



**CAPITAL NEEDS ASSESSMENT (CNA)
RUTH LILLIAN BARKLEY APARTMENTS (1-06)
1472 WASHINGTON STREET
SOUTH END, MASSACHUSETTS 02118**

**D3G PROJECT NUMBER:
2021-0380**

**FINAL REPORT ISSUE DATE:
OCTOBER 14, 2021**

**INSPECTION DATE:
APRIL 8 - 9, 2020**

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

Bo Johnson, BPI-MFBA
Construction Inspector

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

Signature

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

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

Signature

EXECUTIVE PROPERTY DESCRIPTION



Property: Ruth Lillian Barkley Apartments (1-06)
1472 Washington Street
Boston, Massachusetts 02118

Site Description: Ruth Lillian Barkley Apartments (1-06), located at 1472 Washington Street in South End, Massachusetts, consists of eleven (11) multifamily apartment buildings and one (1) two-story Community/Leasing/Maintenance Building. The property features four hundred fifteen (415) dwelling units. According to property management and available tax information, the buildings were constructed in approximately 1951. According to provided information and D3G estimates, the buildings feature an approximate gross area of 458,238 square feet. According to available tax records, the subject property features 7.15 acres. The property is in fair physical condition.



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1.0 EXECUTIVE SUMMARY

General Description

Project Name:	Ruth Lillian Barkley Apartments (1-06)
Address:	1472 Washington Street
Property Type:	Multi-Family Apartments
Date of Construction:	1951
Land Size / Source:	7.15 Acres / Tax Card
Apartment Buildings:	Four (4) - 6-Story Apartment Buildings Two (2) - 3-Story Apartment Buildings
Accessory Buildings:	One (1) - 13-Story Apartment Building Four (4) - 10-Story Apartment Buildings One (1) - 2-Story Community/Leasing/Maintenance Building
Total Building Gross Area:	458,238 Square Feet
Number/Type of Units:	92 - 1BR/1BA Dwelling Units 180 - 2BR/1BA Dwelling Units 108 - 3BR/1BA Dwelling Units 35 - 4BR/2BA Dwelling Units

Inspection Details

Inspector:	Bo Johnson, BPI-MFBA
Inspection Date:	April 8 - 9, 2021
Weather:	57°F, Sunny
Units Inspected:	108 (26% of the total number of units)
Access Limitations:	None

General Physical Condition

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



2.0 PURPOSE AND SCOPE

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

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

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



3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 Overall General Description

Overall, the subject property was observed in fair physical condition; however, individual building components may vary in condition as noted within this report and identified in the CNA Assessment Tool.

The property was constructed in 1951 with many of the building components varying in age. Building components have been replaced on an as needed basis; however, select building components are original to the date of construction. Select mechanical equipment, including heating and DHW boilers have also been replaced (between 2010 and 2020). Replacement of major building components or items that are beyond their estimated useful life (EUL) have 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 site structures were constructed in 1951, prior to the 1978 ban on asbestos containing materials used in construction. Asbestos containing materials are suspected to be present at the facility.

The current subject property structures were constructed in 1951, prior to the 1978 ban on lead-based paint (LBP); therefore, LBP is suspected to be present at the subject property.

The subject property was constructed in 1951 and is not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.

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

3.2 Site

Topography

The topography of the property is predominately flat. The site has been graded to provide positive drainage away from the structures.



Ingress / Egress / Parking

The property features seven (7) points of vehicular ingress and egress, consisting of asphalt driveways, asphalt parking lots and internal parking area driveways throughout the property. Pedestrian ingress and egress to the site is provided via sidewalks connecting the buildings to select parking areas and parking lots. The parking lots and parking driveways are connected to the municipal streets and public sidewalks are present at the surrounding municipal areas. High density residential properties should always consider the provision of bike parking/storage for residents, visitors, and employees where space permits. Site ingress and egress appears acceptable.

The site features asphalt driveways and parking areas with select areas of extruded concrete curbing. Vehicular capacity is approximately thirty-six (36) parking spaces, with parking space configuration designed for continuous traffic flow and convenient access to dwelling units. Concrete curbing and asphalt parking areas were observed in fair to poor physical condition with faded striping and generally at or beyond its overall EUL. Repair/replacement of the asphalt parking area and parking stalls is recommended (Non-Critical Repair).

Additional Site Features

A sign identifying the subject property as “Ruth Lillian Barkley Apartments” is situated near a driveway entrance to the site. The sign was observed in fair physical condition. Replacement of the property sign is anticipated during the estimate period.

The site features concrete sidewalks, which are approximately 36-inches wide, and were observed in generally fair physical condition. Refurbishment of the concrete sidewalks is anticipated during the estimate period.

The property features a combination of chain link (on the roofs of select buildings) and wrought iron picket fencing that is located on the property perimeter and interior grounds. The rooftop chain-link fencing was observed in good physical condition and the wrought iron fencing was observed in poor condition (Non-Critical Repair).

The property features nine (9) dumpsters situated on concrete pads and surrounded by wrought iron picket stockade fence enclosures that were observed in fair physical condition. Replacement of the dumpster enclosures is anticipated during the estimate period.

Landscaping consists of trees, shrubs, and grasses situated throughout the site and surrounding the apartment buildings. The existing landscaping was observed in fair physical condition. The site does not feature an irrigation system.



Utilities

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

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

3.3 Structural Frame and Building Envelope

Building Foundation and Frame

The buildings were constructed utilizing deep foundations consisting of piles or caissons and grade beams. The basements feature reinforced concrete foundations walls. Building superstructures are presumed to be constructed of reinforced concrete columns, beams, and reinforced shear walls supporting reinforced concrete floor and roof slabs. Select areas are constructed with steel columns and beams. The property's superstructures appeared in good physical condition. No structural issues were observed/reported.



Roof Assembly

Buildings feature flat roofs built up roofing (BUR) assemblies consisting of conventional roofing material surfaced with gravel, presumed to be over rigid insulation and fiber board. No seams or openings in the roofing assemblies were observed; however, active leaks during the inspection were observed and reports of roof leaks by property management and residents were reported (Non-Critical Repair). Roofing at Buildings 2, 4, 15, 15A and the Management Building are in the process of being replaced and were reported for completion during the summer of 2021. The buildings feature roof drains and roof scuppers that were observed in fair physical condition. Overall, roofing was observed in poor physical condition, with replacement recommended.

Attics

The buildings do not feature attics.

Exterior Stairs / Balconies

The property does not feature any exterior stair assemblies or balconies. There are select wooden ramps throughout the property that were observed in fair condition that require repairs (Non-Critical Repair).

Building Entrance Doors

Exterior doors at the townhome units consist of residential steel assemblies at primary building and dwelling unit entrances that were observed in fair physical condition. Exterior doors at the mid- and high-rise buildings consist of metal and glass storefront assemblies at the primary building entrances. In addition, exterior doors at select building ancillary entrances consist of hollow core metal assemblies. Exterior doors at the property were observed in fair physical condition.

Windows

Windows consist of aluminum frame double pane single hung and fixed insulated glass assemblies. The windows were reportedly replaced since the original of construction, in approximately 1985. Windows were observed in poor to fair physical condition with select windows needing replacement. Based on observed conditions, it is estimated that approximately 10% of the windows need to be replaced as a Non-Critical Repair with the remaining being replaced in the near term of the estimate period. Upon replacement of the windows, the installation of ENERGY STAR rated windows is recommended.

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

Exterior walls are primarily surfaced with brick veneer that were observed in fair physical condition. Repair and repointing of the brick veneer 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 near the front of each building. Visually observed domestic water piping is constructed of copper or CPVC 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 fair physical condition with no leaks reported. In addition, there were no reports of low water pressure or poor water quality.

Sewer connections at the property are reported to consist of cast iron mains connected to the municipal sewer system. Based upon the reported and observed site conditions, the sewer connections at the property are in fair physical condition. It was reported that the property regularly performs preventative maintenance (jetting/cleaning) and there have been no required repairs, except for normal stoppages created by tenants.

Domestic Hot Water

Potable hot water to the dwelling units and common areas is supplied by central gas-fired commercial water heaters and gas-fired boilers that work in conjunction with water storage tanks located in basement mechanical areas. The systems and equipment were observed and reported to be in good operating order. The recovery of the hot water system is reported to be sufficient for the number of fixtures served and no complaints concerning a lack of hot water were raised during the inspection. The boilers have been selectively replaced throughout the years and were observed to be in fair to good condition.

Heating and Cooling

Dwelling units are heated via central gas-fired boilers that work in conjunction with hydronic baseboard heaters. Heating equipment has been selectively replaced throughout the years and was observed in fair to good physical condition.

The property features water piping to supply heated water to hydronic baseboard heaters that were observed to be in fair condition. Visually accessible water piping is constructed of copper piping, fittings, couplings and joints. Where visible, water piping was observed in fair to good physical condition. Replacement of the hydronic baseboard heating is anticipated during the estimate period.

Electrical System

The property receives electrical power from pad mounted transformers. The dwelling units were observed with Siemens electrical breaker panels (120/240V, 90 Amps provided). The panels were observed in good operating condition. The panels have been replaced since the date of construction 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 at the complex is copper. Ground Fault Circuit Interrupt (GFCI) outlets are located in the dwelling unit bathrooms and kitchens.

The property features four (4) diesel emergency generators with approximately 200-gallon above ground storage tanks positioned below each generator. The generators were observed in good physical condition and are reportedly in good working order. One generator was observed with exterior damage and evaluation is recommended (Non-Critical Repair).

3.5 Elevators and Stairways

The apartment buildings feature four (4) hydraulic elevators, ten (10) hoist elevators and one (1) hydraulic elevator within the community/leasing/maintenance building, all within CMU shafts. The elevators feature ADA and fireman's controls, and an emergency phone. Overall, the elevator systems were reported and observed in poor to fair condition and nearing their overall EUL. There were reportedly recurring problems with the elevators and the record of service calls indicates the need for additional evaluation and repairs (Non-Critical Repair). Repair/replacement of select mechanical and electrical equipment and interior cabs is anticipated during the estimate period.

The apartment buildings each feature two (2) interior staircase assemblies (one (1) on each end). The staircase assemblies are constructed of CMU framing OR metal framing with precast concrete. The stair treads are surfaced with rubber and the stairs feature metal OR handrails. Overall, vertical transportation was observed in poor physical condition, with the rubber stair tread observed to be worn and beyond its EUL. Many areas of the rubber stair tread were observed to be peeling and causing potential trip hazards to the residents/guests, with replacement recommended in order to ensure safety (Critical Repair).

The multi-story townhome dwelling units have interior stairs. The stair assemblies within the townhome units are constructed of wood framing and feature vinyl flooring and wood handrails.

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 buildings feature a sprinkler system that provides coverage in the common areas, mechanical 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 complex. The fire suppression equipment was observed in good physical condition and no issues were observed/reported.



Alarm and Notification Systems

Smoke detectors are hard wired throughout the community/leasing/maintenance building and common areas. They are connected to a supervised control panel located within the lobby areas and alert the local fire department directly. Property management reported multiple error messages resulting in numerous service calls. It is recommended to have the system evaluated and replaced if necessary (Non-Critical Repair). Wall-mounted fire extinguishers meeting the requirements of NFPA-10 exist throughout the apartment complex.

Dwelling units contain compliant hard-wired operated smoke detectors located within the immediate vicinity of the bedroom areas. With the exception of the G1, G4 and G5 buildings, the dwelling units feature hard-wired smoke detectors within the bedrooms.

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 does not feature any dwelling units outside of the designated handicapped units with audio/visual alarms; therefore, the installation of audio/visual alarms in 2% or in this case, nine (9) of the dwelling units (other than the fully accessible units) is required (Critical Repair).

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

3.7 Interior Elements

3.7.1 Interior Elements – Common Spaces

The community/leasing/maintenance building features a leasing office area that is utilized by the property manager and management staff. The office features vinyl flooring and painted GWB walls and ceilings that were observed in good condition.

The community/leasing/maintenance building features a community room with tables and chairs that is available to residents for gatherings or meetings. The community room also features a kitchen with cabinets and countertops, range/oven unit, and refrigerator. The recreational areas were observed in fair to good condition.

The community/leasing/maintenance building features a basement maintenance area 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 textured GWB ceilings – observed in fair physical condition. Flooring in the units consist of vinyl– observed in poor to good condition, with replacement of the flooring beyond its EUL, recommended.

Kitchen appliances include gas 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.

Washer/Dryer hookups are available for resident use within each dwelling unit (washer/dryers not provided by site).

Dwelling unit kitchens feature recirculating range hoods. In addition, the dwelling unit bathrooms feature exhaust fans that are directly vented to the exterior. The exhaust (ventilation) units were generally observed in fair to good operating condition with several reported inoperable units that have been noted for replacement as a Non-Critical Repair.

The standard bathrooms feature wall-mounted sinks, wall-mounted toilets, and vinyl tubs with ceramic tile surrounds. Designated handicapped dwelling unit bathrooms feature roll-under sink tops, wall-mounted water closets, vinyl tubs with ceramic tile surrounds. Plumbing fixtures were observed to be in good operating condition. It is recommended that EPA WaterSense compliant fixtures be installed upon replacement.

Kitchen cabinets consist of wood-framed base and suspended wall cabinets. The base cabinets are surfaced with plastic laminate countertops. Visually inspected cabinets, hardware and countertops appeared in poor to good physical condition, with replacement of the cabinetry that is beyond its EUL, recommended (Non-Critical Repair). The designated handicapped kitchens also feature a roll-under sink area, a non-compliant roll-under workspace, and at least one upper cabinet/shelf area that is lowered.



4.0 ADDITIONAL CONSIDERATIONS

Regulatory Compliance

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

State Code: The current building code for the state of Massachusetts is the 9th Edition of the Massachusetts State Building Code - 780 CMR, based on the 2015 International Building Code with state amendments.

The building code at the time of construction is unknown.

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

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



5.0 DOCUMENT REVIEWS AND INTERVIEWS

Document Review

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

- i. Construction / Engineering Questionnaire Form
- ii. Rent Roll
- iii. Seismic Maps Design Summary Report
- iv. Tax Cards
- v. Site building breakdown and identification sheet

Site Interviews and Questionnaires

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

Person	Title	Dates	Discussion
Cheryl Patterson	Property Manager	April 8, 2021	Discussed operations and maintenance
Mike Caredeo	Maintenance Supervisor	April 8, 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

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

The property currently provides sixty-three (63) (or in this case 15%) partially compliant accessible units. Please note that the property was constructed prior to July 11, 1988 and modifications to structural elements would be required to provide full compliance with UFAS. 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 subject property was constructed in 1951 and is not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.

Americans with Disabilities Act (ADA)

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

7.2 Intrusive & Other Examinations

Intrusive Examination

D3G performed a CNA inspection of Ruth Lillian Barkley Apartments (1-06) at 1472 Washington Street, Boston, Massachusetts on April 8 - 9, 2021. The inspection indicates no need for further investigations to be performed at the subject property.

Seismic Evaluation

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



Energy Audit

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

Pre-Construction Analysis Report

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

7.3 Owner Proposed Improvements

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



8.0 ASSESSOR QUALIFICATIONS

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

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

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



9.0 LIMITING CONDITIONS

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

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

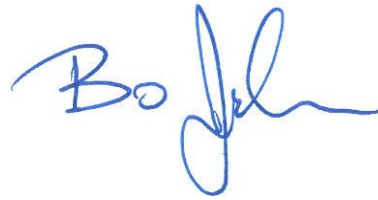


10.0 CERTIFICATION

Dominion Due Diligence Group certifies that the data presented in this report is representative of the site conditions observed during our inspection on April 8 - 9, 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.

Bo Johnson, BPI-MFBA
Construction Inspector



Signature

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



Signature

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



- 11.0 EXHIBITS**
- 11.1 Description of Estimated Cost of Critical Repairs**
- 11.2 Description of Estimated Cost of Non-Critical Repairs**
- 11.3 Capital Reserve Schedules (Reserve for Replacement Analysis)**
- 11.4 Color Site Photographs**
- 11.5 Accessibility Report**
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EXHIBIT 11.1:

Description of Estimated Cost of Critical Repairs



Critical Repair Report

Project:	Ruth Lillian Barkley Apartments (1-06)
Property Type:	Multi-Family
Inspection Date:	04/08/2021

Ruth Lillian Barkley Apartments (1-06) - Accessibility

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.4	Level 1 Alterations	Based upon the thirty six (36) uncovered parking spaces available at the site, two (2) handicapped accessible parking spaces, inclusive of one (1) van accessible parking space, are required by the Americans with Disabilities Act (ADA). Currently, the property features eight (8) designated handicapped parking spaces throughout the site, and two (2) designated handicapped parking spaces located adjacent to the leasing office; however, does not feature any van accessible parking spaces. In order to comply with the ADA, modifying and turning one (1) of the accessible spaces adjacent to the leasing office into a compliant van accessible space is required. Standard handicapped spaces require a 60-inch wide access aisle, vertical signage, and curb access. Van accessible handicapped spaces require a total of 192-inch width for the parking space and access aisle, vertical signage identifying the space as van accessible, and curb access. The van accessible parking space and access aisle may have either of the following combinations: a 132-inch wide parking space with a 60-inch wide access aisle or a 96-inch wide parking space with a 96-inch wide access aisle.	1	Each	\$350.00	\$350.00
2	3.7.1	Repairs	The sink in the public leasing office women's and uni-sex restrooms were observed without scald and abrasion sink pipe wrapping. In order to comply with the Americans with Disabilities Act (ADA), the installation of scald and abrasion sink pipe wrapping is required.	2	Each	\$35.00	\$70.00

Ruth Lillian Barkley Apartments (1-06) - Life Safety

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.3.2	Repairs	The interior rubber stair tread throughout the site was generally observed to be worn, missing in many areas, damaged and overall beyond their EUL. Additionally, select areas of the damaged tread were observed to be impeding the pedestrian passage on the stairs causing potential trip hazards. In order to prevent further damage and to ensure tenant safety, repairing the damaged stair tread throughout the apartment buildings is recommended.	11	Each	\$5,000.00	\$55,000.00
2	3.6.2	Repairs	The dwelling units were observed and reported to be missing audio/visual alarm notification for hearing and vision impaired, outside of the designated handicapped units. According to HUD Notice PIH 2003-31 (HA), existing buildings that feature federal funding and are subject to 24 CFR 8.23 (b) - Other Alterations, are required to provide accessible features (alarm notification) for people with hearing and vision impairment in 2% or in this case, nine (9) of the dwelling units. Installation of audio/visual alarm notification in nine (9) of the dwelling units outside of the designated handicapped units, is required to comply with HUD regulations.	9	Each	\$200.00	\$1,800.00
3	3.7.1	Repairs	The public area men's and uni-sex restroom doors were observed with knob type hardware. In order to comply with the Americans with Disabilities Act (ADA), replacement of the existing door hardware with accessible (levered type) hardware is required.	2	Each	\$125.00	\$250.00



Critical Repair Report

Project:	Ruth Lillian Barkley Apartments (1-06)
Property Type:	Multi-Family
Inspection Date:	04/08/2021

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
4	3.7.2	Repairs	The kitchen sinks in the designated handicapped dwelling units 2 E Brookline Unit#1, 20 E Brookline #96, 20 E Brookline #83, 20 E Brookline #73, 16 E Brookline#1611, 16 E Brookline#1607, and bathroom sinks within designated handicapped units 2 E Brookline Unit#1, 20 E Brookline #73, 16 E Brookline#1611, 16 E Brookline#1607, were observed with missing or non-compliant (improperly installed)scald and abrasion protection at the exposed sink pipes. In order to comply with UFAS and to ensure tenant safety, the proper installation of compliant scald and abrasion protection is required.	10	Each	\$35.00	\$350.00
TOTAL:							\$57,820.00

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

* Owner provided cost that D3G finds reasonable

EXHIBIT 11.2:

Description of Estimated Cost of Non-Critical Repairs



Non-Critical Repair Report

Project:	Ruth Lillian Barkley Apartments (1-06)
Property Type:	Multi-Family
Inspection Date:	04/08/2021

Ruth Lillian Barkley Apartments (1-06)							
Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.4	Repairs	The site asphalt driveways and parking areas were generally observed to be at or beyond its overall EUL; therefore resurfacing the asphalt parking areas and driveways is recommended, in order to help maintain the site and prevent further damage.	50155	SF	\$4.25	\$213,158.75
2	3.2.4	Repairs	The asphalt sealcoat was observed to be beyond its EUL; therefore, sealing the asphalt parking lot upon the re-surfacing of the asphalt is recommended.	50155	SF	\$0.25	\$12,538.75
3	3.2.4	Repairs	The parking stall stripes throughout the site were observed to be faded and overall beyond their EUL; therefore, repainting the parking stalls is recommended.	36	Each	\$10.52	\$378.72
4	3.2.6	Repairs	The majority of the site perimeter and interior wrought iron picket fencing was observed with, rust, wear, damage and overall beyond its EUL; therefore, replacement is recommended.	1485	LF	\$76.45	\$113,528.25
5	3.2.8	Repairs	One of the site generators was observed with exterior damage that may have been from being hit by a vehicle. In order to ensure proper functioning, the evaluation and repair of the generator is recommended.	1	Each	\$2,500.00	\$2,500.00
6	3.3.2	Repairs	The wooden ramps throughout the property were observed in fair condition with areas of deterioration. Repairs/replacement of the ramps is recommended.	1	Each	\$5,000.00	\$5,000.00
7	3.3.2	Repairs	The basement entry doors were observed with damage, wear and overall beyond their EUL. Replacement of the basement doors is recommended, in order to prevent further damage.	13	Each	\$898.66	\$11,682.58
8	3.3.3	Level 1 Alterations	Windows throughout the buildings were observed in poor to fair physical condition with select windows needing replacement. Based on observed conditions, it is estimated that approximately 10% of the windows need to be replaced with the remaining being replaced in the near term of the estimate period.	360	Each	\$555.00	\$199,800.00
9	3.3.4	Repairs	The majority of the apartment building roofing was observed to be and reportedly at or beyond its overall EUL, with observations and reports of leaking by site management and residents. In order to prevent further damage and help prevent water intrusion within the apartment buildings, replacement of the site roofing is recommended. Buildings 2, 4, 15, 15A and the Management Building will reportedly be completed in 2021.	87535	SF	\$15.50	\$1,356,792.50
10	3.4.1	Repairs	The lochinvar hot water heater within the basement of 16E Brookline mechanical area was observed with, wear, rust on the bottom and to be overall beyond its EUL. Replacement is recommended in order to help maintain the site's hot water distribution system.	1	Each	\$1,200.00	\$1,200.00
11	3.4.2	Level 1 Alterations	Select roof top exhaust fans were reported to be inoperable. Replacement of the exhaust fans is recommended.	3	Each	\$1,900.00	\$5,700.00
12	3.5.1	Repairs	The elevators throughout the property were reported to be problematic with numerous service calls. In order to provide properly functioning elevators, evaluation and repairs are recommended.	15	Each	\$25,000.00	\$375,000.00



Non-Critical Repair Report

Project:	Ruth Lillian Barkley Apartments (1-06)
Property Type:	Multi-Family
Inspection Date:	04/08/2021

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
13	3.6.2	Level 1 Alterations	The fire alarm system was reported by property management to frequently produce error messages resulting in numerous service calls. It is recommended to have the system evaluated and replaced.	1	Each	\$54,229.60	\$54,229.60
14	3.7.1	Repairs	The 14 E Brookline 3rd Floor Hallway ceiling was observed with damage. In order to prevent further damage and help maintain the sites common hallway areas, repairing the damaged area is recommended.	1	SF	\$750.00	\$750.00
15	3.7.2	Repairs	Approximately 25% of the VCT flooring within the 3BR dwelling units was observed to be at or beyond its overall EUL; therefore replacement is recommended.	27	Each	\$3,217.20	\$86,864.40
16	3.7.2	Repairs	Approximately 20% of the VCT flooring within the 1BR dwelling units was observed to be at or beyond its overall EUL; therefore replacement is recommended.	20	Each	\$3,058.40	\$61,168.00
17	3.7.2	Repairs	Approximately 20% of the VCT flooring within the 2BR dwelling units was observed to be at or beyond its overall EUL; therefore replacement is recommended.	45	Each	\$3,176.00	\$142,920.00
18	3.7.2	Repairs	Approximately 20% of the VCT flooring within the 4BR dwelling units was observed to be at or beyond its overall EUL; therefore replacement is recommended.	7	Each	\$3,893.60	\$27,255.20
19	3.7.2	Repairs	Approximately 20% of the kitchen cabinetry and countertops were observed to be worn and overall beyond their EUL; therefore, replacement is recommended.	83	Each	\$3,764.00	\$312,412.00
20	4.3.1	Level 2 Alterations	Three (3) units (4, E Brookline #22, 10 E Brookline #36, 18 E Brookline, 16 E Brookline #1619) were observed to be in an un rentable or "down" state. Repairing the dwelling units in order to bring them up to rentable/liveable conditions is recommended.	3	Each	\$7,500.00	\$22,500.00
TOTAL:							\$3,005,378.75

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 Ruth Lillian Barkley Apartments (1-06)
 Address 1472 Washington Street,
 City, State South End, MA

Gross Square Footage 458,238
 Year Built 1951
 Number Of Units 415

Initial Deposit RR \$16,480,000 \$39,711 Per Unit
 Annual Deposit RR \$311,250 \$750 Per Unit
 Annual Deposit Increase 1.95%
 Interest Applied to Account Balance 1.00%
 Minimum Yr 1 Balance \$1,071,526 \$2,582 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:	\$1,203,578	\$1,215,743	\$1,501,392	\$1,815,051	\$2,418,246	\$2,517,121	\$2,851,751	\$2,345,553	\$2,131,196	\$526,369	\$18,526,001
Beginning Annual Balance (Equals IDRR in Year 1):	\$16,480,000	\$15,752,472	\$15,011,573	\$14,058,861	\$12,784,509	\$10,894,277	\$8,883,374	\$6,514,362	\$4,622,827	\$2,924,225	
Interest (Average Outstanding Balance):	\$164,800	\$157,525	\$225,174	\$210,883	\$191,768	\$163,414	\$133,251	\$97,715	\$69,342	\$43,863	
Annual Deposit:	\$311,250	\$317,319	\$323,507	\$329,815	\$336,247	\$342,804	\$349,488	\$356,303	\$363,251	\$370,335	
Beginning Balance Plus Annual Deposit:	\$16,791,250	\$16,069,791	\$15,335,080	\$14,388,677	\$13,120,756	\$11,237,081	\$9,232,862	\$6,870,665	\$4,986,079	\$3,294,559	
Remaining RR Balance/Year:	\$15,752,472	\$15,011,573	\$14,058,861	\$12,784,509	\$10,894,277	\$8,883,374	\$6,514,362	\$4,622,827	\$2,924,225	\$2,812,054	
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$1,071,526	\$1,078,490	\$1,100,060	\$1,122,061	\$1,144,503	\$1,167,393	\$1,190,741	\$1,214,555	\$1,238,847	\$1,263,623	
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:	\$454,535	\$165,860	\$277,764	\$308,139	\$401,742	\$365,734	\$408,210	\$798,246	\$712,977	\$1,981,248	\$5,874,454	\$24,400,456
Beginning Annual Balance (Equals IDRR in Year 1):	\$2,812,054	\$2,777,256	\$3,037,973	\$3,198,203	\$3,338,114	\$3,394,322	\$3,495,335	\$3,563,496	\$3,250,910	\$3,027,333		
Interest (Average Outstanding Balance):	\$42,181	\$41,659	\$45,570	\$47,973	\$50,072	\$50,915	\$52,430	\$53,452	\$48,764	\$45,410		
Annual Deposit:	\$377,556	\$384,919	\$392,425	\$400,077	\$407,878	\$415,832	\$423,941	\$432,207	\$440,636	\$449,228		
Beginning Balance Plus Annual Deposit:	\$3,189,610	\$3,162,174	\$3,430,398	\$3,598,280	\$3,745,992	\$3,810,154	\$3,919,276	\$3,995,703	\$3,691,546	\$3,476,561		
Remaining RR Balance/Year:	\$2,777,256	\$3,037,973	\$3,198,203	\$3,338,114	\$3,394,322	\$3,495,335	\$3,563,496	\$3,250,910	\$3,027,333	\$1,540,722		
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$1,288,896	\$1,314,674	\$1,340,967	\$1,367,787	\$1,395,142	\$1,423,045	\$1,451,506	\$1,480,536	\$1,510,147	\$1,540,350		
Required Minimum Balance Maintained:	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES		
Allowance for RfR Deficit Offset (50% Cumulative Amortization):	-	-	-	-	-	-	-	-	-	-		
Total to Offset:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Negative Balance Mitigated:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		



Reserves Analysis Report - Multi-Family

Project: Ruth Lillian Barkley Apartments (1-06)
Address: 1472 Washington Street
City, State: South End, MA
Inspection Date: 04/08/21

Gross Square Footage: 458,238
Year Built: 1951
Number Of Units: 415

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	25	0	Now	50155	SF	\$4.25	\$213,159											
Parking, Asphalt Sealing	5	5	0	Now	50155	SF	\$0.25	\$12,539					\$12,539					\$12,539	\$25,078
Parking Stripes (Per Car)	15	15	0	Now	36	Each	\$10.52	\$379											
Pedestrian Paving - Asphalt Sidewalks	25	19	6	End of Cycle	12100	SF	\$3.23	\$39,083				\$7,817	\$7,817	\$7,817	\$7,817	\$7,817			\$39,083
Pedestrian Paving - Concrete Sidewalks and Patios	50	41	9	End of Cycle	7105	SF	\$2.25	\$15,986							\$3,197	\$3,197	\$3,197	\$3,197	\$12,789
Chain-Link Fencing (Roof Security)	40	11	29	End of Cycle	180	LF	\$9.27	\$1,669											
Wrought Iron Picket Fencing 4' High	60	60	0	Now	1485	LF	\$76.45	\$113,528											
Dumpster/Trash Enclosure - Wrought Iron	30	25	5	End of Cycle	4	Each	\$4176.00	\$16,704			\$3,341	\$3,341	\$3,341	\$3,341	\$3,341				\$16,704
-Emergency Generator (Cummins Diesel-Engine)	25	9	16	End of Cycle	1	Each	\$188200.00	\$188,200											
Emergency Generator (Kohler Diesel-Engine)	25	1	24	End of Cycle	1	Each	\$188200.00	\$188,200											
-Emergency Generator (Cummins Diesel-Engine)	25	11	14	End of Cycle	1	Each	\$188200.00	\$188,200											
-Emergency Generator (Cummins Diesel-Engine)	25	10	15	End of Cycle	1	Each	\$188200.00	\$188,200											
Common/Mechanical Exterior Door	25	18	7	End of Cycle	19	Each	\$898.66	\$17,075					\$3,415	\$3,415	\$3,415	\$3,415	\$3,415		\$17,075
Common Exterior Door	25	21	4	End of Cycle	24	Each	\$898.66	\$21,568		\$4,314	\$4,314	\$4,314	\$4,314	\$4,314					\$21,568
Common Exterior Door, Hollow Metal (Double) (Thermal Boundary)	25	19	6	End of Cycle	4	Each	\$1529.12	\$6,116				\$1,223	\$1,223	\$1,223	\$1,223	\$1,223			\$6,116
Basement Doors (Single) (Non-Thermal Boundary)	25	25	0	Now	13	Each	\$898.66	\$11,683											
Storefront System with Single Door	50	44	6	End of Cycle	9	Each	\$5025.47	\$45,229				\$9,046	\$9,046	\$9,046	\$9,046	\$9,046			\$45,229
Brick or Concrete Block - Technical Pointing	60	53	7	End of Cycle	305080	SF	\$5.25	\$1,601,670					\$320,334	\$320,334	\$320,334	\$320,334	\$320,334		\$1,601,670
Casement/Fixed Window	35	30	5	End of Cycle	24	Each	\$475.00	\$11,400				\$3,800	\$3,800	\$3,800					\$11,400
Double Hung Window (7 + Stories) (Aluminum)	35	30	5	End of Cycle	3241	Each	\$555.00	\$1,798,755	\$199,862	\$199,862	\$199,862	\$199,862	\$199,862	\$199,862	\$199,862	\$199,862	\$199,862	\$199,862	\$1,798,755
Double Hung Window (7 + Stories) (Aluminum)	35	35	0	Now	360	Each	\$555.00	\$199,800											
Standing seam metal roofing - 26 ga	50	27	23	End of Cycle	3380	SF	\$8.11	\$27,412											
Flat roofing system (Apartments)	20	20	0	Now	87535	SF	\$15.50	\$1,356,793											
Central Building Flat Roofing System	15	12	3	End of Cycle	4100	SF	\$21.73	\$89,093	\$17,819	\$17,819	\$17,819	\$17,819	\$17,819						\$89,093
Community Building Roofing	15	12	3	End of Cycle	6700	SF	\$12.25	\$82,075	\$16,415	\$16,415	\$16,415	\$16,415	\$16,415						\$82,075
Sewer Mains - Cast Iron	75	67	8	End of Cycle	12	Each	\$7500.00	\$90,000						\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$90,000
DHW Circulating Pumps 3/4 HP	15	5	10	End of Cycle	17	Each	\$3675.00	\$62,475								\$12,495	\$12,495	\$12,495	\$37,485
Hot Water Storage Tank - Brookline Townhomes	15	8	7	End of Cycle	1	Each	\$2411.20	\$2,411							\$2,411				\$2,411
Hot Water Storage Tank - Townhomes	15	7	8	End of Cycle	12	Each	\$2411.20	\$28,934						\$5,787	\$5,787	\$5,787	\$5,787	\$5,787	\$28,934
Hot Water Storage Tank - 2010-2013	15	9	6	End of Cycle	10	Each	\$2411.20	\$24,112				\$4,822	\$4,822	\$4,822	\$4,822	\$4,822			\$24,112
Hot Water Storage Tank - 2014-2017	15	5	10	End of Cycle	10	Each	\$2411.20	\$24,112								\$4,822	\$4,822	\$4,822	\$14,467



Reserves Analysis Report - Multi-Family

Project: Ruth Lillian Barkley Apartments (1-06)
Address: 1472 Washington Street
City, State: South End, MA
Inspection Date: 04/08/21

Gross Square Footage: 458,238
Year Built: 1951
Number Of Units: 415

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
Electric Water Heater (30 gallon mechanical)	12	7	5	End of Cycle	1	Each	\$600.00	\$600					\$600						\$600
Gas-fired Water Heater Commercial	12	12	0	Now	1	Each	\$1200.00	\$1,200										\$240	\$240
Gas-fired Water Heater (100 gallon) 80 AFUE	12	3	9	End of Cycle	5	Each	\$3300.00	\$16,500							\$3,300	\$3,300	\$3,300	\$3,300	\$13,200
Modulating Condensing Boiler- Gas 280 mbtu/hr (DHW)	25	18	7	End of Cycle	12	Each	\$9711.00	\$116,532					\$23,306	\$23,306	\$23,306	\$23,306	\$23,306		\$116,532
Modulating Condensing Boiler- Gas 280 mbtu/hr (DHW)	25	17	8	End of Cycle	3	Each	\$9711.00	\$29,133						\$5,827	\$5,827	\$5,827	\$5,827	\$5,827	\$29,133
Modulating Condensing Boiler- Gas 2,675 mbtu/hr (DHW)	25	1	24	End of Cycle	6	Each	\$71350.00	\$428,100											
Modulating Condensing Boiler- Gas 280 mbtu/hr (DHW)	25	20	5	End of Cycle	3	Each	\$9711.00	\$29,133			\$5,827	\$5,827	\$5,827	\$5,827	\$5,827				\$29,133
Modulating Condensing Boiler- Gas 280 mbtu/hr (DHW)	25	14	11	End of Cycle	3	Each	\$9711.00	\$29,133									\$5,827	\$5,827	\$11,653
Modulating Condensing Boiler- Gas 280 mbtu/hr (DHW)	25	17	8	End of Cycle	1	Each	\$9711.00	\$9,711								\$9,711			\$9,711
Boiler- Gas 544 mbtu/hr (Townhomes Heating)	25	19	6	End of Cycle	12	Each	\$19400.00	\$232,800				\$46,560	\$46,560	\$46,560	\$46,560	\$46,560			\$232,800
Boiler- Gas 544 mbtu/hr (Heating)	25	19	6	End of Cycle	4	Each	\$19400.00	\$77,600				\$15,520	\$15,520	\$15,520	\$15,520	\$15,520			\$77,600
Boiler- Gas 544 mbtu/hr (Heating)	25	16	9	End of Cycle	4	Each	\$19400.00	\$77,600							\$15,520	\$15,520	\$15,520	\$15,520	\$62,080
Boiler- Gas 544 mbtu/hr (Heating) 2000-2003	25	14	11	End of Cycle	12	Each	\$19400.00	\$232,800									\$46,560	\$46,560	\$93,120
Modulating Condensing Boiler- Gas 360 mbtu/hr (Heating)	25	1	24	End of Cycle	5	Each	\$12670.00	\$63,350											
Boiler- Gas 544 mbtu/hr (Townhome Brookline Heating)	25	19	6	End of Cycle	1	Each	\$19400.00	\$19,400						\$19,400					\$19,400
Hydronic Pumps 3 HP	20	4	16	End of Cycle	17	Each	\$10056.00	\$170,952											
Hydronic Baseboard Heater (Per Unit)	50	44	6	End of Cycle	415	Each	\$850.00	\$352,750				\$70,550	\$70,550	\$70,550	\$70,550	\$70,550			\$352,750
High Efficiency Roof-top Gas-Fired Packaged Unit, Electric Cool (3-Ton)	15	11	4	End of Cycle	4	Each	\$8371.00	\$33,484			\$11,161	\$11,161	\$11,161						\$33,484
Elevator Cabs - Interior Finish	10	6	4	End of Cycle	15	Each	\$12880.00	\$193,200	\$27,600	\$27,600	\$27,600	\$27,600	\$27,600	\$27,600	\$27,600	\$27,600			\$193,200
Hydraulic passenger elevators	20	16	4	End of Cycle	4	Each	\$437386.20	\$1,749,545	\$249,935	\$249,935	\$249,935	\$249,935	\$249,935	\$249,935	\$249,935	\$249,935			\$1,749,545
Office Building Hydraulic Elevator	20	14	6	End of Cycle	1	Each	\$337386.20	\$337,386				\$67,477	\$67,477	\$67,477	\$67,477	\$67,477			\$337,386
Hoist/Cable Electric Traction passenger elevator	20	15	5	End of Cycle	10	Each	\$622753.20	\$6,227,532	\$691,948	\$691,948	\$691,948	\$691,948	\$691,948	\$691,948	\$691,948	\$691,948	\$691,948	\$691,948	\$6,227,532
Fire Sprinkler System	50	26	24	End of Cycle	458238	SF	\$2.99	\$1,370,132											
2% Audio Visual Alarms (Critical Repair)	10	0	0	Now	9	Each	\$200.00	\$1,800										\$1,800	\$1,800
Fire Alarm System	15	15	0	Now	1	Each	\$54229.60	\$54,230											
Ceramic Tile (Common Area/Employee Restrooms)	40	31	9	End of Cycle	620	SF	\$16.87	\$10,459							\$2,092	\$2,092	\$2,092	\$2,092	\$8,368
Durable Vinyl Flooring (Mgmt Office Area)	15	0	15	End of Cycle	2205	SF	\$6.36	\$14,024											
VCT 12x12 Tile (Common Area)	15	6	9	End of Cycle	7220	SF	\$4.36	\$31,479							\$6,296	\$6,296	\$6,296	\$6,296	\$25,183
Install Levered Door Hardware (Public Area) (ADA) (Critical Repair)	15	0	0	Now	2	Each	\$125.00	\$250											
Kitchen Cabinets and Countertops (Laminates/Wood) (Common/Employee Area)	20	13	7	End of Cycle	3	Each	\$3764.00	\$11,292						\$3,764	\$3,764	\$3,764			\$11,292
Existing - Standard Refrigerator (Common/Employee Area)	15	6	9	End of Cycle	2	Each	\$759.00	\$1,518									\$1,518		\$1,518



Reserves Analysis Report - Multi-Family

Project: Ruth Lillian Barkley Apartments (1-06)
Address: 1472 Washington Street
City, State: South End, MA
Inspection Date: 04/08/21

Gross Square Footage: 458,238
Year Built: 1951
Number Of Units: 415

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
Electric Cooktop (Common Area)	20	13	7	End of Cycle	1	Each	\$593.00	\$593							\$593				\$593
Gas Range (Employee Area)	20	11	9	End of Cycle	1	Each	\$646.00	\$646									\$646		\$646
Ceramic Tile (Bath)	40	35	5	End of Cycle	450	Each	\$1012.50	\$455,625			\$91,125	\$91,125	\$91,125	\$91,125	\$91,125				\$455,625
VCT 12x12 Tile (Entire 1-Bedroom Apartment)	15	9	6	End of Cycle	72	Each	\$3058.40	\$220,205				\$44,041	\$44,041	\$44,041	\$44,041	\$44,041			\$220,205
VCT 12x12 Tile (Entire 2-Bedroom Apartment)	15	8	7	End of Cycle	135	Each	\$3176.00	\$428,760					\$85,752	\$85,752	\$85,752	\$85,752	\$85,752		\$428,760
VCT 12x12 Tile (Entire 3-Bedroom Apartment)	15	7	8	End of Cycle	81	Each	\$3217.20	\$260,593						\$52,119	\$52,119	\$52,119	\$52,119	\$52,119	\$260,593
VCT 12x12 Tile (Entire 4-Bedroom Apartment)	15	8	7	End of Cycle	28	Each	\$3893.60	\$109,021					\$21,804	\$21,804	\$21,804	\$21,804	\$21,804		\$109,021
VCT 12x12 Tile (Entire 3-Bedroom Apartment)	15	15	0	Now	27	Each	\$3217.20	\$86,864											
VCT 12x12 Tile (Entire 1-Bedroom Apartment)	15	15	0	Now	20	Each	\$3058.40	\$61,168											
VCT 12x12 Tile (Entire 2-Bedroom Apartment)	15	15	0	Now	45	Each	\$3176.00	\$142,920											
VCT 12x12 Tile (Entire 4-Bedroom Apartment)	15	15	0	Now	7	Each	\$3893.60	\$27,255											
Unit Entry Front and Rear Door	30	25	5	End of Cycle	442	Each	\$898.66	\$397,208			\$79,442	\$79,442	\$79,442	\$79,442	\$79,442				\$397,208
Standard Kitchen Cabinets and Countertops (Unit)	20	11	9	End of Cycle	332	Each	\$3764.00	\$1,249,648							\$249,930	\$249,930	\$249,930	\$249,930	\$999,718
Standard Kitchen Cabinets and Countertops (Unit)	20	20	0	Now	83	Each	\$3764.00	\$312,412											
Traditional Refrigerator (Unit)	12	5	7	End of Cycle	415	Each	\$759.00	\$314,985					\$62,997	\$62,997	\$62,997	\$62,997	\$62,997		\$314,985
Gas Range (Unit)	15	10	5	End of Cycle	352	Each	\$646.00	\$227,392			\$45,478	\$45,478	\$45,478	\$45,478	\$45,478				\$227,392
Electric Cooktop (UFAS Unit)	15	10	5	End of Cycle	63	Each	\$593.00	\$37,359			\$7,472	\$7,472	\$7,472	\$7,472	\$7,472				\$37,359
Wall-Mounted Oven (UFAS Unit)	15	10	5	End of Cycle	63	Each	\$850.00	\$53,550			\$10,710	\$10,710	\$10,710	\$10,710	\$10,710				\$53,550
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									\$1,203,578	\$1,207,892	\$1,462,447	\$1,733,304	\$2,264,051	\$2,310,413	\$2,566,238	\$2,069,334	\$1,843,353	\$446,349	\$17,106,959
Total RR Per Unit									\$2,900	\$2,911	\$3,524	\$4,177	\$5,456	\$5,567	\$6,184	\$4,986	\$4,442	\$1,076	\$4,122
Totals with Inflation Factor									\$1,203,578	\$1,215,743	\$1,501,392	\$1,815,051	\$2,418,246	\$2,517,121	\$2,851,751	\$2,345,553	\$2,131,196	\$526,369	\$18,526,001
Total RR Per Unit Inflated									\$2,900	\$2,930	\$3,618	\$4,374	\$5,827	\$6,065	\$6,872	\$5,652	\$5,135	\$1,268	\$4,464

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



Reserves Analysis Report - Multi-Family

Project: Ruth Lillian Barkley Apartments (1-06)
Address: 1472 Washington Street
City, State: South End, MA
Inspection Date: 04/08/21

Gross Square Footage: 458,238
Year Built: 1951
Number Of Units: 415

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	50155	SF	\$4.25	\$213,159														
Parking, Asphalt Sealing	50155	SF	\$0.25	\$12,539	\$25,078					\$12,539					\$12,539	\$25,078	\$50,155	
Parking Stripes (Per Car)	36	Each	\$10.52	\$379						\$379						\$379	\$379	
Pedestrian Paving - Asphalt Sidewalks	12100	SF	\$3.23	\$39,083	\$39,083												\$39,083	
Pedestrian Paving - Concrete Sidewalks and Patios	7105	SF	\$2.25	\$15,986	\$12,789	\$3,197										\$3,197	\$15,986	
Chain-Link Fencing (Roof Security)	180	LF	\$9.27	\$1,669														
Wrought Iron Picket Fencing 4' High	1485	LF	\$76.45	\$113,528														
Dumpster/Trash Enclosure - Wrought Iron	4	Each	\$4176.00	\$16,704	\$16,704												\$16,704	
-Emergency Generator (Cummins Diesel-Engine)	1	Each	\$188200.00	\$188,200					\$37,640	\$37,640	\$37,640	\$37,640	\$37,640			\$188,200	\$188,200	
Emergency Generator (Kohler Diesel-Engine)	1	Each	\$188200.00	\$188,200														
-Emergency Generator (Cummins Diesel-Engine)	1	Each	\$188200.00	\$188,200			\$37,640	\$37,640	\$37,640	\$37,640	\$37,640					\$188,200	\$188,200	
-Emergency Generator (Cummins Diesel-Engine)	1	Each	\$188200.00	\$188,200			\$37,640	\$37,640	\$37,640	\$37,640	\$37,640	\$37,640				\$188,200	\$188,200	
Common/Mechanical Exterior Door	19	Each	\$898.66	\$17,075	\$17,075												\$17,075	
Common Exterior Door	24	Each	\$898.66	\$21,568	\$21,568												\$21,568	
Common Exterior Door, Hollow Metal (Double) (Thermal Boundary)	4	Each	\$1529.12	\$6,116	\$6,116												\$6,116	
Basement Doors (Single) (Non-Thermal Boundary)	13	Each	\$898.66	\$11,683														
Storefront System with Single Door	9	Each	\$5025.47	\$45,229	\$45,229												\$45,229	
Brick or Concrete Block - Technical Pointing	305080	SF	\$5.25	\$1,601,670	\$1,601,670												\$1,601,670	
Casement/Fixed Window	24	Each	\$475.00	\$11,400	\$11,400												\$11,400	
Double Hung Window (7 + Stories) (Aluminum)	3241	Each	\$555.00	\$1,798,755	\$1,798,755												\$1,798,755	
Double Hung Window (7 + Stories) (Aluminum)	360	Each	\$555.00	\$199,800														
Standing seam metal roofing - 26 ga	3380	SF	\$8.11	\$27,412														
Flat roofing system (Apartments)	87535	SF	\$15.50	\$1,356,793									\$271,359	\$271,359	\$814,076	\$1,356,793	\$1,356,793	
Central Building Flat Roofing System	4100	SF	\$21.73	\$89,093	\$89,093						\$17,819	\$17,819	\$17,819	\$17,819	\$17,819	\$89,093	\$178,186	
Community Building Roofing	6700	SF	\$12.25	\$82,075	\$82,075						\$16,415	\$16,415	\$16,415	\$16,415	\$16,415	\$82,075	\$164,150	
Sewer Mains - Cast Iron	12	Each	\$7500.00	\$90,000	\$90,000												\$90,000	
DHW Circulating Pumps 3/4 HP	17	Each	\$3675.00	\$62,475	\$37,485	\$12,495	\$12,495										\$24,990	\$62,475
Hot Water Storage Tank - Brookline Townhomes	1	Each	\$2411.20	\$2,411	\$2,411												\$2,411	
Hot Water Storage Tank - Townhomes	12	Each	\$2411.20	\$28,934	\$28,934												\$28,934	
Hot Water Storage Tank - 2010-2013	10	Each	\$2411.20	\$24,112	\$24,112												\$24,112	
Hot Water Storage Tank - 2014-2017	10	Each	\$2411.20	\$24,112	\$14,467	\$4,822	\$4,822									\$9,645	\$24,112	
Electric Water Heater (30 gallon mechanical)	1	Each	\$600.00	\$600	\$600							\$600				\$600	\$1,200	



Reserves Analysis Report - Multi-Family

Project: Ruth Lillian Barkley Apartments (1-06)
Address: 1472 Washington Street
City, State: South End, MA
Inspection Date: 04/08/21

Gross Square Footage: 458,238
Year Built: 1951
Number Of Units: 415

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
Gas-fired Water Heater Commercial	1	Each	\$1200.00	\$1,200	\$240	\$240	\$240	\$240	\$240							\$960	\$1,200
Gas-fired Water Heater (100 gallon) 80 AFUE	5	Each	\$3300.00	\$16,500	\$13,200	\$3,300										\$3,300	\$16,500
Modulating Condensing Boiler- Gas 280 mbtu/hr (DHW)	12	Each	\$9711.00	\$116,532	\$116,532												\$116,532
Modulating Condensing Boiler- Gas 280 mbtu/hr (DHW)	3	Each	\$9711.00	\$29,133	\$29,133												\$29,133
Modulating Condensing Boiler- Gas 2,675 mbtu/hr (DHW)	6	Each	\$71350.00	\$428,100													
Modulating Condensing Boiler- Gas 280 mbtu/hr (DHW)	3	Each	\$9711.00	\$29,133	\$29,133												\$29,133
Modulating Condensing Boiler- Gas 280 mbtu/hr (DHW)	3	Each	\$9711.00	\$29,133	\$11,653	\$5,827	\$5,827	\$5,827								\$17,480	\$29,133
Modulating Condensing Boiler- Gas 280 mbtu/hr (DHW)	1	Each	\$9711.00	\$9,711	\$9,711												\$9,711
Boiler- Gas 544 mbtu/hr (Townhomes Heating)	12	Each	\$19400.00	\$232,800	\$232,800												\$232,800
Boiler- Gas 544 mbtu/hr (Heating)	4	Each	\$19400.00	\$77,600	\$77,600												\$77,600
Boiler- Gas 544 mbtu/hr (Heating)	4	Each	\$19400.00	\$77,600	\$62,080	\$15,520										\$15,520	\$77,600
Boiler- Gas 544 mbtu/hr (Heating) 2000-2003	12	Each	\$19400.00	\$232,800	\$93,120	\$46,560	\$46,560	\$46,560								\$139,680	\$232,800
Modulating Condensing Boiler- Gas 360 mbtu/hr (Heating)	5	Each	\$12670.00	\$63,350													
Boiler- Gas 544 mbtu/hr (Townhome Brookline Heating)	1	Each	\$19400.00	\$19,400	\$19,400												\$19,400
Hydronic Pumps 3 HP	17	Each	\$10056.00	\$170,952					\$34,190	\$34,190	\$34,190	\$34,190	\$34,190			\$170,952	\$170,952
Hydronic Baseboard Heater (Per Unit)	415	Each	\$850.00	\$352,750	\$352,750												\$352,750
High Efficiency Roof-top Gas-Fired Packaged Unit, Electric Cool (3-Ton)	4	Each	\$8371.00	\$33,484	\$33,484								\$11,161	\$11,161	\$11,161	\$33,484	\$66,968
Elevator Cabs - Interior Finish	15	Each	\$12880.00	\$193,200	\$193,200	\$27,600	\$27,600	\$27,600	\$27,600	\$27,600	\$27,600	\$27,600				\$193,200	\$386,400
Hydraulic passenger elevators	4	Each	\$437386.20	\$1,749,545	\$1,749,545												\$1,749,545
Office Building Hydraulic Elevator	1	Each	\$337386.20	\$337,386	\$337,386												\$337,386
Hoist/Cable Electric Traction passenger elevator	10	Each	\$622753.20	\$6,227,532	\$6,227,532												\$6,227,532
Fire Sprinkler System	458238	SF	\$2.99	\$1,370,132													
2% Audio Visual Alarms (Critical Repair)	9	Each	\$200.00	\$1,800	\$1,800										\$1,800	\$1,800	\$3,600
Fire Alarm System	1	Each	\$54229.60	\$54,230						\$54,230						\$54,230	\$54,230
Ceramic Tile (Common Area/Employee Restrooms)	620	SF	\$16.87	\$10,459	\$8,368	\$2,092										\$2,092	\$10,459
Durable Vinyl Flooring (Mgmt Office Area)	2205	SF	\$6.36	\$14,024			\$2,805	\$2,805	\$2,805	\$2,805	\$2,805					\$14,024	\$14,024
VCT 12x12 Tile (Common Area)	7220	SF	\$4.36	\$31,479	\$25,183	\$6,296										\$6,296	\$31,479
Install Levered Door Hardware (Public Area) (ADA) (Critical Repair)	2	Each	\$125.00	\$250						\$250						\$250	\$250
Kitchen Cabinets and Countertops (Laminates/Wood) (Common/Employee Area)	3	Each	\$3764.00	\$11,292	\$11,292												\$11,292
Existing - Standard Refrigerator (Common/Employee Area)	2	Each	\$759.00	\$1,518	\$1,518												\$1,518
Electric Cooktop (Common Area)	1	Each	\$593.00	\$593	\$593												\$593
Gas Range (Employee Area)	1	Each	\$646.00	\$646	\$646												\$646



Reserves Analysis Report - Multi-Family

Project: Ruth Lillian Barkley Apartments (1-06)
Address: 1472 Washington Street
City, State: South End, MA
Inspection Date: 04/08/21

Gross Square Footage: 458,238
Year Built: 1951
Number Of Units: 415

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
Ceramic Tile (Bath)	450	Each	\$1012.50	\$455,625	\$455,625												\$455,625
VCT 12x12 Tile (Entire 1-Bedroom Apartment)	72	Each	\$3058.40	\$220,205	\$220,205												\$220,205
VCT 12x12 Tile (Entire 2-Bedroom Apartment)	135	Each	\$3176.00	\$428,760	\$428,760												\$428,760
VCT 12x12 Tile (Entire 3-Bedroom Apartment)	81	Each	\$3217.20	\$260,593	\$260,593												\$260,593
VCT 12x12 Tile (Entire 4-Bedroom Apartment)	28	Each	\$3893.60	\$109,021	\$109,021												\$109,021
VCT 12x12 Tile (Entire 3-Bedroom Apartment)	27	Each	\$3217.20	\$86,864				\$17,373	\$17,373	\$17,373	\$17,373	\$17,373				\$86,864	\$86,864
VCT 12x12 Tile (Entire 1-Bedroom Apartment)	20	Each	\$3058.40	\$61,168				\$12,234	\$12,234	\$12,234	\$12,234	\$12,234				\$61,168	\$61,168
VCT 12x12 Tile (Entire 2-Bedroom Apartment)	45	Each	\$3176.00	\$142,920				\$28,584	\$28,584	\$28,584	\$28,584	\$28,584				\$142,920	\$142,920
VCT 12x12 Tile (Entire 4-Bedroom Apartment)	7	Each	\$3893.60	\$27,255				\$5,451	\$5,451	\$5,451	\$5,451	\$5,451				\$27,255	\$27,255
Unit Entry Front and Rear Door	442	Each	\$898.66	\$397,208	\$397,208												\$397,208
Standard Kitchen Cabinets and Countertops (Unit)	332	Each	\$3764.00	\$1,249,648	\$999,718	\$249,930										\$249,930	\$1,249,648
Standard Kitchen Cabinets and Countertops (Unit)	83	Each	\$3764.00	\$312,412									\$62,482	\$62,482	\$187,447	\$312,412	\$312,412
Traditional Refrigerator (Unit)	415	Each	\$759.00	\$314,985	\$314,985							\$62,997	\$62,997	\$62,997	\$125,994	\$314,985	\$629,970
Gas Range (Unit)	352	Each	\$646.00	\$227,392	\$227,392								\$45,478	\$45,478	\$136,435	\$227,392	\$454,784
Electric Cooktop (UFAS Unit)	63	Each	\$593.00	\$37,359	\$37,359								\$7,472	\$7,472	\$22,415	\$37,359	\$74,718
Wall-Mounted Oven (UFAS Unit)	63	Each	\$850.00	\$53,550	\$53,550								\$10,710	\$10,710	\$32,130	\$53,550	\$107,100
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					\$17,106,959	\$377,879	\$135,184	\$221,953	\$241,397	\$308,554	\$275,390	\$301,347	\$577,723	\$505,893	\$1,378,231	\$4,323,551	\$21,430,510
Total RR Per Unit					\$4,122	\$911	\$326	\$535	\$582	\$744	\$664	\$726	\$1,392	\$1,219	\$3,321	\$1,042	\$2,582
Totals with Inflation Factor					\$18,526,001	\$454,535	\$165,860	\$277,764	\$308,139	\$401,742	\$365,734	\$408,210	\$798,246	\$712,977	\$1,981,248	\$5,874,454	\$24,400,456
Total RR Per Unit Inflated					\$4,464	\$1,095	\$400	\$669	\$743	\$968	\$881	\$984	\$1,923	\$1,718	\$4,774	\$1,416	\$2,940

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

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #1



PHOTO #2



6-Story Building

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #3



10-Story Building

PHOTO #4



Archway

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #5



13-Story, Archway and 10-Story Building

PHOTO #6



6-Story and Townhome View

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #7



3-Story Walk-up View

PHOTO #8



Townhome rear view

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #9



3-Story Walk-up and Townhome front view

PHOTO #10



Community/Leasing/Maintenance Building

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #11



10-Story and 13-Story Buildings

PHOTO #12



Site Overview

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #13



Flat roof view

PHOTO #14



Apartment flat roof view

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #15



Building side elevation and flat roof view

PHOTO #16



Chain-link security rooftop fencing

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #17



Site overview

PHOTO #18



Site parking/driveway

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #19



Additional flat roof view

PHOTO #20



6-Story Building Rooftop view

PHOTO #21



Hoist elevator rooftop mechanical room

PHOTO #22



Typical hoist elevator equipment

PHOTO #23



Hydraulic elevator equipment room

PHOTO #24



Kohler generator

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #25



Typical Cummins Generator

PHOTO #26



Central hot water heaters

PHOTO #27



Typical mechanical basement area

PHOTO #28



Site central boilers

PHOTO #29



Hydronic equipment

PHOTO #30



Site heating/DHW boiler equipment

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #31



Community/leasing/maintenance building roof

PHOTO #32



Roof-top HVAC package unit

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #33



Building entrance

PHOTO #34



Interior stairwell

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #35



Unit entry doors

PHOTO #36



3BR Unit Living room entry

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #37



3BR Hallway

PHOTO #38



3BR Kitchen

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #39



3BR Unit bathroom

PHOTO #40



4BR Townhome Entrance

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #41



4BR Townhome Kitchen

PHOTO #42



Typical 4BR Bedroom

PHOTO #43



Additional 4BR bedroom view

PHOTO #44



Typical 2BR Unit Kitchen

PHOTO #45



Typical 2BR Unit Bathroom

PHOTO #46



4Br Townhome interior entry view

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #47



4BR Townhome hallway

PHOTO #48



4BR Bathroom

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #49



Townhome entry view

PHOTO #50



Townhome living room view

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #51



Townhome kitchen view

PHOTO #52



Townhome interior staircase view

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #53



4BR Bathroom

PHOTO #54



4R rear entry view

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #55



2BR Entry View

PHOTO #56



2BR Kitchen

PHOTO #57



Cabinetry countertops

PHOTO #58



2BR Bathroom

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #59



1BR Unit Living room

PHOTO #60



1BR Hallway view

PHOTO #61



1BR Bathroom

PHOTO #62



1BR Kitchen

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #63



1BR Unit Bedroom

PHOTO #64



1BR Unit interior view

PHOTO #65



Accessible unit door entry

PHOTO #66



Accessible compliant threshold

PHOTO #67



Accessible unit with roll-under sink and electric cooktop

PHOTO #68



Roll-under sink with levered hardware

PHOTO #69



Accessible unit upper cabinet storage height

PHOTO #70



Accessible unit mirror

Ruth Lillian Barkley Apartments
South End, Massachusetts

PHOTO #71



Accessible entrance ramp

PHOTO #72



Accessible unit kitchen

PHOTO #73



Accessible unit countertop height

PHOTO #74



Accessible unit bathroom

PHOTO #75



Accessible unit shower

PHOTO #76



Accessible unit bathroom

PHOTO #77



Accessible unit bedroom

PHOTO #78



Accessible cooktop with lowered controls

PHOTO #79



Community/Employee kitchen

PHOTO #80



Employee maintenance kitchen

PHOTO #81



Typical common accessible restroom

PHOTO #82



Common restroom missing S&A protection (Critical Repair)

PHOTO #83



Common restroom door with non-compliant knob hardware (Critical Repair)

PHOTO #84



Interior common stair tread (Critical Repair)

PHOTO #85



Down unit (Non-Critical Repair)

PHOTO #86



Unit flooring beyond EUL (Non-Critical Repair)

PHOTO #87



Kitchen cabinets/countertops beyond EUL

PHOTO #88



14 E Brookline hallway repair (Non-Critical Repair)

PHOTO #89



Carbon Monoxide Detector

PHOTO #90



Handicapped unit fire safety

PHOTO #91

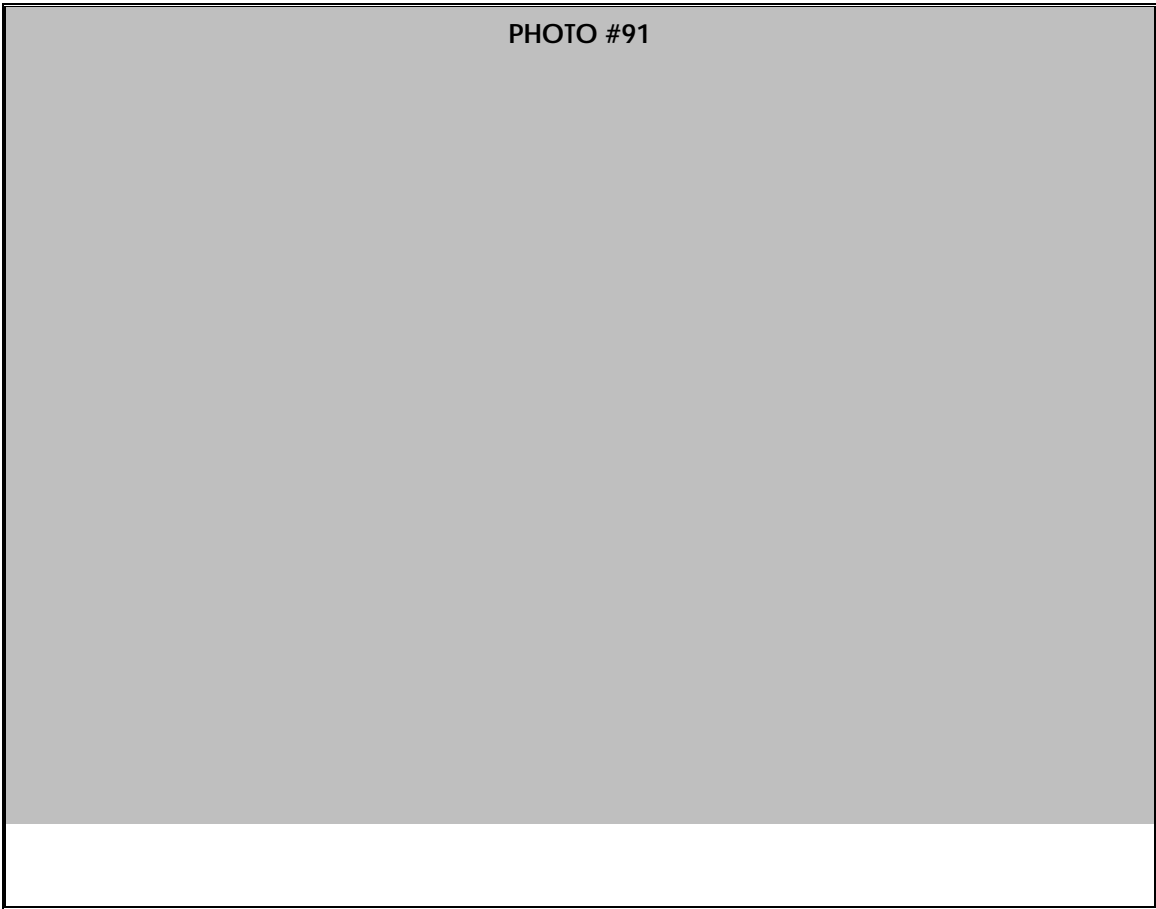


PHOTO #92



Dwelling unit smoke detector

PHOTO #93



Asphalt parking area (Non-Critical Repair)

PHOTO #94



Faded line striping (Non-Critical Repair)

EXHIBIT 11.5:

Accessibility Report



**ACCESSIBILITY REPORT
RUTH LILLIAN BARKLEY APARTMENTS (1-06)
1472 WASHINGTON STREET
SOUTH END, MASSACHUSETTS 02118**

**REPORT DATE:
OCTOBER 14, 2021**

**INSPECTION DATE:
APRIL 7 – 8 , 2020**

**INSPECTOR:
BO JOHNSON, BPI-MFBA**

**PREPARED FOR:
BOSTON HOUSING AUTHORITY
52 CHAUNCEY 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 1951 and features project-based assistance or will feature project-based assistance upon the completion of the RAD transaction. The property is therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 5% or twenty-one (21) of the dwelling units must be handicapped accessible and that 2% or nine (9) other dwelling units (other than the fully accessible units) are required to have audio/visual smoke alarms. In addition, all common and public areas are also required to be fully handicapped accessible.

Currently, the property does not feature any dwelling units with audio/visual alarms outside of the designated handicapped dwelling units; therefore, the installation of audio/visual alarms in 2% or nine (9) of the dwelling units (other than the fully accessible units) is required (Critical Repair).

Currently, the property features 15% or sixty-three (63) designated handicapped accessible units. These units were observed with select accessible features as well as select UFAS deficiencies. In addition, select UFAS deficiencies were noted in common areas. As such, modification to 5% or twenty-one (21) of the dwelling units to become fully UFAS compliant to the maximum extent feasible will be required. Upon completion of the Critical Repairs noted in the associated Capital Needs Assessment, the property will be in reasonable compliance with UFAS. The designated handicapped dwelling units and common areas were generally observed with the following UFAS compliant and non-compliant items.

Accessible Dwelling Unit Features:

- Unit entry doors feature levered handle hardware and sufficient door openings of at least 32-inches.
- Unit entry doors feature at least 18-inches clear floor space at the latch side/pull side.
- Exterior primary entry doors feature thresholds that do not exceed ½-inch in height.
- Exterior secondary doors (where applicable) feature thresholds that do not exceed ¾-inch in height.
- Accessible routes are present throughout the dwelling units and the interior doors feature sufficient clear openings of at least 32-inches.
- Thermostats, receptacles, and switches are located within compliant reach ranges.
- Accessible units feature compliant clear floor spaces 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 with levered handle hardware is provided. In addition, the kitchen counter surface at the sink area is fixed at the required height of 34-inches above the finished floor or is adjustable in height.
- Kitchens feature compliant upper cabinet storage - maximum height of 48-inches for at least one shelf of all cabinets and storage shelves mounted above work counters.
- An accessible bathroom with clear floor spaces at the plumbing fixtures.
- Roll-under forward approach bathroom sink with levered handle hardware.



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

Accessible Dwelling Unit Deficiencies:

- Select unit interior doors do not feature at least 18-inches clear floor space at the latch side/pull side.
- Kitchen and bathroom sinks provide roll under access; however, select units were observed with missing or non-compliant (improperly installed) scald and abrasion at the exposed sink piping within the kitchens and bathrooms (Critical Repair).
- A compliant roll-under forward approach to a lowered work surface (30-inch wide) located in the kitchen is not provided.

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

- 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.
- The majority of the common area doors feature levered handle hardware.
- Common area doors feature 18-inches at the pull side of the doors.
- Accessible routes are present throughout the common areas.
- Common area doors feature sufficient clear openings of at least 32-inches.
- The common area kitchen features compliant clear floor spaces at the kitchen fixtures and appliances.
- Roll-under forward approach to the common area kitchen sink with scald and abrasion protection and levered handle hardware is provided. In addition, the community kitchen counter surface at the sink area is fixed at the required height of 34-inches above the finished floor.
- The common area kitchen features compliant cabinet storage mounted no higher than the maximum height of 48-inches for at least one shelf of all cabinets and storage shelves mounted above work counters.
- 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 and levered handle hardware.
- The common area restrooms were observed with compliant side and rear grab bars are present at the toilet.



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

- The public area men's and uni-sex restroom doors do not feature levered handle hardware (Critical Repair).
- The common area restrooms were observed with sinks that provide roll-under forward approach access; however, the women's and uni-sex public area restrooms do not feature scald and abrasion protection (Critical-Repair).

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

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

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

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

Question: What is Section 504?

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



Question: Who are recipients of federal financial assistance?

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

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

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

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

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

1.2 Fair Housing Act Design and Construction Requirements

The subject property was constructed in 1951 and is not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.



1.3 Americans with Disabilities Act (ADA)

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

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

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

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

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

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

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



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

1.3.1 Parking

Based upon the thirty-six (36) total parking spaces available at the site, two (2) handicapped accessible parking spaces, inclusive of one (1) van accessible space are required by the Americans with Disabilities Act (ADA). The property currently features ten (10) partially compliant handicapped designated parking spaces; however, the pavement markings and access aisles are faded and there is no dedicated van accessible parking space (Critical Repair).

Standard handicapped spaces require a 60-inch wide access aisles, 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. The designated handicapped parking spaces should be located at the closest accessible route to the building entrances and two (2) spaces may share a single access aisle.

1.3.2 Curb Ramps

Curb access is provided at select locations throughout the property, including at the main entrance to the leasing office building. In addition, curb ramps are located at the adjacent corners of each apartment building as well as at the individual accessible parking access aisles. The curb ramps provide compliant slopes and are in compliance with ADAAG.

1.3.3 Building Entrances / Exits

The leasing office is located inside the community/leasing/management building. The primary entrance to the leasing office area was observed on an accessible route and features levered handle door hardware, compliant clear floor space at the door and compliant clear door openings of at least 32-inches, and low thresholds to comply with ADAAG.



1.3.4 Restrooms

The community area of the community/leasing/maintenance building features one (1) men's, one (1) women's and one uni-sex public restroom. The single occupant restrooms each feature wall mounted sinks with roll under access, floor mounted toilets with appropriate grab bars, and levered sink and door hardware. In addition, the restrooms feature sufficient door openings and clear floor spaces at the plumbing fixtures; however, the sink fixtures in the women's and uni-sex restroom were observed missing scald and abrasion protection at the under sink piping and the men's restroom door was observed with non-compliant (knob-style) door hardware. (Critical Repair).

The basement maintenance area features two (2) restrooms. The single occupant restrooms each feature wall mounted sinks with roll under access, floor mounted toilets with appropriate grab bars, and levered sink and door hardware. The restrooms were reportedly for staff use only; therefore, no modifications are required at this time.



EXHIBIT 11.6:

Intrusive Reports

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

EXHIBIT 11.7:

Seismic Analysis



Ruth Barkley

1462 Washington St, Boston, MA 02118, USA

Latitude, Longitude: 42.3401489, -71.07108699999999



Date	4/13/2021, 10:40:30 AM
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)	0.214
S ₁	spectral response (1.0 s)	0.069
S _{Xs}	site-modified spectral response (0.2 s)	0.535
S _{X1}	site-modified spectral response (1.0 s)	0.24
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)	0.24
crs	coefficient of risk (0.2 s)	0.892
ssrt	risk-targeted hazard (0.2 s)	0.214
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)	0.069
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S _{Xs}	site-modified spectral response (0.2 s)	0.357
S _{X1}	site-modified spectral response (1.0 s)	0.16

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.129
S_1	spectral response (1.0 s)	0.044
S_{XS}	site-modified spectral response (0.2 s)	0.323
S_{X1}	site-modified spectral response (1.0 s)	0.155
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)	0.108
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:	0801209040
Address:	HARRISON AV BOSTON MA 02118
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
Lot Size:	11,110 sq ft
Gross Area:	1 sq ft
Year Built:	-
Owner on Wednesday, January 1, 2020:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	52 CHAUNCY ST BOSTON MA 02111
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2021 Building value:	\$200.00
FY2021 Land Value:	\$1,528,900.00
FY2021 Total Assessed Value:	\$1,529,100.00

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 AUTHORITY

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	\$1,529,100.00
2020	Exempt	\$1,529,100.00
2019	Exempt	\$1,528,800.00
2018	Exempt	\$1,452,000.00
2017	Exempt	\$1,384,600.00
2016	Exempt	\$1,278,900.00
2015	Exempt	\$1,144,200.00
2014	Exempt	\$961,600.00
2013	Exempt	\$810,500.00
2012	Exempt	\$742,700.00
2011	Exempt	\$742,700.00
2010	Exempt	\$742,700.00
2009	Exempt	\$742,700.00
2008	Exempt	\$707,800.00
2007	Exempt	\$707,800.00
2006	Exempt	\$720,300.00
2005	Exempt	\$658,600.00
2004	Exempt	\$658,600.00
2003	Commercial Land	\$658,600.00
2002	Exempt	\$526,800.00
2001	Exempt	\$526,800.00
2000	Exempt	\$308,500.00
1999	Exempt	\$308,500.00
1998	Exempt	\$308,500.00
1997	Exempt	\$308,500.00
1996	Exempt	\$38,000.00
1995	Exempt	\$38,000.00
1994	Exempt	\$38,000.00
1993	Apartment Building	\$38,000.00

* 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.

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	0801209030
Address:	MYSTIC ST BOSTON MA 02118
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
Lot Size:	10,767 sq ft
Gross Area:	1 sq ft
Year Built:	-
Owner on Wednesday, January 1, 2020:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	52 CHAUNCY ST BOSTON MA 02111
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2021 Building value:	\$200.00
FY2021 Land Value:	\$1,194,000.00
FY2021 Total Assessed Value:	\$1,194,200.00

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 AUTHORITY

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	\$1,194,200.00
2020	Exempt	\$1,194,200.00
2019	Exempt	\$1,194,100.00
2018	Exempt	\$1,133,900.00
2017	Exempt	\$1,081,300.00
2016	Exempt	\$998,700.00
2015	Exempt	\$893,600.00
2014	Exempt	\$750,900.00
2013	Exempt	\$633,300.00
2012	Exempt	\$580,200.00
2011	Exempt	\$580,200.00
2010	Exempt	\$580,200.00
2009	Exempt	\$580,200.00
2008	Exempt	\$552,900.00
2007	Exempt	\$552,900.00
2006	Exempt	\$562,600.00
2005	Exempt	\$514,300.00
2004	Exempt	\$514,300.00
2003	Exempt	\$514,300.00
2002	Exempt	\$514,300.00
2001	Exempt	\$514,300.00
2000	Exempt	\$301,500.00
1999	Exempt	\$301,500.00
1998	Exempt	\$301,500.00
1997	Exempt	\$301,500.00
1996	Exempt	\$38,000.00
1995	Exempt	\$38,000.00
1994	Exempt	\$38,000.00
1993	Apartment Building	\$38,000.00

* 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.

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	0801209020
Address:	MYSTIC ST BOSTON MA 02118
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
Lot Size:	10,658 sq ft
Gross Area:	1 sq ft
Year Built:	-
Owner on Wednesday, January 1, 2020:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	52 CHAUNCY ST BOSTON MA 02111
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2021 Building value:	\$200.00
FY2021 Land Value:	\$1,184,800.00
FY2021 Total Assessed Value:	\$1,185,000.00

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 AUTHORITY

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	\$1,185,000.00
2020	Exempt	\$1,185,000.00
2019	Exempt	\$1,184,700.00
2018	Exempt	\$1,125,200.00
2017	Exempt	\$1,072,900.00
2016	Exempt	\$991,000.00
2015	Exempt	\$886,600.00
2014	Exempt	\$745,100.00
2013	Exempt	\$628,400.00
2012	Exempt	\$575,700.00
2011	Exempt	\$575,700.00
2010	Exempt	\$575,700.00
2009	Exempt	\$575,700.00
2008	Exempt	\$548,700.00
2007	Exempt	\$548,700.00
2006	Exempt	\$558,200.00
2005	Exempt	\$510,300.00
2004	Exempt	\$510,300.00
2003	Exempt	\$510,300.00
2002	Exempt	\$510,300.00
2001	Exempt	\$510,300.00
2000	Exempt	\$299,000.00
1999	Exempt	\$299,000.00
1998	Exempt	\$299,000.00
1997	Exempt	\$299,000.00
1996	Exempt	\$38,000.00
1995	Exempt	\$38,000.00
1994	Exempt	\$38,000.00
1993	Apartment Building	\$38,000.00

* 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.

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	0801209010
Address:	15 MSGR REYNOLDS WY BOSTON MA 02118
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
Lot Size:	258,284 sq ft
Gross Area:	131,540 sq ft
Year Built:	1951
Owner on Wednesday, January 1, 2020:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	15 MSGR REYNOLDS WY BOSTON MA 02118
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2021 Building value:	\$46,574,600.00
FY2021 Land Value:	\$12,883,900.00
FY2021 Total Assessed Value:	\$59,458,500.00

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 AUTHORITY

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	\$59,458,500.00
2020	Exempt	\$56,145,600.00
2019	Exempt	\$55,452,500.00
2018	Exempt	\$52,630,000.00
2017	Exempt	\$50,146,500.00
2016	Exempt	\$46,393,500.00
2015	Exempt	\$37,450,500.00
2014	Exempt	\$38,471,000.00
2013	Exempt	\$29,215,000.00
2012	Exempt	\$29,790,400.00
2011	Exempt	\$29,790,400.00
2010	Exempt	\$29,968,700.00
2009	Exempt	\$31,169,000.00
2008	Exempt	\$33,244,400.00
2007	Exempt	\$33,244,400.00
2006	Exempt	\$28,283,900.00
2005	Apartment Building	\$25,694,100.00
2004	Apartment Building	\$25,694,100.00
2003	Apartment Building	\$24,433,400.00
2002	Exempt	\$26,197,200.00
2001	Exempt	\$24,433,500.00
2000	Exempt	\$23,410,500.00
1999	Exempt	\$23,410,500.00
1998	Exempt	\$23,410,500.00
1997	Exempt	\$18,945,000.00
1996	Exempt	\$18,281,000.00
1995	Exempt	\$18,461,000.00
1994	Exempt	\$16,004,000.00
1993	Exempt	\$16,004,000.00

* 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.

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	0801206010
Address:	1478-1472 WASHINGTON ST BOSTON MA 02118
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
Lot Size:	12,040 sq ft
Gross Area:	15,476 sq ft
Year Built:	1910
Owner on Wednesday, January 1, 2020:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	52 CHAUNCY ST BOSTON MA 02111
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2021 Building value:	\$1,085,400.00
FY2021 Land Value:	\$892,700.00
FY2021 Total Assessed Value:	\$1,978,100.00

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 AUTHORITY

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	\$1,978,100.00
2020	Exempt	\$1,860,900.00
2019	Exempt	\$1,753,000.00
2018	Exempt	\$1,690,000.00
2017	Exempt	\$1,583,500.00
2016	Exempt	\$1,379,000.00
2015	Exempt	\$1,266,000.00
2014	Exempt	\$1,243,500.00
2013	Exempt	\$929,500.00
2012	Exempt	\$907,000.00
2011	Exempt	\$893,000.00
2010	Exempt	\$907,000.00
2009	Exempt	\$960,500.00
2008	Exempt	\$891,000.00
2007	Exempt	\$869,000.00
2006	Exempt	\$754,000.00
2005	Industrial	\$770,400.00
2004	Industrial	\$770,400.00
2003	Industrial	\$794,200.00
2002	Exempt	\$794,200.00
2001	Exempt	\$794,200.00
2000	Exempt	\$673,500.00
1999	Exempt	\$673,500.00
1998	Exempt	\$673,500.00
1997	Exempt	\$706,000.00
1996	Exempt	\$683,000.00
1995	Exempt	\$683,000.00
1994	Exempt	\$650,500.00
1993	Commercial	\$650,500.00

* 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.

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	0801205010
Address:	1486 WASHINGTON ST BOSTON MA 02118
Property Type:	Exempt
Classification Code:	0902 (Exempt Ownership / CITY OF BOSTON)
Lot Size:	8,728 sq ft
Gross Area:	1 sq ft
Year Built:	-
Owner on Wednesday, January 1, 2020:	CITY OF BOSTON
Owner's Mailing Address:	1486 WASHINGTON ST BOSTON MA 02118
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2021 Building value:	\$200.00
FY2021 Land Value:	\$1,271,500.00
FY2021 Total Assessed Value:	\$1,271,700.00

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 CITY OF BOSTON

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	\$1,271,700.00
2020	Exempt	\$1,271,700.00
2019	Exempt	\$1,271,500.00
2018	Exempt	\$1,207,500.00
2017	Exempt	\$1,151,500.00
2016	Exempt	\$1,063,500.00
2015	Exempt	\$951,600.00
2014	Exempt	\$799,700.00
2013	Exempt	\$674,100.00
2012	Exempt	\$617,800.00
2011	Exempt	\$617,800.00
2010	Exempt	\$617,800.00
2009	Exempt	\$617,800.00
2008	Exempt	\$588,700.00
2007	Exempt	\$588,700.00
2006	Exempt	\$598,800.00
2005	Exempt	\$547,500.00
2004	Exempt	\$547,500.00
2003	Commercial Land	\$547,500.00
2002	Exempt	\$279,300.00
2001	Exempt	\$279,300.00
2000	Exempt	\$174,500.00
1999	Exempt	\$174,500.00
1998	Exempt	\$174,500.00
1997	Exempt	\$174,500.00
1996	Exempt	\$174,500.00
1995	Exempt	\$174,500.00
1994	Exempt	\$157,000.00
1993	Exempt	\$157,000.00

* 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.



DATE: 3/24/2021
TO: Ruth Barley (Cathedral)
FROM: Eddie Smith – e.smith@d3g.com
RE: Ruth Barley (Cathedral)

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):	<u>April 8 and 9</u>
ESTIMATED TIME OF ARRIVAL:	<u>9:00 am</u>
INSPECTOR:	<u>Bo Johnson</u>
EMAIL:	<u>b.johnson@d3g.com</u>
CONTACT NUMBER:	<u>804-647-2338</u>

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.

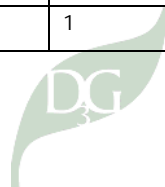
1. Complete and return General Property Information Form and Property Questionnaire.
2. Detailed listing of requested or proposed **Capital Improvements**, supplemented with **Contractor quotations and bids**.
3. Provide **construction documents** (construction drawings and/or survey) for review at the 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	Ruth Lillian Barkley Apartments
Exact Property Address	1472 Washington Street, Boston, MA 02118
Tax / Parcel ID Number	0801209010, 0801206010, 0801209020, 0801209030, 0801209040, 0801205010, 0801207010
Date(s) of Construction	1951
Acres / Land Size	7.3 acres
Name of Property Manager	
Name of Maintenance Supervisor	
Total # of Apartment Building(s)	11
Gross Area (S.F.) of Apartment Building(s)	
Ancillary Structures & SF Size (garages, clubhouse, maintenance, etc.)	2
Total # of Units	414
Total # of Handicap Accessible Units	63
Total # of Vacant or Down Units	15
Total # of Non-Income Units	1



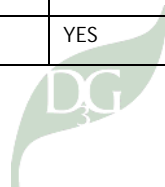
GENERAL PROPERTY INFORMATION FORM

Unit Breakdown & Rentable Area (in square feet - SF)	
Number of Efficiency/Studio Units & SF:	0
Number of 1BR Units and SF:	92
Number of 2BR Units and SF:	179
Number of 3BR Units and SF:	108
Number of 4BR Units and SF:	35
Number of 5BR Units and SF:	0
<p>On a separate sheet, please identify the unit breakdown of each building type, for example:</p> <p>Three (3) Type "A" buildings each with four 1 BR/1BA units and four Studio units</p> <p>Four (4) Type "B" buildings each with two 1 BR/1BA units and 2 2BR/2BA units</p>	
Total Number of Parking Spaces	
Total Number of Handicapped Spaces	
	Responsible Party (Select one)
Electric Power Company	Dwelling unit: Tenant / Owner
	Common area: Tenant / Owner
Gas Supply Company	Dwelling unit: Tenant / Owner
	Common area: Tenant / Owner
Water / Sewer Provider	Dwelling unit: Tenant / Owner
	Common area: Tenant / Owner
Trash (Solid Waste) Company	
Telephone Provider	
Pest Control Company	
Pest Treatment Schedule	



PROPERTY QUESTIONNAIRE

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



PROPERTY QUESTIONNAIRE

31. Irrigation system present? If so, is it separately metered?	YES	NO	
32. Emergency generator(s)? If so, kW size?	YES	NO	
<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	
34. Are the elevators inspected and maintained by a licensed contractor? If yes, note frequency?	YES	NO	
35. When was the last date of NFPA Fire Alarm System inspection? Any known concerns?	YES	NO	
36. Does the property feature an emergency call system? If yes, is system monitored 24/7?	YES	NO	
37. If present, does the pool(s) comply with the Virginia Graeme Baker Pool & Spa Safety Act	YES	NO	If yes, please provide documentation

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

Survey Completed By:

Relationship to the Property:

Number of Years with the Property/Company:

Date:



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

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

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

Jane Goins

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

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

Thanks

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

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

Any fire violations for them?



Jane Goins,
Compliance Manager, Dominion Due Diligence Group

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

E: j.goins@d3g.com

A: 201 Wylderose Drive Midlothian, Va. 23113



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

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

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

EXHIBIT 11.14:

Staff Resumes and Certifications

BO JOHNSON, BPI-MFBA

ENGINEERING PROJECT MANAGER



EDUCATION

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

CERTIFICATIONS/REGISTRATIONS/TRAINING

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

SUMMARY OF EXPERIENCE

Mr. Johnson is an Engineering Project Manager for Dominion Due Diligence Group. He is directly responsible for conducting and preparing Property Condition Reports, Project Capital Needs Assessments, and Phase I Environmental Site Assessments throughout the United States. From hands on experience in many phases of construction project management, job costing, to design & planning, Bo has over seventeen (17) years of experience in the construction industry. Prior to joining Dominion Due Diligence Group, he has previously worked as an engineering project manager, a communications technician, a structural engineering contractor, a safety inspector, and project manager for a contracting business in Richmond, VA. The following sites are examples of multi-family and health care facility inspections in which Mr. Johnson has participated:

HUD MAP 223(f)

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

BO JOHNSON, BPI-MFBA

ENGINEERING PROJECT MANAGER



HUD LEAN 232/223(f)

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

HUD - RAD

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

ASTM – General

- Shaler Oaks – Pittsburgh, PA
- Ridgeview Apartments – Mt. Pleasant, PA
- Waverton Ashton Green – Newport News, VA
- Waverton Chesapeake – Chesapeake, VA
- Carver Gardens – Gainesville, FL
- Magnolia Acres – Angleton, TX
- Mississippi Care Ctr. of DeKalb – DeKalb, MS
- Mississippi Care Ctr. Of Morton – Morton, MS

Standard & Poor

- Pinewood Apartments – Dunn, NC

Tax Credit, GA DCA

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

Tax Credit, OHFA

- Longfellow School – Cleveland, OH

Tax Credit, PHFA

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

Tax Credit, RIH

- Northern Plaza Apartments – Pawtucket, RI

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