,Housing Related Hazards (1480)-Relocation-Pest Infestation,Housing Related Hazards (1480)-Relocation-Radon)			
ID0002410	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of up to 2 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$22,000.00
	FARNAM BUILDING (NE001000028)			\$159,000.00
ID0002072	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002073	Relocation(RAD Funds Pre Closing (1480),Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002330	Hazmat testing and remediation(Housing Related Hazards (1480)-Clearance Examinations-Carbon Monoxide,Housing Related Hazards (1480)-Clearance Examinations-Fire Hazard(s),Housing Related Hazards (1480)-Clearance Examinations-Lead-Based Paint,Housing Related Hazards (1480)-Clearance Examinations-Mold ,Housing Related Hazards (1480)-Clearance Examinations-Other,Housing Related Hazards (1480)-Clearance Examinations-Pest Infestation,Housing Related Hazards (1480)-Clearance Examinations-Radon,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Asbestos,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Carbon Monoxide,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Fire Hazard(s),Housing Related Hazards (1480)-Evaluation/Risk Assessment-Lead-Based Paint,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Mold,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Other,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Pest Infestation,Housing Related Hazards (1480)-Evaluation/Risk Assessment-Radon,Housing Related Hazards (1480)-Hazard Controls-Asbestos,Housing Related Hazards (1480)-Hazard Controls-Carbon Monoxide,Housing Related Hazards (1480)-Hazard Controls-Fire Hazard(s),Housing Related Hazards (1480)-Hazard Controls-Lead-Based Paint,Housing Related Hazards (1480)-Hazard Controls-Mold,Housing Related Hazards (1480)-Hazard Controls-Other,Housing Related Hazards (1480)-Hazard Controls-Pest Infestation,Housing Related Hazards (1480)-Hazard Controls-Radon,Housing Related Hazards (1480)-Inspections-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Asbestos,Housing Related Hazards (1480)-Relocation-Carbon Monoxide,Housing Related Hazards (1480)-Relocation-Fire Hazard(s),Housing Related Hazards (1480)-Relocation-Lead-Based Paint,Housing Related Hazards (1480)-Relocation-Mold,Housing Related Hazards (1480)-Relocation-Other,Housing Related Hazards (1480)-Relocation-Pest Infestation,Housing Related Hazards (1480)-Relocation-Radon,Housing Related Hazards (1480)-Clearance Examinations-Asbestos)	Assess units and common areas for hazards, including lead, mold, asbestos, and radon. Complete repair and remediation. Includes subsequent clearance testing.		\$25,000.00
ID0002414	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of up to 2 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$22,000.00
	PARK VILLA (NE001000031)			\$134,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES SE (NE001000017)			\$162,000.00
ID0001916	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of up to 4 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$50,000.00
ID0002166	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002167	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
	JACKSON TOWER (NE001000013)			\$717,000.00
ID0001935	Common area - painting(Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Paint hallways, lobby		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002158	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002159	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002251	Building Systems - HVAC(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Repair, rebuild, and/or replace aging or non-functional boiler components, including sections, piping, pumps, valves, and radiators		\$500,000.00
ID0002352	Units - modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Modernization of up to 5 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$55,000.00
	HIGHLAND TOWER (NE001000012)			\$195,000.00
ID0001941	Common Area - painting(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,	Repaint ceilings and walls		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)			
ID0002156	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002157	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002346	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of up to 3 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$33,000.00
	PARK SOUTH (NE001000008)			\$572,000.00
ID0001959	Building Systems - fire safety(Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-	Fire safety system upgrades, including pump, panel, and device replacement		\$250,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002148	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002149	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002190	Common Area - lighting(Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Replace / upgrade common area lighting, including emergency and exit lighting.		\$100,000.00
ID0002332	Units - modernization(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Modernization of up to 10 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$110,000.00
	AUTHORITY-WIDE (NAWASD)			\$2,925,000.00
ID0002089	Operations(Operations (1406))	Operations		\$1,875,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002090	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration - Management of the Capital Funds Grants and all projects funded by those Grants.		\$750,000.00
ID0002091	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	To address deficiencies, including staff training, system and technology upgrades, and security improvements		\$150,000.00
ID0002092	A&E services(Contract Administration (1480)-Other)	A&E and similar consulting services		\$150,000.00
	EVANS TOWER (NE001000006)			\$195,000.00
ID0002146	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002147	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002189	Common Area - lighting(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-	Replace / upgrade common area lighting, including emergency and exit lighting.		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Interior (1480)-Storage Area)			
ID0002314	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of up to 3 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$33,000.00
	BENSON TOWER (NE001000009)			\$184,000.00
ID0002150	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002151	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002191	Common Area - lighting(Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Storage Area)	Replace / upgrade common area lighting, including emergency and exit lighting.		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002343	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Full or partial modernization of up to two units including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$22,000.00
	UNDERWOOD TOWER (NE001000014)			\$370,000.00
ID0002160	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002161	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002197	Common Area - lighting(Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Replace / upgrade common area lighting, including emergency and exit lighting.		\$50,000.00
ID0002357	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Up to 5 units - Full or partial unit modernization including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$55,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002421	Building Systems - elevator(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Full modernization of one car		\$500,000.00
ID0002436	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Full or partial modernization of up to 4 units, including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware, etc.		\$44,000.00
	SPENCER, ALAMO, LONG SCHOOL, SC SITES NE (NE001000016)			\$162,000.00
ID0002164	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002165	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002361	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling	Full or partial modernization of up to 4 units, including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Tubs and Showers)			
	CHERRY TREE, SCATTERED SITES NW (NE001000018)			\$162,000.00
ID0002168	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002169	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002370	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Full or partial modernization of up to 5 units including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$50,000.00
	SCATTERED SITES SW (NE001000019)			\$162,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002170	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002171	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002375	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Full or partial modernization of up to 4 units, including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$50,000.00
	KEYSTONE CROWN CREEK (NE001000022)			\$184,000.00
ID0002172	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002173	Relocation(Contract Administration (1480)-Relocation,RAD Funds Pre Closing (1480))	Relocation in connection with RAD activity		\$56,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	3	2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002444	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of 1-2 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$22,000.00
ID0002447	Common Area - painting(Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Renovation of management office, tenant tornado shelter, and storage area		\$50,000.00
	NORTH OMAHA AFFORDABLE HOMES (NE001000023)			\$134,000.00
ID0002174	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002175	Relocation(Contract Administration (1480)-Relocation,RAD Funds Pre Closing (1480))	Relocation in connection with RAD activity		\$56,000.00
ID0002380	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling	Modernization of up to 2 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$22,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Tubs and Showers)			
	CROWN I (NE001000025)			\$134,000.00
ID0002176	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002177	Relocation(Contract Administration (1480)-Relocation,RAD Funds Pre Closing (1480))	Relocation in connection with RAD activity		\$56,000.00
ID0002385	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Full or partial modernization of 1-2 units including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$22,000.00
	CROWN II (NE001000026)			\$134,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002178	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002179	Relocation(Contract Administration (1480)-Relocation,RAD Funds Pre Closing (1480))	Relocation in connection with RAD activity		\$56,000.00
ID0002452	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of 1-2 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$22,000.00
	BAYVIEW APARTMENTS (NE001000027)			\$134,000.00
ID0002180	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002181	Relocation(Contract Administration (1480)-Relocation,RAD Funds Pre Closing (1480))	Relocation in connection with RAD activity		\$56,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2028			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002411	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of up to 2 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$22,000.00
	FARNAM BUILDING (NE001000028)			\$134,000.00
ID0002182	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002183	Relocation(Contract Administration (1480)-Relocation,RAD Funds Pre Closing (1480))	Relocation in connection with RAD activity		\$56,000.00
ID0002415	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of up to 2 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$22,000.00
	PARK VILLA (NE001000031)			\$134,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
3	2028			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002184	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002185	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002199	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Full or partial modernization of up to 2 units, including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$22,000.00
	Subtotal of Estimated Cost			\$7,500,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2029			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	FARNAM BUILDING (NE001000028)			\$534,000.00
ID0001921	Site - paving(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Repairs to paving on south side of building, including driveway, loading dock, and sidewalk.		\$200,000.00
ID0002294	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002295	Relocation(Contract Administration (1480)-Relocation,RAD Funds Pre Closing (1480))	Relocation in connection with RAD activity		\$56,000.00
ID0002299	Exterior - roof(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Exterior (1480)-Tuck Pointing,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Balconies and Railings)	Replace roof and related components		\$200,000.00
ID0002416	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Modernization of up to 2 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$22,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2029			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	JACKSON TOWER (NE001000013)			\$417,000.00
ID0002078	Building Systems - fire safety(Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	replace fire alarm panel and related equipment		\$250,000.00
ID0002270	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002271	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002353	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Modernization of up to 5 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$55,000.00
	AUTHORITY-WIDE (NAWASD)			\$2,925,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002201	Operations(Operations (1406))	Operations		\$1,875,000.00
ID0002202	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$750,000.00
ID0002203	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	To address deficiencies, including staff training, system and technology upgrades, and security improvements		\$150,000.00
ID0002204	A&E services(Contract Administration (1480)-Other)	A&E and similar consulting services		\$150,000.00
	PARK SOUTH (NE001000008)			\$722,000.00
ID0002210	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Approximately 10 units: interior repair and upgrade activities including paint, drywall, lighting, plumbing fixtures, cabinets, countertops, flooring, HVAC, electrical, fire safety, doors, windows, appliances, and hardware.		\$110,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002260	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002261	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002334	Building Systems - HVAC(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Rebuild or replace aging boiler and related components, including pumps, piping, radiators, valves, etc.		\$500,000.00
	UNDERWOOD TOWER (NE001000014)			\$219,000.00
ID0002252	Building Systems - plumbing(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Repair or replace damaged or aged water heater, including related components such as pumps, piping, and valves.		\$52,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2029			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002272	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002273	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002358	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Up to 5 units - Full or partial unit modernization including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$55,000.00
	EVANS TOWER (NE001000006)			\$145,000.00
ID0002258	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002259	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002315	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of up to 3 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$33,000.00
	BENSON TOWER (NE001000009)			\$634,000.00
ID0002262	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002263	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002337	Building Systems - HVAC(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller)	Rebuild or replace aging boiler and related components, including pumps, piping, radiators, valves, etc.		\$500,000.00
ID0002433	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,	Full or partial modernization of up to two units including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$22,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
	HIGHLAND TOWER (NE001000012)			\$145,000.00
ID0002268	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002269	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002309	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of up to 3 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$33,000.00
	CROWN TOWER (NE001000015)			\$207,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002274	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002275	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002425	Site - paving(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Repair and replace damaged or missing paved surfaces, including parking, aprons, sidewalks, steps, etc.		\$51,000.00
ID0002437	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Full or partial modernization of up to 4 units, including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware, etc.		\$44,000.00
	SPENCER, ALAMO, LONG SCHOOL, SC SITES NE (NE001000016)			\$162,000.00
ID0002276	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002277	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002362	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Full or partial modernization of up to 4 units, including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$50,000.00
	SCATTERED SITES SE (NE001000017)			\$162,000.00
ID0002278	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002279	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002367	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Modernization of up to 4 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	4	2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	CHERRY TREE, SCATTERED SITES NW (NE001000018)			\$162,000.00
ID0002280	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002281	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002371	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Tubs and Showers)	Full or partial modernization of up to 5 units including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$50,000.00
	SCATTERED SITES SW (NE001000019)			\$162,000.00
ID0002282	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002283	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002376	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Full or partial modernization of up to 4 units, including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$50,000.00
	KEYSTONE CROWN CREEK (NE001000022)			\$134,000.00
ID0002284	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002285	Relocation(Contract Administration (1480)-Relocation,RAD Funds Pre Closing (1480))	Relocation in connection with RAD activity		\$56,000.00
ID0002445	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of 1-2 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$22,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002289	Relocation(Contract Administration (1480)-Relocation,RAD Funds Pre Closing (1480))	Relocation in connection with RAD activity		\$56,000.00
ID0002386	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Full or partial modernization of 1-2 units including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$22,000.00
	CROWN II (NE001000026)			\$134,000.00
ID0002290	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002291	Relocation(Contract Administration (1480)-Relocation,RAD Funds Pre Closing (1480))	Relocation in connection with RAD activity		\$56,000.00
ID0002453	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of 1-2 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$22,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2029			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BAYVIEW APARTMENTS (NE001000027)			\$184,000.00
ID0002292	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002293	Relocation(RAD Funds Pre Closing (1480),Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002412	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of up to 2 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$22,000.00
ID0002455	Site - paving(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Repair and replace damaged or missing paved surfaces, including parking, aprons, sidewalks, steps, etc.		\$50,000.00
	PARK VILLA (NE001000031)			\$184,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002296	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002297	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002406	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Full or partial modernization of up to 2 units, including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$22,000.00
ID0002456	Site - paving(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Repair and replace damaged or missing paved surfaces, including parking, aprons, sidewalks, steps, etc.		\$50,000.00
	Subtotal of Estimated Cost			\$7,500,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	EVANS TOWER (NE001000006)			\$145,000.00
ID0002301	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002302	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002316	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Modernization of up to 3 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$33,000.00
	PARK SOUTH (NE001000008)			\$572,000.00
ID0002303	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2030	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002304	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002333	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of up to 10 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$110,000.00
ID0002335	Building Systems - elevator(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Rebuild or replace major elevator components, including control board, cables, button panel, doors and related hardware, and car interiors.		\$250,000.00
ID0002336	Exterior - roof(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Full or partial replacement and/or repair of building flat roof system, including related components such as flashing, sealants, parapet caps, etc.		\$100,000.00
	BENSON TOWER (NE001000009)			\$134,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002306	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002307	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002434	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Full or partial modernization of up to two units including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$22,000.00
	HIGHLAND TOWER (NE001000012)			\$495,000.00
ID0002310	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002311	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2030	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002312	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Modernization of up to 3 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$33,000.00
ID0002350	Building Systems - fire safety(Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Fire safety system upgrades, including pump, panel, and device replacement		\$250,000.00
ID0002422	Exterior - Roof(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Full or partial repair or replacement of flat roofing system, including related components		\$100,000.00
	JACKSON TOWER (NE001000013)			\$317,000.00
ID0002354	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,	Modernization of up to 5 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$55,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
5	2030			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
ID0002355	Exterior - roof(Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings)	Full or partial replacement and/or repair of building flat roof system, including related components such as flashing, sealants, parapet caps, etc.		\$150,000.00
ID0002388	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002389	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
	UNDERWOOD TOWER (NE001000014)			\$767,000.00
ID0002359	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior	Up to 5 units - Full or partial unit modernization including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$55,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2030		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	(1480)-Tubs and Showers)			
ID0002390	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002391	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002419	Exterior - roof(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Full or partial replacement and/or repair of building flat roof system, including related components such as flashing, sealants, parapet caps, etc.		\$100,000.00
ID0002420	Building Systems - HVAC(Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Construction - Mechanical (1480)-Central Boiler)	Rebuild or replace aging boiler and related components, including pumps, piping, radiators, valves, etc.		\$500,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SPENCER, ALAMO, LONG SCHOOL, SC SITES NE (NE001000016)			\$162,000.00
ID0002363	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Full or partial modernization of up to 4 units, including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$50,000.00
ID0002439	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002440	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
	SCATTERED SITES SE (NE001000017)			\$162,000.00
ID0002368	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and	Modernization of up to 4 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002441	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002442	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
	CHERRY TREE, SCATTERED SITES NW (NE001000018)			\$162,000.00
ID0002372	Units - modernization(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical)	Full or partial modernization of up to 5 units including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$50,000.00
ID0002373	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002374	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2030		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTERED SITES SW (NE001000019)			\$162,000.00
ID0002377	Units - modernization(Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Mechanical)	Full or partial modernization of up to 4 units, including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$50,000.00
ID0002392	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002393	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
	NORTH OMAHA AFFORDABLE HOMES (NE001000023)			\$134,000.00
ID0002378	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002379	Relocation(RAD Funds Pre Closing (1480),Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002382	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Modernization of up to 2 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$22,000.00
	CROWN I (NE001000025)			\$134,000.00
ID0002383	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002384	Relocation(Contract Administration (1480)-Relocation,RAD Funds Pre Closing (1480))	Relocation in connection with RAD activity		\$56,000.00
ID0002387	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Full or partial modernization of 1-2 units including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$22,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2030		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	KEYSTONE CROWN CREEK (NE001000022)			\$187,000.00
ID0002394	Relocation(RAD Funds Pre Closing (1480),Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002395	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002446	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Modernization of 1-2 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$22,000.00
ID0002448	Site - paving(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Repair and replaced damaged paving, including driveways, aprons, sidewalks, and steps, and related landscaping and grading activities.		\$53,000.00
	FARNAM BUILDING (NE001000028)			\$134,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002396	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002397	Relocation(RAD Funds Pre Closing (1480),Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002417	Units - modernization(Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors)	Modernization of up to 2 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$22,000.00
	BAYVIEW APARTMENTS (NE001000027)			\$134,000.00
ID0002398	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002399	Relocation(RAD Funds Pre Closing (1480),Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002413	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Interior Doors)	Modernization of up to 2 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$22,000.00
	PARK VILLA (NE001000031)			\$134,000.00
ID0002400	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002401	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002407	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances)	Full or partial modernization of up to 2 units, including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware.		\$22,000.00
	CROWN TOWER (NE001000015)			\$506,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2030		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002402	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00
ID0002403	Relocation(Contract Administration (1480)-Relocation)	Relocation in connection with RAD activity		\$56,000.00
ID0002423	Building Systems - fire safety(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Central Chiller,Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Elevator,Non-Dwelling Construction - Mechanical (1480)-Fire Suppression System,Non-Dwelling Construction - Mechanical (1480)-Generator,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Security - Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Trash Compactor,Non-Dwelling Construction - Mechanical (1480)-Water Distribution)	Fire safety system upgrades, including pump, panel, and device replacement		\$250,000.00
ID0002424	Exterior - Roof(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Full or partial repair or replacement of flat roofing system, including related components		\$100,000.00
ID0002438	Units - modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Full or partial modernization of up to 4 units, including kitchen, bath, flooring, lighting, appliances, paint, interior doors, and hardware, etc.		\$44,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$2,925,000.00
ID0002428	Operations(Operations (1406))	Operations		\$1,875,000.00
ID0002429	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration		\$750,000.00
ID0002430	Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	To address deficiencies, including staff training, system and technology upgrades, and security improvements		\$150,000.00
ID0002431	A&E services(Contract Administration (1480)-Other)	A&E and similar consulting services		\$150,000.00
	CROWN II (NE001000026)			\$134,000.00
ID0002449	RAD Funds Pre Closing(RAD Funds Pre Closing (1480))	RAD Funds Pre Closing		\$56,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2030				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0002450	Relocation(Contract Administration (1480)-Relocation,RAD Funds Pre Closing (1480))	Relocation in connection with RAD activity		\$56,000.00
ID0002454	Units - modernization(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Electrical)	Modernization of 1-2 units, including repainting, drywall repairs, cabinet/countertop replacement, flooring, light fixtures, appliances, doors, and hardware.		\$22,000.00
	Subtotal of Estimated Cost			\$7,500,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$150,000.00
Operations(Operations (1406))	\$1,875,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$750,000.00
A&E services(Contract Administration (1480)-Other)	\$100,000.00
Subtotal of Estimated Cost	\$2,875,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$750,000.00
Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$150,000.00
Operations(Operations (1406))	\$1,875,000.00
A&E services(Contract Administration (1480)-Other)	\$150,000.00
Subtotal of Estimated Cost	\$2,925,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$1,875,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$750,000.00
Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$150,000.00
A&E services(Contract Administration (1480)-Other)	\$150,000.00
Subtotal of Estimated Cost	\$2,925,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$1,875,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$750,000.00
Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$150,000.00
A&E services(Contract Administration (1480)-Other)	\$150,000.00
Subtotal of Estimated Cost	\$2,925,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2030
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$1,875,000.00
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$750,000.00
Management Improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$150,000.00
A&E services(Contract Administration (1480)-Other)	\$150,000.00
Subtotal of Estimated Cost	\$2,925,000.00

RESOLUTION NO. 2026 – 02
CFP FIVE-YEAR ACTION PLAN FOR 2026-2030

WHEREAS, the Housing Authority of the City of Omaha (OHA) prepares a CFP Five-Year Action Plan which describes the proposed capital improvements and other activities that OHA plans to undertake with Capital Fund Program funding;

WHEREAS, OHA is required to submit its CFP Five-Year Action Plan to HUD each year for approval;

WHEREAS, OHA staff held a meeting with the Central Advisory Committee to consult with resident leaders regarding OHA’s CFP Five-Year Action Plan;

WHEREAS, OHA held a public hearing regarding the OHA’s CFP Five-Year Action Plan; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve the CFP Five Year Action Plan for 2026 to 2030;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves the CFP Five-Year Action Plan for 2026-2030.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held January 29, 2026.

Joanie Balk, Secretary
Housing Authority of the City of Omaha



*Omaha
Housing
Authority*

**2026–2030 Capital Improvements
Five-Year Action Plan Summary**

Capital Funds Program (CFP) Overview

The CFP is a HUD program that provides PHA's with grants to support public housing infrastructure and operations, including :

- Renovation of units and common areas
- Structural and mechanical repairs and upgrades
- Energy efficiency
- Safety and security
- Management and system improvements
- Development activities (repositioning, relocation, etc.)

About The Five Year Plan

- The purpose of the plan is to get HUD's approval for specific activities and specific AMP's; the ultimate cost and timing can be adjusted.
- Five-year rolling plan, i.e. a new plan is created every year
- First year of the plan matters most
- Budget amount is estimated
- The plan must be approved by the OHA Board and HUD
- OHA generally has up to four years to spend each grant
- Many projects are in progress or planned using older grants (2024, 2025)

Expense Item Categories

Capital grants are commonly used for **physical improvements to public housing** (units, common areas, and systems), but can fund a variety of other expenses, including:

- Development activity, such as acquisition, redevelopment, or repositioning; this is typically often another pathway to support physical improvements to housing
- Public housing operating budget supplementation (up to 25% of grant total)*
- Capital Funds Program administration (up to 10% of grant total)
- Management improvements including training, software, and system upgrades

**Small PHA's are permitted to use 100% of grants funds for operating budget support.*

Expense Item Categories

Approximate annual expense category breakdown (varies slightly by grant year):

CATEGORY	AMOUNT / YEAR	PERCENTAGE
Physical Improvements	\$2,725,000	36%
Development Activity	\$2,000,000	27%
PH Operating Budget Support	\$1,875,000	25%
CFP Administration	\$750,000	10%
Management Improvements	\$150,000	2%
<i>Grand Total</i>	<i>\$7,500,000</i>	<i>100%</i>

Planned Improvements: 2026

Property	Type	Description	Budget
Farnam	Building systems	Full modernization of one elevator car	\$500,000.00
Farnam	Building systems	Replace HVAC roof units, including damper system, and other ventilation upgrades	\$250,000.00
Jackson	Building systems	Replace in-unit pneumatic thermostats, and related HVAC upgrades	\$100,000.00
Multiple	Building systems	Plumbing repairs and upgrades, especially water heaters at Benson, Florence, and Kay Jay	\$150,000.00
Bayview	Exterior improvements	Exterior repairs and restoration	\$250,000.00
Annex (maintenance)	Exterior improvements	Exterior repairs and renovations	\$100,000.00
Annex (maintenance)	Site improvements	Site / grounds repairs and improvements	\$150,000.00
Multiple	Unit renovations	Kitchens, baths, flooring, lighting, painting, and appliances. Most properties have some activities planned, from 2-12 full units	\$1,125,000.00
		2026 Improvements Total	\$2,625,000.00

Planned Improvements: 2027

Property	Type	Description	Budget
Jackson	Building Systems	Elevator upgrades, including connecting door equipment	\$150,000
Evans	Building Systems	Fire safety system upgrades, including panel, devices, and fire suppression	\$250,000
Benson	Building Systems	Fire safety system upgrades, including panel, devices, and fire suppression	\$250,000
Highland	Building Systems	Plumbing repairs and upgrades, especially water heaters	\$50,000
Underwood	Building Systems	Plumbing repairs and upgrades, especially water heaters	\$60,000
Multiple	Hazardous materials	Assess for common hazards at most properties, repair as appropriate	\$918,000
Multiple	Unit renovation	Kitchens, baths, flooring, lighting, painting, and appliances. Most properties have some activities planned, from 2-16 full units	\$881,000
		2027 Improvements Total	\$2,559,000

Planned Improvements: 2028

Property	Type	Description	Budget
Crown	Building systems	Full modernization of one elevator car	\$500,000
Park South	Building systems	Fire safety system upgrades, including panel, devices, and fire suppression	\$250,000
Jackson	Building Systems - HVAC	Repair, rebuild, and/or replace aging or non-functional boiler components	\$500,000
Multiple	Common area renovation	Replace / upgrade common area lighting, including emergency and exit lighting at Evans, Park South, Benson, Crown, and Underwood.	\$300,000
Multiple	Common area renovation	Repaint common area walls and ceilings at Jackson and Highland	\$100,000
Keystone Crown Creek	Common area renovation	Renovation of management office, tenant tornado shelter, and file storage area	\$50,000
Underwood	Exterior improvements	Repair and restore exterior finishes, including masonry waterproofing and repair.	\$153,000
Multiple	Unit renovation	Kitchens, baths, flooring, lighting, painting, and appliances. Most properties have some activities planned, from 2-10 full units	\$706,000
		Total 2028 Improvements:	\$2,559,000

Planned Improvements: 2029

Property	Type	Description	Budget
Jackson	Building systems	Fire safety system upgrades, including panel, devices, and fire suppression	\$250,000
Multiple	Building systems	Repair, rebuild, and/or replace aging or non-functional boiler components at Park South, Benson, and Underwood	\$1,052,000
Farnam	Exterior improvements	Replace roof and related components	\$200,000
Farnam	Site improvements	Repair damaged or missing paving, including parking lots and sidewalks at Farnam, Crown, Bayview, and Park Villa	\$351,000
Multiple	Unit renovation	Kitchens, baths, flooring, lighting, painting, and appliances. Most properties have some activities planned, from 2-10 full units	\$706,000
		Total 2029 Improvements:	\$2,559,000

Planned Improvements: 2030

Property	Type	Description	Budget
Park South	Building systems	Replace major elevator components, including control board, cables, doors and related hardware	\$250,000
Highland	Building systems	Fire safety system upgrades, including panel, devices, and fire suppression	\$250,000
Crown	Building systems	Fire safety system upgrades, including panel, devices, and fire suppression	\$250,000
Underwood	Building systems	Repair, rebuild, and/or replace aging or non-functional boiler components	\$500,000
Multiple	Exterior improvements	Full or partial replacement of building roof at Park South, Jackson, Underwood, Highland, and Crown	\$550,000
Keystone Crown Creek	Site improvements	Repair and replaced damaged paving, including driveways, aprons, sidewalks, and steps, and related landscaping and grading activities.	\$53,000
Multiple	Unit renovation	Kitchens, baths, flooring, lighting, painting, and appliances. Most properties have some activities planned, from 2-10 full units	\$706,000
		Total 2030 Improvements:	\$2,559,000

Property	2026	2027	2028	2029	2030	Cumulative	
	Amount	Amount	Amount	Amount	Amount	Amount	Percentage
Kay Jay Tower	\$72,000.00					\$72,000.00	0.56%
Evans Tower	\$44,000.00	322000	83000	33000	33000	\$515,000.00	4.00%
Park South Towers	\$88,000.00	160000	460000	610000	460000	\$1,778,000.00	13.82%
Benson Tower	\$50,000.00	423000	72000	522000	22000	\$1,089,000.00	8.47%
Florence Tower	\$72,000.00					\$72,000.00	0.56%
Highland Tower	\$33,000.00	133000	83000	33000	383000	\$665,000.00	5.17%
Jackson Tower	\$188,000.00	255000	605000	305000	205000	\$1,558,000.00	12.11%
Underwood Tower	\$55,000.00	165000	258000	107000	655000	\$1,240,000.00	9.64%
Crown Tower	\$44,000.00	194000	594000	95000	394000	\$1,321,000.00	10.27%
Scattered Site NE	\$350,000.00	150000	50000	50000	50000	\$650,000.00	5.05%
Scattered Site SE	\$100,000.00	150000	50000	50000	50000	\$400,000.00	3.11%
Scattered Site NW	\$150,000.00	175000	50000	50000	50000	\$475,000.00	3.69%
Scattered Site SW	\$150,000.00	250000	50000	50000	50000	\$550,000.00	4.28%
Keystone Crown Creek	\$77,000.00		72000	22000	75000	\$246,000.00	1.91%
North Omaha Affordable Homes	\$33,000.00	22000	22000	22000	22000	\$121,000.00	0.94%
Crown 1	\$21,000.00	22000	22000	22000	22000	\$109,000.00	0.85%
Crown 2	\$21,000.00	22000	22000	22000	22000	\$109,000.00	0.85%
Bayview	\$272,000.00	47000	22000	72000	22000	\$435,000.00	3.38%
Farnam	\$783,000.00	47000	22000	422000	22000	\$1,296,000.00	10.08%
Park Villa	\$22,000.00	22000	22000	72000	22000	\$160,000.00	1.24%

Additional Information

- Please review the full draft of the plan, which lists each individual work activity with a unique system ID, and the exact descriptions submitted to HUD.
- Two versions of the draft have been provided:
 1. A PDF export generated by HUD's system – the is the most “official” version of the plan
 2. A spreadsheet version of the above, which contains the same information but can be filtered and sorted to look at specific activities, properties, or grant years
- Please note, in both of these documents, public housing properties are called “Projects” and are referred to by a “Project Number”. A key has been provided identifying each property's number.

4.2. Resolution 2026-03 OHA's Legislative Priorities

Memorandum



To: OHA Board of Commissioners
 From: Joanie Balk, CEO
 Date: January 27, 2026
 Re: Proposed Legislation – 2026 Nebraska Legislative Session

RECOMMENDED ACTION:

Omaha Housing Authority (OHA) staff recommends that the OHA Board of Commissioners approve the recommended actions associated with proposed legislation being considered by the Nebraska Legislature in the 109th Legislative Session.

Bill Number	Bill Name	Recommended Action
LB 223	Prohibition of Housing Discrimination Based on Lawful Source of Income	Support
LB 514	Expand Powers for Metropolitan Class Cities Over Housing Authorities	Oppose
LB 587	Uniform Residential Landlord and Tenant Act - Changes to Termination and Tenant Remedies	Watch
LB 809	Prohibition on Local Laws Requiring Source of Income Protections for Landlords	Oppose
LB 898	Changes to Nebraska Open Meetings Act: Virtual Conferencing Provisions	Watch
LB 964	Nebraska Public Property Disclosure Act	Watch / Oppose
LB 980	Changes to Uniform Residential Landlord and Tenant Act: Jury Trial Waivers, Summons, and Summary Judgment Procedures	Watch
LB 981	Nebraska Metropolitan Housing Authority Regulation and Bed Bug Remediation Act	Oppose
LB 1045	Nebraska Public Housing Preservation Trust Act	Watch / Oppose with LHA
LB 1145	Changes to Notice Requirements under the Nebraska Open Meetings Act	Watch

SPONSOR: Joanie Balk, CEO

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2026-03
APPROVAL OF POSITIONS ON PROPOSED LEGISLATION IN THE 109TH NEBRASKA
LEGISLATIVE SESSION, 2ND REGULAR SESSION

WHEREAS, the Omaha Housing Authority (OHA) monitors proposed legislation introduced in the 109th Nebraska Legislature, 2nd Regular Session to evaluate potential impacts on the agency, its residents, and its mission; and

WHEREAS, OHA staff have reviewed multiple bills introduced during the 109th Legislative Session and have assessed their anticipated operational, regulatory, financial, and policy implications; and

WHEREAS, OHA staff have developed recommended positions to ensure that OHA’s interests and responsibilities are effectively represented in legislative discussions.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Omaha Housing Authority that the Board hereby approves the recommended positions on the following bills introduced in the 109th Nebraska Legislative Session:

Bill Number	Bill Name	Recommended Action
LB 223	Prohibition of Housing Discrimination Based on Lawful Source of Income	Support
LB 514	Expand Powers for Metropolitan Class Cities Over Housing Authorities	Oppose
LB 587	Uniform Residential Landlord and Tenant Act - Changes to Termination and Tenant Remedies	Watch
LB 809	Prohibition on Local Laws Requiring Source of Income Protections for Landlords	Oppose
LB 898	Changes to Nebraska Open Meetings Act: Virtual Conferencing Provisions	Watch
LB 964	Nebraska Public Property Disclosure Act	Watch / Oppose
LB 980	Changes to Uniform Residential Landlord and Tenant Act: Jury Trial Waivers, Summons, and Summary Judgment Procedures	Watch
LB 981	Nebraska Metropolitan Housing Authority Regulation and Bed Bug Remediation Act	Oppose
LB 1045	Nebraska Public Housing Preservation Trust Act	Watch / Oppose with LHA
LB 1145	Changes to Notice Requirements under the Nebraska Open Meetings Act	Watch

BE IT FURTHER RESOLVED, that OHA staff are authorized to communicate these positions to state legislators, partner agencies, and relevant stakeholders, and to take necessary actions to advance or defend OHA’s interests consistent with these approved positions.

 David Levy, Chair
 OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held January 29, 2026.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

4.3. Resolution 2026-04 Year-End Financial & Operational Actions

RESOLUTION NO. 2026-04
APPROVAL OF YEAR-END FINANCIAL AND OPERATIONAL ACTIONS TO
IMPROVE THE PUBLIC HOUSING ASSESSMENT SYSTEM (PHAS) SCORE FOR
FISCAL YEAR 2025.

WHEREAS, the Housing Authority (“Authority”) is required to submit year-end financial statements and performance data to the U.S. Department of Housing and Urban Development (HUD) under the Public Housing Assessment System (PHAS); and

WHEREAS, the PHAS score evaluates the Authority’s financial condition, management practices, occupancy, and asset management performance; and

WHEREAS, management has identified a series of actions that will improve accuracy of reporting, strengthen financial ratios, and position the Authority to improve its PHAS score for the fiscal year ending December 31, 2025; and

WHEREAS, certain actions are already standard practice, some are underway, and others will be further evaluated or implemented during the FY2025 closeout and unaudited submission process.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Authority that management is hereby authorized and directed to take the following actions as part of the FY2025 year-end closing process:

1. Continue ensuring that all Capital Fund Program activity and remaining cash balances are properly recorded within the Asset Management Projects (AMPs) in accordance with HUD asset management requirements.
2. Review current and long-term liabilities and make reclassifications where permissible, acknowledging that only limited adjustments are currently available pending final interfund reconciliation.
3. Evaluate operating expenses for potential capitalization where appropriate in order to reduce operating costs and support PHAS scoring components, including those related to MENAR.
4. Review all interfund activity and make repayments where possible to reduce liabilities, with such actions to occur after the completion of the historical interfund reconciliation anticipated by February 15, 2026, and contingent upon the availability of funds.
5. Maintain accurate allowances for doubtful accounts to ensure proper presentation of accounts receivable and compliance with HUD reporting standards.
6. Consider strategic movement of excess cash from stronger AMPs to financially weaker AMPs, where permissible under HUD regulations, to strengthen the overall weighted-average financial performance for the FY2025 unaudited submission.
7. Continue operational efforts to increase occupancy, reduce vacancy turnaround times, and strengthen rent collection practices, all of which directly support improved PHAS performance indicators.

BE IT FURTHER RESOLVED that management shall take any additional technical, financial, or administrative steps necessary to implement the actions identified above, provided such actions comply with all HUD regulations, accounting standards, and Authority policies.

BE IT FURTHER RESOLVED that management shall report back to the Board on the status and impact of these actions upon completion of the FY2025 unaudited submission.
This Resolution shall take effect immediately.

David Levy, Chair
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held January 29, 2026.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

Memorandum



To: OHA Board of Commissioners

From: Ashley Hatheway, CFO

Date: January 29, 2026

Re: Resolution Recommending Year-End Actions to Improve Public Housing Assessment System (PHAS) Scoring for Fiscal Year Ending December 31, 2025

PURPOSE

The purpose of this memorandum is to recommend a series of financial and operational actions to strengthen the Authority's Public Housing Assessment System (PHAS) score for the fiscal year ending December 31, 2025. These steps focus primarily on improving the Financial Condition (FASS-PH) and Management (MASS) indicators, with particular emphasis on maximizing scoring under the Financial Assessment Subsystem (FASS) metrics such as operating reserves, net income, occupancy, interfund balances, and AMP-level liquidity.

The following actions are recommended for Board approval as strategies to be implemented, investigated, or completed as part of the FY2025 closing process and the unaudited submission.

RECOMMENDATION

1. Continue Ensuring All Capital Fund Activity and Remaining Cash Are Moved into the AMPs
(Status: Already being done)

To maintain compliance with HUD requirements and to maximize AMP-level financial ratios, management will continue ensuring that all Capital Fund Program (CFP) activities and remaining cash balances are appropriately recorded within the Asset Management Projects (AMPs).

2. Review Current vs. Long-Term Liabilities and Adjust Where Possible
(Status: Completed review; minimal items available for adjustment)

As part of year-end closing, management has reviewed interfund balances and other liability classifications. Currently, there do not appear to be additional items available for reclassification. This step will be revisited once the final interfund reconciliation is complete.

3. Evaluate Operating Expenses for Potential Capitalization to Reduce Operating Costs
(Status: Ongoing)

Management—specifically Facilities (Charles) and Finance (Sarah)—will continue evaluating whether certain operating costs qualify as capital improvements. Reclassifying eligible items to capital reduces operating expenses and strengthens the Minimum Expenditure Need for Asset Repositioning (MENAR) scoring component.

This is an ongoing practice and will continue through final year-end review.

4. Review Interfund Activity and Make Repayments Where Possible
(Status: In progress; final reconciliation expected by 2/15/2026)

The Finance team is actively reconciling interfund activity dating back to 2000. Lindsey anticipates completion by the hard close deadline of February 15, 2026.

If positive cash balances are available, repayments will be made to reduce interfund liabilities and improve the FASS-PH financial ratios.

5. Adjust Allowances on Accounts Receivable to Reflect Likelihood of Collection

(Status: Already performed as part of routine year-end work)

Allowance for doubtful accounts will continue to be updated to accurately reflect collectability. This ensures proper presentation of net receivables and compliance with HUD financial reporting standards.

6. Consider Moving Excess Cash from Stronger AMPs to Weaker AMPs to Improve Weighted Averages

(Status: Planned for unaudited submission)

As part of the FY2025 unaudited submission, management will evaluate AMP-level cash balances and, where permissible, shift excess cash from financially stronger AMPs to those with lower liquidity to improve the overall weighted-average AMP score.

All transfers will comply with HUD asset management rules.

7. Continue Operational Efforts to Increase Occupancy and Strengthen Rent Collections

(Status: Ongoing; critical to PHAS improvement)

Improved occupancy rates and consistent rent collection remain essential components of PHAS scoring. Management will continue:

- Monitoring vacancy turnaround
- Strengthening rent collection practices
- Reviewing repayment agreements
- Supporting resident retention initiatives

These operational improvements support both the FASS-PH and MASS components of the PHAS score.

These steps represent a structured approach to strengthening the Authority's financial performance indicators under PHAS. Management will provide updates during the closeout process and present the final impact in conjunction with the FY2025 unaudited submission.

SPONSOR: Ashley Hatheway, CFO

RECOMMENDED BY: Joanie Balk, CEO

5. DEPARTMENT REPORTS AND DISCUSSION ITEMS

5.1. Housing Choice Voucher Program

Memorandum



To: Board of Commissioners
 From: Philisa Smith, HCV Director
 Date: January 29, 2026
 Re: Monthly Utilization Report

PERIOD ENDING DECEMBER 31, 2025

VOUCHER UTILIZATION SUMMARY

All Vouchers	Utilization 2025	Allocation	Oct	Nov	Dec	Current Mo % Leased
	All Other Vouchers	5532	3560	3514	3521	64%
Emergency Vouchers	142	87	85	83	58%	
Fair Share/Incr. Vouchers	44	17	19	19	43%	
HA Owned Vouchers	23	27	23	24	100%	
Home Ownership Vouchers	67	65	67	67	100%	
Mainstream Vouchers	115	86	85	86	75%	
Portable Vouchers	86	76	76	86	100%	
Project Based Vouchers	395	281	283	395	100%	
Project Based Vouchers (RAD)	12	0	0	12	100%	
Tenant Protection Vouchers	257	258	257	357	100%	
VASH Vouchers	157	144	141	138	88%	
VASH Vouchers (PBV)	24	26	24	24	100%	
Total Vouchers	6	4628	4572	4812	72%	

Other Housing	Utilization 2025	Allocation	Issued	Oct	Nov	Dec	Current Mo % Leased
	HOME TBRA	30	0	12	12	16	53%
Mod Rehab	11	0	8	10	10	90%	

HUD Delinquency Rate	SEMAP	Oct	Nov	Dec
	95%	95.80%	96.08%	96.48%

Memorandum



To: Board of Commissioners
 From: Philisa Smith, HCV Director
 Date: January 29, 2026
 Re: Monthly Utilization Report

PERIOD ENDING DECEMBER 31, 2025

HQS/NSPIRE INSPECTION SUMMARY

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2025												
Section 8 Pass	251	175	220	214	386	245	195	207	254	195	205	239
Section 8 Fail	179	204	159	152	233	202	212	188	174	202	138	211
Section 8 Follow ups	221	179	261	193	208	188	229	261	238	226	194	246
Quality Control Pass	6	10	6	7	9	7	5	7	6	6	6	0
Quality Control Fail	1	2	2	3	2	1	4	1	4	2	0	0
Special, Complaint, Inconclusive	44	4	6	14	28	24	2	26	18	16	4	16
Monthly Total S8 Inspections Conducted	702	574	654	583	866	667	647	690	694	647	547	712

2025 Public Housing	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly Total PH Inspections Conducted	-	46	67	77	59	53	79	58	74	74	42	5

5/19/2025 Weather Extension Results	May											
Pass					17							
Fail					14							

* included in monthly totals

❖ **Total inspections completed in 2025: 7,983**

Memorandum



To: Board of Commissioners
From: Philisa Smith, HCV Director
Date: January 29, 2026
Re: Monthly Utilization Report

PERIOD ENDING DECEMBER 31, 2025

HCV 2025 ANNUAL RECERTIFICATION SUMMARY

Annual Recertifications 2025	Annals Due Monthly	Annals Incomplete
1	334	0
2	336	0
3	323	0
4	375	0
5	337	0
6	329	0
7	323	1
8	304	0
9	357	0
10	390	0
11	375	0
12	374	0
Totals	4157	*1

- ❖ As of December 31, 2025, the HCV Recertification team had one annual recertification left to complete. After completing the recertifications, OHA's HUD delinquency rate increased to 96.48%. This rate is above the 95% threshold required to receive the full points for SEMAP.

Memorandum



To: Board of Commissioners
From: Philisa Smith, HCV Director
Date: January 29, 2026
Re: Monthly Utilization Report

PERIOD ENDING DECEMBER 31, 2025

WAITLIST SUMMARY

The Housing Choice Voucher (HCV) waitlist department is currently finalizing the processing of several programs, including portability, mainstream, and Southside relocation.

The 2021 waitlist has been completed, with zero applicants remaining, and there are currently 24 families actively searching for housing.

The HCV waitlist for 2023 includes 1,426 applicants.

The mainstream program has a total of 102 active participants.

The HUD two-year projection tool has indicated a potential shortfall for 2025 and 2026. It is recommended that no vouchers be issued from the 2023 waitlist, the mainstream waitlist, or for the absorption of port-ins. HUD will provide additional guidance regarding this shortfall.

Furthermore, the mainstream program is currently experiencing a shortfall for 2025. OHA has been referred to the shortfall team and will follow their guidance and the next steps as instructed.

Please note that OHA is only billing at this time and will no longer absorb portability cases.

The Southside relocation project began Phases 4 and 5 in December 2025.

The waitlist department has been reassigned to support the Project-Based Voucher department with appointments and file processing for the Scattersite Northeast and Pine Tower repositioning, starting in December 2025.

Memorandum



To: Board of Commissioners
 From: Philisa Smith, HCV Director
 Date: January 29, 2026
 Re: Monthly Utilization Report

PERIOD ENDING NOVEMBER 30, 2025

VOUCHER UTILIZATION SUMMARY

All Vouchers	Utilization 2025	Allocation	Sep	Oct	Nov	Current Mo % Leased
	All Other Vouchers	5532	3555	3560	3514	63%
Emergency Vouchers	142	82	87	85	60%	
Fair Share/Incr. Vouchers	44	17	17	19	43%	
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Portable Vouchers	76	96	76	76	100%	
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Tenant Protection Vouchers	257	253	258	257	100%	
VASH Vouchers	157	144	144	141	89%	
VASH Vouchers (PBV)	24	26	26	24	100%	
Total Vouchers	6700	4629	4628	4572	68%	

Other Housing	Utilization 2025	Allocation	Issued	Sep	Oct	Nov	Current Mo % Leased
	HOME TBRA	30	0	16	12	16	53%
Mod Rehab	11	0	9	8	10	90%	

HUD Delinquency Rate	SEMAP	Sep	Oct	Nov
	95%	95.12%	95.80%	96.08%

Memorandum



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PERIOD ENDING NOVEMBER 30, 2025

HQS/NSPIRE INSPECTION SUMMARY

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Quality Control Fail	1	2	2	3	2	1	4	1	4	2	0	
Special, Complaint, Inconclusive	44	4	6	14	28	24	2	26	18	16	4	
Monthly Total S8 Inspections Conducted	702	574	654	583	866	667	647	690	694	647	547	0

2025 Public Housing	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly Total PH Inspections Conducted	-	46	67	77	59	53	79	58	74	74	42	

5/19/2025 Weather Extension Results

May

Pass					17							
Fail					14							

* included in monthly totals

Memorandum



To: Board of Commissioners
From: Philisa Smith, HCV Director
Date: January 29, 2026
Re: Monthly Utilization Report

PERIOD ENDING NOVEMBER 30, 2025

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4	375	0
5	337	0
6	329	0
7	323	0
8	304	0
9	357	3
10	390	3
11	375	1
12	374	1
Totals	4157	8

Memorandum



To: Board of Commissioners
From: Philisa Smith, HCV Director
Date: January 29, 2026
Re: Monthly Utilization Report

PERIOD ENDING NOVEMBER 30, 2025

WAITLIST SUMMARY

The Housing Choice Voucher (HCV) waitlist department is currently finalizing the processing of several programs, including portability, mainstream, and Southside relocation.

The 2021 waitlist has been completed, with zero applicants remaining, and there are currently 24 families actively searching for housing.

As of now, the HCV waitlist for 2023 includes 1,426 applicants.

The mainstream program has a total of 102 active participants.

The HUD two-year projection tool has indicated a potential shortfall for 2025 and 2026. It is recommended that no vouchers be issued from the 2023 waitlist, the mainstream waitlist, or for the absorption of port-ins. HUD will provide additional guidance regarding this shortfall.

Furthermore, the mainstream program is currently experiencing a shortfall for 2025. OHA has been referred to the shortfall team and will follow their guidance and the next steps as instructed.

Please note that OHA is only billing at this time and will no longer absorb portability cases.

The Southside relocation project is set to begin Phases 4 and 5 in November 2025.

Additionally, the waitlist department has been reassigned to assist the Project-Based Voucher department with appointments for the Scattersite Northeast repositioning, effective December 2025.

5.2. Asset Management (Public Housing)

OHA Board Report Summary

Public Housing – November 2025 Board Summary

PHAS (Public Housing Assessment System)

During November, our MASS score increased further to **17.67**, reflecting continued improvement in occupancy performance across the portfolio. This progress is driven by the towers, which continue to maintain strong occupancy levels.

As previously reported, Pine, KayJay, and Florence Towers are no longer occupying vacant units due to ongoing repositioning and redevelopment activities, which have continued to negatively affect overall occupancy calculations and suppressed our score earlier in the quarter. Exemption requests for these properties were delayed due to the temporary closure of the HUD Field Office; however, our local HUD office is now fully caught up, and the exemptions for these sites have been approved.

With these exemptions in place and applied retroactively, we expect the impact of these non-operational properties to be removed from our performance calculations going forward, which should further strengthen our overall PHAS results.

In addition, we continue to experience challenges with the collection component of PHAS, which is impacting overall performance. Staff are actively and consistently reaching out to residents to address past-due balances and are working with households to establish reasonable repayment agreements. These efforts are focused on helping residents become current and remain in good standing, while also strengthening long-term rent collection performance.

We remain on track to achieve our broader goal of 20 points in the MASS component. We will continue to focus on maintaining high occupancy, financial controls, and operational stability to support this objective.

Public Housing – Operations

Occupancy rose to **97.5%** during the reporting period. This growth reflects effective leasing strategies, quicker unit turnarounds, and strong collaboration between property management and maintenance teams.

Pine Tower has officially closed and is currently transitioning to the Seldin Company with OHA's support to facilitate redevelopment activities and a smooth transfer of operations.

Exemptions for KayJay and Florence Towers have been approved by HUD, allowing vacant units at these properties to be classified as **exempt** and excluded from occupancy calculations, which more accurately reflects current operational conditions and portfolio performance.

We also have dedicated staff in place actively working on the transition planning for KayJay and Florence Towers. Lessons learned from the Pine Tower transition are being applied to these upcoming projects, allowing us to be more proactive, better coordinated, and prepared to manage the process efficiently while minimizing disruption to residents and operations.

Affordable Housing

Overall occupancy is now reported at 100%, reflecting approved HUD exemptions for vacant units at Chambers and continued full occupancy at Farnam.

- Farnam remains at 100% occupancy.
- Chambers (Ernie Chambers) is now also reported at 100% occupancy due to approved exemptions related to the property sale and transition process.

Staff are actively working to ensure Ernie Chambers is operationally prepared for transition once the sale of the property is finalized, including coordination with residents and internal departments to support a smooth handoff.

At the Farnam building, one of the two elevators is currently out of service and requires full replacement. Our ADOF is working closely with the vendor and the Capital Funds team to coordinate procurement, funding, and scheduling to complete this replacement as quickly as possible while minimizing disruption to residents.

Market Rate Housing

Occupancy at 93.5 % remains unchanged from October to November at North Villas. There has been no change in leasing activity during this reporting period, and current vacancy levels remain the same. Staff continue targeted marketing and leasing efforts to fill the remaining units and strengthen overall market-rate portfolio performance.

Maintenance & Inspection Update

The Scattered Site maintenance team has been fully focused on preparing units for Project-Based Voucher (PBV) conversion. Except for three units with extraordinary issues, the inspection portion of the PBV conversion has now been completed.

Across the program, the majority of units passed initial inspections, with remaining deficiencies largely related to drywall repairs from previously unreported resident damage. Maintenance staff have worked extended hours, including evenings and weekends, to ensure units meet HUD readiness and compliance standards.

We are currently working closely with the Development, Compliance, and Voucher departments to transition these homes into River City Housing Connection. Our goal is to complete the transition of the first group of units by the end of January 2026.

REAC inspections at Crown2, Scattered Site Northeast (SCNE), Scattered Site Southeast (SCSE), Scattered Site Northwest (SCNW), NOAH, and Keystone Crown Creek were completed during December. While the properties passed, the inspection scores were lower than anticipated and did not meet our internal performance expectations.

In response, we are working closely with our maintenance managers to strengthen performance moving forward. Actions underway include updating the agency-wide maintenance plan, establishing clearer quality control standards and protocols, and expanding training to ensure

consistency and accountability across sites. Our goal is to shift from a reactive model to one in which properties are consistently inspection-ready.

We have also experienced challenges in 2025 in hiring and retaining qualified maintenance staff; however, strengthening the maintenance department is a key operational priority for 2026, and focused recruitment, training, and retention efforts are underway.

5.3. Housing in Omaha, Inc.

5.4. River City Housing Connections

5.5. Compliance

Memorandum



To: The Board of Commissioners
From: Susan Gilroy, Director of Compliance
Date: January 29, 2026
Re: Compliance Department Update- Nov-Dec 2025

Intake Department

During November and December, there were 324 applications submitted through the on-line portal. 44 of the applications met the criteria for one-bedroom senior households for designated senior towers. A total of 59 applications were approved during this period with 50 for one bedrooms, 3 for two bedrooms, 6 for three bedrooms and 0 for four bedrooms.

In addition to the 280 applications not eligible to apply, there were an additional 296 applicants who were withdrawn during the full application process for no response, failed background checks, applicant requests, deceased, over income and unit refusals.

The Public Housing Wait list numbers for the end of the year are:

One bedroom= 2,094 Two bedroom= 1,920 Three bedroom= 1,040 Four bedroom= 335

In January, there is one staff opening for a Housing Clerk position.

Reexaminations

HUD's monthly Reexamination Delinquency Report score continues to be maintained at a high level. The November score was 99.53% and December at 99.62%. The Compliance teams continue trying different strategies in contacting residents for them to complete the on-line portal and to also provide required documentation so their annuals and interims can be completed. In addition to announcing appointment times on the tower message boards, staff are also visiting our residents at their homes in the scattered site properties too when we do not get a response from our other attempts.

Working with the Interim team, we are revamping our spreadsheet for tracking interims. The current completion rate is not available at this time. There were 93 new interims reported during November and December. We have found that having one staff person as the point of contact for residents and staff follow up request for status updates has proven to be successful.

With the Compliance fully staffed, we have been able to get current on our monthly appointment schedule and completing the files timelier. There are currently 11 outstanding annual recertification files for 2025 and 6 for January 2026.

Memorandum



To: The Board of Commissioners
 From: Susan Gilroy, Director of Compliance
 Date: January 29, 2026
 Re: Intake Approved Applications November 2025

**Intake Department
 Month of November 2025**

New Public Housing Applications	117
New Villas Housing Applications	0
New Farnam Straight Tax Credit Housing Applications	2
Approved Public Housing Applications	20
Approved Applications for Villas	1
Approved Applications for Farnam Apartments Straight Tax Credit	0

Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four
		17	0	3
Villas Applications Approved	Two	Three		
North Villas	0	1		

Applications Withdrawn from PH Wait List	188	
No Response During Full Application Process	89	
Owe monies to PHA	0	
Not Eligible to Apply/Waiting List closed	93	
Failed Background Check	6	
Applicant Request	0	
Refused offer	0	
Over Income	0	

Memorandum



To: The Board of Commissioners
 From: Susan Gilroy, Director of Compliance
 Date: January 29, 2026
 Re: Intake Approved Applications December 2025

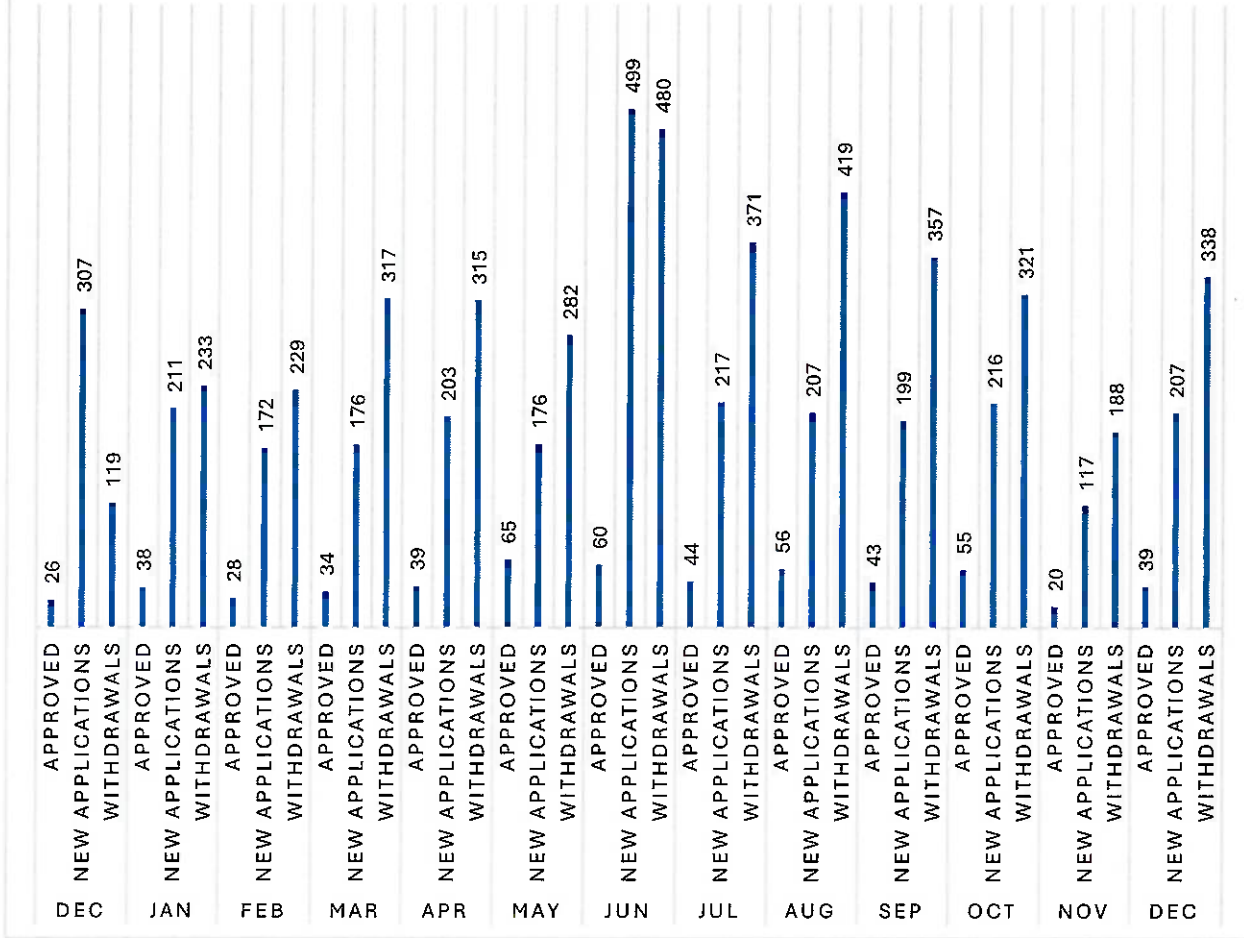
**Intake Department
 Month of December 2025**

New Public Housing Applications	207
New Villas Housing Applications	0
New Farnam Straight Tax Credit Housing Applications	3
Approved Public Housing Applications	39
Approved Applications for Villas	1
Approved Applications for Farnam Apartments Straight Tax Credit	0

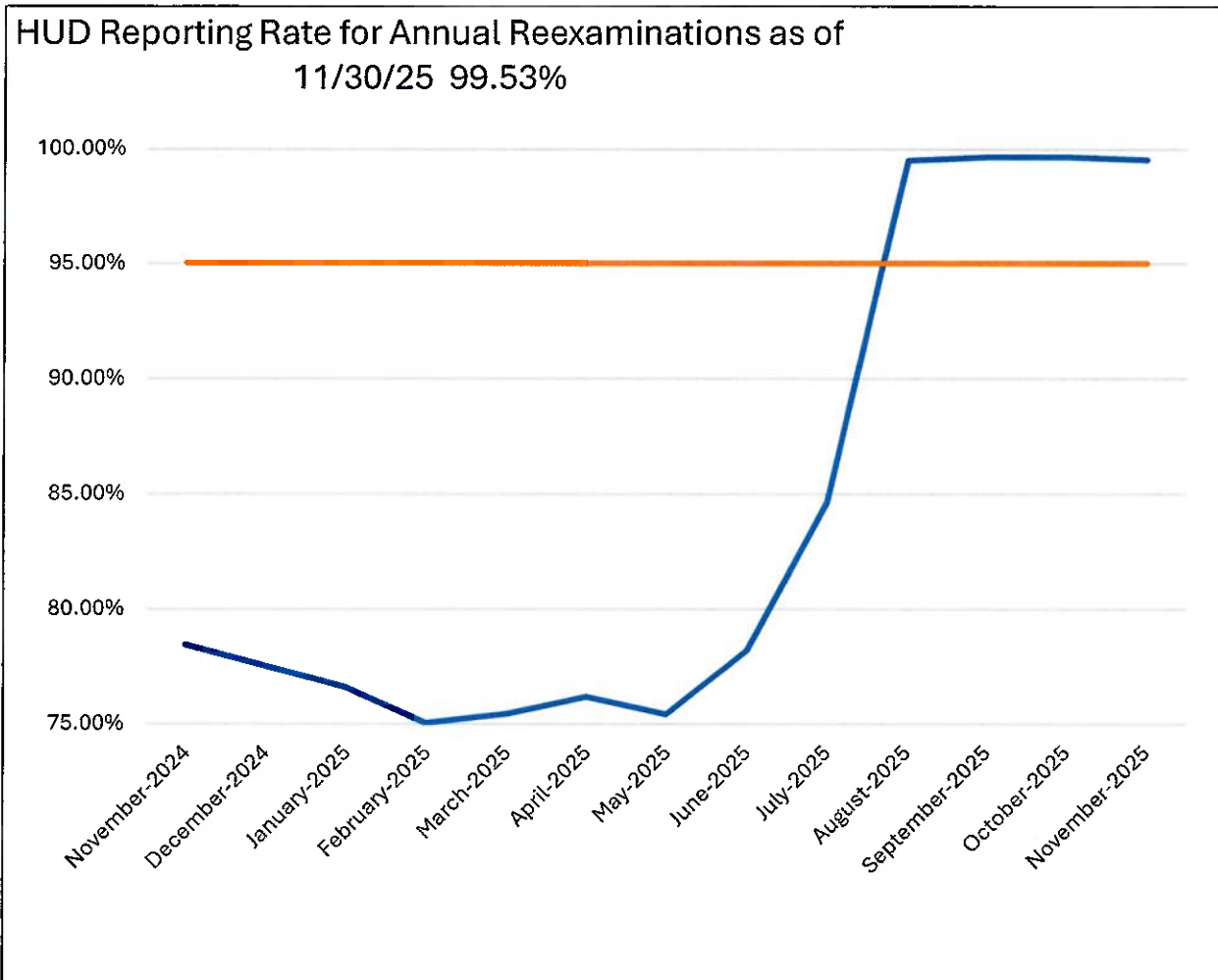
Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four
		33	3	3
Villas Applications Approved	Two	Three		
North Villas	1	0		
Farnam Apartments Straight Tax Credit Applications Approved	Two	Three		
	0	0		

Applications Withdrawn from PH Wait List	338	
Deceased	1	
No Response During Full Application Process	118	
Owe monies to PHA	0	
Not Eligible to Apply/Waiting List closed	187	
Failed Background Check	4	
Applicant Request	3	
Refused offer	24	
Over Income	1	

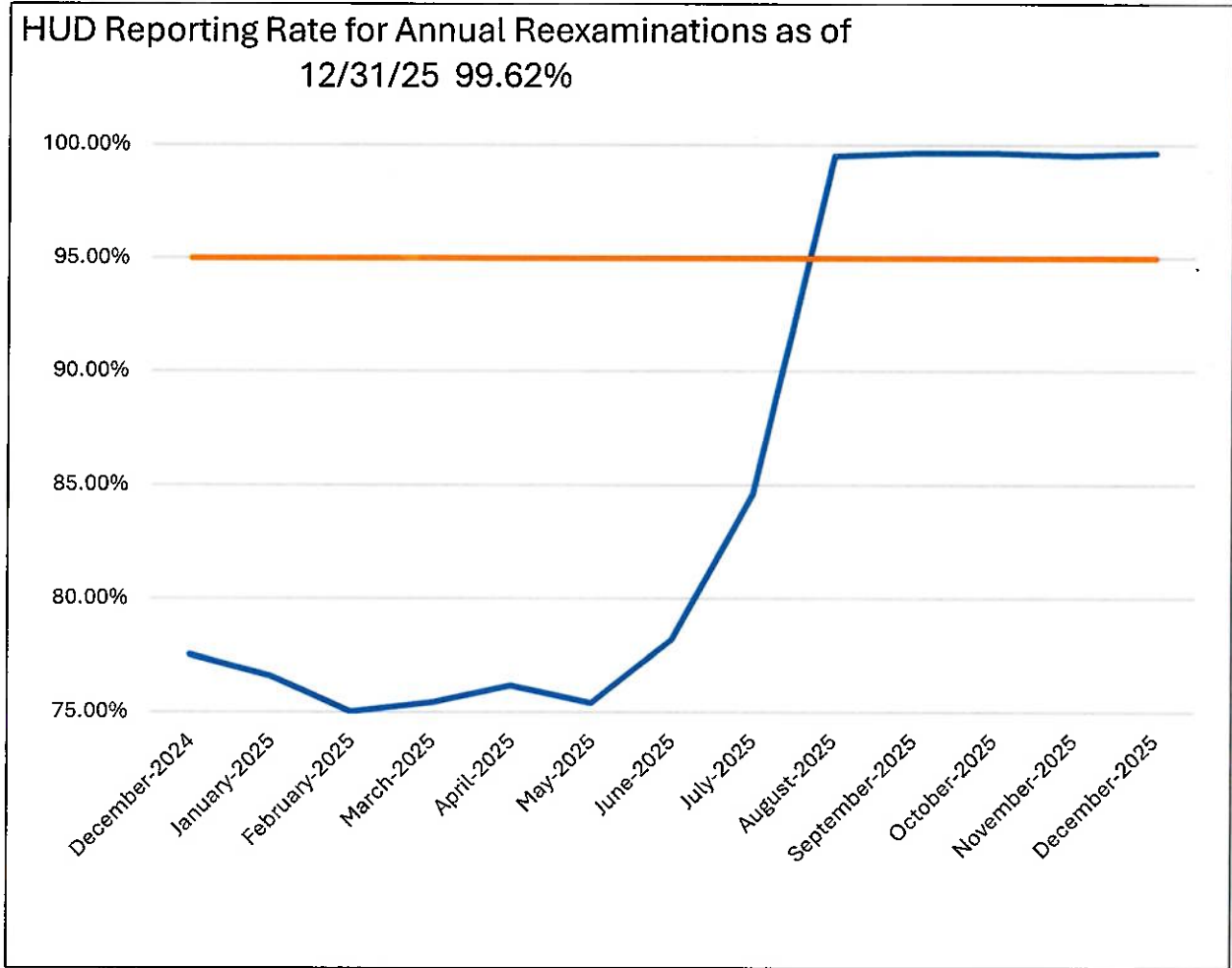
PUBLIC HOUSING INTAKE WAITING LIST DECEMBER 2025



	HUD Goal
	Actual



HUD Goal
Actual

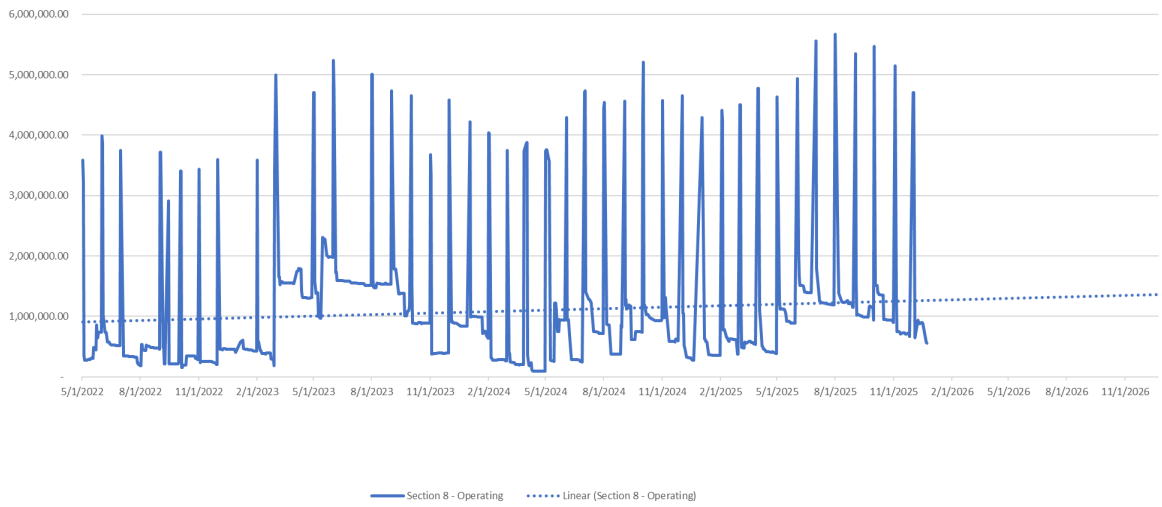


5.6. Financials

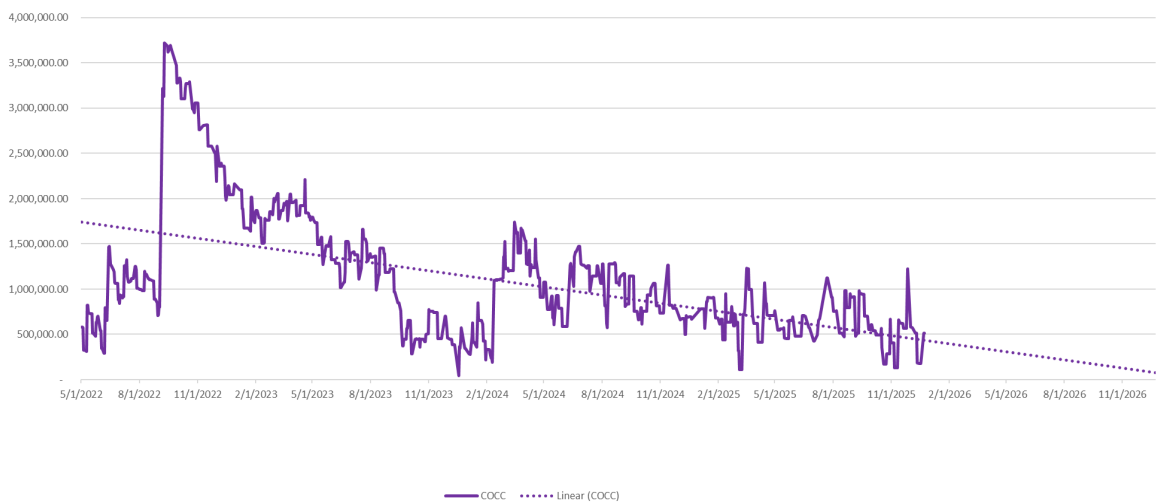
Public Housing Cash Trends & Forecast



Section 8 (HCV) Cash Trends & Forecast



Central Office Cash Trends & Forecast



New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Dec 2025

Book = Accrual ; Tree = ysi_bs

	December 31, 2025	December 1, 2025	Net Change	January 1, 2025	YTD Net Change
CASH AND CASH EQUIVALENTS	6,996,728	8,121,294	-1,124,566	10,743,127	-3,746,399
OTHER ACCOUNTS RECEIVABLE	1,089,143	975,518	113,625	-45,967	1,135,109
A/R INTER-PROPERTY	737,188	1,032,113	-294,925	1,194,705	-457,517
A/R - TENANT	255,954	164,719	91,235	66,645	189,309
A/R PROMISSORY NOTES	2,682,133	2,682,017	116	2,565,468	116,665
ST LEASE RECEIVABLE	187,523	187,523	0	187,523	0
TOTAL INVESTMENTS	187,523	187,523	0	187,523	0
PREPAID ASSETS	495,927	908,827	-412,900	338,168	157,760
INTER-FUND DUE FROM	3,909,157	2,808,480	1,100,677	2,483,026	1,426,132
TOTAL CURRENT ASSETS	16,353,752	16,880,491	-526,739	17,532,694	-1,178,942
FIXED ASSETS	60,244,502	60,119,617	124,885	62,011,933	-1,767,431
NOTES RECEIVABLE	7,733,675	7,383,675	350,000	7,383,675	350,000
LT INTER-FUND DUE FROM	2,390,435	2,390,435	0	2,390,435	0
TAX CREDIT FEES	71,655	71,655	0	71,655	0
PREPAID LEASE COSTS	4,346,570	4,346,570	0	4,346,570	0
LEASES RECEIVABLE	2,430,137	2,430,137	0	2,430,137	0
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
LT INTER-PROPERTY	913,265	913,265	0	913,265	0
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
TOTAL NON-CURRENT ASSETS	76,009,921	75,535,035	474,885	77,427,352	-1,417,431
TOTAL ASSETS	92,363,673	92,415,526	-51,853	94,960,046	-2,596,373
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	-671,963	-731,767	59,804	-50,835	-621,128
A/P OTHER	1,099	20	1,079	0	1,099
ACCRUED FEES	696,722	991,647	-294,925	1,154,239	-457,517
ACCR WAGES & WITHHOLDINGS					
ACCR WAGES & WITHHOLDINGS	5,698	5,602	95	335,264	-329,566
TENANT SECURITY DEPOSIT	674,562	689,953	-15,391	710,228	-35,666
UNEARNED REVENUE	481,602	501,687	-20,085	554,889	-73,287
CURRENT PORTION OF DEBT	53,214	53,194	20	50,727	2,488
OTHER CURRENT LIABILITIES	874,146	874,146	0	89,425	784,722
INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
INTER-FUND DUE TO	1,985,261	1,714,584	270,677	1,326,857	658,405
TOTAL CURRENT LIABILITIES	4,150,342	4,149,067	1,275	4,220,793	-70,452
LONG TERM DEBT	10,827,263	10,831,869	-4,606	10,880,466	-53,203
LT LIABILITIES - OTHER	0	0	0	0	0
FSS ESCROW	667,810	640,438	27,372	592,823	74,986
TOTAL LT ACCRUED FEES	913,264	913,264	0	913,264	0
COMP ABSENCES-LONG TERM	612,087	612,087	0	864,310	-252,223
LT INTER-FUND DUE TO	2,390,435	2,390,435	0	2,390,435	0
TOTAL NON-CURRENT LIABILITIES	15,410,858	15,388,093	22,765	15,641,298	-230,440
TOTAL LIABILITIES	19,561,200	19,537,160	24,040	19,862,091	-300,891
DEFERRED INFLOW OF RESOURCES	2,023,987	2,023,987	0	2,023,987	0
EQUITY					

NET INVEST IN CAPITAL ASSETS	27,758,697	27,758,697	0	27,758,697	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
RETAINED EARNINGS	39,213,233	39,289,126	-75,893	41,508,715	-2,295,482
UNRESTRICTED NET POSITION	7,898,802	7,898,802	0	7,898,802	0
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
TOTAL EQUITY	70,778,486	70,854,379	-75,893	73,073,967	-2,295,482
TOTAL LIABILITIES AND EQUITY	92,363,673	92,415,526	-51,853	94,960,046	-2,596,373
TOTAL OF ALL	0	0	0	0	0

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Dec 2025

Book = Accrual ; Tree = ysi_bs

	December 31, 2025	December 1, 2025	Net Change	January 1, 2025	YTD Net Change
CASH - OPERATING	2,869,749	2,986,565	-116,816	4,667,969	-1,798,220
CASH - PAYROLL	101,995	107,243	-5,247	91,117	10,878
CASH - OTHER	44,935	44,905	30	44,563	373
PETTY CASH	0	0	0	560	-560
CASH - VENDOR PAYMENTS	-231,310	-506,324	275,014	-126,803	-104,507
CASH - RESTRICTED	2,032,780	3,331,689	-1,298,909	3,656,098	-1,623,318
CASH - RESTRICTED MODERNIZATION AND DEV	39,096	39,067	29	38,716	381
REPLACEMENT RESERVE	14,263	14,237	27	71,543	-57,280
CASH - FSS ESCROW	659,794	632,422	27,372	623,733	36,061
CASH - FSS FORFEITURES	80,576	78,781	1,795	54,538	26,038
OPERATING RESERVE	61,817	61,722	96	274,954	-213,137
OHA HUD OPERATING RESERVE	308,985	308,231	754	305,908	3,077
CASH - SECURITY DEPOSIT	639,318	648,373	-9,055	669,896	-30,578
HOMEOWNERSHIP FUNDS	374,728	374,383	345	370,336	4,392
CASH AND CASH EQUIVALENTS	6,996,728	8,121,294	-1,124,566	10,743,127	-3,746,399
A/R HUD	56,411	56,411	0	0	56,411
A/R OTHER GOVERNMENTS	1,635,672	1,513,053	122,619	461,004	1,174,669
A/R OTHER	39,268	39,268	0	120,862	-81,594
A/R EMPLOYEE	0	84	-84	0	0
A/R NON DWELLING RENT	11,052	19,963	-8,911	25,430	-14,377
A/R HOMEOWNERSHIP MORTGAGES	592,700	592,700	0	592,700	0
ALLOWANCE FOR HOME MORTGAGES	-592,700	-592,700	0	-592,700	0
ALLOWANCE FOR DOUBTFUL OTHER A/R	-653,262	-653,262	0	-653,262	0
OTHER ACCOUNTS RECEIVABLE	1,089,143	975,518	113,625	-45,967	1,135,109
INTER-PROPERTY {COCC}	50,000	50,000	0	50,000	0
INTER-PROPERTY {9EC}	224,229	227,792	-3,563	224,229	0
INTER-PROPERTY {9KCC}	102,153	109,505	-7,353	102,153	0
INTER-PROPERTY {9NOAH}	63,774	66,364	-2,590	63,774	0
INTER-PROPERTY {9FAR}	126,789	130,350	-3,561	126,480	309
INTER-PROPERTY {9BV}	33,036	34,488	-1,453	33,036	0
INTER-PROPERTY {9CR1}	48,588	52,725	-4,136	48,588	0
INTER-PROPERTY {9CR2}	31,908	33,287	-1,379	31,908	0
INTER-PROPERTY {VILLAS}	56,276	58,710	-2,435	56,276	0
INTER-PROPERTY {HCV}	1,108,638	1,108,638	0	526,290	582,348
INTER-PROPERTY {HCV ADM}	-1,101,268	-1,101,268	0	-436,045	-665,223
INTER-PROPERTY {MOD REHAB}	1,774	1,774	0	1,774	0
INTER-PROPERTY {PUB HSG}	-8,709	259,746	-268,455	366,242	-374,951
A/R INTER-PROPERTY	737,188	1,032,113	-294,925	1,194,705	-457,517
ACCOUNTS RECEIVABLE TENANTS	1,102,170	1,010,935	91,235	911,141	191,028
ALLOWANCE FOR A/R TENANTS	-846,216	-846,216	0	-844,497	-1,719
A/R - TENANT	255,954	164,719	91,235	66,645	189,309
P-NOTES OUTSTANDING	687,825	687,709	116	571,160	116,665
ALLOWANCE FOR P-NOTES	-63,430	-63,430	0	-63,430	0
A/R BAYVIEW	279,741	279,741	0	279,741	0
A/R FARNAM	997,626	997,626	0	997,626	0
A/R STREHLOW	734,788	734,788	0	734,788	0
A/R NOAH	45,582	45,582	0	45,582	0
A/R PROMISSORY NOTES	2,682,133	2,682,017	116	2,565,468	116,665

ST LEASE RECEIVABLE	187,523	187,523	0	187,523	0
ST LEASE RECEIVABLE	187,523	187,523	0	187,523	0
TOTAL INVESTMENTS	187,523	187,523	0	187,523	0
PREPAID INSURANCE	19,271	138,041	-118,771	25,815	-6,544
PREPAID SOFTWARE EXP	156,586	172,488	-15,902	167,313	-10,727
PREPAID MED FSA SEC 125	-1,633	128	-1,761	6,239	-7,872
PREPAID CREDIT CARDS	32,135	62,066	-29,931	1,218	30,917
PREPAID OTHER	289,569	289,569	0	137,583	151,986
PREPAID WIP DEVELOPMENT	0	246,535	-246,535	0	0
PREPAID ASSETS	495,927	908,827	-412,900	338,168	157,760
INTERFUND BALANCE	-1,700	-1,700	0	-1,700	0
INTER-FUND DUE FROM {COCC}	852,399	833,527	18,873	451,048	401,351
INTER-FUND DUE FROM {HIOOPER}	-201,683	-201,683	0	-201,683	0
INTER-FUND DUE FROM {9EC}	453,904	453,520	384	222,633	231,271
INTER-FUND DUE FROM {9KCC}	63,585	63,233	351	57,515	6,070
INTER-FUND DUE FROM {9NOAH}	116,093	115,964	129	117,991	-1,898
INTER-FUND DUE FROM {9SEC}	20,382	20,382	0	20,382	0
INTER-FUND DUE FROM {9FAR}	117,757	117,434	323	23,938	93,819
INTER-FUND DUE FROM {9BV}	42,744	42,486	258	5,541	37,202
INTER-FUND DUE FROM {9CR1}	10,364	10,212	152	11,230	-866
INTER-FUND DUE FROM {9CR2}	9,421	9,419	2	10,630	-1,209
INTER-FUND DUE FROM {VILLAS}	4,909	4,718	192	9,891	-4,981
INTER-FUND DUE FROM {HCV}	-246,382	-246,382	0	0	-246,382
INTER-FUND DUE FROM {HCV ADM}	-150,224	-154,635	4,411	-150,325	101
INTER-FUND DUE FROM {HCV MV}	21,784	7,028	14,756	-14,564	36,348
INTER-FUND DUE FROM {HCV CITY}	37,650	37,650	0	37,650	0
INTER-FUND DUE FROM {MOD REHAB}	4,478	1,953	2,525	5,345	-868
INTER-FUND DUE FROM {FOUND}	109,706	109,706	0	169,603	-59,898
INTER-FUND DUE FROM {PUB HSG}	1,148,575	132,002	1,016,573	281,930	866,646
INTER-FUND DUE FROM {ROSS GRANT}	137,220	118,148	19,072	-79,042	216,262
INTER-FUND DUE FROM {FSS GRANT}	-115,142	-115,466	324	-79,454	-35,688
INTER-FUND DUE FROM {CNI GRANT}	623,104	602,118	20,987	562,504	60,600
INTER-FUND DUE FROM {CNP GRANT}	15,794	15,794	0	15,794	0
INTER-FUND DUE FROM {EHV}	832,496	833,052	-556	1,006,055	-173,559
INTER-FUND DUE FROM {6SCDEV18}	1,923	0	1,923	113	1,810
INTER-FUND DUE FROM	3,909,157	2,808,480	1,100,677	2,483,026	1,426,132
TOTAL CURRENT ASSETS	16,353,752	16,880,491	-526,739	17,532,694	-1,178,942
LAND	8,299,143	8,299,143	0	8,299,143	0
BUILDINGS	157,859,647	157,859,647	0	158,131,147	-271,500
BUILDINGS - COMMERCIAL	400,000	400,000	0	400,000	0
BUILDINGS - ACQUISITION	457,700	457,700	0	457,700	0
BUILDINGS - INELIGIBLE	88,112	88,112	0	88,112	0
BUILDING IMPROVEMENTS	43,987,138	43,966,407	20,730	43,804,578	182,559
CONTRACT WORK IN PROCESS	4,696,748	4,275,423	421,325	161,894	4,534,854
WIP - PREDEVELOPMENT	1,864,819	1,598,684	266,135	1,272,432	592,387
WIP - INS PROCEEDS/REPAIRS	1,027,937	967,884	60,052	735,508	292,429
DWELLING EQUIPMENT	4,507,132	4,458,476	48,655	3,673,740	833,392
SITE IMPROVEMENTS	5,162,951	5,162,951	0	5,129,677	33,274
OFFICE EQUIPMENT	238,588	238,588	0	238,588	0
MAINTENANCE EQUIPMENT	365,170	365,170	0	365,170	0
COMMUNITY SPACE EQUIPMENT	75,004	75,004	0	75,004	0
COMPUTER EQUIPMENT	527,559	527,559	0	527,559	0
AUTOMOTIVE EQUIPMENT	2,517,504	2,517,504	0	2,587,934	-70,429

SECURITY EQUIPMENT	1,371,308	1,363,465	7,843	1,183,024	188,284
ACCUM DEPR - BUILDINGS	-134,375,166	-133,919,604	-455,562	-128,894,379	-5,480,786
ACCUM DEPR - COMMERCIAL	-277,576	-276,364	-1,212	-263,030	-14,545
ACCUM DEPR - BUILDING ACQUISITION	-313,113	-311,749	-1,364	-296,749	-16,364
ACCUM DEPR - INELIGIBLE BLDG	-58,839	-58,572	-267	-55,635	-3,204
ACCUM DEPR - BUILDING IMPROVEMENTS	-27,928,684	-27,779,815	-148,868	-26,142,047	-1,786,636
ACCUM DEPR - DWELLING EQUIPMENT	-2,495,322	-2,438,119	-57,202	-2,097,117	-398,205
ACCUM DEPR - SITE IMPROVE	-3,118,893	-3,099,841	-19,052	-2,889,560	-229,333
ACCUM DEPR - OFFICE EQUIPMENT	-237,574	-237,285	-290	-234,099	-3,476
ACCUM DEPR - MAINTENANCE EQUIPMENT	-304,474	-303,411	-1,063	-291,719	-12,755
ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-75,004	-75,004	0	-75,004	0
ACCUM DEPR - COMPUTER EQUIPMENT	-527,559	-527,559	0	-527,559	0
ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-2,308,556	-2,299,496	-9,060	-2,268,712	-39,843
ACCUM DEPR - SECURITY EQUIPMENT	-1,181,199	-1,175,282	-5,917	-1,083,665	-97,534
FIXED ASSETS	60,244,502	60,119,617	124,885	62,011,933	-1,767,431
N/R BAYVIEW	314,012	314,012	0	314,012	0
N/R FARNAM	853,080	853,080	0	853,080	0
N/R CROWN I	652,986	652,986	0	652,986	0
N/R CROWN II	161,563	161,563	0	161,563	0
N/R NOAH	898,034	898,034	0	898,034	0
N/R STREHLOW	2,154,000	2,154,000	0	2,154,000	0
N/R KEYSTONE	2,350,000	2,350,000	0	2,350,000	0
N/R KENNEDY SQUARE	350,000	0	350,000	0	350,000
NOTES RECEIVABLE	7,733,675	7,383,675	350,000	7,383,675	350,000
LT INTER-FUND DUE FROM {HIOOPER}	124,751	124,751	0	124,751	0
LT INTER-FUND DUE FROM {9EC}	826,853	826,853	0	826,853	0
LT INTER-FUND DUE FROM {9KCC}	248,036	248,036	0	248,036	0
LT INTER-FUND DUE FROM {9NOAH}	66,840	66,840	0	66,840	0
LT INTER-FUND DUE FROM {9FAR}	462,869	462,869	0	462,869	0
LT INTER-FUND DUE FROM {9BV}	241,026	241,026	0	241,026	0
LT INTER-FUND DUE FROM {9CR1}	83,438	83,438	0	83,438	0
LT INTER-FUND DUE FROM {9CR2}	121,904	121,904	0	121,904	0
LT INTER-FUND DUE FROM {VILLAS}	214,719	214,719	0	214,719	0
LT INTER-FUND DUE FROM	2,390,435	2,390,435	0	2,390,435	0
TAX CREDIT FEES	71,655	71,655	0	71,655	0
TAX CREDIT FEES	71,655	71,655	0	71,655	0
PREPAID LEASE COSTS	4,346,570	4,346,570	0	4,346,570	0
PREPAID LEASE COSTS	4,346,570	4,346,570	0	4,346,570	0
LEASES RECEIVABLE	2,430,137	2,430,137	0	2,430,137	0
LEASES RECEIVABLE	2,430,137	2,430,137	0	2,430,137	0
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
LT INTER-PROPERTY {9EC}	381,436	381,436	0	381,436	0
LT INTER-PROPERTY {9NOAH}	1	1	0	1	0
LT INTER-PROPERTY {9FAR}	157,612	157,612	0	157,612	0
LT INTER-PROPERTY {9BV}	21,169	21,169	0	21,169	0
LT INTER-PROPERTY {9CR1}	103,467	103,467	0	103,467	0
LT INTER-PROPERTY {9CR2}	22,326	22,326	0	22,326	0
LT INTER-PROPERTY {VILLAS}	227,254	227,254	0	227,254	0
LT INTER-PROPERTY	913,265	913,265	0	913,265	0
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
TOTAL NON-CURRENT ASSETS	76,009,921	75,535,035	474,885	77,427,352	-1,417,431

TOTAL ASSETS	92,363,673	92,415,526	-51,853	94,960,046	-2,596,373
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	-671,963	-731,767	59,804	-50,835	-621,128
ACCOUNTS PAYABLE	-671,963	-731,767	59,804	-50,835	-621,128
A/P OTHER	1,099	20	1,079	0	1,099
A/P OTHER	1,099	20	1,079	0	1,099
ACCRUED MGMT & BKKPING FEE	63,421	63,421	0	146,296	-82,875
ACCRUED FRONT-LINE FEES	632,992	923,718	-290,726	1,007,944	-374,951
ACCRUED FEES	309	4,508	-4,200	0	309
ACCRUED FEES	696,722	991,647	-294,925	1,154,239	-457,517
ACCR WAGES & WITHHOLDINGS					
COURT ORDERED WITHHOLDING	0	5	-5	5	-5
OTHER WITHHOLDING	0	-100	100	0	0
DEFERRED COMPENSATION WITHHOLDING	-3,097	-3,097	0	-3,097	0
ACCRUED PAYROLL	0	0	0	301,732	-301,732
ACCRUED PAYROLL TAXES	-247	-247	0	27,549	-27,796
EE INS DEDUCTIONS	9,042	9,042	0	9,075	-33
ACCR WAGES & WITHHOLDINGS	5,698	5,602	95	335,264	-329,566
TENANT SECURITY DEPOSIT	619,677	636,568	-16,891	663,805	-44,128
PET DEPOSIT	11,430	9,830	1,600	6,730	4,700
DEPOSIT REFUND ACCOUNT	43,455	43,555	-100	39,693	3,762
TENANT SECURITY DEPOSIT	674,562	689,953	-15,391	710,228	-35,666
DEFERRED REVENUE	0	0	0	0	0
Deferred Revenue - HUD Funds	246,687	246,687	0	246,687	0
TENANT PREPAID RENT	233,539	253,595	-20,056	298,878	-65,339
NO UNIT HOLDING ACCT	1,376	1,404	-29	9,324	-7,948
UNEARNED REVENUE	481,602	501,687	-20,085	554,889	-73,287
MORTGAGE PAYABLE - CURRENT	53,214	53,194	20	50,727	2,488
CURRENT PORTION OF DEBT	53,214	53,194	20	50,727	2,488
OTHER CURRENT LIABILITIES	23,106	23,106	0	23,106	0
CONTRACT RETAINAGE	851,040	851,040	0	66,319	784,722
OTHER CURRENT LIABILITIES	874,146	874,146	0	89,425	784,722
A/P OTHER - INTER-PROPERTY	50,000	50,000	0	50,000	0
INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
INTER-FUND DUE TO {COCC}	503,167	440,803	62,364	479,829	23,338
INTER-FUND DUE TO {HIOOPER}	90,777	90,777	0	0	90,777
INTER-FUND DUE TO {9EC}	66,541	66,541	0	30,583	35,958
INTER-FUND DUE TO {9KCC}	67,631	67,631	0	19,877	47,754
INTER-FUND DUE TO {9NOAH}	37,179	37,179	0	4,675	32,504
INTER-FUND DUE TO {9SEC}	335,061	335,061	0	173,462	161,600
INTER-FUND DUE TO {9FAR}	11,651	11,651	0	11,651	0
INTER-FUND DUE TO {9BV}	10,214	10,214	0	10,214	0
INTER-FUND DUE TO {9CR1}	12,494	12,494	0	4,390	8,104
INTER-FUND DUE TO {9CR2}	13,992	13,992	0	2,903	11,089
INTER-FUND DUE TO {VILLAS}	-49,174	-49,174	0	-49,174	0
INTER-FUND DUE TO {HCV}	10,000	0	10,000	0	10,000
INTER-FUND DUE TO {HCV ADM}	205,782	199,057	6,725	610,815	-405,033
INTER-FUND DUE TO {PUB HSG}	31,732	29,271	2,461	8,667	23,064
INTER-FUND DUE TO {ROSS GRANT}	11,630	11,630	0	6,426	5,204

INTER-FUND DUE TO {FSS GRANT}	39,357	39,357	0	11,626	27,731
INTER-FUND DUE TO {EHV}	914	914	0	914	0
INTER-FUND DUE TO {6SCDEV18}	586,315	397,188	189,127	0	586,315
INTER-FUND DUE TO	1,985,261	1,714,584	270,677	1,326,857	658,405
TOTAL CURRENT LIABILITIES	4,150,342	4,149,067	1,275	4,220,793	-70,452
MORTGAGE PAYABLE	1,385,850	1,390,456	-4,606	1,439,053	-53,203
LOAN PAYABLE CDBG	502,000	502,000	0	502,000	0
LOAN PAYABLE OHA	5,977,676	5,977,676	0	5,977,676	0
EC, NOAH, BAYVIEW, FARNAM LOANS	2,057,738	2,057,738	0	2,057,738	0
MORTGAGE-HIO	594,000	594,000	0	594,000	0
MORTGAGE-OHA # 2	310,000	310,000	0	310,000	0
LONG TERM DEBT	10,827,263	10,831,869	-4,606	10,880,466	-53,203
NONCURRENT LIABILITIES - OTHER	0	0	0	0	0
LT LIABILITIES - OTHER	0	0	0	0	0
FSS ESCROW	667,810	640,438	27,372	592,823	74,986
FSS ESCROW	667,810	640,438	27,372	592,823	74,986
LT ACCRUED MGMT & BKKPING FEE	792,272	792,272	0	792,272	0
LT ACCRUED FRONT-LINE FEES	100,534	100,534	0	100,534	0
LT ACCRUED FEES	20,458	20,458	0	20,458	0
TOTAL LT ACRUED FEES	913,264	913,264	0	913,264	0
COMPENSATED ABSENCES-LONG TERM	612,087	612,087	0	864,310	-252,223
COMP ABSENCES-LONG TERM	612,087	612,087	0	864,310	-252,223
LT INTER-FUND DUE TO {COCC}	643,500	643,500	0	643,500	0
LT INTER-FUND DUE TO {HIOOPER}	420,241	420,241	0	420,241	0
LT INTER-FUND DUE TO {9EC}	17,565	17,565	0	17,565	0
LT INTER-FUND DUE TO {9KCC}	228,907	228,907	0	228,907	0
LT INTER-FUND DUE TO {9NOAH}	176,615	176,615	0	176,615	0
LT INTER-FUND DUE TO {9FAR}	37,389	37,389	0	37,389	0
LT INTER-FUND DUE TO {9BV}	100,215	100,215	0	100,215	0
LT INTER-FUND DUE TO {9CR1}	257,391	257,391	0	257,391	0
LT INTER-FUND DUE TO {9CR2}	92,233	92,233	0	92,233	0
LT INTER-FUND DUE TO {VILLAS}	416,378	416,378	0	416,378	0
LT INTER-FUND DUE TO	2,390,435	2,390,435	0	2,390,435	0
TOTAL NON-CURRENT LIABILITIES	15,410,858	15,388,093	22,765	15,641,298	-230,440
TOTAL LIABILITIES	19,561,200	19,537,160	24,040	19,862,091	-300,891
DEFERRED INFLOW OF RESOURCES	2,023,987	2,023,987	0	2,023,987	0
DEFERRED INFLOW OF RESOURCES	2,023,987	2,023,987	0	2,023,987	0
EQUITY					
CAPITAL ACCOUNT GENERAL PARTNER	1,600,653	1,600,653	0	1,600,653	0
CAPITAL ACCOUNT LIMITED PARTNER	1,808,269	1,808,269	0	1,808,269	0
CAPITAL ACCOUNT SPECIAL LIMITED PARTNER	30	30	0	30	0
NET INVESTED IN CAPITAL ASSETS	24,349,745	24,349,745	0	24,349,745	0
NET INVEST IN CAPITAL ASSETS	27,758,697	27,758,697	0	27,758,697	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
RETAINED EARNINGS	39,213,233	39,289,126	-75,893	41,508,715	-2,295,482
RETAINED EARNINGS	39,213,233	39,289,126	-75,893	41,508,715	-2,295,482
CONTRA EQUITY	6,821,512	6,821,512	0	6,821,512	0
UNRESTRICTED NET ASSETS	14,720,314	14,720,314	0	14,720,314	0
UNRESTRICTED NET POSITION	7,898,802	7,898,802	0	7,898,802	0
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
TOTAL EQUITY	70,778,486	70,854,379	-75,893	73,073,967	-2,295,482

TOTAL LIABILITIES AND EQUITY

92,363,673

92,415,526

-51,853

94,960,046

-2,596,373

TOTAL OF ALL

0

0

0

0

0

Budget Comparison

Period = Dec 2025

Book = Accrual ; Tree = ysl_is

	December 2025	Budget	Variance	December 2024	Change	YTD 2025	Budget	Variance	YTD 2024	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	682,736	652,385	30,351	757,207	-74,471	8,687,587	7,828,614	858,973	8,614,890	72,697
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	5,770,277	4,879,771	890,506	6,557,586	-787,309	71,282,493	58,557,252	12,725,240	65,437,942	5,844,551
TOTAL FEE REVENUE										
TOTAL FEE REVENUE	214,283	463,841	-249,558	578,657	-364,374	4,907,370	5,566,093	-658,723	5,548,198	-640,827
TOTAL OTHER GOV'T GRANTS DONATIONS	134,524	246,315	-111,791	417,038	-282,513	3,000,557	2,955,780	44,777	1,803,583	1,196,974
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	2,849	2,990	-141	110,235	-107,386	36,227	35,875	352	142,373	-106,146
TOTAL NON-CASH INT INCOME {HIO}	0	8,988	-8,988	0	0	149,451	107,856	41,595	108,043	41,408
INT INCOME - RESTRICT FUNDS	1,251	1,257	-6	4,750	-3,498	11,049	15,089	-4,041	18,020	-6,971
OTHER INCOME										
TOTAL OTHER INCOME	474,782	113,119	361,663	38,725	436,058	3,640,170	1,357,433	2,282,737	1,226,262	2,413,908
TOTAL REVENUES	7,280,703	6,368,666	912,038	8,464,197	-1,183,494	91,714,904	76,423,993	15,290,911	82,899,311	8,815,593
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	1,393,993	1,262,518	-131,475	1,704,087	310,094	15,396,745	15,150,207	-246,538	15,219,412	-177,333
RESIDENT SERVICE EXPENSES	20,179	288,401	268,221	301,577	281,397	2,743,951	3,460,807	716,856	2,978,268	234,318
UTILITY EXPENSES	116,242	242,903	126,661	289,464	173,221	2,826,114	2,914,840	88,725	3,144,975	318,860
MAINTENANCE EXPENSES	844,069	715,974	-128,096	938,146	94,076	11,160,779	8,591,682	-2,569,097	11,006,611	-154,168
PROTECT SERVICE EXPENSES	163,116	88,325	-74,791	194,669	31,553	1,636,492	1,059,897	-576,595	1,049,061	-587,430
GENERAL EXPENSES	168,902	125,107	-43,794	1,948,925	1,780,024	2,524,380	1,501,291	-1,023,089	3,895,793	1,371,413
OTHER EXPENSES	0	0	0	119,176	119,176	5,001	0	-5,001	119,108	114,107
TOTAL OPERATING EXPENSES	2,706,501	2,723,228	16,726	5,496,043	2,789,542	36,293,461	32,678,723	-3,614,739	37,413,227	1,119,766
NON-OPERATING EXPENSES										
HAP EXPENSES	4,146,978	3,643,128	-503,850	4,082,740	-64,238	49,451,438	43,717,542	-5,733,897	45,567,067	-3,884,372
DEPR & AMORT EXPENSE	699,856	248,635	-451,221	5,697,383	4,997,527	8,470,185	2,983,626	-5,486,560	8,488,547	18,362
TOTAL NON-OPERATING EXPENSES	4,846,834	3,891,764	-955,070	9,780,124	4,933,290	57,921,623	46,701,167	-11,220,456	54,055,614	-3,866,010
TOTAL EXPENSES	7,553,336	6,614,992	-938,344	15,276,167	7,722,831	94,215,085	79,379,890	-14,835,195	91,468,841	-2,746,244
TOTAL TRANSFERS	0	0	0	0	0	0	0	0	0	0
TOTAL PRIOR PERIOD ADJUSTMENT	-196,739	0	196,739	-36,566,776	-36,370,037	48,524	0	-48,524	-35,982,108	-36,030,632
NET OPERATING INCOME (LOSS)	-75,893	-246,326	170,433	29,754,806	-29,830,699	-2,548,705	-2,955,897	407,193	27,412,578	-29,961,282
ADJUSTED NET OPERATING INCOME (LOSS)	623,963	2,309	621,654	35,452,189	-34,828,226	5,921,480	27,729	5,893,751	35,901,125	-29,979,645

Budget Comparison

Period = Dec 2025

Book = Accrual ; Tree = ysl_is

	December 2025	Budget	Variance	December 2024	Change	YTD 2025	Budget	Variance	YTD 2024	Change
REVENUES										
TENANT REVENUES										
DWELLING RENTS	621,868	581,232	40,636	661,257	-39,390	7,489,187	6,974,786	514,401	7,612,659	-123,471
DWELLING RENTS SUBSIDY	31,566	28,030	3,536	35,984	-4,418	420,000	336,363	83,637	428,564	-8,564
TPA - RENT	0	0	0	0	0	-2,500	0	-2,500	0	-2,500
TPA - DAMAGE	0	0	0	0	0	0	0	0	-50	50
LATE FEES	19,424	16,916	2,508	19,100	325	203,569	202,991	578	203,841	-271
LATE FEES (P-NOTES)	1,000	77	923	0	1,000	20,745	931	19,814	550	20,195
LEGAL FEES	0	4,151	-4,151	6,173	-6,173	105,898	49,813	56,085	63,368	42,530
MAINTENANCE FEES	7,370	17,511	-10,141	10,826	-3,455	371,605	210,131	161,474	223,860	147,745
OTHER TENANT REVENUE	1,432	4,231	-2,799	25,089	-23,657	74,843	50,776	24,067	81,615	-6,771
FRAUD RECOVERY REVENUE	75	235	-160	-1,222	1,297	4,239	2,823	1,416	484	3,755
TOTAL TENANT REVENUES	682,736	652,385	30,351	757,207	-74,471	8,687,587	7,828,614	858,973	8,614,890	72,697
HUD GRANTS AND SUBSIDY										
REVENUES-HUD SUBSIDY	662,835	697,284	-34,450	667,408	-4,573	7,973,185	8,367,414	-394,229	9,159,154	-1,185,969
HOUSING ASST PAYMENTS	4,084,639	3,608,624	476,015	3,752,352	332,287	49,255,118	43,303,483	5,951,635	44,264,806	4,990,312
ONGOING ADMIN FEES EARNED	314,944	292,372	22,572	246,384	68,560	4,028,071	3,508,460	519,611	3,645,556	382,515
REVENUES - HUD CAPITAL - HARD COSTS	511,192	0	511,192	305,366	205,826	5,145,496	0	5,145,496	2,691,907	2,453,589
REVENUES - HUD CAPITAL - SOFT COSTS	196,667	281,491	-84,824	1,586,076	-1,389,409	4,880,623	3,377,892	1,502,727	5,676,519	-795,896
TOTAL HUD GRANTS AND SUBSIDY	5,770,277	4,879,771	890,506	6,557,586	-787,309	71,282,493	58,557,252	12,725,240	65,437,942	5,844,551
TOTAL FEE REVENUE										
MANAGEMENT FEE	167,437	176,765	-9,328	177,153	-9,716	2,142,489	2,121,176	21,313	2,180,365	-37,876
BOOKKEEPING FEE	46,538	47,701	-1,163	50,348	-3,810	567,180	572,408	-5,228	605,175	-37,995
FRONT LINE SERVICE FEE	0	227,244	-227,244	342,698	-342,698	2,095,849	2,726,929	-631,080	2,636,916	-541,067
FRONT LINE SERVICE FEE (IT)	0	6,892	-6,892	7,885	-7,885	81,398	82,703	-1,305	105,423	-24,026
OTHER FEES FOR SERVICE	309	5,240	-4,931	573	-264	20,455	62,877	-42,422	20,319	136
TOTAL FEE REVENUE	214,283	463,841	-249,558	578,657	-364,374	4,907,370	5,566,093	-658,723	5,548,198	-640,827
OTHER GOV'T GRANTS/DONATIONS	134,524	246,315	-111,791	417,038	-282,513	3,000,557	2,955,780	44,777	1,803,583	1,196,974
TOTAL OTHER GOV'T GRANTS DONATIONS	134,524	246,315	-111,791	417,038	-282,513	3,000,557	2,955,780	44,777	1,803,583	1,196,974
INVESTMENT INCOME										
INTEREST INCOME - MAIN	2,849	2,990	-141	110,235	-107,386	36,227	35,875	352	142,373	-106,146
TOTAL INTEREST INCOME - MAIN	2,849	2,990	-141	110,235	-107,386	36,227	35,875	352	142,373	-106,146
INTEREST INCOME - OTHER	0	8,988	-8,988	0	0	149,451	107,856	41,595	108,043	41,408
TOTAL NON-CASH INT INCOME (HIO)	0	8,988	-8,988	0	0	149,451	107,856	41,595	108,043	41,408
INTEREST INCOME - RESTRICTED FUNDS	1,251	1,257	-6	4,750	-3,498	11,049	15,089	-4,041	18,020	-6,971
INT INCOME - RESTRICT FUNDS	1,251	1,257	-6	4,750	-3,498	11,049	15,089	-4,041	18,020	-6,971
OTHER INCOME										
NON-DWELLING RENTS	36,370	37,563	-1,194	-61,994	98,363	483,463	450,759	32,705	128,448	355,016
MISCELLANEOUS INCOME	50	146	-96	50	0	1,958	1,751	207	1,513	445
COMMISSION INCOME	6,313	6,058	255	7,276	-963	69,350	72,693	-3,344	78,249	-8,900
ADMINISTRATIVE FEES	720	1,802	-1,082	1,562	-842	14,971	21,626	-6,655	20,566	-5,595
DONATIONS - GENERAL	5,002	2	5,000	5,026	-24	11,316	28	11,288	5,634	5,682
DONATIONS - SCHOLARSHIPS	0	0	0	0	0	6,000	0	6,000	0	6,000
MISCELLANEOUS GRANT REVENUE	0	7,000	-7,000	8,600	-8,600	60,000	84,000	-24,000	76,000	-16,000
DEVELOPERS FEES	418,531	60,548	357,983	0	418,531	1,898,100	726,576	1,171,524	544,932	1,353,168
GAIN/LOSS ON SALE OF FIXED ASSET	0	0	0	617	-617	749,126	0	749,126	73,882	675,245
INSURANCE PROCEEDS	7,797	0	7,797	77,588	-69,791	345,886	0	345,886	297,039	48,847
TOTAL OTHER INCOME	474,782	113,119	361,663	38,725	436,058	3,640,170	1,357,433	2,282,737	1,226,262	2,413,908
TOTAL REVENUES	7,280,703	6,368,666	912,038	8,464,197	-1,183,494	91,714,904	76,423,993	15,290,911	82,899,311	8,815,593
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	687,461	606,344	-81,116	825,412	137,952	7,277,034	7,276,134	-900	6,989,002	-288,032
ADMIN CASUAL LABOR	0	32,119	32,119	0	0	256,150	385,423	-129,274	119,411	-136,738
ALLOC ADMIN SALARIES	-18,427	0	18,427	-29,591	-11,163	-227,321	0	227,321	-189,650	37,671
TOTAL ADMIN SALARIES	669,034	638,463	-30,570	795,822	126,788	7,305,862	7,661,557	355,695	6,918,763	-387,099
AUDIT EXPENSE	0	9,504	-9,504	0	0	206,429	114,046	-92,383	152,855	-53,574
MANAGEMENT FEE	167,437	176,765	-9,328	177,153	9,716	2,142,489	2,121,176	-21,313	2,180,365	37,876
BOOKKEEPING FEE	46,538	47,701	-1,163	50,348	3,810	567,180	572,408	-5,228	605,175	37,995
NIFA MONITORING FEE	0	591	-591	0	0	4,020	7,098	-3,078	4,020	0
TOTAL ADMINISTRATIVE FEE	213,975	234,561	20,586	227,500	13,526	2,920,118	2,814,728	-105,390	2,942,415	22,297
COMPENSATED ABSENCE EXPENSE	0	0	0	-93,562	-93,562	0	0	0	-93,562	-93,562
COMPENSATED ABSENCE - EMP BENEFIT	0	0	0	-14,166	-14,166	0	0	0	-14,166	-14,166
TOTAL COMPENSATED ABSENCE	0	0	0	-107,728	-107,728	0	0	0	-107,728	-107,728
ADMIN EMPLOYEE BENEFITS	195	5,293	5,098	7,694	7,499	150,379	63,513	-86,866	71,062	-79,317
ALLOC ADMIN EMP BENEFITS	0	0	0	0	0	0	0	0	0	0
ER MEDICAL/DENTAL INS - ADMIN	136,707	131,926	-4,781	128,685	-8,022	1,604,682	1,583,115	-21,567	1,484,062	-120,620
ER PENSION - ADMIN	27,415	33,349	5,934	29,835	2,420	316,540	400,187	83,648	220,149	-96,391

ER TAXES-ADMIN	48,951	46,386	-2,565	62,480	13,529	543,421	556,624	13,203	779,058	235,637
TOTAL ADMIN EMPLOYEE BENEFITS	213,267	216,954	3,687	228,694	15,427	2,615,022	2,603,439	-11,582	2,554,331	-60,691
LEGAL SERVICES - OUTSIDE	29,512	12,683	-16,829	27,806	-1,705	302,573	152,192	-150,381	185,263	-117,310
TRAINING/CONFERENCE	425	7,187	6,762	11,773	11,348	69,475	86,241	16,767	99,159	29,684
BOARD MEETING/RETREAT	0	0	0	0	0	0	3	3	5	5
STAFF MEETING/RETREAT	145	378	233	1,523	1,378	3,988	4,540	552	5,152	1,164
TRAVEL	11,460	2,399	-9,061	14,321	2,861	57,266	28,782	-28,484	40,673	-16,593
MILEAGE	640	727	87	493	-147	7,361	8,724	1,363	8,964	1,603
ADMIN VEHICLE - FUEL	3,528	45	-3,482	51	-3,477	14,076	542	-13,534	393	-13,683
ADMIN VEHICLE - MTCE & REPAIR	821	269	-552	1,018	197	4,342	3,229	-1,114	3,154	-1,188
ADMIN VEHICLE - LICENSE	0	8	8	0	0	0	101	101	63	63
PUBLICATIONS	359	148	-211	0	-359	2,065	1,782	-284	2,192	127
MEMBERSHIPS	11,297	2,503	-8,794	4,650	-6,648	35,913	30,039	-5,874	34,562	-1,350
PAYROLL PROCESSING FEE	5,731	5,311	-421	5,680	-51	61,501	63,732	2,231	60,527	-973
TELEPHONE	37,593	14,402	-23,191	21,725	-15,868	158,555	172,826	14,271	195,234	36,679
SAFETY EXPENSE	0	0	0	0	0	0	0	0	1,039	1,039
SAFETY EQUIPMENT/SUPPLIES	0	1,434	1,434	53	53	9,937	17,206	7,268	19,084	9,146
SAFETY TRAINING	0	17	17	0	0	0	207	207	117	117
LEGAL SERVICES - INTERNAL	18,427	16,861	-1,566	29,591	11,164	227,321	202,340	-24,981	189,726	-37,595
ALLOC INTERNAL LEGAL EXP	0	3,375	3,375	4,911	4,911	42,663	40,503	-2,160	54,952	12,289
PRINTER SUPPLIES AND EXP	2,644	1,968	-675	1,868	-775	30,981	23,621	-7,360	22,215	-8,765
SOFTWARE EXP	79,045	18,267	-60,778	138,690	59,645	481,299	219,203	-262,096	344,083	-137,216
FORMS AND PRINTING	0	0	0	0	0	79	0	-79	3,005	2,926
OFFICE EXPENSE	805	906	101	2,221	1,416	27,165	10,870	-16,295	12,029	-15,136
OFFICE FURNISHINGS	4,440	703	-3,737	148	-4,292	64,051	8,432	-55,620	22,041	-42,011
POSTAGE	8,471	6,170	-2,301	6,390	-2,081	86,857	74,042	-12,815	78,206	-8,651
OFFICE SUPPLIES	8,799	4,844	-3,956	6,576	-2,223	67,425	58,129	-9,296	57,297	-10,128
OFFICE EQUIPMENT LEASES	2,744	3,835	1,091	2,744	0	40,632	46,019	5,387	42,376	1,744
COMPUTER SUPPLIES	0	0	0	144	144	0	0	0	257	257
COMPUTER EQUIPMENT	1,792	6,565	4,773	4,134	2,342	101,443	78,774	-22,670	107,592	6,149
NETWORK COMMUNICATION	8,698	6,279	-2,419	7,079	-1,618	95,073	75,343	-19,731	90,261	-4,813
ADVERTISING / NEWSPAPER ADS	62	163	101	155	93	2,200	1,958	-242	4,052	1,852
CABLE TV	826	432	-394	708	-118	5,331	5,191	-140	8,449	3,118
EMPLOYEE HIRING & ADMIN EXP	2,994	3,409	415	3,972	978	98,539	40,908	-57,631	38,168	-60,371
CONSULTING	9,415	12,239	2,824	8,915	-500	-40,546	146,863	187,409	453,556	494,102
BANK FEE	4,882	1,217	-3,665	2,675	-2,207	51,102	14,606	-36,496	17,962	-33,139
SECT 8 PORT OUT ADMIN FEES	5,075	0	-5,075	2,137	-2,938	39,576	0	-39,576	27,775	-11,800
LATE FEES	73	6,345	6,273	433	360	2,422	76,145	73,723	60,113	57,691
MISCELLANEOUS EXPENSE	427	324	-103	205,059	204,632	-21,340	3,892	25,232	227,300	248,641
FEES - PERMITS	0	349	349	54	54	604	4,187	3,583	2,609	2,005
PROPERTY TAX	0	2,802	2,802	-912	-912	20,359	33,623	13,265	18,456	-1,903
RENTAL EXPENSE	3,114	2,309	-805	3,336	222	35,685	27,707	-7,978	41,139	5,454
IT SUPPORT - CONTR SERV	30,874	18,601	-12,273	31,794	921	254,737	223,212	-31,525	225,524	-29,213
PROFESSIONAL FEES	2,600	122	-2,478	0	-2,600	2,600	1,467	-1,133	1,100	-1,500
PROFESSIONAL/CONTR SERV	0	50	50	0	0	0	599	599	381	381
DEVELOPER'S FEE	0	0	0	0	0	10	0	-10	0	-10
TOTAL OTHER ADMIN EXPENSES	297,717	165,648	-132,069	551,914	254,197	2,443,321	1,987,780	-455,541	2,806,207	362,886
FEE FOR SERVICE	0	6,892	6,892	7,885	7,885	81,398	82,703	1,305	105,423	24,026
TENANT RESTITUTION	0	0	0	0	0	31,025	0	-31,025	0	-31,025
TOTAL FEE FOR SERVICE	0	6,892	6,892	7,885	7,885	112,422	82,703	-29,720	105,423	-6,999
TOTAL ADMINISTRATIVE EXPENSES	1,393,993	1,262,518	-131,475	1,704,087	310,094	15,396,745	15,150,207	-246,538	15,219,412	-177,333
RESIDENT SERVICES SALARIES										
RESIDENT SERVICES SALARIES	6,415	4,629	-1,785	7,761	1,346	56,318	55,553	-765	56,550	232
RESIDENT SERVICE CASUAL LABOR	6,092	0	-6,092	6,475	383	78,520	0	-78,520	77,975	-545
TOTAL RESIDENT SERV SALARIES	12,507	4,629	-7,877	14,236	1,729	134,838	55,553	-79,285	134,525	-313
RELOCATION EXPENSES	1,607	75,966	74,360	-17,271	-18,877	622,867	911,596	288,729	517,597	-105,271
RELOCATION - INITIAL PAYMENT	0	0	0	0	0	-60	0	60	0	60
RELOCATION - SECURITY DEPOSITS	0	1,033	1,033	0	0	0	12,394	12,394	7,019	7,019
RELOCATION - MOVING EXPENSE	1,294	378	-916	1,664	371	12,275	4,532	-7,743	11,330	-945
RELOCATION - MISCELLANEOUS	0	0	0	0	0	7,194	0	-7,194	0	-7,194
HOMEOWNERSHIP INCENTIVE	0	0	0	0	0	-74	0	74	0	74
TOTAL RELOCATION EXPENSE	2,900	77,377	74,477	-15,606	-18,506	642,202	928,522	286,320	535,945	-106,257
ER MEDICAL/DENTAL INS - RES SERV	1,891	1,980	89	1,816	-74	22,688	23,756	1,068	22,110	-578
ER PENSION - RES SERV	224	255	31	328	104	2,726	3,055	330	2,075	-651
ER TAXES-RES SERV	454	354	-99	574	121	4,020	4,250	230	6,010	1,990
TOTAL RESIDENT SERV EMP BENEFITS	2,568	2,588	20	2,719	150	29,434	31,062	1,628	30,195	762
YOUTH ACTIVITIES	0	0	0	0	0	2,440	0	-2,440	0	-2,440
YOUTH ACTIVITIES - SCHOLARSHIPS	0	704	704	0	0	6,000	8,444	2,444	4,782	-1,218
TOTAL YOUTH ACTIVITIES	0	704	704	0	0	8,440	8,444	4	4,782	-3,658
RESIDENT SERVICES EXPENSE	-2,221	7,823	10,044	1,462	3,683	19,023	93,880	74,857	2,439	-16,584
RESIDENT SERVICES EVENTS & ACTIVITIES	210	1,510	1,300	6,209	5,999	14,483	18,118	3,635	20,692	6,209
RESIDENT SERV DIRECT FUNDING	0	0	0	0	0	0	0	0	-130	-130
RESIDENT FUND - STIPENDS	3,417	7,316	3,899	5,024	1,607	33,654	87,797	54,143	42,596	8,941
RESIDENT FUND - MEETING EXPENSES	798	599	-198	707	-91	5,615	7,194	1,579	7,213	1,598
RESIDENT FUND - OTHER	0	2,935	2,935	0	0	1,945	35,226	33,281	10,651	8,706
TOTAL RESIDENT FUND	2,204	20,184	17,981	13,401	11,197	74,720	242,216	167,495	83,460	8,740
FRONT LINE SERVICE FEE	0	182,918	182,918	286,827	286,827	1,854,317	2,195,011	340,694	2,189,361	335,044
TOTAL FEE FOR SERVICE	0	182,918	182,918	286,827	286,827	1,854,317	2,195,011	340,694	2,189,361	335,044

TOTAL OTHER RESIDENT SERVICES	20,179	288,401	268,221	301,577	281,397	2,743,951	3,460,807	716,856	2,978,268	234,318
TOTAL RESIDENT SERVICE EXPENSES	20,179	288,401	268,221	301,577	281,397	2,743,951	3,460,807	716,856	2,978,268	234,318
UTILITY EXPENSES										
UTILITY - WATER	18,498	35,559	17,061	19,998	1,501	341,610	426,706	85,095	433,277	91,666
UTILITY - ELECTRIC	0	136,431	136,431	168,422	168,422	1,579,721	1,637,178	57,457	1,794,382	214,662
UTILITY - GAS	69,272	23,507	-45,765	68,075	-1,198	440,658	282,082	-158,576	349,411	-91,247
UTILITY - SEWER	28,472	47,406	18,934	32,968	4,496	464,125	568,875	104,750	567,904	103,779
TOTAL UTILITY EXPENSES	116,242	242,903	126,661	289,464	173,221	2,826,114	2,914,840	88,725	3,144,975	318,860
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	267,724	238,059	-29,665	359,072	91,347	3,220,842	2,856,709	-364,133	3,099,978	-120,864
MAINTENANCE CASUAL LABOR	0	0	0	990	990	2,416	0	-2,416	221,619	219,202
ALLOC MAINT SALARIES	0	0	0	0	0	0	0	0	-45	-45
TOTAL MAINTENANCE SALARIES	267,724	238,059	-29,665	360,062	92,337	3,223,258	2,856,709	-366,549	3,321,552	98,293
MAINTENANCE MATERIALS										
APPLIANCES	9,669	20,339	10,670	20,660	10,991	220,062	244,074	24,012	233,085	13,023
DWELLING EQUIPMENT	0	99	99	0	0	1,451	1,193	-259	675	-776
PAINT	3,751	6,414	2,652	6,654	2,902	95,171	76,966	-18,205	84,027	-11,143
CLEANING SUPPLIES	1,953	2,568	615	4,319	2,366	33,541	30,822	-2,719	30,668	-2,873
HVAC MATERIALS	4,047	2,906	-1,141	9,042	4,996	184,329	34,877	-149,452	42,361	-141,968
LANDSCAPING MATERIALS	0	76	76	0	0	585	910	326	1,031	447
PLUMBING MATERIALS	14,880	14,757	-123	14,834	-47	244,619	177,087	-67,532	171,009	-73,610
ELECTRICAL MATERIALS	932	6,408	5,476	4,455	3,523	51,825	76,892	25,067	66,104	14,278
GASOLINE USAGE FOR MAINT VEHICLES	2,519	3,489	969	2,843	324	35,920	41,868	5,948	54,909	18,990
MAINTENANCE VEHICLE - LICENSE	0	0	0	0	0	53	0	-53	0	-53
PEST CONTROL SUPPLIES	1,577	2,642	1,065	223	-1,354	29,368	31,704	2,336	32,135	2,767
MAINTENANCE TOOLS	-1,633	1,666	3,299	1,584	3,217	19,455	19,983	528	18,339	-1,116
MAINTENANCE MATERIALS	51,462	32,870	-18,592	33,577	-17,885	499,796	394,439	-105,357	405,569	-94,227
MAINTENANCE EQUIPMENT	0	400	400	609	609	1,421	4,806	3,385	3,713	2,293
EARLY PAY DISCOUNT	0	-2,586	-2,586	0	0	-10,228	-31,038	-20,810	-17,590	-7,362
TOTAL MAINTENANCE MATERIALS	108,764	92,048	-16,716	98,801	-9,963	1,445,087	1,104,582	-340,504	1,126,035	-319,051
ELEVATORS - CONTRACTED SERV	8,440	9,993	1,553	25,898	17,459	117,900	119,912	2,012	145,059	27,159
HVAC - CONTRACTED SERV	58,018	18,580	-39,438	49,276	-8,741	569,987	222,956	-347,031	354,848	-215,139
LAWNS - CONTRACTED SERV	4,185	9,971	5,786	34,010	29,825	299,815	119,650	-180,166	257,896	-41,919
MATS/UNIFORMS - CONTRACTED SVCE	19	483	464	2,918	2,899	9,527	5,792	-3,735	17,792	8,265
PEST CONTROL - CONTRACTED SERV	4,020	1,548	-2,472	2,010	-2,010	51,824	18,570	-33,254	25,066	-26,758
SNOW REMOVAL - CONTRACTED SERV	9,470	8,273	-1,197	0	-9,470	99,629	99,276	-353	60,093	-39,536
TRASH - CONTRACTED SERV	5,367	30,831	25,464	-126,417	-131,784	174,198	369,967	195,769	230,344	56,146
LANDFILL FEES - CONTRACTED SERV	360	153	-207	121	-239	5,533	1,829	-3,704	2,162	-3,371
CLEANING - CONTRACTED SERV	59,794	55,772	-4,022	80,909	21,115	722,219	669,267	-52,951	641,264	-80,955
PAINTING - CONTRACTED SERV	12,430	19,130	6,700	7,037	-5,393	221,965	229,561	7,596	215,003	-6,962
ARBORIST - CONTRACTED SERV	0	4,609	4,609	45,655	45,655	143,209	55,307	-87,902	139,685	-3,524
FLOORING REPL - CONTRACTED SERV	74,399	34,561	-39,838	19,954	-54,445	567,289	414,732	-152,558	517,913	-49,376
OUTDOOR CLEANING - CONTRACTED SERV	0	1,555	1,555	5,700	5,700	11,945	18,664	6,719	37,597	25,652
CONCRETE WORK - CONTRACTED SERV	0	356	356	0	0	1,807	4,268	2,461	7,570	5,763
ELECTRICAL - CONTRACTED SERV	6,278	12,929	6,651	13,248	6,970	94,693	155,143	60,450	219,698	125,005
LANDSCAPE - CONTRACTED SERV	0	4,574	4,574	0	0	37,860	54,890	17,030	32,595	-5,265
PLUMBING - CONTRACTED SERV	2,573	36,648	34,076	15,814	13,242	200,972	439,781	238,809	352,078	151,107
ROOF REPAIRS - CONTRACTED SERV	700	22	-678	2,565	1,865	41,628	265	-41,364	37,539	-4,089
EXTERIOR REPAIRS - CONTRACTED SERV	16,350	113	-16,237	14,337	-2,013	63,336	1,360	-61,976	72,389	9,053
VEHICLE MAINTENANCE & REPAIR	2,552	4,390	1,838	9,498	6,945	81,010	52,682	-28,328	69,120	-11,891
MAINTENANCE EQUIPMENT REPAIR	526	608	82	442	-84	11,948	7,295	-4,652	8,367	-3,580
WINDOWS/DOORS REPL - CONTRACTED SERV	24,107	7,739	-16,368	12,043	-12,064	214,683	92,871	-121,812	195,984	-18,700
VACANT TURNOVER - CONTRACTED SERV	0	427	427	0	0	13,976	5,125	-8,851	26,776	12,800
VACANCY REDUCTION - CONTRACTED SERV	0	0	0	0	0	0	0	0	1,700	1,700
INSPECTIONS - CONTRACTED SERV	1,740	1,469	-271	820	-920	57,037	17,622	-39,415	25,639	-31,398
INTERIOR REPAIRS - CONTRACTED SERV	40,216	6,519	-33,697	124,020	83,804	835,273	78,227	-757,046	740,006	-95,267
FIRE SAFETY - CONTRACTED SERVICES	34,259	19,166	-15,093	36,639	2,381	368,559	229,992	-138,567	332,796	-35,763
OTHER - OUTSIDE MAINT	0	0	0	0	0	8,113	0	-8,113	0	-8,113
HAZMAT - CONTRACTED SERV	313	483	170	5,316	5,003	284,726	5,798	-278,928	590,366	305,640
RADON - CONTRACTED SERV	6,975	0	-6,975	500	-6,475	19,485	0	-19,485	11,255	-8,230
DWELLING/MECHANICAL UPGRADES - CONTR SE	0	144	144	0	0	398	1,721	1,323	974	577
ALLOC INSPECTIONS EXPENSE	309	1,292	983	573	264	20,455	15,506	-4,949	20,319	-136
TOTAL MAINT SERVICES AND CONTRACTS	373,398	292,336	-81,062	382,888	9,489	5,351,001	3,508,028	-1,842,972	5,389,894	38,894
MAINTENANCE EMPLOYEE BENEFITS	354	75	-279	-1,350	-1,704	1,662	905	-757	-1,075	-2,737
ALLOC MAINT EMP BENEFITS	0	0	0	0	0	0	0	0	-19	-19
ER MED/DENTAL INS - MAINT	62,243	62,150	-94	57,940	-4,304	752,240	745,800	-6,440	708,779	-43,461
ER PENSION - MAINT	12,264	13,094	830	11,719	-545	145,984	157,119	11,135	94,415	-51,570
ER TAXES - MAINT	19,321	18,212	-1,110	28,087	8,766	241,547	218,538	-23,009	367,031	125,484
TOTAL MAINT EMPLOYEE BENEFITS	94,183	93,530	-652	96,396	2,213	1,141,433	1,122,362	-19,071	1,169,130	27,696
TOTAL MAINTENANCE EXPENSES	844,069	715,974	-128,096	938,146	94,076	11,160,779	8,591,682	-2,569,097	11,006,611	-154,168
PROTECTIVE SERVICE EXPENSES										
PROTECTIVE SERVICE SALARIES										
SECURITY SALARY	0	25,366	25,366	27,884	27,884	138,127	304,396	166,269	202,531	64,404
TOTAL PROTECTIVE SERV SALARIES	0	25,366	25,366	27,884	27,884	138,127	304,396	166,269	202,531	64,404
FRONT LINE SERVICE FEES	0	44,327	44,327	55,871	55,871	241,532	531,919	290,387	447,555	206,023
TOTAL FEE FOR SERVICE	0	44,327	44,327	55,871	55,871	241,532	531,919	290,387	447,555	206,023

GUARDS - CONTRACTED SECURITY	53,920	42	-53,878	12,480	-41,440	425,613	507	-425,106	37,884	-387,729
SECURITY & MONITORING	10,000	3,310	-6,690	23,420	13,420	39,078	39,730	652	57,425	18,347
SECURITY - CONTRACTED SERV	64,834	919	-63,916	525	-64,309	360,572	11,028	-349,544	22,312	-338,260
SECURITY EQUIPMENT & MATERIALS	34,362	8,339	-26,022	70,374	36,012	410,603	100,071	-310,532	227,891	-182,712
TOTAL SECURITY EXPENSE	163,116	12,611	-150,505	106,799	-56,317	1,235,865	151,336	-1,084,529	345,512	-890,354
ER MEDICAL/DENTAL INS - SECURITY	0	2,685	2,685	832	832	3,691	32,218	28,526	21,451	17,760
ER PENSION - SECURITY	0	1,395	1,395	1,001	1,001	5,730	16,742	11,012	5,352	-378
ER TAXES - SECURITY	0	1,941	1,941	2,282	2,282	11,546	23,286	11,740	26,661	15,115
TOTAL SECURITY EMPLOYEE BENEFITS	0	6,021	6,021	4,114	4,114	20,967	72,246	51,279	53,464	32,496
TOTAL PROTECT SERVICE EXPENSES	163,116	88,325	-74,791	194,669	31,553	1,636,492	1,059,897	-576,595	1,049,061	-587,430
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	39,545	12,659	-26,887	31,161	-8,384	462,410	151,899	-310,511	373,927	-88,483
INSURANCE - PROPERTY	79,225	38,119	-41,107	71,471	-7,755	950,147	457,428	-492,719	857,652	-92,495
INSURANCE - WORKERS COMP	17,238	21,648	4,410	34,901	17,663	248,154	259,780	11,625	279,024	30,870
TOTAL INSURANCE EXP	136,009	72,425	-63,583	137,533	1,525	1,660,711	869,107	-791,604	1,510,603	-150,108
BAD DEBT EXPENSE	123	46,809	46,687	1,805,918	1,805,795	766,330	561,711	-204,619	2,312,860	1,546,529
TOTAL BAD DEBT EXPENSE	123	46,809	46,687	1,805,918	1,805,795	766,330	561,711	-204,619	2,312,860	1,546,529
CLOSING COSTS	27,293	19	-27,274	0	-27,293	27,293	222	-27,070	126	-27,167
MORTGAGE INTEREST	5,477	5,854	377	5,474	-3	70,046	70,250	204	72,204	2,159
TOTAL LOAN INTEREST	5,477	5,854	377	5,474	-3	70,046	70,250	204	72,204	2,159
TOTAL GENERAL EXPENSES	168,902	125,107	-43,794	1,948,925	1,780,024	2,524,380	1,501,291	-1,023,089	3,895,793	1,371,413
OTHER EXPENSES										
CASUALTY LOSS										
CASUALTY LOSS MATERIALS	0	0	0	0	0	5,001	0	-5,001	0	-5,001
CASUALTY LOSS PROCEEDS	0	0	0	0	0	0	0	0	68	-68
THEFT LOSS	0	0	0	119,176	119,176	0	0	0	119,176	119,176
NET CASUALTY LOSS	0	0	0	119,176	119,176	5,001	0	-5,001	119,108	114,107
TOTAL OTHER EXPENSES	0	0	0	119,176	119,176	5,001	0	-5,001	119,108	114,107
TOTAL OPERATING EXPENSES	2,706,501	2,723,228	16,726	5,496,043	2,789,542	36,293,461	32,678,723	-3,614,739	37,413,227	1,119,766
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	3,906,359	3,435,727	-470,632	3,859,055	-47,304	46,753,084	41,228,728	-5,524,355	42,973,148	-3,779,935
HAP EXPENSE - PORTABLE	127,849	44,191	-83,658	56,152	-71,697	1,038,442	530,295	-508,147	564,590	-473,852
UTILITY REIMBURSEMENT	112,770	163,210	50,440	167,533	54,763	1,659,912	1,958,518	298,606	2,029,328	369,416
TOTAL HAP EXPENSES	4,146,978	3,643,128	-503,850	4,082,740	-64,238	49,451,438	43,717,542	-5,733,897	45,567,067	-3,884,372
DEPRECIATION EXPENSE	699,856	248,635	-451,221	5,697,383	4,997,527	8,428,896	2,983,626	-5,445,270	8,488,547	59,651
ORGANIZATIONAL COSTS	0	0	0	0	0	41,289	0	-41,289	0	-41,289
TOTAL DEPR & AMORT EXPENSE	699,856	248,635	-451,221	5,697,383	4,997,527	8,470,185	2,983,626	-5,486,560	8,488,547	18,362
TOTAL NON-OPERATING EXPENSES	4,846,834	3,891,764	-955,070	9,780,124	4,933,290	57,921,623	46,701,167	-11,220,456	54,055,614	-3,866,010
TOTAL EXPENSES	7,553,336	6,614,992	-938,344	15,276,167	7,722,831	94,215,085	79,379,890	-14,835,195	91,468,841	-2,746,244
INTERPROJECT EXCESS CASH TRANSFER IN	0	0	0	1,500,500	-1,500,500	0	0	0	1,500,500	-1,500,500
INTERPROJECT EXCESS CASH TRANSFER OUT	0	0	0	1,500,500	1,500,500	0	0	0	1,500,500	1,500,500
TRANSFERS BET PROGRAMS & PROJECTS - IN	31,137	252,534	-221,397	43,746	-12,609	3,667,649	3,030,413	637,236	3,810,551	-142,902
TRANSFERS BET PROGRAMS & PROJECTS - OUT	31,137	252,534	221,397	43,746	12,609	3,667,649	3,030,413	-637,236	3,810,551	142,902
OPERATING TRANSFER - IN	0	0	0	280,397	-280,397	21,060	0	21,060	305,011	-283,951
OPERATING TRANSFER - OUT	0	0	0	280,397	280,397	21,060	0	-21,060	305,011	283,951
TOTAL TRANSFERS	0	0	0	0	0	0	0	0	0	0
PRIOR PERIOD ADJUSTMENT	-196,739	0	196,739	-36,566,776	-36,370,037	48,524	0	-48,524	-35,982,108	-36,030,632
TOTAL PRIOR PERIOD ADJUSTMENT	-196,739	0	196,739	-36,566,776	-36,370,037	48,524	0	-48,524	-35,982,108	-36,030,632
NET OPERATING INCOME (LOSS)	-75,893	-246,326	170,433	29,754,806	-29,830,699	-2,548,705	-2,955,897	407,193	27,412,578	-29,961,282
ADJUSTED NET OPERATING INCOME (LOSS)	623,963	2,309	621,654	35,452,189	-34,828,226	5,921,480	27,729	5,893,751	35,901,125	-29,979,645

Property = 7pubhsg 7cap
Budget Comparison
 Period = Dec 2025
 Book = Accrual ; Tree = ysi_is

	December 2025	Budget	Variance	December 2024	Change	YTD 2025	Budget	Variance	YTD 2024	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	570,328	566,226	4,102	645,143	-74,815	7,370,968	6,794,710	576,257	7,381,448	-10,480
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	1,370,694	968,273	402,422	2,558,850	-1,188,156	17,999,304	11,619,275	6,380,029	17,527,580	471,724
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	848	2,456	-1,608	109,277	-108,430	18,526	29,473	-10,947	134,159	-115,633
TOTAL NON-CASH INT INCOME (HIO)	0	8,392	-8,392	0	0	143,710	100,700	43,010	103,548	40,162
INT INCOME - RESTRICT FUNDS	375	503	-128	422	-47	4,773	6,032	-1,259	5,696	-923
OTHER INCOME										
TOTAL OTHER INCOME	35,995	31,965	4,030	-5,409	41,405	1,386,771	383,582	1,003,189	241,278	1,145,493
TOTAL REVENUES	1,978,240	1,577,814	400,425	3,308,282	-1,330,042	26,924,052	18,933,772	7,990,280	25,393,709	1,530,343
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	362,586	327,738	-34,848	542,258	179,672	3,902,798	3,932,855	30,056	4,105,071	202,273
RESIDENT SERVICE EXPENSES	19,477	178,844	159,367	284,012	264,535	1,914,216	2,146,127	231,911	2,220,040	305,824
UTILITY EXPENSES	115,015	230,573	115,558	278,599	163,584	2,584,324	2,766,871	182,548	2,952,120	367,796
MAINTENANCE EXPENSES	737,594	616,433	-121,160	795,150	57,557	9,631,959	7,397,207	-2,234,751	9,620,250	-11,709
PROTECT SERVICE EXPENSES	130,755	50,301	-80,454	144,021	13,265	1,197,220	603,619	-593,601	689,593	-507,627
GENERAL EXPENSES	115,814	78,263	-37,551	575,702	459,888	1,864,047	939,150	-924,896	1,956,497	92,450
OTHER EXPENSES	0	0	0	118,714	118,714	0	0	0	118,714	118,714
TOTAL OPERATING EXPENSES	1,481,240	1,482,152	912	2,738,456	1,257,215	21,094,563	17,785,830	-3,308,733	21,662,284	567,721
NON-OPERATING EXPENSES										
HAP EXPENSES	12,147	14,737	2,590	14,505	2,358	182,719	176,844	-5,875	189,902	7,183
DEPR & AMORT EXPENSE	592,453	183,117	-409,336	5,188,014	4,595,561	7,181,618	2,197,400	-4,984,218	7,181,736	119
TOTAL NON-OPERATING EXPENSES	604,600	197,854	-406,746	5,202,519	4,597,919	7,364,336	2,374,244	-4,990,093	7,371,638	7,302
TOTAL EXPENSES	2,085,840	1,680,006	-405,834	7,940,974	5,855,134	28,458,900	20,160,074	-8,298,826	29,033,922	575,023
TOTAL TRANSFERS	31,137	103,729	72,592	43,746	12,609	1,263,997	1,244,754	-19,243	2,065,537	801,541
TOTAL PRIOR PERIOD ADJUSTMENT	-118,699	0	118,699	-23,423,105	-23,304,406	-57,801	0	57,801	-22,837,550	-22,779,749
NET OPERATING INCOME (LOSS)	-20,039	-205,921	185,882	18,746,667	-18,766,706	-2,741,044	-2,471,056	-269,988	17,131,799	-19,872,842
ADJUSTED NET OPERATING INCOME (LOSS)	572,414	-22,804	595,218	23,934,681	-23,362,267	5,921,480	4,926,151	995,329	26,752,049	-20,830,569

Public Housing (7pubhsg)
Budget Comparison
 Period = Dec 2025
 Book = Accrual ; Tree = ysi_is

	December 2025	Budget	Variance	December 2024	Change	YTD 2025	Budget	Variance	YTD 2024	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	570,328	566,226	4,102	645,143	-74,815	7,370,968	6,794,710	576,257	7,381,448	-10,480
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	662,835	686,782	-23,947	667,408	-4,573	7,973,185	8,241,379	-268,194	9,159,154	-1,185,969
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	848	2,456	-1,608	109,277	-108,430	18,526	29,473	-10,947	134,159	-115,633
TOTAL NON-CASH INT INCOME (HIO)	0	8,392	-8,392	0	0	143,710	100,700	43,010	103,548	40,162
INT INCOME - RESTRICT FUNDS	375	503	-128	422	-47	4,773	6,032	-1,259	5,696	-923
OTHER INCOME										
TOTAL OTHER INCOME	35,995	31,965	4,030	-5,409	41,405	1,386,771	383,582	1,003,189	241,278	1,145,493
TOTAL REVENUES	1,270,380	1,296,323	-25,943	1,416,840	-146,460	16,897,933	15,555,876	1,342,057	17,025,283	-127,349
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	327,485	327,738	253	517,324	189,840	3,946,010	3,932,855	-13,155	3,916,968	-29,043
RESIDENT SERVICE EXPENSES	19,477	178,844	159,367	285,532	266,055	1,908,121	2,146,127	238,006	2,205,395	297,274
UTILITY EXPENSES	115,015	230,573	115,558	278,599	163,584	2,584,324	2,766,871	182,548	2,952,120	367,796
MAINTENANCE EXPENSES	583,928	556,609	-27,319	587,942	4,014	7,458,174	6,679,311	-778,863	6,977,900	-480,274
PROTECT SERVICE EXPENSES	126,916	50,301	-76,615	109,541	-17,376	1,121,095	603,619	-517,476	589,762	-531,333
GENERAL EXPENSES	115,814	78,263	-37,551	575,702	459,888	1,864,047	939,150	-924,896	1,956,497	92,450
OTHER EXPENSES	0	0	0	118,714	118,714	0	0	0	118,714	118,714
TOTAL OPERATING EXPENSES	1,288,634	1,422,328	133,693	2,473,354	1,184,720	18,881,771	17,067,934	-1,813,836	18,717,355	-164,416
NON-OPERATING EXPENSES										
HAP EXPENSES	12,147	14,737	2,590	14,505	2,358	182,719	176,844	-5,875	189,902	7,183
DEPR & AMORT EXPENSE	592,453	183,117	-409,336	5,188,014	4,595,561	7,181,618	2,197,400	-4,984,218	7,181,736	119
TOTAL NON-OPERATING EXPENSES	604,600	197,854	-406,746	5,202,519	4,597,919	7,364,336	2,374,244	-4,990,093	7,371,638	7,302
TOTAL EXPENSES	1,893,234	1,620,181	-273,053	7,675,873	5,782,638	26,246,107	19,442,178	-6,803,929	26,088,993	-157,114
TOTAL TRANSFERS	31,137	-117,937	-149,074	43,746	12,609	-1,374,528	-1,415,246	-40,718	-1,252,783	121,745
TOTAL PRIOR PERIOD ADJUSTMENT	-118,699	0	118,699	-23,307,834	-23,189,135	-57,801	0	57,801	-22,722,278	-22,664,478
NET OPERATING INCOME (LOSS)	-535,292	-205,921	-329,371	17,005,056	-17,540,348	-7,915,845	-2,471,056	-5,444,789	14,911,351	-22,827,196
ADJUSTED NET OPERATING INCOME (LOSS)	57,161	-22,804	79,965	22,193,070	-22,135,909	5,921,480	4,208,255	1,713,225	21,889,251	-15,967,771

Budget Comparison

Period = Dec 2025

Book = Accrual ; Tree = ysi_is

	December 2025	Budget	Variance	December 2024	Change	YTD 2025	Budget	Variance	YTD 2024	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	0	110	-110	150	-150	150	1,324	-1,174	1,980	-1,830
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	4,226,791	3,710,716	516,075	3,850,964	375,827	51,339,184	44,528,589	6,810,595	45,764,707	5,574,477
TOTAL FEE REVENUE										
TOTAL FEE REVENUE	309	5,240	-4,931	573	-264	20,455	62,877	-42,422	20,319	136
TOTAL NON-CASH INT INCOME {HIO}	0	0	0	0	0	0	0	0	442	-442
OTHER INCOME										
TOTAL OTHER INCOME	0	0	0	0	0	0	0	0	0	0
TOTAL REVENUES	4,227,100	3,716,066	511,034	3,851,687	375,413	51,359,789	44,592,790	6,766,999	45,787,448	5,572,341
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	280,387	257,880	-22,507	175,650	-104,737	3,181,705	3,094,556	-87,149	2,958,839	-222,865
RESIDENT SERVICE EXPENSES	0	451	451	286	286	2,222	5,415	3,193	7,955	5,734
MAINTENANCE EXPENSES	25,952	34,117	8,166	22,160	-3,791	306,774	409,410	102,636	269,853	-36,921
GENERAL EXPENSES	3,696	3,564	-132	1,083,598	1,079,902	47,814	42,770	-5,044	1,128,877	1,081,063
TOTAL OPERATING EXPENSES	310,034	296,013	-14,021	1,281,694	971,660	3,538,515	3,552,151	13,636	4,365,525	827,010
NON-OPERATING EXPENSES										
HAP EXPENSES	3,955,720	3,440,989	-514,731	3,877,090	-78,630	47,184,806	41,291,867	-5,892,939	43,102,763	-4,082,043
DEPR & AMORT EXPENSE	995	1,293	298	7,436	6,442	11,935	15,510	3,576	20,496	8,561
TOTAL NON-OPERATING EXPENSES	3,956,715	3,442,282	-514,433	3,884,526	-72,188	47,196,741	41,307,378	-5,889,363	43,123,259	-4,073,482
TOTAL EXPENSES	4,266,749	3,738,294	-528,455	5,166,220	899,471	50,735,256	44,859,529	-5,875,727	47,488,784	-3,246,472
TOTAL PRIOR PERIOD ADJUSTMENT	-22,212	0	22,212	-211,336	-189,124	30,104	0	-30,104	-211,192	-241,296
NET OPERATING INCOME (LOSS)	-17,437	-22,228	4,792	-1,103,197	1,085,760	594,429	-266,739	861,168	-1,490,144	2,084,573
ADJUSTED NET OPERATING INCOME (LOSS)	-16,442	-20,935	4,493	-1,095,761	1,079,319	606,364	-251,229	857,593	-1,469,648	2,076,012

C/O - after FMR 2016 (7fidscent)

Budget Comparison

Period = Dec 2025

Book = Accrual ; Tree = ysi_is

	December 2025	Budget	Variance	December 2024	Change	YTD 2025	Budget	Variance	YTD 2024	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	2,809	3,584	-774	4,316	-1,507	44,626	43,004	1,622	60,784	-16,158
TOTAL FEE REVENUE										
TOTAL FEE REVENUE	213,975	458,601	-244,627	578,084	-364,109	4,886,915	5,503,216	-616,301	5,527,879	-640,963
TOTAL OTHER GOV'T GRANTS DONATIONS	127,325	168,274	-40,949	420,604	-293,279	2,483,177	2,019,284	463,892	859,424	1,623,753
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	30	34	-4	33	-3	373	409	-36	395	-22
TOTAL NON-CASH INT INCOME {HIO}	0	596	-596	0	0	5,741	7,156	-1,415	4,053	1,688
OTHER INCOME										
TOTAL OTHER INCOME	136,983	7,051	129,932	23,721	113,262	778,843	84,609	694,234	259,214	519,629
TOTAL REVENUES	481,123	638,140	-157,017	1,026,759	-545,637	8,199,676	7,657,679	541,997	6,711,748	1,487,927
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	638,509	586,145	-52,364	849,561	211,053	6,901,400	7,033,742	132,342	6,804,893	-96,507
RESIDENT SERVICE EXPENSES	-39,904	90,798	130,702	-12,645	27,259	603,744	1,089,575	485,831	522,950	-80,794
UTILITY EXPENSES	0	4,577	4,577	4,990	4,990	55,610	54,922	-688	51,481	-4,129
MAINTENANCE EXPENSES	7,577	7,824	247	8,304	727	112,357	93,888	-18,470	148,891	36,534
PROTECT SERVICE EXPENSES	970	32,711	31,740	34,968	33,997	175,241	392,528	217,286	271,126	95,884
GENERAL EXPENSES	21,270	18,218	-3,052	39,879	18,608	279,789	218,617	-61,172	269,806	-9,983
TOTAL OPERATING EXPENSES	628,423	740,272	111,850	925,056	296,634	8,128,141	8,883,271	755,130	8,069,146	-58,995
NON-OPERATING EXPENSES										
DEPR & AMORT EXPENSE	12,687	14,030	1,344	9,610	-3,077	149,349	168,364	19,015	160,397	11,048
TOTAL NON-OPERATING EXPENSES	12,687	14,030	1,344	9,610	-3,077	149,349	168,364	19,015	160,397	11,048
TOTAL EXPENSES	641,109	754,303	113,193	934,666	293,557	8,277,490	9,051,635	774,145	8,229,543	-47,948
TOTAL TRANSFERS	0	-63,333	-63,333	0	0	-753,864	-760,000	-6,136	-1,460,320	-706,456
TOTAL PRIOR PERIOD ADJUSTMENT	-39,702	0	39,702	-153,505	-113,803	53,151	0	-53,151	-153,915	-207,066
NET OPERATING INCOME (LOSS)	-120,285	-52,830	-67,456	245,598	-365,883	622,898	-633,957	1,256,855	96,441	526,457
ADJUSTED NET OPERATING INCOME (LOSS)	-107,598	-38,800	-68,798	255,208	-362,806	5,921,480	-465,593	6,387,073	256,838	5,664,642

HIO, Inc. (7hioinc)
Budget Comparison
 Period = Dec 2025
 Book = Accrual ; Tree = ysl_is

	December 2025	Budget	Variance	December 2024	Change	YTD 2025	Budget	Variance	YTD 2024	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	109,598	82,464	27,134	107,701	1,898	1,271,843	989,575	282,268	1,170,781	101,062
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	0	10,503	-10,503	0	0	0	126,035	-126,035	0	0
INT INCOME - RESTRICT FUNDS	877	755	122	4,328	-3,451	6,275	9,057	-2,782	12,324	-6,049
OTHER INCOME										
TOTAL OTHER INCOME	14,482	11,751	2,732	13,825	658	259,183	141,012	118,171	154,638	104,544
TOTAL REVENUES	124,957	105,473	19,484	125,853	-896	1,537,301	1,265,679	271,622	1,337,744	199,558
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	29,292	24,560	-4,732	32,388	3,096	332,459	294,712	-37,746	349,650	17,191
RESIDENT SERVICE EXPENSES	175	13,413	13,238	23,574	23,399	159,844	160,950	1,106	182,649	22,805
UTILITY EXPENSES	1,227	7,754	6,526	5,875	4,648	186,181	93,046	-93,135	141,374	-44,807
MAINTENANCE EXPENSES	71,970	57,463	-14,506	110,875	38,905	1,097,666	689,553	-408,113	947,132	-150,535
PROTECT SERVICE EXPENSES	5,919	5,313	-606	15,680	9,761	238,559	63,750	-174,809	88,343	-150,216
GENERAL EXPENSES	18,103	23,996	5,893	152,227	134,125	306,847	287,952	-18,895	431,386	124,539
OTHER EXPENSES	0	0	0	462	462	5,001	0	-5,001	394	-4,607
TOTAL OPERATING EXPENSES	126,685	132,498	5,812	341,082	214,396	2,326,556	1,589,963	-736,592	2,140,927	-185,629
NON-OPERATING EXPENSES										
HAP EXPENSES	1,643	3,932	2,289	4,580	2,937	60,310	47,183	-13,128	54,883	-5,427
DEPR & AMORT EXPENSE	93,660	50,135	-43,526	492,262	398,602	1,126,550	601,617	-524,933	1,125,184	-1,366
TOTAL NON-OPERATING EXPENSES	95,304	54,067	-41,237	496,842	401,539	1,186,860	648,800	-538,060	1,180,067	-6,793
TOTAL EXPENSES	221,989	186,564	-35,425	837,924	615,935	3,513,416	2,238,763	-1,274,653	3,320,994	-192,422
TOTAL TRANSFERS	-31,137	-40,396	-9,259	-43,746	-12,609	-510,133	-484,754	25,379	-605,217	-95,084
TOTAL PRIOR PERIOD ADJUSTMENT	-15,097	0	15,097	-12,250,691	-12,235,594	21,662	0	-21,662	-12,251,227	-12,272,889
NET OPERATING INCOME (LOSS)	-50,798	-40,695	-10,102	11,582,366	-11,633,164	-1,487,644	-488,330	-999,314	10,873,193	-12,360,837
ADJUSTED NET OPERATING INCOME (LOSS)	42,862	9,440	33,422	12,074,628	-12,031,766	5,921,480	113,287	5,808,193	11,998,377	-6,076,897

Memorandum



To: Board of Commissioners
From: Ashley Hatheway, CFO
Date: January 20, 2026
Re: Finance Report

Preliminary December 2025:

AGENCY BALANCE SHEET

Overall **Cash** position decreased \$3,746,399 YTD

Accounts Receivable had an increase of \$983,556 YTD

Prepaid Assets had an increase of \$157,760 YTD

Total Assets decreased \$2,596,373 YTD

Total Liabilities decreased \$300,891 YTD

Current Liabilities decreased \$70,452 YTD

AGENCY INCOME STATEMENT

Total Revenue is \$8.8M more than PYTD revenue. Revenue is better to budget by \$15.3M YTD.

Total Operating Expenses are \$1.1M higher than PYTD, worse to budget by \$3.6M.

HAP Expenses (Section 8/HCV) are \$3.9M more than PYTD, worse to budget by \$5.7M.

Adjusted Net Operating Income (ANOI) was \$5,921,480 - compared to budget ANOI of \$27,729 and PY ANOI of \$35,901,125.

Memorandum



To: Board of Commissioners
From: Ashley Hatheway, CFO
Date: December 22, 2025
Re: Finance Report

AGENCY BALANCE SHEET

November 2025:

Overall **Cash** position decreased **\$2,620,875** YTD. Most business units had decreases in cash YTD except Central Office, River City & Section 8 programs.

Accounts Receivable had an increase of **\$1,074,250** YTD

- Operating A/R had an increase of **\$1,021,484**
- A/R Inter-property had a decrease of **\$162,592**
- Tenant Receivables had an increase of **\$98,774**
- A/R Promissory Notes had an increase of **\$116,584**

Prepaid Assets had an increase of **\$590,824** YTD

Total Assets decreased **\$2,522,662** YTD

Total Liabilities decreased **\$323,974** YTD.

Current Liabilities decreased **\$70,768** YTD

- Accounts Payable decreased **\$680,931**
- Accrued Wages decreased **\$329,662**
- Other Current Liabilities increased **\$784,722** (contract retainage)
- Inter-fund Payables increased **\$387,727**

AGENCY INCOME STATEMENT

Total Revenue is \$10M more than PYTD revenue. Revenue is better to budget by \$14.4M YTD.

Total Operating Expenses are \$1.4M higher than PYTD, worse to budget by \$3.4M.

HAP Expenses (Section 8/HCV) are \$3.8M more than PYTD, worse to budget by \$5.2M.

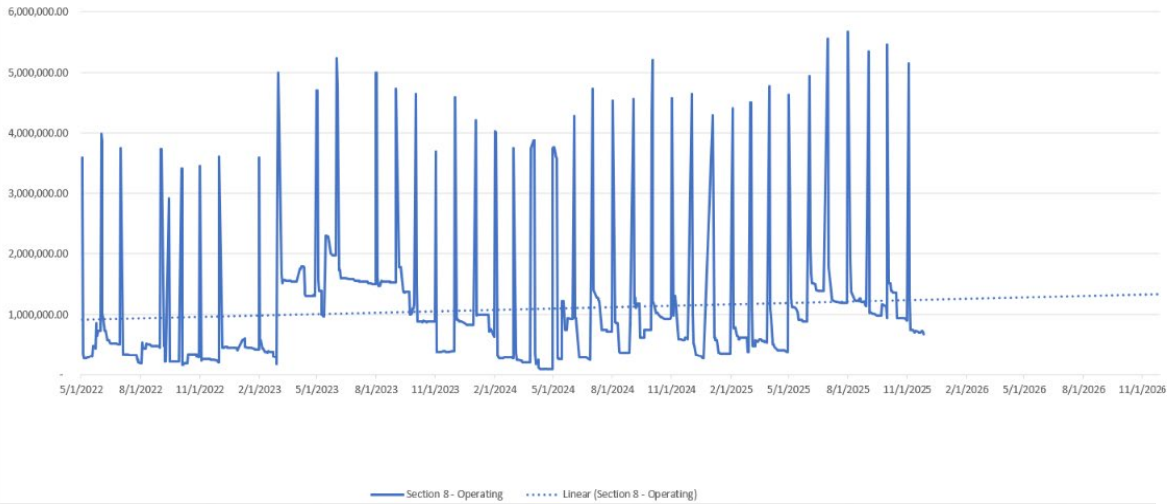
Current year net loss in HCV is \$134k vs. \$972k loss PYTD

Adjusted Net Operating Income (ANOI) was **\$5,530,352** - due to a 2025 depreciation correction - compared to budget ANOI of **\$25,419** and PY ANOI of **\$428,806**.

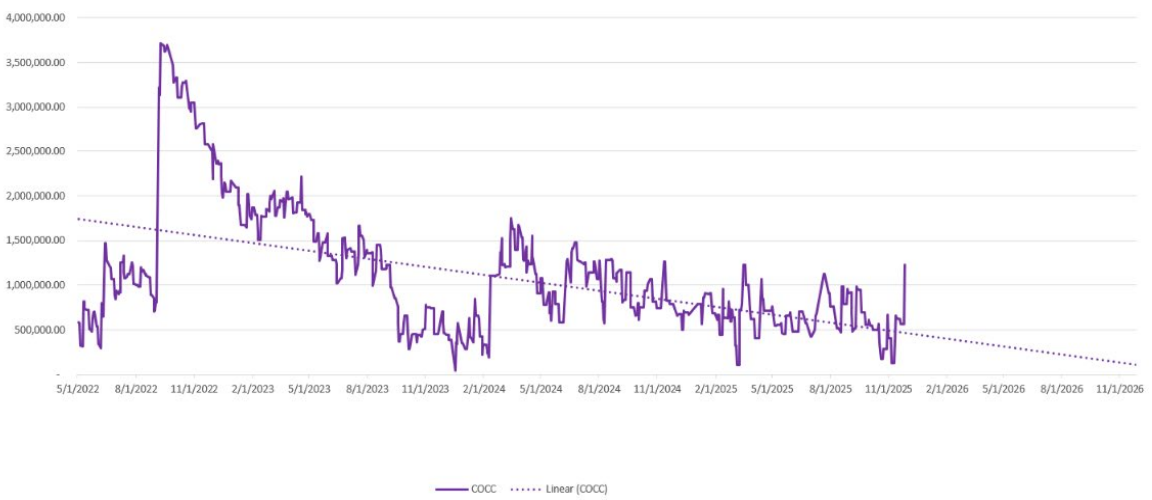
Public Housing Cash Trends & Forecast



Section 8 (HCV) Cash Trends & Forecast



Central Office Cash Trends & Forecast



New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Nov 2025

Book = Accrual ; Tree = ysi_bs

	November 30, 2025	November 1, 2025	Net Change	January 1, 2025	YTD Net Change
ASSETS					
CASH AND CASH EQUIVALENTS	8,121,294	8,861,964	-740,670	10,742,169	-2,620,875
OTHER ACCOUNTS RECEIVABLE	975,518	1,085,764	-110,246	-45,967	1,021,484
A/R INTER-PROPERTY	1,032,113	1,089,244	-57,131	1,194,705	-162,592
A/R - TENANT	165,489	53,687	111,802	66,715	98,774
A/R PROMISSORY NOTES	2,682,052	2,681,790	262	2,565,468	116,584
ST LEASE RECEIVABLE	187,523	187,523	0	187,523	0
TOTAL INVESTMENTS	187,523	187,523	0	187,523	0
PREPAID ASSETS	908,827	753,516	155,311	318,003	590,824
INTER-FUND DUE FROM	2,808,480	3,007,214	-198,734	2,483,026	325,455
TOTAL CURRENT ASSETS	16,881,296	17,720,702	-839,406	17,511,641	-630,346
FIXED ASSETS	60,119,617	60,779,195	-659,578	62,011,933	-1,892,316
NOTES RECEIVABLE	7,383,675	7,383,675	0	7,383,675	0
LT INTER-FUND DUE FROM	2,390,435	2,390,435	0	2,390,435	0
TAX CREDIT FEES	71,655	71,655	0	71,655	0
PREPAID LEASE COSTS	4,346,570	4,346,570	0	4,346,570	0
LEASES RECEIVABLE	2,430,137	2,430,137	0	2,430,137	0
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
LT INTER-PROPERTY	913,265	913,265	0	913,265	0
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
TOTAL NON-CURRENT ASSETS	75,535,035	76,194,613	-659,578	77,427,352	-1,892,316
TOTAL ASSETS	92,416,331	93,915,315	-1,498,984	94,938,993	-2,522,662
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	-731,767	-677,214	-54,552	-50,835	-680,931
A/P OTHER	20	20	0	0	20
ACCRUED FEES	991,647	1,048,778	-57,131	1,154,239	-162,592
ACCR WAGES & WITHHOLDINGS					
ACCR WAGES & WITHHOLDINGS	5,602	5,518	84	335,264	-329,662
TENANT SECURITY DEPOSIT	689,953	685,538	4,415	709,270	-19,317
UNEARNED REVENUE	501,687	491,563	10,123	554,889	-53,203
CURRENT PORTION OF DEBT	53,194	52,790	404	50,727	2,467
OTHER CURRENT LIABILITIES	874,146	962,880	-88,734	89,425	784,722
INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
INTER-FUND DUE TO	1,714,584	1,913,318	-198,734	1,326,857	387,727
TOTAL CURRENT LIABILITIES	4,149,067	4,533,192	-384,126	4,219,835	-70,768
LONG TERM DEBT	10,831,869	10,836,276	-4,407	10,880,466	-48,597
LT LIABILITIES - OTHER	0	0	0	0	0
FSS ESCROW	640,438	615,847	24,591	592,823	47,615
TOTAL LT ACCRUED FEES	913,264	913,264	0	913,264	0
COMP ABSENCES-LONG TERM	612,087	612,087	0	864,310	-252,223

LT INTER-FUND DUE TO	2,390,435	2,390,435	0	2,390,435	0
TOTAL NON-CURRENT LIABILITIES	15,388,093	15,367,909	20,184	15,641,298	-253,205
TOTAL LIABILITIES	19,537,160	19,901,101	-363,941	19,861,133	-323,974
DEFERRED INFLOW OF RESOURCE	2,023,987	2,023,987	0	2,023,987	0
EQUITY					
NET INVEST IN CAPITAL ASSETS	27,758,697	27,758,697	0	27,758,697	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
RETAINED EARNINGS	39,289,931	40,424,974	-1,135,043	41,488,620	-2,198,688
UNRESTRICTED NET POSITION	7,898,802	7,898,802	0	7,898,802	0
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
TOTAL EQUITY	70,855,184	71,990,227	-1,135,043	73,053,872	-2,198,688
TOTAL LIABILITIES AND EQUITY	92,416,331	93,915,315	-1,498,984	94,938,993	-2,522,662
TOTAL OF ALL	0	0	0	0	0

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Nov 2025

Book = Accrual ; Tree = ysi_bs

	November 30, 2025	November 1, 2025	Net Change	January 1, 2025	YTD Net Change
ASSETS					
CASH - OPERATING	2,986,565	3,472,653	-486,088	4,667,869	-1,681,304
CASH - PAYROLL	107,243	101,944	5,298	91,117	16,125
CASH - OTHER	44,905	44,878	27	44,563	343
PETTY CASH	0	0	0	560	-560
CASH - VENDOR PAYMENTS	-506,324	-560,951	54,627	-126,803	-379,521
CASH - RESTRICTED	3,331,689	3,655,763	-324,074	3,656,098	-324,409
CASH - RESTRICTED MODERNIZATION AND DEV	39,067	39,038	30	38,716	352
REPLACEMENT RESERVE	14,237	14,211	26	71,543	-57,306
CASH - FSS ESCROW	632,422	613,600	18,822	623,733	8,689
CASH - FSS FORFEITURES	78,781	72,977	5,805	54,538	24,244
OPERATING RESERVE	61,722	61,629	93	274,954	-213,233
OHA HUD OPERATING RESERVE	308,231	308,231	0	305,908	2,322
CASH - SECURITY DEPOSIT	648,373	663,953	-15,580	669,038	-20,664
HOMEOWNERSHIP FUNDS	374,383	374,038	345	370,336	4,047
CASH AND CASH EQUIVALENTS	8,121,294	8,861,964	-740,670	10,742,169	-2,620,875
A/R HUD	56,411	162,280	-105,869	0	56,411
A/R OTHER GOVERNMENTS	1,513,053	1,514,956	-1,903	461,004	1,052,049
A/R OTHER	39,268	39,268	0	120,862	-81,594
A/R EMPLOYEE	84	84	0	0	84
A/R NON DWELLING RENT	19,963	22,438	-2,474	25,430	-5,467
A/R HOMEOWNERSHIP MORTGAGES	592,700	592,700	0	592,700	0
ALLOWANCE FOR HOME MORTGAGES	-592,700	-592,700	0	-592,700	0
ALLOWANCE FOR DOUBTFUL OTHER A/R	-653,262	-653,262	0	-653,262	0
OTHER ACCOUNTS RECEIVABLE	975,518	1,085,764	-110,246	-45,967	1,021,484
INTER-PROPERTY {COCC}	50,000	50,000	0	50,000	0
INTER-PROPERTY {9EC}	227,792	230,524	-2,732	224,229	3,563
INTER-PROPERTY {9KCC}	109,505	110,293	-788	102,153	7,353
INTER-PROPERTY {9NOAH}	66,364	66,635	-271	63,774	2,590
INTER-PROPERTY {9FAR}	130,350	130,422	-71	126,480	3,870
INTER-PROPERTY {9BV}	34,488	34,749	-260	33,036	1,453
INTER-PROPERTY {9CR1}	52,725	52,453	271	48,588	4,136
INTER-PROPERTY {9CR2}	33,287	33,425	-139	31,908	1,379
INTER-PROPERTY {VILLAS}	58,710	59,715	-1,005	56,276	2,435
INTER-PROPERTY {HCV}	1,108,638	1,108,638	0	526,290	582,348
INTER-PROPERTY {HCV ADM}	-1,101,268	-1,101,268	0	-436,045	-665,223
INTER-PROPERTY {MOD REHAB}	1,774	1,774	0	1,774	0
INTER-PROPERTY {PUB HSG}	259,746	311,884	-52,138	366,242	-106,496
A/R INTER-PROPERTY	1,032,113	1,089,244	-57,131	1,194,705	-162,592
ACCOUNTS RECEIVABLE TENANTS	1,011,705	898,184	113,521	911,211	100,494
ALLOWANCE FOR A/R TENANTS	-846,216	-844,497	-1,719	-844,497	-1,719
A/R - TENANT	165,489	53,687	111,802	66,715	98,774
P-NOTES OUTSTANDING	687,744	687,482	262	571,160	116,584
ALLOWANCE FOR P-NOTES	-63,430	-63,430	0	-63,430	0
A/R BAYVIEW	279,741	279,741	0	279,741	0
A/R FARNAM	997,626	997,626	0	997,626	0
A/R STREHLOW	734,788	734,788	0	734,788	0
A/R NOAH	45,582	45,582	0	45,582	0
A/R PROMISSORY NOTES	2,682,052	2,681,790	262	2,565,468	116,584
ST LEASE RECEIVABLE	187,523	187,523	0	187,523	0
ST LEASE RECEIVABLE	187,523	187,523	0	187,523	0
TOTAL INVESTMENTS	187,523	187,523	0	187,523	0
PREPAID INSURANCE	138,041	224,149	-86,108	25,815	112,227
PREPAID SOFTWARE EXP	172,488	202,901	-30,413	167,313	5,175

PREPAID MED FSA SEC 125	128	2,265	-2,137	6,239	-6,111
PREPAID CREDIT CARDS	62,066	34,633	27,433	-18,947	81,013
PREPAID OTHER	289,569	289,569	0	137,583	151,986
PREPAID WIP DEVELOPMENT	246,535	0	246,535	0	246,535
PREPAID ASSETS	908,827	753,516	155,311	318,003	590,824
INTERFUND BALANCE	-1,700	-1,700	0	-1,700	0
INTER-FUND DUE FROM {COCC}	833,527	833,527	0	451,048	382,479
INTER-FUND DUE FROM {HIOOPER}	-201,683	-201,683	0	-201,683	0
INTER-FUND DUE FROM {9EC}	453,520	453,625	-105	222,633	230,887
INTER-FUND DUE FROM {9KCC}	63,233	63,422	-189	57,515	5,718
INTER-FUND DUE FROM {9NOAH}	115,964	116,043	-79	117,991	-2,026
INTER-FUND DUE FROM {9SEC}	20,382	20,382	0	20,382	0
INTER-FUND DUE FROM {9FAR}	117,434	117,433	1	23,938	93,496
INTER-FUND DUE FROM {9BV}	42,486	42,526	-39	5,541	36,945
INTER-FUND DUE FROM {9CR1}	10,212	10,265	-53	11,230	-1,018
INTER-FUND DUE FROM {9CR2}	9,419	9,458	-39	10,630	-1,211
INTER-FUND DUE FROM {VILLAS}	4,718	4,718	0	9,891	-5,173
INTER-FUND DUE FROM {HCV}	-246,382	-246,382	0	0	-246,382
INTER-FUND DUE FROM {HCV ADM}	-154,635	-154,635	0	-150,325	-4,310
INTER-FUND DUE FROM {HCV MV}	7,028	-8,211	15,239	-14,564	21,592
INTER-FUND DUE FROM {HCV CITY}	37,650	37,650	0	37,650	0
INTER-FUND DUE FROM {MOD REHAB}	1,953	1,953	0	5,345	-3,393
INTER-FUND DUE FROM {FOUND}	109,706	110,294	-588	169,603	-59,898
INTER-FUND DUE FROM {PUB HSG}	132,002	147,353	-15,350	281,930	-149,927
INTER-FUND DUE FROM {ROSS GRANT}	118,148	100,057	18,091	-79,042	197,190
INTER-FUND DUE FROM {FSS GRANT}	-115,466	-115,466	0	-79,454	-36,012
INTER-FUND DUE FROM {CNI GRANT}	602,118	816,791	-214,674	562,504	39,613
INTER-FUND DUE FROM {CNP GRANT}	15,794	15,794	0	15,794	0
INTER-FUND DUE FROM {EHV}	833,052	834,001	-949	1,006,055	-173,003
INTER-FUND DUE FROM {6SCDEV18}	0	0	0	113	-113
INTER-FUND DUE FROM	2,808,480	3,007,214	-198,734	2,483,026	325,455
TOTAL CURRENT ASSETS	16,881,296	17,720,702	-839,406	17,511,641	-630,346
LAND	8,299,143	8,299,143	0	8,299,143	0
BUILDINGS	157,859,647	157,859,647	0	158,131,147	-271,500
BUILDINGS - COMMERCIAL	400,000	400,000	0	400,000	0
BUILDINGS - ACQUISITION	457,700	457,700	0	457,700	0
BUILDINGS - INELIGIBLE	88,112	88,112	0	88,112	0
BUILDING IMPROVEMENTS	43,966,407	43,966,407	0	43,804,578	161,829
CONTRACT WORK IN PROCESS	4,275,423	4,269,324	6,099	161,894	4,113,528
WIP - PREDEVELOPMENT	1,598,684	1,593,184	5,500	1,272,432	326,252
WIP - INS PROCEEDS/REPAIRS	967,884	951,534	16,350	735,508	232,377
DWELLING EQUIPMENT	4,458,476	4,443,570	14,906	3,673,740	784,737
SITE IMPROVEMENTS	5,162,951	5,162,951	0	5,129,677	33,274
OFFICE EQUIPMENT	238,588	238,588	0	238,588	0
MAINTENANCE EQUIPMENT	365,170	365,170	0	365,170	0
COMMUNITY SPACE EQUIPMENT	75,004	75,004	0	75,004	0
COMPUTER EQUIPMENT	527,559	527,559	0	527,559	0
AUTOMOTIVE EQUIPMENT	2,517,504	2,517,504	0	2,587,934	-70,429
SECURITY EQUIPMENT	1,363,465	1,363,465	0	1,183,024	180,441
ACCUM DEPR - BUILDINGS	-133,919,604	-133,181,518	-738,086	-128,894,379	-5,025,224
ACCUM DEPR - COMMERCIAL	-276,364	-275,151	-1,212	-263,030	-13,333
ACCUM DEPR - BUILDING ACQUISITION	-311,749	-310,386	-1,364	-296,749	-15,000
ACCUM DEPR - INELIGIBLE BLDG	-58,572	-58,305	-267	-55,635	-2,937
ACCUM DEPR - BUILDING IMPROVEMENTS	-27,779,815	-27,631,085	-148,731	-26,142,047	-1,637,768
ACCUM DEPR - DWELLING EQUIPMENT	-2,438,119	-2,660,596	222,477	-2,097,117	-341,003
ACCUM DEPR - SITE IMPROVE	-3,099,841	-3,080,789	-19,053	-2,889,560	-210,281
ACCUM DEPR - OFFICE EQUIPMENT	-237,285	-236,995	-290	-234,099	-3,186
ACCUM DEPR - MAINTENANCE EQUIPMENT	-303,411	-302,348	-1,063	-291,719	-11,692
ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-75,004	-75,004	0	-75,004	0
ACCUM DEPR - COMPUTER EQUIPMENT	-527,559	-527,559	0	-527,559	0

ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-2,299,496	-2,290,437	-9,059	-2,268,712	-30,784
ACCUM DEPR - SECURITY EQUIPMENT	-1,175,282	-1,169,496	-5,787	-1,083,665	-91,617
FIXED ASSETS	60,119,617	60,779,195	-659,578	62,011,933	-1,892,316
N/R BAYVIEW	314,012	314,012	0	314,012	0
N/R FARNAM	853,080	853,080	0	853,080	0
N/R CROWN I	652,986	652,986	0	652,986	0
N/R CROWN II	161,563	161,563	0	161,563	0
N/R NOAH	898,034	898,034	0	898,034	0
N/R STREHLOW	2,154,000	2,154,000	0	2,154,000	0
N/R KEYSTONE	2,350,000	2,350,000	0	2,350,000	0
NOTES RECEIVABLE	7,383,675	7,383,675	0	7,383,675	0
LT INTER-FUND DUE FROM {HIOOPER}	124,751	124,751	0	124,751	0
LT INTER-FUND DUE FROM {9EC}	826,853	826,853	0	826,853	0
LT INTER-FUND DUE FROM {9KCC}	248,036	248,036	0	248,036	0
LT INTER-FUND DUE FROM {9NOAH}	66,840	66,840	0	66,840	0
LT INTER-FUND DUE FROM {9FAR}	462,869	462,869	0	462,869	0
LT INTER-FUND DUE FROM {9BV}	241,026	241,026	0	241,026	0
LT INTER-FUND DUE FROM {9CR1}	83,438	83,438	0	83,438	0
LT INTER-FUND DUE FROM {9CR2}	121,904	121,904	0	121,904	0
LT INTER-FUND DUE FROM {VILLAS}	214,719	214,719	0	214,719	0
LT INTER-FUND DUE FROM	2,390,435	2,390,435	0	2,390,435	0
TAX CREDIT FEES	71,655	71,655	0	71,655	0
TAX CREDIT FEES	71,655	71,655	0	71,655	0
PREPAID LEASE COSTS	4,346,570	4,346,570	0	4,346,570	0
PREPAID LEASE COSTS	4,346,570	4,346,570	0	4,346,570	0
LEASES RECEIVABLE	2,430,137	2,430,137	0	2,430,137	0
LEASES RECEIVABLE	2,430,137	2,430,137	0	2,430,137	0
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
LT INTER-PROPERTY {9EC}	381,436	381,436	0	381,436	0
LT INTER-PROPERTY {9NOAH}	1	1	0	1	0
LT INTER-PROPERTY {9FAR}	157,612	157,612	0	157,612	0
LT INTER-PROPERTY {9BV}	21,169	21,169	0	21,169	0
LT INTER-PROPERTY {9CR1}	103,467	103,467	0	103,467	0
LT INTER-PROPERTY {9CR2}	22,326	22,326	0	22,326	0
LT INTER-PROPERTY {VILLAS}	227,254	227,254	0	227,254	0
LT INTER-PROPERTY	913,265	913,265	0	913,265	0
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
TOTAL NON-CURRENT ASSETS	75,535,035	76,194,613	-659,578	77,427,352	-1,892,316
TOTAL ASSETS	92,416,331	93,915,315	-1,498,984	94,938,993	-2,522,662
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	-731,767	-677,214	-54,552	-50,835	-680,931
ACCOUNTS PAYABLE	-731,767	-677,214	-54,552	-50,835	-680,931
A/P OTHER	20	20	0	0	20
A/P OTHER	20	20	0	0	20
ACCRUED MGMT & BKKPING FEE	63,421	63,421	0	146,296	-82,875
ACCRUED FRONT-LINE FEES	923,718	985,358	-61,640	1,007,944	-84,226
ACCRUED FEES	4,508	0	4,508	0	4,508
ACCRUED FEES	991,647	1,048,778	-57,131	1,154,239	-162,592
ACCR WAGES & WITHHOLDINGS					
COURT ORDERED WITHHOLDING	5	5	0	5	0
OTHER WITHHOLDING	-100	-184	84	0	-100
DEFERRED COMPENSATION WITHHOLDING	-3,097	-3,097	0	-3,097	0
ACCRUED PAYROLL	0	0	0	301,732	-301,732
ACCRUED PAYROLL TAXES	-247	-247	0	27,549	-27,796

EE INS DEDUCTIONS	9,042	9,042	0	9,075	-33
ACCR WAGES & WITHHOLDINGS	5,602	5,518	84	335,264	-329,662
TENANT SECURITY DEPOSIT	636,568	631,961	4,607	663,805	-27,237
PET DEPOSIT	9,830	9,830	0	6,730	3,100
DEPOSIT REFUND ACCOUNT	43,555	43,747	-192	38,735	4,820
TENANT SECURITY DEPOSIT	689,953	685,538	4,415	709,270	-19,317
DEFERRED REVENUE	0	0	0	0	0
Deferred Revenue - HUD Funds	246,687	246,687	0	246,687	0
TENANT PREPAID RENT	253,595	238,237	15,359	298,878	-45,283
NO UNIT HOLDING ACCT	1,404	6,640	-5,235	9,324	-7,919
UNEARNED REVENUE	501,687	491,563	10,123	554,889	-53,203
MORTGAGE PAYABLE - CURRENT	53,194	52,790	404	50,727	2,467
CURRENT PORTION OF DEBT	53,194	52,790	404	50,727	2,467
OTHER CURRENT LIABILITIES	23,106	23,106	0	23,106	0
CONTRACT RETAINAGE	851,040	939,774	-88,734	66,319	784,722
OTHER CURRENT LIABILITIES	874,146	962,880	-88,734	89,425	784,722
A/P OTHER - INTER-PROPERTY	50,000	50,000	0	50,000	0
INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
INTER-FUND DUE TO {COCC}	440,803	428,566	12,238	479,829	-39,026
INTER-FUND DUE TO {HIOOPER}	90,777	90,777	0	0	90,777
INTER-FUND DUE TO {9EC}	66,541	66,541	0	30,583	35,958
INTER-FUND DUE TO {9KCC}	67,631	68,219	-588	19,877	47,754
INTER-FUND DUE TO {9NOAH}	37,179	37,179	0	4,675	32,504
INTER-FUND DUE TO {9SEC}	335,061	335,061	0	173,462	161,600
INTER-FUND DUE TO {9FAR}	11,651	11,651	0	11,651	0
INTER-FUND DUE TO {9BV}	10,214	10,214	0	10,214	0
INTER-FUND DUE TO {9CR1}	12,494	12,494	0	4,390	8,104
INTER-FUND DUE TO {9CR2}	13,992	13,992	0	2,903	11,089
INTER-FUND DUE TO {VILLAS}	-49,174	-49,174	0	-49,174	0
INTER-FUND DUE TO {HCV ADM}	199,057	194,767	4,290	610,815	-411,758
INTER-FUND DUE TO {PUB HSG}	29,271	29,271	0	8,667	20,603
INTER-FUND DUE TO {ROSS GRANT}	11,630	11,630	0	6,426	5,204
INTER-FUND DUE TO {FSS GRANT}	39,357	39,357	0	11,626	27,731
INTER-FUND DUE TO {EHV}	914	914	0	914	0
INTER-FUND DUE TO {6SCDEV18}	397,188	611,862	-214,674	0	397,188
INTER-FUND DUE TO	1,714,584	1,913,318	-198,734	1,326,857	387,727
TOTAL CURRENT LIABILITIES	4,149,067	4,533,192	-384,126	4,219,835	-70,768
MORTGAGE PAYABLE	1,390,456	1,394,863	-4,407	1,439,053	-48,597
LOAN PAYABLE CDBG	502,000	502,000	0	502,000	0
LOAN PAYABLE OHA	5,977,676	5,977,676	0	5,977,676	0
EC, NOAH, BAYVIEW, FARNAM LOANS	2,057,738	2,057,738	0	2,057,738	0
MORTGAGE-HIO	594,000	594,000	0	594,000	0
MORTGAGE-OHA # 2	310,000	310,000	0	310,000	0
LONG TERM DEBT	10,831,869	10,836,276	-4,407	10,880,466	-48,597
NONCURRENT LIABILITIES - OTHER	0	0	0	0	0
LT LIABILITIES - OTHER	0	0	0	0	0
FSS ESCROW	640,438	615,847	24,591	592,823	47,615
FSS ESCROW	640,438	615,847	24,591	592,823	47,615
LT ACCRUED MGMT & BKKPING FEE	792,272	792,272	0	792,272	0
LT ACCRUED FRONT-LINE FEES	100,534	100,534	0	100,534	0
LT ACCRUED FEES	20,458	20,458	0	20,458	0
TOTAL LT ACRUED FEES	913,264	913,264	0	913,264	0
COMPENSATED ABSENCES-LONG TERM	612,087	612,087	0	864,310	-252,223
COMP ABSENCES-LONG TERM	612,087	612,087	0	864,310	-252,223
LT INTER-FUND DUE TO {COCC}	643,500	643,500	0	643,500	0
LT INTER-FUND DUE TO {HIOOPER}	420,241	420,241	0	420,241	0
LT INTER-FUND DUE TO {9EC}	17,565	17,565	0	17,565	0
LT INTER-FUND DUE TO {9KCC}	228,907	228,907	0	228,907	0
LT INTER-FUND DUE TO {9NOAH}	176,615	176,615	0	176,615	0
LT INTER-FUND DUE TO {9FAR}	37,389	37,389	0	37,389	0

LT INTER-FUND DUE TO {9BV}	100,215	100,215	0	100,215	0
LT INTER-FUND DUE TO {9CR1}	257,391	257,391	0	257,391	0
LT INTER-FUND DUE TO {9CR2}	92,233	92,233	0	92,233	0
LT INTER-FUND DUE TO {VILLAS}	416,378	416,378	0	416,378	0
LT INTER-FUND DUE TO	2,390,435	2,390,435	0	2,390,435	0
TOTAL NON-CURRENT LIABILITIES	15,388,093	15,367,909	20,184	15,641,298	-253,205
TOTAL LIABILITIES	19,537,160	19,901,101	-363,941	19,861,133	-323,974
DEFERRED INFLOW OF RESOURCES	2,023,987	2,023,987	0	2,023,987	0
DEFERRED INFLOW OF RESOURCES	2,023,987	2,023,987	0	2,023,987	0
EQUITY					
CAPITAL ACCOUNT GENERAL PARTNER	1,600,653	1,600,653	0	1,600,653	0
CAPITAL ACCOUNT LIMITED PARTNER	1,808,269	1,808,269	0	1,808,269	0
CAPITAL ACCOUNT SPECIAL LIMITED PARTNER	30	30	0	30	0
NET INVESTED IN CAPITAL ASSETS	24,349,745	24,349,745	0	24,349,745	0
NET INVEST IN CAPITAL ASSETS	27,758,697	27,758,697	0	27,758,697	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
RETAINED EARNINGS	39,289,931	40,424,974	-1,135,043	41,488,620	-2,198,688
RETAINED EARNINGS	39,289,931	40,424,974	-1,135,043	41,488,620	-2,198,688
CONTRA EQUITY	6,821,512	6,821,512	0	6,821,512	0
UNRESTRICTED NET ASSETS	14,720,314	14,720,314	0	14,720,314	0
UNRESTRICTED NET POSITION	7,898,802	7,898,802	0	7,898,802	0
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
TOTAL EQUITY	70,855,184	71,990,227	-1,135,043	73,053,872	-2,198,688
TOTAL LIABILITIES AND EQUITY	92,416,331	93,915,315	-1,498,984	94,938,993	-2,522,662
TOTAL OF ALL	0	0	0	0	0

Budget Comparison

Period = Nov 2025

Book = Accrual ; Tree = ysl_is

	November 2025	Budget	Variance	November 2024	Change	YTD 2025	Budget	Variance	YTD 2024	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	732,423	652,385	80,038	724,692	7,730	8,005,587	7,176,230	829,357	7,857,718	147,868
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	5,230,902	4,879,771	351,131	5,701,270	-470,368	65,512,215	53,677,481	11,834,734	58,880,356	6,631,859
TOTAL FEE REVENUE										
TOTAL FEE REVENUE	379,325	463,841	-84,516	529,704	-150,378	4,693,087	5,102,252	-409,165	4,969,541	-276,454
TOTAL OTHER GOV'T GRANTS DONATIONS	267,453	246,315	21,138	474,373	-206,920	2,866,033	2,709,465	156,568	1,386,546	1,479,487
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	3,024	2,990	34	2,779	245	33,378	32,886	492	32,138	1,241
TOTAL NON-CASH INT INCOME {HIO}	0	8,988	-8,988	0	0	149,451	98,868	50,583	108,043	41,408
INT INCOME - RESTRICT FUNDS	493	1,257	-764	1,113	-620	9,797	13,832	-4,034	13,270	-3,473
OTHER INCOME										
TOTAL OTHER INCOME	378,249	113,119	265,130	55,166	323,083	3,165,387	1,244,314	1,921,073	1,187,537	1,977,850
TOTAL REVENUES	6,991,869	6,368,666	623,203	7,489,098	-497,228	84,434,936	70,055,327	14,379,609	74,435,149	9,999,787
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	1,215,504	1,262,517	47,013	1,359,460	143,955	13,734,987	13,887,689	152,702	13,530,867	-204,119
RESIDENT SERVICE EXPENSES	135,149	288,401	153,251	404,927	269,777	2,719,295	3,172,406	453,111	2,681,168	-38,127
UTILITY EXPENSES	226,020	242,903	16,883	250,017	23,997	2,709,872	2,671,936	-37,936	2,855,511	145,639
MAINTENANCE EXPENSES	967,921	715,973	-251,947	974,918	6,997	10,316,564	7,875,708	-2,440,856	10,068,611	-247,953
PROTECT SERVICE EXPENSES	135,143	88,325	-46,819	80,221	-54,922	1,473,376	971,572	-501,804	854,393	-618,983
GENERAL EXPENSES	242,599	125,108	-117,491	138,499	-104,099	2,355,478	1,376,183	-979,295	1,946,868	-408,611
OTHER EXPENSES	0	0	0	0	0	5,001	0	-5,001	-68	-5,069
TOTAL OPERATING EXPENSES	2,922,336	2,723,227	-199,109	3,208,042	285,705	33,314,572	29,955,495	-3,359,077	31,937,349	-1,377,223
NON-OPERATING EXPENSES										
HAP EXPENSES	4,257,832	3,643,128	-614,703	4,112,021	-145,811	45,304,460	40,074,413	-5,230,047	41,484,326	-3,820,134
DEPR & AMORT EXPENSE	702,433	248,635	-453,798	249,161	-453,272	7,770,329	2,734,990	-5,035,339	2,791,164	-4,979,165
TOTAL NON-OPERATING EXPENSES	4,960,265	3,891,764	-1,068,501	4,361,182	-599,083	53,074,789	42,809,403	-10,265,386	44,275,490	-8,799,299
TOTAL EXPENSES	7,882,601	6,614,991	-1,267,610	7,569,224	-313,377	86,389,362	72,764,898	-13,624,463	76,212,839	-10,176,522
TOTAL TRANSFERS	0	0	0	0	0	0	0	0	0	0
TOTAL PRIOR PERIOD ADJUSTMENT	244,312	0	-244,312	301	-244,011	244,263	0	-244,263	584,668	340,405
NET OPERATING INCOME (LOSS)	-1,135,043	-246,325	-888,719	-80,427	-1,054,616	-2,198,688	-2,709,571	510,883	-2,362,358	163,669
ADJUSTED NET OPERATING INCOME (LOSS)	-432,610	2,311	-434,921	168,734	-601,344	5,530,352	25,419	5,504,933	428,806	5,101,545

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Nov 2025

Book = Accrual ; Tree = ysi_is

	November 2025	Budget	Variance	November 2024	Change	YTD 2025	Budget	Variance	YTD 2024	Change
REVENUES										
TENANT REVENUES										
DWELLING RENTS	674,846	581,232	93,614	623,796	51,050	6,867,319	6,393,554	473,765	6,951,401	-84,082
DWELLING RENTS SUBSIDY	30,632	28,030	2,602	37,949	-7,316	388,434	308,333	80,102	392,580	-4,146
TPA - RENT	0	0	0	0	0	-2,500	0	-2,500	0	-2,500
TPA - DAMAGE	0	0	0	0	0	0	0	0	-50	50
LATE FEES	13,755	16,916	-3,161	19,000	-5,245	184,845	186,075	-1,230	184,776	69
LATE FEES {P-NOTES}	1,595	78	1,517	0	1,595	19,780	853	18,927	550	19,230
LEGAL FEES	0	4,151	-4,151	8,671	-8,671	105,898	45,662	60,236	57,195	48,703
MAINTENANCE FEES	10,482	17,511	-7,029	28,347	-17,865	364,235	192,620	171,615	213,034	151,200
OTHER TENANT REVENUE	1,087	4,231	-3,144	6,907	-5,820	73,411	46,545	26,866	56,526	16,886
FRAUD RECOVERY REVENUE	25	235	-210	23	2	4,164	2,588	1,576	1,706	2,458
TOTAL TENANT REVENUES	732,423	652,385	80,038	724,692	7,730	8,005,587	7,176,230	829,357	7,857,718	147,868
HUD GRANTS AND SUBSIDY										
REVENUES-HUD SUBSIDY	661,789	697,285	-35,495	646,861	14,928	7,310,350	7,670,130	-359,779	8,491,746	-1,181,396
HOUSING ASST PAYMENTS	3,947,211	3,608,624	338,587	3,666,353	280,858	45,170,479	39,694,859	5,475,620	40,512,454	4,658,025
ONGOING ADMIN FEES EARNED	351,700	292,372	59,328	358,115	-6,415	3,713,127	3,216,088	497,039	3,399,172	313,955
REVENUES - HUD CAPITAL - HARD COSTS	109,140	0	109,140	301,280	-192,140	4,634,304	0	4,634,304	2,386,541	2,247,763
REVENUES - HUD CAPITAL - SOFT COSTS	161,062	281,491	-120,429	728,661	-567,599	4,683,955	3,096,405	1,587,551	4,090,443	593,512
TOTAL HUD GRANTS AND SUBSIDY	5,230,902	4,879,771	351,131	5,701,270	-470,368	65,512,215	53,677,481	11,834,734	58,880,356	6,631,859
TOTAL FEE REVENUE										
MANAGEMENT FEE	166,832	176,765	-9,933	178,544	-11,711	1,975,052	1,944,411	30,641	2,003,212	-28,160
BOOKKEEPING FEE	45,863	47,701	-1,838	50,535	-4,673	520,643	524,707	-4,065	554,828	-34,185
FRONT LINE SERVICE FEE	155,352	227,244	-71,892	288,671	-133,319	2,095,849	2,499,685	-403,836	2,294,217	-198,368
FRONT LINE SERVICE FEE {IT}	6,770	6,892	-122	9,297	-2,527	81,398	75,811	5,587	97,538	-16,141
OTHER FEES FOR SERVICE	4,508	5,240	-731	2,657	1,851	20,146	57,637	-37,491	19,746	400
TOTAL FEE REVENUE	379,325	463,841	-84,516	529,704	-150,378	4,693,087	5,102,252	-409,165	4,969,541	-276,454
OTHER GOV'T GRANTS/DONATIONS	267,453	246,315	21,138	474,373	-206,920	2,866,033	2,709,465	156,568	1,386,546	1,479,487
TOTAL OTHER GOV'T GRANTS DONATIONS	267,453	246,315	21,138	474,373	-206,920	2,866,033	2,709,465	156,568	1,386,546	1,479,487
INVESTMENT INCOME										
INTEREST INCOME - MAIN	3,024	2,990	34	2,779	245	33,378	32,886	492	32,138	1,241
TOTAL INTEREST INCOME - MAIN	3,024	2,990	34	2,779	245	33,378	32,886	492	32,138	1,241
INTEREST INCOME - OTHER	0	8,988	-8,988	0	0	149,451	98,868	50,583	108,043	41,408
TOTAL NON-CASH INT INCOME {HIO}	0	8,988	-8,988	0	0	149,451	98,868	50,583	108,043	41,408
INTEREST INCOME - RESTRICTED FUNDS	493	1,257	-764	1,113	-620	9,797	13,832	-4,034	13,270	-3,473

INT INCOME - RESTRICT FUNDS	493	1,257	-764	1,113	-620	9,797	13,832	-4,034	13,270	-3,473
OTHER INCOME										
NON-DWELLING RENTS	37,723	37,563	159	35,561	2,162	447,094	413,196	33,898	190,441	256,653
MISCELLANEOUS INCOME	-39,479	146	-39,624	75	-39,554	1,908	1,605	303	1,463	445
COMMISSION INCOME	4,793	6,058	-1,265	12,766	-7,973	63,037	66,636	-3,599	70,973	-7,937
ADMINISTRATIVE FEES	1,148	1,802	-654	1,532	-384	14,251	19,824	-5,573	19,004	-4,753
DONATIONS - GENERAL	3	2	1	2	1	6,314	26	6,288	608	5,706
DONATIONS - SCHOLARSHIPS	0	0	0	0	0	6,000	0	6,000	0	6,000
MISCELLANEOUS GRANT REVENUE	15,000	7,000	8,000	0	15,000	60,000	77,000	-17,000	67,400	-7,400
DEVELOPERS FEES	291,940	60,548	231,392	0	291,940	1,479,568	666,028	813,540	544,932	934,637
GAIN/LOSS ON SALE OF FIXED ASSET	0	0	0	0	0	749,126	0	749,126	73,265	675,862
INSURANCE PROCEEDS	67,121	0	67,121	5,231	61,890	338,089	0	338,089	219,452	118,638
TOTAL OTHER INCOME	378,249	113,119	265,130	55,166	323,083	3,165,387	1,244,314	1,921,073	1,187,537	1,977,850
TOTAL REVENUES	6,991,869	6,368,666	623,203	7,489,098	-497,228	84,434,936	70,055,327	14,379,609	74,435,149	9,999,787

EXPENSES

OPERATING EXPENSES

ADMINISTRATIVE EXPENSES

ADMINISTRATIVE SALARIES

ADMIN SALARIES	570,182	606,344	36,163	540,259	-29,923	6,589,573	6,669,789	80,216	6,163,590	-425,983
ADMIN CASUAL LABOR	26,110	32,119	6,009	84,050	57,941	256,150	353,305	97,155	119,411	-136,738
ALLOC ADMIN SALARIES	-17,788	0	17,788	-12,444	5,343	-208,894	0	208,894	-160,060	48,834

TOTAL ADMIN SALARIES	578,504	638,463	59,959	611,865	33,361	6,636,828	7,023,094	386,265	6,122,941	-513,887
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AUDIT EXPENSE	39,855	9,504	-30,351	26,375	-13,480	206,429	104,542	-101,887	152,855	-53,574
MANAGEMENT FEE	166,832	176,765	9,933	178,544	11,711	1,975,052	1,944,411	-30,641	2,003,212	28,160
BOOKKEEPING FEE	45,863	47,701	1,838	50,535	4,673	520,643	524,707	4,065	554,828	34,185
NIFA MONITORING FEE	0	592	592	0	0	4,020	6,507	2,487	4,020	0

TOTAL ADMINISTRATIVE FEE	252,550	234,561	-17,989	255,454	2,904	2,706,144	2,580,168	-125,976	2,714,915	8,771
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COMPENSATED ABSENCE EXPENSE	0	0	0	0	0	-252,223	0	252,223	0	252,223
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TOTAL COMPENSATED ABSENCE	0	0	0	0	0	-252,223	0	252,223	0	252,223
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ADMIN EMPLOYEE BENEFITS	6,242	5,293	-949	7,043	801	150,184	58,219	-91,964	63,368	-86,816
ALLOC ADMIN EMP BENEFITS	0	0	0	0	0	0	0	0	0	0
ER MEDICAL/DENTAL INS - ADMIN	131,420	131,926	506	143,522	12,102	1,467,976	1,451,189	-16,787	1,355,378	-112,598
ER PENSION - ADMIN	25,105	33,349	8,244	60,489	35,384	289,125	366,838	77,714	190,313	-98,811
ER TAXES-ADMIN	40,366	46,385	6,019	39,123	-1,243	494,470	510,239	15,768	716,578	222,108

TOTAL ADMIN EMPLOYEE BENEFITS	203,132	216,953	13,821	250,176	47,044	2,401,755	2,386,485	-15,269	2,325,637	-76,118
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LEGAL SERVICES - OUTSIDE	12,228	12,683	455	17,338	5,110	273,062	139,510	-133,552	157,457	-115,604
TRAINING/CONFERENCE	1,116	7,187	6,070	2,367	1,251	65,133	79,054	13,922	91,303	26,170
BOARD MEETING/RETREAT	0	0	0	0	0	0	3	3	5	5
STAFF MEETING/RETREAT	0	378	378	0	0	3,843	4,162	319	3,629	-213
TRAVEL	4,085	2,399	-1,687	0	-4,085	37,081	26,384	-10,697	35,078	-2,002

MILEAGE	955	727	-228	931	-24	6,721	7,997	1,276	8,472	1,750
ADMIN VEHICLE - FUEL	0	45	45	0	0	10,548	497	-10,052	343	-10,206
ADMIN VEHICLE - MTCE & REPAIR	0	269	269	5	5	3,522	2,960	-562	2,136	-1,385
ADMIN VEHICLE - LICENSE	0	8	8	0	0	0	93	93	63	63
PUBLICATIONS	1,136	148	-988	897	-239	1,706	1,633	-73	2,192	486
MEMBERSHIPS	1,795	2,503	708	104	-1,691	21,716	27,536	5,820	32,813	11,097
PAYROLL PROCESSING FEE	5,731	5,311	-420	5,418	-313	55,769	58,421	2,652	54,847	-922
TELEPHONE	202	14,402	14,200	25,497	25,296	120,962	158,424	37,462	173,508	52,546
SAFETY EXPENSE	0	0	0	0	0	0	0	0	1,039	1,039
SAFETY EQUIPMENT/SUPPLIES	0	1,434	1,434	0	0	9,937	15,772	5,835	19,031	9,093
SAFETY TRAINING	0	17	17	0	0	0	189	189	117	117
LEGAL SERVICES - INTERNAL	17,787	16,862	-926	12,444	-5,343	208,894	185,479	-23,415	160,136	-48,758
ALLOC INTERNAL LEGAL EXP	0	3,375	3,375	5,584	5,584	42,663	37,128	-5,535	50,041	7,378
PRINTER SUPPLIES AND EXP	3,407	1,968	-1,439	1,972	-1,435	28,337	21,653	-6,685	20,347	-7,990
SOFTWARE EXP	31,200	18,267	-12,934	83	-31,117	402,254	200,936	-201,318	205,392	-196,861
FORMS AND PRINTING	0	0	0	0	0	79	0	-79	3,005	2,926
OFFICE EXPENSE	1,674	906	-769	1,254	-420	26,360	9,964	-16,396	9,808	-16,552
OFFICE FURNISHINGS	38,296	703	-37,593	0	-38,296	59,611	7,729	-51,883	21,892	-37,719
POSTAGE	6,027	6,170	143	6,582	555	78,386	67,872	-10,514	71,816	-6,570
OFFICE SUPPLIES	2,731	4,844	2,113	2,233	-498	58,626	53,285	-5,340	50,721	-7,905
OFFICE EQUIPMENT LEASES	2,744	3,835	1,091	3,630	886	37,888	42,184	4,296	39,632	1,744
COMPUTER SUPPLIES	0	0	0	0	0	0	0	0	113	113
COMPUTER EQUIPMENT	1,982	6,564	4,582	3,264	1,281	99,651	72,209	-27,443	103,458	3,807
NETWORK COMMUNICATION	1,027	6,279	5,251	10,833	9,806	86,376	69,064	-17,312	83,181	-3,194
ADVERTISING /NEWSPAPER ADS	0	163	163	2,419	2,419	2,138	1,795	-343	3,897	1,759
CABLE TV	0	433	433	1,730	1,730	4,505	4,758	253	7,741	3,237
EMPLOYEE HIRING & ADMIN EXP	2,128	3,409	1,281	2,186	57	95,545	37,499	-58,047	34,196	-61,349
CONSULTING	0	12,239	12,239	103,025	103,025	-49,961	134,624	184,585	444,641	494,602
BANK FEE	4,805	1,217	-3,588	4,302	-503	46,219	13,388	-32,831	15,288	-30,932
SECT 8 PORT OUT ADMIN FEES	5,314	0	-5,314	2,107	-3,206	34,501	0	-34,501	25,638	-8,862
LATE FEES	11	6,345	6,335	59	48	2,350	69,800	67,450	59,680	57,331
MISCELLANEOUS EXPENSE	0	324	324	-60	-60	-21,768	3,568	25,335	22,241	44,009
FEES - PERMITS	0	349	349	0	0	604	3,838	3,234	2,555	1,951
PROPERTY TAX	0	2,802	2,802	0	0	20,359	30,821	10,462	19,368	-990
RENTAL EXPENSE	3,535	2,309	-1,226	5,152	1,617	32,571	25,398	-7,173	37,803	5,232
IT SUPPORT - CONTR SERV	25,628	18,601	-7,027	11,313	-14,316	223,864	204,611	-19,252	193,730	-30,134
PROFESSIONAL FEES	-998	122	1,120	0	998	0	1,344	1,344	1,100	1,100
PROFESSIONAL/CONTR SERV	0	50	50	0	0	0	549	549	381	381
DEVELOPER'S FEE	0	0	0	0	0	10	0	-10	0	-10
TOTAL OTHER ADMIN EXPENSES	174,548	165,648	-8,900	232,668	58,120	2,130,061	1,822,131	-307,929	2,269,836	139,776
FEE FOR SERVICE	6,770	6,892	122	9,297	2,527	81,398	75,811	-5,587	97,538	16,141
TENANT RESTITUTION	0	0	0	0	0	31,025	0	-31,025	0	-31,025
TOTAL FEE FOR SERVICE	6,770	6,892	122	9,297	2,527	112,423	75,811	-36,612	97,538	-14,884

TOTAL ADMINISTRATIVE EXPENSES	1,215,504	1,262,517	47,013	1,359,460	143,955	13,734,987	13,887,689	152,702	13,530,867	-204,119
RESIDENT SERVICES SALARIES										
RESIDENT SERVICES SALARIES	4,273	4,629	356	4,149	-124	49,903	50,924	1,020	48,789	-1,114
RESIDENT SERVICE CASUAL LABOR	6,385	0	-6,385	6,725	340	72,427	0	-72,427	71,500	-927
TOTAL RESIDENT SERV SALARIES	10,658	4,629	-6,029	10,874	216	122,331	50,924	-71,407	120,289	-2,042
RELOCATION EXPENSES	-37,855	75,966	113,821	143,640	181,495	621,261	835,630	214,369	534,867	-86,394
RELOCATION - INITIAL PAYMENT	0	0	0	0	0	-60	0	60	0	60
RELOCATION - SECURITY DEPOSITS	0	1,033	1,033	0	0	0	11,361	11,361	7,019	7,019
RELOCATION - MOVING EXPENSE	3,952	378	-3,574	3,980	28	10,981	4,154	-6,827	9,665	-1,316
RELOCATION - MISCELLANEOUS	105	0	-105	0	-105	7,194	0	-7,194	0	-7,194
HOMEOWNERSHIP INCENTIVE	-74	0	74	0	74	-74	0	74	0	74
TOTAL RELOCATION EXPENSE	-33,872	77,377	111,249	147,620	181,492	639,302	851,145	211,843	551,552	-87,750
ER MEDICAL/DENTAL INS - RES SERV	1,891	1,980	89	2,052	161	20,797	21,777	979	20,294	-503
ER PENSION - RES SERV	214	255	40	471	257	2,502	2,801	299	1,747	-755
ER TAXES-RES SERV	290	354	64	300	10	3,567	3,896	329	5,436	1,869
TOTAL RESIDENT SERV EMP BENEFITS	2,395	2,588	194	2,823	428	26,866	28,473	1,607	27,477	611
YOUTH ACTIVITIES	0	0	0	0	0	2,440	0	-2,440	0	-2,440
YOUTH ACTIVITIES - SCHOLARSHIPS	0	704	704	0	0	6,000	7,740	1,740	4,782	-1,218
TOTAL YOUTH ACTIVITIES	0	704	704	0	0	8,440	7,740	-700	4,782	-3,658
RESIDENT SERVICES EXPENSE	232	7,823	7,591	171	-61	21,244	86,057	64,813	977	-20,267
RESIDENT SERVICES EVENTS & ACTIVITIES	-232	1,510	1,742	729	961	9,796	16,608	6,812	18,960	9,164
RESIDENT SERV DIRECT FUNDING	0	0	0	0	0	0	0	0	-130	-130
RESIDENT FUND - STIPENDS	1,179	7,316	6,138	3,915	2,737	30,237	80,481	50,244	37,572	7,335
RESIDENT FUND - MEETING EXPENSES	362	600	238	729	367	4,818	6,595	1,777	6,506	1,688
RESIDENT FUND - OTHER	0	2,936	2,936	0	0	1,945	32,291	30,346	10,651	8,706
TOTAL RESIDENT FUND	1,540	20,185	18,644	5,544	4,004	68,040	222,031	153,991	74,535	6,495
FRONT LINE SERVICE FEE	154,429	182,918	28,489	238,066	83,637	1,854,317	2,012,093	157,776	1,902,534	48,217
TOTAL FEE FOR SERVICE	154,429	182,918	28,489	238,066	83,637	1,854,317	2,012,093	157,776	1,902,534	48,217
TOTAL OTHER RESIDENT SERVICES	135,149	288,401	153,251	404,927	269,777	2,719,295	3,172,406	453,111	2,681,168	-38,127
TOTAL RESIDENT SERVICE EXPENSES	135,149	288,401	153,251	404,927	269,777	2,719,295	3,172,406	453,111	2,681,168	-38,127
UTILITY EXPENSES										
UTILITY - WATER	27,078	35,559	8,481	24,895	-2,183	323,113	391,147	68,034	413,278	90,165
UTILITY - ELECTRIC	104,419	136,431	32,012	138,365	33,946	1,579,721	1,500,746	-78,974	1,625,960	46,239
UTILITY - GAS	55,186	23,507	-31,679	49,696	-5,490	371,386	258,575	-112,811	281,336	-90,049
UTILITY - SEWER	39,338	47,406	8,069	37,061	-2,276	435,653	521,468	85,816	534,936	99,283
TOTAL UTILITY EXPENSES	226,020	242,903	16,883	250,017	23,997	2,709,872	2,671,936	-37,936	2,855,511	145,639
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	238,432	238,059	-373	234,859	-3,573	2,953,118	2,618,650	-334,468	2,740,907	-212,211

MAINTENANCE CASUAL LABOR	300	0	-300	4,207	3,907	2,417	0	-2,417	220,629	218,212
ALLOC MAINT SALARIES	0	0	0	0	0	0	0	0	-45	-45
TOTAL MAINTENANCE SALARIES	238,732	238,059	-673	239,066	334	2,955,534	2,618,650	-336,884	2,961,490	5,956
MAINTENANCE MATERIALS	7,425	0	-7,425	0	-7,425	18,115	0	-18,115	0	-18,115
APPLIANCES	17,218	20,340	3,122	4,385	-12,833	210,393	223,735	13,342	212,425	2,032
DWELLING EQUIPMENT	0	99	99	0	0	1,451	1,093	-358	675	-776
PAINT	5,574	6,414	840	2,992	-2,582	91,419	70,552	-20,867	77,374	-14,045
CLEANING SUPPLIES	2,496	2,569	72	610	-1,886	31,588	28,254	-3,334	26,349	-5,239
HVAC MATERIALS	5,001	2,906	-2,094	1,460	-3,541	180,282	31,971	-148,311	33,318	-146,964
LANDSCAPING MATERIALS	70	76	6	0	-70	585	834	250	1,031	447
PLUMBING MATERIALS	13,235	14,757	1,522	7,016	-6,219	229,738	162,329	-67,409	156,175	-73,563
ELECTRICAL MATERIALS	1,886	6,408	4,521	2,956	1,070	50,893	70,484	19,591	61,648	10,755
GASOLINE USAGE FOR MAINT VEHICLES	2,798	3,489	691	6,294	3,495	33,254	38,379	5,125	52,212	18,957
MAINTENANCE VEHICLE - LICENSE	0	0	0	0	0	53	0	-53	0	-53
PEST CONTROL SUPPLIES	3,103	2,642	-461	550	-2,553	27,791	29,062	1,271	31,912	4,121
MAINTENANCE TOOLS	317	1,665	1,348	0	-317	21,088	18,318	-2,770	16,755	-4,333
MAINTENANCE MATERIALS	18,728	32,870	14,142	21,424	2,696	448,334	361,569	-86,765	371,991	-76,342
MAINTENANCE EQUIPMENT	0	401	401	0	0	1,421	4,406	2,985	3,104	1,684
EARLY PAY DISCOUNT	0	-2,587	-2,587	0	0	-10,228	-28,452	-18,224	-17,590	-7,362
TOTAL MAINTENANCE MATERIALS	77,850	92,049	14,199	47,686	-30,164	1,336,177	1,012,534	-323,643	1,027,380	-308,797
ELEVATORS - CONTRACTED SERV	9,963	9,993	30	10,701	739	109,460	109,919	459	119,161	9,700
HVAC - CONTRACTED SERV	85,371	18,580	-66,792	18,874	-66,498	511,969	204,377	-307,593	305,572	-206,398
LAWNS - CONTRACTED SERV	54,510	9,971	-44,539	25,885	-28,625	295,630	109,679	-185,952	223,886	-71,744
MATS/UNIFORMS - CONTRACTED SVCE	325	483	157	6,830	6,504	9,508	5,309	-4,199	14,875	5,366
PEST CONTROL - CONTRACTED SERV	2,119	1,548	-572	2,605	486	47,804	17,023	-30,782	23,057	-24,748
SNOW REMOVAL - CONTRACTED SERV	0	8,273	8,273	266	266	90,159	91,003	844	60,093	-30,066
TRASH - CONTRACTED SERV	29,112	30,831	1,719	36,992	7,880	168,831	339,136	170,305	356,761	187,930
LANDFILL FEES - CONTRACTED SERV	691	152	-539	672	-20	5,173	1,677	-3,497	2,041	-3,133
CLEANING - CONTRACTED SERV	71,500	55,772	-15,728	4,375	-67,125	662,425	613,495	-48,930	560,355	-102,070
PAINTING - CONTRACTED SERV	36,683	19,130	-17,553	16,776	-19,907	209,535	210,431	896	207,966	-1,569
ARBORIST - CONTRACTED SERV	34,625	4,609	-30,016	13,860	-20,765	143,209	50,698	-92,511	94,030	-49,179
FLOORING REPL - CONTRACTED SERV	49,047	34,561	-14,486	35,078	-13,968	492,890	380,171	-112,719	497,958	5,068
OUTDOOR CLEANING - CONTRACTED SERV	0	1,555	1,555	4,750	4,750	11,945	17,108	5,163	31,897	19,952
CONCRETE WORK - CONTRACTED SERV	0	356	356	0	0	1,807	3,912	2,105	7,570	5,763
ELECTRICAL - CONTRACTED SERV	226	12,929	12,703	40,681	40,455	88,415	142,214	53,799	206,450	118,035
LANDSCAPE - CONTRACTED SERV	950	4,574	3,624	0	-950	37,860	50,316	12,456	32,595	-5,265
PLUMBING - CONTRACTED SERV	3,017	36,648	33,632	37,119	34,103	198,399	403,132	204,733	336,264	137,865
ROOF REPAIRS - CONTRACTED SERV	9,556	22	-9,534	250	-9,306	40,928	243	-40,686	34,974	-5,954
EXTERIOR REPAIRS - CONTRACTED SERV	2,564	113	-2,450	9,020	6,457	46,986	1,246	-45,740	58,052	11,066
VEHICLE MAINTENANCE & REPAIR	3,660	4,390	730	6,659	2,998	78,458	48,292	-30,166	59,622	-18,836
MAINTENANCE EQUIPMENT REPAIR	412	608	196	398	-14	11,421	6,687	-4,734	7,925	-3,496
WINDOWS/DOORS REPL - CONTRACTED SERV	21,724	7,739	-13,985	9,069	-12,656	190,576	85,132	-105,444	183,941	-6,635
VACANT TURNOVER - CONTRACTED SERV	0	427	427	0	0	13,976	4,698	-9,278	26,776	12,800

VACANCY REDUCTION - CONTRACTED SERV	0	0	0	0	0	0	0	0	1,700	1,700
INSPECTIONS - CONTRACTED SERV	8,106	1,468	-6,637	240	-7,866	55,297	16,153	-39,144	24,819	-30,478
INTERIOR REPAIRS - CONTRACTED SERV	71,301	6,519	-64,782	182,474	111,173	795,057	71,708	-723,349	615,986	-179,072
FIRE SAFETY - CONTRACTED SERVICES	9,785	19,166	9,382	8,033	-1,751	334,301	210,826	-123,475	296,157	-38,144
OTHER - OUTSIDE MAINT	0	0	0	0	0	8,113	0	-8,113	0	-8,113
HAZMAT - CONTRACTED SERV	50,794	483	-50,311	111,544	60,750	284,413	5,315	-279,098	585,050	300,637
RADON - CONTRACTED SERV	375	0	-375	1,400	1,025	12,510	0	-12,510	10,755	-1,755
DWELLING/MECHANICAL UPGRADES - CONTR SI	0	143	143	0	0	398	1,577	1,179	974	577
ALLOC INSPECTIONS EXPENSE	4,508	1,292	-3,216	2,657	-1,851	20,146	14,214	-5,932	19,746	-400
TOTAL MAINT SERVICES AND CONTRACTS	560,924	292,336	-268,588	587,208	26,284	4,977,602	3,215,692	-1,761,910	5,007,006	29,404
MAINTENANCE EMPLOYEE BENEFITS	-61	75	136	1,438	1,499	1,308	830	-478	275	-1,033
ALLOC MAINT EMP BENEFITS	0	0	0	0	0	0	0	0	-19	-19
ER MED/DENTAL INS - MAINT	62,177	62,150	-27	54,910	-7,267	689,996	683,650	-6,346	650,839	-39,157
ER PENSION - MAINT	11,201	13,093	1,892	26,918	15,717	133,720	144,026	10,305	82,696	-51,025
ER TAXES - MAINT	17,098	18,212	1,114	17,692	594	222,226	200,327	-21,899	338,943	116,717
TOTAL MAINT EMPLOYEE BENEFITS	90,415	93,530	3,115	100,959	10,544	1,047,251	1,028,832	-18,419	1,072,734	25,483
TOTAL MAINTENANCE EXPENSES	967,921	715,973	-251,947	974,918	6,997	10,316,564	7,875,708	-2,440,856	10,068,611	-247,953
PROTECTIVE SERVICE EXPENSES										
PROTECTIVE SERVICE SALARIES										
SECURITY SALARY	0	25,366	25,366	19,332	19,332	138,127	279,030	140,903	174,647	36,520
TOTAL PROTECTIVE SERV SALARIES	0	25,366	25,366	19,332	19,332	138,127	279,030	140,903	174,647	36,520
FRONT LINE SERVICE FEES	924	44,327	43,403	50,605	49,682	241,532	487,592	246,060	391,684	150,151
TOTAL FEE FOR SERVICE	924	44,327	43,403	50,605	49,682	241,532	487,592	246,060	391,684	150,151
GUARDS - CONTRACTED SECURITY	76,278	42	-76,235	0	-76,278	371,693	465	-371,228	25,404	-346,289
SECURITY & MONITORING	303	3,311	3,008	684	381	29,078	36,419	7,342	34,005	4,927
SECURITY - CONTRACTED SERV	53,820	919	-52,901	2,310	-51,510	295,738	10,109	-285,629	21,787	-273,951
SECURITY EQUIPMENT & MATERIALS	3,819	8,339	4,520	3,509	-310	376,241	91,732	-284,509	157,517	-218,724
TOTAL SECURITY EXPENSE	134,220	12,611	-121,608	6,503	-127,717	1,072,749	138,725	-934,024	238,713	-834,036
ER MEDICAL/DENTAL INS - SECURITY	0	2,685	2,685	943	943	3,691	29,533	25,842	20,619	16,928
ER PENSION - SECURITY	0	1,395	1,395	1,342	1,342	5,730	15,347	9,617	4,351	-1,378
ER TAXES - SECURITY	0	1,941	1,941	1,495	1,495	11,546	21,346	9,800	24,378	12,832
TOTAL SECURITY EMPLOYEE BENEFITS	0	6,020	6,020	3,780	3,780	20,967	66,225	45,258	49,349	28,382
TOTAL PROTECT SERVICE EXPENSES	135,143	88,325	-46,819	80,221	-54,922	1,473,376	971,572	-501,804	854,393	-618,983
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	105,151	12,658	-92,493	37,225	-67,926	422,865	139,241	-283,624	342,766	-80,099
INSURANCE - PROPERTY	79,256	38,119	-41,137	71,471	-7,785	870,922	419,309	-451,612	786,181	-84,741
INSURANCE - WORKERS COMP	25,424	21,648	-3,776	23,336	-2,088	230,916	238,132	7,215	244,123	13,207
TOTAL INSURANCE EXP	209,831	72,426	-137,406	132,032	-77,799	1,524,703	796,682	-728,021	1,373,070	-151,633
BAD DEBT EXPENSE	26,706	46,809	20,103	0	-26,706	766,208	514,902	-251,306	506,942	-259,266
TOTAL BAD DEBT EXPENSE	26,706	46,809	20,103	0	-26,706	766,208	514,902	-251,306	506,942	-259,266

CLOSING COSTS	0	19	19	0	0	0	204	204	126	126
MORTGAGE INTEREST	6,061	5,854	-207	6,467	407	64,568	64,396	-172	66,730	2,162
TOTAL LOAN INTEREST	6,061	5,854	-207	6,467	407	64,568	64,396	-172	66,730	2,162
TOTAL GENERAL EXPENSES	242,599	125,108	-117,491	138,499	-104,099	2,355,479	1,376,183	-979,295	1,946,868	-408,611
OTHER EXPENSES										
CASUALTY LOSS										
CASUALTY LOSS MATERIALS	0	0	0	0	0	5,001	0	-5,001	0	-5,001
CASUALTY LOSS PROCEEDS	0	0	0	0	0	0	0	0	68	-68
NET CASUALTY LOSS	0	0	0	0	0	5,001	0	-5,001	-68	-5,069
TOTAL OTHER EXPENSES	0	0	0	0	0	5,001	0	-5,001	-68	-5,069
TOTAL OPERATING EXPENSES	2,922,336	2,723,227	-199,109	3,208,042	285,705	33,314,572	29,955,495	-3,359,077	31,937,349	-1,377,223
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	4,001,715	3,435,727	-565,988	3,876,725	-124,990	42,846,725	37,793,001	-5,053,724	39,114,093	-3,732,632
HAP EXPENSE - PORTABLE	138,503	44,191	-94,312	53,743	-84,760	910,593	486,104	-424,490	508,438	-402,155
UTILITY REIMBURSEMENT	117,613	163,210	45,597	181,553	63,940	1,547,142	1,795,308	248,166	1,861,795	314,653
TOTAL HAP EXPENSES	4,257,832	3,643,128	-614,703	4,112,021	-145,811	45,304,460	40,074,413	-5,230,047	41,484,326	-3,820,134
DEPRECIATION EXPENSE	702,433	248,635	-453,798	249,161	-453,272	7,729,040	2,734,990	-4,994,050	2,791,164	-4,937,876
ORGANIZATIONAL COSTS	0	0	0	0	0	41,289	0	-41,289	0	-41,289
TOTAL DEPR & AMORT EXPENSE	702,433	248,635	-453,798	249,161	-453,272	7,770,329	2,734,990	-5,035,339	2,791,164	-4,979,165
TOTAL NON-OPERATING EXPENSES	4,960,265	3,891,764	-1,068,501	4,361,182	-599,083	53,074,789	42,809,403	-10,265,386	44,275,490	-8,799,299
TOTAL EXPENSES	7,882,601	6,614,991	-1,267,610	7,569,224	-313,377	86,389,362	72,764,898	-13,624,463	76,212,839	-10,176,522
TRANSFERS BET PROGRAMS & PROJECTS - IN	31,090	252,534	-221,445	10,601	20,489	3,636,512	2,777,879	858,634	3,766,805	-130,293
TRANSFERS BET PROGRAMS & PROJECTS - OUT	31,090	252,534	221,445	10,601	-20,489	3,636,512	2,777,879	-858,633	3,766,805	130,293
OPERATING TRANSFER - IN	21,060	0	21,060	0	21,060	21,060	0	21,060	24,614	-3,554
OPERATING TRANSFER - OUT	21,060	0	-21,060	0	-21,060	21,060	0	-21,060	24,614	3,554
TOTAL TRANSFERS	0	0	0	0	0	0	0	0	0	0
PRIOR PERIOD ADJUSTMENT	244,312	0	-244,312	301	-244,011	244,263	0	-244,263	584,668	340,405
TOTAL PRIOR PERIOD ADJUSTMENT	244,312	0	-244,312	301	-244,011	244,263	0	-244,263	584,668	340,405
NET OPERATING INCOME (LOSS)	-1,135,043	-246,325	-888,719	-80,427	-1,054,616	-2,198,688	-2,709,571	510,883	-2,362,358	163,669
ADJUSTED NET OPERATING INCOME (LOSS)	-432,610	2,311	-434,921	168,734	-601,344	5,530,352	25,419	5,504,933	428,806	5,101,545

Property = 7pubhsg 7cap

Budget Comparison

Period = Nov 2025

Book = Accrual ; Tree = ysl_is

	November 2025	Budget	Variance	November 2024	Change	YTD 2025	Budget	Variance	YTD 2024	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	621,682	566,226	55,456	615,941	5,741	6,801,340	6,228,484	572,855	6,736,340	65,000
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	931,991	968,273	-36,282	1,676,802	-744,811	16,628,609	10,651,002	5,977,607	14,968,730	1,659,879
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	948	2,456	-1,508	1,908	-960	17,678	27,017	-9,339	24,882	-7,204
TOTAL NON-CASH INT INCOME {HIO}	0	8,392	-8,392	0	0	143,710	92,308	51,402	103,548	40,162
INT INCOME - RESTRICT FUNDS	374	503	-128	431	-57	4,399	5,529	-1,131	5,274	-875
OTHER INCOME										
TOTAL OTHER INCOME	-4,707	31,965	-36,672	39,505	-44,211	1,350,776	351,617	999,159	246,688	1,104,088
TOTAL REVENUES	1,550,290	1,577,814	-27,525	2,334,587	-784,297	24,946,512	17,355,958	7,590,554	22,085,462	2,861,051
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	301,964	327,738	25,774	402,152	100,188	3,468,457	3,605,117	136,660	3,562,814	94,357
RESIDENT SERVICE EXPENSES	123,879	178,844	54,965	240,127	116,248	1,894,739	1,967,283	72,544	1,936,028	41,289
UTILITY EXPENSES	205,451	230,573	25,122	236,354	30,903	2,469,308	2,536,299	66,990	2,673,520	204,212
MAINTENANCE EXPENSES	814,190	616,434	-197,756	886,156	71,966	8,894,365	6,780,774	-2,113,591	8,825,099	-69,266
PROTECT SERVICE EXPENSES	120,855	50,302	-70,553	48,989	-71,866	1,066,464	553,318	-513,147	545,572	-520,892
GENERAL EXPENSES	170,299	78,263	-92,036	88,150	-82,149	1,748,233	860,888	-887,345	1,380,795	-367,438
TOTAL OPERATING EXPENSES	1,736,637	1,482,153	-254,485	1,901,928	165,291	19,541,567	16,303,678	-3,237,889	18,923,829	-617,739
NON-OPERATING EXPENSES										
HAP EXPENSES	13,783	14,737	954	16,993	3,210	170,572	162,107	-8,465	175,397	4,825
DEPR & AMORT EXPENSE	594,937	183,117	-411,821	178,862	-416,075	6,589,165	2,014,283	-4,574,881	1,993,723	-4,595,442
TOTAL NON-OPERATING EXPENSES	608,720	197,854	-410,867	195,855	-412,865	6,759,737	2,176,390	-4,583,346	2,169,120	-4,590,617
TOTAL EXPENSES	2,345,357	1,680,006	-665,351	2,097,783	-247,574	26,301,304	18,480,068	-7,821,236	21,092,948	-5,208,355
TOTAL TRANSFERS	31,090	103,730	72,640	10,601	-20,489	1,232,860	1,141,025	-91,835	2,021,791	788,932
TOTAL PRIOR PERIOD ADJUSTMENT	60,947	0	-60,947	1,188	-59,758	60,898	0	-60,898	585,555	524,657
NET OPERATING INCOME (LOSS)	-887,104	-205,921	-681,183	225,015	-1,112,119	-2,648,549	-2,265,135	-383,415	-1,614,833	-1,033,716
ADJUSTED NET OPERATING INCOME (LOSS)	-292,167	-22,804	-269,363	403,877	-696,044	3,940,616	-250,852	4,191,468	378,890	3,561,726

Budget Comparison

Period = Nov 2025

Book = Accrual ; Tree = ysl_is

	November 2025	Budget	Variance	November 2024	Change	YTD 2025	Budget	Variance	YTD 2024	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	621,682	566,226	55,456	615,941	5,741	6,801,340	6,228,484	572,855	6,736,340	65,000
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	661,789	686,782	-24,993	646,861	14,928	7,310,350	7,554,597	-244,247	8,491,746	-1,181,396
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	948	2,456	-1,508	1,908	-960	17,678	27,017	-9,339	24,882	-7,204
TOTAL NON-CASH INT INCOME {HIO}	0	8,392	-8,392	0	0	143,710	92,308	51,402	103,548	40,162
INT INCOME - RESTRICT FUNDS	374	503	-128	431	-57	4,399	5,529	-1,131	5,274	-875
OTHER INCOME										
TOTAL OTHER INCOME	-4,707	31,965	-36,672	39,505	-44,211	1,350,776	351,617	999,159	246,688	1,104,088
TOTAL REVENUES	1,280,088	1,296,323	-16,236	1,304,646	-24,558	15,628,253	14,259,553	1,368,700	15,608,477	19,776
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	296,033	327,738	31,705	304,514	8,481	3,546,770	3,605,117	58,347	3,399,643	-147,126
RESIDENT SERVICE EXPENSES	123,879	178,844	54,965	240,127	116,248	1,888,644	1,967,283	78,639	1,919,863	31,218
UTILITY EXPENSES	205,451	230,573	25,122	236,354	30,903	2,469,308	2,536,299	66,990	2,673,520	204,212
MAINTENANCE EXPENSES	658,980	556,609	-102,370	459,082	-199,897	6,874,246	6,122,703	-751,543	6,389,958	-484,288
PROTECT SERVICE EXPENSES	120,755	50,302	-70,453	48,989	-71,766	994,179	553,318	-440,861	480,221	-513,958
GENERAL EXPENSES	170,299	78,263	-92,036	88,150	-82,149	1,748,233	860,888	-887,345	1,380,795	-367,438
TOTAL OPERATING EXPENSES	1,575,395	1,422,328	-153,068	1,377,216	-198,180	17,521,381	15,645,607	-1,875,774	16,244,001	-1,277,380
NON-OPERATING EXPENSES										
HAP EXPENSES	13,783	14,737	954	16,993	3,210	170,572	162,107	-8,465	175,397	4,825
DEPR & AMORT EXPENSE	594,937	183,117	-411,821	178,862	-416,075	6,589,165	2,014,283	-4,574,881	1,993,723	-4,595,442
TOTAL NON-OPERATING EXPENSES	608,720	197,854	-410,867	195,855	-412,865	6,759,737	2,176,390	-4,583,346	2,169,120	-4,590,617
TOTAL EXPENSES	2,184,116	1,620,182	-563,934	1,573,071	-611,045	24,281,117	17,821,997	-6,459,121	18,413,121	-5,867,997
TOTAL TRANSFERS	31,090	-117,937	-149,027	10,601	-20,489	-1,405,665	-1,297,309	108,357	-1,296,529	109,136
TOTAL PRIOR PERIOD ADJUSTMENT	60,947	0	-60,947	1,188	-59,758	60,898	0	-60,898	585,555	524,657
NET OPERATING INCOME (LOSS)	-996,065	-205,921	-790,143	-280,214	-715,850	-7,308,097	-2,265,135	-5,042,962	-2,093,670	-5,214,428
ADJUSTED NET OPERATING INCOME (LOSS)	-401,128	-22,804	-378,324	-101,352	-299,776	-718,932	-250,852	-468,080	-99,947	-618,985

Budget Comparison

Period = Nov 2025

Book = Accrual ; Tree = ysi_is

	November 2025	Budget	Variance	November 2024	Change	YTD 2025	Budget	Variance	YTD 2024	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	0	110	-110	0	0	150	1,214	-1,064	1,830	-1,680
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	4,126,121	3,710,716	415,405	3,850,483	275,638	47,112,393	40,817,873	6,294,520	41,913,743	5,198,650
TOTAL FEE REVENUE										
TOTAL FEE REVENUE	4,508	5,240	-731	2,657	1,851	20,146	57,637	-37,491	19,746	400
TOTAL NON-CASH INT INCOME {HIO}	0	0	0	0	0	0	0	0	442	-442
OTHER INCOME										
TOTAL OTHER INCOME	0	0	0	0	0	0	0	0	0	0
TOTAL REVENUES	4,130,629	3,716,066	414,564	3,853,140	277,489	47,132,689	40,876,724	6,255,965	41,935,761	5,196,928
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	259,534	257,880	-1,655	266,427	6,893	2,872,922	2,836,676	-36,245	2,783,190	-89,732
RESIDENT SERVICE EXPENSES	0	451	451	-5	-5	2,222	4,964	2,742	7,669	5,447
MAINTENANCE EXPENSES	24,536	34,117	9,582	20,006	-4,530	280,822	375,292	94,470	247,693	-33,130
GENERAL EXPENSES	9,452	3,564	-5,888	4,535	-4,918	44,119	39,206	-4,913	45,280	1,161
TOTAL OPERATING EXPENSES	293,522	296,013	2,491	290,963	-2,559	3,200,084	3,256,138	56,054	3,083,831	-116,253
NON-OPERATING EXPENSES										
HAP EXPENSES	4,064,678	3,440,989	-623,689	3,924,967	-139,711	43,229,086	37,850,878	-5,378,208	39,225,673	-4,003,413
DEPR & AMORT EXPENSE	995	1,293	298	713	-281	10,940	14,218	3,278	13,060	2,120
TOTAL NON-OPERATING EXPENSES	4,065,672	3,442,281	-623,391	3,925,680	-139,992	43,240,026	37,865,096	-5,374,930	39,238,733	-4,001,293
TOTAL EXPENSES	4,359,194	3,738,294	-620,900	4,216,643	-142,551	46,440,110	41,121,235	-5,318,876	42,322,564	-4,117,546
TOTAL PRIOR PERIOD ADJUSTMENT	52,316	0	-52,316	144	-52,172	52,316	0	-52,316	144	-52,172
NET OPERATING INCOME (LOSS)	-280,881	-22,228	-258,653	-363,647	82,766	640,263	-244,510	884,773	-386,947	1,027,210
ADJUSTED NET OPERATING INCOME (LOSS)	-279,886	-20,935	-258,951	-362,934	83,048	651,203	-230,292	881,495	-373,887	1,025,090

C/O - after FMR 2016 (7fidscent)

Budget Comparison

Period = Nov 2025

Book = Accrual ; Tree = ysi_is

	November 2025	Budget	Variance	November 2024	Change	YTD 2025	Budget	Variance	YTD 2024	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	50	3,584	-3,534	5,584	-5,534	41,817	39,420	2,397	56,468	-14,651
TOTAL FEE REVENUE										
TOTAL FEE REVENUE	374,817	458,601	-83,784	527,047	-152,230	4,672,941	5,044,615	-371,674	4,949,795	-276,854
TOTAL OTHER GOV'T GRANTS DONATIONS	255,976	168,274	87,702	260,671	-4,695	2,355,852	1,851,011	504,841	438,819	1,917,032
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	27	34	-7	31	-3	343	375	-32	362	-19
TOTAL NON-CASH INT INCOME {HIO}	0	596	-596	0	0	5,741	6,559	-819	4,053	1,688
OTHER INCOME										
TOTAL OTHER INCOME	593,190	7,051	586,139	561	592,629	641,860	77,559	564,301	235,493	406,368
TOTAL REVENUES	1,224,060	638,140	585,920	793,893	430,167	7,718,553	7,019,539	699,014	5,684,989	2,033,564
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	516,801	586,145	69,344	606,427	89,626	6,131,367	6,447,597	316,230	5,955,331	-176,036
RESIDENT SERVICE EXPENSES	68	90,798	90,730	144,766	144,698	643,648	998,777	355,129	535,594	-108,053
UTILITY EXPENSES	3,797	4,577	780	3,131	-666	55,610	50,345	-5,265	46,491	-9,118
MAINTENANCE EXPENSES	3,623	7,824	4,201	9,935	6,312	104,780	86,064	-18,717	140,587	35,807
PROTECT SERVICE EXPENSES	1,784	32,711	30,927	23,113	21,329	174,271	359,817	185,546	236,158	61,887
GENERAL EXPENSES	32,256	18,218	-14,038	26,006	-6,250	258,519	200,399	-58,120	229,927	-28,591
TOTAL OPERATING EXPENSES	558,327	740,273	181,945	813,377	255,050	7,368,195	8,142,998	774,804	7,144,089	-224,105
NON-OPERATING EXPENSES										
DEPR & AMORT EXPENSE	12,687	14,030	1,344	12,598	-89	136,662	154,334	17,672	150,787	14,124
TOTAL NON-OPERATING EXPENSES	12,687	14,030	1,344	12,598	-89	136,662	154,334	17,672	150,787	14,124
TOTAL EXPENSES	571,014	754,303	183,289	825,975	254,961	7,504,857	8,297,332	792,475	7,294,876	-209,981
TOTAL TRANSFERS	0	-63,333	-63,333	0	0	-753,864	-696,667	57,197	-1,460,320	-706,456
TOTAL PRIOR PERIOD ADJUSTMENT	92,853	0	-92,853	-410	-93,263	92,852	0	-92,852	-410	-93,262
NET OPERATING INCOME (LOSS)	560,194	-52,830	613,023	-31,672	591,866	874,707	-581,127	1,455,835	-149,157	1,023,864
ADJUSTED NET OPERATING INCOME (LOSS)	572,881	-38,800	611,681	-19,074	591,955	1,011,369	-426,793	1,438,162	1,630	1,009,739

HIO, Inc. (7hioinc)
Budget Comparison
 Period = Nov 2025
 Book = Accrual ; Tree = ysi_is

	November 2025	Budget	Variance	November 2024	Change	YTD 2025	Budget	Variance	YTD 2024	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	110,690	82,465	28,226	103,167	7,523	1,162,280	907,111	255,169	1,063,080	99,199
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	0	10,503	-10,503	0	0	0	115,532	-115,532	0	0
INT INCOME - RESTRICT FUNDS	119	755	-636	682	-563	5,399	8,302	-2,904	7,996	-2,597
OTHER INCOME										
TOTAL OTHER INCOME	74,757	11,751	63,006	13,567	61,191	244,701	129,261	115,440	140,814	103,887
TOTAL REVENUES	185,567	105,473	80,093	117,416	68,151	1,412,379	1,160,206	252,173	1,211,890	200,489
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	26,220	24,559	-1,661	26,585	365	301,571	270,152	-31,419	317,261	15,690
RESIDENT SERVICE EXPENSES	11,202	13,412	2,210	19,304	8,102	159,669	147,538	-12,132	159,075	-594
UTILITY EXPENSES	16,773	7,754	-9,019	10,533	-6,240	184,954	85,293	-99,661	135,499	-49,455
MAINTENANCE EXPENSES	124,561	57,463	-67,098	57,966	-66,595	1,025,696	632,090	-393,607	836,257	-189,440
PROTECT SERVICE EXPENSES	12,505	5,313	-7,193	8,119	-4,386	232,640	58,438	-174,203	72,662	-159,978
GENERAL EXPENSES	28,696	23,996	-4,700	19,227	-9,469	288,744	263,956	-24,788	279,159	-9,585
OTHER EXPENSES	0	0	0	0	0	5,001	0	-5,001	-68	-5,069
TOTAL OPERATING EXPENSES	219,957	132,497	-87,460	141,734	-78,223	2,198,275	1,457,466	-740,809	1,799,845	-398,430
NON-OPERATING EXPENSES										
HAP EXPENSES	4,095	3,932	-163	4,916	821	58,667	43,251	-15,416	50,303	-8,364
DEPR & AMORT EXPENSE	93,754	50,135	-43,619	56,926	-36,827	1,032,890	551,482	-481,407	632,922	-399,967
TOTAL NON-OPERATING EXPENSES	97,849	54,067	-43,782	61,842	-36,006	1,091,557	594,733	-496,823	683,225	-408,332
TOTAL EXPENSES	317,806	186,564	-131,242	203,576	-114,229	3,289,832	2,052,199	-1,237,633	2,483,070	-806,762
TOTAL TRANSFERS	-31,090	-40,396	-9,307	-10,601	20,489	-478,996	-444,358	34,638	-561,471	-82,475
TOTAL PRIOR PERIOD ADJUSTMENT	35,759	0	-35,759	-536	-36,295	35,759	0	-35,759	-536	-36,295
NET OPERATING INCOME (LOSS)	-136,908	-40,694	-96,214	-75,024	-61,885	-1,434,216	-447,635	-986,581	-709,173	-725,043
ADJUSTED NET OPERATING INCOME (LOSS)	-43,154	9,441	-52,595	-18,098	-25,056	-401,326	103,847	-505,173	-76,251	-325,075

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Dec 2025

Book = Accrual ; Tree = ysi_is

	December 2025	Budget	Variance	December 2024	Change	YTD 2025	Budget	Variance	YTD 2024	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	682,736	652,385	30,351	757,207	-74,471	8,687,587	7,828,614	858,973	8,614,890	72,697
TOTAL HUD GRANTS AND SUBSIDY	5,770,277	4,879,771	890,506	6,557,586	-787,309	71,282,493	58,557,252	12,725,240	65,437,942	5,844,551
TOTAL FEE REVENUE	214,283	463,841	-249,558	578,657	-364,374	4,907,370	5,566,093	-658,723	5,548,198	-640,827
TOTAL OTHER GOV'T GRANTS DONATIONS	134,524	246,315	-111,791	417,038	-282,513	3,000,557	2,955,780	44,777	1,803,583	1,196,974
TOTAL INTEREST INCOME - MAIN	2,849	2,990	-141	110,235	-107,386	36,227	35,875	352	142,373	-106,146
TOTAL NON-CASH INT INCOME {HIO}	0	8,988	-8,988	0	0	149,451	107,856	41,595	108,043	41,408
INT INCOME - RESTRICT FUNDS	1,251	1,257	-6	4,750	-3,498	11,049	15,089	-4,041	18,020	-6,971
TOTAL OTHER INCOME	474,782	113,119	361,663	38,725	436,058	3,640,170	1,357,433	2,282,737	1,226,262	2,413,908
TOTAL REVENUES	7,280,703	6,368,666	912,038	8,464,197	-1,183,494	91,714,904	76,423,993	15,290,911	82,899,311	8,815,593
EXPENSES										
TOTAL ADMINISTRATIVE EXPENSES	1,393,993	1,262,518	-131,475	1,704,087	310,094	15,396,745	15,150,207	-246,538	15,219,412	-177,333
TOTAL RESIDENT SERVICE EXPENSES	20,179	288,401	268,221	301,577	281,397	2,743,951	3,460,807	716,856	2,978,268	234,318
TOTAL UTILITY EXPENSES	116,242	242,903	126,661	289,464	173,221	2,826,114	2,914,840	88,725	3,144,975	318,860
TOTAL MAINTENANCE EXPENSES	844,069	715,974	-128,096	938,146	94,076	11,160,779	8,591,682	-2,569,097	11,006,611	-154,168
TOTAL PROTECT SERVICE EXPENSES	163,116	88,325	-74,791	194,669	31,553	1,636,492	1,059,897	-576,595	1,049,061	-587,430
TOTAL GENERAL EXPENSES	168,902	125,107	-43,794	1,948,925	1,780,024	2,524,380	1,501,291	-1,023,089	3,895,793	1,371,413
TOTAL OTHER EXPENSES	0	0	0	119,176	119,176	5,001	0	-5,001	119,108	114,107
TOTAL OPERATING EXPENSES	2,706,501	2,723,228	16,726	5,496,043	2,789,542	36,293,461	32,678,723	-3,614,739	37,413,227	1,119,766
NON-OPERATING EXPENSES										
TOTAL HAP EXPENSES	4,146,978	3,643,128	-503,850	4,082,740	-64,238	49,451,438	43,717,542	-5,733,897	45,567,067	-3,884,372
TOTAL DEPR & AMORT EXPENSE	699,856	248,635	-451,221	5,697,383	4,997,527	8,470,185	2,983,626	-5,486,560	8,488,547	18,362
TOTAL NON-OPERATING EXPENSES	4,846,834	3,891,764	-955,070	9,780,124	4,933,290	57,921,623	46,701,167	-11,220,456	54,055,614	-3,866,010
TOTAL EXPENSES	7,553,336	6,614,992	-938,344	15,276,167	7,722,831	94,215,085	79,379,890	-14,835,195	91,468,841	-2,746,244
TOTAL PRIOR PERIOD ADJUSTMENT	-196,739	0	196,739	-36,566,776	-36,370,037	48,524	0	-48,524	-35,982,108	-36,030,632
NET OPERATING INCOME (LOSS)	-75,893	-246,326	170,433	29,754,806	-29,830,699	-2,548,705	-2,955,897	407,193	27,412,578	-29,961,282
ADJUSTED NET OPERATING INCOME (LOSS)	623,963	2,309	621,654	35,452,189	-34,828,226	5,921,480	27,729	5,893,751	35,901,125	-29,979,645

5.7. Development

Memorandum



To: OHA Board of Commissioners
From: Joy Kayode, Strategic Project Manager
Date: January 23, 2026
Re: Development Report

Choice Neighborhoods Implementation Grant – Spencer Homes

Construction of MLK Square was completed in November 2025. Lease up started mid-November 2025 was completed by the end of December 2025.

OHA staff has been meeting to discuss the OHA community space at Malcolm’s Place. Certain OHA staff will have a presence at the community space to engage with tenants and the meeting space will be available to community groups and non-profit organizations.

Choice Neighborhood Implementation Grant – Southside

Construction is progressing on the first phase of the Southside Terrace redevelopment, with over 80% completion. This phase will consist of a 92-unit multi-family building. Tours for returning residents are tentatively scheduled for February 11th and March 2026 (date TBC). Lease up is expected to begin mid-February. The tentative occupancy date is scheduled for May 1, 2026.

SST Phase 2 financial closing occurred in June 2025. To date, construction is 15% complete. Underground utility connection work is in progress.

3030 Upland Parkway financial closing occurred in October 2025. Construction has started and occupancy is tentatively scheduled for Spring 2027. This will be a 74-unit development consisting of a 71-unit multifamily building and a three-unit townhome development.

Y Street Townhomes will be a partnership between Brinshore, Canopy South and OHA. The development will consist of 14 townhome units. Closing is anticipated to occur in the third quarter of 2026.

Design work for Arbor Flats has continued after a delay due to a revision in the flood map and failed LIHTC application. Closing is anticipated for 2026. OHA will provide a more detailed timeline in the coming months.

Design work for SST Phase 3 is progressing. This Phase received 4% LIHTC award. Demolition is anticipated for March or April 2026. Closing is anticipated to occur in the second quarter of 2026.

Design work for SST Phase 4 is underway. The NIFA tax credit application was not awarded for this phase. OHA will provide a more detailed timeline in the coming months.

Scattered Site Housing and Chambers Court

OHA has started the process of selling the PBV units to River City and implementing the policies and procedures for the management of those units under the voucher program.

Lease up is 75% complete. OHA will continue to lease up and provide additional updates in the coming months.

The sale of Chambers Court is scheduled for early second quarter 2026.

Tower Repositioning Planning

Planning for renovation and preservation for OHA's public housing towers through a variety of HUD redevelopment tools has started with OHA's RAD consultant, AH Forward, and development partner, Brinshore.

The Pine Tower RAD conversion closed mid-November 2025. OHA has continued to work with Brinshore, BCM, and Seldin to ensure the property management changeover and construction continues as scheduled.

Florence Tower and Kay Jay Tower conversion is ongoing. OHA received the CHAP for both projects on August 19, 2025. The amendment to combine the towers under one transaction was approved shortly after. The NIFA tax credit application was awarded on December 12, 2025. Closing is anticipated to occur late in the third quarter of 2026.

Conversion Summary

OHA Asset	Status	# of Units	Conversion Type	New Asset Type	New # of Units	New Owner
Scattered Sites NE	CONVERSION UNDERWAY	117	PBV	Project-Based Vouchers (Under Section 8)	117	River City Housing
NOAH	HUD APPROVAL PENDING	19	PBV	Project-Based Vouchers (Under Section 8)	19	River City Housing
Pine Tower	CONVERTED – 11/21/2025	143	RAD/Section 18 Blend	Project-Based Vouchers (Under Section 8)	143	River City Housing
Chambers Court	SALE ANTICIPATED Q2 2026	32 Public Housing / 38 LIHTC	Disposition - Sale	-		Hoppe Development

Kay Jay – Florence Towers	CLOSING ANTICIPATED Q3 2026	223 FT – 106 KJ - 117	RAD/Section 18 Blend	Project-Based Vouchers (Under Section 8)	223 FT – 106 KJ - 117	
UPCOMING S18 Applications						
SCNE		29	Sale at FMR	No longer in OHA Portfolio	0	Various Owners
SCNW		66	PBV	Project-Based Vouchers (Under Section 8)	66	River City Housing

5.8. Procurement/Contracting/Capital Budgets

Capital Improvements Monthly Report – February 2026

GENERAL UPDATES

- 2026-2030 Capital Improvements Five-Year Action Plan will be before the Development Committee, then the full Board on January 29th.
- HUD approved OHA’s development proposal to add the Annex Building to the public housing portfolio, allowing the use of capital grant funding to improve the property.

Capital Funds Project Status update as of 01/20/2026

Project	Comments
<i><u>COMPLETED</u></i>	
Site drainage A&E	Completed January 2026

<i><u>IN PROGRESS</u></i>	
Annex reconfiguration / renovation	Project kickoff in January 2026
Jackson thermostat replacements	Estimated completion January 2026
Key management system	Estimated completion February 2026
Kay Jay Tower shower replacements	Estimated completion March 2025
Jackson unit renovation	Estimated completion April 2026
Jackson Tower plumbing stack replacements	Estimated completion Summer 2026

<i><u>IN DEVELOPMENT</u></i>	
Energy Audit	Finalizing vendor selection
Crown Tower waterproofing	QBS for A&E vendor in January 2025
Lead Based Paint Remediation	Solicitation in February 2026
Multifamily exterior repairs	Solicitation in February 2026
Site Drainage Improvements	Solicitation in March 2026

Capital Funds Grant Status Update as of 01/20/2026

ACTIVE GRANTS

Grant Year	Grant Type	Award Amount	Award Date	Obligation Date	End Date	\$ Expended	% Expended	\$ Obligated	% Obligated	Status
2022	JT At Risk	\$2,145,000	2/8/2023	1/29/2025	1/29/2027	\$1,412,232	65.84%	\$2,145,000	100.00%	Obligation complete, expending
2023	Formula	\$7,173,205	2/17/2023	2/16/2025	2/16/2027	\$5,869,850	81.57%	\$7,256,653	100.85%	Obligation complete, expending
2024	Formula	\$7,433,097	5/6/2024	5/6/2026	5/6/2028	\$6,749,620	90.58%	\$7,781,491	104.43%	Obligation complete, expending
2025	Formula	\$7,538,645	5/13/2025	5/12/2027	5/12/2029	\$2,642,243	34.78%	\$2,679,304	35.27%	Obligation in progress

INACTIVE GRANTS

Grant Year	Grant Type	Award Amount	Award Date	Obligation Date	End Date	\$ Expended	% Expended	\$ Obligated	% Obligated	Status
2022	Formula	\$7,114,398	5/12/2022	5/11/2024	5/11/2026	\$7,133,811	100.00%	\$7,139,851	100.00%	Closeout in progress
2019	Lead Based Paint	\$660,000	8/30/2019	8/30/2023	8/30/2025	\$660,000	100.00%	\$660,000	100.00%	Closeout in progress
2020	Formula	\$6,017,802	3/26/2020	3/25/2024	3/25/2026	\$6,017,802	100.00%	\$6,017,802	100.00%	Closeout in progress
2021	Formula	\$5,831,495	2/23/2021	2/22/2023	2/22/2025	\$5,831,495	100.00%	\$5,831,495	100.00%	Closeout in progress
2021	Safety & Security	\$247,000	9/1/2021	9/9/2022	9/9/2023	\$146,530	59.32%	\$146,530	59.32%	Closeout in progress

Procurement Monthly Report – February 2026

<i>FORMAL SOLICITATION ACTIVITY</i>			
Project	Type	Status	Anticipated Board Month
Multifamily Exterior Renovation	IFB	Planning	April 2026
Farnam Elevator Replacement	IFB	Planning	May 2026
Site Drainage Improvements	IFB	Planning	May 2026
Legal Services - Affordable Housing	RFP	Planning	May 2026
Electrical Services	RFP	Planning	May 2026
Custodial Services	IFB	Planning	May 2026
Plumbing Services	RFP	Planning	May 2026

<i>CONTRACT ACTIVITY</i>			
Contract Purpose	Vendor	Action	Diverse-Owned Business
Independent Professional Auditor	Clifton Larson Allen, LLP	Renewal	N/A

<i>OTHER PROCUREMENT ACTIVITY (EXISTING CONTRACTS / BOARD NOTIFICATION)</i>			
Project	Vendor	Amount	Contract #

5.9. Human Resources

Memorandum



To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: January 20, 2026

Re: Staffing Report Summary November 24, 2025 – January 20, 2026

Total Open Positions 8

Position(s)	Number of Positions Open	Department	Status
Assistant Maintenance Manager	1	Property Management	Reviewing applications
Housing Clerk – PHI	1	Public Housing Intake	Interviewing
Accountant	1	Finance	Interviewing
Administrative Assistant – Housing Operations	1	Property Management	Interviewing
Administrative Assistant – Property Management	1	Property Management	Interviewing
Assistant Director of Property Management	1	Property Management	Interviewing
Housing Specialist	1	HCV	Interviewing
Account Resolution Coordinator	1	Finance	Interviewing

Total New Hires 0

Title	Number of Positions Filled	Department/Location

Total Transfers 0

Name	Old Title	New Title	Department	Date

Total Promotions 0

Name	Old Title	New Title	Department	Date

Type of Termination	Number of Employees
Involuntary	3
Voluntary	5

Current Monthly Turnover Rate
4.67%

Annual Turnover Rate (1/2025 – 1/2026)
36.82%

5.10. Family and Community Services

Family and Community Services Department

Synergy of Services = Self-Sufficiency

Outreach

Academic Achievement

Transportation

Elderly and Disabled Services

Resident Education and Employment

Family Self-Sufficiency

Homeownership

Grants



Families Towards Self-Sufficiency

Family and Community Services Department

Family Services and Community Outreach (FSCO) Program

Goal: The primary goal of the Family Services and Community Outreach Program is to assess, upon lease-up, the needs of public housing residents and strategically connect them to community resources and internal OHA programs that stabilize their housing situations; provide access to education and employment opportunities, and offer youth tutoring and mentoring as well as quality services that allow older people to age-in-place. Additionally, the FSCO Program assists the overall agency with the collection of non-payment of rent through referral resources; enhanced public safety through resident mediation; formal and informal HCV and Public Housing hearings; incentive transfer; and the development of the Community Service/Section 3 Resident program, Resident Associations, and the Central Advisory Committee.

Snapshot of Services/Referrals	The Impact (Households served)
Home Visits	150
Study Centers (Youth & Adult)/Computer Lab (SST and TSF)	300+
Outreach Efforts	300+
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	26
Employment Referrals (Job Readiness/Employment Leads/Job Placement)	100+
Youth/Adult (Cultural/Recreational/Educational)	100+
Transportation to all activities	200+
Intra-Agency Service Coordination & Support	29
New Enrollment (Case Management)	10
Number of New Community Partnerships	6
Number of Cultural/Recreational Activities (Soccer Training)	10
Referral to FSS/HOP	11
Food/Nutrition Program (TSF food program)	500+
Service Coordination with Property Management	21

Residents' Opportunity for Self-Sufficiency (ROSS) Program:

The Resident Opportunity for Self-Sufficiency (ROSS) Program is designed to help adults and youth living in public housing set and achieve goals related to economic self-sufficiency. The program is broken down into a set of purposes related to the following:

- Education
- Employment and Job Training
- Health/Wellness

The program is self-directed and self-paced. The ROSS coordinator will collaborate with participants to access these resources. This program will best serve those who are initiative-taking and genuinely interested in improving their current situation.

Board Report

Family and Community Services Department

Purpose: To provide case management services to residents living within Omaha Housing Authority communities, focusing on strengthening families and promoting self-sufficiency through supportive services and referrals to community partners.

Snapshot of Services/Referrals	The Impact (Households served)
Caseload to Date	155
New Enrollments	0
TANF Recipients	0
Face-to-Face Contact Visit	250
Virtual Contact Visit	0
Phone Visit	0
ROSS Employment Goals	0
Job Placement	0
Employed Full-Time	31
Employed Part-Time	10
Employment Referrals	0
Education Goals	0
Education Goals Met	153 MCC/UNO
Education Referrals	0
College Enrollment	0
Healthcare Coverage	40
Program Coordination Committee (PCC)	25
New PCC Partners	0

Resident Education and Employment Program (REEP)

Goal: The primary goal of the Resident Education and Employment Program (REEP) is to provide meaningful opportunities for Public Housing and Section 8 residents to receive job readiness training, soft and life skill development, post-secondary education, GED/ABE/ESL, job search assistance, and resume preparation. By connecting residents with Metro-area employers, REEP seeks employment opportunities that lead to economic self-sufficiency.

Snapshot of Service Coordination	The Impact (Households served)
Job Placement (DED-Internship through TSF)	16
Job Readiness Training/Referral and Job Fair	Over 200
Direct Employment Leads/Flyers	Over 300
Post-Secondary Education (Certificate Programs/2/4-year University)	195

Board Report

Family and Community Services Department***Family Self-Sufficiency Program (HCV/PH) (FSS)***

Goal: The primary goal of the Family Self-Sufficiency Program is to empower families to become economically self-sufficient. Through intensive case management services, financial literacy counseling, asset development, life skills workshops, goal planning (ITSP), and strategic service coordination facilitated by the Program Coordinating Committee (PCC), residents acquire the skills necessary to live and lead self-sufficient lives.

Snapshot of Service Coordination	The Impact (Households served)
Intensive One-on-One Case Management (HCV & PH)	HCV-166 PH-42
TANF Recipients (Welfare to Work)	HCV-6 PH-3
Recommendation for Graduation	HCV-1 PH-0
Recommendation for Termination w/escrow	HCV-0 PH-0
Recommendation for Termination	HCV-1 PH-0
Program graduates	HCV-0 PH-0
New Enrollment	HCV-3 PH-5
Employment/Job Training/Referrals (YTD)	227
Post-Secondary Education (YTD)	HCV-41 PH-9
Employed full-time (YTD)	HCV-138 PH-25
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	86
Asset Development (Escrows)	HCV-\$594,641.00 PH-\$66,039.00 Total-\$660,680.00
Life Skills	118
Service Coordination (PCC)	27
In-Person/Zoom/Phone Meetings	37
FSS Forfeiture: The Final Rule (24 CFR § 984.305(f)(2)) requires that forfeited Family Self-Sufficiency (FSS) escrow funds be used by the Public Housing Agency (PHA) or owner for the benefit of FSS participants in good standing, instead of being returned to the Housing Assistance Payments (HAP) or Operating Fund. Forfeited funds can be used for eligible activities, including transportation, childcare, training, employment preparation, and other FSS-related expenses, as well as training for FSS coordinators. However, they cannot be used for FSS coordinators' salaries, general administrative costs, HAP expenses, or any activities deemed ineligible by the Secretary.	\$80,834 .00

Family and Community Services Department

How do We Impact OHA and the Community?**ACHIEVEMENTS:****Program and Participant Updates**

- *Two tenants were approved for home mortgage loans this month.*
- *The ROSS Service Coordinator grant is due in January.*
- *Ms. Haynes graduated from the FSS program and received an escrow disbursement of \$6,154.66.*
- *Ms. Burton graduated from the FSS program and received an escrow disbursement of \$1,307.19.*
- *T. Smith successfully closed on her home through Habitat for Humanity.*
- *L. Orduna was pre-approved for a mortgage loan with Centris, signed a purchase agreement, and will transition without the use of her voucher.*
- *OHA was awarded \$500,000 for the FY25 FSS program grant.*

FSS Outcomes – Q4

- *Thirty-seven percent (37%) of current FSS participants increased their earned income, with an average increase of \$25,194.*
- *Thirty-two percent (32%) of FSS participants experienced a reduction in Housing Assistance Payments (HAP), with an average decrease of \$435.*
- *Twenty-three percent (23%) of participants increased their credit scores, with an average increase of 102 points.*
- *The FSS program achieved a 98% graduation rate.*
- *The average escrow balance is \$7,464, with 67.4% of participants maintaining an escrow balance.*

Staff Development and Training*Resilience Training (Ongoing):*

FSS staff continue to participate in a series of Zoom training sessions facilitated by the Resilience Conference organizers. These sessions focus on the four domains of resilience and provide practical strategies to strengthen both staff and client resilience portfolios. The training offers valuable insight into the trauma experienced by clients, its impact on their lives, and how personal strengths, positive experiences, and diverse resilience resources support post-traumatic growth.

Board Report

Family and Community Services Department

Outreach, Engagement, and Case Management

- *Over 155 family metric reports were updated to reflect current household information, employment status, and progress toward individual goals, ensuring accurate data tracking and outcome reporting.*
- *Coordinators conducted employment verification follow-ups with employers and contacted more than 70 employers to invite participation in the seasonal job fair or assess current hiring needs.*
- *A total of 245 home visits were conducted across OHA communities for outreach, follow-ups, Toys for Tots applications, educational check-ins, employment updates, and wellness assessments.*
- *Fifteen OHA students completed a financial aid survey distributed by the University of Nebraska at Omaha (UNO) Financial Aid Department to better identify financial needs and barriers.*
- *Ten OHA students received financial support from Metropolitan Community College (MCC) to assist with academic and career-training expenses.*
- *November Highlights*
- *Coordinators attended three job-readiness meetings with Heartland Workforce and completed over 245 outreach efforts, including distributing Thanksgiving pantry flyers and sharing holiday event information.*
- *Over 200 families registered for Toys for Tots, and 40 home visits were completed to provide individualized support and resource sharing.*

Partnerships and Community Collaboration

- *Met with Omaha Public Schools (OPS) to discuss establishing a formal partnership with OHA focused on student success, service coordination, access to academic resources, attendance, and enrichment opportunities. Follow-up discussions will continue to define partnership goals and referral processes.*
- *Staff maintained active engagement with community partners, participating in two job-readiness meetings with Heartland Workforce and completing over 250 outreach efforts related to holiday food pantries and seasonal resources.*
- *Partnership meeting with UNO Athletics department, Heartland Family Service, CCBHC/Peer Center, and Lutheran Family Services.*
- *Hy-Vee grocery gift cards were distributed to more than 200 families during the Christmas season to support food security and reduce financial strain.*
- *Continued collaboration with Creighton University's TRIO Program to support middle and high school students through academic support, college readiness, and mentorship.*
- *Over 300 families registered for Toys for Tots, resulting in the distribution of more than 2,500 toys. Staff verified registrations and coordinated with partners to ensure equitable distribution.*

Board Report

Family and Community Services Department

- *Staff worked closely with over 150 college students and families to collect enrollment data and shared findings with UNO and MCC to support scholarship eligibility and institutional coordination.*
- *Continued engagement with Heartland Workforce Solutions regarding the CRED program, which provides financial assistance for training, certification, and employment-related expenses.*
- *Maintained a strong partnership with the BSR team to connect residents with employment opportunities and hiring agencies.*

Youth, Education, and Workforce Development

- *Coordinators conducted ongoing follow-ups with high school and college students to assess academic progress and support needs.*
- *Over 50 families were assisted with collecting signatures for consent, release, and verification documents.*
- *Partnerships with workforce development agencies and vocational training centers continue to expand access to skill-building opportunities.*
- *Currently, 25 OHA tenants remain enrolled in Career Forward or spring classes at MCC, receiving college credit, stipends, coaching, and scholarship opportunities.*
- *Youth involvement remains a priority, with scholarship opportunities promoted to 87 OHA high school students.*

Health, Wellness, and Senior Services

- *Charles Drew Health Center continued providing mental health counseling at Highland Tower and deployed its mobile unit to Crown Tower for basic health screenings.*
- *Through the Creighton University REACH program, five community health workers attended nutrition and food education classes at the Simple Foundation.*
- *Staff facilitated 2026 Resident Association elections at all OHA properties.*
- *Continued partnership with Methodist College Mobile Diabetes Clinic to provide free on-site health screenings.*
- *UnitedHealthcare hosted 10 informational events, reaching over 350 residents.*
- *Catholic Charities hosted a Christmas party, jazz concert, Secret Santa event, and Bingo, with 37 tenants participating.*
- *Always at Home – Supportive Living LLC provided companionship services to elderly residents and hosted holiday events attended by over 65 tenants.*

Board Report

Family and Community Services Department

- *Integrity First Care provided in-home healthcare, companion services, housekeeping, transportation, and nursing assistance to more than 40 tenants.*
- *GOCA/ENCAP continued serving senior residents at all 11 OHA towers, averaging 58 participants monthly.*

Community Programs and Special Initiatives

- *Omega Psi Phi Fraternity partnered with OHA to provide and deliver over 200 Thanksgiving dinners across multiple properties.*
- *The OHA/TSF soccer program reached a record-high participation level, engaging over 500 youth in year-round programming.*
- *Continued support was provided to 214 OHA/TSF college students through the Scott Foundation Scholarship, totaling over \$300,000 annually.*
- *Coordinators completed over 300 outreach efforts related to job fairs, employment opportunities, and community resources.*
- *Follow-ups were conducted with more than 125 high school and college students to ensure completion of required paperwork and surveys.*
- *Ongoing collaboration with Property Management addressed housekeeping and bedbug-related referrals, assisting 16 tenants.*
- *Partnered with UnitedHealthcare and Archwell Community Health to host health education workshops and Lunch & Learn events, serving over 188 tenants.*
- *Strengthened partnerships with five community organizations to expand available resources for OHA residents.*

Upcoming Events:

Various training sessions, career fairs, outreach programs, and continued recruitment for FSS and ROSS SC programs, among others.

- *Submit ROSS Grant application*
- *Continue recruiting for the FSS program.*
- *HUD-FSS office hours*
- *Meeting with UBT for financial literacy onsite workshops*

Board Report

Family and Community Services Department

- *Meeting with Jessie R with Valley Hope*
- *CPHHE General Partnership meeting.*
- *Coffee with OPD at towers starting in January.*
- *Aspire to Inspire 2026*
- *National Able partnership meeting.*
- *CPHHE MLK Square tour.*
- *The Simple Foundation Partnership January meeting.*
- *HUD Ross-Resident Opportunity and Self-Sufficiency webinar.*
- *Buffett scholarship Application 2025-26.*
- *WCA volunteering/Partnership meeting.*
- *Omaha Sister Cities-Ghana Committee & Mayor Ewing meeting.*
- *Omaha Sister Cities Association Annual meeting.*
- *UWM-Community Investment and Program Committee.*
- *REACH Bi-weekly Training and meetings.*
- *CAC monthly meeting*
- *UNMC- Freedom from Smoking Workshop*
- *Charles Drew Community Health Center Mobile Unit screening.*
- *HCV Tenant Association meeting*
- *Nebraska College Tour (UNO, UNL, UNL, WSC, and MCC)*
- *UNO-DASH and Scholarship meeting.*
- *Methodist College students' Mobile clinic*
- *College Possible partnership meeting.*
- *Heartland Workforce Solution meetings*
- *Goodwill Soft skills classes- OHA Towers*
- *High School Seniors meetings*

5.11. Legal

Memorandum



To: OHA Board of Commissioners
 From: Brian Hansen, General Counsel
 Date: January 29, 2026
 Re: Legal Matters

TORT CLAIMS PENDING PER PSTCA

Chaunci Calloway	Tort	08/13/24	Notice of intent to sue		
Jon Traudt	Tort	04/10/25 11/05/25	Notice Notice		
Bell et al	Tort	05/22/25	Notice		
Walter Holloway	Tort & misc	12/05/25	Notice		

LITIGATION

OHA v State of NE 25-5460		06/27/25 09/16/25 10/17/25 11/03/25	Complaint filed Hearing motion to dismiss Court dismisses without prejudice OHA files Amended Complaint	Douglas County District Court	PENDING
Bush v OHA	Class action Hardship etc.	06/27/24	P complaint filed Settlement negotiations pending	US District Ct	PENDING
Bell v OHA	Class action Bedbugs etc	01/06/25 03/25/25 08/14/25 09/12/25 10/08/25	P Complaint filed P amended Complaint filed Hearing OHA motion to dismiss Case dismissed without prejudice Ps filed appeal	NE Court of Appeals	PENDING
Select Contracting v OHA	Contract	08/18/23 11/12/23 11/05/25	P Complaint filed OHA answer filed Case settled and dismissed	Douglas County District Court	RESOLVED
Cribbs v. OHA	Negligence	12/29/23 04/25/24 11/03/25 08/25/25	P Complaint filed OHA answer filed Projected trial date Court approves continuance	Douglas County District Court	PENDING
OHA v Lide	Eviction rent & Counter claims	04/24/24 05/24/24 08/05/25	Eviction action filed D answer & counterclaims Settlement approved by court	Douglas County County Court	RESOLVED
Cooksey-Timperley v OHA	Tort	04/01/25 05/15/25	Summons & Complaint served OHA answer filed Trial on or before 12/01/2026	Douglas County District Court	PENDING
OHA v Winters	Eviction	06/23/25 07/02/25 10/31/25	Default judgment for OHA T filed appeal Judgment affirmed	Douglas County District Court	RESOLVED
Solomon v. OHA	Small Claims	06/30/25 08/08/25	Small claim filed Dismissed with prejudice default	Douglas County County Court	RESOLVED
Thompson v. OHA	Small Claims	09/08/25 12/18/25	Small claim action filed Hearing	Douglas County SCCounty Court	PENDING

HASANI LEE & RELATED CASES

Hasani Lee et al 24-0039		01/02/24 03/15/24	P Complaint filed Dismissed with prejudice	Douglas County District Court	RESOLVED
Hasani Lee et al 24-1768		03/05/24 12/12/24	P Complaint filed Dismissed without prejudice	Douglas County District Court	RESOLVED
Hasani Lee et al 24-2225		03/21/24 11/29/24 12/10/24 01/21/25 10/30/25	P Complaint filed OHA motion summary judgment P motion summary judgment Hearing on motions Summary judgment for OHA	Douglas County District Court	RESOLVED
Hasani Lee et al 24-3481		05/03/24 02/24/25 03/26/25 05/16/25 07/09/25 10/30/25	P Complaint filed P multiple motions filed Hearing on P's summary judgment OHA motion summary judgment Hearing on OHA motion Summary judgment for OHA	Douglas County District Court	RESOLVED
Hasani Lee et al 25-4085		05/30/25 06/27/25 08/26/25 09/22/25	Service of complaint OHA motion to dismiss Various P filings throughout Hearing on OHA motion Case dismissed by court	Douglas County District Court	RESOLVED
Hasani Lee et al 25-6860		08/04/25 08/07/25 08/14/25 08/28/25 09/17/25 09/24/25	Notice of tort claim Withdrawal of tort claim Complaint filed in court Amended complaint filed OHA removes case to federal court OHA motion to dismiss Various filings by Ps	Douglas County District Court US District Court-Nebraska	PENDING
Hasani Lee v OHA		06/03/24 04/02/25	Complaint filed No service on OHA Case dismissed by court	US District Court-Nebraska	RESOLVED
Toni Wiggins v OHA		06/03/24 04/02/25	Complaint filed No service on OHA Case dismissed by court	US District Court-Nebraska	RESOLVED

DISCRIMINATION CLAIMS

Diaz v. OHA	Discrimination	10/17/24 03/16/25 08/15/25	Notice of charge OHA response submitted NEOC finds no reasonable cause	NEOC	RESOLVED
Powell v. OHA	Discrimination	06/30/25 07/29/25 12/02/25	Notice of charge OHA response submitted OHRRD finds no reasonable cause	OHRRD	RESOLVED
Early v. OHA	Employment discrimination	09/13/24 11/18/24 04/24/25 06/02/25 07/18/25	Notice of charge OHA Response filed Amended charge served Response to amended charge NEOC finds no reasonable cause	NEOC	RESOLVED
Cobb v. OHA	Employment discrimination	11/12/24 02/19/25 08/06/25	Notice of charge OHA response submitted NEOC finds no reasonable cause	NEOC	RESOLVED

Davis v. OHA	Employment discrimination	04/21/25 07/12/25 11/21/25	Charge served OHA response submitted NEOC finds no reasonable cause	NEOC	RESOLVED
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DECEMBER 2025 EVICTION CASES

	Eviction	Cured/Paid	Moved Out	Other/Dismiss	Pending	Denied	Total
Nonpayment	0	0	0	0	0	0	0
Lease	0	0	0	0	0	0	0
Criminal/HSW	0	0	0	0	0	0	0
12/25 Totals	0	0	0	0	0	0	0
11/25 Totals	0	0	0	0	0	0	0
10/25 Totals	0	0	0	0	0	0	0
09/25 Totals	0	0	0	0	0	0	0
08/25 Totals	0	0	0	0	0	0	0
07/25 Totals	0	0	0	0	0	0	0
06/25 Totals	36	57	8	22	2	0	125
05/25 Totals	7	3	2	1	0	1	14
04/25 Totals	10	6	0	2	0	0	19
03/25 Totals	0	3	7	0	1	0	11
02/25 Totals	1	7	3	0	2	0	13
01/25 Totals	7	14	2	5	0	0	28
2024 Totals	52	51	17	44	0	1	165
2023 Totals	52	51	17	44	1	1	166

5.12. Quality Improvement

Memorandum



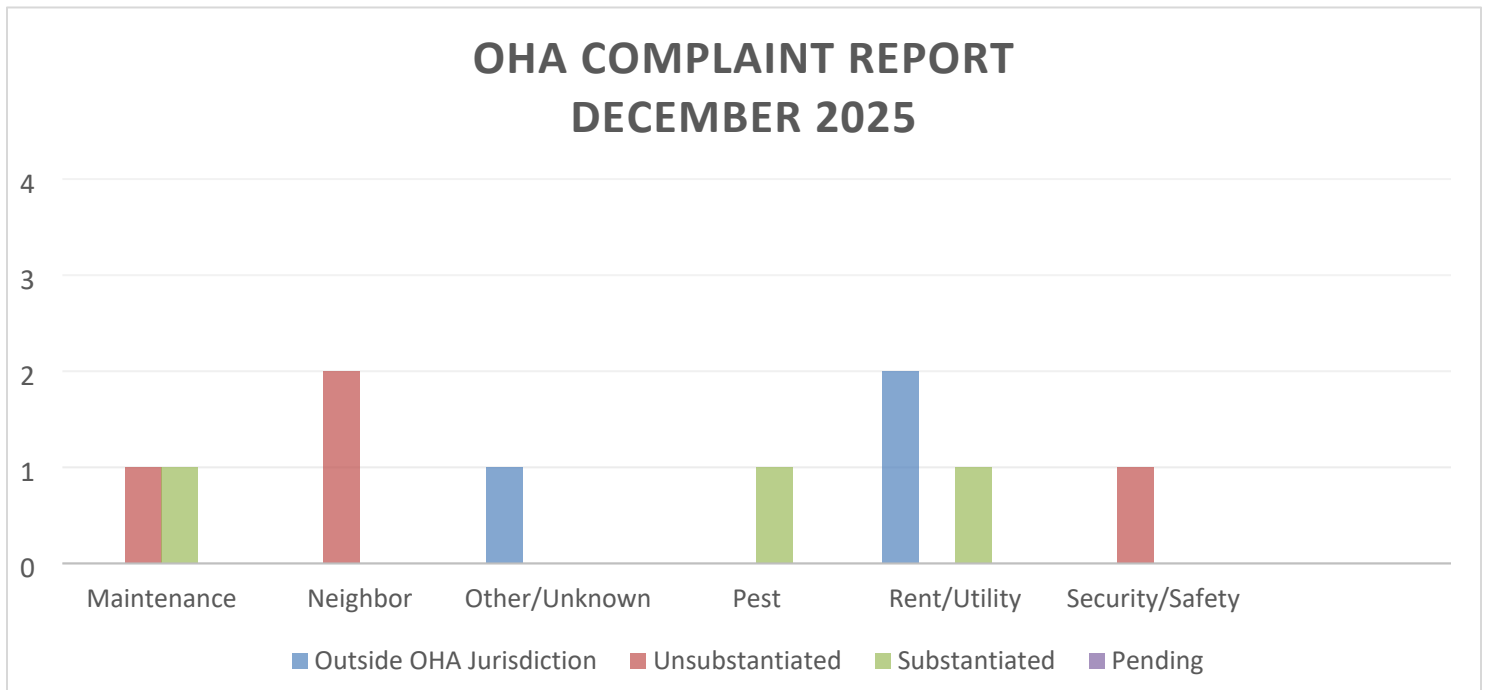
To: OHA Board of Commissioners

Date: January 29, 2026

Re: Complaint Report – December 2025

Reporting Period	December 1-31, 2025
Total Complaints this Period	10
Number of Complaints Substantiated	3 (30%)
Average Resolution Time	3.9 Days

Complaint Type	Outside OHA Jurisdiction	Unsubstantiated	Substantiated	Pending	TOTAL
Maintenance	0	1	1	0	2
Neighbors	0	2	0	0	2
Other/Unknown	1	0	0	0	1
Pest	0	0	1	0	1
Rent/Utility	2	0	1	0	3
Security/Safety	0	1	0	0	1
TOTAL	3	4	3	0	10



Memorandum



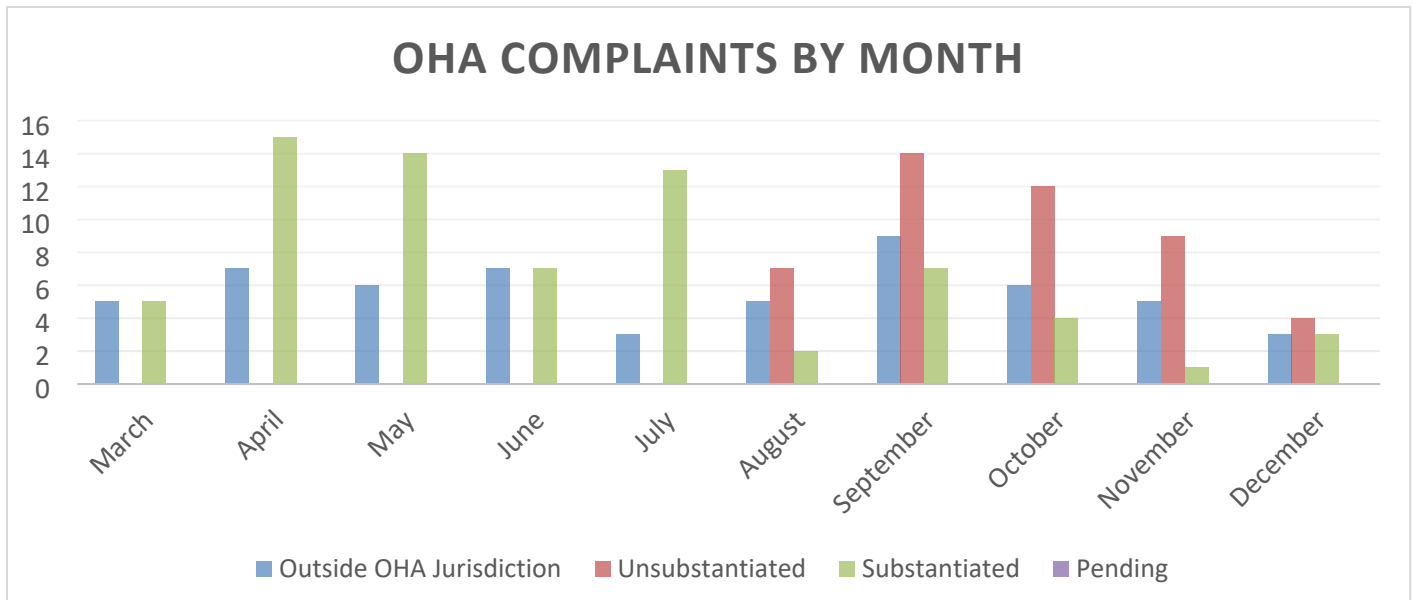
To: OHA Board of Commissioners

Date: January 29, 2026

Re: Complaint Report - 2025

Reporting Period	2025
Total Complaints Received this Period	173
Number of Complaints Substantiated	71 (41%)
Average Resolution Time	5.1 Days

Complaint Type	Outside OHA Jurisdiction	Unsubstantiated	Substantiated	Pending	TOTAL
Annual Review/Report Change	0	2	3	0	5
Discrimination	0	4	4	0	8
Grievance	0	0	1	0	1
Legal	1	3	4	0	8
Maintenance	13	5	14	0	32
Neighbors	6	8	17	0	31
OHA Employee	0	2	8	0	10
Other/Unknown	13	7	4	0	24
Pest	6	0	3	0	9
Rent/Utility	7	10	11	0	28
Security/Safety	10	5	2	0	17
TOTAL	56	46	71	0	173



6. NEW BUSINESS
7. EXECUTIVE SESSION FOR LEGAL, REAL ESTATE, AND/OR PERSONNEL MATTERS
8. ADJOURNMENT