



**CAPITAL NEEDS ASSESSMENT (CNA)
HASSAN APARTMENTS (2-62)
705 RIVER STREET
HYDE PARK, MASSACHUSETTS 02126**

**D3G PROJECT NUMBER:
2021-0376**

**FINAL REPORT ISSUE DATE:
NOVEMBER 5, 2021**

**INSPECTION DATE:
APRIL 23, 2021**

**PREPARED FOR:
BOSTON HOUSING AUTHORITY
52 CHAUNCY STREET
BOSTON, MASSACHUSETTS 02111**

Scott Byerly, BPI-MFBA
Construction Inspector

A handwritten signature in blue ink, appearing to read 'Scott Byerly', written over a horizontal line.

Signature

Mike Ferguson, P.E., BPI-MFBA
President

A handwritten signature in blue ink, appearing to read 'Mike Ferguson', written over a horizontal line.

Signature

EXECUTIVE PROPERTY DESCRIPTION



Property: Hassan Apartments (2-62)
705 River Street
Hyde Park, Massachusetts 02126

Site Description: Hassan Apartments (2-62), located at 705 River Street in Hyde Park, Massachusetts consists of one (1) four-story multi-family apartment building. The property features one hundred (100) dwelling units. According to property management, the building was constructed in 1975. According to available tax information, the building is situated on 2.05 acres. According to provided information and D3G estimates, the building features an approximate gross area of 75,040 square feet. The property is in fair to good physical condition.



TABLE OF CONTENTS

1.0	EXECUTIVE SUMMARY	1
2.0	PURPOSE AND SCOPE.....	1
3.0	SYSTEM DESCRIPTION AND OBSERVATIONS.....	3
3.1	<i>Overall General Description</i>	<i>3</i>
3.2	<i>Site.....</i>	<i>3</i>
3.3	<i>Structural Frame and Building Envelope</i>	<i>5</i>
3.4	<i>Mechanical and Electrical Systems.....</i>	<i>6</i>
3.5	<i>Elevators</i>	<i>7</i>
3.6	<i>Life and Fire Safety Systems</i>	<i>8</i>
3.7	<i>Interior Elements</i>	<i>8</i>
3.7.1	<i>Interior Elements – Common Spaces.....</i>	<i>8</i>
3.7.2	<i>Interior Elements – Tenant Spaces.....</i>	<i>9</i>
4.0	ADDITIONAL CONSIDERATIONS.....	10
5.0	DOCUMENT REVIEWS AND INTERVIEWS.....	11
6.0	OPINIONS OF PROBABLE COST TO REMEDY PHYSICAL DEFICIENCIES.....	11
7.0	OUT OF SCOPE CONSIDERATIONS.....	12
7.1	<i>Accessibility for Persons with Disabilities.....</i>	<i>12</i>
7.2	<i>Intrusive & Other Examinations.....</i>	<i>12</i>
7.3	<i>Owner Proposed Improvements.....</i>	<i>13</i>
8.0	ASSESSOR QUALIFICATIONS	14
9.0	LIMITING CONDITIONS	15
10.0	CERTIFICATION	16
11.0	EXHIBITS.....	17
11.1	<i>Description of Estimated Cost of Critical Repairs</i>	
11.2	<i>Description of Estimated Cost of Non-Critical Repairs</i>	
11.3	<i>Capital Reserve Schedules (Reserve for Replacement Analysis)</i>	
11.4	<i>Color Site Photographs</i>	
11.5	<i>Accessibility Report</i>	
11.6	<i>Intrusive Reports</i>	
11.7	<i>Seismic Analysis</i>	
11.8	<i>Energy Reports</i>	
11.9	<i>Pre-Construction Analysis</i>	
11.10	<i>Other Examinations and Reports</i>	
11.11	<i>HUD Form 92329</i>	
11.12	<i>Site Specific Information</i>	
11.13	<i>Municipal Compliance Letter</i>	
11.14	<i>Staff Resumes and Certificatio</i>	



1.0 EXECUTIVE SUMMARY

General Description

Project Name:	Hassan Apartments (2-62)
Address:	705 River Street
Property Type:	Multi-Family Apartments
Date of Construction:	1975
Land Size / Source:	2.05 Acres / Tax Card
Apartment Buildings:	One (1) - 4-Story Apartment Building
Total Building Gross Area:	75,040 Square Feet
Number/Type of Units:	55 - Studio/1BA Dwelling Units 40 - 1BR/1BA Dwelling Units 5 - 2BR/1BA Dwelling Units

Inspection Details

Inspector:	Scott Byerly, BPI-MFBA
Inspection Date:	April 23, 2021
Weather:	57°F, Sunny
Units Inspected:	25 (25% of the total number of units)
Access Limitations:	None

General Physical Condition

This Capital Needs Assessment (CNA) indicated that the apartment building is in fair physical condition and currently structurally sound. Based on Marshall & Swift/Boeckh, LLC depreciation and life expectancy guidelines the effective remaining useful life of property is approximately 50 years, assuming the near and long term specified repairs are performed. The physical condition of the property is acceptable for a refinance transaction.



2.0 PURPOSE AND SCOPE

D3G was retained by the Boston Housing Authority to conduct a Capital Needs Assessment (CNA). This CNA is intended to be used in support of a pending real estate transaction where the client has requested to obtain a detailed understanding of the current site condition, the condition of the long-lived building systems, and future capital requirements, for the purpose of underwriting or securing mortgage loans. The conclusions within this report are based upon a visual survey of the building and grounds, research of readily available documents, and conversations with people who have knowledge of the property.

This CNA has been performed in accordance with ASTM E-2018-15 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process* and the U.S. Department of Housing and Urban Development Multifamily Accelerated Processing (MAP) Guide, Chapter 5 and Appendix 5, revised December 18, 2020. The scope of the work included:

- The performance of a field inspection of subject property conducted by individuals trained in building engineering and construction practices.
- The interviewing of tenants and staff regarding the condition of the apartment complex, common areas, and known physical/equipment deficiencies.
- Interviews with available contractors that have detailed knowledge of specific building systems for the subject property.
- Interviews with local officials regarding zoning and code compliance at the property, and receipt of zoning/building code certification.
- The preparation and submittal of a report containing information specific to observations, interpretations, and estimated costs of repairs, if any, and the computation of the required reserves to replace major components of the property.



3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 Overall General Description

Overall, the subject property was observed in fair to good physical condition; however, individual building components may vary in condition as noted within this report and identified in the Critical Repairs, Non-Critical Repairs, and Capital Replacement Reserve Analysis, located in Exhibit 11.1, Exhibit 11.2, and Exhibit 11.3, respectively.

The property was constructed in 1975 with many of the building components varying in age and building components have been replaced on an as needed basis. Notable recent replacements include elevator controls and common area flooring. Replacement of major building components has been included within the replacement reserve schedule. The property features a full-time maintenance staff that addresses the daily maintenance needs of the property.

The property does not feature any unusual site conditions, building conditions, or problematic building materials.

The subject property was constructed in 1975 and is not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.

The property receives project based federal financial assistance and is required to comply with the Uniform Federal Accessibility Standards (UFAS). A review of the property indicated that the property is not in full compliance with UFAS. At least 5% of the dwelling units are handicapped designated units; however, these accessible units are not fully compliant with UFAS. Upon completion of the modifications noted in the Critical Repairs, at least 5% of the dwelling units will be in substantial compliance with UFAS. Please see Section 7.1 below and the Accessibility Report located in the Exhibits for more details.

3.2 Site

Topography

The topography of the property varies slightly. The site has been mostly graded to provide positive drainage away from the structure while select areas are graded toward the structure due to the topography; however, no ponding of water or water infiltration was observed or reported. Storm-water drainage consists of surface percolation and storm sewer drains/catch basins.



Ingress / Egress / Parking

The property features one (1) point of vehicular ingress and egress, consisting of an asphalt driveway into the asphalt parking area located at the main (south) entrance of the building. The primary building entrance is accessible from the south side of the building. Pedestrian ingress and egress to the site is provided by an asphalt walkway connecting the building to the municipal sidewalk on River Street. High density residential properties should always consider the provision of bike parking/storage for residents, visitors, and employees where space permits. Site ingress and egress appears acceptable.

The site features an asphalt driveway and parking area with select area. Vehicular capacity is approximately twenty-four (24) parking spaces, with parking space configuration designed for continuous traffic flow and convenient access to building. The overall concrete curbing and asphalt parking areas were observed in fair to good physical condition. Sealcoating of the asphalt parking area is included within the Non-Critical repairs section of this report.

Additional Site Features

A metal sign identifying the subject property as "Hassan Apartments" is situated near the main entrance to the building in addition to a wooden sign at the south side of the subject property. The signs were observed in poor physical condition (Non-Critical Repair).

The site features concrete and asphalt patio areas, and an asphalt walkway that connects to the municipal street. The asphalt areas were observed in generally fair to good physical condition. Refurbishment/repair of the asphalt walkway is anticipated during the estimate period.

The property features 10-foot chain link fencing that encloses the generator and 4-foot chain-link fencing on select areas of the site perimeter. Fencing was observed in fair to good physical condition, with the exception of the 4-foot chain-link perimeter fencing that was observed with damage (Non-Critical Repair). Replacement of the perimeter chain-link fencing is anticipated during the estimate period.

The property features one (1) trash compactor with a rolling dumpster that is located within the ground floor of the building. The trash compactor was observed in physical condition. Replacement of the dumpster enclosure is anticipated during the estimate period.

The property features CMU/stone retaining walls located at the north and east sides of the building. The retaining walls were observed in good physical condition.



Utilities

Water Service	Utility Provider	Responsible Party
Water Provider	Boston Water Commission	Dwelling Unit: Owner
		Common Area: Owner

Electricity Service	Utility Provider	Responsible Party
Electricity Provider	Boston Power	Dwelling Unit: Owner
		Common Area: Owner

Natural Gas Service	Utility Provider	Responsible Party
Natural Gas Provider	N/A	Dwelling Unit: N/A
		Common Area: N/A

Sanitary Sewer Service	Utility Provider	Responsible Party
Sanitary Sewer Provider	Boston Water Commission	Dwelling Unit: Owner
		Common Area: Owner

3.3 Structural Frame and Building Envelope

Building Foundation and Frame

The building was constructed utilizing deep foundations consisting of piles or caissons and grade beams. The ground floors consist of reinforced concrete slab assemblies. Building superstructures are presumed to be constructed of reinforced concrete assemblies with reinforced tilt-up fluted concrete walls supporting reinforced concrete floor and roof slabs. The property's superstructures appeared in good overall physical condition, with no structural issues observed or reported.

Roof Assembly

The building features flat roof built up roofing (BUR) assemblies consisting of a fully adhered rubber membrane, presumed to be over rigid insulation and fiber board. No leaks were reported and no seams or openings in the assembly was observed. The building features roof drains that were observed in good physical condition. Overall, roofing was observed in good physical condition, with replacement of the roofing membrane anticipated during the estimate period.



Attics

The building does not feature attics.

Exterior Stairs / Balconies

The property does not feature any exterior stair assemblies or balconies.

Building Entrance Doors

Exterior doors at the property consist of glass storefront assemblies with a vestibule and automatic door openers at the primary building entrance. In addition, exterior doors at building ancillary entrances consist of hollow core metal assemblies. Exterior doors at the property were observed in fair physical condition

Windows

Windows consist of aluminum frame double hung, single hung and fixed insulated glass assemblies that are reportedly original date of construction. Windows were observed in fair to good physical condition and replacement is anticipated during the estimate period. Upon replacement of the windows, the installation of ENERGY STAR rated windows is recommended.

Sidewall Systems (Exterior Walls, Fascia, Soffit and Trim)

Exterior walls are surfaced with fluted textured concrete assemblies that were observed in good physical condition. Select repair and typical maintenance of the concrete exterior is anticipated during the estimate period.

3.4 Mechanical and Electrical Systems

Supply and Waste Piping

The main water supply to the site originates at water meter vault located at the rear of the building. Visually observed domestic water piping is constructed of copper and PVC piping, fittings, couplings and joints. Where visible, domestic water piping is not insulated; however, the majority of the system is concealed behind walls and could not be inspected. Accessible plumbing piping was observed to be in good physical condition with no leaks reported. In addition, there were no reports of low water pressure or poor water quality.

Sewer connections at the property are reported to consist of cast iron mains connected to the municipal sewer system. Based upon the reported and observed site conditions, the sewer connections at the property are reportedly in good working order.



Domestic Hot Water

Potable hot water to each unit is supplied by individual electric 30-gallon water heaters located within dwelling unit mechanical closets. Common area potable hot water is supplied by individual 10-gallon hot water heaters located on the mechanical closets on each floor. The water heaters have been replaced on an as needed basis and were generally observed in fair to good physical condition, with the exception of the 10-gallon water heater located in the mechanical closet that was observed in poor condition (Non-Critical Repair). The recovery of the hot water system is reported to be sufficient for the number of fixtures served and no complaints concerning a lack of hot water were raised during the inspection. Replacement of the water heaters is anticipated during the estimate period.

Heating and Cooling

The common areas and hallways are supplied heating via electric wall heaters. The dwelling units are provided heating via electric baseboard heaters. The dwelling units are not supplied cooling; however, tenants can install window A/C units. There were no complaints or indications of problems with the HVAC system and the equipment was reportedly operating properly with replacement performed on an as-needed basis. The equipment appeared in fair to good physical condition, with the exception of the damaged baseboard heater in dwelling Unit #318 (Non-Critical Repair). The replacement of the baseboard heaters is anticipated during the estimate period.

Electrical System

The property receives electrical power from pad mounted transformers. The dwelling units were observed with electrical breaker panels (120/240V, 90 Amps provided) that were observed in good operating condition and there are no reports of any service issues with the panels or electrical service. The property features a 60kW diesel emergency generator with a 200-gallon above ground storage tank positioned below the generator. The generator was observed in good physical condition.

3.5 Elevators and Stairways

The apartment building features one (1) 2000-lb and one (1) 1500-lb hoist elevator, each in a CMU shaft. The elevators feature ADA and fireman's controls, and an emergency phone. Overall, the elevator systems were reported and observed in good condition with all routine maintenance up to date. It was reported that the controllers, wiring, door equipment, and fixtures were upgraded in 2004. There are no outstanding issues, or recurring problems with the elevators and the record of service calls indicates normal wear and tear for elevators of this vintage.

The apartment building features three (3) interior staircase assemblies within the building. The staircase assemblies are constructed of metal framing. The stair treads are metal and the stairs feature metal handrails. Overall, vertical transportation was observed in fair to good condition.



3.6 Life and Fire Safety Systems

Fire Suppression Systems

There presumably exists one (1)-hour fire-rated construction (vertically and horizontally) between each unit at the property. The common areas feature smoke detectors throughout. In addition, wall-mounted fire extinguishers meeting the requirements of NFPA-10 exist throughout the apartment complex. The fire suppression equipment was observed in good physical condition and no issues were observed/reported.

Alarm and Notification Systems

Smoke detectors are hard wired throughout the common areas. They are connected to an annunciator panel located within building lobby. No issues were observed/reported. Wall-mounted fire extinguishers meeting the requirements of NFPA-10 exist throughout the apartment complex.

Dwelling units contain compliant tamper-proof battery-operated smoke detectors located within the immediate vicinity of the bedroom areas.

The property does not feature Carbon Monoxide (CO) detectors in the dwelling units; however, the overall building and dwelling units do not contain fuel-burning equipment or appliances; therefore, CO detectors are not required.

The property receives project based federal financial assistance and is therefore, required to provide audio/visual smoke alarms in 2% of the dwelling units, outside of the designated handicapped dwelling units. The property does not feature any dwelling units outside of the designated handicapped units with audio/visual alarms; therefore, the installation of audio/visual alarms in 2% (or two (2)) of the dwelling units (other than the fully accessible units) is required (Critical Repair).

The property was observed with emergency call provisions that consist of pull cords located in the dwelling unit bathrooms and in the bedrooms. The system is monitored both on-site 24 hours a day 7 days a week. No issues were observed/reported, and the system was observed in good physical condition.

Wall-mounted fire extinguishers meeting the requirements of NFPA-10 exist throughout the apartment complex.

3.7 Interior Elements

3.7.1 Interior Elements – Common Spaces

The building features a leasing office that is utilized by the property manager. The office features LVT flooring and painted GWB walls and ceilings that were observed in fair condition.



The building features a community room with tables and chairs that is available to residents for gatherings or meetings. The community room also features a kitchen with cabinets and countertops, two (2) wall-mounted oven units, an electric cooktop and refrigerator. Additional recreational amenities include lobby/sitting areas. The recreational areas were observed in good condition.

The building features approximately four-foot-wide common hallways along the main corridor of each floor. The hallways feature a wooden handrail, vinyl flooring, and painted gypsum wall board walls and ceilings, which were all observed in good physical condition.

The building features a common laundry room on each floor. Each laundry room features one (1) coin-operated front-loading washing machine and one (1) coin-operated electric dryer. The machines are reportedly leased by the property. The rooms feature vinyl composite tile flooring and painted GWB walls and ceilings that were observed in fair to good condition.

The building features a maintenance area on each floor for the storage of maintenance equipment and supplies. No dedicated storage areas are available for the residents outside of the dwelling units.

3.7.2 Interior Elements – Tenant Spaces

Interior wall and ceiling finishes within the dwelling units consist of painted GWB walls and textured GWB ceilings – observed in good physical condition. Flooring in the units consist of vinyl flooring observed in poor to good condition, with replacement of the dwelling unit flooring that is beyond its EUL, included within the Non-Critical Repairs.

Kitchen appliances include electric range/oven units and refrigerators. The designated handicapped dwelling units feature electric cooktop units and wall-mounted ovens. The appliances have all been replaced on an as needed basis and were observed in fair to good physical condition.

Dwelling unit kitchens feature central venting exhaust registers above the range ovens. In addition, the dwelling unit bathrooms feature central venting exhaust fans that are directly vented to the exterior. The exhaust (ventilation) units were generally observed in fair to good operating condition.

The bathrooms feature wall-mounted sinks, floor-mounted toilets, and enamel coated tub/showers with ceramic tile surrounds. Plumbing fixtures were observed to be in good operating condition. It is recommended that EPA WaterSense compliant fixtures be installed upon replacement.

Kitchen cabinets consist of wood-framed base and suspended wall cabinets. The base cabinets are surfaced with plastic laminate countertops. Visually inspected cabinets, hardware and countertops appeared in fair to good physical condition. The designated handicapped kitchens also feature a roll-under sink area, a roll-under workspace, and at least one upper cabinet/shelf area that is lowered.



4.0 ADDITIONAL CONSIDERATIONS

Regulatory Compliance

The site and all public areas were screened for compliance with the following applicable codes and regulations.

State Code: The current building code for the state of Massachusetts is the 2015 International Building Code with state amendments.

The building code at the time of construction is unknown.

Energy Code: The current state energy code for the state of Massachusetts is the IECC2018 with MA amendments (International Energy Conservation Code-2018) with state amendments.

Multifamily Related: Americans with Disability Act (ADA Code of 1991)
Uniform Federal Accessibility Standards (UFAS)
Minimum Property Standards (MPS), HUD Handbook 4910.1
Life Safety Code, National Fire Protection Association (NFPA)
Massachusetts Accessibility Access Board (MAAB)



5.0 DOCUMENT REVIEWS AND INTERVIEWS

Document Review

As part of the investigation of the property, the following documentation was obtained and reviewed:

- a. Site specific information provided for review:
 - i. Construction / Engineering Questionnaire Form
 - ii. Tax Records
 - iii. Site Map
 - iv. Property Information Replacement Form
 - v. Unit Data Summary

Site Interviews and Questionnaires

D3G provided a property questionnaire to be completed by a representative familiar with the subject property. A copy of the completed questionnaire is included in Exhibit 11.12. The following is a record of communication with stakeholders of this project:

Person	Title	Dates	Discussion
Sean Mathias	Maintenance Manager	April 23, 2021	Provided tour of facility, discussed operations and maintenance
Rick Jegorow	Senior PM Boston Housing Authority	March 23, 2021	Completed Property Questionnaire

Please be advised, D3G makes an effort to discuss housing concerns and comfort levels with building tenants; however, as a respect to privacy, resident and occupant names are not recorded. Interviews during the inspection process with representative tenants which identify any adverse conditions or occupant comfort concerns are addressed within the recommended repairs and rehabilitations.

6.0 OPINIONS OF PROBABLE COST TO REMEDY PHYSICAL DEFICIENCIES

Detailed list of Critical and Non-Critical Repairs can be found in Exhibit 11.1 – Description of Estimated Cost of Critical Repairs and 11.2 – Description of Estimated Cost of Non-Critical Repairs. The complete Reserve for Replacement schedule can be found in Exhibit 11.3 – Capital Reserve Schedule.



7.0 OUT OF SCOPE CONSIDERATIONS

7.1 Accessibility for Persons with Disabilities

Uniform Federal Accessibility Standards (UFAS)

The property receives federal funding; therefore, the property is subject to Section 504 of the Rehabilitation Act of 1973 and compliance with the UFAS. A minimum of 5% (of the total number of units) or at least one unit (whichever is greater) is required for mobility impaired persons. An additional minimum of 2% (of the total number of units) or at least one unit (whichever is greater) outside of the designated handicapped units, is required for people with hearing or vision impairments.

The property currently provides five (5) (or in this case 5%) partially compliant accessible units. Please note that the property was constructed prior to July 11, 1988 and select modifications to structural elements would be required to provide full compliance with UFAS.

Fair Housing Act (FHA)

The subject property was constructed in 1975 and is not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.

Americans with Disabilities Act (ADA)

The public areas are also subject to the ADA Code of 1990, Title III, Public Accommodations and Commercial Facilities. For detail on the accessibility deficiencies, please see the Critical Repairs, as well as the Accessibility Report located in Exhibit 11.5.

7.2 Intrusive & Other Examinations

Intrusive Examination

D3G performed a CNA inspection of Hassan Apartments (2-62) at 705 River Street, Hyde Park, Massachusetts on April 23, 2021. The inspection indicates no need for further investigations to be performed at the subject property.

Seismic Evaluation

According to the 2020 HUD MAP Guide, project applications for rehabilitation and refinance must comply with the relevant standards published by the American Society of Civil Engineers (ASCE) — ASCE 41-13 Seismic Evaluation and Retrofit of Existing Buildings, unless the buildings are considered exempt. Based on the Design Earthquake Spectral Response Acceleration Parameters and building characteristics, a seismic evaluation is not required.



Energy Audit

D3G was not contracted to perform an ASHRAE Level II Energy Audit of the subject property.

Pre-Construction Analysis Report

D3G was not contracted to perform a Pre-Construction Analysis Report.

7.3 Owner Proposed Improvements

No owner proposed improvements have been specified at the time of issuance of this report.



8.0 ASSESSOR QUALIFICATIONS

Dominion Due Diligence Group (D3G) was established in 1994 by Robert E. Hazelton and has grown to a national full-service Environmental and Engineering real estate due diligence firm featuring over 130 employees. D3G focuses on affordable housing, elderly care facilities and historical rehabilitations, with our 3rd party reporting used for HUD-FHA, USDA-RD, Fannie Mae, Freddie Mac, and LIHTC transactions. D3G has worked with every HUD office in the country and is considered a premier provider of Capital Needs Assessments. D3G's senior staff are trained, accredited and licensed in the following fields of building science investigations:

- Engineering (Professional Engineer)
- Architectural (ICC Plans Examiner)
- Sustainability (LEED-AP, RESNET, BPI-BA, BPI-Multifamily)
- Environmental (CSP, EP, CHMM, CEI)

A staff resume of the Needs Assessor performing this evaluation has been provided in Exhibit 11.14.



9.0 LIMITING CONDITIONS

This report can be relied upon by the Client and the HUD. This report was prepared in accordance with generally accepted industry standards of practice, including the ASTM E-2018-15 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*, as well as the U.S. Department of Housing and Urban Development Multifamily Accelerated Processing (MAP) Guide, Chapter 5 & Appendix 5, revised December 18, 2020. No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from D3G.

The statements in this report are professional opinions about the present condition of the subject property, limited to the observations and physical condition during the date of inspection. They are based upon visual evidence available during the inspection of reasonably accessible areas. We did not remove any surface materials, perform any destructive testing, or move any furnishings. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope of work than was determined for this project. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried tanks, structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection. We did not undertake activities that would completely assess the stability of the buildings or the underlying foundation soil. Likewise, this is not a seismic assessment, nor do we make any conclusions or comments regarding wood destroying organisms/insects. Our on-site observations pertain only to specific locations at specific times on specific dates. Our observations and conclusions do not reflect variations in conditions that may exist, in unexplored areas of the site, or at times other than those represented by our observations.



10.0 CERTIFICATION

Dominion Due Diligence Group certifies that the data presented in this report is representative of the site conditions observed during our inspection on April 23, 2021. D3G, its officers and its employees have no present contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions. This investigation and report have been prepared in accordance with ASTM E-2018-08 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process* and the HUD Multifamily Accelerated Processing (MAP) Guide, Chapters 5, revised January 29, 2016.

The Needs Assessor certifies that the data presented in this report is representative of site conditions observed during our inspection. D3G understands that this report will be used by The Client to document to the U.S. Department of Housing and Urban Development. The Needs Assessor certifies that the review was in accordance with the HUD requirements applicable on the date of the Review and that we have no financial interest or family relationship with the officers, directors, stockholders, members or partners of the lender or affiliated entities, Borrower or affiliated entities, the general contractor, any subcontractors, the buyer or seller of the proposed property or engage in any business that might present a conflict of interest.

Scott Byerly, BPI-MFBA
Construction Inspector



Signature

Mike Ferguson, P.E., BPI-MFBA
President



Signature

I hereby certify under penalty of perjury that all of the information I have provided on this form and in any accompanying documentation is true and accurate. I acknowledge that if I knowingly have made any false, fictitious, or fraudulent statement, representation, or certification on this form or on any accompanying documents, I may be subject to criminal, civil, and/or administrative sanctions, including fines, penalties, and/or imprisonment under applicable federal law, including but not limited to 12 U.S.C. § 1833a; 18 U.S.C. §§1001, 1006, 1010, 1012, and 1014; 12 U.S.C. §1708 and 1735f-14; and 31 U.S.C. §§3729 and 3802.



- 11.0 EXHIBITS**
- 11.1 Description of Estimated Cost of Critical Repairs**
- 11.2 Description of Estimated Cost of Non-Critical Repairs**
- 11.3 Capital Reserve Schedules (Reserve for Replacement Analysis)**
- 11.4 Color Site Photographs**
- 11.5 Accessibility Report**
- 11.6 Intrusive Reports**
- 11.7 Seismic Analysis**
- 11.8 Energy Reports**
- 11.9 Pre-Construction Analysis**
- 11.10 Other Examinations and Reports**
- 11.11 HUD Form 92329**
- 11.12 Site Specific Information**
- 11.13 Municipal Compliance Letters**
- 11.14 Staff Resumes and Certifications**



EXHIBIT 11.1:

Description of Estimated Cost of Critical Repairs



Critical Repair Report

Project:	Hassan Apartments (2-62)
Property Type:	Multi-Family
Inspection Date:	04/23/2021

Hassan Apartments (2-62)							
Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.4	Level 1 Alterations - Remove and replace existing component	Based upon the twenty-four (24) uncovered parking spaces available at the site, one (1) handicapped accessible parking space, inclusive of one (1) van accessible parking space, is required by the Americans with Disabilities Act (ADA). Currently, the property features two (2) compliant standard designated handicapped parking spaces located adjacent to the main building entrance; however, the property does not feature any designated van-accessible spaces. In order to comply with the ADA, the installation of one (1) van accessible parking sign is required. Standard handicapped spaces require a 60-inch wide access aisle, vertical signage, and curb access. Van accessible handicapped spaces require a total of 192-inch width for the parking space and access aisle, vertical signage identifying the space as van accessible, and curb access. The van accessible parking space and access aisle may have either of the following combinations: a 132-inch wide parking space with a 60-inch wide access aisle or a 96-inch wide parking space with a 96-inch wide access aisle.	1	Each	\$75.00	\$75.00
2	3.4.4	Repair – Restore/fix existing item or add new item to address accessibility or safety	The GFCI kitchen outlet in dwelling unit 203 was observed to be faulty, or not GFCI protected. In order to comply with the National Electric Code (NEC) and ensure tenant safety, the installation of GFCI protection is required.	1	Each	\$35.00	\$35.00
3	3.7.1	Repair – Restore/fix existing item or add new item to address accessibility or safety	The common entry door to the community and employee restroom area, and the uni-sex community room restroom were observed with non-compliant (knob-style) door hardware. In order to comply with UFAS and ensure tenant and employee safety, replacement of the existing door hardware with accessible (levered type) hardware is required.	2	Each	\$125.00	\$250.00
4	3.7.2	Level 1 Alterations - Remove and replace existing component	Dwelling unit# 108 was observed to be un-rentable or "down". Completion of all repairs in order to bring the unit to a habitable and/or rentable state, is required.	1	Each	\$7,500.00	\$7,500.00



Critical Repair Report

Project:	Hassan Apartments (2-62)
Property Type:	Multi-Family
Inspection Date:	04/23/2021

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
5	3.7.2	Repair – Restore/fix existing item or add new item to address accessibility or safety	The primary entry door at the designated handicapped dwelling unit #323 is not equipped with levered hardware. In order to comply with UFAS and to ensure tenant safety, replacement of the existing door hardware with accessible (levered type) hardware is required.	1	Each	\$125.00	\$125.00

Hassan Apartments (2-62) - Life Safety

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.6.2	Repair – Restore/fix existing item or add new item to address accessibility or safety	Dwelling units 219, 221, and 316 were observed missing smoke detectors in the bedrooms. Per HUD Guidelines; according to Life Safety Code (NFPA 101), paragraph 31.3.4.5.1, smoke alarms must be installed outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. In addition to the NFPA requirements, the regulation in 24 CFR 200.76 requires that smoke detectors must also be installed inside each sleeping area; therefore, the installation of compliant smoke detectors within all bedrooms in dwelling units 219, 221, and 316 is required. The smoke detectors can be either hard wired or battery powered. Battery powered smoke detectors must have the following features according to the HUD MAP Guidelines: the cell must be tamper-resistant; the cells cannot be used in any other toy or appliance; the cells must have a ten-year life; the smoke detector may have a manual silencing device to clear unwanted alarms such as cooking smoke. For the purpose of this report we have budgeted hardwired smoke detectors, as the system is already hardwired.	3	Each	\$350.00	\$1,050.00

TOTAL:	\$9,035.00
---------------	-------------------

Costs have been provided by using RS Means Building Construction Cost Data

* Owner provided cost that D3G finds reasonable

EXHIBIT 11.2:

Description of Estimated Cost of Non-Critical Repairs



Non-Critical Repair Report

Project:	Hassan Apartments (2-62)
Property Type:	Multi-Family
Inspection Date:	04/23/2021

Hassan Apartments (2-62)							
Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.4	Repair – Restore/fix existing item or add new item to address accessibility or safety	The sealcoat of the asphalt parking lot was observed to be beyond its EUL; therefore, repairing the asphalt parking areas with new asphalt sealant is recommended.	59820	SF	\$0.25	\$14,955.00
2	3.2.6	Repair – Restore/fix existing item or add new item to address accessibility or safety	The rear section of the perimeter chain-link fencing was observed with wear and damage, and overall beyond its EUL. Replacement of the damaged chain-link fence is recommended, in order to help maintain the site grounds and prevent further damage.	100	LF	\$29.27	\$2,927.00
3	3.2.6	Repair – Restore/fix existing item or add new item to address accessibility or safety	The project signs at the front of the property and above the building entrance were observed to be worn and generally beyond their EUL: therefore, replacement is recommended.	2	Each	\$2,411.20	\$4,822.40
4	3.4.1	Repair – Restore/fix existing item or add new item to address accessibility or safety	The second floor mechanical closet hot water heater was observed with rust and an improperly installed TPR valve. In order to prevent further damage and to ensure employee safety, replacement of the worn water heater with a properly installed TPR valve is recommended.	1	Each	\$435.00	\$435.00



Non-Critical Repair Report

Project:	Hassan Apartments (2-62)
Property Type:	Multi-Family
Inspection Date:	04/23/2021

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
5	3.4.3	Repair – Restore/fix existing item or add new item to address accessibility or safety	The electric baseboard heater in unit 318 was observed to be damaged. Replacement of the damaged baseboard heater is recommended.	1	Each	\$175.00	\$175.00
6	3.7.2	Repair – Restore/fix existing item or add new item to address accessibility or safety	Dwelling Unit #323 was observed with a damaged entry door. In order to help maintain the tenant living spaces and prevent further damage, replacement is recommended.	1	Each	\$889.66	\$889.66
7	3.7.2	Level 1 Alterations - Remove and replace existing component	Dwelling units 313 and 318 were observed with original cabinetry that is beyond it's EUL. Replacement of the cabinetry is recommended.	2	Each	\$3,764.00	\$7,528.00
TOTAL:							\$31,732.06

Costs have been provided by using RS Means Building Construction Cost Data

* Owner provided cost that D3G finds reasonable

EXHIBIT 11.3:

Capital Reserve Schedules (Reserve for Replacement Analysis)



Replacement Reserve Analysis Funding Schedule

Project Hassan Apartments (2-62) Gross Square Footage 75,040
 Address 705 River Street, Year Built 1977
 City, State Hyde Park, MA Number Of Units 100

Initial Deposit RR \$2,375,000 \$23,750 Per Unit
 Annual Deposit RR \$75,000 \$750 Per Unit
 Annual Deposit Increase 1.95%
 Interest Applied to Account Balance 1.00%
 Minimum Yr 1 Balance \$182,858 \$1,829 Per Unit
 Inflation of Capital Needs .65%

This Funding Schedule has been completed in accordance with the 2020 MAP Guide, Appendix 5, Section A.5.7.

Reserve balance is based upon a 20 year estimate period, such that the minimum balance is 5% of the uninflated replacement reserve total, adjusted annually for inflation. For HUD insured loans, any balance observed in years 11 – 20, that is less than the calculated minimum balance, cannot exceed 50% of the cumulative amortization of the mortgage.

*Adjustments to financial factors in HUD's e-Tool are the responsibility of the lender and/or PHA for HUD Programs/Events that require the lender and/or PHA to act as the 'Initiator' of the e-Tool.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total
Inflated Annual Replacement Reserve Needs:	\$215,324	\$280,687	\$300,991	\$368,830	\$413,167	\$290,956	\$349,844	\$234,547	\$188,942	\$143,235	\$2,786,523
Beginning Annual Balance (Equals IDRR in Year 1):	\$2,375,000	\$2,258,426	\$2,076,786	\$1,884,900	\$1,623,817	\$1,316,031	\$1,127,418	\$878,700	\$743,190	\$652,927	
Interest (Average Outstanding Balance):	\$23,750	\$22,584	\$31,152	\$28,274	\$24,357	\$19,740	\$16,911	\$13,180	\$11,148	\$9,794	
Annual Deposit:	\$75,000	\$76,463	\$77,954	\$79,474	\$81,023	\$82,603	\$84,214	\$85,856	\$87,530	\$89,237	
Beginning Balance Plus Annual Deposit:	\$2,450,000	\$2,334,888	\$2,154,739	\$1,964,374	\$1,704,841	\$1,398,634	\$1,211,632	\$964,556	\$830,720	\$742,164	
Remaining RR Balance/Year:	\$2,258,426	\$2,076,786	\$1,884,900	\$1,623,817	\$1,316,031	\$1,127,418	\$878,700	\$743,190	\$652,927	\$608,722	
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$182,858	\$184,046	\$187,727	\$191,482	\$195,311	\$199,218	\$203,202	\$207,266	\$211,411	\$215,640	
Required Minimum Balance Maintained:	N/A	N/A	YES	YES	YES	YES	YES	YES	YES	YES	

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	11-20-Year Total	20-Year Total
Inflated Annual Replacement Reserve Needs:	\$142,338	\$98,868	\$136,872	\$119,982	\$110,546	\$130,083	\$115,540	\$120,413	\$138,152	\$289,580	\$1,402,374	\$4,188,896
Beginning Annual Balance (Equals IDRR in Year 1):	\$608,722	\$566,493	\$568,873	\$535,095	\$519,543	\$515,074	\$492,918	\$486,926	\$477,964	\$453,158		
Interest (Average Outstanding Balance):	\$9,131	\$8,497	\$8,533	\$8,026	\$7,793	\$7,726	\$7,394	\$7,304	\$7,169	\$6,797		
Annual Deposit:	\$90,977	\$92,751	\$94,560	\$96,404	\$98,284	\$100,200	\$102,154	\$104,146	\$106,177	\$108,248		
Beginning Balance Plus Annual Deposit:	\$699,700	\$659,244	\$663,433	\$631,499	\$617,827	\$615,275	\$595,073	\$591,073	\$584,141	\$561,406		
Remaining RR Balance/Year:	\$566,493	\$568,873	\$535,095	\$519,543	\$515,074	\$492,918	\$486,926	\$477,964	\$453,158	\$278,623		
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$219,952	\$224,351	\$228,838	\$233,415	\$238,084	\$242,845	\$247,702	\$252,656	\$257,709	\$262,863		
Required Minimum Balance Maintained:	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES		
Allowance for RfR Deficit Offset (50% Cumulative Amortization):	-	-	-	-	-	-	-	-	-	-		
Total to Offset:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Negative Balance Mitigated:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		



Reserves Analysis Report - Multi-Family

Project: Hassan Apartments (2-62) **Gross Square Footage:** 75,040
Address: 705 River Street **Year Built:** 1977
City, State: Hyde Park, MA **Number Of Units:** 100
Inspection Date: 04/23/21

Selected Component	Estimated Useful Life	Effective Age	Assessed RUL	When	Total Number	Unit Of Measure	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total
Parking, Re-Surface or Replace Asphalt Paving	25	16	9	End of Cycle	59820	SF	\$4.25	\$254,235							\$50,847	\$50,847	\$50,847	\$50,847	\$203,388
Parking, Asphalt Sealing	5	5	0	Now	59820	SF	\$0.25	\$14,955				\$4,985	\$4,985	\$4,985			\$4,985	\$4,985	\$24,925
Parking Stripes (Per Car)	15	6	9	End of Cycle	24	Each	\$10.52	\$252									\$252		\$252
Asphalt Common Patio Area (Rear)	25	3	22	End of Cycle	1400	SF	\$3.23	\$4,522											
Pedestrian Paving - Asphalt Sidewalk	25	17	8	End of Cycle	1060	SF	\$3.23	\$3,424						\$685	\$685	\$685	\$685	\$685	\$3,424
Pedestrian Paving - Concrete Sidewalks	50	21	29	End of Cycle	240	SF	\$2.25	\$540											
Chain-Link Fencing 10' High	40	16	24	End of Cycle	36	LF	\$63.52	\$2,287											
Chain-Link Fencing 4' High	40	22	18	End of Cycle	625	LF	\$29.27	\$18,294											
Chain-Link Fencing 4' High (Repair)	40	40	0	Now	100	LF	\$29.27	\$2,927											
Project Sign	25	25	0	Now	2	Each	\$2411.20	\$4,822											
Retaining Wall - CMU/Stone (Site Interior)	60	21	39	End of Cycle	180	LF	\$470.40	\$84,672											
Retaining Wall - Stone Perimeter	60	47	13	End of Cycle	200	LF	\$470.40	\$94,080											
Emergency Generator (Diesel-Engine) 60kw	25	16	9	End of Cycle	1	Each	\$133633.60	\$133,634							\$26,727	\$26,727	\$26,727	\$26,727	\$106,907
Site Sewer Mains	50	45	5	End of Cycle	1	Each	\$7500.00	\$7,500					\$7,500						\$7,500
Trash Compactor	20	12	8	End of Cycle	1	Each	\$17640.00	\$17,640							\$5,880	\$5,880	\$5,880		\$17,640
Common Exterior Door	25	21	4	End of Cycle	1	Each	\$898.66	\$899				\$899							\$899
Storefront System with Single Door	50	45	5	End of Cycle	8	Each	\$5025.47	\$40,204			\$8,041	\$8,041	\$8,041	\$8,041	\$8,041				\$40,204
Concrete Facade	60	46	14	End of Cycle	39260	SF	\$5.25	\$206,115											
Double Hung Window (1 - 6 Stories) (Aluminum)	35	29	6	End of Cycle	373	Each	\$605.00	\$225,665		\$25,074	\$25,074	\$25,074	\$25,074	\$25,074	\$25,074	\$25,074	\$25,074	\$25,074	\$225,665
Vestibule/Fixed Windows (1 - 6 Stories) (Aluminum)	35	29	6	End of Cycle	165	Each	\$525.00	\$86,625				\$17,325	\$17,325	\$17,325	\$17,325	\$17,325	\$17,325	\$17,325	\$86,625
Single Hung Window (1 - 6 Stories) (Aluminum)	35	29	6	End of Cycle	24	Each	\$585.00	\$14,040				\$2,808	\$2,808	\$2,808	\$2,808	\$2,808			\$14,040
TPO Roofing Membrane	15	11	4	End of Cycle	16580	SF	\$15.50	\$256,990	\$36,713	\$36,713	\$36,713	\$36,713	\$36,713	\$36,713	\$36,713	\$36,713			\$256,990
Electric Water Heater (30 gallon) Limited Area	12	8	4	End of Cycle	100	Each	\$600.00	\$60,000	\$8,571	\$8,571	\$8,571	\$8,571	\$8,571	\$8,571	\$8,571	\$8,571			\$60,000
Electric Water Heater (Plumber Shop)	12	5	7	End of Cycle	1	Each	\$600.00	\$600							\$600				\$600
Electric Water Heater (Mechanical Closets)	12	8	4	End of Cycle	3	Each	\$435.00	\$1,305			\$435	\$435	\$435						\$1,305
Electric Water Heater 10-Gallon (Mechanical Closet)	12	12	0	Now	1	Each	\$435.00	\$435											
Electric Baseboard Heater (Per Dwelling Unit)	30	21	9	End of Cycle	99	Each	\$300.00	\$29,700							\$5,940	\$5,940	\$5,940	\$5,940	\$23,760
Electric Wall Heater (Common Area)	30	26	4	End of Cycle	15	LF	\$300.00	\$4,500			\$1,500	\$1,500	\$1,500						\$4,500
Electric Baseboard Heater (Repair)	30	0	0	Now	1	Each	\$175.00	\$175											
Elevator Cabs - Interior Finish	10	7	3	End of Cycle	2	Each	\$12880.00	\$25,760		\$8,587	\$8,587	\$8,587							\$25,760
Hydraulic passenger elevators 2,000-lb (Up to 4-Story)	20	17	3	End of Cycle	1	Each	\$294285.80	\$294,286	\$58,857	\$58,857	\$58,857	\$58,857	\$58,857						\$294,286
Hydraulic passenger elevators 1,500-lb (Up to 4-Story)	20	17	3	End of Cycle	1	Each	\$292433.60	\$292,434	\$58,487	\$58,487	\$58,487	\$58,487	\$58,487						\$292,434



Reserves Analysis Report - Multi-Family

Project: Hassan Apartments (2-62) **Gross Square Footage:** 75,040
Address: 705 River Street **Year Built:** 1977
City, State: Hyde Park, MA **Number Of Units:** 100
Inspection Date: 04/23/21

Selected Component	Estimated Useful Life	Effective Age	Assessed RUL	When	Total Number	Unit Of Measure	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total
Emergency Call System, Apartment Device	10	2	8	End of Cycle	100	Each	\$250.00	\$25,000						\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000
Ceramic Tile (Common Restrooms)	40	31	9	End of Cycle	75	SF	\$16.87	\$1,265								\$422	\$422	\$422	\$1,265
Vinyl Flooring (Common Hallways)	15	2	13	End of Cycle	5340	SF	\$6.36	\$33,962											
Vinyl Flooring (Elevator Lobby and First Floor Lobby Area)	15	11	4	End of Cycle	1185	SF	\$6.36	\$7,537			\$2,512	\$2,512	\$2,512						\$7,537
Vinyl flooring (Community/Management Area)	15	2	13	End of Cycle	925	SF	\$6.36	\$5,883											
VCT 12x12 Tile (Common Laundry/Restroom)	15	11	4	End of Cycle	550	SF	\$4.36	\$2,398			\$799	\$799	\$799						\$2,398
Average Quality (Maintenance Office Areas)	6	2	4	End of Cycle	480	SF	\$6.39	\$3,067			\$1,022	\$1,022	\$1,022					\$1,022	\$5,112
Kitchen Cabinets and Countertops (Laminates/Wood) (Common Kitchen)	20	14	6	End of Cycle	1	Each	\$3764.00	\$3,764						\$3,764					\$3,764
Existing - Standard Refrigerator (Common Kitchen)	15	5	10	End of Cycle	1	Each	\$759.00	\$759										\$759	\$759
Electric Cooktop (Common Area)	20	13	7	End of Cycle	1	Each	\$593.00	\$593								\$593			\$593
Wall-Mounted Oven (Common Kitchen)	20	13	7	End of Cycle	2	Each	\$550.00	\$1,100								\$1,100			\$1,100
Durable Vinyl Flooring (Entire Studio Apartment)	15	2	13	End of Cycle	7	Each	\$2888.00	\$20,216											
Vinyl Flooring (Entire Studio Apartment)	15	9	6	End of Cycle	48	Each	\$2888.00	\$138,624				\$27,725	\$27,725	\$27,725	\$27,725	\$27,725	\$27,725		\$138,624
Durable Vinyl Flooring (Entire 1-Bedroom Apartment)	15	2	13	End of Cycle	5	Each	\$3058.40	\$15,292											
Vinyl Flooring (Entire 1-Bedroom Apartment)	15	8	7	End of Cycle	35	Each	\$3058.40	\$107,044					\$21,409	\$21,409	\$21,409	\$21,409	\$21,409		\$107,044
Durable Vinyl Flooring (Entire 2-Bedroom Apartment)	15	10	5	End of Cycle	5	Each	\$3176.00	\$15,880				\$5,293	\$5,293	\$5,293					\$15,880
Unit Entry Door	30	26	4	End of Cycle	99	Each	\$889.66	\$88,076		\$17,615	\$17,615	\$17,615	\$17,615	\$17,615					\$88,076
Unit Entry Door - Repair	30	0	0	Now	1	Each	\$889.66	\$890											
Standard Kitchen Cabinets and Countertops (Unit)	20	16	4	End of Cycle	98	Each	\$3764.00	\$368,872	\$52,696	\$52,696	\$52,696	\$52,696	\$52,696	\$52,696	\$52,696				\$368,872
Standard Kitchen Cabinets and Countertops (Unit)	20	20	0	Now	2	Each	\$3764.00	\$7,528											
Existing - Standard Refrigerator (Unit)	12	5	7	End of Cycle	100	Each	\$759.00	\$75,900					\$15,180	\$15,180	\$15,180	\$15,180	\$15,180		\$75,900
Electric Range (Standard Dwelling Unit)	15	11	4	End of Cycle	95	Each	\$646.00	\$61,370		\$12,274	\$12,274	\$12,274	\$12,274	\$12,274					\$61,370
Electric Cooktop (UFAS Unit)	15	8	7	End of Cycle	5	Each	\$593.00	\$2,965						\$988	\$988	\$988			\$2,965
Wall-mounted Oven (UFAS Unit)	15	8	7	End of Cycle	5	Each	\$550.00	\$2,750						\$917	\$917	\$917			\$2,750

Summary Type	Year 1 Total	Year 2 Total	Year 3 Total	Year 4 Total	Year 5 Total	Year 6 Total	Year 7 Total	Year 8 Total	Year 9 Total	Year 10 Total	10-Year Total
Total Reserve Replacement	\$215,324	\$278,874	\$293,184	\$352,218	\$386,822	\$267,063	\$314,818	\$206,926	\$163,423	\$121,461	\$2,600,112
Total RR Per Unit	\$2,153	\$2,789	\$2,932	\$3,522	\$3,868	\$2,671	\$3,148	\$2,069	\$1,634	\$1,215	\$2,600
Totals with Inflation Factor	\$215,324	\$280,687	\$300,991	\$368,830	\$413,167	\$290,956	\$349,844	\$234,547	\$188,942	\$143,235	\$2,786,523
Total RR Per Unit Inflated	\$2,153	\$2,807	\$3,010	\$3,688	\$4,132	\$2,910	\$3,498	\$2,345	\$1,889	\$1,432	\$2,787

Note: The Effective Age does not necessarily equal the actual age. Many factors determine the effective age of a certain component including preventative maintenance programs. In addition, replacement of the majority of the components has been spread over a number of years to help alleviate inflated reserve requirements.
 * Owner Provided Cost, which D3G finds reasonable
 ** This is an operating cost; therefore it is not considered a capital item.



Reserves Analysis Report - Multi-Family

Project: Hassan Apartments (2-62)
Address: 705 River Street
City, State: Hyde Park, MA
Inspection Date: 04/23/21

Gross Square Footage: 75,040
Year Built: 1977
Number Of Units: 100

Selected Component	Total Number	Unit Of Measure	Unit Cost	Total Cost	10-Year Total	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	11 - 20 Year Total	1-20 Year Total
Parking, Re-Surface or Replace Asphalt Paving	59820	SF	\$4.25	\$254,235	\$203,388	\$50,847										\$50,847	\$254,235
Parking, Asphalt Sealing	59820	SF	\$0.25	\$14,955	\$24,925	\$4,985			\$4,985	\$4,985	\$4,985			\$4,985	\$9,970	\$34,895	\$59,820
Parking Stripes (Per Car)	24	Each	\$10.52	\$252	\$252												\$252
Asphalt Common Patio Area (Rear)	1400	SF	\$3.23	\$4,522													
Pedestrian Paving - Asphalt Sidewalk	1060	SF	\$3.23	\$3,424	\$3,424												\$3,424
Pedestrian Paving - Concrete Sidewalks	240	SF	\$2.25	\$540													
Chain-Link Fencing 10' High	36	LF	\$63.52	\$2,287													
Chain-Link Fencing 4' High	625	LF	\$29.27	\$18,294								\$6,098	\$6,098	\$6,098		\$18,294	\$18,294
Chain-Link Fencing 4' High (Repair)	100	LF	\$29.27	\$2,927													
Project Sign	2	Each	\$2411.20	\$4,822													
Retaining Wall - CMU/Stone (Site Interior)	180	LF	\$470.40	\$84,672													
Retaining Wall - Stone Perimeter	200	LF	\$470.40	\$94,080		\$18,816	\$18,816	\$18,816	\$18,816	\$18,816						\$94,080	\$94,080
Emergency Generator (Diesel-Engine) 60kw	1	Each	\$133633.60	\$133,634	\$106,907	\$26,727										\$26,727	\$133,634
Site Sewer Mains	1	Each	\$7500.00	\$7,500	\$7,500												\$7,500
Trash Compactor	1	Each	\$17640.00	\$17,640	\$17,640												\$17,640
Common Exterior Door	1	Each	\$898.66	\$899	\$899												\$899
Storefront System with Single Door	8	Each	\$5025.47	\$40,204	\$40,204												\$40,204
Concrete Facade	39260	SF	\$5.25	\$206,115			\$41,223	\$41,223	\$41,223	\$41,223	\$41,223					\$206,115	\$206,115
Double Hung Window (1 - 6 Stories) (Aluminum)	373	Each	\$605.00	\$225,665	\$225,665												\$225,665
Vestibule/Fixed Windows (1 - 6 Stories) (Aluminum)	165	Each	\$525.00	\$86,625	\$86,625												\$86,625
Single Hung Window (1 - 6 Stories) (Aluminum)	24	Each	\$585.00	\$14,040	\$14,040												\$14,040
TPO Roofing Membrane	16580	SF	\$15.50	\$256,990	\$256,990						\$36,713	\$36,713	\$36,713	\$36,713	\$110,139	\$256,990	\$513,980
Electric Water Heater (30 gallon) Limited Area	100	Each	\$600.00	\$60,000	\$60,000			\$8,571	\$8,571	\$8,571	\$8,571	\$8,571	\$8,571	\$8,571		\$60,000	\$120,000
Electric Water Heater (Plumber Shop)	1	Each	\$600.00	\$600	\$600									\$600		\$600	\$1,200
Electric Water Heater (Mechanical Closets)	3	Each	\$435.00	\$1,305	\$1,305					\$435	\$435	\$435				\$1,305	\$2,610
Electric Water Heater 10-Gallon (Mechanical Closet)	1	Each	\$435.00	\$435		\$145	\$145	\$145								\$435	\$435
Electric Baseboard Heater (Per Dwelling Unit)	99	Each	\$300.00	\$29,700	\$23,760	\$5,940										\$5,940	\$29,700
Electric Wall Heater (Common Area)	15	LF	\$300.00	\$4,500	\$4,500												\$4,500
Electric Baseboard Heater (Repair)	1	Each	\$175.00	\$175													
Elevator Cabs - Interior Finish	2	Each	\$12880.00	\$25,760	\$25,760		\$8,587	\$8,587	\$8,587							\$25,760	\$51,520
Hydraulic passenger elevators 2,000-lb (Up to 4-Story)	1	Each	\$294285.80	\$294,286	\$294,286												\$294,286
Hydraulic passenger elevators 1,500-lb (Up to 4-Story)	1	Each	\$292433.60	\$292,434	\$292,434												\$292,434



Reserves Analysis Report - Multi-Family

Project: Hassan Apartments (2-62)
Address: 705 River Street
City, State: Hyde Park, MA
Inspection Date: 04/23/21

Gross Square Footage: 75,040
Year Built: 1977
Number Of Units: 100

Selected Component	Total Number	Unit Of Measure	Unit Cost	Total Cost	10-Year Total	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	11 - 20 Year Total	1-20 Year Total
Emergency Call System, Apartment Device	100	Each	\$250.00	\$25,000	\$25,000						\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000	\$50,000
Ceramic Tile (Common Restrooms)	75	SF	\$16.87	\$1,265	\$1,265												\$1,265
Vinyl Flooring (Common Hallways)	5340	SF	\$6.36	\$33,962		\$6,792	\$6,792	\$6,792	\$6,792	\$6,792							\$33,962
Vinyl Flooring (Elevator Lobby and First Floor Lobby Area)	1185	SF	\$6.36	\$7,537	\$7,537								\$2,512	\$2,512	\$2,512	\$7,537	\$15,073
Vinyl flooring (Community/Management Area)	925	SF	\$6.36	\$5,883			\$1,961	\$1,961	\$1,961								\$5,883
VCT 12x12 Tile (Common Laundry/Restroom)	550	SF	\$4.36	\$2,398	\$2,398								\$799	\$799	\$799	\$2,398	\$4,796
Average Quality (Maintenance Office Areas)	480	SF	\$6.39	\$3,067	\$5,112	\$1,022				\$1,022	\$1,022	\$1,022				\$4,090	\$9,202
Kitchen Cabinets and Countertops (Laminates/Wood) (Common Kitchen)	1	Each	\$3764.00	\$3,764	\$3,764												\$3,764
Existing - Standard Refrigerator (Common Kitchen)	1	Each	\$759.00	\$759	\$759												\$759
Electric Cooktop (Common Area)	1	Each	\$593.00	\$593	\$593												\$593
Wall-Mounted Oven (Common Kitchen)	2	Each	\$550.00	\$1,100	\$1,100												\$1,100
Durable Vinyl Flooring (Entire Studio Apartment)	7	Each	\$2888.00	\$20,216				\$20,216									\$20,216
Vinyl Flooring (Entire Studio Apartment)	48	Each	\$2888.00	\$138,624	\$138,624												\$138,624
Durable Vinyl Flooring (Entire 1-Bedroom Apartment)	5	Each	\$3058.40	\$15,292		\$3,058	\$3,058	\$3,058	\$3,058	\$3,058							\$15,292
Vinyl Flooring (Entire 1-Bedroom Apartment)	35	Each	\$3058.40	\$107,044	\$107,044												\$107,044
Durable Vinyl Flooring (Entire 2-Bedroom Apartment)	5	Each	\$3176.00	\$15,880	\$15,880									\$5,293	\$10,587	\$15,880	\$31,760
Unit Entry Door	99	Each	\$889.66	\$88,076	\$88,076												\$88,076
Unit Entry Door - Repair	1	Each	\$889.66	\$890													
Standard Kitchen Cabinets and Countertops (Unit)	98	Each	\$3764.00	\$368,872	\$368,872												\$368,872
Standard Kitchen Cabinets and Countertops (Unit)	2	Each	\$3764.00	\$7,528											\$7,528	\$7,528	\$7,528
Existing - Standard Refrigerator (Unit)	100	Each	\$759.00	\$75,900	\$75,900							\$15,180	\$15,180	\$15,180	\$30,360	\$75,900	\$151,800
Electric Range (Standard Dwelling Unit)	95	Each	\$646.00	\$61,370	\$61,370							\$12,274	\$12,274	\$12,274	\$24,548	\$61,370	\$122,740
Electric Cooktop (UFAS Unit)	5	Each	\$593.00	\$2,965	\$2,965												\$2,965
Wall-mounted Oven (UFAS Unit)	5	Each	\$550.00	\$2,750	\$2,750												\$2,750

Summary Type	Year 10 Overall	Year 11 Total	Year 12 Total	Year 13 Total	Year 14 Total	Year 15 Total	Year 16 Total	Year 17 Total	Year 18 Total	Year 19 Total	Year 20 Total	Year 11 - 20 Total	Year 1 - 20 Total
Total Reserve Replacement	\$2,600,112	\$118,333	\$80,583	\$109,370	\$93,994	\$84,904	\$97,950	\$85,294	\$87,148	\$98,026	\$201,443	\$1,057,043	\$3,657,155
Total RR Per Unit	\$2,600	\$1,183	\$806	\$1,094	\$940	\$849	\$979	\$853	\$871	\$980	\$2,014	\$1,057	\$1,829
Totals with Inflation Factor	\$2,786,523	\$142,338	\$98,868	\$136,872	\$119,982	\$110,546	\$130,083	\$115,540	\$120,413	\$138,152	\$289,580	\$1,402,374	\$4,188,896
Total RR Per Unit Inflated	\$2,787	\$1,423	\$989	\$1,369	\$1,200	\$1,105	\$1,301	\$1,155	\$1,204	\$1,382	\$2,896	\$1,402	\$2,094

Note: The Effective Age does not necessarily equal the actual age. Many factors determine the effective age of a certain component including preventative maintenance programs. In addition, replacement of the majority of the components has been spread over a number of years to help alleviate inflated reserve requirements.

* Owner Provided Cost, which D3G finds reasonable

** This is an operating cost; therefore it is not considered a capital item.

EXHIBIT 11.4:

Color Site Photographs

Hassan Apartments (2-62)

Hyde Park, Massachusetts

PHOTO #1



South east elevation

PHOTO #2



South west elevation

Hassan Apartments (2-62)
Hyde Park, Massachusetts

PHOTO #3



North elevation

PHOTO #4



Western elevation

Hassan Apartments (2-62)
Hyde Park, Massachusetts

PHOTO #5



Asphalt walkway

PHOTO #6



Rear common area asphalt patio

Hassan Apartments (2-62)
Hyde Park, Massachusetts

PHOTO #7



Eastern elevation

PHOTO #8



Community entrance

Hassan Apartments (2-62)
Hyde Park, Massachusetts

PHOTO #9



Main entrance

PHOTO #10



Pad mounted transformer

Hassan Apartments (2-62)
Hyde Park, Massachusetts

PHOTO #11



Diesel generator

PHOTO #12



Site roof

Hassan Apartments (2-62)
Hyde Park, Massachusetts

PHOTO #13



Site stairwell

PHOTO #14



Hydraulic elevators

Hassan Apartments (2-62)
Hyde Park, Massachusetts

PHOTO #15



Typical elevator cab

PHOTO #16



Concrete façade

Hassan Apartments (2-62)
Hyde Park, Massachusetts

PHOTO #17



Common lobby area

PHOTO #18



Vestibule lobby area

Hassan Apartments (2-62)
Hyde Park, Massachusetts

PHOTO #19



Mail kiosk

PHOTO #20



Typical common hallway

Hassan Apartments (2-62)
Hyde Park, Massachusetts

PHOTO #21



Elevator lobby area

PHOTO #22



Management office

Hassan Apartments (2-62)
Hyde Park, Massachusetts

PHOTO #23



Community room area

PHOTO #24



Maintenance storage

PHOTO #25



Typical laundry room

PHOTO #26



Typical hallway closet

PHOTO #27



Typical building copper wiring/breaker panel view

PHOTO #28



Typical GE electrical breaker panel

PHOTO #29



Dwelling unit hot water heater

PHOTO #30



Maintenance office

Hassan Apartments (2-62)
Hyde Park, Massachusetts

PHOTO #31



Designated handicapped unit electric cooktop

PHOTO #32



Designated handicapped unit wall-mounted oven

Hassan Apartments (2-62)
Hyde Park, Massachusetts

PHOTO #33



Dwelling unit cabinetry

PHOTO #34



Dwelling unit refrigerator

Hassan Apartments (2-62)
Hyde Park, Massachusetts

PHOTO #35



Dwelling unit door

PHOTO #36



Studio living room area

Hassan Apartments (2-62)
Hyde Park, Massachusetts

PHOTO #37



Studio sleeping/bedroom area

PHOTO #38



Typical studio bathroom

PHOTO #39



Typical studio kitchen area

PHOTO #40



Typical unit shower/tub

Hassan Apartments (2-62)
Hyde Park, Massachusetts

PHOTO #41



Unit identification

PHOTO #42



1BR Unit kitchen

Hassan Apartments (2-62)
Hyde Park, Massachusetts

PHOTO #43



1BR Unit Living Room

PHOTO #44



Typical 1BR bathroom

PHOTO #45



Typical designated handicapped unit kitchen

PHOTO #46



Designated handicapped unit wall-mounted oven measurement

Hassan Apartments (2-62)
Hyde Park, Massachusetts

PHOTO #47



Designated handicapped unit bathroom

PHOTO #48



Designated handicapped unit toilet with grab bars

PHOTO #49



Handicapped unit bedroom door with levered hardware

PHOTO #50



Handicapped unit scald and abrasion protection with levered hardware

Hassan Apartments (2-62)
Hyde Park, Massachusetts

PHOTO #51



Compliant 18-inches at entry door

PHOTO #52



Handicapped unit with levered entry door hardware

PHOTO #53



Hardwired smoke detectors outside of the sleeping area

PHOTO #54



Common area fire safety/exit

Hassan Apartments (2-62)
Hyde Park, Massachusetts

PHOTO #55



Common fire alarm

PHOTO #56



Handicapped Unit# 323 non-compliant door hardware (Critical Repair)

Hassan Apartments (2-62)

Hyde Park, Massachusetts

PHOTO #57



Handicapped parking without "Van-Accessible" sign (Critical Repair)

PHOTO #58



Community room area door and community uni-sex restroom door with non-compliant (knobbed) hardware (Critical Repair)

Hassan Apartments (2-62)
Hyde Park, Massachusetts

PHOTO #59



Damaged perimeter chain-link fencing (Non-Critical Repair)

PHOTO #60



Site asphalt parking area (Non-Critical Repair)

PHOTO #61



Damaged baseboard heater in Unit 318 (Non-Critical Repair)

PHOTO #62



Mechanical electric hot water heater beyond EUL (Non-Critical Repair)

Hassan Apartments (2-62)
Hyde Park, Massachusetts

PHOTO #63



"Down" Unit 108 (Critical Repair)

PHOTO #64



"Down" Unit 108 (Critical Repair)

EXHIBIT 11.5:

Accessibility Report



**ACCESSIBILITY REPORT
HASSAN APARTMENTS (2-62)
705 RIVER STREET
HYDE PARK, MASSACHUSETTS 02126**

**REPORT DATE:
NOVEMBER 5, 2021**

**INSPECTION DATE:
APRIL 23, 2021**

**INSPECTOR:
SCOTT BYERLY, BPI-MFBA**

**PREPARED FOR:
BOSTON HOUSING AUTHORITY
52 CHAUNCY STREET
BOSTON, MASSACHUSETTS 02111**

TABLE OF CONTENTS

- 1.0 ACCESSIBILITY REQUIREMENTS..... 1**
- 1.1 Section 504 / Uniform Federal Accessibility Standards (UFAS) 1
- 1.2 Fair Housing Act Design and Construction Requirements 4
- 1.3 Americans with Disabilities Act (ADA)..... 5
 - 1.3.1 *Parking*..... 6
 - 1.3.2 *Curb Ramps*..... 6
 - 1.3.3 *Building Entrances / Exits* 6
 - 1.3.4 *Restrooms*..... 6



1.0 ACCESSIBILITY REQUIREMENTS

1.1 Section 504 / Uniform Federal Accessibility Standards (UFAS)

The property was originally constructed in 1975 and features project-based assistance. The property is therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 5% or five (5) of the dwelling units must be handicapped accessible and that 2% or two (2) other dwelling units (other than the fully accessible units) are required to have audio/visual smoke alarms. In addition, all common and public areas are also required to be fully handicapped accessible.

Currently, the property features eight (8) units with audio/visual alarms; however, these units are also the designated handicapped dwelling units. UFAS requires that the audio/visual units be located outside of the designated handicapped dwelling units. D3G recommends that the property provide additional audio/visual units upon tenant request.

Currently, the property features 5% or eight (8) designated handicapped accessible units (Units 223, 224, 226, 323, 324, 326, 423, and 424). These units were observed with select accessible features as well as select UFAS deficiencies. In addition, select UFAS deficiencies were noted in common areas. As such, modification to 5% or twenty-one (21) of the dwelling units to become fully UFAS compliant to the maximum extent feasible will be required. Upon completion of the Critical Repairs noted in the associated Capital Needs Assessment, the property will be in reasonable compliance with UFAS. The designated handicapped dwelling units and common areas were generally observed with the following UFAS compliant and non-compliant items.

Accessible Dwelling Unit Features:

- Unit entry doors feature levered handle hardware and sufficient door openings of at least 32-inches.
- Exterior primary entry doors feature thresholds that do not exceed ½-inch in height.
- Unit interior doors feature at least 18-inches clear floor space at the latch side/pull side of the doors.
- Accessible routes are present throughout the dwelling units and the interior doors feature sufficient clear openings of at least 32-inches.
- Thermostats, receptacles, and switches are located within compliant reach ranges.
- Front controlled wall-mounted ovens with 30-inch x 48-inch clear floor space are present in the kitchens.
- Roll-under forward approach to the kitchen sink with scald and abrasion protection and levered handle hardware is provided. In addition, the kitchen counter surface at the sink area is fixed at the required height of 34-inches above the finished floor or is adjustable in height.
- Kitchens feature compliant upper cabinet storage - maximum height of 48-inches for at least one shelf of all cabinets and storage shelves mounted above work counters.
- An accessible bathroom with clear floor spaces at the plumbing fixtures.
- Roll-under forward approach bathroom sink with levered handle hardware.
- Compliant side and rear grab bars are located at the toilet.



- Compliant grab bars are located at the bathtub/shower surround.
- Accessible tubs/showers feature 60-inch shower head hose and levered handle shower control hardware.
- Accessible bathroom mirror mounted less than the maximum 40-inches from the bottom of the mirror to the finished floor.

Accessible Dwelling Unit Deficiencies:

- Dwelling Unit #323 was observed without levered handled entry door hardware. This has been noted as a Critical Repair in order to provide sufficient egress.

Common Area Compliant Features (See ADA Section 1.3 Below for Public Area Compliance):

- Accessible routes are free from obstruction and appear at least 36-inches wide.
- Common area doors feature levered handle hardware.
- Common area doors feature 18-inches at the pull side of the doors.
- Accessible routes are present throughout the common areas.
- Common area doors feature sufficient clear openings of at least 32-inches.
- The common areas feature thermostats, receptacles, and switches are located within compliant reach ranges.
- The common area kitchen features compliant clear floor spaces at the kitchen fixtures and appliances.
- The common area restrooms feature clear floor spaces at the plumbing fixtures and clear floor space within the restrooms outside of the swing of the door.
- The common area restrooms were observed with roll-under forward approach sinks that feature scald and abrasion protection and levered handle hardware.
- The common area restrooms were observed with compliant side and rear grab bars are present at the toilet.
- The common area bathrooms were observed with compliant grab bars present at the bathtub/shower enclosure.
- The common area bathrooms were observed with 60-inch shower head hoses and levered handle hardware present in the showers.
- The common area laundry features at least one (1) front controlled washing machine.

Common Area Deficiencies (See ADA Section 1.3 Below for Public Area Deficiencies):

- The community room foyer door to the community area and employee restrooms was observed without levered handled hardware (Critical Repair).
- The interior employee women's restroom door handle was observed with non-compliant (knob-style) hardware (Critical Repair).
- The community room area uni-sex restroom was observed with non-compliant (knob-style) door hardware.
- The women's and men's employee room restrooms were observed with non-compliant (improperly sized or positioned) toilet grab bars.
- The women's and men's employee room restrooms were observed without scald and abrasion protection at the exposed sink piping.
- The men's and women's employee restrooms were observed with toilets that were not centered at 18-inches.



The UFAS was published in the Federal Register on August 7, 1984 (49 FR 31528). HUD adopted the UFAS in 24 CFR (Code of Federal Regulations) part 40, effective October 4, 1984. Effective as of July 11, 1988, the design, construction, or alteration of buildings in conformance with sections 3-8 of the UFAS shall be deemed to comply with the requirements of 24 C.F.R. Sections 8.21, 8.22, 8.23, and 8.25. If the design of a facility was commenced before July 11, 1988, the provisions shall be followed to the maximum extent practicable, as determined by the Department.

The following excerpt can be found in the Code of Federal regulations, title 24 – Housing and Urban development, Section 8.32 – Accessibility Standards:

“Except as otherwise provided in this paragraph, the provisions of §§ 8.21 (a) and (b), 8.22 (a) and (b), 8.23, 8.25(a) (1) and (2), and 8.29 shall apply to facilities that are designed, constructed or altered after July 11, 1988. If the design of a facility was commenced before July 11, 1988, the provisions shall be followed to the maximum extent practicable, as determined by the Department. For purposes of this paragraph, the date a facility is constructed or altered shall be deemed to be the date bids for the construction or alteration of the facility are solicited. For purposes of the Urban Development Action Grant (UDAG) program, the provisions shall apply to the construction or alteration of facilities that are funded under applications submitted after July 11, 1988. If the UDAG application was submitted before July 11, 1988, the provisions shall apply, to the maximum extent practicable, as determined by the Department.”

The following information has been taken from the HUD website (<http://portal.hud.gov...>):

Question: What is Section 504?

Section 504 of the Rehabilitation Act of 1973 states: No otherwise qualified individual with a disability in the United States... shall, solely by reason of her or his disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program, service or activity receiving federal financial assistance or under any program or activity conducted by any Executive agency or by the United States Postal Service. This means that Section 504 prohibits discrimination on the basis of disability in any program or activity that receives federal assistance from any federal agency, including the U.S. Department of Housing and Urban Development (HUD) as well as in programs conducted by federal agencies including HUD.



Question: Who are recipients of federal financial assistance?

The Section 504 regulations define recipient as any State or its political subdivision, any instrumentality or a state or its political subdivision, any public or private agency, institution organization, or other entity or any person to which federal financial assistance is extended for any program or activity directly or through another recipient, including any successor, assignee, or transferee or a recipient, but excluding the ultimate beneficiary of the assistance. Thus, a HUD funded public housing authority, or a HUD funded non-profit developer or low-income housing is a recipient of federal financial assistance and is subject to Section 504's requirements. However, a private landlord who accepts Section 8 tenant-based vouchers in payment for rent from a low-income individual is not a recipient of federal financial assistance.

Question: What does Section 504 require when a recipient undertakes alterations of existing housing facilities that do not qualify as substantial alterations?

Answer: If the project involves fewer than 15 units or the cost of alterations is less than 75% of the replacement cost of the completed facility and the recipient has not made 5% of its units in the development accessible to and usable by individuals with disabilities, then the requirements of 24 CFR 8.23(b) - Other Alterations apply. Under this section, alterations to dwelling units shall, to the maximum extent feasible, be made readily accessible to and usable by individuals with disabilities. If alterations to single elements or spaces of a dwelling unit, when considered together, amount to an alteration of a dwelling unit, the entire unit shall be made accessible. Alteration of an entire unit is considered to be when at least all of the following individual elements are replaced:

- renovation of whole kitchens, or at least replacement of kitchen cabinets; and
- renovation of the bathroom, if at least bathtub or shower is replaced or added, or a toilet and flooring is replaced and
- replacement of entrance door jambs.

When the entire unit is not being altered, 100% of the single elements being altered must be made accessible until 5% of the units in the development are accessible. However, the Department strongly encourages a recipient to make 5% of the units in a development readily accessible to and usable by individuals with mobility impairments, since that will avoid the necessity of making every element altered accessible, which often may result in having partially accessible units which may be of little or no value for persons with mobility impairments. It is also more likely that the cost of making 5% of the units accessible up front, will be less than making each and every element altered accessible. Alterations must meet the applicable sections of the UFAS which govern alterations.”

1.2 Fair Housing Act Design and Construction Requirements

The subject property was constructed in 1975 and is not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.



1.3 Americans with Disabilities Act (ADA)

The public areas at the property were screened for compliance with the ADA Code of 1990, Title III, Public Accommodations and Commercial Facilities. The provisions of Title III provide that persons with disabilities should have accommodations and access to public and commercial facilities which are equal to, or similar to, those available to the general public. The final rules implementing Title III were published on *July 26, 1991* and required compliance by *January 26, 1992*.

According to <http://www.ada.gov/taman3.html>, "areas within multifamily residential facilities that qualify as places of public accommodation are covered by the ADA if use of the areas is not limited exclusively to owners, residents, and their guests."

"Illustration 1: For example: A private residential apartment complex includes a swimming pool for use by apartment tenants and their guests. The complex also sells pool "memberships" generally to the public. The pool qualifies as a place of public accommodation." If not, then the pool does not qualify as a place of public accommodation.

"Illustration 2: A residential condominium association maintains a longstanding policy of restricting use of its party room to owners, residents, and their guests. Consistent with that policy, it refuses to rent the room to local businesses and community organizations as a meeting place for educational seminars. The party room is not a place of public accommodation." This illustration would also apply to residential apartment complexes.

"Illustration 3: A private residential apartment complex contains a rental office. The rental office is a place of public accommodation."

The ADA requires that physical barriers in existing facilities be removed, if removal is readily achievable. Changes that are considered readily achievable include, but are not limited to, providing installation of grab bars and small ramps, addition of curb cuts, widening doorways, lowering desks, and rearrangement of furniture. If not readily achievable, alternative methods of providing service must be offered. Alternative methods include, but are not limited to providing goods and services at the door or sidewalk, providing home delivery, or relocating activities to accessible locations.

Auxiliary aids and services must be provided to people with vision or hearing impairments or other people with disabilities, unless an undue burden would result. It is the property owner's burden to prove that a modification is not readily achievable, or would pose an undue financial or administrative burden.



Any alteration to a public accommodation undertaken after January 26, 1992, shall be made so as to ensure, to the maximum extent feasible, the altered portions of the facility are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs. Alterations include, but are not limited to, remodeling, renovations, rehabilitation, reconstruction, historic restoration, changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, re-roofing, painting or wallpapering, asbestos removal, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.

1.3.1 Parking

Based upon the twenty-four (24) total parking spaces available at the site, one (1) handicapped accessible parking space, inclusive of one (1) van accessible space is required by the Americans with Disabilities Act (ADA). The property currently features two (2) partially compliant handicapped designated parking spaces; however, there is no dedicated van accessible parking sign (Critical Repair).

1.3.2 Curb Ramps

Flush entry points are located at the main entrance to the building. The entrance features compliant slopes and is in compliance with ADAAG.

1.3.3 Building Entrances / Exits

The building features a leasing office located on the ground floor of the building. The main entrance to the building was observed on an accessible route and features levered compliant door hardware, compliant clear floor space at the door, compliant clear door openings of at least 32-inches, and low thresholds to comply with ADAAG.

1.3.4 Restrooms

The building features one (1) men's and one (1) women's employee restroom and one (1) community restroom that is available for tenants to use during planned events. The single occupant community restroom features a wall mounted sink with roll under access and scald and abrasion protection, a wall-mounted toilet with appropriate grab bars, and levered sink hardware. In addition, the restroom features sufficient door openings and a clear floor space at the plumbing fixtures. The community room uni-sex restroom did not feature levered handled door hardware (Critical Repair). The single-occupant men's and women's employee area restrooms were observed with select UFAS deficiencies; however, they are designated as "employee-only" and not available to the residents or guests; therefore, there are no required accessibility repairs.



EXHIBIT 11.6:

Intrusive Reports

No additional Intrusive Reports have been completed or provided at this time.

EXHIBIT 11.7:

Seismic Analysis



Hassan

705 River St, Hyde Park, MA 02136, USA

Latitude, Longitude: 42.2646004, -71.10265559999999



Date	4/20/2021, 8:08:54 PM
Design Code Reference Document	ASCE41-13
Custom Probability	
Site Class	E - Soft Clay Soil

Type	Description	Value
Hazard Level		BSE-2N
S _S	spectral response (0.2 s)	0.205
S ₁	spectral response (1.0 s)	0.067
S _{Xs}	site-modified spectral response (0.2 s)	0.513
S _{X1}	site-modified spectral response (1.0 s)	0.235
F _a	site amplification factor (0.2 s)	2.5
F _v	site amplification factor (1.0 s)	3.5
ssuh	max direction uniform hazard (0.2 s)	0.23
crs	coefficient of risk (0.2 s)	0.892
ssrt	risk-targeted hazard (0.2 s)	0.205
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.075
cr1	coefficient of risk (1.0 s)	0.899
s1rt	risk-targeted hazard (1.0 s)	0.067
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S _{Xs}	site-modified spectral response (0.2 s)	0.342
S _{X1}	site-modified spectral response (1.0 s)	0.157

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.125
S_1	spectral response (1.0 s)	0.043
S_{XS}	site-modified spectral response (0.2 s)	0.312
S_{X1}	site-modified spectral response (1.0 s)	0.152
f_a	site amplification factor (0.2 s)	2.5
f_v	site amplification factor (1.0 s)	3.5

Type	Description	Value
Hazard Level		BSE-1E
S_S	spectral response (0.2 s)	0.042
S_1	spectral response (1.0 s)	0.016
S_{XS}	site-modified spectral response (0.2 s)	0.106
S_{X1}	site-modified spectral response (1.0 s)	0.056
F_a	site amplification factor (0.2 s)	2.5
F_v	site amplification factor (1.0 s)	3.5

Type	Description	Value
Hazard Level		TL Data
T-Sub-L	Long-period transition period in seconds	6

DISCLAIMER

While the information presented on this website is believed to be correct, SEAO / OSHPD and its sponsors and contributors assume no responsibility or liability for its accuracy. The material presented in this web application should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. SEAO / OSHPD do not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the seismic data provided by this website. Users of the information from this website assume all liability arising from such use. Use of the output of this website does not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the search results of this website.

EXHIBIT 11.8:

Energy Reports

No additional Energy Reports have been completed or provided at this time.

EXHIBIT 1 1.9:

Pre-Construction Analysis

EXHIBIT 11.10:

Other Examinations and Reports

No Other Examinations or Reports have been provided to D3G at this time.

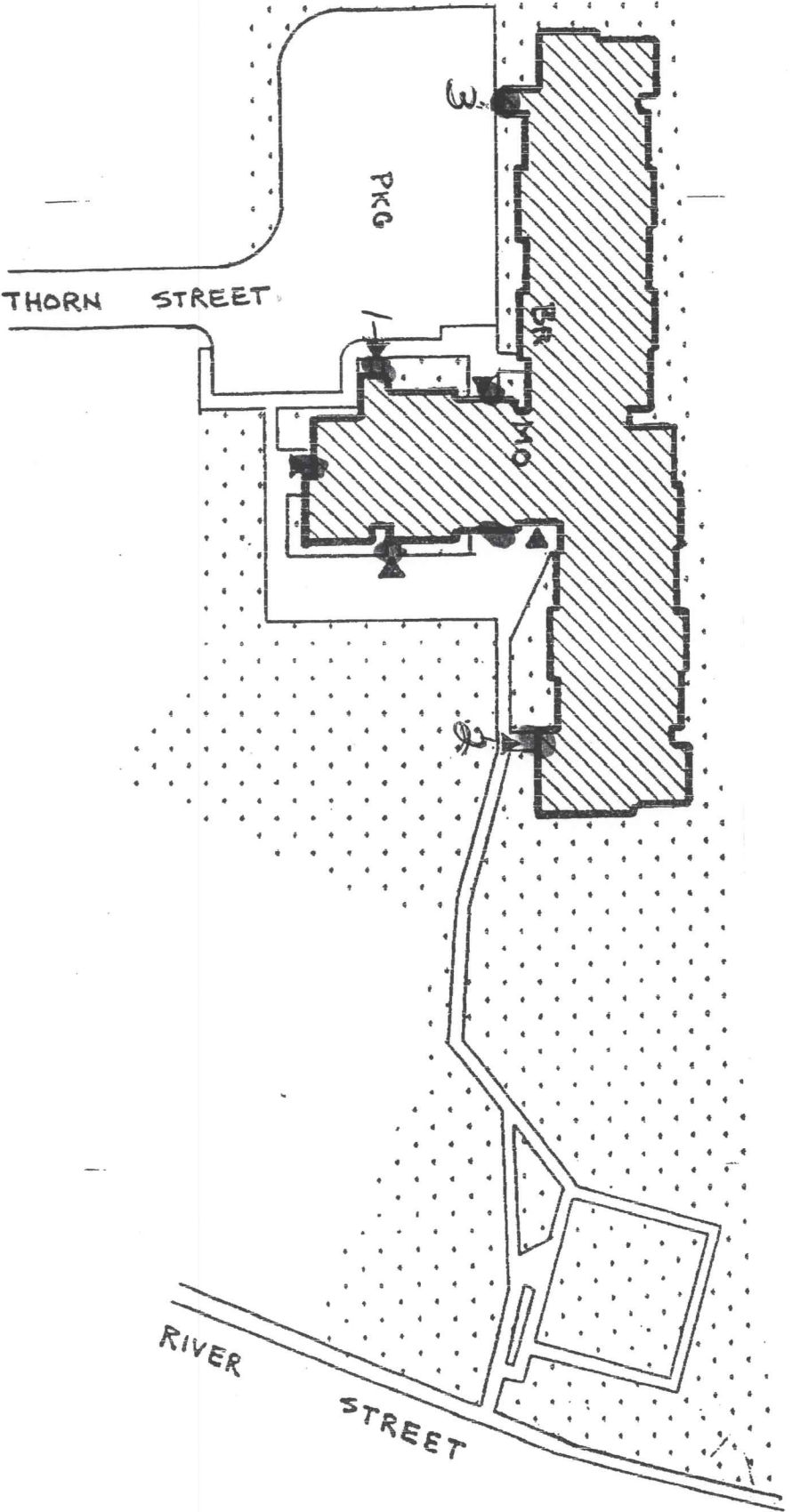
EXHIBIT 11.11:

HUD Form 92329

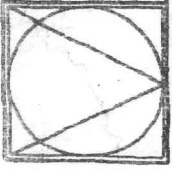
EXHIBIT 11.12:

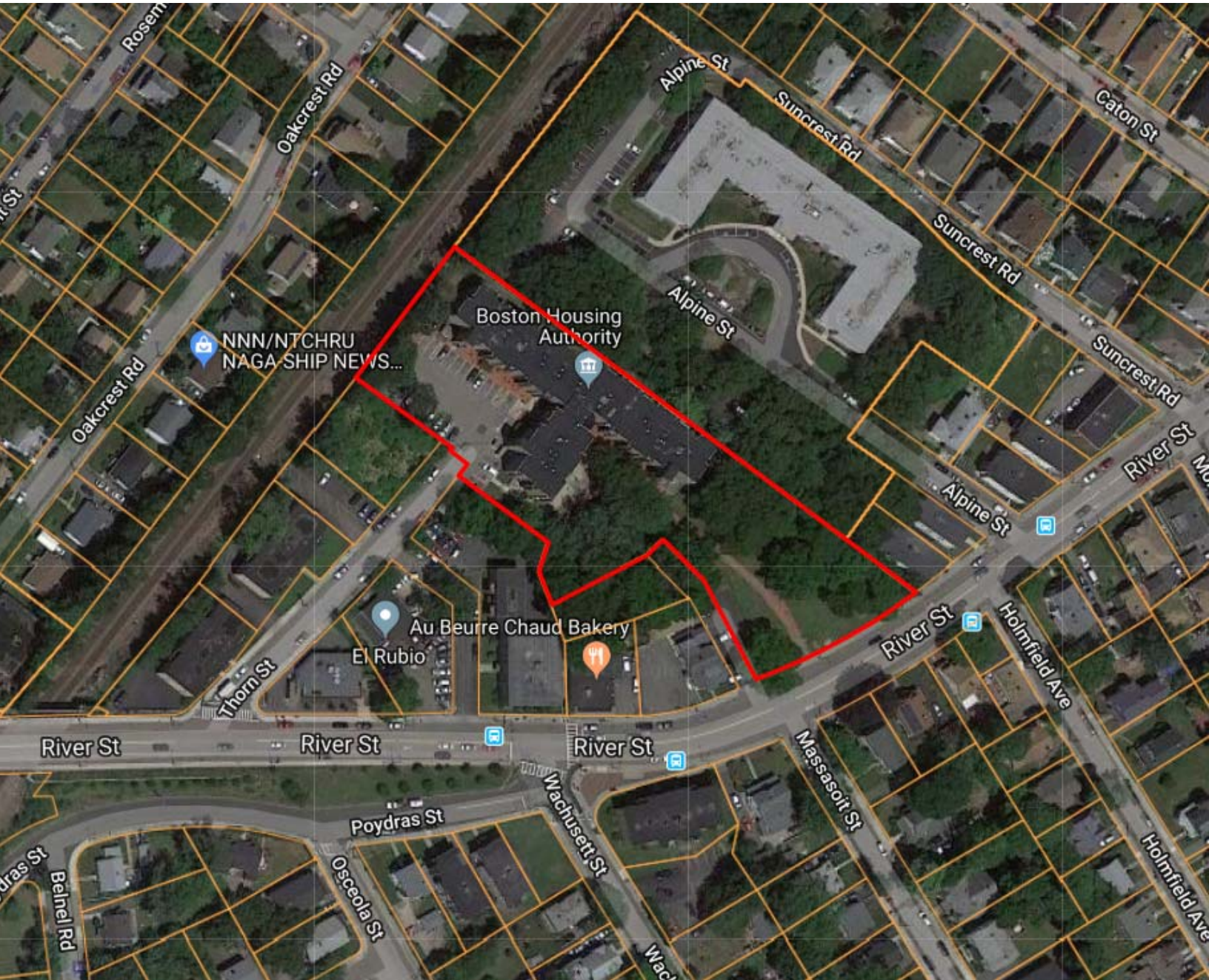
Site Specific Information

Emergency Exits



HOUSING DEVELOPMENT		KEY	
HASSEN		[Symbol]	HARD AREAS
DRWG. TITLE	SITE / UTILITY PLAN	[Symbol]	SOFT AREAS
		[Symbol]	HOUSING DEVELOPMENT
		[Symbol]	SURROUNDING BLDGS.
		[Symbol]	ENTRIES
		[Symbol]	PUMP ROOM
		[Symbol]	TRANSFORMER VAULT
		[Symbol]	DUMPSTER
		[Symbol]	FUEL OIL FILL ROOM
		[Symbol]	DY
		[Symbol]	SA
		[Symbol]	BR
		[Symbol]	COMM
		[Symbol]	PKG
		[Symbol]	MO
		[Symbol]	DRYING YARD
		[Symbol]	SITTING AREA
		[Symbol]	BOILER ROOM
		[Symbol]	COMMUNITY BLDG.
		[Symbol]	PARKING AREA
		[Symbol]	MANAGEMENT OFFICE







DATE: 3/24/2021
TO: Hassan
FROM: Eddie Smith – e.smith@d3g.com
RE: Hassan

Dominion Due Diligence Group (D3G) has been contracted to perform an inspection of your facility. The inspection is required to support the RAD (Rental Assistance Demonstration) conversion as authorized by the U.S. Department of Urban Development. In order to comply with applicable protocols, we will require access to **25% of all occupied** dwelling units, **100% of all vacant / down** dwelling units, and all common areas. Dwelling units selected for inspection should include access to **all designated handicapped units** and a representative sample of all the unit types available at the property. In the event, we may need to inspect additional units, we request that you notify **all** your tenants of our pending inspection. The following date, time and construction inspector has been arranged:

INSPECTION DATE(S): April 23
ESTIMATED TIME OF ARRIVAL: 9:00 am
INSPECTOR: Scott Byerly
EMAIL: s.byerly@d3g.com
CONTACT NUMBER: 804-641-2043

The Process:

- During the inspection, D3G will inspect all exterior areas of all buildings, all common areas, administrative areas, and a sampling of dwelling units.
- Our inspector(s) will need to gain access to all mechanical, electrical, janitorial, attics, crawlspaces and other accessible areas of the buildings.
- Please note that part of the inspection process will include taking photographs of building exteriors, interiors, mechanicals, and dwelling units.

Information / Documentation We Need from You:

In order to facilitate accurate reporting in an expeditious manner, the following information is respectfully requested. Please provide requested documentation in a concise fashion (consolidated emails) and timely manner. Delays in transmission of information can cause delays in completion of the report.

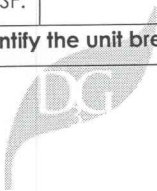
1. Complete and return General Property Information Form and Property Questionnaire.
2. Detailed listing of requested or proposed **Capital Improvements**, supplemented with **Contractor quotations and bids**.
3. Provide **construction documents** (construction drawings and/or survey) for review at the time of site inspection.
4. Copies of property site plan, building floor plans, and dwelling unit floor plans.
5. Copies of Certificates of Occupancy.
6. Copies of past **environmental and/or engineering reports**.
7. Copies of current municipal permits, licenses, approvals and inspection reports (i.e. pool, sprinkler system, boilers, elevators, façade, fire protection, business license, special use group, environmental conditions, NPDES, etc.).

8. **Capital expenditures** for the previous five or more years. If applicable, a history and detailed documentation of all past major capital improvements.
9. Description of any recent or current energy or resource (e.g. gas, electric, water) savings strategies used at the property.
10. If known, replacement costs and history of HVAC equipment, appliances (stoves, refrigerators, dishwashers, microwaves, water heaters, etc.), floor coverings, windows, doors, roofs, asphalt or concrete surfaces, etc.
11. Please provide a listing of utility meters (by location and identifier) that correspond to the utility data of #7. If possible, list the area of coverage of each meter.
12. Provide a copy of an existing **Section 504 Accessibility Transition Plan**, if applicable.
13. If applicable, please provide written documentation on whether the pool(s) are compliant with the Virginia Graeme Baker Pool and Spa Safety Act (VGBA).

What We Need from You (During the Inspection):

1. Provide experienced maintenance staff, with an in-depth knowledge of the property, to render areas of the property accessible and to answer specific questions about the HVAC, electrical, and plumbing systems as well as to provide information on past issues, resolved and un-resolved.
2. Ensure access to the requested number of dwelling units and all mechanical and electrical areas of the property on the scheduled inspection dates.
3. Arrange for access to units that have existing openings in walls, ceilings or the attic space.

GENERAL PROPERTY INFORMATION FORM	
Official Name of Property	Hassan Development
Exact Property Address	705 River Street Hyde Park, MA 02136
Tax / Parcel ID Number	
Date(s) of Construction	
Acres / Land Size	
Name of Property Manager	Sherri Adams
Name of Maintenance Supervisor	Sean Mathis
Total # of Apartment Building(s)	1
Gross Area (S.F.) of Apartment Building(s)	
Ancillary Structures & SF Size (garages, clubhouse, maintenance, etc.)	
Total # of Units	100
Total # of Hancicap Accessible Units	8- units 223,224,226,323,324,326,423 & 424
Total # of Vacant or Down Units	3- units 108, 213 & 412
Total # of Non-Income Units	1- unit 208 (Resident Custodians)
Unit Breakdown & Rentable Area (in square feet - SF)	
Number of Efficiency/Studio Units & SF:	55 – 400 Square Foot
Number of 1BR Units and SF:	40- 530 Square Foot
Number of 2BR Units and SF:	5-715 Square Foot
Number of 3BR Units and SF:	
Number of 4BR Units and SF:	
Number of 5BR Units and SF:	
On a separate sheet, please identify the unit breakdown of each building type, for example:	



GENERAL PROPERTY INFORMATION FORM

Three (3) Type "A" buildings each with four 1 BR/1BA units and four Studio units

Four (4) Type "B" buildings each with two 1 BR/1BA units and 2 2BR/2BA units

Total Number of Parking Spaces	25	
Total Number of Handicapped Spaces	4	
		Responsible Party (Select one)
Electric Power Company	National Grid	Dwelling unit: Tenant / Owner
		Common area: Tenant / Owner
Gas Supply Company	N/A	Dwelling unit: Tenant / Owner
		Common area: Tenant / Owner
Water / Sewer Provider	Boston Water & Sewer	Dwelling unit: Tenant / Owner
		Common area: Tenant / Owner
Trash (Solid Waste) Company	Capital Waste Company	
Telephone Provider	Verizon & Comcast	
Pest Control Company	Burgess Pest Management	
Pest Treatment Schedule	Biweekly extermination schedule	



PROPERTY QUESTIONNAIRE

1. Are there any past or pending litigation or insurance related claims for the site (i.e. accessibility, environmental, building construction, site related issues, etc.)? Are there any current liens?	YES	NO	
2. Are there any current liens on the property?	YES	NO	
3. Is there full-time, on-site maintenance staff?	YES	NO	
Are you aware of any past or present.....	Notes and Comments		
4. Underground Storage Tanks (USTs)?	YES	NO	
5. Aboveground Storage Tanks (ASTs)?	YES	NO	
6. Mold and/or mildew issues?	YES	NO	
7. Asbestos or Lead-based Paint concerns?	YES	NO	
8. Any known termite / wood organism damage?	YES	NO	
9. Property rights of way for easements?	YES	NO	
10. Past fires or explosions?	YES	NO	unknown
11. Poor soil conditions or slope failure?	YES	NO	
12. Outstanding building or fire code violations?	YES	NO	
13. Structural issues or repairs?	YES	NO	
14. Water infiltration or drainage issues?	YES	NO	
15. Inadequate utility (electric, H2O, sewer) service?	YES	NO	
16. Private water (well) or sewer (septic) systems?	YES	NO	
17. Other environmental conditions?	YES	NO	
18. Unresolved other issues?	YES	NO	
Does your property currently feature.....	Notes and Comments		
19. Project Based (Section 8) Assistance?	YES	NO	If so # of Units with assistance: 100
20. Other Federal Funding? Including, but not limited to: 221(d)(3) BMIR or 236 Mortgages, Section 202 or 811, Project Based Vouchers, Tax Credit Assistance Program (TCAP), HOME, HOPWA, or CDBG grants.	YES	NO	If so what type of assistance has been utilized:
21. Accessibility Transition Plan or Consent Order?	YES	NO	
22. Aluminum Branch Electrical wiring?	YES	NO	
23. Electrical panel's w/Fuses? If yes, S-Type?	YES	NO	
24. Federal Pacific Stab-Lok electrical panels?	YES	NO	
25. Fire Retardant Treated (FRT) plywood sheathing?	YES	NO	
26. Plumbing or sewage leaks?	YES	NO	
27. Polybutylene (PB) plumbing lines? If so, Leaks?	YES	NO	
28. Exterior Insulating Finishing System (EIFS)?	YES	NO	
28. Masonite or press-board siding?	YES	NO	
29. Roof leaks?	YES	NO	
30. Are there elevators? If so, load capacity?	YES	NO	load capacity 1st elevator 2000.00 2nd elevator 1500.00
31. Irrigation system present? If so, is it separately metered?	YES	NO	
32. Emergency generator(s)? If so, kW size?	YES	NO	75KW



PROPERTY QUESTIONNAIRE

<i>With regards to specific systems.....</i>	<i>Notes and Comments</i>		
33. Are the HVAC systems inspected and maintained by a licensed contractor? If yes, note frequency?	YES	NO	- maintained by in house BHA Staff
34. Are the elevators inspected and maintained by a licensed contractor? If yes, note frequency?	YES	NO	United Elevator /monthly service contract
35. When was the last date of NFPA Fire Alarm System inspection? Any known concerns?	YES	NO	3/31/2021
36. Does the property feature an emergency call system? If yes, is system monitored 24/7?	YES	NO	
37. If present, does the pool(s) comply with the Virginia Graeme Baker Pool & Spa Safety Act	YES	NO	If yes, please provide documentation

* If "yes" to above questions, please provide written explanation and relative documentation

Survey Completed By:

Sherri Adams

Relationship to the Property:

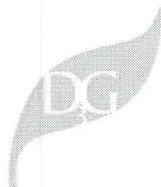
Property Manager for Hassan

Number of Years with the Property/Company:

1/14

Date:

4/20/2021



Development Name & Number	Hassan Apartments (2-62)
Management Office Address	705 River Street, Mattapan, MA 02126
# of Buildings	1
Reasonable Accommodation	2 main entrance doors 0 steps
Building Description	Mid Rise, SteelFrame/Wood/Masonry 4 stories high 48 feet high
# of Units	100 Units
# of 1-Bdrm	40
# of 2-Bdrm	5
# of Studio Bdrms	55
Heating System	
Type of Boilers	Electric Baseboard heat
Number of Boilers	NA
Estimated Age	NA
Fuel	Electricity
Gas Tanks Size	NA
Fire Alarm System	
Description Edwards Systems Tech. EST 6616	Silent Knight Model 5104 4 zone control/comunicator
Location	Compactor Room Annunciator Panel is located in Lobby
Age	20 + yrs
Elevators	
# of Elevators	2
Type	Hydraulic Passenger, Corbett
Last Upgrade	2004
Sprinklers	
Description, Location & Age	Wet System Standpipe - Located 3rd stairwell 1st floor
Generator	Kohler
Description, Location, Age, What It Operates	3 Years Located on pad on left side of bldg. Off parking lot
Hot water	Electric Hot Water Tanks
Description	Domestic
Location	Each Apt. Closet
Age	varies
Roof	
Type	Membrane
Age	1997
Ventilation & Air Conditioning Equipment	
System 1: Description, location & age	Window mounted, Maytag Serial #CR 169323 084Y 1st Floor Community Room 2yrs. Old Roof Fans - ACME PRN100, replaced 22 in 2001
Other Significant Equipment & Systems	
List & Describe	
Backflow Preventer	Location: Back hallway near management office under stairwell

EXHIBIT 11.13:

Municipal Compliance Letters



February 22, 2021

Dominion Due Diligence Group (D3G)
201 Wylderose Drive
Midlothian, VA 23113

Attention: Ben Carson
U.S. Department of Housing & Urban Development
451 7th Street S.W.
Washington, DC 20410

Applicant: Boston Housing Authority
52 Chauncy Street
Boston, MA 02111

Re: Hassan, 705 River Street, Mattapan, MA 02126

I was advised by Courtney Sharp – City Planner, City of Boston, Planning & Development Agency she is unable to fill out the zoning form at this time. She also advised me the City of Boston does not issue any type of zoning verification. There is no further research that can be done and any additional information is not reasonably ascertainable. She may be reached at 617-918-4431 if there are any further questions.

Jane Goins
Dominion Due Diligence Group
Compliance Manager
201 Wylderose Drive, Midlothian, VA 23113
804-665-2912 (p)
804-588-5758 (f)
j.goins@d3g.com

Jane Goins

From: Lori Donovan <lori.donovan@boston.gov>
Sent: Tuesday, February 23, 2021 9:05 AM
To: Jane Goins
Subject: Re: Fire Portfolio for Boston addresses

Hi Jane, At this time no open Fire code violations on file for these locations

Thanks

Lori Donovan
Senior Administrative Assistant- Fire Marshal Office
Boston Fire Prevention Division
1010 Massachusetts Avenue, 4th Floor
Boston, MA 02118
Direct Line: 617-343-3402
Email: lori.donovan@boston.gov

On Tue, Feb 23, 2021 at 8:46 AM Jane Goins <j.goins@d3g.com> wrote:

Any fire violations for them?



Jane Goins,
Compliance Manager, Dominion Due Diligence Group

O: (804) 665-2912 EXT 277 | **F:** (804) 897-6404
E: j.goins@d3g.com
A: 201 Wylderose Drive Midlothian, Va. 23113



This message contains confidential information and is intended only for the intended recipients. If you are not an intended recipient you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version.

Celebrating 25 years of supporting workforce housing development and affordable housing preservation across the country. Click our logo to learn more about the services we offer.

From: Lori Donovan <lori.donovan@boston.gov>
Sent: Tuesday, February 23, 2021 8:05 AM
To: Jane Goins <j.goins@d3g.com>
Subject: Re: Fire Portfolio for Boston addresses

Hi Jane, There are no AST/UST records on file with BFD for these locations

General Warren, 114 Rutherford Avenue, Charlestown, MA 02129

Washington Manor, 1701 Washington Street, South End, MA 02118

Frederick Douglass, 755 Tremont Street, South End, MA 02118

Hampton House, 155 Northampton Street, South End, MA 02118

Ruth Barkley (Cathedral), 1462 Washington Street, South End, MA 02118

Pasciucco, 330 Bowdoin Street, Dorchester, MA 02122

Codman, 784 Washington Street, Dorchester, MA 02124

Roslyn (Cliffmont), 1 Cliffmont Street, Roslindale, MA 02131

Spring Street, 23 Spring Street, West Roxbury, MA 02132

Rockland, 5300 Washington Street, West Roxbury, MA 02132

West Ninth Street, 185 West 9th Street, South Boston, MA 02127

Foley Apartments, 199 H Street, South Boston, MA 02127

Hassan, 705 River Street, Mattapan, MA 02126

Torre Unidad Apartments, 80 West Dedham Street, Boston, MA 02118

Lori Donovan

Senior Administrative Assistant- Fire Marshal Office

Boston Fire Prevention Division

1010 Massachusetts Avenue, 4th Floor

Boston, MA 02118

Direct Line: 617-343-3402

Email: lori.donovan@boston.gov

On Mon, Feb 22, 2021 at 2:44 PM Jane Goins <j.goins@d3g.com> wrote:

Good Afternoon,

I am writing in request of information that is needed for a re-financing loan report in regard to the following:

General Warren, 114 Rutherford Avenue, Charlestown, MA 02129

Washington Manor, 1701 Washington Street, South End, MA 02118

Frederick Douglass, 755 Tremont Street, South End, MA 02118

Hampton House, 155 Northampton Street, South End, MA 02118

Ruth Barkley (Cathedral), 1462 Washington Street, South End, MA 02118

Pasciucco, 330 Bowdoin Street, Dorchester, MA 02122

Codman, 784 Washington Street, Dorchester, MA 02124

Roslyn (Cliffmont), 1 Cliffmont Street, Roslindale, MA 02131

Spring Street, 23 Spring Street, West Roxbury, MA 02132

Rockland, 5300 Washington Street, West Roxbury, MA 02132

West Ninth Street, 185 West 9th Street, South Boston, MA 02127

Foley Apartments, 199 H Street, South Boston, MA 02127

Hassan, 705 River Street, Mattapan, MA 02126

Torre Unidad Apartments, 80 West Dedham Street, Boston, MA 02118

I am requesting it on behalf of Boston Housing Authority. Please let me know if more information is needed, if fees are involved or if another municipality needs to be contacted. **All records need to be only two years old from today's date.**

Fire Information Request - All records need to be only two years old from today's date.

*I am requesting the most recent fire inspection report, any open fire code violations, fire department response for HAZMAT spills, and any permits for above/underground storage tanks. – **IF THERE ARE NO AST/UST – THIS NEXT QUESTION DOES NOT APPLY -***

Are there any current or recent (within the past year) permits issued for thermal/explosive hazards (aboveground storage tanks > 100 gallons) located within a one (1) mile radius of the subject property?

If yes, please attach a copy of all available information

*** Please confirm if there are any records of open fire code violations***

****This information is URGENTLY needed and REQUIRED by HUD.****

Thank you for your time,



Jane Goins,
Compliance Manager, Dominion Due Diligence Group

O: (804) 665-2912 EXT 277 | **F:** (804) 897-6404

E: j.goins@d3g.com

A: 201 Wylderose Drive Midlothian, Va. 23113



This message contains confidential information and is intended only for the intended recipients. If you are not an intended recipient you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version.

Celebrating 25 years of supporting workforce housing development and affordable housing preservation across the country. Click our logo to learn more about the services we offer.



February 22, 2021

Dominion Due Diligence Group (D3G)
201 Wylderose Drive
Midlothian, VA 23113

Attention: Ben Carson
U.S. Department of Housing & Urban Development
451 7th Street S.W.
Washington, DC 20410

Applicant: Boston Housing Authority
52 Chauncy Street
Boston, MA 02111

Re: Hassan, 705 River Street, Mattapan, MA 02126

I was advised by the Inspectional Services Department, (ISD) with the City of Boston. Per the ISD, no forms can be filled out by law, therefore no building violation information, building inspection reports, or certificates of occupancy issued are available. Any and all permits can be found online. There is no further research that can be done and any additional information is not reasonably ascertainable. The ISD may be reached at (617) 635-5300 or by email at ISD@BOSTON.GOV if there are any further questions.

Jane Goins
Dominion Due Diligence Group
Compliance Manager
201 Wylderose Drive, Midlothian, VA 23113
804-665-2912 (p)
804-588-5758 (f)
j.goins@d3g.com

EXHIBIT 11.14:

Staff Resumes and Certifications

BO JOHNSON, BPI-MFBA

ENGINEERING PROJECT MANAGER



EDUCATION

J. Sargeant Reynolds – Business Management - Richmond, VA
ECPI - Communications & Fiber Optic Infrastructure - Richmond, VA

CERTIFICATIONS/REGISTRATIONS/TRAINING

BPI-MFBA Building Performance Institute (BPI) Certified Multifamily Building Analyst Professional (2017)
Basics of Elevator Inspections given by Sanjay Kamani, QEI, KP Property Advisors LLC (2018)
Fair Housing Act Training – Design and Construction Requirements (2017)
HUD Multi-Family Accelerated Processing (MAP) Training (D3G Internal Training)

SUMMARY OF EXPERIENCE

Mr. Johnson is an Engineering Project Manager for Dominion Due Diligence Group. He is directly responsible for conducting and preparing Property Condition Reports, Project Capital Needs Assessments, and Phase I Environmental Site Assessments throughout the United States. From hands on experience in many phases of construction project management, job costing, to design & planning, Bo has over eighteen (18) years of experience in the construction industry. Prior to joining Dominion Due Diligence Group, he has previously worked as an engineering project manager, a communications technician, a structural engineering contractor, a safety inspector, and project manager for a contracting business in Richmond, VA. The following sites are examples of multi-family and health care facility inspections in which Mr. Johnson has participated:

HUD MAP 223(f)

- Plaza Manor – San Antonio, TX
- Villas of Pecan Manor – San Antonio, TX
- University Place – Winston-Salem, NC
- Pleasant View Gardens – Baltimore, MD
- Clinton Crossing – Clinton, NC
- The Metropolitan of Baltimore – Baltimore, MD
- Ocean Gate Apartments – Virginia Beach, VA
- UNITA Blackwell Estates – Mayersville, MS
- NCBA Estates of Jackson – Jackson, MS
- All Saints House Apartments – Grenada, MS
- Heritage Homes Apartments – Henderson, NC
- Maple Ridge Apartments – Pittsburgh, PA
- La Paz Community Apartments – St. Cloud, MN
- Summer Ridge Apartments – Belle Haven, MD
- Church Lake Apartments – Southaven, MS
- Legacy at Norcross – Birmingham, AL
- Walton on The Chattahoochee – Atlanta, GA
- Prince Hall Plaza – Marion, IN
- 451 & 455 East 116th St Apartments – New York, NY
- Pinery Park Apartments – Wyoming, MI
- St Mary's Court Apartments – Washington, D.C.
- Capitol Heights Place Apartments – Montgomery, AL
- Guardian Angels Homes – Ambler, PA
- Christopher Homes – AR
- Royal Palm Key Apartments – Tampa, FL

BO JOHNSON, BPI-MFBA

ENGINEERING PROJECT MANAGER



HUD LEAN 232/223(f)

- Laurel Pointe Healthcare and Rehab – Fort Pierce, FL
- Advanced Health Care of Overland Park – Johnson County, KS
- Fireside House of Centralia – Centralia, IL
- Vintage on The Ponds – Delevan, WI
- Advantage Living Center – Harper Woods, MI
- Workmen’s Circle MultiCare Center – Bronx, NY
- Oakmont Center for Nursing & Rehab – Oakmont, PA
- Kemper House Alzheimer’s & Memory Care – Highland Heights, OH

HUD - RAD

- Martin Luther King Gardens – Englewood, NJ
- Matthew G. Carter – Montclair, NJ
- Crimson Ridge Apartments – Dothan, AL
- Allen Wilson Apartments I & II – Decatur, GA
- Dunbar / Hubbard Aster – Troy, AL
- Knox Murphree – Troy, AL
- Windsor & Main – Elkton, MD
- Independence Towers – Brooklyn, NY
- John J. Barton Tower & Annex – Indianapolis, IN
- Boynton Terrace Apartments – Chattanooga, TN
- Midtown Towers – Newton, Kansas

504 Transition Plan

- City of Blue Ridge Housing Authority – Blue Ridge, GA

HUD – PRAC

- Shalom Apartments II – Warwick, RI

ASTM – General

- Shaler Oaks – Pittsburgh, PA
- Ridgeview Apartments – Mt. Pleasant, PA
- Waverton Ashton Green – Newport News, VA
- Mississippi Care Ctr. Of Morton – Morton, MS
- Shalom Apartments – Warwick, RI

Standard & Poor

- Pinewood Apartments – Dunn, NC

Tax Credit, GA DCA

- Hairston Lake Apartments – Stone Mountain, GA
- City Views at Rosa Burney Park – Atlanta, GA

Tax Credit, OHFA

- Longfellow School – Cleveland, OH

Tax Credit, PHFA

- Sharpsburg Towers – Pittsburgh, PA
- Norriswood Apartments – Norristown, PA

MIKE FERGUSON, PE, PMP, BPI-MFBA

PRESIDENT



EDUCATION

Averett University, VA, USA, M.B.A.

University of Toronto, ON, Canada, M.Eng. in Civil Engineering

Ryerson University, ON, Canada, B.Eng. in Civil Engineering

CERTIFICATIONS/REGISTRATIONS/TRAINING

Licensed Professional Engineer, Virginia & Indiana

Project Management Professional (PMP)

Building Performance Institute (BPI) Certified Multifamily Building Analyst

Multifamily Property Inspection Training – Mortgage Bankers Association (CampusMBA)

Fair Housing Act Training – Design and Construction Requirements

AHERA Asbestos Accreditation

U.S. Green Building Council – LEED 101: Green Building Basics

Basics of Elevator Inspections

SUMMARY OF EXPERIENCE

Mike has extensive training and experience with regards to commercial and residential construction and design issues. Prior to joining Dominion Due Diligence Group, Mike worked as a structural engineer with Tectonic Engineering Consultants, and as a commercial roof inspector for Davroc and Associates. Mike also has experience working with various independent contractors prior to joining Dominion Due Diligence Group as Director of Engineering Services. In his former employment he was responsible for managing construction projects, structural design and analysis, construction specification preparation, construction documentation control, construction inspections, and building investigations throughout the United States and eastern Canada for commercial, municipal and governmental agencies. Mike has an in-depth understanding of all phases of construction, from planning and design, to structural requirements and site development.

Mike is currently the President of Dominion Due Diligence Group and is responsible for day to day operations of all technical departments. Prior to his current role, Mike was the Director of Engineering Services for 14 years. As the Director of Engineering Services, Mike was responsible for managing Dominion's staff of Needs Assessors/Construction Inspectors, scheduling projects, providing technical support as well as performing quality control measures, development of a training program, and training of staff. Mike was also responsible for communication with HUD staff and development of tools/software to complete necessary reporting, such as internal proprietary software used to populate HUD's CNA e Tool. Mike has been directly involved in the inspection, review, and reporting of over 10,000 Capital Needs Assessments – primarily for HUD. The following sites are examples of multi-family and health care facilities, which Mike has inspected and reported upon:

HUD MAP 223(f)

- Chippington Towers II - Nashville, TN
- Gilman Square Apts. - Somerville, MA
- Hearthstone Apartments - McAllen, TX
- Jaycee Village Apartments - Uhrichsville, OH
- Lakeshore Apartments - Miami, FL
- Laurens Villa Apartments - Laurens, SC
- Mountain Shadow Apts. - Palmdale, CA
- Pendleton Place Apartments - Indianapolis, IN
- Riverview Cooperative - Riverview, MI
- St. Augustine Apartments - Miami, FL
- Stratford and Watergate Apts. - Indianapolis, IN
- Summer Breeze Apartments - North Hills, CA
- Sunset Ridge Apartments - Reno, NV

MIKE FERGUSON, PE, PMP, BPI-MFBA

PRESIDENT



HUD LEAN

- Anberry Rehabilitation Hospital - Atwater, CA
- Saint Andrew's Healthcare - Los Angeles, CA
- Beechwood Continuing Care - Getzville, NY
- Bickford Cottage - Omaha, NE
- Kenwell Adult Home - Kenmore, NY
- Levering Regional Health Care - Hannibal, MO
- Livingston Convalescent Center - Livingston, TX
- Manor Hills Adult Home - Wellsville, NY
- Worcester Skilled Nursing Center - Worcester, MA
- Zionsville Meadows - Zionsville, IN
- Silsbee Convalescent Center - Silsbee, TX
- Susquehanna Nursing Home - Johnson City, NY
- Tri-State Manor - Harrogate, TN
- United Helpers Nursing Home - Ogdensburg, NY

HUD MAP 202/223(f)

- Cooper Square Apartments - New York, NY
- Essex Cooperative - Essex, MD
- Evelyn & Louis Green Residence - Far Rockaway, NY Julianna Apartments - Buffalo, NY
- Oak Forest Apartments - Franklin, NC
- Scheuer House of Brighton Beach - Brooklyn, NY
- Spring Valley Apartments - Caspian, MI
- Ukrainian Village - Warren, MI

OTHER

- Beacon Pointe Nursing Center - Sunrise, FL - PCNA for ASTM
- Chippington Towers - Madison, TN - PNA per HUD and Fannie Mae protocols
- ITT Technical Institute Building - Richmond, VA - PCR per ASTM protocols
- Knoxville Pointe West - Dunlap, IL - PCNA for Freddie Mac
- Oakland Village Townhomes - Richmond, VA - PNA for ASTM
- Rosegate Commons, Indianapolis, IN - PCR for Freddie Mac
- Scheuer House of Coney Island - Brooklyn, NY - PCNA per HUD protocols
- Scheuer House of Manhattan Beach - Brooklyn, NY - PCNA per HUD protocols
- Vantage 78 Apartments - Charlotte, NC - PCNA per HUD protocols