



January 19, 2021

Boston Housing Authority
Attn.: Kathryn Bennett, Administrator
52 Chauncy Street
Boston, MA 02111

RE:
RAD 20-year RR study
Heritage
209 Sumner Street
East Boston, MA 02128

Dear Ms. Bennett:

Dominion Due Diligence Group (D3G) conducted a desk review of construction documents and other provided property information for Heritage located at 209 Sumner Street East Boston, MA for the purpose of completing a 20-year study for a CNA E-Tool for submission to the HUD office of Recapitalization. Attached are the 20-year RR, funding schedule, provided photographs, and resumes.

Sincerely,

Matthew Sweet, BPI-MFBA
HPS Director of Technical Services

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

Enclosures:
20-year RR (pdf)
Funding schedule (pdf)
Photos
Resumes



Replacement Reserve Analysis Funding Schedule

Project Heritage Apartments
 Address 209 Sumner Street,
 City, State East Boston, MA

Gross Square Footage 221,830
 Year Built 1975
 Number Of Units 275

Initial Deposit RR \$3,056,067 \$11,113 Per Unit
 Annual Deposit RR \$206,250 \$750 Per Unit
 Annual Deposit Increase 1.95%
 Interest Applied to Account Balance 1.00%
 Minimum Yr 1 Balance \$149,554 \$544 Per Unit
 Inflation of Capital Needs .65%

* This Funding Schedule has been completed in accordance with the 2016 MAP Guide, Appendix 5G, Section VII, as follows:

1. 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.
2. 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.

** Please note that #2 above is only applicable to RAD transactions if FHA financing will be involved.

	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:	\$71,582	\$88,692	\$90,466	\$111,226	\$125,336	\$133,123	\$138,014	\$61,854	\$56,810	\$89,330	\$966,433
Beginning Annual Balance (Equals IDRR in Year 1):	\$3,056,067	\$3,221,296	\$3,375,089	\$3,549,622	\$3,710,192	\$3,863,323	\$4,015,309	\$4,169,114	\$4,405,900	\$4,655,888	
Interest (Average Outstanding Balance):	\$30,561	\$32,213	\$50,626	\$53,244	\$55,653	\$57,950	\$60,230	\$62,537	\$66,089	\$69,838	
Annual Deposit:	\$206,250	\$210,272	\$214,372	\$218,552	\$222,814	\$227,159	\$231,589	\$236,105	\$240,709	\$245,403	
Beginning Balance Plus Annual Deposit:	\$3,262,317	\$3,431,568	\$3,589,461	\$3,768,174	\$3,933,006	\$4,090,483	\$4,246,898	\$4,405,218	\$4,646,609	\$4,901,290	
Remaining RR Balance/Year:	\$3,221,296	\$3,375,089	\$3,549,622	\$3,710,192	\$3,863,323	\$4,015,309	\$4,169,114	\$4,405,900	\$4,655,888	\$4,881,799	
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$149,554	\$150,526	\$153,537	\$156,608	\$159,740	\$162,935	\$166,193	\$169,517	\$172,907	\$176,366	
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:	\$112,080	\$139,712	\$180,771	\$201,800	\$242,231	\$318,077	\$352,747	\$361,308	\$374,096	\$533,876	\$2,816,698	\$3,783,131
Beginning Annual Balance (Equals IDRR in Year 1):	\$4,881,799	\$5,093,134	\$5,284,886	\$5,443,428	\$5,588,391	\$5,700,266	\$5,743,245	\$5,757,571	\$5,769,029	\$5,773,456		
Interest (Average Outstanding Balance):	\$73,227	\$76,397	\$79,273	\$81,651	\$83,826	\$85,504	\$86,149	\$86,364	\$86,535	\$86,602		
Annual Deposit:	\$250,188	\$255,067	\$260,040	\$265,111	\$270,281	\$275,551	\$280,925	\$286,403	\$291,987	\$297,681		
Beginning Balance Plus Annual Deposit:	\$5,131,987	\$5,348,201	\$5,544,926	\$5,708,540	\$5,858,671	\$5,975,817	\$6,024,169	\$6,043,973	\$6,061,016	\$6,071,137		
Remaining RR Balance/Year:	\$5,093,134	\$5,284,886	\$5,443,428	\$5,588,391	\$5,700,266	\$5,743,245	\$5,757,571	\$5,769,029	\$5,773,456	\$5,623,863		
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$179,893	\$183,491	\$187,161	\$190,904	\$194,722	\$198,616	\$202,589	\$206,640	\$210,773	\$214,989		
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 - Age Restricted

Project: Heritage Apartments
Address: 209 Sumner Street
City, State: East Boston, MA
Inspection Date: 11/09/20
Gross Square Footage: 221,830
Year Built: 1975
Number Of Units: 275

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	6	19	End of Cycle	17250	SF	\$1.17	\$20,183											
Parking, Asphalt Sealing	5	4	1	End of Cycle	17250	SF	\$0.14	\$2,415	\$2,415					\$2,415					\$4,830
Parking Stripes (Per Car)	15	4	11	End of Cycle	39	Each	\$10.52	\$410											
Pedestrian Paving - Concrete Sidewalks and Patios	50	20	30	End of Cycle	20125	SF	\$1.47	\$29,584											
Wood Stockade Fencing 6' High - Treated pine	25	6	19	End of Cycle	2980	LF	\$23.01	\$68,570											
Unit Storage Door, Exterior, Wood/Metal (Single)	30	8	22	End of Cycle	20	Each	\$398.66	\$7,973											
Unit Entry Door, Exterior, Residential Steel (Single)	30	8	22	End of Cycle	20	Each	\$398.66	\$7,973											
Common Exterior Door, Hollow Metal (Double) (Thermal Boundary)	25	8	17	End of Cycle	6	Each	\$729.12	\$4,375											
Common Exterior Door, Hollow Metal (Double) (Thermal Boundary)	25	8	17	End of Cycle	38	Each	\$729.12	\$27,707											
Storm/Screen Door	10	2	8	End of Cycle	62	Each	\$191.68	\$11,884							\$3,961	\$3,961	\$3,961		\$11,884
Aluminum Framed Sliding Glass Door	30	8	22	End of Cycle	16	Each	\$570.36	\$9,126											
Unit Glass French Door	30	8	22	End of Cycle	111	Each	\$511.56	\$56,783											
Storefront System with Double Door	50	8	42	End of Cycle	1	Each	\$1970.97	\$1,971											
Storefront System with Single Door	50	8	42	End of Cycle	7	Each	\$1025.47	\$7,178											
Brick or Concrete Block - Technical Pointing	60	45	15	End of Cycle	167217	SF	\$1.76	\$294,302											
Sliding Window (1 - 6 Stories) (Aluminum)	40	8	32	End of Cycle	1733	Each	\$275.00	\$476,575											
PVC / TPO Membrane - Welded Seams - Fully Adhered (Low-Rise)	15	11	4	End of Cycle	33859	SF	\$4.62	\$156,429	\$22,347	\$22,347	\$22,347	\$22,347	\$22,347	\$22,347	\$22,347	\$22,347			\$156,429
PVC / TPO Membrane - Welded Seams - Fully Adhered (High-Rise)	15	11	4	End of Cycle	29055	SF	\$11.28	\$327,740	\$46,820	\$46,820	\$46,820	\$46,820	\$46,820	\$46,820	\$46,820	\$46,820			\$327,740
DHW Exchanger, In Tank or Boiler (DHW)	15	8	7	End of Cycle	6	Each	\$3057.60	\$18,346					\$3,669	\$3,669	\$3,669	\$3,669	\$3,669		\$18,346
Hot Water Storage Tank - Up to 240 Gallon	15	8	7	End of Cycle	6	Each	\$1411.20	\$8,467					\$1,693	\$1,693	\$1,693	\$1,693	\$1,693		\$8,467
Electric Water Heater (30 gallon) Limited Area	15	8	7	End of Cycle	78	Each	\$300.00	\$23,400					\$4,680	\$4,680	\$4,680	\$4,680	\$4,680		\$23,400
Boiler- Gas 892 mbtu/hr (Heating)	25	8	17	End of Cycle	9	Each	\$20300.00	\$182,700											
Hydronic Baseboard Heater	50	45	5	End of Cycle	3270	LF	\$40.57	\$132,664		\$18,952	\$18,952	\$18,952	\$18,952	\$18,952	\$18,952	\$18,952			\$132,664
Electric Baseboard Heater	30	8	22	End of Cycle	1760	LF	\$29.87	\$52,571											
Roof-top Gas-Fired Packaged Unit, Electric Cool (5-Ton)	15	8	7	End of Cycle	2	Each	\$5275.00	\$10,550						\$3,517	\$3,517	\$3,517			\$10,550
Elevator Cabs - Interior Finish	20	8	12	End of Cycle	4	Each	\$5880.00	\$23,520											
Hoist/Cable Electric Traction passenger elevator 2,000-lb (Up to 8-Story)	30	8	22	End of Cycle	4	Each	\$220029.60	\$880,118											
Quarry Tile (Common Area)	50	30	20	End of Cycle	1380	SF	\$8.58	\$11,840											
VCT 12x12 Tile (Common Area)	20	8	12	End of Cycle	33731	SF	\$2.36	\$79,605										\$15,921	\$15,921
Carpet - Average Quality (Common Area)	10	5	5	End of Cycle	320	SF	\$3.39	\$1,085					\$1,085						\$1,085
Acoustical Ceiling Tile (Common Area)	20	8	12	End of Cycle	28016	SF	\$1.19	\$33,339										\$6,668	\$6,668
Kitchen Cabinets and Countertops (Laminates/Wood) (Common Area)	25	8	17	End of Cycle	2	Each	\$1764.00	\$3,528											



Reserves Analysis Report - Age Restricted

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Address: 209 Sumner Street **Year Built:** 1975
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Inspection Date: 11/09/20

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	
Utility Cabinets and Countertops (Common Area)	25	8	17	End of Cycle	2	Each	\$882.00	\$1,764												
Traditional Refrigerator (Common Area)	15	8	7	End of Cycle	1	Each	\$459.00	\$459							\$459				\$459	
Electric Range (Common Area)	25	8	17	End of Cycle	1	Each	\$346.00	\$346												
Ceramic Tile (Bath)	50	8	42	End of Cycle	301	Each	\$705.60	\$212,386												
VCT 12x12 Tile (Entire Studio Apartment)	20	8	12	End of Cycle	79	Each	\$588.00	\$46,452										\$9,290	\$9,290	
VCT 12x12 Tile (Entire 1-Bedroom Apartment)	20	8	12	End of Cycle	156	Each	\$764.40	\$119,246										\$17,035	\$17,035	
VCT 12x12 Tile (Entire 2-Bedroom Apartment)	20	8	12	End of Cycle	21	Each	\$940.80	\$19,757										\$3,951	\$3,951	
VCT 12x12 Tile (Entire 4-Bedroom Apartment)	20	8	12	End of Cycle	9	Each	\$1293.60	\$11,642										\$2,328	\$2,328	
VCT 12x12 Tile (Entire 3-Bedroom Apartment)	20	8	12	End of Cycle	11	Each	\$1117.20	\$12,289										\$2,458	\$2,458	
Standard Bath Vanity Cabinets (Unit)	25	8	17	End of Cycle	251	Each	\$352.80	\$88,553												
Standard Kitchen Cabinets and Countertops (Unit)	25	8	17	End of Cycle	276	Each	\$1764.00	\$486,864												
Bath Countertops (Standard Laminate) (Unit)	25	8	17	End of Cycle	251	Each	\$135.82	\$34,091												
Traditional Refrigerator (Unit)	15	8	7	End of Cycle	276	Each	\$459.00	\$126,684				\$18,098	\$18,098	\$18,098	\$18,098	\$18,098	\$18,098	\$18,098	\$18,098	\$126,684
Electric Range (Unit)	25	8	17	End of Cycle	276	Each	\$346.00	\$95,496												

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	\$71,582	\$88,119	\$88,119	\$106,217	\$117,344	\$122,191	\$124,196	\$54,570	\$49,137	\$75,750	\$897,225
Total RR Per Unit	\$260	\$320	\$320	\$386	\$427	\$444	\$452	\$198	\$179	\$275	\$326
Totals with Inflation Factor	\$71,582	\$88,692	\$90,466	\$111,226	\$125,336	\$133,123	\$138,014	\$61,854	\$56,810	\$89,330	\$966,433
Total RR Per Unit Inflated	\$260	\$323	\$329	\$404	\$456	\$484	\$502	\$225	\$207	\$325	\$351

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.



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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	17250	SF	\$1.17	\$20,183									\$6,728	\$6,728	\$6,728	\$20,183	\$20,183
Parking, Asphalt Sealing	17250	SF	\$0.14	\$2,415	\$4,830	\$2,415					\$2,415					\$4,830	\$9,660
Parking Stripes (Per Car)	39	Each	\$10.52	\$410		\$410										\$410	\$410
Pedestrian Paving - Concrete Sidewalks and Patios	20125	SF	\$1.47	\$29,584													
Wood Stockade Fencing 6' High - Treated pine	2980	LF	\$23.01	\$68,570								\$13,714	\$13,714	\$13,714	\$27,428	\$68,570	\$68,570
Unit Storage Door, Exterior, Wood/Metal (Single)	20	Each	\$398.66	\$7,973													
Unit Entry Door, Exterior, Residential Steel (Single)	20	Each	\$398.66	\$7,973													
Common Exterior Door, Hollow Metal (Double) (Thermal Boundary)	6	Each	\$729.12	\$4,375						\$875	\$875	\$875	\$875	\$875		\$4,375	\$4,375
Common Exterior Door, Hollow Metal (Double) (Thermal Boundary)	38	Each	\$729.12	\$27,707						\$5,541	\$5,541	\$5,541	\$5,541	\$5,541		\$27,707	\$27,707
Storm/Screen Door	62	Each	\$191.68	\$11,884	\$11,884							\$3,961	\$3,961	\$3,961		\$11,884	\$23,768
Aluminum Framed Sliding Glass Door	16	Each	\$570.36	\$9,126													
Unit Glass French Door	111	Each	\$511.56	\$56,783													
Storefront System with Double Door	1	Each	\$1970.97	\$1,971													
Storefront System with Single Door	7	Each	\$1025.47	\$7,178													
Brick or Concrete Block - Technical Pointing	167217	SF	\$1.76	\$294,302		\$32,700	\$32,700	\$32,700	\$32,700	\$32,700	\$32,700	\$32,700	\$32,700	\$32,700		\$294,302	\$294,302
Sliding Window (1 - 6 Stories) (Aluminum)	1733	Each	\$275.00	\$476,575													
PVC / TPO Membrane - Welded Seams - Fully Adhered (Low-Rise)	33859	SF	\$4.62	\$156,429	\$156,429						\$22,347	\$22,347	\$22,347	\$22,347	\$67,041	\$156,429	\$312,857
PVC / TPO Membrane - Welded Seams - Fully Adhered (High-Rise)	29055	SF	\$11.28	\$327,740	\$327,740						\$46,820	\$46,820	\$46,820	\$46,820	\$140,460	\$327,740	\$655,481
DHW Exchanger, In Tank or Boiler (DHW)	6	Each	\$3057.60	\$18,346	\$18,346												\$18,346
Hot Water Storage Tank - Up to 240 Gallon	6	Each	\$1411.20	\$8,467	\$8,467												\$8,467
Electric Water Heater (30 gallon) Limited Area	78	Each	\$300.00	\$23,400	\$23,400												\$23,400
Boiler- Gas 892 mbtu/hr (Heating)	9	Each	\$20300.00	\$182,700						\$36,540	\$36,540	\$36,540	\$36,540	\$36,540		\$182,700	\$182,700
Hydronic Baseboard Heater	3270	LF	\$40.57	\$132,664	\$132,664												\$132,664
Electric Baseboard Heater	1760	LF	\$29.87	\$52,571													
Roof-top Gas-Fired Packaged Unit, Electric Cool (5-Ton)	2	Each	\$5275.00	\$10,550	\$10,550												\$10,550
Elevator Cabs - Interior Finish	4	Each	\$5880.00	\$23,520		\$23,520											\$23,520
Hoist/Cable Electric Traction passenger elevator 2,000-lb (Up to 8-Story)	4	Each	\$220029.60	\$880,118													
Quarry Tile (Common Area)	1380	SF	\$8.58	\$11,840										\$3,947	\$7,894	\$11,840	\$11,840
VCT 12x12 Tile (Common Area)	33731	SF	\$2.36	\$79,605	\$15,921	\$15,921	\$15,921	\$15,921	\$15,921							\$63,684	\$79,605
Carpet - Average Quality (Common Area)	320	SF	\$3.39	\$1,085	\$1,085					\$1,085						\$1,085	\$2,170
Acoustical Ceiling Tile (Common Area)	28016	SF	\$1.19	\$33,339	\$6,668	\$6,668	\$6,668	\$6,668	\$6,668							\$26,671	\$33,339
Kitchen Cabinets and Countertops (Laminates/Wood) (Common Area)	2	Each	\$1764.00	\$3,528								\$3,528				\$3,528	\$3,528



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Utility Cabinets and Countertops (Common Area)	2	Each	\$882.00	\$1,764								\$1,764				\$1,764	\$1,764
Traditional Refrigerator (Common Area)	1	Each	\$459.00	\$459	\$459												\$459
Electric Range (Common Area)	1	Each	\$346.00	\$346								\$346				\$346	\$346
Ceramic Tile (Bath)	301	Each	\$705.60	\$212,386													
VCT 12x12 Tile (Entire Studio Apartment)	79	Each	\$588.00	\$46,452	\$9,290	\$9,290	\$9,290	\$9,290	\$9,290							\$37,162	\$46,452
VCT 12x12 Tile (Entire 1-Bedroom Apartment)	156	Each	\$764.40	\$119,246	\$34,070	\$17,035	\$17,035	\$17,035	\$17,035	\$17,035						\$85,176	\$119,246
VCT 12x12 Tile (Entire 2-Bedroom Apartment)	21	Each	\$940.80	\$19,757	\$3,951	\$3,951	\$3,951	\$3,951	\$3,951							\$15,805	\$19,757
VCT 12x12 Tile (Entire 4-Bedroom Apartment)	9	Each	\$1293.60	\$11,642	\$2,328	\$2,328	\$2,328	\$2,328	\$2,328							\$9,314	\$11,642
VCT 12x12 Tile (Entire 3-Bedroom Apartment)	11	Each	\$1117.20	\$12,289	\$2,458	\$2,458	\$2,458	\$2,458	\$2,458							\$9,831	\$12,289
Standard Bath Vanity Cabinets (Unit)	251	Each	\$352.80	\$88,553						\$17,711	\$17,711	\$17,711	\$17,711	\$17,711		\$88,553	\$88,553
Standard Kitchen Cabinets and Countertops (Unit)	276	Each	\$1764.00	\$486,864			\$54,096	\$54,096	\$54,096	\$54,096	\$54,096	\$54,096	\$54,096	\$54,096	\$108,192	\$486,864	\$486,864
Bath Countertops (Standard Laminate) (Unit)	251	Each	\$135.82	\$34,091						\$6,818	\$6,818	\$6,818	\$6,818	\$6,818		\$34,091	\$34,091
Traditional Refrigerator (Unit)	276	Each	\$459.00	\$126,684	\$126,684												\$126,684
Electric Range (Unit)	276	Each	\$346.00	\$95,496					\$13,642	\$13,642	\$13,642	\$13,642	\$13,642	\$13,642	\$13,642	\$95,496	\$95,496
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					\$897,225	\$93,178	\$113,872	\$144,448	\$158,091	\$186,043	\$239,505	\$260,404	\$261,493	\$265,440	\$371,384	\$2,093,859	\$2,991,084
Total RR Per Unit					\$326	\$339	\$414	\$525	\$575	\$677	\$871	\$947	\$951	\$965	\$1,350	\$761	\$544
Totals with Inflation Factor					\$966,433	\$112,080	\$139,712	\$180,771	\$201,800	\$242,231	\$318,077	\$352,747	\$361,308	\$374,096	\$533,876	\$2,816,698	\$3,783,131
Total RR Per Unit Inflated					\$351	\$408	\$508	\$657	\$734	\$881	\$1,157	\$1,283	\$1,314	\$1,360	\$1,941	\$1,024	\$688

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.

Heritage
East Boston, Massachusetts

PHOTO #1



Typical building exterior

PHOTO #2



Typical building exterior

Heritage
East Boston, Massachusetts

PHOTO #3



Typical building exterior

PHOTO #4



Typical building exterior

PHOTO #5



Exterior common area

PHOTO #6



Maintenance area

PHOTO #7



Interior common hallway

PHOTO #8



Interior common hallway

PHOTO #9



Boilers

PHOTO #10



Hot water storage tanks

PHOTO #11



Pumps

PHOTO #12



Boilers

PHOTO #13



DHW boilers

PHOTO #14



DHW boilers

PHOTO #15



Typical studio kitchen

PHOTO #16



Typical studio living area

PHOTO #17



Typical studio bed area

PHOTO #18



Typical studio bathroom

PHOTO #19



Typical 2-bedroom kitchen

PHOTO #20



Typical 2-bedroom living area

PHOTO #21



Typical 2-bedroom bedroom

PHOTO #22



Typical 2-bedroom bathroom

MATTHEW SWEET, BPI-MFBA

HPS DIRECTOR OF TECHNICAL SERVICES



EDUCATION

Trinity School, Ambridge, PA, M.A.

Virginia Polytechnic Institute & State University, Blacksburg, VA, B.S.

CERTIFICATIONS/REGISTRATIONS/TRAINING

Virginia Contractor's License (expired)

Principles of Environmental Site Assessments – ASTM E 1527-05

Fair Housing Act Accessibility Training (D3G Internal Training)

HUD Multi-Family Accelerated Processing (MAP) Training

Integrated Pest Management in Multifamily Housing Course - National Healthy Homes Training Center

Thermography Training for Energy Applications (Monroe Infrared Technologies)

Building Performance Institute (BPI) Certified Multifamily Building Analyst Professional

Basics of Elevator Inspections by Sanjay Kamani, QEI, KP Property Advisors LLC

VHDA Universal Design Course

D3G Management Development Program

Virginia DHCD Building Code Academy Core

SUMMARY OF EXPERIENCE

Matthew Sweet is the Director of Technical Services for Housing Preservation Services (HPS) with Dominion Due Diligence Group. He has been with D3G for over ten years as part of the due diligence industry. He oversees a multi-disciplined staff of Team Leaders with focuses on Engineering Services, Environmental Services, HUD Special Assessment Center Services, and HUD and RAD Consulting Services. He has an in-depth understanding of multiple phases of construction, from planning and design, to structural requirements and cost estimation. Prior to his role as the Director of Technical Services he worked as a Technical Services Team Leader, overseeing a team of managers and Engineering and Environmental Project managers. He has extensive experience in the construction industry including construction experience prior to D3G and has performed Property Condition Reports, Capital Needs Assessments, and Phase I Environmental Site Assessments for a wide variety of properties and facilities. He has also been involved with D3G's training programs to develop new staff providing guidance and knowledge of HUD's various programs. Matthew has extensive experience with HUD's Rental Assistance Demonstration (RAD) program and has helped to develop teams and a knowledge base at D3G that has placed D3G on the leading edge of the industry. He has been working with RAD projects since 2012 including field work, reporting, sizing and screening for project development, consultation and guidance for housing authorities and lending institutions. He has been involved with conferences for RAD as well as being a presenter at RAD conferences. Matthew has been involved with many major housing authorities including San Francisco, El Paso, New York City, Richmond, Cleveland, and Buffalo. The following sites are examples of projects which Mr. Sweet has undertaken:

HOUSING AUTHORITY PORTFOLIO WORK

- Cuyahoga Metropolitan Housing Authority – Cleveland, OH
- New York City Housing Authority – New York, NY
- Buffalo Metropolitan Housing Authority – Buffalo, NY
- Housing Authority of the City of El Paso – El Paso, TX
- San Francisco Housing Authority – San Francisco, CA

MATTHEW SWEET, BPI-MFBA

HPS DIRECTOR OF TECHNICAL SERVICES



RAD PHYSICAL CONDITION ASSESSMENTS

- Clementina Apartments – San Francisco, CA
- Rosa Park – San Francisco, CA
- Carver Heights – Florence, AL
- Tuskegee Housing Authority – Tuskegee, AL
- Jasper Heights – Jasper, GA
- La Hermosa – San Benito, TX
- Northview Village – Brenham, TX
- Tonquish Creek Manor – Plymouth, MI
- Spenser Tower – Rock Island, IL
- Lakeview Apartments – White Plains, NY
- Ridgecrest – Hickory, NC
- Sunny Valley, Hillside Garden, Blueridge and Terrace – Hickory, NC

HUD SPRAC

- Grace Tower – San Diego, CA
- Trent East Apartments – Trenton, NJ
- Westmoreland's Union Manor – Portland, OR

HUD MAP 223(f)/ HUD MAP 202/223(f)/ INTRUSIVE

- 43 W 16th Street - New York, NY
- Washington Courts - Chicago, IL
- Prairie Village Residences – Hutchinson, KS
- Saddlebrook I & II – Henderson, KY
- Sherwood Park Apartments – Framingham, MA
- Pinewood Place – Grand Haven, MI
- Founders Park Lofts – Springfield, MO
- Realife Cooperative of Burnsville – Burnsville, MN
- Emerson Place Apartments – Lebanon, NH
- Clock Tower Apartments – Hoboken, NJ
- Autumn Winds Apartments – Clarksville, TN
- Post Oak East Apartments – Euless, TX
- Foxridge X & XII Apartments – Blacksburg, VA
- Buena Vista Apartments – Miami, FL
- Metairie Manor I & II – Metairie, LA
- Shalor Oaks – Pittsburgh, PA
- Shiloh Randolph Apartments – Sumter, SC
- Maple Village – Rutland, VT
- Victory Village Apartments – Henderson, NV
- Eagle Tail Village – Buckeye, AZ
- Tahoma Vista Village – Tacoma, WA
- William H. Block Building – Indianapolis, IN
- Printers' Square Apartments – Baltimore, MD
- Brandywine Apartments I & II – Wilmington, DE

MATTHEW SWEET, BPI-MFBA

HPS DIRECTOR OF TECHNICAL SERVICES



HUD LEAN 232/223f

- Sunlit Gardens – Alta Loma, CA
- Abbott Terrace Health Center – Waterbury, CT
- Park Lane Village – Knoxville, IA
- Avonlea Cottage – Milan, IL
- Woodlands of Brewer – Brewer, ME
- Four Seasons Nursing Center – Durant, OK
- Wyndemere Woods – Woonsocket, RI
- Heritage Pointe – Cookeville, TN
- Legacy West Assisted Living – Taylorsville, UT
- Isabella Geriatric Center – New York, NY
- Legacy House Assisted Living of South Jordan – South Jordan, UT
- Belaire Health Care Center – Gastonia, NC

STATE TAX CREDIT

- Hartford East Apartments – East Hartford, CT – CHFA
- Turner Park Lofts – Omaha, NE – NIFA
- Glenwood School Development – Charleston, WV – WVHDF
- The Woods At Yorktown – Yorktown, VA – VHDA
- Gibsonville Village Apartments – Gibsonville, NC – OHAP
- Governor's Gate Apartments – Bellefonte, PA – PHFA
- Woodside Village Apartments – McKinney, TX – TDHCA
- Gateway Apartments – Lewistown, ME – MSHA

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