



**CAPITAL NEEDS ASSESSMENT
PASCIUCCO (2-54)
330 BOWDOIN STREET
DORCHESTER, MASSACHUSETTS 02122**

**D3G PROJECT NUMBER:
2021-0377**

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

**INSPECTION DATE:
APRIL 23, 2021**

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

Lance Smith, BPI-MFBA
Construction Inspector

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Signature

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

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

Signature



EXECUTIVE PROPERTY DESCRIPTION

Property: Pasciucco (2-54)
330 Bowdoin Street
Dorchester, Massachusetts 02122

Site Description: Pasciucco (2-54), located at 330 Bowdoin Street in Dorchester, Massachusetts consists of one (1) six-story age-restricted apartment building with an underground parking garage. The building features ninety-six (96) dwelling units. According to property management, the building was constructed in 1973. According to tax records, the building features an approximate gross area of 78,821 square feet and is situated on 0.51 acres. The property is in fair physical condition.



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1.0 EXECUTIVE SUMMARY

General Description

Project Name:	Pasciucco (2-54)
Address:	330 Bowdoin Street, Dorchester, Massachusetts 02122
Property Type:	Age-Restricted Apartments
Date of Construction:	1973 / Property Management
Land Size / Source:	0.51 Acres / Tax Records
Building Count/Story:	One (1) - 6 – Story Apartment Building
Accessory Buildings:	None
Building Gross Area:	78,821 Square Feet / Tax Records
Number/Type of Units:	Sixty-Two (62) – Efficiency/1 Bathroom Dwelling Units Thirty-One (31) – One (1) Bedroom/1 Bathroom Dwelling Units Three (3) – Two (2) Bedroom/1 Bathroom Dwelling Units

Inspection Details

Inspector:	Lance Smith, BPI-MFBA
Inspection Date(s):	April 23, 2021
Weather:	63°F, Sunny
Units Inspected:	Twenty-Four (24) or 26% of the total number of units
Inspection Limitations:	None

General Physical Condition

This Capital Needs Assessment (CNA) indicated that the site structure 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 conditions, 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 Pasciucco (2-54) conducted by individuals trained in building engineering and construction practices.
- The interviewing of tenants and staff regarding the condition of the apartment building, common areas, and known physical/equipment deficiencies.
- 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 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 1973 with many of the building components varying in age. Building components have been replaced on an as needed basis; however, there have not been any significant rehabilitation events at the property since it was constructed. 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 property was constructed in 1973 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 fully in compliance with the UFAS. At least 5% of the dwelling units are handicapped designated units; however, these accessible units are not compliant with the UFAS. Upon completion of the modifications noted in the Critical Repairs, at least 5% of the dwelling units will be in substantial compliance with the 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 across the property. The site has been graded to provide positive drainage away from the structure while select areas are graded towards 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 is situated in an urban area and does not provide parking for residents or guests. It should be noted that the property features an underground parking garage; however, the garage is no longer used for parking and is used for maintenance storage. Most residents utilize public transportation or purchase city street parking permits. In addition, there are parking facilities nearby that offer monthly rates.

Additional Site Features

The property features a metal building identification sign mounted to the brick veneer adjacent to the main entrance to the building. The sign was observed in fair to good physical condition and is anticipated for replacement during the estimate period.

The site features concrete sidewalks that were observed in fair physical condition, without any notable trip hazards. The refurbishment of the sidewalks is anticipated during the estimate period.

The property features perimeter chain link fencing. Fencing was observed in fair to good condition and is anticipated for replacement during the estimate period.

The property features decorative CMU and concrete constructed retaining walls located throughout the property that were observed in fair condition. Refurbishment of the walls is anticipated during the estimate period.

The property features a trash chute system that empties into a trash compactor located in a garage level trash room. Property management reported that the trash compactor was installed in 2016. The compactor was observed in good physical condition and is anticipated for replacement during the estimate period.

Utilities

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

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



Natural Gas Service	Utility Provider	Responsible Party
Natural Gas Provider	National Grid	Dwelling Unit: Owner
		Common Area: Owner

Sanitary Sewer Service	Utility Provider	Responsible Party
Sanitary Sewer Provider	Boston Water & Sewer	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 floor consists of reinforced concrete slab assemblies. Building superstructures are constructed of structural steel framing consisting of columns, beams, and open web steel joists (OWSJ). Select areas are constructed with reinforced concrete columns and beams. The upper floors consist of metal pans filled with reinforced concrete. The property's superstructures appeared in good physical condition.

Roof Assembly

The building features a flat roof that features a built-up roofing assembly consisting of a fully adhered EPDM membrane, presumed to be over rigid insulation and fiber board. No leaks were reported and no seams or openings in the assembly were observed. Property management reported that the EPDM membrane was installed in 2020. Roofing was observed in good physical condition. Additional replacement of the EPDM membrane is anticipated during the estimate period.

Attics

The building features a flat roof and does not feature an attic.

Exterior Stairs, Railings, and Balconies

The property does not feature any exterior stair assemblies.

The property features concrete balcony assemblies located at the southeast side of the building. Refurbishment of the balconies is anticipated during the estimate period.



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 single steel assemblies (some with glass), and two commercial garage doors. Exterior doors at the property were observed in fair physical condition and replacement is anticipated during the estimate period.

Windows

Windows consist of a mixture of aluminum framed fixed and sliding glass assemblies. The fixed and sliding windows are reportedly original to the date of construction (1973). Windows were observed in fair physical condition and replacement is anticipated during the estimate period.

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

Exterior walls are surfaced with a combination of brick veneer and CMU. The brick/CMU exteriors were observed in fair physical condition. Brick repointing 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 vaults located in a garage level mechanical room. Visually observed domestic water piping is constructed of copper 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.

The sewer connection at the property is reported to consist of a cast iron main connected to the municipal sewer system. Based upon the reported and observed site conditions, the sewer connection at the property is in fair physical condition. Replacement of the sewer main is not anticipated during the estimate period.

Domestic Hot Water

Potable hot water to the dwelling units and common areas is supplied by three (3) centrally located gas-fired high efficiency modulating condensing boilers located in a sixth-floor mechanical room. The boilers were reported to be installed in 2019 and were observed in good operating order. The boilers are not anticipated for replacement during the estimate period.



Heating and Cooling

The dwelling units and common areas feature a combination of hydronic baseboard heaters and hydronic cabinet heaters that work in conjunction with the gas-fired high efficiency modulating condensing boilers located in a sixth-floor mechanical room. The boilers were reported to be installed in 2019 and were observed in good operating order. The boilers are not anticipated for replacement during the estimate period. The dwelling units are not provided cooled air. Select common areas feature window A/C units. The A/C equipment was observed in fair physical condition and is anticipated for replacement during the estimate period.

Electrical System

Each dwelling unit primarily features an electrical breaker panel located in the hallway (120/240V, 90 Amps provided). The panels were observed in fair operating condition. The breaker panels are original to the property and there are no reports of any service issues with the panels or electrical service.

It is reported by the property management, and from limited visual access, that the electrical branch wiring in the building is copper. Ground Fault Circuit Interrupt (GFCI) outlets are located in the dwelling unit kitchens and bathrooms.

The property features a 150kW diesel emergency generator with a 200-gallon above ground storage tank positioned below the generator. The generator was observed in fair to good physical condition and its replacement is anticipated during the estimate period.

3.5 Elevators and Stairways

The apartment building features one (1) 2,000-lb and one (1) 2500-lb hydraulic elevators located within CMU shafts. 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. Elevator upgrades are anticipated during the estimate period.

The apartment building features three (3) interior staircase assemblies (one (1) on each end and one (1) in the center). The staircase assemblies are constructed of metal framing and poured in place concrete with metal handrails. Overall, vertical transportation was observed in fair to good physical 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 building features a sprinkler system that provides coverage in the common areas, hallways, and in the dwelling units. The common areas feature heat sensors and smoke detectors throughout. In addition, wall-mounted fire extinguishers meeting the requirements of NFPA-10 exist throughout the apartment building. The fire suppression equipment was observed in good physical condition, with the exception of the noted Critical Repair, and no issues were observed/reported.

Alarm and Notification Systems

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

Dwelling units contain hard-wired smoke detectors located within the immediate vicinity of the bedroom areas, as well as within the bedrooms and are in compliance with HUD regulations.

The dwelling units were observed with Carbon Monoxide (CO) detectors located in the immediate vicinity of the bedrooms and appear to be in compliance with state requirements.

The property receives project based federal financial assistance and is therefore, required to provide audio/visual smoke alarms in 2% of the dwelling units. The property currently features audio/visual smoke alarms in at least 2% of the dwelling units and is in compliance with HUD requirements.

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 on-site only 24 hours a day 7 days a week. No issues were observed/reported. The system was observed in fair physical condition and refurbishment is anticipated during the estimate period.

3.7 Interior Elements

3.7.1 Interior Elements – Common Spaces

The building features a leasing office that is utilized by the property manager located on the first floor. The office features carpeted flooring and painted GWB walls and ceilings that were observed in fair to good condition. The carpeting is anticipated for replacement during the estimate period.



The building features a community room and lounge area with tables and chairs that is available to residents for gatherings or meetings. The community room also features an employee only kitchen with cabinets and countertops, a range/oven unit, and a refrigerator. The recreational areas were observed in good condition. The flooring and appliances are anticipated for replacement during the estimate period.

The apartment building features five-foot wide common hallways along the main corridor of each floor. The hallways feature metal handrails on one (1) side, VCT flooring, and painted gypsum wall board walls and ceilings, which were all observed in fair to good physical condition. The flooring is anticipated for replacement during the estimate period.

The building features a common laundry room located on the first floor. The laundry room features two (2) front-loading card-operated washing machines and two (2) card-operated gas-fired dryers. The machines are reportedly leased to the property. The room features vinyl flooring and painted GWB walls and ceilings that were observed in fair to good condition.

The building features a maintenance area (underground garage) for the storage of maintenance equipment and supplies accessible from the interior and exterior. 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 ceilings – observed in fair physical condition with the exception of the noted Non-Critical Repair. Flooring in the units consists of a combination of VCT and LVT – observed in fair to good condition. The flooring is anticipated for replacement during the estimate period.

Kitchen appliances include gas-fired range/oven units and refrigerators. The appliances have all been replaced on an as needed basis and were observed in fair to good physical condition. Appliances are anticipated for replacement during the estimate period.

Dwelling unit kitchens and bathrooms feature ventilation connected to roof-mounted vent fans. The exhaust (ventilation) units were generally observed in fair to good operating condition.

The bathrooms feature wall mounted sinks, floor-mounted toilets, and enameled tubs with ceramic tile surrounds. Plumbing fixtures were observed to be in fair to good operating condition.

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 and property management reported that select units have had cabinet and countertop replacement within the last seven years. The designated handicapped kitchens also feature a roll-under sink area 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 IECC 2018 with MA amendments (International Energy Conservation Code - 2018) with state amendments.

Site and all public areas were screened with the following codes, standards, and regulations.

- Life Safety Code, National Fire Protection Association (NFPA)
- Americans with Disabilities Act (ADA-1990)
- International Building Code – 2015
- Uniform Federal Accessibility Standards (UFAS)
- Minimum Property Standards (MPS), HUD Handbook 4910.1



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. Aerial Photos
 - iii. Property Provided Documents
 - iv. Tax Records
 - v. Seismic Maps Design Summary Report
 - vi. Core Based Statistical Area Map

Site Interviews and Questionnaires

D3G provided a property questionnaire to be completed by a representative familiar with the 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
Angel Santos	Property Manager	April 23, 2021	Discussed operations and maintenance
Edgar Rodriguez	Maintenance Supervisor	April 23, 2021	Provided tour of facility, discussed operations and maintenance

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

A 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 is considered federally funded and 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) is required for people with hearing or vision impairments.

The property currently provides six (6), or approximately 6%, mostly compliant accessible units. For detail on the accessibility deficiencies, please see the Critical Repairs, as well as the Accessibility Report located in Exhibit 11.5.

Fair Housing Act (FHA)

The property was constructed in 1973 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 Americans with Disabilities Act 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 Pasciucco (2-54) at 330 Bowdoin Street, Dorchester, Massachusetts on April 23, 2021. The inspection indicates no need for further investigations to be performed at the 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 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 140 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-MFBA, NGBS Green Verifier)
- 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 Boston Housing Authority 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 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 building 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.



Lance Smith, 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. §§1708 and 1735f-14, and 1833a; 18 U.S.C. §§1001, 1006, 1010, 1012, and 1014; 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:	Pasciucco (2-54)
Property Type:	Age Restricted
Inspection Date:	04/23/2021

Pasciucco (2-54) - Accessibility

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.7.1	Repair – Restore/fix existing item or add new item to address accessibility or safety	The single sink in the men's public restroom and one (1) of the sinks in the women's public restroom were observed with non-compliant partial scald and abrasion sink pipe wrapping. In order to comply with the Americans with Disabilities Act (ADA), the installation of compliant scald and abrasion sink pipe wrapping is required.	2	Each	\$35.00	\$70.00

Pasciucco (2-54) - Life Safety

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.7.2	Repair – Restore/fix existing item or add new item to address accessibility or safety	The kitchen sinks within designated handicapped dwelling units 411, 511, and 611 and the bathroom sinks within dwelling units 511 and 611 were observed with either non-compliant partial or missing scald and abrasion protection at the exposed sink pipes. In order to comply with the UFAS, the installation of compliant scald and abrasion protection is required.	5	Each	\$35.00	\$175.00

TOTAL:	\$245.00
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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:	Pasciucco (2-54)
Property Type:	Age Restricted
Inspection Date:	04/23/2021

Pasciucco (2-54)

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.7.2	Repair – Restore/fix existing item or add new item to address accessibility or safety	The ceilings located within the bathrooms of dwelling units 208 and 503 were observed to have been damaged and are currently awaiting repairs and repainting. The repair and repainting of the ceilings is recommended in order to prevent further deterioration.	2	Each	\$200.00	\$400.00
2	3.7.2	Repair – Restore/fix existing item or add new item to address accessibility or safety	Water damage was observed on the bathroom ceiling of dwelling unit 205. The location of the source of the leak followed by the completion of all associated repairs and repainting is recommended.	1	Each	\$300.00	\$300.00
3	3.7.2	Repair – Restore/fix existing item or add new item to address accessibility or safety	Dwelling units 302 was observed to be "down" or in an un-inhabitable state at the time of the inspection. In order to maintain the site's dwelling units and bring the units to a rentable state, repairing the down unit is recommended.	1	Each	\$5,500.00	\$5,500.00
TOTAL:							\$6,200.00

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 Pasciucco (2-54)
 Address 330 Bowdoin Street,
 City, State Dorchester, MA

Gross Square Footage 78,821
 Year Built 1973
 Number Of Units 96

Initial Deposit RR \$1,696,000 \$17,667 Per Unit
 Annual Deposit RR \$72,000 \$750 Per Unit
 Annual Deposit Increase 1.95%
 Interest Applied to Account Balance 1.00%
 Minimum Yr 1 Balance \$146,758 \$1,529 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:	\$97,807	\$118,459	\$140,120	\$151,120	\$146,345	\$100,727	\$156,562	\$136,072	\$190,397	\$153,362	\$1,390,971
Beginning Annual Balance (Equals IDRR in Year 1):	\$1,696,000	\$1,687,153	\$1,658,969	\$1,618,570	\$1,568,023	\$1,522,980	\$1,524,398	\$1,471,547	\$1,439,970	\$1,355,202	
Interest (Average Outstanding Balance):	\$16,960	\$16,872	\$24,885	\$24,279	\$23,520	\$22,845	\$22,866	\$22,073	\$21,600	\$20,328	
Annual Deposit:	\$72,000	\$73,404	\$74,835	\$76,295	\$77,782	\$79,299	\$80,846	\$82,422	\$84,029	\$85,668	
Beginning Balance Plus Annual Deposit:	\$1,768,000	\$1,760,557	\$1,733,805	\$1,694,864	\$1,645,805	\$1,602,280	\$1,605,243	\$1,553,969	\$1,523,999	\$1,440,870	
Remaining RR Balance/Year:	\$1,687,153	\$1,658,969	\$1,618,570	\$1,568,023	\$1,522,980	\$1,524,398	\$1,471,547	\$1,439,970	\$1,355,202	\$1,307,836	
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$146,758	\$147,712	\$150,666	\$153,679	\$156,753	\$159,888	\$163,086	\$166,348	\$169,674	\$173,068	
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:	\$156,663	\$100,450	\$120,293	\$364,520	\$358,514	\$264,101	\$270,674	\$313,174	\$67,675	\$159,875	\$2,175,940	\$3,566,911
Beginning Annual Balance (Equals IDRR in Year 1):	\$1,307,836	\$1,258,128	\$1,265,592	\$1,255,060	\$1,001,914	\$752,781	\$596,164	\$432,501	\$225,795	\$263,437		
Interest (Average Outstanding Balance):	\$19,618	\$18,872	\$18,984	\$18,826	\$15,029	\$11,292	\$8,942	\$6,488	\$3,387	\$3,952		
Annual Deposit:	\$87,338	\$89,041	\$90,778	\$92,548	\$94,353	\$96,192	\$98,068	\$99,981	\$101,930	\$103,918		
Beginning Balance Plus Annual Deposit:	\$1,395,174	\$1,347,170	\$1,356,370	\$1,347,608	\$1,096,267	\$848,973	\$694,232	\$532,481	\$327,725	\$367,354		
Remaining RR Balance/Year:	\$1,258,128	\$1,265,592	\$1,255,060	\$1,001,914	\$752,781	\$596,164	\$432,501	\$225,795	\$263,437	\$211,431		
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$176,529	\$180,060	\$183,661	\$187,334	\$191,081	\$194,903	\$198,801	\$202,777	\$206,832	\$210,969		
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: Pasciucco (2-54) **Gross Square Footage:** 78,821
Address: 330 Bowdoin Street **Year Built:** 1973
City, State: Dorchester, MA **Number Of Units:** 96
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	780	SF	\$4.25	\$3,315									\$3,315		\$3,315
Asphalt Sealing	5	4	1	End of Cycle	780	SF	\$0.25	\$195	\$195					\$195					\$390
Concrete Parking Garage	50	45	5	End of Cycle	1	Each	\$23402.40	\$23,402			\$4,680	\$4,680	\$4,680	\$4,680	\$4,680				\$23,402
Pedestrian Paving - Concrete Sidewalks and Patios	50	32	18	End of Cycle	11345	SF	\$3.23	\$36,644											
Chain-Link Fencing	40	30	10	End of Cycle	578	LF	\$29.27	\$16,918									\$5,639	\$5,639	\$11,279
Project Sign	25	21	4	End of Cycle	1	Each	\$2500.00	\$2,500				\$2,500							\$2,500
Retaining Wall - CMU	60	48	12	End of Cycle	210	SF	\$24.69	\$5,185											
Retaining Wall - Masonry / CMU / Interlocking Blocks	60	48	12	End of Cycle	200	SF	\$24.69	\$4,938											
Emergency Generator (Diesel-Engine)	25	21	4	End of Cycle	1	Each	\$51979.20	\$51,979		\$10,396	\$10,396	\$10,396	\$10,396	\$10,396					\$51,979
Trash Compactor	20	5	15	End of Cycle	1	Each	\$29400.00	\$29,400											
Concrete Balcony/Patio Slab	40	37	3	End of Cycle	5	Each	\$970.40	\$4,852			\$4,852								\$4,852
Common Exterior Door, Steel (Single) With Glass	25	21	4	End of Cycle	8	Each	\$896.66	\$7,173				\$7,173							\$7,173
Common Exterior Door, Steel (Single) (Non-Thermal Boundary)	25	21	4	End of Cycle	7	Each	\$896.66	\$6,277				\$6,277							\$6,277
Storefront System with Single Door	50	47	3	End of Cycle	1	Each	\$5025.47	\$5,025			\$5,025								\$5,025
Commercial Overhead Colling Garage Door	30	21	9	End of Cycle	2	Each	\$2028.60	\$4,057									\$4,057		\$4,057
Brick or Concrete Block - Technical Pointing	60	48	12	End of Cycle	34775	SF	\$5.25	\$182,569									\$26,081	\$26,081	\$52,163
Fixed Windows	40	37	3	End of Cycle	34	Each	\$400.00	\$13,600		\$4,533	\$4,533	\$4,533							\$13,600
Sliding Window (1 - 6 Stories) (Aluminum)	40	36	4	End of Cycle	233	Each	\$500.00	\$116,500	\$16,643	\$16,643	\$16,643	\$16,643	\$16,643	\$16,643	\$16,643	\$16,643			\$116,500
EPDM Membrane - Fully Adhered (High-Rise)	15	1	14	End of Cycle	10592	SF	\$15.50	\$164,176											
Sewer Mains - Cast Iron	75	48	27	End of Cycle	1	Each	\$7116.00	\$7,116											
Modulating Condensing Boiler- Gas 1,275 mbtu/hr (DHW)	25	2	23	End of Cycle	3	Each	\$32510.00	\$97,530											
Hydronic Pumps	20	2	18	End of Cycle	3	Each	\$5468.40	\$16,405											
Hydronic Baseboard and Cabinet Heaters	50	47	3	End of Cycle	4160	LF	\$40.57	\$168,771	\$33,754	\$33,754	\$33,754	\$33,754	\$33,754						\$168,771
Window A/C Unit - Common Area	10	6	4	End of Cycle	2	Each	\$695.00	\$1,390				\$1,390							\$1,390
Rooftop Make-Up Air Unit	20	13	7	End of Cycle	1	Each	\$7644.00	\$7,644						\$2,548	\$2,548	\$2,548			\$7,644
Elevator Cabs - Interior Finish	20	16	4	End of Cycle	2	Each	\$12880.00	\$25,760		\$5,152	\$5,152	\$5,152	\$5,152	\$5,152					\$25,760
Hydraulic passenger elevators 2,000-lb (Up to 8-Story)	30	14	16	End of Cycle	1	Each	\$271362.00	\$271,362											
Hydraulic passenger elevators 2,500-lb (Up to 8-Story)	30	14	16	End of Cycle	1	Each	\$624792.40	\$624,792											
Fire Sprinkler System - High-Rise Apartment Building	50	46	4	End of Cycle	78821	SF	\$2.99	\$235,675	\$33,668	\$33,668	\$33,668	\$33,668	\$33,668	\$33,668	\$33,668	\$33,668			\$235,675
Emergency Call System, Apartment Device	15	9	6	End of Cycle	92	Each	\$250.00	\$23,000				\$4,600	\$4,600	\$4,600	\$4,600	\$4,600			\$23,000
Fire Alarm Control Panel	15	3	12	End of Cycle	1	Each	\$3380.20	\$3,380											
VCT 12x12 Tile (Common Area)	20	11	9	End of Cycle	6500	SF	\$4.36	\$28,340							\$5,668	\$5,668	\$5,668	\$5,668	\$22,672



Reserves Analysis Report - Age Restricted

Project: Pasciucco (2-54) **Gross Square Footage:** 78,821
Address: 330 Bowdoin Street **Year Built:** 1973
City, State: Dorchester, MA **Number Of Units:** 96
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
Durable Vinyl Flooring (Common Area)	20	11	9	End of Cycle	1200	SF	\$6.36	\$7,632									\$7,632		\$7,632
Carpet - Average Quality (Common Area)	10	3	7	End of Cycle	300	SF	\$6.36	\$1,908							\$1,908				\$1,908
Acoustical Ceiling Tile (Common Area)	20	11	9	End of Cycle	1200	SF	\$3.19	\$3,828									\$3,828		\$3,828
Laundry Room Vanity Cabinet (Common Area)	25	16	9	End of Cycle	1	Each	\$470.40	\$470									\$470		\$470
Kitchen Cabinets and Countertops (Laminates/Wood) (Common Area)	25	11	14	End of Cycle	1	Each	\$3764.00	\$3,764											
Traditional Refrigerator (Common Area)	15	6	9	End of Cycle	1	Each	\$759.00	\$759									\$759		\$759
Gas Range (Common Area)	25	6	19	End of Cycle	1	Each	\$593.00	\$593											
Ceramic Tile (Bathroom Flooring)	50	47	3	End of Cycle	6	Each	\$705.60	\$4,234			\$4,234								\$4,234
Ceramic Tile (Bath Surrounds)	50	47	3	End of Cycle	96	Each	\$705.60	\$67,738	\$13,548	\$13,548	\$13,548	\$13,548	\$13,548						\$67,738
Durable Vinyl Flooring (Entire 2-Bedroom Apartment)	20	6	14	End of Cycle	3	Each	\$3208.00	\$9,624											
Durable Vinyl Flooring (Entire Studio Apartment)	20	10	10	End of Cycle	62	Each	\$2908.00	\$180,296								\$36,059	\$36,059	\$36,059	\$108,178
Durable Vinyl Flooring (Entire 1-Bedroom Apartment)	20	11	9	End of Cycle	31	Each	\$3058.00	\$94,798							\$18,960	\$18,960	\$18,960	\$18,960	\$75,838
Standard Kitchen Cabinets and Countertops (Unit) - Older	25	16	9	End of Cycle	50	Each	\$3764.00	\$188,200							\$37,640	\$37,640	\$37,640	\$37,640	\$150,560
Standard Kitchen Cabinets and Countertops (Unit) - Newer	25	5	20	End of Cycle	46	Each	\$3764.00	\$173,144											
Traditional Refrigerator (Unit)	15	8	7	End of Cycle	96	Each	\$759.00	\$72,864					\$14,573	\$14,573	\$14,573	\$14,573	\$14,573		\$72,864
Electric Cooktop (UFAS Unit)	25	11	14	End of Cycle	6	Each	\$293.00	\$1,758											
Cabinet-mounted Oven (UFAS Unit)	25	11	14	End of Cycle	6	Each	\$550.00	\$3,300											
Gas Range (Unit)	25	11	14	End of Cycle	90	Each	\$346.00	\$31,140											

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	\$97,807	\$117,694	\$136,485	\$144,314	\$137,014	\$92,455	\$140,888	\$120,048	\$164,682	\$130,047	\$1,281,433
Total RR Per Unit	\$1,019	\$1,226	\$1,422	\$1,503	\$1,427	\$963	\$1,468	\$1,250	\$1,715	\$1,355	\$1,335
Totals with Inflation Factor	\$97,807	\$118,459	\$140,120	\$151,120	\$146,345	\$100,727	\$156,562	\$136,072	\$190,397	\$153,362	\$1,390,971
Total RR Per Unit Inflated	\$1,019	\$1,234	\$1,460	\$1,574	\$1,524	\$1,049	\$1,631	\$1,417	\$1,983	\$1,598	\$1,449

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 - Age Restricted

Project: Pasciucco (2-54)
Address: 330 Bowdoin Street
City, State: Dorchester, MA
Inspection Date: 04/23/21

Gross Square Footage: 78,821
Year Built: 1973
Number Of Units: 96

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	780	SF	\$4.25	\$3,315	\$3,315												\$3,315
Asphalt Sealing	780	SF	\$0.25	\$195	\$390	\$195					\$195					\$390	\$780
Concrete Parking Garage	1	Each	\$23402.40	\$23,402	\$23,402												\$23,402
Pedestrian Paving - Concrete Sidewalks and Patios	11345	SF	\$3.23	\$36,644							\$7,329	\$7,329	\$7,329	\$7,329	\$7,329	\$36,644	\$36,644
Chain-Link Fencing	578	LF	\$29.27	\$16,918	\$11,279	\$5,639										\$5,639	\$16,918
Project Sign	1	Each	\$2500.00	\$2,500	\$2,500												\$2,500
Retaining Wall - CMU	210	SF	\$24.69	\$5,185			\$5,185									\$5,185	\$5,185
Retaining Wall - Masonry / CMU / Interlocking Blocks	200	SF	\$24.69	\$4,938			\$4,938									\$4,938	\$4,938
Emergency Generator (Diesel-Engine)	1	Each	\$51979.20	\$51,979	\$51,979												\$51,979
Trash Compactor	1	Each	\$29400.00	\$29,400				\$5,880	\$5,880	\$5,880	\$5,880	\$5,880				\$29,400	\$29,400
Concrete Balcony/Patio Slab	5	Each	\$970.40	\$4,852	\$4,852												\$4,852
Common Exterior Door, Steel (Single) With Glass	8	Each	\$896.66	\$7,173	\$7,173												\$7,173
Common Exterior Door, Steel (Single) (Non-Thermal Boundary)	7	Each	\$896.66	\$6,277	\$6,277												\$6,277
Storefront System with Single Door	1	Each	\$5025.47	\$5,025	\$5,025												\$5,025
Commercial Overhead Coiling Garage Door	2	Each	\$2028.60	\$4,057	\$4,057												\$4,057
Brick or Concrete Block - Technical Pointing	34775	SF	\$5.25	\$182,569	\$52,163	\$26,081	\$26,081	\$26,081	\$26,081	\$26,081						\$130,406	\$182,569
Fixed Windows	34	Each	\$400.00	\$13,600	\$13,600												\$13,600
Sliding Window (1 - 6 Stories) (Aluminum)	233	Each	\$500.00	\$116,500	\$116,500												\$116,500
EPDM Membrane - Fully Adhered (High-Rise)	10592	SF	\$15.50	\$164,176				\$54,725	\$54,725	\$54,725						\$164,176	\$164,176
Sewer Mains - Cast Iron	1	Each	\$7116.00	\$7,116													
Modulating Condensing Boiler- Gas 1,275 mbtu/hr (DHW)	3	Each	\$32510.00	\$97,530													
Hydronic Pumps	3	Each	\$5468.40	\$16,405								\$5,468	\$5,468	\$5,468		\$16,405	\$16,405
Hydronic Baseboard and Cabinet Heaters	4160	LF	\$40.57	\$168,771	\$168,771												\$168,771
Window A/C Unit - Common Area	2	Each	\$695.00	\$1,390	\$1,390				\$1,390							\$1,390	\$2,780
Rooftop Make-Up Air Unit	1	Each	\$7644.00	\$7,644	\$7,644												\$7,644
Elevator Cabs - Interior Finish	2	Each	\$12880.00	\$25,760	\$25,760												\$25,760
Hydraulic passenger elevators 2,000-lb (Up to 8-Story)	1	Each	\$271362.00	\$271,362					\$54,272	\$54,272	\$54,272	\$54,272	\$54,272			\$271,362	\$271,362
Hydraulic passenger elevators 2,500-lb (Up to 8-Story)	1	Each	\$624792.40	\$624,792					\$124,958	\$124,958	\$124,958	\$124,958	\$124,958			\$624,792	\$624,792
Fire Sprinkler System - High-Rise Apartment Building	78821	SF	\$2.99	\$235,675	\$235,675												\$235,675
Emergency Call System, Apartment Device	92	Each	\$250.00	\$23,000	\$23,000												\$23,000
Fire Alarm Control Panel	1	Each	\$3380.20	\$3,380			\$3,380									\$3,380	\$3,380
VCT 12x12 Tile (Common Area)	6500	SF	\$4.36	\$28,340	\$22,672	\$5,668										\$5,668	\$28,340



Reserves Analysis Report - Age Restricted

Project: Pasciucco (2-54)
Address: 330 Bowdoin Street
City, State: Dorchester, MA
Inspection Date: 04/23/21

Gross Square Footage: 78,821
Year Built: 1973
Number Of Units: 96

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
Durable Vinyl Flooring (Common Area)	1200	SF	\$6.36	\$7,632	\$7,632												\$7,632
Carpet - Average Quality (Common Area)	300	SF	\$6.36	\$1,908	\$1,908							\$1,908				\$1,908	\$3,816
Acoustical Ceiling Tile (Common Area)	1200	SF	\$3.19	\$3,828	\$3,828												\$3,828
Laundry Room Vanity Cabinet (Common Area)	1	Each	\$470.40	\$470	\$470												\$470
Kitchen Cabinets and Countertops (Laminates/Wood) (Common Area)	1	Each	\$3764.00	\$3,764					\$3,764								\$3,764
Traditional Refrigerator (Common Area)	1	Each	\$759.00	\$759	\$759												\$759
Gas Range (Common Area)	1	Each	\$593.00	\$593										\$593		\$593	\$593
Ceramic Tile (Bathroom Flooring)	6	Each	\$705.60	\$4,234	\$4,234												\$4,234
Ceramic Tile (Bath Surrounds)	96	Each	\$705.60	\$67,738	\$67,738												\$67,738
Durable Vinyl Flooring (Entire 2-Bedroom Apartment)	3	Each	\$3208.00	\$9,624				\$3,208	\$3,208	\$3,208							\$9,624
Durable Vinyl Flooring (Entire Studio Apartment)	62	Each	\$2908.00	\$180,296	\$108,178	\$36,059	\$36,059										\$72,118
Durable Vinyl Flooring (Entire 1-Bedroom Apartment)	31	Each	\$3058.00	\$94,798	\$75,838	\$18,960											\$18,960
Standard Kitchen Cabinets and Countertops (Unit) - Older	50	Each	\$3764.00	\$188,200	\$150,560	\$37,640											\$37,640
Standard Kitchen Cabinets and Countertops (Unit) - Newer	46	Each	\$3764.00	\$173,144									\$34,629	\$34,629	\$103,886	\$173,144	\$173,144
Traditional Refrigerator (Unit)	96	Each	\$759.00	\$72,864	\$72,864												\$72,864
Electric Cooktop (UFAS Unit)	6	Each	\$293.00	\$1,758					\$1,758								\$1,758
Cabinet-mounted Oven (UFAS Unit)	6	Each	\$550.00	\$3,300					\$3,300								\$3,300
Gas Range (Unit)	90	Each	\$346.00	\$31,140			\$6,228	\$6,228	\$6,228	\$6,228	\$6,228						\$31,140
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					\$1,281,433	\$130,242	\$81,872	\$96,123	\$285,565	\$275,353	\$198,863	\$199,816	\$226,657	\$48,019	\$111,215	\$1,653,726	\$2,935,159
Total RR Per Unit					\$1,335	\$1,357	\$853	\$1,001	\$2,975	\$2,868	\$2,071	\$2,081	\$2,361	\$500	\$1,158	\$1,723	\$1,529
Totals with Inflation Factor					\$1,390,971	\$156,663	\$100,450	\$120,293	\$364,520	\$358,514	\$264,101	\$270,674	\$313,174	\$67,675	\$159,875	\$2,175,940	\$3,566,911
Total RR Per Unit Inflated					\$1,449	\$1,632	\$1,046	\$1,253	\$3,797	\$3,735	\$2,751	\$2,820	\$3,262	\$705	\$1,665	\$2,267	\$1,858

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

PHOTO #1



View of outdoor area

PHOTO #2



View of common exterior balcony

PHOTO #3



View of building exterior

PHOTO #4



View of building exterior

PHOTO #5



View of building exterior and balcony areas

PHOTO #6



View of building exterior

PHOTO #7



View of building exterior

PHOTO #8



View of building exterior

PHOTO #9



View of building exterior

PHOTO #10



View of building exterior

PHOTO #11



View of building exterior

PHOTO #12



View of building exterior

PHOTO #13



View of building exterior

PHOTO #14



View of building exterior

PHOTO #15



View of building exterior

PHOTO #16



View of trash containers

PHOTO #17



View of concrete ramp leading to the dumpsters (connected to the accessible route)

PHOTO #18



View of building roofing

PHOTO #19



View of pad mounted electrical transformer

PHOTO #20



View of the property generator

PHOTO #21



View of elevator cab interior

PHOTO #22



View of elevator cab interior

PHOTO #23



View of the property boilers

PHOTO #24



View of fire alarm control panel

PHOTO #25



View of a fire extinguisher

PHOTO #26



View of smoke detectors and fire alarm – dwelling unit

PHOTO #27



View of carbon monoxide detector – dwelling unit

PHOTO #28



View of a baseboard heater – dwelling unit

PHOTO #29



View of electric breaker panel - dwelling unit

PHOTO #30



View of emergency pull cord - dwelling unit

PHOTO #31



View of electric breaker panel – dwelling unit

PHOTO #32



View of smoke detector – dwelling unit

PHOTO #33



View of elevator lobby

PHOTO #34



View of the maintenance stairwell leading to the roof-top

PHOTO #35



View of common interior hallway

PHOTO #36



View of living room at Unit 617

PHOTO #37



View of kitchen at Unit 617

PHOTO #38



View of bathroom at Unit 617

PHOTO #39



View of living room at Unit 602

PHOTO #40



View of kitchen at Unit 602

PHOTO #41



View of bathroom at Unit 602

PHOTO #42



View of kitchen at Unit 508

PHOTO #43



View of living room at Unit 508

PHOTO #44



View of bathroom at Unit 508

PHOTO #45



View of bedroom at Unit 508

PHOTO #46



View of kitchen at Unit 502

PHOTO #47



View of living room at Unit 502

PHOTO #48



View of bedroom at Unit 502

PHOTO #49



View of bathroom at Unit 502

PHOTO #50



View of kitchen within designated handicapped unit 411 – featuring roll-under access and levered handle hardware

PHOTO #51



View of living room within designated handicapped unit 411

PHOTO #52



View of the hallway within designated handicapped unit 411

PHOTO #53



View of the bathroom within designated handicapped unit 411 – featuring compliant clear floor space at the fixtures, a roll-in shower, and roll-under access at the sink

PHOTO #54



View of living room within designated handicapped unit 311

PHOTO #55



View of the kitchen within designated handicapped unit 311 – featuring roll-under access, a front control roll-under electric cook-top, and lowered upper cabinetry

PHOTO #56



View of the bedroom within designated handicapped unit 311

PHOTO #57



View of a typical entry area within a designated handicapped dwelling unit – featuring 18-inches at the pull-side and levered handle entry door hardware

PHOTO #58



View of a compliant height kitchen counter-top within a designated handicapped dwelling unit

PHOTO #59



View of the kitchen within designated handicapped dwelling unit 611 lacking compliant clear floor space in the U-shaped kitchen

PHOTO #60



View of the kitchen within designated handicapped dwelling unit 611 lacking compliant clear floor space in the U-shaped kitchen

PHOTO #61



View of non-compliant knobbed hardware at a common area trash chute room entry door

PHOTO #62



View of the non-compliant common area laundry room sink lacking roll-under access and levered handle hardware

PHOTO #63



View of a compliant kitchen sink within a designated handicapped dwelling unit lacking compliant scald and abrasion protection (Critical Repair)

PHOTO #64



View of a compliant height bathroom sink within a designated handicapped dwelling unit lacking compliant scald and abrasion protection (Critical Repair)

PHOTO #65



View of non-compliant partial scald and abrasion protection at the women's public restroom
(Critical Repair)

PHOTO #66



View of damaged GWB in the bathroom of dwelling unit 503 (Non-Critical Repair)

EXHIBIT 11.5:

Accessibility Report



**ACCESSIBILITY REPORT
PASCIUCCO (2-54)
330 BOWDOIN STREET
DORCHESTER, MASSACHUSETTS 02122**

**REPORT DATE:
NOVEMBER 5, 2021**

**INSPECTION DATE:
APRIL 23, 2021**

**INSPECTOR:
LANCE SMITH, BPI-MFBA**

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

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1.0 ACCESSIBILITY REQUIREMENTS

1.1 Section 504 / Uniform Federal Accessibility Standards (UFAS)

The property was originally constructed in 1973 and features or will feature 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 areas are also required to be fully handicapped accessible.

Currently, the property reportedly features audio/visual alarms in 3% or three (3) units and is therefore in compliance with HUD regulations.

Currently, the property reportedly features 5% or five (5) designated handicapped accessible units (units 611, 511, 411, 311 and 211); however, only four (4) of the units were available to be viewed at the time of the inspection (Units 311, 411, 511, and 611). The inspected units were observed with accessible features as well as select UFAS deficiencies. In addition, UFAS deficiencies were observed in the common areas as well. As such, modification to 5% or five (5) 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 inspected designated handicapped dwelling units (Units 311, 411, 511, and 611) 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.
- Unit entry doors feature at least 18-inches clear floor space at the latch side/pull side.
- 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 and levered door hardware.
- Thermostats, receptacles, and switches are located within compliant reach ranges.
- Unit 411 features compliant clear floor space within the kitchen.
- Front controlled range/ovens with 30-inch x 48-inch clear floor space are present in the kitchens.
- Roll-under forward approach to the kitchen sink 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.
- 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 scald and abrasion protection and levered handle hardware (with exceptions).
- 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:

- Accessible units do not feature compliant clear floor spaces within the kitchen (with the exception of unit 411).
- Roll-under forward approach to a lowered work surface (30-inch wide) located in the kitchen is not provided in select units.
- The roll-under kitchen sinks in units 411, 511, and 611 were observed with either non-compliant partial or missing scald and abrasion protection at the under-sink piping. This has been noted at a Critical Repair in order to ensure tenant safety.
- The bathrooms in units 511 and 611 were observed missing scald and abrasion protection at the under-sink piping (Critical Repair).

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

- The site features at least one (1) accessible route connecting accessible buildings, facilities, elements, and spaces.
- Ramps along accessible routes appear to meet the slope requirements of 1:12 or less.
- Accessible routes are free from obstruction and appear at least 36-inches wide.
- 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 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 levered handle hardware.
- The common area restrooms were observed with compliant side and rear grab bars are present at the toilets.
- 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 common area trash chute room entry doors do not feature levered handle hardware.
- Sinks in the men's and women's common area restrooms were observed with non-compliant partial scald and abrasion protection at the under-sink piping (Critical Repair).
- The common area laundry room sink was observed without a roll-under forward approach and does not feature levered handle hardware.



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 property was constructed in 1973 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

Currently the property does not feature any parking: however, the property features an underground parking garage that is used for maintenance storage. The installation of select parking spaces, including at least one (1) complaint van accessible space would be required in order to comply with the Americans with Disabilities Act (ADA).



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.

1.3.2 Curb Ramps

Curb access is provided at select locations throughout the property, including at the main entrance to the building. In addition, curb ramps are located at municipal sidewalks and at the rear entrance to the building. The curb ramps provide compliant slopes and are in compliance with the ADAAG.

1.3.3 Building Entrances / Exits

The leasing office is located on the first floor of the building. The primary entrance to the building was observed on an accessible route and features an automatic door opener, compliant clear floor space at the door, compliant clear door openings of at least 32-inches, and low thresholds to comply with the ADAAG.

1.3.4 Restrooms

The building features one (1) men's and one women's public restrooms. The restrooms were observed with sufficient door openings, levered handle door hardware, compliant clear floor spaces at the fixtures, and roll under access at the sinks with levered sink hardware; however, the sinks were observed with non-compliant partial scald and abrasion protection at the under-sink piping (Critical Repair).



EXHIBIT 11.6:

Intrusive Reports

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

EXHIBIT 11.7:

Seismic Analysis



Pascuicco

330 Bowdoin St, Dorchester, MA 02122, USA

Latitude, Longitude: 42.3084396, -71.0650515



Date	5/20/2021, 2:52:20 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)	0.211
S_1	spectral response (1.0 s)	0.068
S_{XS}	site-modified spectral response (0.2 s)	0.527
S_{X1}	site-modified spectral response (1.0 s)	0.238
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)	0.236
crs	coefficient of risk (0.2 s)	0.892
ssrt	risk-targeted hazard (0.2 s)	0.211
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.076
cr1	coefficient of risk (1.0 s)	0.9
s1rt	risk-targeted hazard (1.0 s)	0.068
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S_{XS}	site-modified spectral response (0.2 s)	0.351
S_{X1}	site-modified spectral response (1.0 s)	0.159

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.127
S_1	spectral response (1.0 s)	0.044
S_{XS}	site-modified spectral response (0.2 s)	0.319
S_{X1}	site-modified spectral response (1.0 s)	0.153
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)	0.043
S_1	spectral response (1.0 s)	0.016
S_{XS}	site-modified spectral response (0.2 s)	0.107
S_{X1}	site-modified spectral response (1.0 s)	0.057
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

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EXHIBIT 1 1.8:

Energy Reports

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

EXHIBIT 1 1.9:

Pre-Construction Analysis

D3G has been contracted to complete a Pre-Construction Analysis and will be provided under a separate cover.

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

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	1502943000
Address:	330 BOWDOIN ST BOSTON MA 02125
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
Lot Size:	22,034 sq ft
Gross Area:	78,821 sq ft
Year Built:	1974
Owner on Wednesday, January 1, 2020:	BOSTON HOUSING AUTH
Owner's Mailing Address:	BOWDOIN DORCHESTER MA 02125
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

Assessment as of Wednesday, January 1, 2020, statutory lien date.

FY2021 Building value:	\$6,577,700.00
FY2021 Land Value:	\$2,086,800.00
FY2021 Total Assessed Value:	\$8,664,500.00

FY2021 Tax Rates (per thousand):

- Residential:	\$10.67
- Commercial:	\$24.55

FY2021 Gross Tax:	\$0.00
Community Preservation:	\$0.00
- Residential Exemption:	\$0.00
- Personal Exemption:	\$0.00
FY2021 Net Tax:	\$0.00

Abatements/Exemptions

The deadline for filing an Abatement application for FY2021 was 2/2/2021. Applications for FY2022 will become available for download beginning 1/1/2022.

This type of parcel is not eligible for a residential or personal exemption.

Current Owner

1 BOSTON HOUSING AUTH

Owner information may not reflect any changes submitted to City of Boston Assessing after October 30, 2020. Only Primary owner is displayed.

Value History

Fiscal Year	Property Type	Assessed Value *
2021	Exempt	\$8,664,500.00
2020	Exempt	\$8,548,600.00
2019	Exempt	\$8,146,500.00
2018	Exempt	\$7,712,000.00
2017	Exempt	\$7,476,500.00
2016	Exempt	\$6,776,000.00
2015	Exempt	\$5,960,000.00
2014	Exempt	\$4,749,000.00
2013	Exempt	\$4,194,500.00
2012	Exempt	\$3,961,500.00
2011	Exempt	\$3,896,000.00
2010	Exempt	\$3,932,500.00
2009	Exempt	\$4,125,000.00
2008	Exempt	\$4,125,000.00
2007	Exempt	\$3,849,500.00
2006	Exempt	\$3,582,500.00
2005	Apartment Building	\$3,053,000.00
2004	Apartment Building	\$3,203,500.00
2003	Apartment Building	\$2,738,000.00
2002	Exempt	\$2,913,000.00
2001	Exempt	\$2,586,500.00
2000	Exempt	\$2,374,500.00
1999	Exempt	\$2,195,500.00
1998	Exempt	\$2,195,500.00
1997	Exempt	\$2,352,000.00
1996	Exempt	\$2,240,500.00
1995	Exempt	\$2,167,500.00
1994	Exempt	\$2,162,500.00
1993	Exempt	\$2,162,500.00
1992	Exempt	\$2,269,000.00
1991	Exempt	\$2,843,000.00
1990	Exempt	\$2,843,000.00
1989	Exempt	\$5,777,500.00
1988	Exempt	\$4,735,500.00
1987	Exempt	\$4,013,000.00
1986	Exempt	\$3,681,500.00
1985	Exempt	\$3,425,800.00

* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2020 and FY2021.

View [approved building permits](#) associated with this parcel.

Questions? For CURRENT fiscal year tax bill Questions, contact the [Taxpayer Referral & Assistance Center](#). For PRIOR fiscal year tax payments, interest charges, fees, etc. contact the Collector's office at 617-635-4131.



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

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: Lance Smith
EMAIL: l.smith@d3g.com
CONTACT NUMBER: 804-308-4047

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.

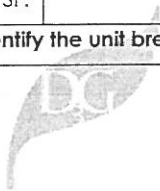
1. Complete and return General Property Information Form and Property Questionnaire.
2. Detailed listing of requested or proposed **Capital Improvements**, supplemented with **Contractor quotations and bids**.
3. Provide **construction documents** (construction drawings and/or survey) for review at the 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	Pasciucco
Exact Property Address	330 Bowdoin Street, Dorchester Ma 02122
Tax / Parcel ID Number	
Date(s) of Construction	
Acres / Land Size	
Name of Property Manager	Angel Santos
Name of Maintenance Supervisor	Sean Mathias
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	96
Total # of Handicap Accessible Units	6
Total # of Vacant or Down Units	3
Total # of Non-Income Units	PA0111 & PA0107
Unit Breakdown & Rentable Area (in square feet - SF)	
Number of Efficiency/Studio Units & SF:	62
Number of 1BR Units and SF:	31
Number of 2BR Units and SF:	3
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	none	
Total Number of Handicapped Spaces	none	
		Responsible Party (Select one)
Electric Power Company	Eversource	Dwelling unit: Tenant / Owner
		Common area: Tenant / Owner
Gas Supply Company	National Grid	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	
Telephone Provider	Unknown	
Pest Control Company	Ultra Safe Pest Management	
Pest Treatment Schedule	Bi weekly, Mondays	



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?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES
Are you aware of any past or present.....	Notes and Comments		
4. Underground Storage Tanks (USTs)?	YES	<input checked="" type="checkbox"/> NO	NO
5. Aboveground Storage Tanks (ASTs)?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes
6. Mold and/or mildew issues?	YES	<input checked="" type="checkbox"/> NO	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	<input checked="" type="checkbox"/> NO	NO
11. Poor soil conditions or slope failure?	YES	<input checked="" type="checkbox"/> NO	
12. Outstanding building or fire code violations?	YES	NO	
13. Structural issues or repairs?	YES	NO	
14. Water infiltration or drainage issues?	YES	<input checked="" type="checkbox"/> NO	NO
15. Inadequate utility (electric, H2O, sewer) service?	YES	<input checked="" type="checkbox"/> NO	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:
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	<input checked="" type="checkbox"/> NO	
26. Plumbing or sewage leaks?	YES	<input checked="" type="checkbox"/> NO	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	<input checked="" type="checkbox"/> NO	NO
30. Are there elevators? If so, load capacity?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Yes
31. Irrigation system present? If so, is it separately metered?	YES	NO	2000
32. Emergency generator(s)? If so, kW size?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	125kW

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	NO
34. Are the elevators inspected and maintained by a licensed contractor? If yes, note frequency?	YES	NO	United Elevator/ yearly
35. When was the last date of NFPA Fire Alarm System inspection? Any known concerns?	YES	NO	March
36. Does the property feature an emergency call system? If yes, is system monitored 24/7?	YES	NO	None
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

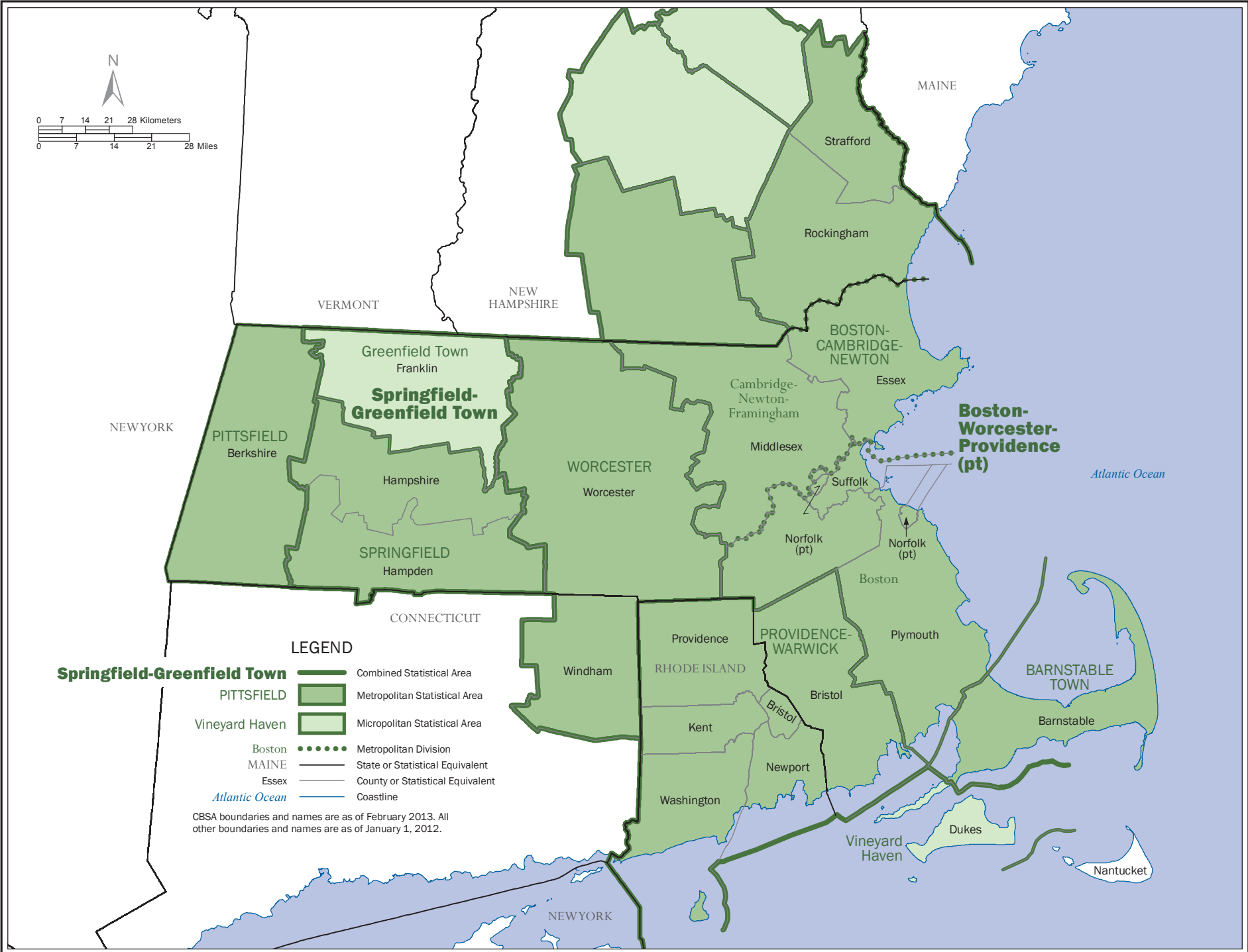
Survey Completed By:

Relationship to the Property:

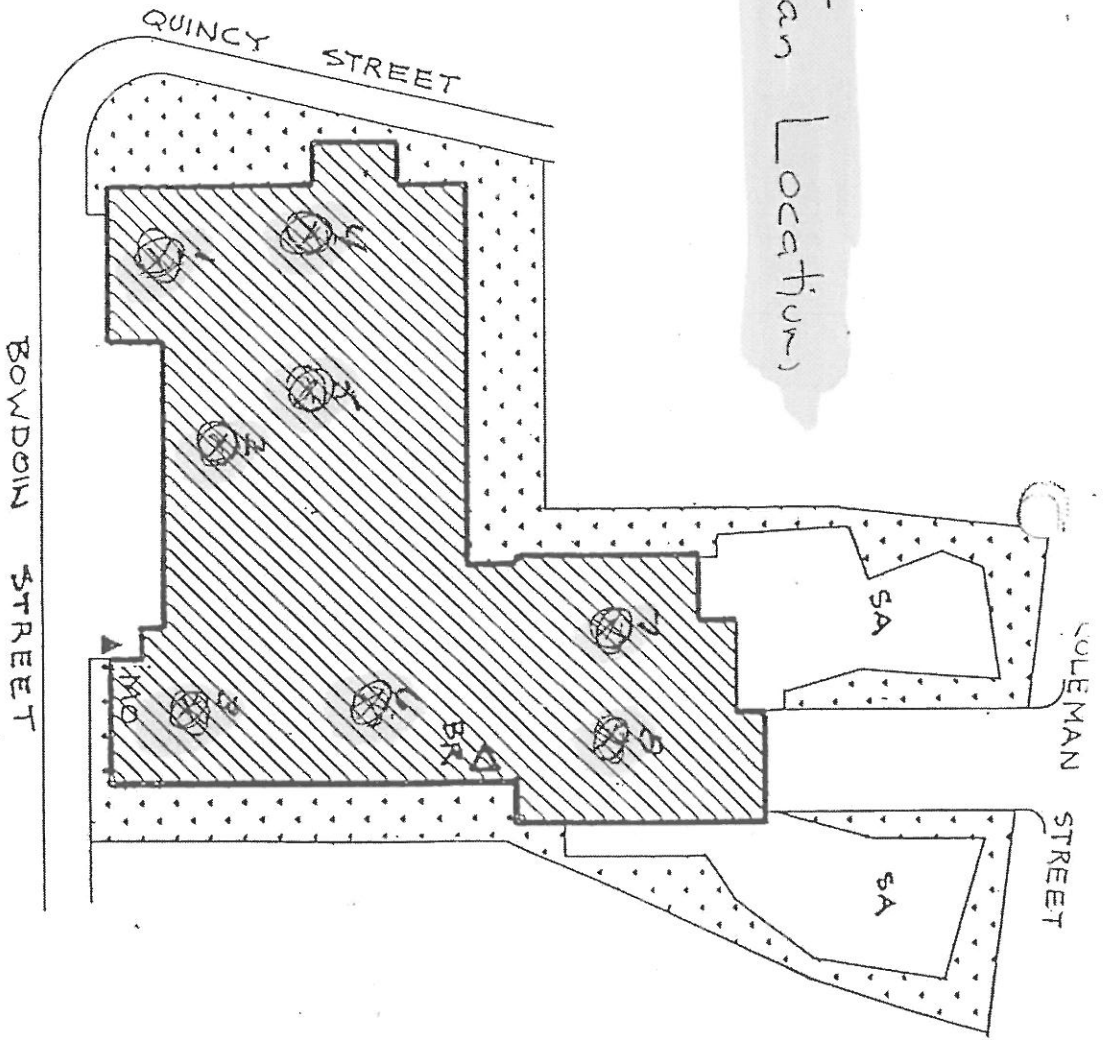
Number of Years with the Property/Company:

Date:

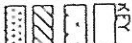

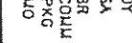
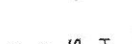

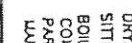
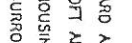
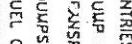
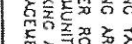
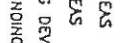
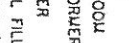
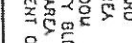

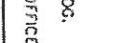




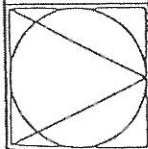


Roof Fan Location



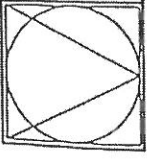
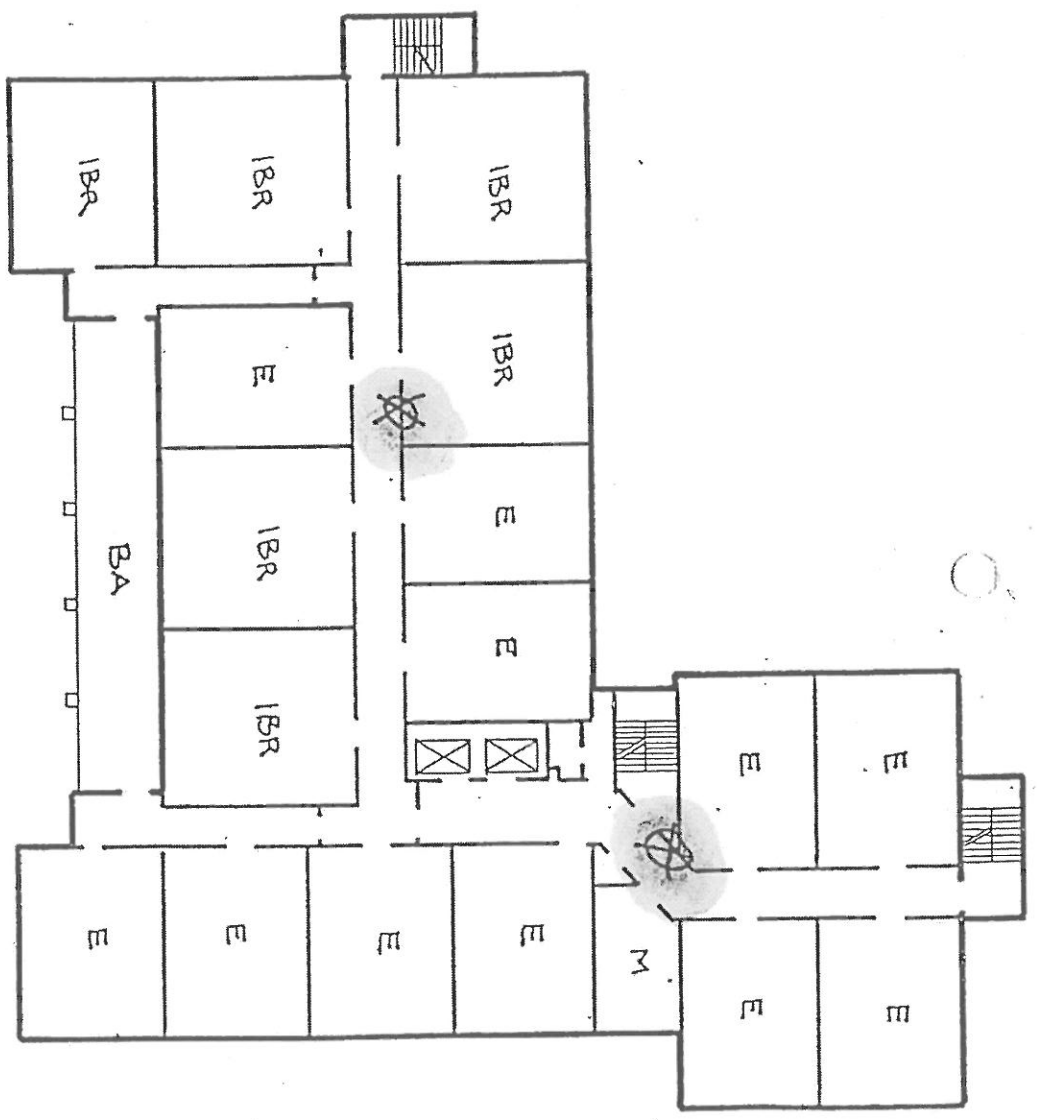
HOUSING DEVELOPMENT
 PETER PASCIUCCO
 SITE / UTILITY PLAN

	HARD AREAS		ENTRIES		DY	DRIVING YARD
	SOFT AREAS		PUMP ROOM		SA	SITTING AREA
	HOUSING DEVELOPMENT		TRANSFORMER VAULT		BR	BOILER ROOM
	SURROUNDING BLDGS.		DUPSTER		CO	COMMUNITY BLDG.
			FUEL OIL FILL ROOM		PK	PARKING AREA
					MG	MANAGEMENT OFFICE

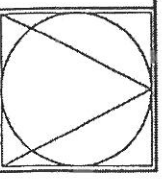
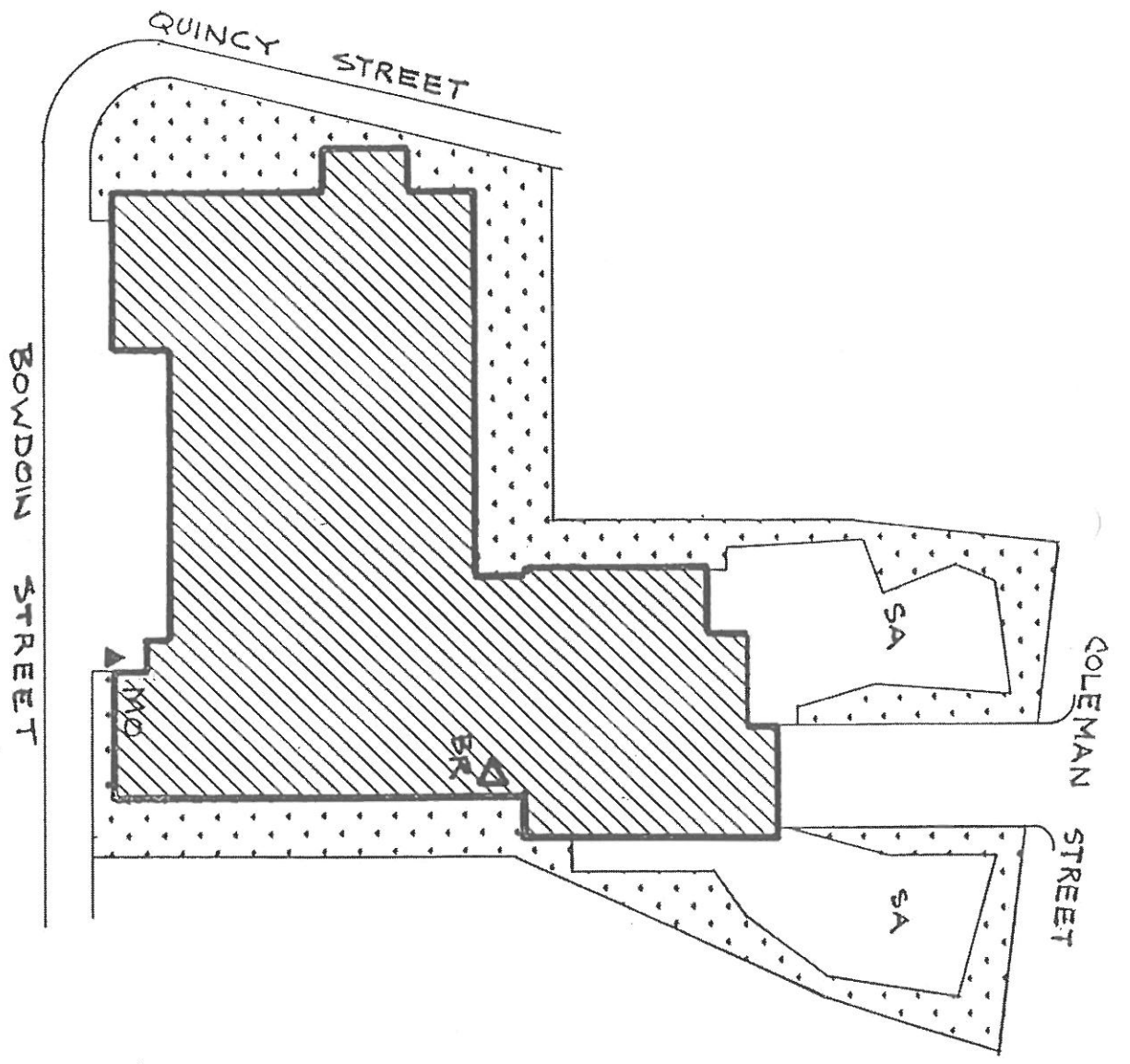


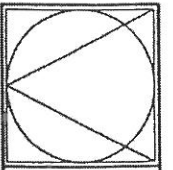
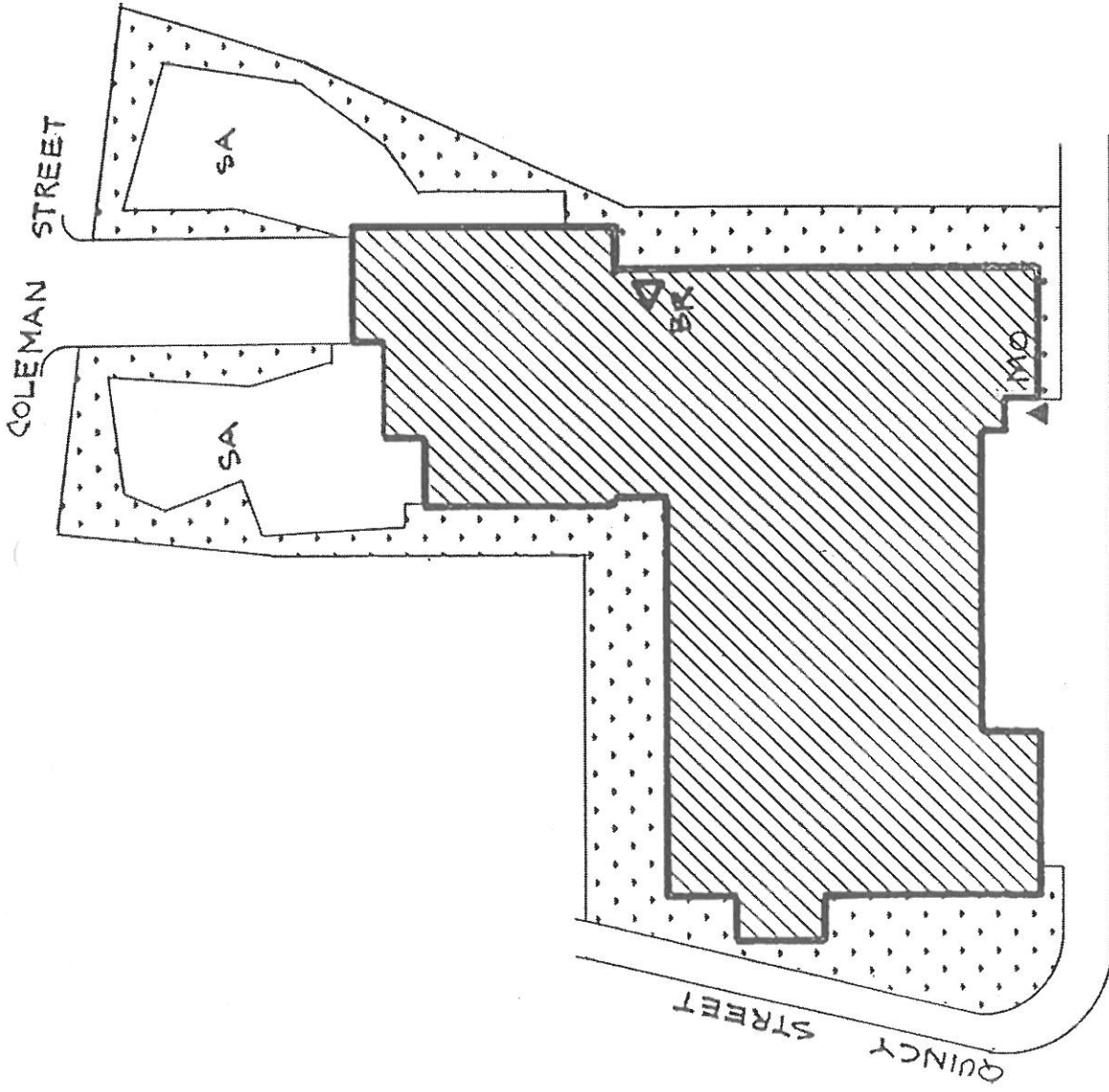
Fire Extinguisher
 HOUSING DEVELOPMENT
 PETER PASCILUCCO
 DRWG. TITLE
 2ND - 7TH FLOOR

KEY	E	EFFICIENCY APARTMENT	K	KITCHEN	CG	EMERGENCY GENERATOR
	IBR	ONE BEDROOM APARTMENT	B	BEDROOM	FR	STORAGE ROOM
	2BR	TWO BEDROOM APARTMENT	LO	LIVING ROOM	FP	FIRE PROTECTION ROOM
	CR	CORRIDOR	TR	TRENCH ROOM	HCCP	HALLWAY
	CD	CONDO UNIT ROOM	CO	COVERED ROOM	LB	LOBBY
	L	LIVING ROOM	D	DINING ROOM	H	NURSES OFFICE



HOUSING DEVELOPMENT		KEY	
PETER PASCIUCCO		[diagonal lines]	HARD AREAS
DRAWG. TITLE		[dotted pattern]	SOFT AREAS
SITE / UTILITY PLAN		[hatched pattern]	HOUSING DEVELOPMENT
		[circle with dot]	SURROUNDING BLDGS.
		[triangle]	ENTRIES
		[square]	PUMP ROOM
		[circle]	TRANSFORMER VAULT
		[square]	DUMPSTER
		[circle]	FUEL OIL FILL ROOM
		[square]	DY
		[square]	SA
		[square]	BR
		[square]	COMM
		[square]	PKG
		[square]	NO
		[square]	DRYING YARD
		[square]	SITTING AREA
		[square]	BOILER ROOM
		[square]	COMMUNITY BLDG.
		[square]	PARKING AREA
		[square]	MANAGEMENT OFFICE





DRYING YARD
 SITTING AREA
 BOILER ROOM
 COMMUNITY BLDG.
 PARKING AREA
 MANAGEMENT OFFICE

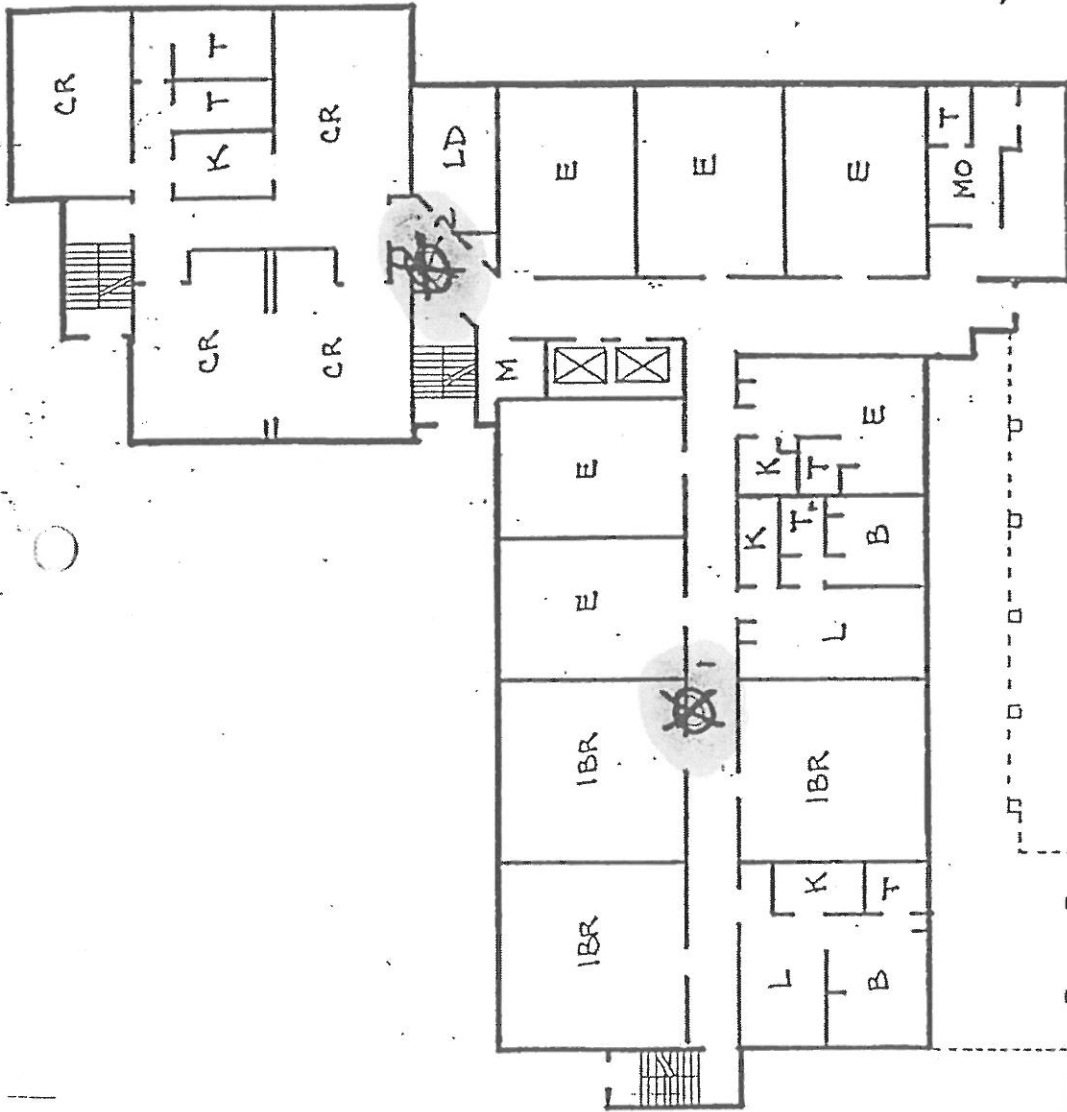
DY
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ENTRIES
 PUMP ROOM
 TRANSFORMER VAULT
 DUMPSTER
 FUEL OIL FILL ROOM

▲ ▲ ■ □ ●
 HARD AREAS
 SOFT AREAS
 HOUSING DEVELOPMENT
 SURROUNDING BLDGS.

KEY
 [Pattern] [Pattern] [Pattern] [Pattern]

HOUSING DEVELOPMENT
PETER PASCIUCCO
 DRWG. TITLE
SITE / UTILITY PLAN



Fire Extinguisher

HOUSING DEVELOPMENT
PETER PASCIUCCO

ORNC, TITLE

1ST FLOOR

KEY

- E 1BR
- 2BR
- CR
- LD
- T
- L

- EFFICIENCY APARTMENT
- ONE BEDROOM APARTMENT
- TWO BEDROOM APARTMENT
- COMMUNITY ROOM
- LAUNDRY ROOM
- BATHROOM
- DYING ROOM

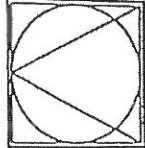
- H
- LI
- LO
- EL
- TR
- D

- KITCHEN
- BUDROOM
- MECHANICAL ROOM
- MANAGEMENT OFFICE
- ELECTRICAL ROOM
- TRASH ROOM
- CONFERENCE ROOM
- DINING ROOM

- BOILER ROOM

- CG
- ST
- FP
- HOCP
- LB
- H

- EMERGENCY GENERATOR
- STORAGE ROOM
- FIRE PROTECTION ROOM
- HANDICAP
- LOBBY
- HURSES OFFICE





Boston Housing Authority
Standard Operating Procedures
Development Profile and Systems Information

Development Name & Number	Pasciucco (254)
Management Office Address	330 Bowdoin Street
Maintenance office Address	330 Bowdoin Street
# of Buildings	1
Building Description	Built in 1974 - 6 stories/concrete masonry brick, 80ft high
Building # 1 Address	330 Bowdoin Street
# of Units	96
# of Studios	62
# of 1-Bdrm	31
# of 2-Bdrm	3
Resident Custodian Unit	PA107 & PA108 - merged.
Elevators (Refer to Chapter 27)	
# of Elevators	2
Type	Hydraulic
Last Upgrade	1
Elevator System Contractor Information	United Elevator
Fire Alarm System (Refer to Chapter 28)	
Description	Connected to BFD/Sprinkler with fire pump
Location	Basement (near JG's Shop)
Age	Unknown
Fire Alarm System Master Box 12-1892	
Sprinklers	
Description, Location & Age	
Fire Sprinkler System Contractor Information	Carlyle Engineering
Fire Pump	
Fire Pump	Fire Pump Picture
Generator (Refer to Chapter 29)	
Description, Location, Age, What It Operates	125Kw; Rear of Building/Coleman St/Patio Area; Common area lights and elevators; Age: Installed 10/97.
Picture	Katolight
Heating System (Refer to Chapter 30)	
Type of Boilers	Gas/Fired Burnham Boiler
Number of Boilers	3 (2nd, 4th & 6th Floor)
Estimated Age	Installed in 1999
Fuel	Gas/Fired
Plumbing (Refer to Chapter 31)	
Description	Gas Fired/Hot Water 100 Gallons
Location	2nd, 4th & 6th Floor
Age	Unknown
Water Meters	
Description/Location	
Ventilation & Air Conditioning Equipment (Refer to Chapter 32)	
System 1: Description, location & age	Window Units
Roof (Refer to Chapter 33)	
Type	10, 592 sq. ft. Membrane
Age	Unknown
Trash Compactor (Refer to Chapter 36)	
Type	Waste Compaction System
Other Significant Equipment & Systems	
Overhead Door	Model RG+ Plus
ASPHALT	7,668 sq. ft.
CEMENT	11,067 sq. ft.
Backflow Preventor	In basement fire pump room

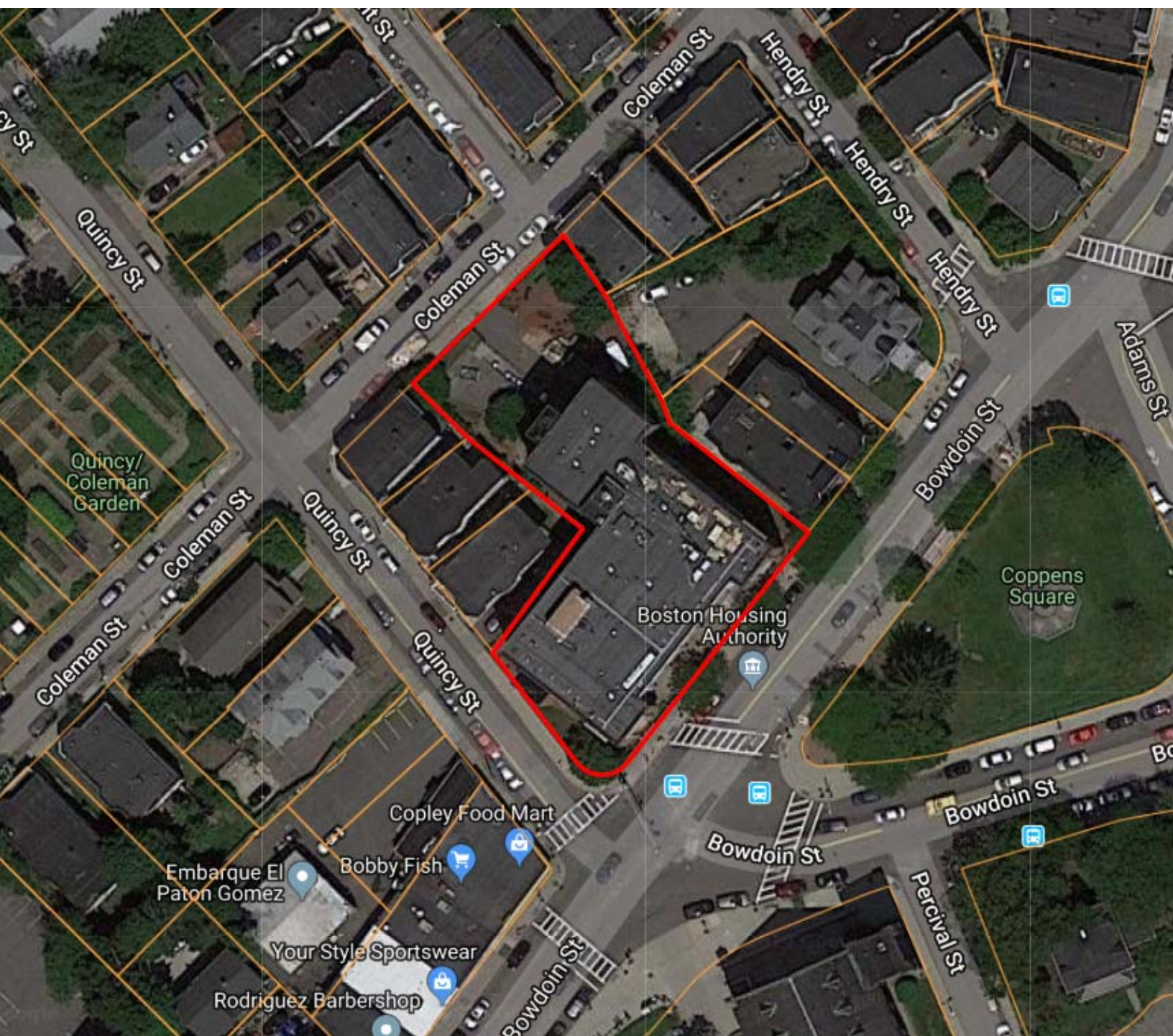


EXHIBIT 11.13:

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: Pasciucco- 330 Bowdoin Street, Dorchester, MA 02122

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

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



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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



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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: Pasciucco- 330 Bowdoin Street, Dorchester, MA 02122

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

EXHIBIT 11.14:

Staff Resumes and Certifications

LANCE SMITH, BPI MFBA

ENGINEERING PROJECT MANAGER



EDUCATION

Keene State College, Keene, NH - Associate's Degree in Business

CERTIFICATIONS/REGISTRATIONS/TRAINING

Environmental Site Assessment (D3G Internal Training)
Fair Housing Act Accessibility Training (D3G Internal Training)
HUD Multi-Family Accelerated Processing (MAP) Training (Cleveland, OH)
Fair Housing Accessibility First Training, presented by HUD (Richmond, VA)
Integrated Pest Management in Multifamily Housing Course - National Healthy Homes Training Center
Infrared Building Diagnostics, Moisture Detection & Electrical Inspection – Monroe Infrared Technology, Inc.
Building Performance Institute (BPI) Certified Multifamily Building Analyst Professional
Basics of Elevator Inspections given by Sanjay Kamani, QEI, KP Property Advisors LLC

SUMMARY OF EXPERIENCE

Mr. Smith 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. Mr. Smith has experience with regards to commercial and residential construction and design issues, as well as managing multiple accounts pertaining to construction projects with his experience as a project manager for a one million square foot mall. Also, prior to joining Dominion Due Diligence Group as a Construction Inspector, Mr. Smith was the Director of East Coast operations for the largest on-line wine retailer in the world. During his former employment he was responsible for the logistics of retailer to consumer wine shipments with regard to state and local laws, procurement, customer satisfaction and building relationships with producers and distributors. The following sites are examples of multifamily and health care facility inspections in which Mr. Smith has participated:

MULTIFAMILY INTRUSIVE PCNA

- Massachusetts Mill I & II - 2 - Lowell, MA
- Cricket Court Apartments - Lubbock, TX
- The Arbors - North Miami Beach, FL
- Weld Park Apartments - Roslindale, MA
- Briarwood Apartments of Lexington - Lexington, KY
- Acacia-Lumberton Manor - Lumberton, NJ
- University Lofts Apartments - Murfreesboro, TN

RAD PHYSICAL CONDITION ASSESSMENTS

- Walsh Homes - AMP 3 – Yonkers, NY
- Schlobohm Houses - AMP I & Scattered Sites - AMP 6 – Yonkers, NY
- Jackson Housing Authority – Jackson, TN
- Oak Hill Apartments – Pittsburgh, PA
- Orcutt Townhomes I & III – Newport News, VA
- Cheatham Place – Nashville, TN
- Alameda Towers I, II & Metropolitan Towers (Alameda Towers III) – Monacillo Urbano Barrio, PR
- Scattered Sites - Group A (North & West) WI- 16 - 18 and B (Demo) - WI-10 - 19 – Milwaukee, WI
- Locust Court WI-15 - 12 – Milwaukee, WI
- Holton Terrace WI-08 - 9 – Milwaukee, WI
- Pelfrey Pines Apartments – Roswell, GA
- Harry S. Truman Apartments & J.E. Anderson – El Paso, TX

LANCE SMITH, BPI MFBA

ENGINEERING PROJECT MANAGER



HUD LEAN 232/223(f)

- James Square Health and Rehabilitation Center – Syracuse, NY
- The Fields of Heritage Green – Lynchburg, VA
- Halstead Health & Rehabilitation – Halstead, KS
- Pioneer Ridge Assisted Living and Health Center – Lawrence, KS
- Quincy Senior & Family Resource Center – Quincy, IL

HUD MAP 223(f)

- Tattersall Village Luxury Apartment Homes – Hinesville, GA
- Chestnut Lake Apartments – Yonkers, NY
- Bixby Brockton Apartments – Brockton, MA
- Springfield Gardens, Chelsea Square – Springfield, VA
- Sweetflag Estate - Roosevelt Road – Roosevelttown, NY
- Parc Pointe Apartments, McKinley at Glencoe Hills – Ann Arbor, MI
- Orchard View Apartments – Easthampton, MA
- Kimball Court I – Woburn, MA
- Oak Street Apartments – Washington, DC
- Eastern Heights Apartments – Memphis, TN
- Greater Bethlehem Plaza – Dallas, TX
- The Lakes of Greenbrier Apartments – Chesapeake, VA
- Westwood Arms Apartments – New Bern, NC
- University Place Apartments – Wilmington, NC
- Summerhill Pointe – Las Vegas, NV

HUD MAP 223(a)(7)

- Cambridge Court Apartments – Phoenix, AZ
- Goodwin Plaza – Indianapolis, IN
- Bay Parc Plaza – Miami, FL
- Selby Grotto Apartments – Saint Paul, MN
- Cecil Newman Apartments – Minneapolis, MN

HUD MAP 202/223(f)

- Arsenal Apartments – Watertown, MA
- Cherry Village – Homestead, FL

ASTM

- Seldendale Farms Apartments – Hampton, VA
- Pine Court III Apartments – Richmond, VA
- Mount St. Joseph Nursing Home – Waterville, ME
- Southwood Apartments – Knoxville, TN
- Knoxwood Hills – Knoxville, TN
- Sunrise Villas – Savannah, GA

LANCE SMITH, BPI MFBA

ENGINEERING PROJECT MANAGER



OTHER

- Culpepper Garden II - Arlington, VA (HUD MAP 202/223(a)(7))
- Hearthwood Apartment Homes - Charlottesville, VA (Freddie Mac/Fannie Mae)
- Washington Square Apartments - Wilkes-Barre, PA (HUD MAP 236/223f)
- Tysons Tower - Vienna, VA (VHDA)
- Golden Age Retirement Village & Townview Towers - Knoxville, TN (THDA)
- Fairbrooke Senior Community - Aberdeen, MD (MD CDA)
- Bedford Village - Bedford, MA (MassHousing)
- Wood Ridge Homes - North Andover, MA (MassHousing)
- Stanley Terrace Apartments of Deerfield Beach - Deerfield Beach, FL (HUD MAP 221(d)(4) SR)
- Dorado Ranch Apartments - Odessa, TX (HUD MAP 207)
- Kettle Brook and Chestnut Point Care Center - East Windsor, CT (HUD LEAN 232/223(a)(7))

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