

# Improvement Matrix (Issue • Owner • Due Date • Expected Impact)

Issue	Owner	Due Date	Expected Impact
Missing material ETA certainty	Tracy / Jeremy	2026-04-25	Reduces field idle time and schedule slip risk
Inspection slots not treated as critical path	Gerardo / Jeremy	2026-04-25	Improves CO timeline reliability
Cross-bucket handoffs unstructured	Dylan / David	2026-04-26	Faster dependency closure
Blockers aging without escalation	Zac (COO)	2026-04-24	Cuts > 48h unresolved blockers
HUD condition tracking fragmented	David / Tracy	2026-04-28	Prevents late close drift
NOI exceptions not action routed	Dylan / Johnny Teresa	2026-04-25	Improves NOI recovery speed
Daily reports too narrative	All bucket leads	2026-04-24	Higher accountability and comparability
No single weekly command report	Russ Office	2026-04-25	One version of truth for exec decisions