



Serving the Housing Needs  
of Douglas County since 1976

# Douglas County Housing Authority

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[www.douglascountyhousing.com](http://www.douglascountyhousing.com)

## PHA 5-Year and Annual Plan Executive Summary

HUD has been requiring public housing authorities to develop and submit Agency Plans since 1999. The process includes reviewing the following aspects of DCHA's operations and developing a 5-Year plan to help guide the agency in its future development and modernization of its low-rent properties.

- Mission of the Agency
- Goals and Objectives established
- Changes in plan elements (program policies)
- Describing special programs being administered by the agency
- Capital Improvements planned for a five year period
- 5-Year and Annual Plan Submission Type ONLY** – (1) Identify housing needs and how the agency plans on addressing them. (2) Report on the progress in meeting the established Mission and Goals.
- Report on any recommendations submitted by residents, the PHA's analysis of the recommendations and the decisions made on the resident recommendations.
- Several Certifications are required to be submitted with the plan

I will explain each section of the DCHA 2010 Annual Plan document and ask for your comments or recommendations when applicable.

### **Section 1.0**

This is general information on Douglas County Housing Authority

### **Section 2.0**

This is information on the Public Housing program inventory

### **Section 3.0**

This identifies the type of submission, and DCHA is submitting an Annual Plan Only for the FYE 2010-2011.

### **Section 5.1**

In January 2009 DCHA board of commissioners adopted the Mission, Vision and Values statement included in this section.

### **Section 5.2**

In January 2009 DCHA board of commissioners adopted the Goals and Objectives included in this section. The DCHA spent several months developing the Strategic Plan and included many stakeholders in the process, including a few DCHA customers. You can access the Executive Summary on the DCHA web site at [www.douglascountyhousing.com](http://www.douglascountyhousing.com)



This institution is an equal opportunity housing provider and employer.

### **Section 6.0**

This section identifies the amendments made to program policies. This is an area that residents would want to consider making comments or recommendations. In August 2009 a few revisions were made to the Administrative Plan that governs the administration of the Section 8 Housing Choice Voucher Program. This program does not affect the low-rent residents.

In September 2009 changes were made to the Public Housing Lease which does affect the low-rent residents served by DCHA. PLEASE review this section carefully as it adds two sub-sections to the lease addressing firearms and other similar instruments. These changes will be reviewed with each resident at their annual recertification and a new lease will be signed and a copy provided to the resident.

### **Section 8.2**

This section identifies the Capital Fund Program Five-Year Action Plan. A copy of the plan developed for the next five years is included with this mailing. It is a document titled 5 YEAR CFP ACTION PLAN.

Your comments and any recommendations are welcome. I would be happy to answer any questions you might have .

Joan Bertolini, CEO

444-6227

[joan@douglascountyhousing.com](mailto:joan@douglascountyhousing.com)

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Douglas County Housing Authority</u> PHA Code: <u>NE153</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <b>FYE 2007</b> <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2010</u>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>78</u> Number of HCV units: <u>1018</u>				
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update. <i>Since the DCHA recently developed new Mission, Vision and Values Statements as well as developing new Goals section 5.1 and 5.2 are being included with this Annual Plan report.</i>				
<b>5.1</b>	<p><b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  <b>MISSION:</b> The mission of the Douglas County Housing Authority is to be a leading, innovative affordable housing agency assisting the low-income family, elderly, and disabled residents that are striving to achieve self-sufficiency or independent living.</p> <p><b>VISION:</b> The vision of the Douglas County Housing Authority is to provide affordable housing opportunities and options to the subdivisions and small community jurisdictions in the greater Omaha metropolitan area. The provision of affordable housing will be highly responsive to rapidly changing development trends, growth patterns, and consumer preferences. Other macro-environmental economic, social, technological and demographic influences will also be closely monitored, analyzed and factored into proactively accomplishing the DCHA mission. Board/executive policies, strategic thinking, and business models will provide the DCHA with the evaluation framework necessary to advance its housing vision. Opportunities for partnerships will also be maximized to ensure collaboration, funds leveraging, and competency sharing.</p> <p><b>VALUES:</b> In addition to the values of self-sufficiency or independent living, residents will be provided with housing choices that are free of housing discrimination. Housing sites and developments will be quality living environments that meet high standards for urban design and energy conservation. Programs and services will be administered with efficiency, effectiveness and equity.</p>				

7.0	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i> <b>The DCHA does Project Base up to 20% of its allocated Tenant-Based vouchers. At this time that would mean DCHA could utilize 169 of its regular vouchers. This does not include the Mainstream Disabled Vouchers or the Family Unification vouchers.</b>
8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	<b>Capital Fund Financing Program (CFFP).</b> <input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. <b>The DCHA will submit an application for approval from HUD for the use of CFP to pay the public housing portion of the mortgage payment on a new administrative office building. The request will ask that HUD approve the use of CFP funds over a 20 year period. A copy of the application request is included as an attachment to this Agency Annual Plan.</b>
9.0	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.
9.1	<b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b>

10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p><b>Goal 1 - This goal is assigned to the Finance Committee who has not yet focused on this goal</b></p> <p><b>Goal 2 - This goal was assigned to the BP&amp;SP committee.</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Completed a power point presentation and conducted a presentation at the Douglas County Board in June 2009</li> <li><input type="checkbox"/> Revised the Annual Report presentation and it will be distributed in August to all identified stakeholders and partners</li> <li><input type="checkbox"/> Opened the concept of redefining the jurisdiction boundaries at the Douglas County Board presentation</li> <li><input type="checkbox"/> Determined the office space needed for current operations and future growth by creating a space needs spreadsheet</li> <li><input type="checkbox"/> Working with Cindy Makinster to acquire a new central office location. Exploring land purchase and new construction, and potential existing building that could be retrofitted to meet requirements for DCHA office space.</li> <li><input type="checkbox"/> Working with Prochaska &amp; Associates Architectural firm to help design office space.</li> </ul> <p><b>Goals 3 - Task Force Leaders identified were Evelyn Labode and Steve Hess.</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Included a Landlord link on the DCHA web site</li> <li><input type="checkbox"/> Added links for Newsletters and Reports on the DCHA web site</li> </ul> <p><b>Goal 4 - Assigned the Goal to the CEO and a marketing consultant</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Finalized and approved the new mission, values and vision statement in January 2009</li> <li><input type="checkbox"/> Conducted a presentation at the Douglas County Board meeting in June 2009</li> <li><input type="checkbox"/> Enhanced the Annual Report format to better inform the reader about DCHA, its programs and accomplishments.</li> <li><input type="checkbox"/> CEO conducting a presentation at a William Paxton Society meeting on August 21<sup>st</sup> and doing a presentation on Orchard Gardens at the September 2009 NE NAHRO Conference.</li> <li><input type="checkbox"/> Commissioner Quy conducting a Strategic Planning session at the September 2009 NE NAHRO Conference.</li> </ul> <p><b>Goal 5 - This goal assigned to the BP&amp;SP Committee and the board of commissioners.</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The BP&amp;SP Committee will begin looking at the Commissioner Handbook to update the contents.</li> </ul> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><i>"A significant amendment or modification to the 5- Year and Annual Plan is defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the plans or policies of the agency and which require formal approval of the Board of Commissioners."</i></p>
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11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. <b>For the past few years the DCHA has not been able to get residents to join any type of Resident Advisory Committee or to attend a meeting to review the Draft Agency Plan. Last year there was only 1 resident (Section 8 client) who attended the Resident Advisory Committee meeting. Our goal for this year is to send out a special mailing to all public housing residents that includes a copy of the Draft Agency Plan and to ask for their comments on the plan. A copy of what was sent to the residents is on file for review.</b></p> <p>(g) Challenged Elements – <b>The only challenge DCHA has is the lack of interest by public housing residents and Section 8 clients to participate in the agency annual plan process. DCHA believes that this is primarily due to the small number of public housing residents in the low rent program.</b></p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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**5.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

1. DCHA will strive for long-term, competitive funding advantage as an affordable housing industry leader through: (1) expanding its awareness and utilization of funding sources (government, foundations, private lenders, etc.), (2) leveraging its assets, (3) tapping its discretionary HUD funds, and (4) refinancing current loans.
2. DCHA will collaborate with the political and affordable housing entities in the greater Omaha metropolitan area in redefining the jurisdictional boundaries, identify emerging housing needs, agency competency areas, and seek inter-governmental agreements, and office space options that would better allow the agency to be more proactive in meeting the changing housing dynamics of the Omaha area.
3. DCHA will enhance the quality of its customers service by better understanding the social, economic, technological, and demographic trends and patterns that impact on affordable housing (urban design, housing construction, energy conservation, lifestyles, household composition/profiles, aging/disabled populations, etc.) and by better responding with housing and services that factor in these trends and patterns.
4. DCHA will expand its public image and agency profile through the greater marketing and community engagement of its board and staff in communicating the vision, mission, values and outcomes of the agency and how this impacts on the quality of life of its communities, its businesses, and its residents.
5. DCHA will strengthen, and in some cases formalize, its partnership with some key community partners (supportive services agencies, economic development entities, emergency responders, other housing partners, etc.) that significantly impact, directly or indirectly, on the quality of life of agency residents.
6. DCHA will ensure that its strategic goals will be utilized by its board in formulating board policies, strategic thinking, and Chief Executive Officer (CEO) performance evaluations, and by the CEO in implementing strategic action plans.

Since this is an Annual Plan ONLY any statement on the progress the PHA has made in meeting the goals and objectives described above, will be identified in the next 5-Year Plan submission.

**PHA Plan Update**

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: **There have been no substantial changes to the PHA plan elements since the last Annual Plan was submitted. Minor changes in the Administrative Plan are listed below:**

**AMENDED: August 2009**

- Section 7.1 When a Family May Move – Added E. The Tenant has passed the last annual HQS inspection. Any unit that failed a previous HQS inspection for tenant related issues will be re-inspected and if it fails DCHA will not approve the move.
- Section 15.0 Termination of Assistance to the Family by the DCHA – Added 2. The housing authority will terminate program assistance for a participant, excluding elderly or disabled participants, in the event that funding is unavailable.
- Section 23.2 Tenant Rights and Responsibilities – Added: In the event a transfer is requested and approved by the PHA, the head of household is required to sign the Acknowledgement of Transfer form.

**Additions were made to the Public Housing Lease in September 2009 under number 5. OCCUPANCY as follows:**

**The Resident shall not:**

- a. Possess, anywhere in the unit or elsewhere on the property of DCHA, guns, firearms (operable or inoperable), nun chucks, or similar instruments, blackjacks and explosive devices. Any violation of the law and/or DCHA policy shall be grounds for termination of this lease.
- b. Permit or allow a Trespassed (“Banned and Barred”) person(s) on DCHA owned property. Resident shall take reasonable steps including, but not limited to: (a) notifying a DCHA staff person and/or (b) appropriate law enforcement personnel if a Trespassed Person(s) is/are seen on or about DCHA property, or the resident's dwelling unit.

**All program policies are available for review at the central office at 5404 No. 107<sup>th</sup> Plaza, Omaha, NE**

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. **The 5-Year and Annual PHA Plan is made available in a manual that is kept in the lobby area of the DCHA offices; it is posted in the community center of the one and only multi-unit complex, North Acres; and it will be posted on the DCHA Web Site once it is approved by the Board of Commissioners. The Fiscal Year Audit report for FYE 2009 is available on the DCHA web site and for review by request at the central office at 5404 No. 107<sup>th</sup> Plaza.**

**Policy on Violence Against Women Act:**

**A Section 8 Housing Choice Voucher participant who is a victim of domestic violence, dating violence or stalking may request and be granted portability due to the incident or threat if they are otherwise compliant with all program obligations and the perpetrator has moved out of the assisted unit.**

**In processing a request by a victim for continued assistance the DCHA may request that the victim certify (i.e. police reports) that she/he is a victim of domestic violence, dating violence or stalking, and that the actual or threatened abuse meets the requirements set forth in the Violence Against Women Act. Such certification must include the name of the perpetrator. If the request certification is not provided within 14 business days, assistance will be terminated.**

5 YEAR CFP ACTION PLAN

	A	D	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U		
	AMP NE 15300006	S.S. - 38 Single Family		DC-2011	DC-2012	DC-2013	DC-2014	DC-2015	DC-2016	DC-2017	DC-2018	DC-2019	DC-2020	DC-2021	DC-2022	DC-2023	DC-2024	DC-2025		
	78 - Total Public Housing	N.A. - 40 Garden Level		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
	CFP FUNDING YEAR			AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	
	DCHA Fiscal Year End Utilization of funds.....	Repairs needed.....	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	
	1450 Total		TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	TOTALS	
1	Deck Repairs	1. Deck Repairs	2	\$ 1,000	2	\$ 700	2	\$ 700	2	\$ 700	2	\$ 700	2	\$ 700	2	\$ 700	2	\$ 700	2	\$ 700
2	Concrete & Asphalt Repairs	2. Concrete & Asphalt Repairs	2	\$ 8,500	1	\$ 4,500	1	\$ 3,000	1	\$ 3,000	1	\$ 3,000	1	\$ 3,000	1	\$ 3,000	1	\$ 3,000	1	\$ 3,000
3	Tree Trimming	3. Tree Trimming	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -
4	Water Heaters	1. Water Heaters	2	\$ 700	2	\$ 700	2	\$ 700	2	\$ 700	2	\$ 700	2	\$ 700	2	\$ 700	2	\$ 700	2	\$ 700
5	Exterior Painting	2. Exterior Painting	2	\$ 1,800	2	\$ 1,800	2	\$ 1,800	2	\$ 1,800	2	\$ 1,800	2	\$ 1,800	2	\$ 1,800	2	\$ 1,800	2	\$ 1,800
6	Carpeting	3. Carpeting	4	\$ 8,500	4	\$ 8,500	4	\$ 8,500	4	\$ 8,500	4	\$ 8,500	4	\$ 8,500	4	\$ 8,500	4	\$ 8,500	4	\$ 8,500
7	Stormdoors	4. Stormdoors	3	\$ 600	2	\$ 400	2	\$ 400	2	\$ 400	2	\$ 400	2	\$ 400	2	\$ 400	2	\$ 400	2	\$ 400
8	Faucets & plumbing	5. Faucets & plumbing	5	\$ 1,100	6	\$ 1,300	5	\$ 1,100	5	\$ 1,100	5	\$ 1,100	5	\$ 1,100	5	\$ 1,100	5	\$ 1,100	5	\$ 1,100
9	Interior Painting	6. Interior Painting	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -
10	Vinyl flooring	7. Vinyl flooring	3	\$ 1,500	4	\$ 2,000	3	\$ 1,500	3	\$ 1,500	3	\$ 1,500	3	\$ 1,500	3	\$ 1,500	3	\$ 1,500	3	\$ 1,500
11	Air Conditioners	8. Air Conditioners	2	\$ 5,000	3	\$ 6,712	2	\$ 5,490	2	\$ 5,490	2	\$ 5,490	2	\$ 5,490	2	\$ 5,490	2	\$ 5,490	2	\$ 5,490
12	Furnaces	9. Furnaces	2	\$ 5,500	3	\$ 6,500	2	\$ 5,500	2	\$ 5,500	2	\$ 5,500	2	\$ 5,500	2	\$ 5,500	2	\$ 5,500	2	\$ 5,500
13	Window Covering	10. Window Covering	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -
14	Sliding houses	11. Sliding houses	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	\$ -
15	Stucco repairs	12. Stucco repairs	1	\$ 500	1	\$ 500	1	\$ 500	1	\$ 500	1	\$ 500	1	\$ 500	1	\$ 500	1	\$ 500	1	\$ 500
16	Sprinkler repairs	13. Sprinkler repairs	1	\$ 500	1	\$ 500	1	\$ 500	1	\$ 500	1	\$ 500	1	\$ 500	1	\$ 500	1	\$ 500	1	\$ 500
17	Refrigerators	1. Refrigerators	4	\$ 1,800	4	\$ 1,800	3	\$ 1,340	3	\$ 1,340	3	\$ 1,340	3	\$ 1,350	3	\$ 1,350	3	\$ 1,350	3	\$ 1,350
18	Ovens	2. Ovens	4	\$ 1,400	4	\$ 1,400	3	\$ 1,050	3	\$ 1,050	3	\$ 1,050	3	\$ 1,050	3	\$ 1,050	3	\$ 1,050	3	\$ 1,050
19	Year inventory Total.....			\$ 38,400	\$ 37,612	\$ 32,390	\$ 31,890	\$ 31,890	\$ 31,890	\$ 32,390	\$ 26,000	\$ 25,490	\$ 25,490	\$ 25,490	\$ 25,490	\$ 25,490	\$ 25,490	\$ 25,490	\$ 25,490	\$ 25,490
20	N.A. Community Center & Central Office																			
21	Community Center	1. Community Center	1	\$ 1,000	1	\$ 1,578	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000
22	Main office	2. Main office	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000
23	Year inventory Total.....			\$ 38,400	\$ 37,612	\$ 32,390	\$ 31,890	\$ 31,890	\$ 31,890	\$ 32,390	\$ 26,000	\$ 25,490	\$ 25,490	\$ 25,490	\$ 25,490	\$ 25,490	\$ 25,490	\$ 25,490	\$ 25,490	\$ 25,490
24	General operations	1. General operations		\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
25	Upgrade computer software	(Upgrade computer software)																		
26	Software training	(Software training)																		
27	Management improvements	Management improvements		\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
28	Office equip. & furnishings	1. Office equip. & furnishings		\$ 3,390	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
29	Capitalized Main. Equip.	2. Capitalized Main. Equip.		\$ 2,600	\$ 4,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200
30	Coordination & Administration Cost (during five year period)	Coordination & Administration Cost (during five year period)		\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
31	Annual Mortgage Payment	Annual Mortgage Payment	1	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
32	Year inventory Total.....			\$ 38,400	\$ 37,612	\$ 32,390	\$ 31,890	\$ 31,890	\$ 31,890	\$ 32,390	\$ 26,000	\$ 25,490	\$ 25,490	\$ 25,490	\$ 25,490	\$ 25,490	\$ 25,490	\$ 25,490	\$ 25,490	\$ 25,490
33	Grand Totals.....			\$ 120,390	\$ 120,390	\$ 120,390	\$ 120,390	\$ 120,390	\$ 120,390	\$ 120,390	\$ 120,390	\$ 120,390	\$ 120,390	\$ 120,390	\$ 120,390	\$ 120,390	\$ 120,390	\$ 120,390	\$ 120,390	\$ 120,390