



**CAPITAL NEEDS ASSESSMENT (CNA)
SPRING STREET APARTMENTS (2-70)
23 SPRING STREET
WEST ROXBURY, MASSACHUSETTS 02132**

D3G PROJECT NUMBER:

2021-0381

FINAL REPORT ISSUE DATE:

OCTOBER 14, 2021

INSPECTION DATE:

APRIL 26, 2021

PREPARED FOR:

**BOSTON HOUSING AUTHORITY
52 CHAUNCY STREET
BOSTON, MASSACHUSETTS 02111**

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

Scott Byerly, BPI-MFBA
Construction Inspector

Signature

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

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

Signature



EXECUTIVE PROPERTY DESCRIPTION

Property: Spring Street Apartments (2-70)
23 Spring Street
West Roxbury, Massachusetts 02132

Site Description: Spring Street Apartments (2-70), located at 23 Spring Street in West Roxbury, Massachusetts consists of four (4) two-story and one (1) three-story multifamily apartment buildings as well as one (1) single-story community building. The property features one hundred four (104) dwelling units. According to available tax records, the buildings were constructed in 1977, feature an approximate gross area of 77,124 square feet, and are situated on 2.58 acres. The property is in fair physical condition.



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1.0 EXECUTIVE SUMMARY

General Description

Project Name:	Spring Street Apartments (2-70)
Address:	23 Spring Street, West Roxbury, Massachusetts 02132
Property Type:	Multi-Family Apartments
Date of Construction:	1977
Land Size / Source:	2.58 Acres / Tax Records
Apartment Buildings:	One (1) - 3-Story Apartment Building Four (4) - 2-Story Apartment Buildings
Accessory Buildings:	One (1) – 1-Story Community Building
Total Building Gross Area:	77,124 Square Feet
Number/Type of Units:	100 - 1BR/1BA Dwelling Units 4 - 2BR/1BA Dwelling Units

Inspection Details

Inspector:	Scott Byerly, BPI-MFBA
Inspection Date:	April 26, 2021
Weather:	74°F, Sunny
Units Inspected:	4 (4% of the total number of units)
Access Limitations:	Residents were not notified of the inspection; therefore, D3G only gained access to four (4) vacant units.

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 local officials regarding zoning and code compliance at the property, and receipt of zoning/building code certification.
- The preparation and submittal of a report containing information specific to observations, interpretations, and estimated costs of repairs, if any, and the computation of the required reserves to replace major components of the property.



3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 Overall General Description

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

The property was constructed in 1977 with many of the building components varying in age. Building components have been replaced on an as needed basis. Replacement of major building components has been included within the replacement reserve schedule. The property features a full-time maintenance staff that addresses the daily maintenance needs of the property.

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

The subject property was constructed in 1977 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). According to the site's rent roll and property management, at least 5% of the dwelling units are reportedly handicapped designated units; however, D3G was unable to gain access to any designated handicapped units during the inspection. 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 two (2) points of vehicular ingress and egress, consisting of an asphalt driveway into the asphalt parking areas at the front and rear of the property. Ingress and egress to the site is provided via asphalt sidewalks and walkways connecting the buildings to the parking areas. The parking areas are connected to the municipal streets, and public sidewalks are present at Temple and Spring Street. High density residential properties should always consider the provision of bike parking/storage for residents, visitors, and employees where space permits. Site ingress and egress appears acceptable.



The site features an asphalt driveway and parking areas with select areas of extruded concrete curbing. Vehicular capacity is approximately nineteen (19) 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 physical condition, with repairs anticipated during the estimate period.

Additional Site Features

A sign identifying the subject property as “Spring Street Apartments” is situated near the 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 a combination of asphalt and concrete sidewalks and walkways, which are approximately 36-inches wide, and were observed in generally fair physical condition. Refurbishment of the pedestrian area sidewalks and walkways is anticipated during the estimate period. The retaining wall at 30/38 Temple Street was observed to be damaged and repair of the retaining wall is recommended (Non-Critical).

The property features a combination of chain link and vinyl stockade fencing that was observed in fair physical condition. Replacement of the fencing 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 to good 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 foundation construction of the buildings consists of shallow spread concrete footings. Ground floors are constructed of reinforced concrete slab on grade assemblies which are presumed to be situated over vapor barriers and gravel fill. The superstructures appear to be constructed of conventional wood framing assemblies. The structures were observed in good physical condition. No structural issues were observed/reported.

Roof Assembly

The roofs consist of pre-engineered wood assemblies that are surfaced with structural wood sheathing, felt paper, and architectural asphalt shingles. The wood assemblies and sheathing were observed in fair to good physical condition at the time of the inspection. The asphalt shingles were observed in fair to good physical condition. The buildings feature aluminum gutters and downspout assemblies that were observed in fair physical condition. Replacement of the asphalt shingles, as well as the gutters and downspouts, is anticipated during the estimate period.

Attics

Select attics were inspected and no evidence of moisture was observed. Penetrations and attic air bypasses are properly sealed. Attics feature approximately 9-inches of blown insulation. Based on depth and type of insulation, it is that the buildings feature approximately R-30 of insulation within the attics.

Exterior Stairs / Balconies

The property does not feature any exterior stair assemblies.

Building Entrance Doors

Exterior doors at the property consist of residential steel and glass assemblies at primary building and dwelling unit entrances and hollow core metal assemblies at the ancillary entrances. The exterior doors were observed in fair physical condition and their replacement is anticipated during the estimate period.



Windows

Windows consist of vinyl frame single hung, sliding, and fixed insulated glass assemblies. Windows were observed in fair to good physical condition and replacement is anticipated during the estimate period. Upon replacement of the windows, the installation of ENERGY STAR rated windows is recommended.

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

Exterior walls consist of conventional wood framing surfaced with vinyl lap siding. The exterior façade was observed in good physical condition. The buildings feature vinyl fascia and soffit panels that were observed in good physical condition.

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 and 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 good physical condition with no leaks reported. In addition, there were no reports of low water pressure or poor water quality.

Sewer connections at the property are reported to consist of cast iron mains connected to the municipal sewer system. Based upon the reported and observed site conditions, the sewer connections at the property are in fair physical condition and there have been no required repairs within the last year.

Domestic Hot Water

Potable hot water to each unit is supplied by individual electric 30-gallon water heaters located within dwelling unit mechanical closets. The water heaters have been replaced on an as needed basis and were generally observed in fair to good physical condition. The recovery of the hot water system is reported to be sufficient for the number of fixtures served and no complaints concerning a lack of hot water were raised during the inspection. Replacement of the water heaters is anticipated during the estimate period.

Heating and Cooling

The dwelling units are provided heated and conditioned air via electric mini-split HVAC units. There were no complaints or indications of problems with the HVAC system and the equipment was reportedly operating properly with replacement performed on an as-needed basis. The HVAC equipment appeared in fair to good physical condition.



Electrical System

The property receives electrical power from pad mounted transformers. The dwelling units were observed with electric breaker panels (120/240V, 90 Amps provided). The panels were observed in good operating condition, with no reported electrical issues by property management. The panels are original to the property and there are no reports of any service issues with the panels or electrical service.

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

Interior lighting throughout the common areas and dwelling units is provided via wall-mounted and ceiling-mounted fixtures observed with incandescent and fluorescent lighting. It could not be determined if lighting was sufficient as the survey was performed during the day; however, based upon the number of interior lighting fixtures, the lighting is presumed to be sufficient to meet the needs of the dwelling units. Upon replacement, the installation of high efficiency lighting is recommended.

3.5 Elevators and Stairways

There are no elevators at the property.

The apartment buildings each feature one (1) interior staircase assembly located in each building and are constructed of wood framing assemblies. The stair treads are surfaced with rubber treading and the stairs feature wooden handrails. Overall, vertical transportation was observed in fair to good physical condition.

3.6 Life and Fire Safety Systems

Fire Suppression Systems

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

Alarm and Notification Systems

Smoke detectors and heat sensors are hard wired throughout the community building and common areas. No issues were observed/reported. Wall-mounted fire extinguishers meeting the requirements of NFPA-10 exist throughout the apartment complex.

Dwelling units contain compliant hard-wired smoke detectors located within the immediate vicinity of the bedroom areas and within the bedrooms and appear to be in compliance with HUD requirements.



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

The property receives project based federal financial assistance and is therefore, required to provide audio/visual smoke alarms in 2% or three (3) of the dwelling units. D3G observed one (1) unit with audio/visual alarms (Dwelling Unit #33); however, was unable to determine if the property is fully compliant due to the limited number of dwelling units made available for inspection.

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

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

3.7 Interior Elements

3.7.1 Interior Elements – Common Spaces

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

The community 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, an electric cooktop unit, and a refrigerator. The recreational areas were observed in good condition.

The apartment buildings feature four-foot-wide common hallways along the main corridor of each floor. The hallways feature wooden handrails, VCT flooring, and painted gypsum wall board (GWB) walls and ceilings, which were all observed in poor to fair physical condition with flooring noted for replacement as a Non-Critical Repair.

The community building features a common laundry room that features two (2) coin-operated front-loading washing machines and two (2) coin-operated electric dryers. The machines are reportedly leased by the property. The laundry room features vinyl flooring and painted GWB walls and ceilings that were observed in fair condition.

The community building features a maintenance area for the storage of maintenance equipment and supplies and a maintenance office, accessible from the interior. No dedicated storage areas are available for the residents outside of the dwelling units.



3.7.2 Interior Elements – Tenant Spaces

Interior wall and ceiling finishes within the dwelling units consist of painted GWB walls and ceilings – observed in good physical condition. Flooring in the units consist of VCT flooring that was observed in fair to good condition. Replacement of the flooring is anticipated during the estimate period. It should be noted that future replacement of flooring will reportedly be with durable vinyl products such as luxury vinyl tile (LVT).

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

Dwelling unit kitchens feature recirculating range hood vent fans. 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.

The standard bathrooms feature wall-mounted sinks, wall-mounted toilets, and one-piece vinyl tubs with tile surrounds. Plumbing fixtures were observed to be in good operating condition. It is recommended that EPA WaterSense compliant fixtures be installed upon replacement.

Kitchen cabinets consist of wood-framed base and suspended wall cabinets. The base cabinets are surfaced with plastic laminate countertops. Visually inspected cabinets, hardware and countertops appeared in fair physical condition.



4.0 ADDITIONAL CONSIDERATIONS

Regulatory Compliance

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

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

The building code at the time of construction is unknown.

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

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

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



5.0 DOCUMENT REVIEWS AND INTERVIEWS

Document Review

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

- a. Site specific information provided for review:
 - i. Aerial Photos
 - ii. Property Provided Documents
 - iii. Tax Records
 - iv. Seismic Maps Design Summary Report
 - v. Core Based Statistical Area Map

Site Interviews and Questionnaires

D3G provided a property questionnaire to be completed by a representative familiar with the subject property. Upon the issuance of this report, D3G has not been provided with the completed property questionnaire. The following is a record of communication with stakeholders of this project:

Person	Title	Dates	Discussion
Jason Jones	Maintenance Supervisor	April 26, 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 reportedly provides six (6) (or in this case 5%) designated handicapped units. Please note that the property was constructed prior to July 11, 1988 and modifications to structural elements may be required to provide full compliance with UFAS. For detail on the accessibility requirements, please see the Accessibility Report located in Exhibit 11.5.

Fair Housing Act (FHA)

The subject property was constructed in 1977 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 Spring Street Apartments (2-70) at 23 Spring Street, West Roxbury, Massachusetts on April 26, 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 Boston Housing Authority and the HUD. This report was prepared in accordance with generally accepted industry standards of practice, including the ASTM E-2018-15 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*, as well as the U.S. Department of Housing and Urban Development Multifamily Accelerated Processing (MAP) Guide, Chapter 5 & Appendix 5, revised December 18, 2020. No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from D3G.

The statements in this report are professional opinions about the present condition of the 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 26, 2021. D3G, its officers and its employees have no present contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions. This investigation and report have been prepared in accordance with ASTM E-2018-08 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process* and the HUD Multifamily Accelerated Processing (MAP) Guide, Chapters 5, revised January 29, 2016.

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

Scott Byerly, BPI-MFBA
Construction Inspector



Signature

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



Signature

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



- 11.0 EXHIBITS**
- 11.1 Description of Estimated Cost of Critical Repairs**
- 11.2 Description of Estimated Cost of Non-Critical Repairs**
- 11.3 Capital Reserve Schedules (Reserve for Replacement Analysis)**
- 11.4 Color Site Photographs**
- 11.5 Accessibility Report**
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- 11.12 Site Specific Information**
- 11.13 Municipal Compliance Letters**
- 11.14 Staff Resumes and Certifications**



EXHIBIT 11.1:

Description of Estimated Cost of Critical Repairs



Critical Repair Report

Project:	Spring Street Apartments (2-70)
Property Type:	Multi-Family
Inspection Date:	04/26/2021

Spring Street Apartments (2-70) - Accessibility

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.7.1	Repairs	The men's and women's public restroom entry 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
2	3.7.1	Level 1 Alterations	The women's public restroom features a sink that is currently mounted higher than 34-inches above the finished floor. In order to comply with the Americans with Disabilities Act (ADA), the lowering of the existing wall-mounted sink with roll-under access to a height no greater than 34-inches above the finished floor is required.	1	Each	\$350.00	\$350.00

Spring Street Apartments (2-70) - Life Safety

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.7.1	Repairs	The roll-under sink in the common area laundry room was observed without scald and abrasion sink pipe wrapping. In order to comply with UFAS, the installation of compliant scald and abrasion sink pipe wrapping is required.	1	Each	\$35.00	\$35.00

TOTAL:	\$635.00
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Costs have been provided by using RS Means Building Construction Cost Data

* Owner provided cost that D3G finds reasonable

EXHIBIT 11.2:

Description of Estimated Cost of Non-Critical Repairs



Non-Critical Repair Report

Project:	Spring Street Apartments (2-70)
Property Type:	Multi-Family
Inspection Date:	04/26/2021

Spring Street Apartments (2-70)

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.5	Repairs	A portion of the asphalt sidewalk leading to the entry of 38 Temple was observed to be deteriorating on one side. The repair of the asphalt is recommended in order to prevent further deterioration and a potential trip hazard.	1	SF	\$250.00	\$250.00
2	3.2.6	Repairs	The retaining wall at 30/38 Temple Street was observed with damage and repair is recommended.	1	Each	\$750.00	\$750.00
3	3.3.2	Repairs	The majority of the apartment building exteriors were observed with multiple areas of mildew growth on the exteriors. In order to help maintain the overall subject property and prevent further mildew growth, the pressure washing of the apartment building exteriors is recommended.	6	Each	\$300.00	\$1,800.00
4	3.7.1	Level 1 Alterations	The VCT flooring in the common hallways was observed to be in poor physical condition and replacement is recommended.	3445	SF	\$6.36	\$21,910.20
5	3.7.2	Repairs	Dwelling units #16 and #98 were observed to be "down" or in an un-inhabitable state at the time of the inspection. In order to maintain the site's dwelling units and bring the units to a rentable state, repairing the down units is recommended.	2	Each	\$5,500.00	\$11,000.00

TOTAL:	\$35,710.20
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Costs have been provided by using RS Means Building Construction Cost Data

* Owner provided cost that D3G finds reasonable

EXHIBIT 11.3:

Capital Reserve Schedules (Reserve for Replacement Analysis)



Replacement Reserve Analysis Funding Schedule

Project Spring Street Apartments (2-70)
 Address 23 Spring Street,
 City, State West Roxbury, MA

Gross Square Footage 77,124
 Year Built 1977
 Number Of Units 104

Initial Deposit RR \$1,941,000 \$18,663 Per Unit
 Annual Deposit RR \$78,000 \$750 Per Unit
 Annual Deposit Increase 1.95%
 Interest Applied to Account Balance 1.00%
 Minimum Yr 1 Balance \$165,320 \$1,590 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:	\$73,698	\$97,979	\$190,703	\$210,328	\$243,464	\$311,061	\$376,928	\$306,602	\$307,412	\$255,541	\$2,373,717
Beginning Annual Balance (Equals IDRR in Year 1):	\$1,941,000	\$1,964,712	\$1,965,900	\$1,885,758	\$1,786,369	\$1,653,965	\$1,453,620	\$1,186,079	\$986,558	\$784,977	
Interest (Average Outstanding Balance):	\$19,410	\$19,647	\$29,489	\$28,286	\$26,796	\$24,809	\$21,804	\$17,791	\$14,798	\$11,775	
Annual Deposit:	\$78,000	\$79,521	\$81,072	\$82,653	\$84,264	\$85,907	\$87,583	\$89,290	\$91,032	\$92,807	
Beginning Balance Plus Annual Deposit:	\$2,019,000	\$2,044,233	\$2,046,972	\$1,968,411	\$1,870,633	\$1,739,872	\$1,541,203	\$1,275,369	\$1,077,590	\$877,783	
Remaining RR Balance/Year:	\$1,964,712	\$1,965,900	\$1,885,758	\$1,786,369	\$1,653,965	\$1,453,620	\$1,186,079	\$986,558	\$784,977	\$634,017	
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$165,320	\$166,395	\$169,723	\$173,117	\$176,579	\$180,111	\$183,713	\$187,388	\$191,135	\$194,958	
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:	\$261,735	\$241,958	\$96,806	\$96,949	\$93,536	\$170,673	\$128,804	\$132,531	\$127,999	\$133,308	\$1,484,300	\$3,858,017
Beginning Annual Balance (Equals IDRR in Year 1):	\$634,017	\$476,408	\$338,058	\$344,665	\$353,146	\$367,123	\$306,165	\$288,194	\$268,298	\$254,748		
Interest (Average Outstanding Balance):	\$9,510	\$7,146	\$5,071	\$5,170	\$5,297	\$5,507	\$4,592	\$4,323	\$4,024	\$3,821		
Annual Deposit:	\$94,617	\$96,462	\$98,343	\$100,260	\$102,215	\$104,208	\$106,241	\$108,312	\$110,424	\$112,578		
Beginning Balance Plus Annual Deposit:	\$728,633	\$572,870	\$436,400	\$444,925	\$455,361	\$471,331	\$412,405	\$396,506	\$378,722	\$367,326		
Remaining RR Balance/Year:	\$476,408	\$338,058	\$344,665	\$353,146	\$367,123	\$306,165	\$288,194	\$268,298	\$254,748	\$237,838		
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$198,857	\$202,834	\$206,891	\$211,029	\$215,249	\$219,554	\$223,945	\$228,424	\$232,993	\$237,653		
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: Spring Street Apartments (2-70)
Address: 23 Spring Street
City, State: West Roxbury, MA
Inspection Date: 04/26/21

Gross Square Footage: 77,124
Year Built: 1977
Number Of Units: 104

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	18	7	End of Cycle	14645	SF	\$4.25	\$62,241					\$12,448	\$12,448	\$12,448	\$12,448	\$12,448		\$62,241
Parking, Asphalt Sealing	5	2	3	End of Cycle	14645	SF	\$0.25	\$3,661			\$3,661					\$3,661			\$7,323
Parking Stripes (Per Car)	15	8	7	End of Cycle	19	Each	\$10.52	\$200							\$200				\$200
Pedestrian Paving - Asphalt Sidewalks / Walkways	25	16	9	End of Cycle	3260	SF	\$4.25	\$13,855								\$4,618	\$4,618	\$4,618	\$13,855
Chain-Link Fencing 6' High	40	33	7	End of Cycle	425	LF	\$24.07	\$10,230						\$3,410	\$3,410	\$3,410			\$10,230
Chain-Link Fencing 4' High	40	31	9	End of Cycle	500	LF	\$16.27	\$8,135								\$2,712	\$2,712	\$2,712	\$8,135
Vinyl Stockade Fencing	15	9	6	End of Cycle	16	LF	\$75.28	\$1,204						\$1,204					\$1,204
Project Sign	25	22	3	End of Cycle	1	Each	\$2500.00	\$2,500			\$2,500								\$2,500
Site Sewer Mains	50	44	6	End of Cycle	6	Each	\$7500.00	\$45,000				\$9,000	\$9,000	\$9,000	\$9,000	\$9,000			\$45,000
Concrete Walkways - Community Building	40	16	24	End of Cycle	1675	SF	\$7.40	\$12,395											
Solid Metal Clad Door (Single)	25	21	4	End of Cycle	1	Each	\$605.72	\$606				\$606							\$606
Common Exterior Door, Hollow Metal (Single-Full - Lite)	25	21	4	End of Cycle	4	Each	\$896.66	\$3,587				\$3,587							\$3,587
Common Exterior Door, Steel (Single Half - Lite) (Thermal Boundary)	25	18	7	End of Cycle	27	Each	\$896.66	\$24,210					\$4,842	\$4,842	\$4,842	\$4,842	\$4,842		\$24,210
Common Exterior Door, Hollow Metal (Single) (Thermal Boundary)	25	19	6	End of Cycle	4	Each	\$896.66	\$3,587					\$1,196	\$1,196	\$1,196				\$3,587
Common Exterior Door, Hollow Metal (Single) (Thermal Boundary)	25	21	4	End of Cycle	4	Each	\$896.66	\$3,587				\$3,587							\$3,587
Common Exterior Door, Hollow Metal (Double) - Storage Shed	25	22	3	End of Cycle	1	Each	\$829.12	\$829			\$829								\$829
Vinyl Lap Siding - Replace	25	16	9	End of Cycle	61490	SF	\$12.12	\$745,259						\$106,466	\$106,466	\$106,466	\$106,466	\$106,466	\$532,328
Brick - Technical Pointing - Storage Shed	60	44	16	End of Cycle	358	SF	\$3.50	\$1,253											
Fixed Windows (1 - 6 Stories) (Vinyl)	30	21	9	End of Cycle	4	Each	\$525.00	\$2,100										\$2,100	\$2,100
Sliding Window (Community Building)	30	21	9	End of Cycle	2	Each	\$525.00	\$1,050										\$1,050	\$1,050
Single Hung Window (Community Building)	30	21	9	End of Cycle	12	Each	\$585.00	\$7,020										\$7,020	\$7,020
Fixed Windows (Apartment Buildings)	30	21	9	End of Cycle	48	Each	\$525.00	\$25,200							\$5,040	\$5,040	\$5,040	\$5,040	\$20,160
Apartment Unit Window (Vinyl)	30	21	9	End of Cycle	276	Each	\$585.00	\$161,460						\$23,066	\$23,066	\$23,066	\$23,066	\$23,066	\$115,329
Asphalt Shingles - Architectural	20	6	14	End of Cycle	41330	SF	\$6.46	\$266,992											
Gutters and Downspouts - Aluminum	20	8	12	End of Cycle	2295	LF	\$10.13	\$23,248										\$4,650	\$4,650
Soffits & Fascia - Replace/Refurbish	20	16	4	End of Cycle	3533	LF	\$14.00	\$49,462		\$9,892	\$9,892	\$9,892	\$9,892	\$9,892					\$49,462
Electric Water Heater (30 gallon) Unit	12	8	4	End of Cycle	104	Each	\$400.00	\$41,600		\$8,320	\$8,320	\$8,320	\$8,320	\$8,320					\$41,600
Electric Water Heater (50 Gallon) - Community Building	12	6	6	End of Cycle	1	Each	\$600.00	\$600						\$600					\$600
Split Ductless A/C & Heat System 1.5-Ton	15	6	9	End of Cycle	104	Each	\$3305.00	\$343,720							\$68,744	\$68,744	\$68,744	\$68,744	\$274,976
Window A/C Unit (Community Building)	10	7	3	End of Cycle	2	Each	\$817.32	\$1,635			\$1,635								\$1,635
Emergency Call System, Apartment Device	10	7	3	End of Cycle	104	Each	\$250.00	\$26,000	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200						\$26,000
Fire Alarm Control Panel	15	11	4	End of Cycle	1	Each	\$3380.20	\$3,380				\$3,380							\$3,380



Reserves Analysis Report - Multi-Family

Project: Spring Street Apartments (2-70)
Address: 23 Spring Street
City, State: West Roxbury, MA
Inspection Date: 04/26/21

Gross Square Footage: 77,124
Year Built: 1977
Number Of Units: 104

Selected Component	Estimated Useful Life	Effective Age	Assessed RUL	When	Total Number	Unit Of Measure	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total
Durable Vinyl Flooring (Common Area)	15	3	12	End of Cycle	1330	SF	\$9.99	\$13,287											
VCT 12x12 Tile (Mechanical and Storage)	15	12	3	End of Cycle	150	SF	\$6.36	\$954			\$954								\$954
Durable Vinyl Flooring (Common Area Restrooms and Maintenance)	15	5	10	End of Cycle	140	SF	\$9.99	\$1,399										\$1,399	\$1,399
VCT 12x12 Tile (Common Building Hallways)	15	15	0	Now	3445	SF	\$6.36	\$21,910											
Carpet - Average Quality (Common Area)	6	3	3	End of Cycle	100	SF	\$5.39	\$539			\$539							\$539	\$1,078
Kitchen Cabinets and Countertops (Laminates/Wood) (Common Area)	20	15	5	End of Cycle	1	Each	\$3764.00	\$3,764					\$3,764						\$3,764
Traditional Refrigerator (Common Area)	15	6	9	End of Cycle	1	Each	\$759.00	\$759										\$759	\$759
Electric Cooktop (Common Area)	20	14	6	End of Cycle	1	Each	\$293.00	\$293						\$293					\$293
Ceramic Tile (Bath Surrounds) - Older	40	37	3	End of Cycle	52	Each	\$705.60	\$36,691	\$7,338	\$7,338	\$7,338	\$7,338	\$7,338						\$36,691
VCT 12x12 Tile (Entire 1-Bedroom Apartment)	15	12	3	End of Cycle	100	Each	\$3058.00	\$305,800	\$61,160	\$61,160	\$61,160	\$61,160	\$61,160						\$305,800
VCT 12x12 Tile (Entire 2-Bedroom Apartment)	15	12	3	End of Cycle	4	Each	\$4077.00	\$16,308		\$5,436	\$5,436	\$5,436							\$16,308
Standard Kitchen Cabinets and Countertops (Unit)	20	15	5	End of Cycle	104	Each	\$3764.00	\$391,456			\$78,291	\$78,291	\$78,291	\$78,291	\$78,291	\$78,291			\$391,456
Traditional Refrigerator (Unit)	12	5	7	End of Cycle	104	Each	\$759.00	\$78,936					\$15,787	\$15,787	\$15,787	\$15,787	\$15,787		\$78,936
Electric Range (Unit)	15	8	7	End of Cycle	98	Each	\$546.00	\$53,508					\$10,702	\$10,702	\$10,702	\$10,702	\$10,702		\$53,508
Electric Cooktop (UFAS Unit)	15	11	4	End of Cycle	6	Each	\$293.00	\$1,758				\$1,758							\$1,758
Cabinet-Mounted Oven (UFAS Unit)	15	11	4	End of Cycle	6	Each	\$550.00	\$3,300				\$3,300							\$3,300

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	\$73,698	\$97,347	\$185,756	\$200,855	\$227,940	\$285,517	\$339,191	\$270,495	\$265,892	\$216,694	\$2,163,385
Total RR Per Unit	\$709	\$936	\$1,786	\$1,931	\$2,192	\$2,745	\$3,261	\$2,601	\$2,557	\$2,084	\$2,080
Totals with Inflation Factor	\$73,698	\$97,979	\$190,703	\$210,328	\$243,464	\$311,061	\$376,928	\$306,602	\$307,412	\$255,541	\$2,373,717
Total RR Per Unit Inflated	\$709	\$942	\$1,834	\$2,022	\$2,341	\$2,991	\$3,624	\$2,948	\$2,956	\$2,457	\$2,282

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: Spring Street Apartments (2-70)
Address: 23 Spring Street
City, State: West Roxbury, MA
Inspection Date: 04/26/21

Gross Square Footage: 77,124
Year Built: 1977
Number Of Units: 104

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	14645	SF	\$4.25	\$62,241	\$62,241												\$62,241
Parking, Asphalt Sealing	14645	SF	\$0.25	\$3,661	\$7,323			\$3,661					\$3,661			\$7,323	\$14,645
Parking Stripes (Per Car)	19	Each	\$10.52	\$200	\$200												\$200
Pedestrian Paving - Asphalt Sidewalks / Walkways	3260	SF	\$4.25	\$13,855	\$13,855												\$13,855
Chain-Link Fencing 6' High	425	LF	\$24.07	\$10,230	\$10,230												\$10,230
Chain-Link Fencing 4' High	500	LF	\$16.27	\$8,135	\$8,135												\$8,135
Vinyl Stockade Fencing	16	LF	\$75.28	\$1,204	\$1,204												\$1,204
Project Sign	1	Each	\$2500.00	\$2,500	\$2,500												\$2,500
Site Sewer Mains	6	Each	\$7500.00	\$45,000	\$45,000												\$45,000
Concrete Walkways - Community Building	1675	SF	\$7.40	\$12,395													
Solid Metal Clad Door (Single)	1	Each	\$605.72	\$606	\$606												\$606
Common Exterior Door, Hollow Metal (Single-Full - Lite)	4	Each	\$896.66	\$3,587	\$3,587												\$3,587
Common Exterior Door, Steel (Single Half - Lite) (Thermal Boundary)	27	Each	\$896.66	\$24,210	\$24,210												\$24,210
Common Exterior Door, Hollow Metal (Single) (Thermal Boundary)	4	Each	\$896.66	\$3,587	\$3,587												\$3,587
Common Exterior Door, Hollow Metal (Single) (Thermal Boundary)	4	Each	\$896.66	\$3,587	\$3,587												\$3,587
Common Exterior Door, Hollow Metal (Double) - Storage Shed	1	Each	\$829.12	\$829	\$829												\$829
Vinyl Lap Siding - Replace	61490	SF	\$12.12	\$745,259	\$532,328	\$106,466	\$106,466									\$212,931	\$745,259
Brick - Technical Pointing - Storage Shed	358	SF	\$3.50	\$1,253							\$1,253					\$1,253	\$1,253
Fixed Windows (1 - 6 Stories) (Vinyl)	4	Each	\$525.00	\$2,100	\$2,100												\$2,100
Sliding Window (Community Building)	2	Each	\$525.00	\$1,050	\$1,050												\$1,050
Single Hung Window (Community Building)	12	Each	\$585.00	\$7,020	\$7,020												\$7,020
Fixed Windows (Apartment Buildings)	48	Each	\$525.00	\$25,200	\$20,160	\$5,040										\$5,040	\$25,200
Apartment Unit Window (Vinyl)	276	Each	\$585.00	\$161,460	\$115,329	\$23,066	\$23,066									\$46,131	\$161,460
Asphalt Shingles - Architectural	41330	SF	\$6.46	\$266,992			\$53,398	\$53,398	\$53,398	\$53,398	\$53,398					\$266,992	\$266,992
Gutters and Downspouts - Aluminum	2295	LF	\$10.13	\$23,248	\$4,650	\$4,650	\$4,650	\$4,650	\$4,650							\$18,599	\$23,248
Soffits & Fascia - Replace/Refurbish	3533	LF	\$14.00	\$49,462	\$49,462												\$49,462
Electric Water Heater (30 gallon) Unit	104	Each	\$400.00	\$41,600	\$41,600				\$8,320	\$8,320	\$8,320	\$8,320	\$8,320			\$41,600	\$83,200
Electric Water Heater (50 Gallon) - Community Building	1	Each	\$600.00	\$600	\$600								\$600			\$600	\$1,200
Split Ductless A/C & Heat System 1.5-Ton	104	Each	\$3305.00	\$343,720	\$274,976	\$68,744										\$68,744	\$343,720
Window A/C Unit (Community Building)	2	Each	\$817.32	\$1,635	\$1,635			\$1,635								\$1,635	\$3,269
Emergency Call System, Apartment Device	104	Each	\$250.00	\$26,000	\$26,000	\$5,200	\$5,200	\$5,200	\$5,200	\$5,200						\$26,000	\$52,000
Fire Alarm Control Panel	1	Each	\$3380.20	\$3,380	\$3,380									\$3,380		\$3,380	\$6,760



Reserves Analysis Report - Multi-Family

Project: Spring Street Apartments (2-70)
Address: 23 Spring Street
City, State: West Roxbury, MA
Inspection Date: 04/26/21

Gross Square Footage: 77,124
Year Built: 1977
Number Of Units: 104

Selected Component	Total Number	Unit Of Measure	Unit Cost	Total Cost	10-Year Total	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	11 - 20 Year Total	1-20 Year Total
Durable Vinyl Flooring (Common Area)	1330	SF	\$9.99	\$13,287		\$4,429	\$4,429	\$4,429								\$13,287	\$13,287
VCT 12x12 Tile (Mechanical and Storage)	150	SF	\$6.36	\$954	\$954								\$954			\$954	\$1,908
Durable Vinyl Flooring (Common Area Restrooms and Maintenance)	140	SF	\$9.99	\$1,399	\$1,399												\$1,399
VCT 12x12 Tile (Common Building Hallways)	3445	SF	\$6.36	\$21,910			\$4,382	\$4,382	\$4,382	\$4,382	\$4,382	\$4,382				\$21,910	\$21,910
Carpet - Average Quality (Common Area)	100	SF	\$5.39	\$539	\$1,078					\$539						\$539	\$1,617
Kitchen Cabinets and Countertops (Laminates/Wood) (Common Area)	1	Each	\$3764.00	\$3,764	\$3,764												\$3,764
Traditional Refrigerator (Common Area)	1	Each	\$759.00	\$759	\$759												\$759
Electric Cooktop (Common Area)	1	Each	\$293.00	\$293	\$293												\$293
Ceramic Tile (Bath Surrounds) - Older	52	Each	\$705.60	\$36,691	\$36,691												\$36,691
VCT 12x12 Tile (Entire 1-Bedroom Apartment)	100	Each	\$3058.00	\$305,800	\$305,800						\$61,160	\$61,160	\$61,160	\$61,160	\$61,160	\$305,800	\$611,600
VCT 12x12 Tile (Entire 2-Bedroom Apartment)	4	Each	\$4077.00	\$16,308	\$16,308							\$5,436	\$5,436	\$5,436		\$16,308	\$32,616
Standard Kitchen Cabinets and Countertops (Unit)	104	Each	\$3764.00	\$391,456	\$391,456												\$391,456
Traditional Refrigerator (Unit)	104	Each	\$759.00	\$78,936	\$78,936							\$15,787	\$15,787	\$15,787	\$31,574	\$78,936	\$157,872
Electric Range (Unit)	98	Each	\$546.00	\$53,508	\$53,508												\$53,508
Electric Cooktop (UFAS Unit)	6	Each	\$293.00	\$1,758	\$1,758									\$1,758		\$1,758	\$3,516
Cabinet-Mounted Oven (UFAS Unit)	6	Each	\$550.00	\$3,300	\$3,300									\$3,300		\$3,300	\$6,600
Summary Type					Year 10 Overall	Year 11 Total	Year 12 Total	Year 13 Total	Year 14 Total	Year 15 Total	Year 16 Total	Year 17 Total	Year 18 Total	Year 19 Total	Year 20 Total	Year 11 - 20 Total	Year 1- 20 Total
Total Reserve Replacement					\$2,163,385	\$217,594	\$197,208	\$77,355	\$75,950	\$71,839	\$128,513	\$95,085	\$95,918	\$90,821	\$92,734	\$1,143,019	\$3,306,404
Total RR Per Unit					\$2,080	\$2,092	\$1,896	\$744	\$730	\$691	\$1,236	\$914	\$922	\$873	\$892	\$1,099	\$1,590
Totals with Inflation Factor					\$2,373,717	\$261,735	\$241,958	\$96,806	\$96,949	\$93,536	\$170,673	\$128,804	\$132,531	\$127,999	\$133,308	\$1,484,300	\$3,858,017
Total RR Per Unit Inflated					\$2,282	\$2,517	\$2,327	\$931	\$932	\$899	\$1,641	\$1,239	\$1,274	\$1,231	\$1,282	\$1,427	\$1,855

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

Spring Street Apartments

West Roxbury, Massachusetts

PHOTO #1



Property sign

PHOTO #2



Community Building

Spring Street Apartments

West Roxbury, Massachusetts

PHOTO #3



Community building side view

PHOTO #4



Community building rear view

Spring Street Apartments

West Roxbury, Massachusetts

PHOTO #5



Apartment front elevation

PHOTO #6



Driveway and apartment front/rear elevation

Spring Street Apartments

West Roxbury, Massachusetts

PHOTO #7



Walkway/Landscaping view

PHOTO #8



Additional front elevation view

Spring Street Apartments

West Roxbury, Massachusetts

PHOTO #9



Asphalt driveway

PHOTO #10



Asphalt walkway

Spring Street Apartments

West Roxbury, Massachusetts

PHOTO #11



Rear parking area

PHOTO #12



Front parking area

Spring Street Apartments
West Roxbury, Massachusetts

PHOTO #13



Compliant Handicapped parking

PHOTO #14



Community building entrance

Spring Street Apartments

West Roxbury, Massachusetts

PHOTO #15



Compliant community building entrance - interior

PHOTO #16



Common laundry room

Spring Street Apartments

West Roxbury, Massachusetts

PHOTO #17



Community room

PHOTO #18



Community kitchen

Spring Street Apartments

West Roxbury, Massachusetts

PHOTO #19



Women's public restroom

PHOTO #20



Men's public restroom

Spring Street Apartments
West Roxbury, Massachusetts

PHOTO #21



Mechanical area

PHOTO #22



Mini-Split HVAC Units

PHOTO #23



Typical dwelling unit electric water heater

PHOTO #24



Typical dwelling unit electrical breaker panel

Spring Street Apartments

West Roxbury, Massachusetts

PHOTO #25



Pad mounted transformer

PHOTO #26



Building entrance

Spring Street Apartments
West Roxbury, Massachusetts

PHOTO #27



Building lobby/staircase view

PHOTO #28



Building hallway view

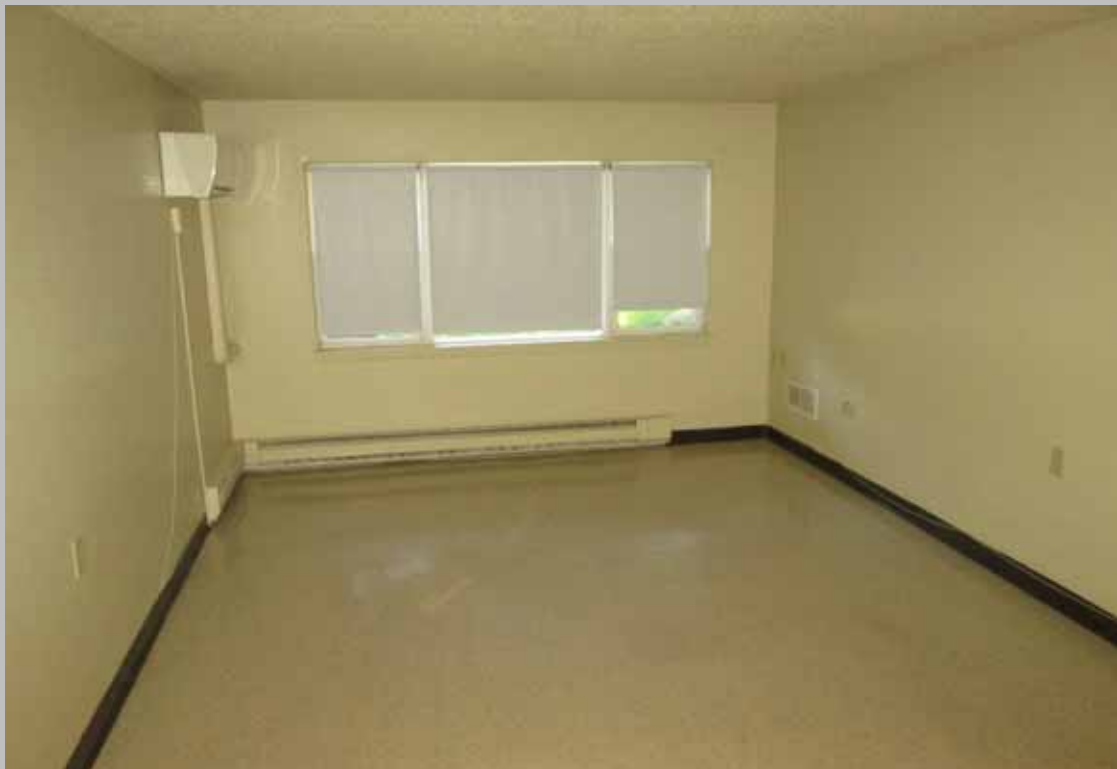
Spring Street Apartments
West Roxbury, Massachusetts

PHOTO #29



Dwelling unit entry door

PHOTO #30



Living room view

Spring Street Apartments
West Roxbury, Massachusetts

PHOTO #31



Entry and dining area view

PHOTO #32



Kitchen view

Spring Street Apartments
West Roxbury, Massachusetts

PHOTO #33



Bedroom and bathroom view

PHOTO #34



Bathroom view

Spring Street Apartments
West Roxbury, Massachusetts

PHOTO #35



Shower/tub with tile surrounds

PHOTO #36



Down unit #98 (Non-Critical Repair)

Spring Street Apartments
West Roxbury, Massachusetts

PHOTO #37



Down unit#16 (Non-Critical Repair)

PHOTO #38



Mildew observed (Non-Critical Repair)

PHOTO #39



Men's public restroom with non-compliant door hardware (Critical-Repair)

PHOTO #40



Women's public restroom with non-compliant door hardware (Critical-Repair)

PHOTO #41



View of the women's public restroom sink mounted higher than 34-inches above the finished floor (Critical Repair)

PHOTO #42



View of the common area laundry room sink lacking scald and abrasion protection (Critical Repair)

EXHIBIT 11.5:

Accessibility Report



**ACCESSIBILITY REPORT
SPRING STREET APARTMENTS (2-70)
23 SPRING STREET
WEST ROXBURY, MASSACHUSETTS 02132**

**REPORT DATE:
OCTOBER 14, 2021**

**INSPECTION DATE:
APRIL 26, 2020**

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

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

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1.0 ACCESSIBILITY REQUIREMENTS

1.1 Section 504 / Uniform Federal Accessibility Standards (UFAS)

The property was originally constructed in 1977 and features project-based assistance. The property is therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 5% or six (6) of the dwelling units must be handicapped accessible and that 2% or three (3) 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.

D3G observed one (1) unit with audio/visual alarms (Dwelling Unit #33); however, was unable to determine if the property is fully compliant due to the limited number of dwelling units made available for inspection.

Currently, the property reportedly features 5% or six (6) designated handicapped accessible units (Units 10, 12, 19, 50, 59, and 52). Potential modification to 5% or six (6) of the dwelling units and common areas to become UFAS compliant to the maximum extent feasible will be required, in order to comply with HUD. D3G was unable to gain access to any designated handicapped units during the date of inspection; therefore, are unable to verify UFAS compliant features or deficiencies within the accessible units. Please see list below for examples of UFAS requirements for designated handicapped units.

Typical Accessible UFAS Unit Requirements:

- Unit entry doors must feature levered handle hardware and sufficient door openings of at least 32-inches.
- Unit entry doors must feature at least 18-inches of clear floor space at the latch side/pull sides.
- Exterior primary entry doors must feature thresholds that do not exceed ½-inch in height.
- Unit interior doors must feature at least 18-inches clear floor space at the latch side/pull side of the doors.
- Accessible routes must be present throughout the dwelling units and the interior doors must feature sufficient clear openings of at least 32-inches.
- Thermostats, receptacles, and switches must be located within compliant reach ranges.
- Accessible units must feature UFAS compliant clear floor spaces within the kitchen. (Galley/L-shaped kitchens require at least 40-inches between all opposing base cabinets, counter tops, appliances, or walls and U-shaped kitchens require 60-inch turning diameter)
- Front controlled range/ovens with 30-inch x 48-inch clear floor space must be present in the kitchens.
- Roll-under forward approach to the kitchen sink with scald and abrasion protection and levered handle hardware must be provided. In addition, the kitchen counter surface at the sink area must be fixed at the required height of 34-inches above the finished floor or is adjustable in height.



- Roll-under forward approach to a lowered work surface (30-inch wide) located in the kitchen must be provided.
- Kitchens must feature compliant upper cabinet storage with a 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 is required.
- Roll-under forward approach bathroom sink with scald and abrasion protection and levered handle hardware is required.
- Compliant side and rear grab bars must be located at the toilet.
- Compliant grab bars must be located at the bathtub/shower surround.
- Accessible tubs/showers must feature 60-inch shower head hose and levered handle shower control hardware.
- Accessible bathroom mirror must be mounted less than the maximum 40-inches from the bottom of the mirror to the finished floor.

During the inspection, D3G was provided access to the common areas within the community building of the subject property. Please see lists below for select UFAS compliant features and deficiencies.

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

- The site features at least one (1) accessible route connecting accessible buildings, facilities, elements, and spaces.
- Ramps along accessible routes appear to meet the slope requirements of 1:12 or less.
- Accessible routes are free from obstruction and appear at least 36-inches wide.
- The majority of the common area doors feature levered handle hardware.
- Common area doors feature 18-inches at the pull side of the doors.
- Common area doors feature sufficient clear openings of at least 32-inches.
- The common area kitchen features compliant clear floor space at the range oven.
- Levered handled hardware at the community kitchen sink and common restroom sinks is provided.
- 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 to the sinks and scald and abrasion protection at the exposed sink piping.
- The common area restrooms were observed with compliant side and rear grab bars at the toilets.
- The common area laundry features at least one (1) front controlled washing machine.

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

- Common area restroom doors do not feature levered handle hardware (Critical Repair).
- The common area kitchen does not feature compliant clear floor space due to the placement of the refrigerator.
- The common area cabinet-mounted oven controls and range hood controls were measured at non-compliant heights of approximately 58-inches.



- Roll-under forward approach to a lowered work surface (30-inch wide) in the community kitchen is not provided.
- Roll-under forward approach to the common area kitchen sink with scald and abrasion protection is not provided. In addition, the community kitchen counter surface at the sink area is fixed at a non-compliant height of 36-inches above the finished floor.
- The common area kitchen features non-compliant cabinet storage mounted higher than maximum height of 48-inches for at least one shelf of all cabinets and storage shelves mounted above work counters.
- The common area laundry room sink was observed lacking levered handle hardware.
- The common area laundry room sink was observed lacking scald and abrasion protection at the under-sink piping. This has been noted as a Critical Repair in order to ensure tenant safety.
- The common area women's public restroom sink was observed mounted higher than 34-inches above the finished floor (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 1977 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 nineteen (19) total parking spaces available at the site, one (1) van accessible space is required by the Americans with Disabilities Act (ADA). The property currently features one (1) standard handicapped designated parking space and one (1) van-accessible parking space at the leasing office. The designated parking spaces feature vertical signage, pavement markings, and access aisles, and appear to be in compliance with the ADA.

1.3.2 Curb Ramps

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

1.3.3 Building Entrances / Exits

The leasing office is located inside the community building. The primary entrance to the community building 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 building features one (1) men's and one (1) women's public restrooms. The single occupant restrooms were observed with sufficient door openings roll-under access at the sinks with scald and abrasion protection and levered sink hardware; however, the restroom doors were observed with non-compliant (knobbed) hardware and the women's restroom sink was observed mounted higher than 34-inches above the finished floor (Critical-Repairs).



EXHIBIT 11.6:

Intrusive Reports

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

EXHIBIT 11.7:

Seismic Analysis



Spring Street

23 Spring St, Boston, MA 02132, USA

Latitude, Longitude: 42.2780326, -71.1614546



Date	4/20/2021, 8:45:44 PM
Design Code Reference Document	ASCE41-13
Custom Probability	
Site Class	E - Soft Clay Soil

Type	Description	Value
Hazard Level		BSE-2N
S _S	spectral response (0.2 s)	0.204
S ₁	spectral response (1.0 s)	0.067
S _{X_S}	site-modified spectral response (0.2 s)	0.51
S _{X₁}	site-modified spectral response (1.0 s)	0.236
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)	0.229
crs	coefficient of risk (0.2 s)	0.892
ssrt	risk-targeted hazard (0.2 s)	0.204
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.075
cr1	coefficient of risk (1.0 s)	0.899
s1rt	risk-targeted hazard (1.0 s)	0.067
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S _{X_S}	site-modified spectral response (0.2 s)	0.34
S _{X₁}	site-modified spectral response (1.0 s)	0.157

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.125
S_1	spectral response (1.0 s)	0.044
S_{XS}	site-modified spectral response (0.2 s)	0.311
S_{X1}	site-modified spectral response (1.0 s)	0.152
f_a	site amplification factor (0.2 s)	2.5
f_v	site amplification factor (1.0 s)	3.5

Type	Description	Value
Hazard Level		BSE-1E
S_S	spectral response (0.2 s)	0.043
S_1	spectral response (1.0 s)	0.016
S_{XS}	site-modified spectral response (0.2 s)	0.106
S_{X1}	site-modified spectral response (1.0 s)	0.056
F_a	site amplification factor (0.2 s)	2.5
F_v	site amplification factor (1.0 s)	3.5

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

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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

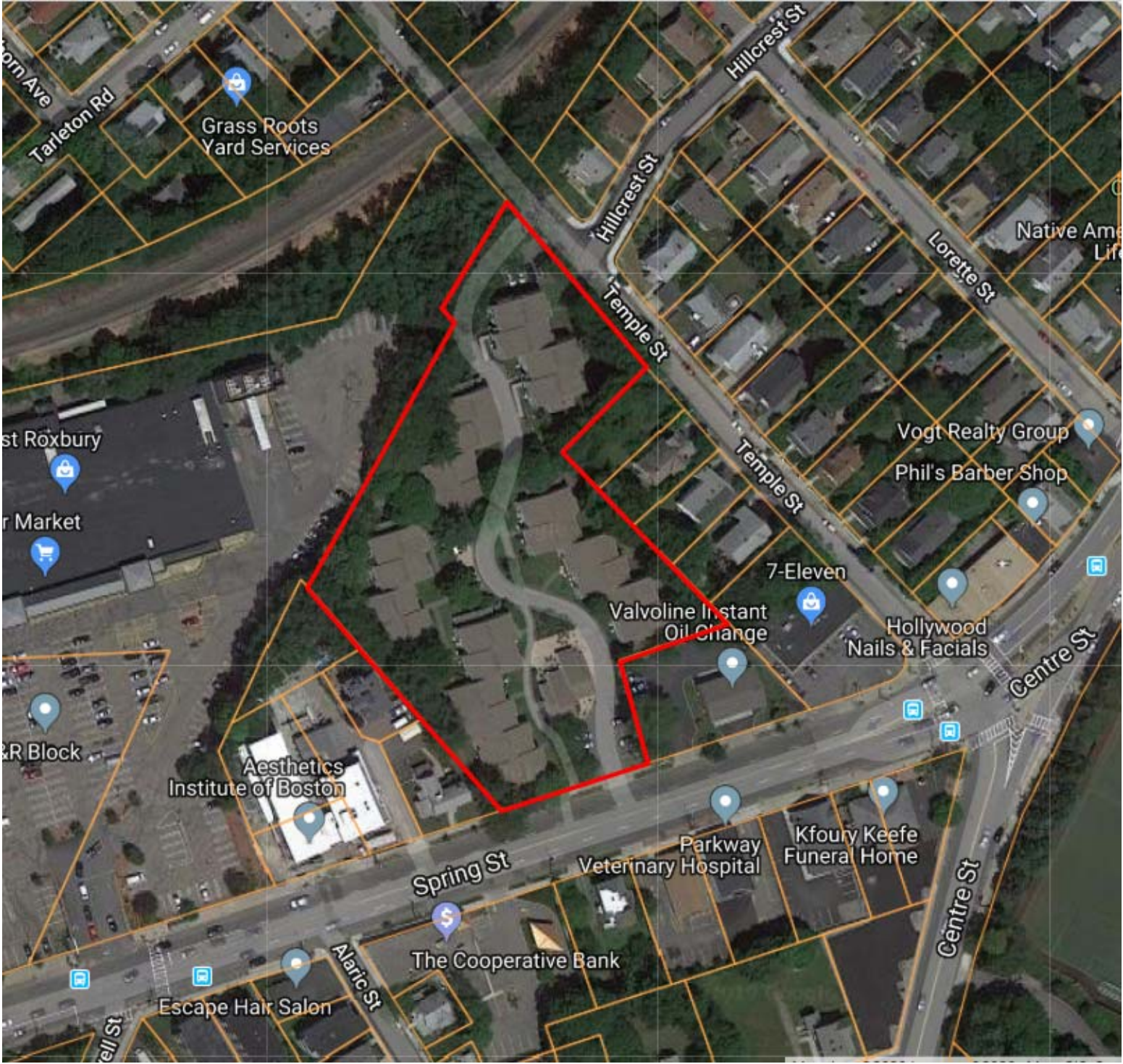
No Other Examinations or Reports have been provided to D3G at this time.

EXHIBIT 11.11:

HUD Form 92329

EXHIBIT 11.12:

Site Specific Information



Unit ID	Unit Street	Suite	BRs	Wheelchair unit	Unit Status
SP0001	35 Spring Street	1	1		Occupied
SP0002	35 Spring Street	2	1		Occupied
SP0003	35 Spring Street	3	1		Occupied
SP0004	35 Spring Street	4	1		Occupied
SP0005	35 Spring Street	5	1		Occupied
SP0006	35 Spring Street	6	1		Occupied
SP0007	35 Spring Street	7	1		Occupied
SP0008	35 Spring Street	8	1		Occupied
SP0009	33 Spring Street	9	1		Occupied
SP0010	33 Spring Street	10	1	UFAS	Occupied
SP0011	33 Spring Street	11	1		V-Vacant - Ready to Offer
SP0012	33 Spring Street	12	1	UFAS	Occupied
SP0013	33 Spring Street	13	1		Occupied
SP0014	33 Spring Street	14	1		Occupied
SP0015	33 Spring Street	15	1		Occupied
SP0016	33 Spring Street	16	1		Q-Work Pending-No Offers
SP0017	31 Spring Street	17	1		Occupied
SP0018	31 Spring Street	18	1		Occupied
SP0019	31 Spring Street	19	2	ANSI	Occupied
SP0020	31 Spring Street	20	1		Occupied
SP0021	31 Spring Street	21	1		Occupied
SP0022	31 Spring Street	22	1		Occupied
SP0023	31 Spring Street	23	1		Occupied
SP0024	31 Spring Street	24	1		Occupied
SP0025	40 Temple Street	25	1		Occupied
SP0026	40 Temple Street	26	1		Occupied
SP0027	40 Temple Street	27	1		Occupied
SP0028	40 Temple Street	28	1		Occupied
SP0029	40 Temple Street	29	1		Occupied
SP0030	40 Temple Street	30	1		Occupied
SP0031	40 Temple Street	31	1		Occupied
SP0032	40 Temple Street	32	1		Occupied
SP0033	38 Temple Street	33	1		Occupied
SP0034	38 Temple Street	34	1		Occupied
SP0035	38 Temple Street	35	2		E-Employee Occupied
SP0036	38 Temple Street	36	1		Occupied
SP0037	38 Temple Street	37	1		Occupied
SP0038	38 Temple Street	38	1		Occupied
SP0039	38 Temple Street	39	1		Occupied
SP0040	38 Temple Street	40	1		Occupied
SP0041	25 Spring Street	41	1		Occupied
SP0042	25 Spring Street	42	1		Occupied
SP0043	25 Spring Street	43	1		Occupied
SP0044	25 Spring Street	44	1		Occupied
SP0045	25 Spring Street	45	1		Occupied
SP0046	25 Spring Street	46	1		Occupied
SP0047	25 Spring Street	47	1		Occupied
SP0048	25 Spring Street	48	1		Occupied
SP0049	27 Spring Street	49	1		Occupied
SP0050	27 Spring Street	50	1	UFAS	Occupied
SP0051	27 Spring Street	51	1		Occupied
SP0052	27 Spring Street	52	1	UFAS	Occupied
SP0053	27 Spring Street	53	1		Occupied

SP0054	27 Spring Street	54	1		Occupied
SP0055	27 Spring Street	55	1		Occupied
SP0056	27 Spring Street	56	1		Occupied
SP0057	29 Spring Street	57	1		Occupied
SP0058	29 Spring Street	58	1		Occupied
SP0059	29 Spring Street	59	2	UFAS	Occupied
SP0060	29 Spring Street	60	1		Occupied
SP0061	29 Spring Street	61	1		Occupied
SP0062	29 Spring Street	62	1		Occupied
SP0063	29 Spring Street	63	1		Occupied
SP0064	29 Spring Street	64	1		Occupied
SP0065	36 Temple Street	65	1		Occupied
SP0066	36 Temple Street	66	1		Occupied
SP0067	36 Temple Street	67	1		Occupied
SP0068	36 Temple Street	68	1		Occupied
SP0069	36 Temple Street	69	1		Occupied
SP0070	36 Temple Street	70	1		Occupied
SP0071	36 Temple Street	71	1		Occupied
SP0072	36 Temple Street	72	1		Occupied
SP0073	34 Temple Street	73	1		Occupied
SP0074	34 Temple Street	74	1		Occupied
SP0075	34 Temple Street	75	2		Occupied
SP0076	34 Temple Street	76	1		V-Vacant - Ready to Offer
SP0077	34 Temple Street	77	1		Occupied
SP0078	34 Temple Street	78	1		Occupied
SP0079	34 Temple Street	79	1		Occupied
SP0080	34 Temple Street	80	1		Occupied
SP0081	30 Temple Street	81	1		Occupied
SP0082	30 Temple Street	82	1		Occupied
SP0083	30 Temple Street	83	1		Occupied
SP0084	30 Temple Street	84	1		Occupied
SP0085	30 Temple Street	85	2		Occupied
SP0086	30 Temple Street	86	1		Occupied
SP0087	30 Temple Street	87	1		Occupied
SP0088	30 Temple Street	88	1		Occupied
SP0089	30 Temple Street	89	1		Occupied
SP0090	30 Temple Street	90	1		Occupied
SP0091	30 Temple Street	91	1		Occupied
SP0092	30 Temple Street	92	1		Occupied
SP0093	32 Temple Street	93	1		V-Vacant - Ready to Offer
SP0094	32 Temple Street	94	1		Occupied
SP0095	32 Temple Street	95	1		Occupied
SP0096	32 Temple Street	96	1		Occupied
SP0097	32 Temple Street	97	1		Occupied
SP0098	32 Temple Street	98	1		Q-Work Pending-No Offers
SP0099	32 Temple Street	99	1		Occupied
SP0100	32 Temple Street	100	1		Occupied
SP0101	32 Temple Street	101	1		Occupied
SP0102	32 Temple Street	102	1		Occupied
SP0103	32 Temple Street	103	1		Occupied
SP0104	32 Temple Street	104	1		Occupied

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	2008899005
Address:	21-33 SPRING ST BOSTON MA 02132
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
Lot Size:	112,357 sq ft
Gross Area:	77,124 sq ft
Year Built:	1977
Owner on Wednesday, January 1, 2020:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	21 SPRING WEST ROXBURY MA 02132
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2021 Building value:	\$7,067,900.00
FY2021 Land Value:	\$4,962,700.00
FY2021 Total Assessed Value:	\$12,030,600.00

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	\$12,030,600.00
2020	Exempt	\$11,870,200.00
2019	Exempt	\$11,527,000.00
2018	Exempt	\$11,315,500.00
2017	Exempt	\$10,852,500.00
2016	Exempt	\$9,846,000.00
2015	Exempt	\$8,913,500.00
2014	Exempt	\$8,789,000.00
2013	Exempt	\$7,685,000.00
2012	Exempt	\$7,167,500.00
2011	Exempt	\$7,020,000.00
2010	Exempt	\$7,093,000.00
2009	Exempt	\$7,482,500.00
2008	Exempt	\$7,482,500.00
2007	Exempt	\$7,401,500.00
2006	Exempt	\$6,870,500.00
2005	Apartment Building	\$6,164,000.00
2004	Apartment Building	\$6,426,500.00
2003	Apartment Building	\$5,523,500.00
2002	Exempt	\$5,825,000.00
2001	Exempt	\$5,117,000.00
2000	Exempt	\$4,582,000.00
1999	Exempt	\$4,042,500.00
1998	Exempt	\$4,042,500.00
1997	Exempt	\$3,990,500.00
1996	Exempt	\$3,856,500.00
1995	Exempt	\$3,722,500.00
1994	Exempt	\$3,511,500.00
1993	Exempt	\$3,511,500.00
1992	Exempt	\$3,684,000.00
1991	Exempt	\$4,692,500.00
1990	Exempt	\$4,692,500.00
1989	Exempt	\$2,804,000.00
1988	Exempt	\$2,298,500.00
1987	Exempt	\$1,948,000.00
1986	Exempt	\$1,787,000.00
1985	Exempt	\$1,473,100.00

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

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

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

Jane Goins

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

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

Thanks

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

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

Any fire violations for them?



Jane Goins,
Compliance Manager, Dominion Due Diligence Group

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



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

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

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

General Warren, 114 Rutherford Avenue, Charlestown, MA 02129

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

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

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

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

Pasciucco, 330 Bowdoin Street, Dorchester, MA 02122

Codman, 784 Washington Street, Dorchester, MA 02124

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

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

Rockland, 5300 Washington Street, West Roxbury, MA 02132

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

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

Hassan, 705 River Street, Mattapan, MA 02126

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

Lori Donovan

Senior Administrative Assistant- Fire Marshal Office

Boston Fire Prevention Division

1010 Massachusetts Avenue, 4th Floor

Boston, MA 02118

Direct Line: 617-343-3402

Email: lori.donovan@boston.gov

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

Good Afternoon,

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

General Warren, 114 Rutherford Avenue, Charlestown, MA 02129

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

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

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

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

Pasciucco, 330 Bowdoin Street, Dorchester, MA 02122

Codman, 784 Washington Street, Dorchester, MA 02124

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

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

Rockland, 5300 Washington Street, West Roxbury, MA 02132

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

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

Hassan, 705 River Street, Mattapan, MA 02126

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

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

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

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

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

If yes, please attach a copy of all available information

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

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

Thank you for your time,



Jane Goins,
Compliance Manager, Dominion Due Diligence Group

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

E: j.goins@d3g.com

A: 201 Wylderose Drive Midlothian, Va. 23113



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



February 22, 2021

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

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

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

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

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

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

EXHIBIT 11.14:

Staff Resumes and Certifications

SCOTT BYERLY, BPI MFBA

SENIOR ENGINEERING PROJECT MANAGER



EDUCATION

B.S. Mechanical Engineering, Old Dominion University, Norfolk, VA
M.B.A., Averett University, Danville, VA

CERTIFICATIONS/REGISTRATIONS/TRAINING

Commonwealth of Virginia Class "B" Building Contractor (2002-2006)
Fair Housing Act Accessibility Training – Phillip Zook (2-Day Training) (2007)
Principles of Environmental Site Assessments – ASTM E 1527-05 (2006)
HUD Multi-Family Accelerated Processing (MAP) Cost/A&E Seminar – New York City (2007)
Energy Auditor – Saturn Online Training (June 2010)
EarthCraft Virginia Multi-Family Developer Training (January 2011)
Building Performance Institute (BPI) Certified Multifamily Building Analyst Professional
Thermography Training for Energy Applications (Monroe Infrared Technologies)
Basics of Elevator Inspections given by Sanjay Kamani, QEI, KP Property Advisors LLC
Fair Housing Act Training – Design and Construction Requirements

SUMMARY OF EXPERIENCE

Mr. Byerly has experience with all phases of commercial, industrial, and residential construction and design projects. Mr. Byerly was a general contractor prior to joining Dominion Due Diligence Group as a Construction Inspector. Additionally, Mr. Byerly has extensive facility maintenance and project engineering experience with his former employer United Parcel Service, Inc. His duties there included project management of multiple facility equipment upgrades, building expansions, and office remodeling projects. Moreover, he was the UPS Virginia District Environmental and ADA Coordinator. Environmental Coordinator duties included management of all facility related environmental compliance and regulatory issues regarding UST/AST equipment, clean air, storm water, and drinking water. ADA Coordinator responsibilities included annual site inspections for ADA compliance and project coordinator for any/all projects regarding the ADAAG as they related to the facilities. In addition, Mr. Byerly has nine years of experience inspecting Multi-Family HUD Housing, skilled nursing and assisted living facilities for HUD financing. Mr. Byerly also has six years of experience as a project manager performing OAHF Green Physical Condition Assessments and Green Retrofit projects, as well as three years of experience with HUD RAD projects and associated energy audits.

RAD PHYSICAL CONDITION ASSESSMENTS

- Broadway Townhouses - Camden, NJ
- Scott County CDA - Scott County, MN
- Bruce Rose Plaza - Wilson, NC
- Hershey Towers B (Pana Towers) - Taylorsville, IL
- Gabilan Plaza Apartments - Salinas, CA
- Parqwood Apartments - Toledo, OH
- The Palms at Deerfield Beach FKA Stanley Terrace Apartments - Deerfield Beach, FL
- Lakeview Apartments - White Plains, NY

HUD MARK-TO-MARKET GPCA

- Haddon Hall – Cincinnati, OH
- Greentree Apartments – Marion, IN
- Georgian Arms – Rome, NY
- Martin Luther King Apartments – Detroit, MI
- Westwood Acres – Huntington, WV
- Melanie Manor – Grove City, OH
- Capitol Vanira – Atlanta, GA
- St. Paul Lutheran Village I – Cincinnati, OH

SCOTT BYERLY, BPI MFBA

SENIOR ENGINEERING PROJECT MANAGER



HUD MARK-TO-MARKET GPCA LITE

- Noble Manor Apartments – Noblesville, IN
- Kaniksu Village – Metaline Falls, WA
- Damen Court Apartments – Chicago, IL
- Friendship Manor Apartments – Caldwell, ID
- Oakland Place – Greer, SC

OAHP GRPCA (GREEN RETROFIT PROGRAM)

- Johnson Towers – Washington, D.C.
- Pembroke Towers – Pembroke Pines, FL
- Gibson Plaza – Washington, D.C.
- Seabury – St. Paul, MN
- Walworth Apartments – Lake Geneva, WI

HUD MAP 202/223(f)

- Al Gomer Residence – Orange, NJ
- Belvedere Center Plaza – Decatur, IL
- Canterbury Court – West Carrollton, OH
- Elsie Mason Manor - Des Moines, IA
- Episcopal Towers - Shippensburg, PA
- Fidelity House – Lawrence & Andover, MA
- Flat Rock Tower Co-op – Flat Rock, MI

HUD LEAN 232/223f

- Americare Convalescent Center – Detroit, MI
- Hanover Hall – Hanover, PA
- Ivy Hall Geriatric and Rehab Center – Baltimore, MD
- Lakewood Senior Living of Pratt – Pratt, KS
- River Place Nursing Center – Amory, MS

HUD MAP 236

- Finlay House – Columbia, SC

ASTM

- Asbury Harris Epworth Towers – Atlanta, GA
- Chartiers Manor Retirement - McKees Rocks, PA
- Jaycee Towers – Dayton, OH
- Regency Health & Rehabilitation – Niles, IL
- St. Mary's Health and Rehabilitation – Knoxville, TN
- Lester Senior Housing Community – Whippany, NJ
- Village Apartments – South Orange, NJ

OTHER

- Abingdon Green Apartment - Abingdon, VA (USDA/RD)
- Brookwood Apartments - Mt. Olive, NC (USDA/RD)
- Greenville Landing Apartments – Greenville, TN (USDA/RD)
- Regency Park – Atlanta, GA (GA DCA)
- Lynnhaven Landing, Virginia Beach, VA (VHDA)
- Coventry Garden Apartments – Richmond, VA (VHDA)

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