



Coquille Indian Housing Authority

FY 2025 Master Projects List

March 27, 2025

Rank/ Class	Activity	Funding		Department	Assignment	Notes	
		Source	Year				
1	1	2024 Audit	IHBG	'25	Admin Accounting	AC, MC, DD, TM	Due to Banner Bank 3/31/25. FAC submission due within 30 days of audit report date. Began uploading documents 1/6/25. Fieldwork conducted 2/18-19/25. To Board 3/27/25.
2	2	Policy					
		• Procurement	IHBG	'25	Admin	AC, EG/HSDW	Revision for 2 CFR 200 updates, BABA compliance, and to minimize administrative burden. Discussed with EG/HSDW 1/27/25. To EG 2/21/25; received 3/20/25. To Board 3/27/25.
3	3	Commissioner Appointments	IHBG		Admin	AC, BOC	Advertised in K'wen Weekly 3/10/25 and 3/17/25, and on CIHA webpage 3/10-26/25. Closing date 3/26/25. 3 applications received. To Board 3/27/25.
		• Position 1		'25			Paul Doyle appointed 11/18/22; term expires 4/30/25.
		• Position 3		'25			Shawn Chase appointed 11/18/22; term expires 4/30/25.
4	4	Kilkich Accessible Housing Project					
		• New Construction		'20- '25	Admin Projects	LM, A&E, AC, DD, SP	Met with Energy Trust to review construction plans and incentives 5/6/21. Potential improvements received 5/18/21. Met with Energy Trust to review alternatives 5/27/21. Revised options received 6/2/21. Extension request and revised implementation plan to address staffing, contractor, and materials availability and prices submitted to HUD 8/4/21; approved 10/25/21. Added second duplex in IHBG-ARP IHP approved 12/16/21. Drawings completed 1/10/22. RFQ documents completed 6/24/22. Application for permits completed 7/5/22. Submitted to CIT for plan review 7/7/22. Plan adjustments submitted as requested. Quotes for utilities in progress; sewer received 8/10/22, water received 8/16/22, electric pending. Lots surveyed 8/12/22. Second extension request and revised implementation plan to address continued staffing, contractor, and materials availability to HUD 9/27/23; approved 12/15/23. Procurement for new A&E completed 5/20/24. Plans and specs to HGE 5/30/24 for corrections and conversion to CAD. Preliminary duplex drawings received 7/17/24. Reviewed with HGE 8/15/24. Revised duplex and single family drafts received 10/9/24 and 10/28/24. Reviewed with HGE 12/18/24. Revised duplex and single family drawings, specs, and budget estimate received 2/20/25. Met to review plan corrections and building sites 3/11/25. SHN topographical survey of duplex area received 3/13/25. Site plan overlay in progress.

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	Kilkich Accessible Housing Project • New Construction (cont.)					
	- 494/496	IHBG-ARP				
	- 498/500	IHBG-CG/IHBG/Non-IHBG				
	- 2665	IHBG-CG/IHBG/Non-IHBG				
5	Roofing Rehabilitation	Non-IHBG	'25	Admin Maintenance Projects	AC, LM, SP, SF	Roofing replacement for 1937 Housing Act units completed in 2012. Owens Corning Duration shingles with 50-year warranty were used. Product failure discovered 3/3/25. 57 units affected. Contacted Owens Corning 3/13/25. Claim information submitted 3/24/25. Current warranty level is 80% of purchase cost. Warranty payout may be replacement product or a refund. Prioritization of affected units in progress.
6	Environmental Review					Attended HUD ER trainings 5/30/24, 6/4-6/24, 6/13/24, 8/23/24, and 9/17/24. New floodplain management and other requirements.
	• IHBG-CG - New Construction	IHBG-CG IHBG Non-IHBG	'24- '25	Admin	AC	24 CFR 58.35(a) CEST 58.5 converting to exempt.
	• IHBG-ARP - New Construction	IHBG-ARP	'24- '25	Admin	AC	24 CFR 58.35(a) CEST 58.5 converting to exempt.
7	Brush Clearing/Vegetation Management	IHBG	'25	Admin Projects	AC, LM, SP	Brush clearing within CIHA lease area behind units around cranberry bogs, adjacent to Tarheel Lane, and adjacent to Fourth Creek Reservoir. Contractor engaged to begin brush clearing after fire season. Work began 11/13/24. 55% complete as of 3/27/25. Will request Coos Forest Protective Association assessment of CIHA lease area before beginning hand cutting in April or May. Additional machine cutting in October 2025.
8	OHCS BAFI-NATO Homeless Services Grant	OHCS	'22- '25	Admin Board	AC, LM, RM/BOC, RP/TA	CIT 21-23 allocation \$736,128. CIT 23-25+EO allocation \$844,268. Deadline to expend 6/30/25. Grant terms not suited to CIT needs. Met with OHCS 8/1/23 to discuss options and technical assistance. Proposed collaboration with the Salvation Army (TSA) preferred by OHCS to other local providers. Met with TA provider 8/14/23. Salvation Army site visit 8/21/23. Initial plan received from TSA 9/14/23. Revised guidance received from OHCS 9/15/23. TA contracts executed 11/9/23. 23-25 grant application due 11/1/23; Board approved 10/26/23; submitted 10/30/23. Draft grant agreement received 2/22/24. Plan approved by TSA HQ received 4/4/24; to OHCS 4/10/24; reviewed with OHCS 4/18/24. CIHA summary of TSA plan to OHCS 4/28/24; approved 5/10/24; to TSA with budget edits 5/31/24; notified TSA approved 7/21/24. Met with CB CM 7/22/24 regarding potential for Coordinated Homeless Response Office (CHRO) to administer OHCS BAFI-NATO funds for TSA project. TSA final to OHCS for grant amendment 8/7/24; progress checks with OHCS 9/11/24, 10/3/24, 11/25/24. Correspondence declining Wave II/EO to OHCS 10/15/24. Wave I grant amendment received

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	OHCS BAFI-NATO Homeless Services Grant (cont.)					12/26/24; CIHA executed 1/23/25; OHCS executed 2/3/25. Board approved TSA/CHRO subgrant MOA 1/30/25. Met with TSA and City of Coos Bay to review 2/5/25. Grant administrator revised to City. To TSA for review process 2/10/25; signed agreement received 3/21/25. To City for signature 3/25/25; awaiting response. OHCS visit with CIHA and Killich tour 2:00 p.m., 4/9/25.
9	Policy					
	• Financial Management	IHBG	'25	Admin	AC, EG/HSDW	Revision for investment of non-program funds, 2 CFR 200 updates, and BABA compliance. Discussed with EG/HSDW 1/27/25. To Board 4/24/25.
10	Financial Wellness Training	IHBG	'25	Admin	AC, DD, TM	Training scheduled for week of 5/5/25. Open to CIHA program participants, Board, and staff, and Killich residents. Arrangements in progress.
11	2025 IHBG Formula Funding	IHBG	'24-'25	Admin	AC	FY24 final allocation was \$2,020,140. FY25 preliminary estimate \$1,630,257 received 5/30/24. Correction/challenge log shows Coquille FCAS action still pending. O-link met 6/20/24. O-link MOA to TC 7/18/24; approved by resolution 7/19/24. Informed Klamath TC declined to participate 7/19/24. FRF due 8/1/24. FRF submitted to IHBG Formula Center 7/30/24; acknowledged 7/30/24. Additional info requested, submitted, and accepted 8/9/24. Approved 9/18/24. Final allocation anticipated mid-May.
12	BIA ARP HIP (HARP)	BIA-ARP	'24-'27	Admin Projects	AC, DD, SP	BIA ARP HIP funds awarded to CIT 3/11/21 \$87,954. Board approved subaward 8/31/23; TC approved 9/1/23. Agreement received 10/2/23; CIHA executed 10/6/23; CIT executed 10/10/23. Funds received 10/20/23. Program launched 10/28/24. Published on MyTribe 10/30/24 and in K'wen Weekly 11/4/24. Quarterly report submitted 2/14/25. Deadline to expend 12/31/26.
13	Fire Extinguishers for Units	IHBG	'24-'25	Admin Maintenance Projects	DD, SP, SF	By exit doors and in kitchens. Completed procurement 1/22/24; receipt complete 3/27/24. Began installing 3/26/24. 57 of 64 units complete as of 3/27/25.
14	Killich Accessible Housing Project					
15	• IHBG-Competitive Amendment	IHBG-Comp IHBG Non-Program	'21-'25	Admin	AC, LM	Extension request and revised implementation plan to address staffing, contractor, and material availability and cost submitted to HUD 8/4/21; approved 10/25/21. Second extension submitted 9/27/23; acknowledged receipt 9/28/23; approved 12/15/23. Third extension submitted 11/14/24; acknowledged 11/14/24. Additional information and revisions requested 12/3/24, 12/6/24, 1/2/25, 2/13/25, 2/20/25, and 3/5/25. NWONAP and ONAP HQ reviews in progress. Deadline to expend 12/31/27.
16	ODOE Community Heat Pump Deployment Program	ODOE	'23-'26	Admin Resident Services Projects	AC, DD, TM, SE	Heat pump incentive program for Tribal member owner-occupied homes in Oregon. CIT allocation \$128,739. Board approved 1/25/24. Application submitted 1/26/24. ODOE notice of intent to award

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17	ODOE Community Heat Pump Deployment Program (cont.)					received 3/26/24. Draft grant agreement received 5/2/24; signed 6/10/24; fully executed agreement received 6/20/24. Program launched 8/1/24. 29 qualified applications received as of 3/27/25; 11 installations complete, none in progress, 3 in procurement, and 16 on waiting list. ~94% obligated/expended as of 3/7/25. Deadline to expend 12/31/25.
18	OHCS HDIP Homeownership Development Grant - First Time Homebuyer Assistance	OHCS	'23-'25	Admin	AC, DD	Downpayment assistance identified in CIHA FY18-22 Strategic Plan. Program development included in FY20 IHP. Discussed Tribal funding with TC 6/14/19. Tribal funding unavailable due to economic impact of COVID-19 on Tribal general funds. Program development included in FY23 IHP. Submitted OHCS HDIP pre-application 1/17/23. Board authorized application 3/2/23; submitted 3/16/23; funded 6/14/23. Draft grant agreement received from OHCS 6/23/23; to EG/HSDW for review 7/6/23. Revised draft received from EG 7/25/23; to OHCS 7/25/23; response received 9/12/23. Submitted additional required documents and information 8/29/23. CIHA executed agreement 9/28/23. OHCS executed agreement 10/2/23. Launch scheduled June 2025. Policy and forms development in progress. Deadline to expend 5/31/26.
19	Policy					
20	• First Time Homebuyer Assistance	OHCS IHBG	'25	Admin Resident Services	AC, DD, TM, EG/HSDW	New policy to provide guidelines for the use of OHCS, IHBG, and Tribal funds for downpayment assistance and related costs. To Board 4/24/25 or 5/29/25.
21	Policy					
22	• Homeowner Assistance Repair Program (HARP)	BIA CIT	'24-'26	Admin Resident Services Projects	AC, DD, LM, SP, TM	Program formally transferred from CIT to CIHA 7/16/21. \$35,000 received 7/26/21. UST HAF and BIA ARP funds will be exhausted prior to accessing Tribal funds. Board approved policy to transition activity from UST HAF to BIA ARP and Tribal funds 7/25/24. Policy update to Board and presentation to TC pending.
23	Signs					
24	• Welcome	IHBG		Admin Projects	SP, AC	Met with contractor 4/20/21. Sign removed 4/12/24; repainted lettering and reinstalled 5/13/24. New design draft received 12/11/24.
25	Solar for Duplexes	Non-IHBG	'25	Admin Maintenance Projects	AC, LM, SP, SF	Installation of leased solar panels approved by Board 8/29/24. Will convey to CIHA after 5 years for \$1. Submitted for plan review 10/24/24; permits received 11/18/24. Lease preparation suspended pending roof replacement.
26	USDOE Energy Efficiency and Conservation Block Grant (EECBG)	USDOE	'23-'25	Admin Projects	DD, LM, SP, AC	CIT allocation \$10,400. CIHA pre-award for electric lawn equipment rebate voucher submitted 9/14/23. Application due 5/31/25.
27	USDOE Tribal Home Electrification & Appliance Rebates	USDOE	'23-'25	Admin Projects	AC, LM, DD, SP	CIT allocation \$392,764. Program comment period ended 9/15/23. Assistance capped at \$14,000 for various eligible upgrades. Full rebate for LI; half for MI. Applications accepted through 5/31/25.

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28	2025 Board and Staff Event	IHBG		Admin	AC, DD, LM	Onsite financial planning training at The Mill Willow-Beargrass suite 8/18-22/25 followed by personalized sessions with fiduciary planner.
29	Commissioner Appointments	IHBG		Admin	AC, BOC	
30	• Position 1		'25			Paul Doyle appointed 11/18/22; term expires 4/30/25.
31	• Position 2		'27			Denise Hunter appointed 4/12/24; term expires 4/30/27.
32	• Position 3		'25			Shawn Chase appointed 11/18/22; term expires 4/30/25.
33	• Position 4		'27			Judy Rocha appointed 4/12/24; term expires 4/30/27.
34	• Position 5		'26			Don Garrett appointed 8/11/23; term expires 4/30/26.
35	• Position 6		'26			Bob More appointed 8/11/23; term expires 4/30/26.
36	• Position 7		'27			Jackie Chambers appointed 4/12/24; term expires 4/30/27.
37	Contracts and Agreements					
38	• County PILOT LCA	IHBG		Admin	AC, EG/HSDW, BK/CIT	Fee increase requested by CFD 11/25/08; revised agreement approved by Board 1/27/09. May wish to reconsider CIHA agreement with County and/or alternate service providers per FY12 SMA. HUD NWONAP offered to assist 4/24/13.
39	Electronic Billing and Payments	IHBG		Admin Accounting Resident Services	MC, TM, DD, AC	Began offering paperless billing 7/1/20. Began offering direct deposit to MHAP recipients 7/1/20. Exploring options to accept electronic payments. Met with bank reps 9/1/20, 9/23/20, and 7/9/24.
40	Emergency Preparedness	IHBG				
41	• Agency Emergency Response Plan					
42	• Agency Evacuation Kit					
43	• Staff Training - Incident Command Structure (ICS)					Online ICS100 for all. Online/classroom ICS200+ depending on assignment. TAB, AC, and LM attended ICS100 1/24/17.
44	OHCS Tribal Housing Block Grant	OHCS	'23-'25	Admin	AC	State program similar to NAHASDA IHBG, combining multiple competitive grants and set asides into a single formula grant. Initial tribal housing workgroup meetings began 2/24/23; monthly thereafter. Included in Governor's budget priorities for next biennium.
45	Tribally Determined Wage Rates	IHBG	'24-'25	Admin Projects	AC, LM, DD, SP, EG/HSDW	Recommended by HUD NWONAP Administrator 3/21/24. Attended HUD webinar 5/21/24. Ordinance development pending.
46	Landscaping					
47	• 2025 Front Yard Makeover	IHBG	'25-'26	Admin Maintenance Projects	LM, TM, DD	Front yard makeover funds for one unit allocated in FY25 IHP.
48	• Four-Plexes					
49	• Fruit trees					Placement in community garden and bogs declined. Apple trees planted by CIHA office 12/14/21.

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50	Community Enhancement	Landscaping (cont.)					
51		• Rain Garden				To reduce stormwater run off. Discussed with Mike Vaughan 2/28/13. Site selected between Health Center and 2601. Mike Vaughn engaged 6/10/13 to assist with design work; reviewed draft 6/17/13. Alternate site selection pending.	
52		Mailbox and Bus Shelters	IHBG	'22- '25	Maintenance Projects	SP, SF, KM	Two CCAT shelters donated to CIHA to replace mailbox shelters that are leaking. Will fit existing slabs. Parts from old shelters will be used to refurbish a third shelter. Began procurement for sandblasting and painting 6/23/22; completed 7/5/22. Work began 7/11/22; completed 7/28/22. Reinstallation of glass panels pending fabrication of two replacement panels. Additional shelter requested near 2646.
53		Signs	IHBG		Projects	SP, AC	
54		• Playground					Colt Signs engaged to build non-smoking area signs 9/24/19. Met to review progress 9/17/20.
55		• Street Signs					Colt Signs engaged to repair street signs 9/24/19. Met to review progress 9/17/20. Installed all except duplexes 10/29/20.
56		Development	Dala’liiya Court Cottages	IHBG Non-IHBG		Admin Projects	AC, LM, SP, A&E
57	Market Rate Rentals		Non-IHBG		Admin Projects Resident Services	AC, LM, MC, TM, DD	Began research on conversion of existing HUD units and evaluation of suitable units in July 2018. FCAS value requested 8/8/18; received 8/22/18. Attended training 9/12-13/18. Discussed with NWONAP 9/12/18 and 9/17/18. Clarified useful life considerations. Updated FCAS value requested 4/8/19; received 4/9/19. Financial analysis, Ch. 130 amendment, IHP program and policy revision/development, accounting requirements, and other tasks pending other work priorities.
58	North Parcel		Non-IHBG				Private residential leasing and market rate rentals.
59	Private Purchase Storage Lot		Non-IHBG			AC, LM, BOC, TC	Proposed location past Pole Building.
60	Tarheel Private Lots		Non-IHBG			AC, LM, BOC, TC	Proposed project for CIT ARP funds; not funded.
61	Tv-ma’-xwe Court		IHBG Non-IHBG			AC, LM, RT, SP	Mixed income. Area identified for development. AC and LM attended infrastructure financing and development training 9/22-24/20. Preliminary site plan and design to Board 6/17/21. Proposed project for CIT ARP funds; not funded.
62	Policies and Programs	Admissions and Occupancy	IHBG		Admin Resident Services	AC, TM, DD, EG/HSDW	Revision to add FY23 SMA recommendations.
63		Adverse Action Appeals	IHBG		Admin Resident Services	AC, DD, TM	Revision to improve formatting and flow.

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64	Common Scheme Enforcement	IHBG Non-IHBG		Admin Resident Services	AC, LM, TM, BOC	Draft correspondence initiating enforcement activity received from EG 3/22-28/19. Policy updates required. Board appointed ad hoc committee 6/6/19. HUD affirmed fines for non-compliance permissible 6/11/19. DH reviewed associated agreements, policies, and ordinances with committee 12/5/19.
65	Cybersecurity	OHCS IHBG	'23- '25	Admin	AC, DD	Formal policy and insurance increase required by OHCS BAFI-NATO Homeless Services Grant program. Sample policy requested from OHCS 4/12/23 and 5/23/23. Staff completed training 5/8/23. Insurance increased to \$1M effective 6/1/23.
66	Decks	IHBG		Admin Projects	AC, LM, DD	Revision to update specifications.
67	HomeGO	IHBG		Admin Resident Services	AC, DD, TM	Update agreement to expand on insurance, useful life, and conversion in place.
68	Improvements	IHBG		Admin Projects	AC, LM, DD, TM	New policy to accompany improvements request.
69	Payback Agreements	IHBG		Admin Resident Services	AC, DD, TM	Revision to update and add provisions.
70	Personnel	IHBG		Admin	AC, EG/HSDW	Changes to conform to 2 CFR 200. Revisions to add FY23 SMA recommendations.
71	Pets and Assistance Animals	IHBG		Admin Resident Services	AC, DD, TM, EG/HSDW	Board discussed 8/18/11.
72	Private Residential Leasing (PRL)	Non-IHBG		Admin Resident Services		"How To Build On Tribal Lands" brochure.
73	Self-Monitoring	IHBG		Admin	AC, SM/CIT	Tribal policy update.
74	Travel	IHBG		Admin	AC, DD	Revision to update and add provisions.
75	Community Security System	IHBG		Admin		CITPD working with Tribal IT on additional cameras. Notified CIT grant application not funded 10/3/13. Incremental expansion of system by CIT IT.
76	Four-Plex Soundproofing	IHBG		Projects		
77	Kilkich HVAC Rehabilitation Project	IHBG Non-IHBG	'23- '26	Admin Projects	AC, LM, DD, SP	LM cost analysis to Board 9/27/18. Funding requested in CIT OHA CARES grant application submitted 8/31/20 to replace radiant and recirculating heating systems in units with heat pumps. Funds to be expended by 12/30/20. Resolution to Board 9/24/20. Coquille award announced by OHA 10/25/20 insufficient to fund project. CIT confirmed project not funded 10/31/20.
78	Roads					
79	• Improvements	IHBG BIA	'24- '25	Admin Projects	LM, SP	Drainage near 2660.
80	• Sealing	IHBG BIA	'24- '25	Admin Projects	LM, SP	Sufficient BIA road funds remaining after KTSP per MJ/CIT 5/15/23. Procurement for sealing and striping completed 11/12/24. To CIT for inclusion in BIA roads funding priority list 12/16/24.

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81	Reporting and Outreach	2025 Self-Monitoring	IHBG	'25-'26	All	All
82		2026 IHBG Formula Funding	IHBG	'25-'26	Admin	AC
83		2026 IHP	IHBG	'25	Admin Accounting	AC, MC, DD Due 7/18/25.
84		Tribal Events	IHBG Non-IHBG	'25	All	All
85		• 2025 Tribal Restoration Celebration				Outreach during TRC activities.
86	Complete	2024 Annual Performance Reports	IHBG	'25	Admin Accounting	AC, DD, MC Due 12/29/24. Public notice published on CIHA webpage and in The World 12/3/24. Available online on Tribal website and at local libraries 12/3/24. Presented to TC 12/11/24. Comments due by noon, 12/18/24; none received. Board approved 12/19/24. Submitted to HUD 12/26/24.
87		• IHBG				HUD acknowledged receipt 1/3/25; review completed 1/30/25.
88		• IHBG-ARP				HUD acknowledged receipt 1/6/25; review completed 1/21/25.
89		• IHBG-Competitive				HUD acknowledged receipt 12/30/24; review completed 1/24/25.
90		2024 Self-Monitoring	IHBG	'25	All	All FY24 monitoring committee assignments to Board and staff week 10/24/24. Onsite reviews 10/28/24-11/7/24. To Board 12/19/24.
91		2025 IHP	IHBG	'24-'25	Admin Accounting	AC, MC, DD Due 7/18/24. Requested extension 6/6/24 to accommodate TC meeting dates; approved 6/10/24. Revised due date 10/16/24. Board approved 9/25/24. Presented to TC 10/2/24; approved by resolution 10/4/24. Submitted via GEMS 10/11/24. Additional information requested 10/16/24; submitted by email 10/18/24 and in GEMS 10/22/24. Additional information requested 10/31/24; submitted by email and in GEMS 11/4/24. HUD approved 11/12/24.
92		2025 Winter Gathering	IHBG Non-IHBG	'25	All	All Outreach during MWG activities 1/10/25.
93		AI Integration	IHBG	'24-'25	Admin	AC, DD, LM Workflow assessment conducted 7/29-8/1/24. Individual implementation training sessions conducted 9/9-12/24. Follow up group and individual sessions began 10/28/24. Ongoing activity.
94		Build America, Buy America (BABA) Implementation	IHBG	'24-'25	Admin Maintenance Projects	AC, DD, LM, SF, SP, MC Tribal HUD BABA waiver expired 9/30/24. HSDW engaged by NWIHA to prepare and present compliance training 9/18-19/24 in Auburn, WA. Staff responsible for procurement activity and compliance attended. Applies to all infrastructure, including buildings. Affects steel and iron, construction materials, and manufactured products, and includes all items affixed to buildings. "Made in USA" labeled products may not comply. Certifications from vendors/contractors required. Limited general exemptions for de minimis projects totaling <\$250,000, exigent circumstances (30 days or less), and 5% of total project material costs. Application for waiver must be approved by HUD CFO, AG, and ONAP, and OMB, culminating in publication in Federal Register for 15 days. Staff attended 1.5 hour

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95	Build America, Buy America (BABA) Implementation	IHBG	'24-'25	Admin Maintenance Projects	AC, DD, LM, SF, SP, MC	HUD ONAP BABA training 9/23/24. Staff attended HUD ONAP BABA training 11/7/24. New guidance announced 12/3/24 exempting structures with 1-4 units. Multi-agency waiver published 1/10/25 exempts awards of \$2.5 million or less for 5 years and manufactured products through 9/30/26. Ongoing issue.
96	CIHA Office Repairs	IHBG	'25	Projects Maintenance	LM, SP, DD, SF, AO	Water damage to office interior discovered 12/26/24. Contractor and CIHA staff assessed damage, tarped roof, and removed wet drywall 1/2/25. Closed office and staff transitioned to other locations and remote work due to mold 1/6/25. Insurance claim filed 1/7/25; adjuster onsite 1/8/25. Contractor ordered roofing materials 1/8/25. Mold abatement contractor assessed interior damage 1/8/25; began remediation 1/13/25; completed 1/15/25. Began roof repairs 1/15/25; completed 1/23/25. Insurance claim denied 1/22/25. Roof installed Aug. 2023; within 2-year warranty period. Began interior repairs 1/23/25; completed 1/30/25. Reopened office 1/27/25. Invoiced original roofer for warranty repairs 1/30/25. Completed staff relocation to front office 2/10/25. Additional modifications to HPM office completed 2/27/25.
97	Landscaping					
98	• 2024 Front Yard Makeover	IHBG	'24-'25	Admin Resident Services Projects	TM, SP, DD	Front yard makeover funds for one unit allocated in FY24 IHP. Drawing at Board meeting 8/22/24. Met with resident to begin design 9/16/24. Final design and cost estimate received 10/21/24. Began installation 1/27/25; completed 1/29/25.
99	MHAP Policy Revision	IHBG	'25	Admin Resident Services	AC, TM	Revision to make housekeeping changes and index subsidy rates to FMR. Board approved 10/24/24.
100	Warehouse Solar IRS Elective Pay	IHBG-ARP	'23-'25	Admin Projects	LM, SP, AC	Met with tax advisor 8/9/23. Final IRS elective pay refund amount \$121,295. Return filed 7/11/24. Payment received 10/29/24.

Gene F. Cook