

Old BLI	New BLI	Guidebook 7510.1G Description or Pat's Suggestions
1406-Operations	1406-Operations	
1408-Management Improvement	1408-Management Improvement -Empowerment Activities -Equal Opportunity -Other -Resident Management Corporations (RMC) Costs -Security Improvements (not police or gurd-non-physical) -Staff Training -Systems Improvements	This account shall be charged for all costs incurred by the HA for management improvements not in connection with a modernization project, including nontechnical salaries, technical salaries, employee benefit contributions, and consultant fees.
1410-Administration	1410-Administration -Other -Salaries -Sundry	This account shall be charged with the costs incurred relating to the planning and development of a modernization project. This includes nontechnical salaries (<i>Salaries</i>), technical salaries (<i>Salaries</i>), legal fees (<i>Other</i>), employee benefits (<i>Salaries</i>), travel (<i>Other</i>), publications (<i>Other</i>), membership dues and fees (<i>Other</i>), telephone (<i>Other</i>). Sundry-this account will be charged with all items of administrative and general expenses incurred in connection with the planning and development of the project for which a specific account is not provided above. Charges to <i>Sundry</i> include, but are not limited to, the following: a) rental of office space and cost of minor alterations; rental of office furniture and equipment; utilities services; and janatorial supplies, b) the cost of report and accounting forms; fees for accounting and auditing services; printing of forms and other documents, except annual reports and other informational literature; stationery and office supplies; postage; messenger service; and incidental express, freight, c) operating cost of motor vehicles, such as gasoline, oil, grease, batteries, tires, and repairs, d) insurance expenses for workmen's compensation, automobile liability, public liability, fire coverage on furniture and fixtures, and fidelity bonds, e) advertising costs in connection with procuring bids for demolition, construction, landscaping, and other contracts for development work , f) costs of obtaining the opinion of counsel in connection with financing the project, g) the cost of preparing the development program beyond that which is required as basic services under the architect's contract when such work is not preformed by HA personnel. This account will NOT be charged with any of the following types of costs: a) purchase of office furniture and equipment; such purchases will be charged to Account 1475, (<i>1480-Non-Dwelling Equipment-Expendable/Non-Expendable</i>) b) blueprints, duplicating specifications, or other printing related to planning; such costs shall be charged to Account 1430 (<i>1480-Contract Administration-Other Fees and Costs</i>), and c) travel expenses of architects and engineers or their authorized agents which are reimbursable to them under their contracts; such costs shall be charged to Account 1430 (<i>1480-Contract Administration-Other Fees and Costs</i>).
1411-Audit Cost	1480-Contract Administration -Audit -Contingency -Other -Other Fees and Costs -Relocation	
1430-Fees & Costs	1480-Contract Administration -Audit -Contingency -Other -Other Fees and Costs -Relocation	This account shall be charged with all fees for architectural and engineering work under lump sum or fixed-fee-plus-reimbursable-cost contracts, including all amounts reimbursable to the architect. Other costs that can be charged to this account: a) consultant fees, b) permit fees, c) inspection costs, d) housing surveys, e) sundry planning costs-this account shall be charged with the costs incurred for borings and soil test pits, models, misc. blueprints, photographs, and other planning costs not allocable to specific accounts.

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1440-Site Acquisition	1480-Dwelling Unit-Development -New Construction -Other -Site Acquisition	This account shall be charged with all fees associated with: a) property purchases (<i>Site Acquisition</i>), b) condemnation deposits-any deposits placed with a court pending completion of condemnation proceedings (<i>Other</i>), c) surveys and maps (<i>Other</i>), d) appraisals-this account shall be charged with costs incurred for appraisals of land and improvements and for the appraisals, if any, ordered by the HA for condemnation proceedings (<i>Other</i>), e) this account shall also be charged with costs incurred for obtaining appraisals of site(s) for a project acquired by the turnkey method (<i>New Construction</i>), f) if the HA employs full-time appraisers on its staff, the salaries paid to the employees shall be charged to this account (<i>Other</i>), g) expert witness fees awarded by a court to the owner of property acquired by condemnation (<i>Other</i>), h) any part of the salaries paid to administrative or technical personnel assigned as part-time appraisers (<i>Other</i>), i) title information (<i>Other</i>), j) legal costs incurred in connection with site acquisition, except for salaries paid to staff attorney (<i>1410-Administration-Salaries</i>), k) option negotiations-this account shall be charged with fees or other costs incurred for negotiating the purchase of property or options to purchase property. This account shall also be charged with the nominal consideration, if any, paid for options (<i>Other</i>), l) current tax settlements (<i>Other</i>), m) sundry site costs-this account shall be charged with recording fees and any other costs of site acquisition not allocable to any other specific accounts (<i>Other</i>).
1450-Site Improvement	1480-Dwelling Unit-Site Work -Asphalt-Concrete-Paving -Curb and Gutter -Dumpsters and Enclosures -Electrical Distribution -Fence Painting -Fencing -Landscape -Lighting -Other -Parking -Pedestrian Paving -Playground Areas-Equipment -Seal Coat -Sewer Lines-Mains -Signage -Storm Drainage -Striping -Water Lines/Mains	Typical dwelling units are highrises, condominiums, single family homes. The principal charges to this account include, but are not limited to: a) grading (<i>Other</i>), b) sanitary sewers (<i>Sewer Lines-Mains</i>), c) storm sewers (<i>Storm Drainage</i>), d) water distribution system (<i>Water Lines/Mains</i>), e) gas distribution system (<i>Other</i>), f) electric distribution system (<i>Electrical Distribution</i>), g) allowance for abnormal subsoil conditions (<i>Other</i>), h) excess dwelling foundations (<i>Other</i>), i) paved surfaces (<i>either Asphalt-Concrete-Paving, Parking, Pedestrian Paving</i>), examples-a sidewalk- <i>Pedestrian Paving</i> , a patio, driveway- <i>Asphalt-Concrete-Paving</i> , off-street parking for residence- <i>Parking</i> j) finished grading, lawns, and plantings (<i>Landscaping</i>), k) misc.-retaining walls and bulkheads (<i>Other</i>), structural playground facilities (i.e. spray-pool) (<i>Playground Areas-Equipment</i>), fences (<i>Fencing</i>), garbage stations (<i>Dumpsters and Enclosures</i>), cloths poles (<i>Other</i>), flag poles (<i>Other</i>)
1450-Site Improvement	1480-Non-Dwelling Unit-Site Work -Asphalt-Concrete-Paving -Curb and Gutter -Dumpsters and Enclosures -Fence Painting -Fencing -Landscape -Lighting -Playground Areas-Equipment -Signage -Site Utilities -Storm Drainage	Typical non-dwelling units are storage sheds, garages, maintenance buildings, community centers, central office cost centers. The principal charges to this account include, but are not limited to: a) grading (<i>either Asphalt-Concrete-Paving, Curb and Gutter</i>), examples-parking lot, street, alley- <i>Asphalt-Concrete-Paving</i> , repairing on the street curb and gutter- <i>Curb and Gutter</i> b) sanitary sewers (<i>Site Utilities</i>), c) storm sewers (<i>Storm Drainage</i>), d) water distribution system (<i>Site Utilities</i>), e) gas distribution system (<i>Site Utilities</i>), f) electric distribution system (<i>Site Utilities</i>), g) allowance for abnormal subsoil conditions (<i>Asphalt-Concrete-Paving</i>), h) excess dwelling foundations (<i>Asphalt-Concrete-Paving</i>), i) paved surfaces (<i>Asphalt-Concrete-Paving</i>) j) finished grading, lawns, and plantings (<i>Landscaping</i>), k) misc.-retaining walls and bulkheads (<i>Asphalt-Concrete-Paving</i>), structural playground facilities (i.e. spray-pool) (<i>Playground Areas-Equipment</i>), fences (<i>Fencing</i>), garbage stations (<i>Dumpsters and Enclosures</i>), cloths poles (<i>Landscape</i>), flag poles (<i>Landscape</i>)

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1460-Dwelling Structures	1480-Dwelling Unit-Exterior -Balconies-Porches-Railings, etc. -Building Slab -Canopies -Carports-Surface Garage -Columns and Porches -Decks and Patios -Exterior Doors -Exterior Lighting -Exterior Paint and Caulking -Exterior Stairwells-Fire Escape -Foundations -Gutters-Downspouts -Landing and Railings -Mail Facilities -Other -Roofs -Siding -Soffits -Stairwells-Fire Escapes -Tuck Pointing -Windows	Typical dwelling units are highrises, condominiums, single family homes. The principal charges to this account include, but are not limited to: everything that touches the building, for work outside the building recommend using 1480-Dwelling Unit-Site Work . For areas where there is duplication of items between 1480-Dwelling Unit-Site Work and 1480-Dwelling Unit-Exterior, i.e. foundations, recommend using 1480-Dwelling Unit-Site Work . If exterior work being done is not explicitly listed, recommend using (Other) .
1460-Dwelling Structures 1465-Dwelling Equipment	1480-Dwelling Unit-Interior -Appliances -Bathroom Counters and Sinks -Bathroom Flooring (non cyclical) -Call-for-Aid Systems -Commodes -Electrical -Flooring (non routine) -Interior Doors -Interior Painting (non routine) -Kitchen Cabinets -Kitchen Sinks and Faucets -Mechanical -Other -Plumbing -Tubs and Showers	Typical dwelling units are highrises, condominiums, single family homes. Recommended this BLI be used for everything inside a unit. For Bathroom Flooring (cyclical), Flooring (routine), Interior Painting (routine) recommend (Other) . If interior work being done is not explicitly listed, recommend using (Other) .
1470-Non-Dwelling Structures	1480-Non-Dwelling Exterior -Balconies and Railings -Canopies -Doors -Foundations -Gutters-Downspouts -Landings and Railings -Lighting -Mail Facilities -Painting and Caulking -Roofs -Siding -Soffits -Stairwells and Fire Escapes -Tuck Pointing -Windows	Typical non-dwelling units are storage sheds, garages, maintenance buildings, community centers, central office cost centers.

Old BLI	New BLI	Guidebook 7510.1G Description or Pat's Suggestions
1470-Non-Dwelling Structures	1480-Non-Dwelling Interior -Administrative Building -Appliances -Common Area Bathrooms -Common Area Finishes -Common Area Flooring -Common Area Kitchens -Common Area Painting -Common Area Washers -Community Building -Day Care Center -Doors -Electrical -Family Investment Center -Laundry Areas -Mechanical -Other -Plumbing -Security -Shop -Storage Area	Typical non-dwelling units are storage sheds, garages, maintenance buildings, community centers, central office cost centers. Recommend this BLI be used for upgrading existing systems, minor repairs. For new installations/construction use BLI 1480-Non-Dwelling Construction-Mechanical and 1480-Non-Dwelling Construction-New Construction . For all items not explicitly listed use (<i>Other</i>).
1475-Non-Dwelling Equipment	1480-Non-Dwelling Equipment-Expendable/Non-Expendable -Other	The principal charges to this account include, but are not limited to: a) office furniture and equipment (<i>Other</i>), b) maintenance equipment (<i>Other</i>), c) community space equipment (<i>Other</i>), d) automotive equipment (<i>Other</i>),.
1460-Dwelling Structures	1480-Non-Dwelling Construction-Mechanical -Central Boiler -Central Chiller -Common Area Dryers -Cooling Equipment-Systems -Electrical Distribution -Elevator -Fire Suppression System -Generator -Heating Equipment-System -Hot Water Heater -Other -Security-Fire Alarm -Smoke/Fire Detection -Trash Compactor -Unit Sub-panels -Water Distribution	Recommend this BLI be used for installation/construction of new systems. For minor repairs, etc, recommend BLI 1480-Non-Dwelling Interior be used.
1499-Development Activites	1480-Non-Dwelling Construction-New Construction -Administrative Building -Community Center -Day Care Center -Family Investment Center -Laundry Areas -New Construction Demolition -Other -Shop -Storage Area	