



**CAPITAL NEEDS ASSESSMENT (CNA)  
WEST NINTH STREET (2-36)  
185 WEST NINTH STREET  
SOUTH BOSTON, MASSACHUSETTS 02127**

**D3G PROJECT NUMBER:**

**2021-0383**

**FINAL REPORT ISSUE DATE:**

**NOVEMBER 5, 2021**

**INSPECTION DATES:**

**APRIL 19-20, 2021**

**PREPARED FOR:**

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

Scott Byerly, BPI-MFBA  
Construction Inspector

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Signature

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

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

Signature



## EXECUTIVE PROPERTY DESCRIPTION

Property: West Ninth Street (2-36)  
185 West Ninth Street  
South Boston, Massachusetts 02127

Site Description: West Ninth Street (2-36), located at 185 West Ninth Street in South Boston, Massachusetts consists of three (3) two-story apartment buildings for the elderly and disabled. The buildings feature eighty-four (84) dwelling units. According to property management, the buildings were constructed in 1968. According to available tax information, the buildings are situated on 2.04 acres, and feature an approximate gross area of 96,405 square feet. The property is in fair physical condition.



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## 1.0 EXECUTIVE SUMMARY

### General Description

Project Name:	West Ninth Street (2-36)
Address:	185 West Ninth Street, South Boston, Massachusetts 02127
Property Type:	Elderly & Disabled Apartments
Date of Construction:	1968
Land Size / Source:	2.04 Acres / Tax Card
Apartment Buildings:	Three (3) 2-Story Apartment Buildings
Total Building Gross Area:	96,405 Square Feet
Number/Type of Units:	76 – 1BR/1BA Dwelling Units 8 – 2BR/1BA Dwelling Units

### Inspection Details

Inspector:	Scott Byerly, BPI-MFBA
Inspection Dates:	April 19-20, 2021
Weather:	75°F, Sunny
Units Inspected:	21 (25% of the total number of units)
Access Limitations:	Attics

### 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 building and grounds, research of readily available documents, and conversations with people who have knowledge of the property.

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

- The performance of a field inspection of West Ninth Street (2-36) conducted by individuals trained in building engineering and construction practices.
- The interviewing of tenants and staff regarding the condition of the apartment complex, common areas, and known physical/equipment deficiencies.
- Interviews with available contractors that have detailed knowledge of specific building systems for the subject property.
- Interviews with local officials regarding zoning and code compliance at the property, and receipt of zoning/building code certification.
- The preparation and submittal of a report containing information specific to observations, interpretations, and estimated costs of repairs, if any, and the computation of the required reserves to replace major components of the property.



## **3.0 SYSTEM DESCRIPTION AND OBSERVATIONS**

### **3.1 Overall General Description**

Overall, the subject property was observed in fair physical condition; however, individual building components may vary in condition as noted within this report and identified in the 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 1968 with many of the building components varying in age and building components have been replaced on an as-needed basis. Notable replacements include community room flooring and cabinetry, as well as select dwelling unit remodels that include new durable flooring and cabinets and countertops. Appliances also appear to be somewhat recently replaced and were observed in generally good physical condition. Replacement of major building components has been included within the replacement reserve schedule. The property features a full-time, off-site maintenance staff that addresses the daily maintenance needs.

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

The subject property was constructed in 1968 and is not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.

The property receives project-based federal financial assistance, and is required to comply with the Uniform Federal Accessibility Standards (UFAS). A review of the property indicated that there are no accessible dwelling units; and therefore, the property is not in compliance with the UFAS. At least 5% of the dwelling units must be handicapped designated units in order to comply with the UFAS. Please see Section 7.1 below and the Accessibility Report located in the Exhibits for more details.

### **3.2 Site**

#### **Topography**

The topography of the property is predominantly flat. The site has been graded to provide positive drainage away from the structures and drains are installed in the hardscaped areas to catch stormwater run-off. No ponding of water or water infiltration was observed or reported. Storm water drainage consists of surface percolation and storm sewer drains/catch basins located within landscaped and hardscaped areas.



**Ingress / Egress / Parking**

The property features multiple points of vehicular ingress and egress; however, the main (and only) parking lot is located off West Ninth Street consisting of an asphalt driveway into the asphalt parking lot. Pedestrian ingress and egress to the site is provided by concrete municipal sidewalks on all sides off the property. High density residential properties should always consider the provision of bike parking/storage for residents, visitors, and employees where space permits. Site ingress and egress appears acceptable.

The site features asphalt driveways and parking areas with select areas of extruded concrete curbing. Vehicular capacity is approximately seven (7) parking spaces, with parking space configuration designed for continuous traffic flow. Concrete curbing and asphalt parking areas were observed in fair physical condition. Repair/replacement of the asphalt parking area is anticipated during the estimate period.

**Additional Site Features**

The site features concrete sidewalk and patio areas. The concrete walks and patio areas were observed in generally good physical condition. Refurbishment/repair of the asphalt walkways is not anticipated during the estimate period.

The property features 4-foot chain-link fencing on select areas of the site perimeter and surrounding the designated dumpster areas. Fencing was observed in fair to good physical condition. Replacement of the chain-link fencing is not anticipated during the estimate period.

The property features a combination of stationary dumpsters situated on concrete pads and multiple exterior rolling dumpsters that are located within designated areas and surrounded by chain-link fencing, and both are available for tenant use.

Landscaping consists of trees, shrubs, and grasses situated throughout the site.

**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 full basements with shallow spread concrete footings and concrete masonry unit (CMU) foundation walls. The basement floors are constructed of reinforced concrete slab assemblies which are presumed to be situated over vapor barriers and porous fill. The superstructures are constructed of conventional wood framing assemblies. The structures were observed in fair to good physical condition. No structural issues were observed/reported, and all basement areas were observed dry with no moisture issues.

#### Roof Assembly

The roofs presumably consist of wood rafter assemblies that are surfaced with structural plywood sheathing, felt paper, and asphalt shingles. The asphalt shingles were observed in fair to good physical condition, and there were no reports of leaks from the roof systems. The buildings feature aluminum gutters and downspout assemblies that were observed in fair to good physical condition with exceptions noted as Non-Critical Repairs. Replacement of the asphalt shingles, as well as the gutters and downspouts, is anticipated during the estimate period.

#### Attics

The buildings feature attic spaces; however, the attics were not available to be accessed at the time of the inspection.

#### Exterior Stairs / Balconies

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





## **Building Entrance Doors**

Exterior doors at the property consist of single and double hollow metal doors in wood and metal frames. Exterior doors at the property were observed in fair physical condition, and are anticipated for replacement during the estimate period.

## **Windows**

Windows consist of aluminum-framed, single-hung insulated glass assemblies that appear to be in fair to good physical condition. The operable windows feature locks for security. The replacement of the windows is anticipated during the estimate period. Upon replacement of the windows, the installation of ENERGY STAR-rated windows is recommended.

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

Exterior walls are surfaced with brick veneer that was observed to be in fair to good physical condition. Repointing of the brick surfaces is anticipated during the estimate period.

## **3.4 Mechanical and Electrical Systems**

### **Supply and Waste Piping**

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

Sewer connections at the property are reported to consist of cast iron mains connected to the municipal sewer system. Based upon the reported and observed site conditions, the sewer connections at the property are reportedly in good working order; however, sewer main replacement is anticipated during the estimate period.

### **Domestic Hot Water**

Potable hot water to the buildings is supplied by a gas-fired boiler and three (3) commercial storage tanks located in the boiler room in the basement of 185 West Ninth Street. The equipment appears to have been installed in 2010 and 2014, and was 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 boiler and storage tanks is anticipated during the estimate period.



## **Heating and Cooling**

The building is supplied heating via two (2) gas-fired boilers and hydronic cabinet heaters. Cooling in the community room is provided via two (2) window-type air conditioning (A/C) units. No other common area cooling is provided. The boilers appear to have been installed in 2015 and the hydronic cabinets and window A/C units are replaced as needed and were observed in fair to good physical condition. There were no complaints or indications of problems with the HVAC system and the equipment was reportedly operating properly. The replacement of the baseboard heaters and window A/C units is anticipated during the estimate period.

## **Electrical System**

The property receives electrical power from pole-mounted transformers. The dwelling units were observed with ITE electrical breaker panels (120/240V) that were observed in fair operating condition and there are no reports of any service issues with the panels or electrical service. The breaker panels appear original to the building construction date (1968). The main switchgear and house meters are located in the basement of building 185 West Ninth Street.

### **3.5 Elevators and Stairways**

The apartment buildings do not feature elevators.

The apartment buildings feature common interior staircase assemblies at the building entrances. The staircase and landing assemblies are constructed of wood stringers and treads with wood handrails. Overall, vertical transportation was observed in fair to good condition.

### **3.6 Life and Fire Safety Systems**

#### **Fire Suppression Systems**

There presumably exists one (1)-hour fire-rated construction (vertically and horizontally) between each unit at the property. The common areas feature smoke detectors and audio/visual alarms throughout. In addition, wall-mounted fire extinguishers meeting the requirements of NFPA-10 exist throughout the apartment complex.

#### **Alarm and Notification Systems**

Smoke detectors are hard-wired throughout the 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 hard-wired smoke detectors located within the immediate vicinity of the bedroom areas; however, they do not feature smoke detectors in the bedrooms (Critical Repair). Per HUD MAP Guidelines; according to Life Safety Code (NFPA 101), paragraph 31.3.4.5.1, smoke alarms must be installed outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. In addition to the NFPA requirements, the regulation in 24 CFR 200.76 requires that smoke detectors must also be installed inside each sleeping area. The smoke detectors can be either hard wired or battery powered. Battery powered smoke detectors must have the following features: the cell must be tamper-resistant; the cells cannot be used in any other toy or appliance; the cells must have a ten-year life (i.e. lithium battery); the smoke detector may have a manual silencing device to clear unwanted alarms such as cooking smoke. For the purpose of this report we have budgeted battery powered smoke detectors, allowable by the HUD MAP Guidelines. It is recommended to contact the local municipality to determine if battery powered smoke detectors are allowable.

The dwelling units feature combination smoke/carbon monoxide (CO) detectors in the living areas.

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

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

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

### **3.7 Interior Elements**

#### **3.7.1 Interior Elements – Common Spaces**

Building 185 West Ninth Street features a management office that is utilized by property management. The office features VCT flooring, painted GWB walls, and acoustic ceiling tiles (ACT) ceilings that were observed in fair condition.

Building 185 West Ninth Street 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, a range, and a refrigerator, and features vinyl flooring, painted GWB walls and ceilings. The recreational area finishes were observed in fair to good condition. Replacement of the vinyl flooring and ACT is anticipated during the estimate period.



The apartment buildings feature common stairways at the entrances. The stairways feature vinyl flooring, painted GWB and CMU walls, and painted GWB ceilings, which were all observed in fair to good physical condition. The flooring replacement is anticipated during the estimate period.

Building 185 West Ninth Street features a common laundry room located off the community room. The laundry room 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 room features ceramic tile flooring with painted GWB walls ceilings that were observed in fair condition. Replacement of the flooring is anticipated during the estimate period.

The building features maintenance areas in the basements for the storage of maintenance equipment and supplies. No dedicated storage areas are available for the residents outside of the dwelling units.

### **3.7.2 Interior Elements – Tenant Spaces**

Interior wall and ceiling finishes within the dwelling units consist of painted GWB walls and textured GWB ceilings – observed in fair to good physical condition. Flooring in the units consist of a combination of vinyl and ceramic tile flooring observed in fair to good condition. Replacement of the flooring is anticipated during the estimate period.

Kitchen appliances include electric range/oven units and refrigerators. The appliances have all been replaced on an as needed basis and were observed in fair to good physical condition.

Select dwelling unit kitchens feature recirculating range hoods and bathrooms feature operable windows for exhaust ventilation. Outside of the select range hoods there is no mechanical exhaust in the units.

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

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



## 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.

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



## 5.0 DOCUMENT REVIEWS AND INTERVIEWS

### Document Review

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

- a. Site specific information provided for review:
  - i. Tax Records
  - ii. Site Map
  - iii. Seismic Summary Data
  - iv. MSA Map

### Site Interviews and Questionnaires

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

Person	Title	Dates	Discussion
Jose Canales	Property Janitor	April 19-20, 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 receives federal funding; therefore, the property is subject to Section 504 of the Rehabilitation Act of 1973 and compliance with the UFAS. A minimum of 5% (of the total number of units) or at least one unit (whichever is greater) is required for mobility impaired persons. An additional minimum of 2% (of the total number of units) or at least one unit (whichever is greater) outside of the designated handicapped units, is required for people with hearing or vision impairments.

The property does not currently provide any accessible units. Please note that the property was constructed prior to July 11, 1988 and select modifications to structural elements would be required to provide full compliance with UFAS. For detail on the accessibility deficiencies, please see the Critical Repairs, as well as the Accessibility Report located in Exhibit 11.5.

#### **Fair Housing Act (FHA)**

The subject property was constructed in 1968 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 West Ninth Street (2-36) at 185 West Ninth Street, South Boston, Massachusetts on April 19-20, 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 19-20, 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



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Signature

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



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Signature

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



- 11.0 EXHIBITS**
- 11.1 Description of Estimated Cost of Critical Repairs**
- 11.2 Description of Estimated Cost of Non-Critical Repairs**
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- 11.14 Staff Resumes and Certifications**



**EXHIBIT 11.1:**

Description of Estimated Cost of Critical Repairs



# Critical Repair Report

Project:	West Ninth Street (2-36)
Property Type:	Age Restricted
Inspection Date:	04/19/2021

## West Ninth Street (2-36) - Accessibility

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.4	Level 1 Alterations - Remove and replace existing component	Based upon the seven (7) uncovered parking spaces available at the site, one (1) handicapped van accessible parking space is required by the Americans with Disabilities Act (ADA). Currently, the property does not feature any accessible parking spaces. In order to comply with the ADA, the installation of one (1) compliant van accessible space is required. Standard handicapped spaces require a 60-inch wide access aisle, vertical signage, and curb access. Van accessible handicapped spaces require a total of 192-inch width for the parking space and access aisle, vertical signage identifying the space as van accessible, and curb access. The van accessible parking space and access aisle may have either of the following combinations: a 132-inch wide parking space with a 60-inch wide access aisle or a 96-inch wide parking space with a 96-inch wide access aisle.	1	Each	\$350.00	\$350.00
2	3.4.1	Repair – Restore/fix existing item or add new item to address accessibility or safety	The men's public restroom sink was observed with knob type hardware. In order to comply with the Americans with Disabilities Act (ADA), replacement of the existing sink hardware with accessible (levered type) hardware is required.	1	Each	\$125.00	\$125.00
3	3.6.2	Repair – Restore/fix existing item or add new item to address accessibility or safety	The dwelling units were observed and reported to be missing audio/visual alarm notification for hearing and vision impaired. According to HUD Notice PIH 2003-31 (HA), existing buildings that feature federal funding and are subject to 24 CFR 8.23 (b) - Other Alterations, are required to provide accessible features (alarm notification) for people with hearing and vision impairment in 2% or in this case, two (2) of the dwelling units. Installation of audio/visual alarm notification in two (2) of the dwelling units is required to comply with HUD regulations.	2	Each	\$200.00	\$400.00
4	3.7.1	Repair – Restore/fix existing item or add new item to address accessibility or safety	The public area leasing office entry door was 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.	1	Each	\$125.00	\$125.00



# Critical Repair Report

Project:	West Ninth Street (2-36)
Property Type:	Age Restricted
Inspection Date:	04/19/2021

## West Ninth Street (2-36) - Life Safety

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.5	Repair – Restore/fix existing item or add new item to address accessibility or safety	The concrete sidewalk located at the curb cut outside of 21 Lark Street was observed to be cracked and damaged with vertical changes in multiple areas. In order to remove the trip hazard and prevent injury to a resident, modifying the level change in the sidewalk to provide a transition with less than 1/2-inch abrupt vertical change is required.	1	Each	\$550.00	\$550.00
2	3.6.2	Repair – Restore/fix existing item or add new item to address accessibility or safety	The dwelling units were observed with hardwired smoke detectors in the immediate vicinity of the bedrooms; however, they do not feature smoke detectors in the bedrooms. Per HUD MAP Guidelines; according to Life Safety Code (NFPA 101), paragraph 31.3.4.5.1, smoke alarms must be installed outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. In addition to the NFPA requirements, the regulation in 24 CFR 200.76 requires that smoke detectors must also be installed inside each sleeping area; therefore, the installation of compliant smoke detectors within all bedrooms is required. The smoke detectors can be either hard wired or battery powered. Battery powered smoke detectors must have the following features according to the HUD MAP Guidelines: the cell must be tamper-resistant; the cells cannot be used in any other toy or appliance; the cells must have a ten-year life; the smoke detector may have a manual silencing device to clear unwanted alarms such as cooking smoke. For the purpose of this report we have budgeted battery powered smoke detectors, allowable by the HUD MAP Guidelines. It is recommended to contact the local municipality to determine if battery-operated smoke detectors are allowable. If further clarification is needed regarding smoke detector compliance, please contact the local reviewing HUD office.	92	Each	\$35.00	\$3,220.00
3	3.7.2	Repair – Restore/fix existing item or add new item to address accessibility or safety	The women's restroom sink in the community room was observed with non-compliant partial scald and abrasion protection at the exposed sink pipes. In order to comply with UFAS, the installation of scald and abrasion protection is required.	1	Each	\$35.00	\$35.00

<b>TOTAL:</b>	<b>\$4,805.00</b>
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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:	West Ninth Street (2-36)
Property Type:	Age Restricted
Inspection Date:	04/19/2021

**West Ninth Street (2-36)**

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.3.2	Repair – Restore/fix existing item or add new item to address accessibility or safety	The majority of the building exteriors were observed with various stages of mildew growth. The pressure washing of the buildings in order to prevent further growth is recommended	3	SF	\$300.00	\$900.00
2	3.3.2	Repair – Restore/fix existing item or add new item to address accessibility or safety	The awning at 187 W. Ninth Street was observed to be disconnected and not secured. Proper securing of the awning is recommended to prevent damage and/or a personal injury.	1	Each	\$200.00	\$200.00
3	3.3.2	Repair – Restore/fix existing item or add new item to address accessibility or safety	The double metal doors on the maintenance storage building were observed faded and rusted. The painting of the doors is recommended in order to prolong the life of the doors.	1	Each	\$350.00	\$350.00
4	3.3.4	Repair – Restore/fix existing item or add new item to address accessibility or safety	A section of the aluminum downspout on the side of 10 Gustin was observed flattened. Repair of the damaged section is recommended in order to maintain proper storm water run-off.	1	Each	\$200.00	\$200.00

<b>TOTAL:</b>	<b>\$1,650.00</b>
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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 West Ninth Street (2-36)  
 Address 185 West Ninth Street,  
 City, State South Boston, MA

Gross Square Footage 96,405  
 Year Built 1968  
 Number Of Units 84

Initial Deposit RR \$804,000 \$9,571 Per Unit  
 Annual Deposit RR \$63,000 \$750 Per Unit  
 Annual Deposit Increase 1.95%  
 Interest Applied to Account Balance 1.00%  
 Minimum Yr 1 Balance \$97,675 \$1,163 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:	\$16,033	\$95,497	\$174,629	\$187,143	\$180,981	\$168,648	\$111,589	\$56,810	\$61,362	\$51,898	\$1,104,590
Beginning Annual Balance (Equals IDRR in Year 1):	\$804,000	\$859,007	\$836,329	\$739,726	\$630,437	\$526,972	\$435,615	\$401,300	\$422,629	\$441,132	
Interest (Average Outstanding Balance):	\$8,040	\$8,590	\$12,545	\$11,096	\$9,457	\$7,905	\$6,534	\$6,020	\$6,339	\$6,617	
Annual Deposit:	\$63,000	\$64,229	\$65,481	\$66,758	\$68,060	\$69,387	\$70,740	\$72,119	\$73,526	\$74,959	
Beginning Balance Plus Annual Deposit:	\$867,000	\$923,236	\$901,810	\$806,484	\$698,496	\$596,359	\$506,355	\$473,420	\$496,155	\$516,092	
Remaining RR Balance/Year:	\$859,007	\$836,329	\$739,726	\$630,437	\$526,972	\$435,615	\$401,300	\$422,629	\$441,132	\$470,810	
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$97,675	\$98,309	\$100,276	\$102,281	\$104,327	\$106,413	\$108,542	\$110,712	\$112,927	\$115,185	
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:	\$95,102	\$107,307	\$102,329	\$174,034	\$163,472	\$88,339	\$110,571	\$112,802	\$113,968	\$145,296	\$1,213,220	\$2,317,809
Beginning Annual Balance (Equals IDRR in Year 1):	\$470,810	\$459,191	\$436,683	\$420,335	\$333,585	\$257,675	\$257,370	\$236,470	\$214,697	\$193,139		
Interest (Average Outstanding Balance):	\$7,062	\$6,888	\$6,550	\$6,305	\$5,004	\$3,865	\$3,861	\$3,547	\$3,220	\$2,897		
Annual Deposit:	\$76,421	\$77,911	\$79,431	\$80,979	\$82,558	\$84,168	\$85,810	\$87,483	\$89,189	\$90,928		
Beginning Balance Plus Annual Deposit:	\$547,231	\$537,102	\$516,114	\$501,314	\$416,143	\$341,844	\$343,180	\$323,953	\$303,886	\$284,067		
Remaining RR Balance/Year:	\$459,191	\$436,683	\$420,335	\$333,585	\$257,675	\$257,370	\$236,470	\$214,697	\$193,139	\$141,668		
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$117,489	\$119,839	\$122,235	\$124,680	\$127,174	\$129,717	\$132,312	\$134,958	\$137,657	\$140,410		
Required Minimum Balance Maintained:	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES		
Allowance for RfR Deficit Offset (50% Cumulative Amortization):	-	-	-	-	-	-	-	-	-	-		
Total to Offset:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Negative Balance Mitigated:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		



# Reserves Analysis Report - Age Restricted

**Project:** West Ninth Street (2-36) **Gross Square Footage:** 96,405  
**Address:** 185 West Ninth Street **Year Built:** 1968  
**City, State:** South Boston, MA **Number Of Units:** 84  
**Inspection Date:** 04/19/21

Selected Component	Estimated Useful Life	Effective Age	Assessed RUL	When	Total Number	Unit Of Measure	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total
Parking, Re-Surface or Replace Asphalt Paving	25	11	14	End of Cycle	2800	SF	\$4.25	\$11,900											
Parking, Asphalt Sealing	5	2	3	End of Cycle	2800	SF	\$0.25	\$700			\$700					\$700			\$1,400
Parking Stripes (Per Car)	15	12	3	End of Cycle	7	Each	\$10.52	\$74			\$74								\$74
Pedestrian Paving - Concrete Sidewalks and Patios	50	16	34	End of Cycle	11200	SF	\$2.25	\$25,200											
Chain-Link Fencing 4' High	40	11	29	End of Cycle	850	LF	\$29.27	\$24,880											
Site Sewer Mains	50	47	3	End of Cycle	3	Each	\$4116.00	\$12,348		\$4,116	\$4,116	\$4,116							\$12,348
Unit Entry Door, Exterior, Solid Wood (Single)	30	21	9	End of Cycle	50	Each	\$804.58	\$40,229							\$8,046	\$8,046	\$8,046	\$8,046	\$32,183
Common Exterior Door, Hollow Metal (Double) (Thermal Boundary)	25	21	4	End of Cycle	1	Each	\$1129.12	\$1,129				\$1,129							\$1,129
Brick or Concrete Block - Technical Pointing	60	53	7	End of Cycle	25250	SF	\$5.25	\$132,563				\$18,938	\$18,938	\$18,938	\$18,938	\$18,938	\$18,938	\$18,938	\$132,563
Single Hung Window (1 - 6 Stories) (Aluminum)	40	23	17	End of Cycle	335	Each	\$585.00	\$195,975											
Single Hung Window (1 - 6 Stories) (Aluminum)	40	23	17	End of Cycle	100	Each	\$785.00	\$78,500											
Asphalt Shingles - 3-Tab	20	15	5	End of Cycle	42250	SF	\$8.05	\$340,113			\$68,023	\$68,023	\$68,023	\$68,023	\$68,023	\$68,023			\$340,113
Standing seam metal roofing - 26 ga	50	21	29	End of Cycle	300	SF	\$8.11	\$2,433											
Gutters and Downspouts - Aluminum	20	10	10	End of Cycle	2635	LF	\$12.13	\$31,963								\$6,393	\$6,393	\$6,393	\$19,178
Fascia & Soffit - Replace/Refurbish	20	11	9	End of Cycle	2635	LF	\$5.88	\$15,494								\$5,165	\$5,165	\$5,165	\$15,494
Hot Water Storage Tank - Up to 240 Gallon	15	7	8	End of Cycle	3	Each	\$5411.20	\$16,234							\$5,411	\$5,411	\$5,411		\$16,234
Boiler- Gas 1,275 mbtu/hr (DHW)	25	11	14	End of Cycle	1	Each	\$34900.00	\$34,900											
Boiler- Gas 1,900 mbtu/hr (Heating)	25	6	19	End of Cycle	2	Each	\$40200.00	\$80,400											
Hydronic Pumps	20	11	9	End of Cycle	3	Each	\$5468.40	\$16,405								\$5,468	\$5,468	\$5,468	\$16,405
Hydronic Cabinet Heater	50	33	17	End of Cycle	650	LF	\$40.57	\$26,371											
Window A/C Unit (Code Minimum) 1-Ton - Common Area	10	9	1	End of Cycle	2	Each	\$695.00	\$1,390	\$1,390										\$1,390
Package Unit AC Only (3-Ton) (Community Room)	15	12	3	End of Cycle	1	Each	\$10050.00	\$10,050		\$3,350	\$3,350	\$3,350							\$10,050
Emergency Call System, Apartment Device	15	12	3	End of Cycle	84	Each	\$250.00	\$21,000	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200						\$21,000
Ceramic Tile (Common Area)	50	47	3	End of Cycle	450	SF	\$16.87	\$7,592			\$7,592								\$7,592
VCT 12x12 Tile (Common Area Entrances)	20	16	4	End of Cycle	4250	SF	\$4.36	\$18,530		\$3,706	\$3,706	\$3,706	\$3,706	\$3,706					\$18,530
Durable Vinyl Flooring (Common Area)	20	11	9	End of Cycle	300	SF	\$8.99	\$2,697									\$2,697		\$2,697
Carpet - Average Quality (Common Area)	10	6	4	End of Cycle	200	SF	\$3.39	\$678				\$678							\$678
Acoustical Ceiling Tile (Common Area)	20	11	9	End of Cycle	300	SF	\$3.19	\$957									\$957		\$957
Utility Cabinets and Countertops (Common Area)	25	11	14	End of Cycle	1	Each	\$3482.00	\$3,482											
Kitchen Cabinets and Countertops (Laminates/Wood) (Common Area)	25	22	3	End of Cycle	1	Each	\$3764.00	\$3,764			\$3,764								\$3,764
Traditional Refrigerator (Common Area)	15	13	2	End of Cycle	1	Each	\$759.00	\$759		\$759									\$759
Electric Range (Common Area)	25	23	2	End of Cycle	1	Each	\$646.00	\$646		\$646									\$646



# Reserves Analysis Report - Age Restricted

**Project:** West Ninth Street (2-36) **Gross Square Footage:** 96,405  
**Address:** 185 West Ninth Street **Year Built:** 1968  
**City, State:** South Boston, MA **Number Of Units:** 84  
**Inspection Date:** 04/19/21

Selected Component	Estimated Useful Life	Effective Age	Assessed RUL	When	Total Number	Unit Of Measure	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total
Ceramic Tile (Bath)	50	47	3	End of Cycle	74	Each	\$705.60	\$52,214	\$10,443	\$10,443	\$10,443	\$10,443	\$10,443						\$52,214
Durable Vinyl Flooring (Entire 1-Bedroom Apartment)	20	16	4	End of Cycle	84	Each	\$3058.40	\$256,906		\$51,381	\$51,381	\$51,381	\$51,381	\$51,381					\$256,906
VCT 12x12 Tile (Bath)	20	18	2	End of Cycle	10	Each	\$352.80	\$3,528		\$3,528									\$3,528
Standard Kitchen Cabinets and Countertops (Unit)	25	12	13	End of Cycle	84	Each	\$3764.00	\$316,176											
Traditional Refrigerator (Unit)	15	11	4	End of Cycle	84	Each	\$759.00	\$63,756		\$12,751	\$12,751	\$12,751	\$12,751	\$12,751					\$63,756
Electric Range (Unit)	25	11	14	End of Cycle	84	Each	\$646.00	\$54,264											

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	\$16,033	\$94,880	\$170,099	\$178,714	\$169,441	\$154,798	\$100,417	\$50,120	\$53,074	\$44,009	\$1,031,586
Total RR Per Unit	\$191	\$1,130	\$2,025	\$2,128	\$2,017	\$1,843	\$1,195	\$597	\$632	\$524	\$1,228
Totals with Inflation Factor	\$16,033	\$95,497	\$174,629	\$187,143	\$180,981	\$168,648	\$111,589	\$56,810	\$61,362	\$51,898	\$1,104,590
Total RR Per Unit Inflated	\$191	\$1,137	\$2,079	\$2,228	\$2,155	\$2,008	\$1,328	\$676	\$730	\$618	\$1,315

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



# Reserves Analysis Report - Age Restricted

**Project:** West Ninth Street (2-36)  
**Address:** 185 West Ninth Street  
**City, State:** South Boston, MA  
**Inspection Date:** 04/19/21

**Gross Square Footage:** 96,405  
**Year Built:** 1968  
**Number Of Units:** 84

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	2800	SF	\$4.25	\$11,900					\$11,900							\$11,900	\$11,900
Parking, Asphalt Sealing	2800	SF	\$0.25	\$700	\$1,400			\$700					\$700			\$1,400	\$2,800
Parking Stripes (Per Car)	7	Each	\$10.52	\$74	\$74								\$74			\$74	\$147
Pedestrian Paving - Concrete Sidewalks and Patios	11200	SF	\$2.25	\$25,200													
Chain-Link Fencing 4' High	850	LF	\$29.27	\$24,880													
Site Sewer Mains	3	Each	\$4116.00	\$12,348	\$12,348												\$12,348
Unit Entry Door, Exterior, Solid Wood (Single)	50	Each	\$804.58	\$40,229	\$32,183	\$8,046										\$8,046	\$40,229
Common Exterior Door, Hollow Metal (Double) (Thermal Boundary)	1	Each	\$1129.12	\$1,129	\$1,129												\$1,129
Brick or Concrete Block - Technical Pointing	25250	SF	\$5.25	\$132,563	\$132,563												\$132,563
Single Hung Window (1 - 6 Stories) (Aluminum)	335	Each	\$585.00	\$195,975					\$27,996	\$27,996	\$27,996	\$27,996	\$27,996	\$27,996	\$27,996	\$195,975	\$195,975
Single Hung Window (1 - 6 Stories) (Aluminum)	100	Each	\$785.00	\$78,500					\$11,214	\$11,214	\$11,214	\$11,214	\$11,214	\$11,214	\$11,214	\$78,500	\$78,500
Asphalt Shingles - 3-Tab	42250	SF	\$8.05	\$340,113	\$340,113												\$340,113
Standing seam metal roofing - 26 ga	300	SF	\$8.11	\$2,433													
Gutters and Downspouts - Aluminum	2635	LF	\$12.13	\$31,963	\$19,178	\$6,393	\$6,393									\$12,785	\$31,963
Fascia & Soffit - Replace/Refurbish	2635	LF	\$5.88	\$15,494	\$15,494												\$15,494
Hot Water Storage Tank - Up to 240 Gallon	3	Each	\$5411.20	\$16,234	\$16,234												\$16,234
Boiler- Gas 1,275 mbtu/hr (DHW)	1	Each	\$34900.00	\$34,900			\$6,980	\$6,980	\$6,980	\$6,980	\$6,980						\$34,900
Boiler- Gas 1,900 mbtu/hr (Heating)	2	Each	\$40200.00	\$80,400								\$16,080	\$16,080	\$16,080	\$32,160	\$80,400	\$80,400
Hydronic Pumps	3	Each	\$5468.40	\$16,405	\$16,405												\$16,405
Hydronic Cabinet Heater	650	LF	\$40.57	\$26,371						\$5,274	\$5,274	\$5,274	\$5,274	\$5,274		\$26,371	\$26,371
Window A/C Unit (Code Minimum) 1-Ton - Common Area	2	Each	\$695.00	\$1,390	\$1,390	\$1,390										\$1,390	\$2,780
Package Unit AC Only (3-Ton) (Community Room)	1	Each	\$10050.00	\$10,050	\$10,050							\$3,350	\$3,350	\$3,350		\$10,050	\$20,100
Emergency Call System, Apartment Device	84	Each	\$250.00	\$21,000	\$21,000						\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$21,000	\$42,000
Ceramic Tile (Common Area)	450	SF	\$16.87	\$7,592	\$7,592												\$7,592
VCT 12x12 Tile (Common Area Entrances)	4250	SF	\$4.36	\$18,530	\$18,530												\$18,530
Durable Vinyl Flooring (Common Area)	300	SF	\$8.99	\$2,697	\$2,697												\$2,697
Carpet - Average Quality (Common Area)	200	SF	\$3.39	\$678	\$678				\$678							\$678	\$1,356
Acoustical Ceiling Tile (Common Area)	300	SF	\$3.19	\$957	\$957												\$957
Utility Cabinets and Countertops (Common Area)	1	Each	\$3482.00	\$3,482					\$3,482							\$3,482	\$3,482
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				\$759	\$1,518
Electric Range (Common Area)	1	Each	\$646.00	\$646	\$646												\$646



# Reserves Analysis Report - Age Restricted

**Project:** West Ninth Street (2-36) **Gross Square Footage:** 96,405  
**Address:** 185 West Ninth Street **Year Built:** 1968  
**City, State:** South Boston, MA **Number Of Units:** 84  
**Inspection Date:** 04/19/21

Selected Component	Total Number	Unit Of Measure	Unit Cost	Total Cost	10-Year Total	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	11 - 20 Year Total	1-20 Year Total
Ceramic Tile (Bath)	74	Each	\$705.60	\$52,214	\$52,214												\$52,214
Durable Vinyl Flooring (Entire 1-Bedroom Apartment)	84	Each	\$3058.40	\$256,906	\$256,906												\$256,906
VCT 12x12 Tile (Bath)	10	Each	\$352.80	\$3,528	\$3,528												\$3,528
Standard Kitchen Cabinets and Countertops (Unit)	84	Each	\$3764.00	\$316,176		\$63,235	\$63,235	\$63,235	\$63,235	\$63,235						\$316,176	\$316,176
Traditional Refrigerator (Unit)	84	Each	\$759.00	\$63,756	\$63,756							\$12,751	\$12,751	\$12,751	\$25,502	\$63,756	\$127,512
Electric Range (Unit)	84	Each	\$646.00	\$54,264			\$10,853	\$10,853	\$10,853	\$10,853	\$10,853					\$54,264	\$54,264
<b>Summary Type</b>					<b>Year 10 Overall</b>	<b>Year 11 Total</b>	<b>Year 12 Total</b>	<b>Year 13 Total</b>	<b>Year 14 Total</b>	<b>Year 15 Total</b>	<b>Year 16 Total</b>	<b>Year 17 Total</b>	<b>Year 18 Total</b>	<b>Year 19 Total</b>	<b>Year 20 Total</b>	<b>Year 11 - 20 Total</b>	<b>Year 1- 20 Total</b>
Total Reserve Replacement					\$1,031,586	\$79,064	\$87,461	\$81,768	\$136,339	\$125,553	\$66,518	\$81,625	\$81,640	\$80,866	\$101,073	\$921,905	\$1,953,491
Total RR Per Unit					\$1,228	\$941	\$1,041	\$973	\$1,623	\$1,495	\$792	\$972	\$972	\$963	\$1,203	\$1,098	\$1,163
Totals with Inflation Factor					\$1,104,590	\$95,102	\$107,307	\$102,329	\$174,034	\$163,472	\$88,339	\$110,571	\$112,802	\$113,968	\$145,296	\$1,213,220	\$2,317,810
Total RR Per Unit Inflated					\$1,315	\$1,132	\$1,277	\$1,218	\$2,072	\$1,946	\$1,052	\$1,316	\$1,343	\$1,357	\$1,730	\$1,444	\$1,380

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



# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #1



View of outdoor area

PHOTO #2



View of building exterior

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #3



View of building exterior

PHOTO #4



View of building exterior

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #5



View of building exterior

PHOTO #6



View of building exterior

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #7



View of building exterior

PHOTO #8



View of building exterior

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #9



View of building exterior and curb access

PHOTO #10



View of building exterior

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #11



View of building exterior

PHOTO #12



View of building exterior

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #13



View of building exterior

PHOTO #14



View of building exterior

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #15



View of building exterior

PHOTO #16



View of building exterior



# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #17



View of building exterior

PHOTO #18



View of building exterior

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #19



View of building exterior

PHOTO #20



View of building exterior

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #21



View of concrete sidewalk

PHOTO #22



View of a rolling dumpster area

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #23



View of a property entry ramp with a metal roofing covered walkway

PHOTO #24



View of HVAC equipment

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #25



View of expansion tanks

PHOTO #26



View of heating boilers

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #27



View of DHW storage tanks

PHOTO #28



View of DHW boiler

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #29



View of fire alarm in common areas

PHOTO #30



View of a typical smoke detector - dwelling unit

WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #31



View of smoke detector - dwelling unit

PHOTO #32



View of emergency pull cord - dwelling unit



# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #33



View of electric breaker panel - dwelling unit

PHOTO #34



View of copper wire detail at electric breaker panel - dwelling unit

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #35



View of GFCI electrical outlet – dwelling unit

PHOTO #36



View of the community room

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #37



View of the community laundry room

PHOTO #38



View of common restroom

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #39



View of management office

PHOTO #40



View of community kitchen

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #41



View of common interior stairwell

PHOTO #42



View of kitchen at Unit 3

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #43



View of bedroom at Unit 3

PHOTO #44



View of bathroom at Unit 3

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #45



View of living room at Unit 3

PHOTO #46



View of kitchen at Unit 8

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #47



View of living room at Unit 8

PHOTO #48



View of bathroom at Unit 8



# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #49



View of bedroom at Unit 8

PHOTO #50



View of kitchen at Unit 16

WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #51



View of bathroom at Unit 16

PHOTO #52



View of bedroom at Unit 16

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #53



View of living room at Unit 6

PHOTO #54



View of bathroom at Unit 6

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #55



View of bedroom at Unit 6

PHOTO #56



View of kitchen at Unit 6

WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #57



View of kitchen at Unit 49

PHOTO #58



View of bedroom at Unit 49

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #59



View of missing scald and abrasion protection at the women’s public restroom sink (Critical Repair)

PHOTO #60



View of non-compliant sink hardware in the men’s public restroom (Critical Repair)

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #61



View of non-compliant knobbed hardware located at the leasing office entry door (Critical Repair)

PHOTO #62



View of a potential trip hazard outside of the entry to 21 Lark Street - Critical Repair

# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #63



View of faded and rusted metal doors at maintenance building  
(Non-Critical Repairs)

PHOTO #64



View of dented aluminum downspout  
(Non-Critical Repairs)



# WEST NINTH STREET (2-36)

South Boston, Massachusetts

PHOTO #65



View of unsecured awning  
(Non-Critical Repairs)

PHOTO #66



View of exterior mildew growth in need of pressure washing (Non-Critical Repair)

**EXHIBIT 11.5:**

Accessibility Report



**ACCESSIBILITY REPORT  
WEST NINTH STREET (2-36)  
185 WEST NINTH STREET  
SOUTH BOSTON, MASSACHUSETTS 02127**

**REPORT DATE:  
NOVEMBER 5, 2021**

**INSPECTION DATES:  
APRIL 19-20, 2021**

**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 1968, and features project-based assistance or will feature project-based assistance upon the completion of the RAD transaction. The property is therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 5% or five (5) of the dwelling units must be handicapped accessible and that 2% or two (2) other dwelling units (other than the fully accessible units) are required to have audio/visual smoke alarms. In addition, all common and public areas are also required to be fully handicapped accessible.

Currently, the dwelling units do not feature audio/visual alarms. Installation of audio/visual alarms in two (2) dwelling units (other than designated handicapped units) is required to comply with the UFAS (Critical Repair).

Currently, the property does not feature any designated handicapped dwelling units. It is recommended to hire a licensed architect to provide a scope of work and plans to reconfigure a minimum of 5% or five (5) of the dwelling units in order to comply with UFAS. In addition, the common areas feature UFAS deficiencies. Upon the reconfiguration of the dwelling units the following compliant features are required, and the existing common areas were generally observed with the following UFAS compliant and non-compliant items:

#### Required Accessible Dwelling Unit Features:

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



- Compliant grab bars at the bathtub/shower surrounds.
- Accessible tubs/showers with 60-inch shower head hoses and levered handle shower control hardware.
- Accessible bathroom mirrors mounted less than the maximum 40-inches from the bottom of the mirror to the finished floor.

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

- Ramps along accessible routes appear to meet the slope requirements of 1:12 or less.
- Accessible routes are free from obstruction and appear at least 36-inches wide.
- Common area doors feature levered handle hardware, with the exception of the community kitchen and management office.
- Common area doors feature 18-inches at the pull side of the doors.
- Accessible routes are present throughout the common areas.
- Common area doors feature sufficient clear openings of at least 32-inches.
- The common areas feature thermostats, receptacles, and switches are located within compliant reach ranges.
- The common area kitchen features compliant clear floor spaces at the kitchen fixtures and appliances.
- The common area restrooms feature clear floor spaces at the plumbing fixtures and clear floor space within the restrooms outside of the swing of the door.
- The common area restrooms were observed with roll-under forward approach sinks.
- The common area restrooms were observed with compliant side and rear grab bars are present at the toilets.
- The common area laundry features at least one (1) front controlled washing machine.

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

- The community kitchen and management office entry doors do not feature levered handle (accessible) hardware (Critical Repair).
- Roll-under forward approach to the common area kitchen and laundry room sinks with scald and abrasion protection and levered handle hardware is not provided. In addition, the community kitchen counter surface at the sink area is fixed at the required height of 34-inches above the finished floor.
- The common area kitchen features 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 men's restroom sink features non-compliant knobbed hardware (Critical Repair).
- The women's restroom sink was observed without scald and abrasion protection. This has been noted as a Critical Repair in order to ensure tenant safety.

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 1968 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 seven (7) total parking spaces available in the two (2) limited parking areas at the site, one (1) van accessible handicapped accessible parking space is required by the Americans with Disabilities Act (ADA). The property currently does not feature any designated handicapped parking spaces (Critical Repair).



Standard handicapped spaces require a 60-inch wide access aisles, vertical signage, and curb access. Van accessible handicapped spaces require a total of 192-inch width for the parking space and access aisle, vertical signage identifying the space as van accessible, and curb access. The van accessible parking space and access aisle may have either of the following combinations: a 132-inch wide parking space with a 60-inch wide access aisle or a 96-inch wide parking space with a 96-inch wide access aisle. The designated handicapped parking spaces should be located at the closest accessible route to the building entrances and two (2) spaces may share a single access aisle.

### **1.3.2 Curb Ramps**

Curb access is provided at select locations throughout the property, including at the main entrance to 185 West Ninth Street (which contains the leasing office). In addition, curb ramps are located at the adjacent corners of each apartment building as well as at the individual accessible parking access aisles. The curb ramps are in compliance with ADAAG.

### **1.3.3 Building Entrances / Exits**

The leasing office is located inside 185 West Ninth Street. The primary entrance to the 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**

185 West Ninth Street was observed with one (1) men's and one (1) women's restrooms. The single occupant restrooms were observed with sufficient door openings and levered operating door hardware, roll under access at the sinks, and toilets with side and rear grab bars; however, it should be noted that the women's restroom features non-compliant partial scald and abrasion protection, and the men's restroom was observed with non-compliant knobbed sink hardware (Critical Repairs).



**EXHIBIT 11.6:**

Intrusive Reports

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

**EXHIBIT 11.7:**

Seismic Analysis



## West Ninth Street

185 W 9th St, Boston, MA 02127, USA

Latitude, Longitude: 42.3329469, -71.053022



<b>Date</b>	5/3/2021, 3:42:18 PM
<b>Design Code Reference Document</b>	ASCE41-13
<b>Custom Probability</b>	
<b>Site Class</b>	D - Stiff Soil

Type	Description	Value
Hazard Level		BSE-2N
$S_S$	spectral response (0.2 s)	0.214
$S_1$	spectral response (1.0 s)	0.069
$S_{XS}$	site-modified spectral response (0.2 s)	0.342
$S_{X1}$	site-modified spectral response (1.0 s)	0.165
$F_a$	site amplification factor (0.2 s)	1.6
$F_v$	site amplification factor (1.0 s)	2.4
ssuh	max direction uniform hazard (0.2 s)	0.24
crs	coefficient of risk (0.2 s)	0.892
ssrt	risk-targeted hazard (0.2 s)	0.214
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.076
cr1	coefficient of risk (1.0 s)	0.9
s1rt	risk-targeted hazard (1.0 s)	0.069
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
$S_{XS}$	site-modified spectral response (0.2 s)	0.228
$S_{X1}$	site-modified spectral response (1.0 s)	0.11

Type	Description	Value
Hazard Level		BSE-2E
$S_S$	spectral response (0.2 s)	0.129
$S_1$	spectral response (1.0 s)	0.044
$S_{XS}$	site-modified spectral response (0.2 s)	0.206
$S_{X1}$	site-modified spectral response (1.0 s)	0.106
$f_a$	site amplification factor (0.2 s)	1.6
$f_v$	site amplification factor (1.0 s)	2.4

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)	0.069
$S_{X1}$	site-modified spectral response (1.0 s)	0.039
$F_a$	site amplification factor (0.2 s)	1.6
$F_v$	site amplification factor (1.0 s)	2.4

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

## DISCLAIMER

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D3G was not contracted to perform a Seismic Analysis and no other 3rd party Seismic Reports were provided



**EXHIBIT 1 1.8:**

Energy Reports

D3G was not contracted to perform an Energy Audit and no other 3<sup>rd</sup> party Energy Audit Reports were provided

**EXHIBIT 1 1.9:**

Pre-Construction Analysis

D3G was not contracted to perform a Pre-Construction Analysis and no other 3rd party  
Pre-Construction Analysis Reports were provided

**EXHIBIT 11.10:**

Other Examinations and Reports

D3G was not contracted to perform any Other Examinations or Reports and no other  
3rd party Examinations or Reports were provided

**EXHIBIT 11.11:**

HUD Form 92329

**EXHIBIT 11.12:**

Site Specific Information



## Assessing On-Line

[« New search](#)
[Map](#)

<b>Parcel ID:</b>	0700386000
<b>Address:</b>	FREDERICK ST BOSTON MA 02127
<b>Property Type:</b>	Exempt
<b>Classification Code:</b>	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
<b>Lot Size:</b>	88,708 sq ft
<b>Gross Area:</b>	96,405 sq ft
<b>Year Built:</b>	1899
<b>Owner on Wednesday, January 1, 2020:</b>	<a href="#">BOSTON HOUSING AUTHORITY</a>
<b>Owner's Mailing Address:</b>	FREDERICK SOUTH BOSTON MA 02127
<b>Residential Exemption:</b>	No
<b>Personal Exemption:</b>	No

### Value/Tax

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

<b>FY2021 Building value:</b>	\$6,704,300.00
<b>FY2021 Land Value:</b>	\$6,610,200.00
<b>FY2021 Total Assessed Value:</b>	\$13,314,500.00

**FY2021 Tax Rates** (per thousand):

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

<b>FY2021 Gross Tax:</b>	\$0.00
<a href="#">Community Preservation:</a>	\$0.00
- Residential Exemption:	\$0.00
- Personal Exemption:	\$0.00
<b>FY2021 Net Tax:</b>	\$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

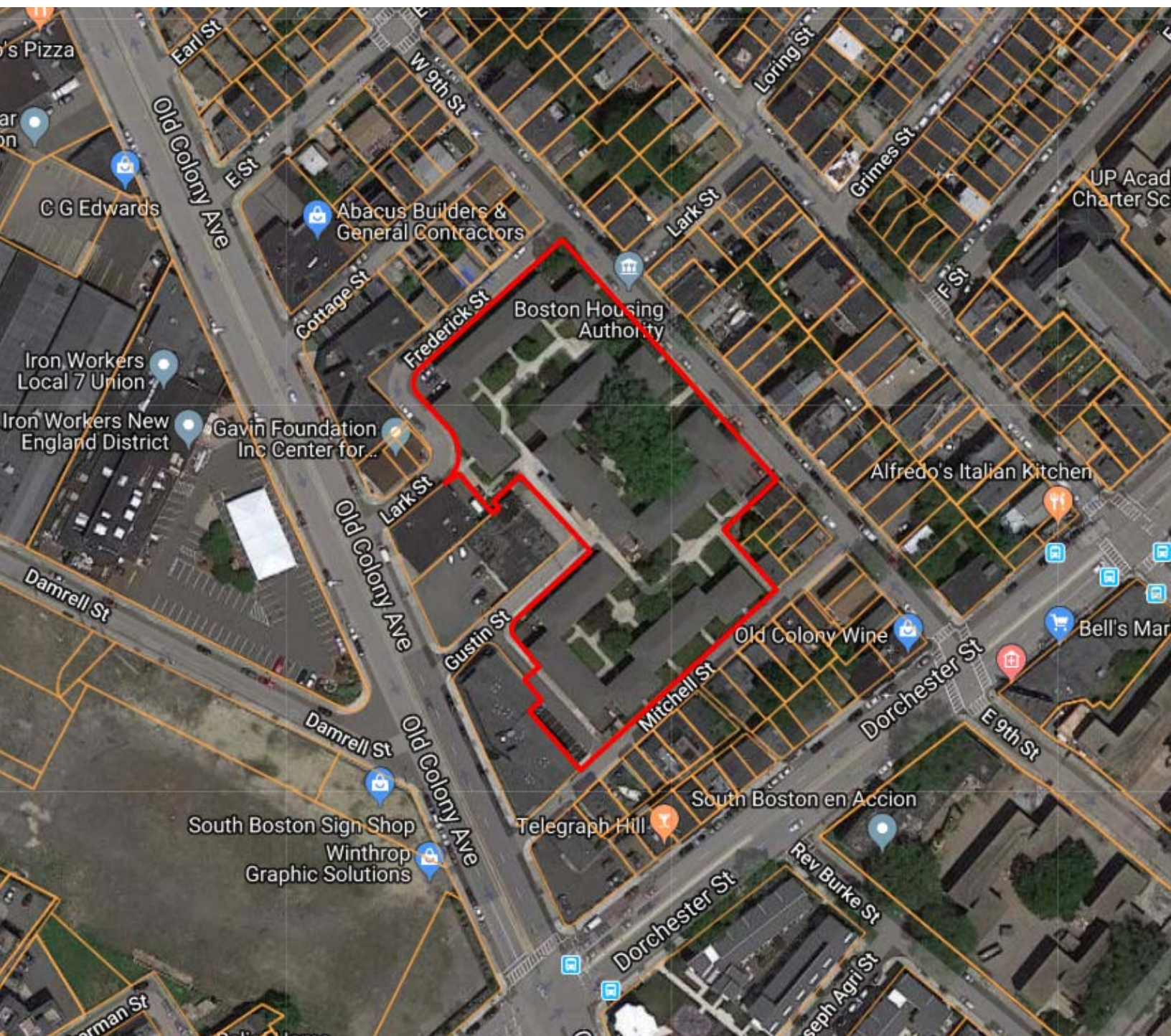
Fiscal Year	Property Type	Assessed Value *
2021	Exempt	\$13,314,500.00
2020	Exempt	\$12,131,600.00
2019	Exempt	\$11,757,000.00
2018	Exempt	\$11,185,500.00
2017	Exempt	\$10,657,000.00
2016	Exempt	\$9,017,000.00
2015	Exempt	\$7,948,000.00
2014	Exempt	\$7,757,500.00
2013	Exempt	\$6,585,000.00
2012	Exempt	\$6,152,500.00
2011	Exempt	\$5,902,500.00
2010	Exempt	\$5,964,000.00
2009	Exempt	\$6,291,500.00
2008	Exempt	\$6,291,500.00
2007	Exempt	\$6,223,000.00
2006	Exempt	\$5,806,000.00
2005	Apartment Building	\$5,209,000.00
2004	Apartment Building	\$5,399,000.00
2003	Apartment Building	\$3,928,500.00
2002	Exempt	\$4,110,000.00
2001	Exempt	\$3,635,500.00
2000	Exempt	\$3,062,500.00
1999	Exempt	\$2,371,500.00
1998	Exempt	\$2,371,500.00
1997	Exempt	\$2,229,500.00
1996	Exempt	\$2,149,500.00
1995	Exempt	\$2,069,000.00
1994	Exempt	\$1,951,000.00
1993	Exempt	\$1,951,000.00
1992	Exempt	\$2,049,000.00
1991	Exempt	\$2,764,500.00
1990	Exempt	\$2,764,500.00
1989	Exempt	\$3,942,000.00
1988	Exempt	\$3,231,000.00
1987	Exempt	\$2,738,000.00
1986	Exempt	\$2,512,000.00
1985	Exempt	\$2,258,600.00

\* Actual Billed Assessments

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

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

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



<b>Dev #</b>	<b>Development</b>	<b>Building #</b>	<b>Building Address</b>	<b>Entry</b>	<b>Unit ID</b>
236	West Ninth Street	NIB0001	11 Mitchell Street, South Boston MA 02127	1	NI1001
236	West Ninth Street	NIB0001	11 Mitchell Street, South Boston MA 02127	1	NI1002
236	West Ninth Street	NIB0001	11 Mitchell Street, South Boston MA 02127	1	NI1003
236	West Ninth Street	NIB0001	11 Mitchell Street, South Boston MA 02127	1	NI1004
236	West Ninth Street	NIB0001	15 Mitchell Street, South Boston MA 02127	2	NI1005
236	West Ninth Street	NIB0001	15 Mitchell Street, South Boston MA 02127	2	NI1006
236	West Ninth Street	NIB0001	15 Mitchell Street, South Boston MA 02127	2	NI1007
236	West Ninth Street	NIB0001	15 Mitchell Street, South Boston MA 02127	2	NI1008
236	West Ninth Street	NIB0001	17 Mitchell Street, South Boston MA 02127	3	NI1009
236	West Ninth Street	NIB0001	17 Mitchell Street, South Boston MA 02127	3	NI1010
236	West Ninth Street	NIB0001	17 Mitchell Street, South Boston MA 02127	3	NI1011
236	West Ninth Street	NIB0001	17 Mitchell Street, South Boston MA 02127	3	NI1012
236	West Ninth Street	NIB0001	19 Mitchell Street, South Boston MA 02127	4	NI1013
236	West Ninth Street	NIB0001	19 Mitchell Street, South Boston MA 02127	4	NI1014
236	West Ninth Street	NIB0001	19 Mitchell Street, South Boston MA 02127	4	NI1015
236	West Ninth Street	NIB0001	19 Mitchell Street, South Boston MA 02127	4	NI1016
236	West Ninth Street	NIB0001	21 Mitchell Street, South Boston MA 02127	5	NI1017
236	West Ninth Street	NIB0001	21 Mitchell Street, South Boston MA 02127	5	NI1018
236	West Ninth Street	NIB0001	21 Mitchell Street, South Boston MA 02127	5	NI1019
236	West Ninth Street	NIB0001	21 Mitchell Street, South Boston MA 02127	5	NI1020
236	West Ninth Street	NIB0001	12 Gustin Street, South Boston MA 02127	6	NI1021
236	West Ninth Street	NIB0001	12 Gustin Street, South Boston MA 02127	6	NI1022
236	West Ninth Street	NIB0001	12 Gustin Street, South Boston MA 02127	6	NI1023
236	West Ninth Street	NIB0001	12 Gustin Street, South Boston MA 02127	6	NI1024
236	West Ninth Street	NIB0001	10 Gustin Street, South Boston MA 02127	7	NI1025
236	West Ninth Street	NIB0001	10 Gustin Street, South Boston MA 02127	7	NI1026
236	West Ninth Street	NIB0001	10 Gustin Street, South Boston MA 02127	7	NI1027
236	West Ninth Street	NIB0001	10 Gustin Street, South Boston MA 02127	7	NI1028
236	West Ninth Street	NIB0001	8 Gustin Street, South Boston MA 02127	8	NI1029
236	West Ninth Street	NIB0001	8 Gustin Street, South Boston MA 02127	8	NI1030
236	West Ninth Street	NIB0001	8 Gustin Street, South Boston MA 02127	8	NI1031
236	West Ninth Street	NIB0001	8 Gustin Street, South Boston MA 02127	8	NI1032
236	West Ninth Street	NIB0002	193 West 9th Street, South Boston MA 02127	1	NI1033
236	West Ninth Street	NIB0002	193 West 9th Street, South Boston MA 02127	1	NI1034
236	West Ninth Street	NIB0002	193 West 9th Street, South Boston MA 02127	1	NI1035
236	West Ninth Street	NIB0002	193 West 9th Street, South Boston MA 02127	1	NI1036



236	West Ninth Street	NIB0003	8 Frederick Street, South Boston MA 02127	4	NI1074
236	West Ninth Street	NIB0003	8 Frederick Street, South Boston MA 02127	4	NI1075
236	West Ninth Street	NIB0003	8 Frederick Street, South Boston MA 02127	4	NI1076
236	West Ninth Street	NIB0003	6 Frederick Street, South Boston MA 02127	5	NI1077
236	West Ninth Street	NIB0003	6 Frederick Street, South Boston MA 02127	5	NI1078
236	West Ninth Street	NIB0003	6 Frederick Street, South Boston MA 02127	5	NI1079
236	West Ninth Street	NIB0003	6 Frederick Street, South Boston MA 02127	5	NI1080
236	West Ninth Street	NIB0003	175 West 9th Street, South Boston MA 02127	6	NI1081
236	West Ninth Street	NIB0003	175 West 9th Street, South Boston MA 02127	6	NI1082
236	West Ninth Street	NIB0003	175 West 9th Street, South Boston MA 02127	6	NI1083
236	West Ninth Street	NIB0003	175 West 9th Street, South Boston MA 02127	6	NI1084

<b>Unit Street</b>	<b>Suite</b>	<b>BRs</b>	<b>Wheelchair unit</b>	<b>Unit Status</b>
11 Mitchell Street	1	1		Occupied
11 Mitchell Street	2	1		Occupied
11 Mitchell Street	3	1		Occupied
11 Mitchell Street	4	1		Occupied
15 Mitchell Street	5	1		Occupied
15 Mitchell Street	6	1		Occupied
15 Mitchell Street	7	1		Occupied
15 Mitchell Street	8	1		Occupied
17 Mitchell Street	9	1		Occupied
17 Mitchell Street	10	1		Occupied
17 Mitchell Street	11	1		Occupied
17 Mitchell Street	12	1		Occupied
19 Mitchell Street	13	1		Occupied
19 Mitchell Street	14	1		Occupied
19 Mitchell Street	15	1		Occupied
19 Mitchell Street	16	1		Occupied
21 Mitchell Street	17	1		Occupied
21 Mitchell Street	18	1		Occupied
21 Mitchell Street	19	1		Occupied
21 Mitchell Street	20	1		Occupied
12 Gustin Street	21	1		Occupied
12 Gustin Street	22	1		Occupied
12 Gustin Street	23	1		Occupied
12 Gustin Street	24	1		Occupied
10 Gustin Street	25	1		Occupied
10 Gustin Street	26	1		Occupied
10 Gustin Street	27	1		Occupied
10 Gustin Street	28	1		Occupied
8 Gustin Street	29	1		Occupied
8 Gustin Street	30	1		Occupied
8 Gustin Street	31	1		Occupied
8 Gustin Street	32	1		Occupied
193 West 9th Street	33	1		Occupied
193 West 9th Street	34	1		Occupied
193 West 9th Street	35	1		Occupied
193 West 9th Street	36	1		Occupied

191 West 9th Street	37	1	Occupied
191 West 9th Street	38	1	Occupied
191 West 9th Street	39	1	Occupied
191 West 9th Street	40	1	Occupied
189 West 9th Street	41	1	Occupied
189 West 9th Street	42	2	Occupied
189 West 9th Street	43	1	Occupied
189 West 9th Street	44	2	Occupied
187 West 9th Street	45	2	Occupied
183 West 9th Street	46	2	Q-Work Pending-No Offers
187 West 9th Street	47	2	Occupied
183 West 9th Street	48	2	Occupied
181 West 9th Street	49	2	E-Employee Occupied
181 West 9th Street	50	1	Occupied
181 West 9th Street	51	2	Occupied
181 West 9th Street	52	1	Occupied
179 West 9th Street	53	1	Occupied
179 West 9th Street	54	1	Occupied
179 West 9th Street	55	1	Occupied
179 West 9th Street	56	1	Occupied
177 West 9th Street	57	1	Occupied
177 West 9th Street	58	1	Occupied
177 West 9th Street	59	1	Occupied
177 West 9th Street	60	1	Occupied
21 Lark Street	61	1	Occupied
21 Lark Street	62	1	Occupied
21 Lark Street	63	1	Occupied
21 Lark Street	64	1	Occupied
23 Lark Street	65	1	Occupied
23 Lark Street	66	1	Occupied
23 Lark Street	67	1	Occupied
23 Lark Street	68	1	Occupied
10 Frederick Street	69	1	Occupied
10 Frederick Street	70	1	Occupied
10 Frederick Street	71	1	Occupied
10 Frederick Street	72	1	Occupied
8 Frederick Street	73	1	Occupied



8 Frederick Street	74	1	Occupied
8 Frederick Street	75	1	Occupied
8 Frederick Street	76	1	Occupied
6 Frederick Street	77	1	Occupied
6 Frederick Street	78	1	Occupied
6 Frederick Street	79	1	Occupied
6 Frederick Street	80	1	Occupied
175 West 9th Street	81	1	Occupied
175 West 9th Street	82	1	Occupied
175 West 9th Street	83	1	Occupied
175 West 9th Street	84	1	Occupied

# West Ninth Street

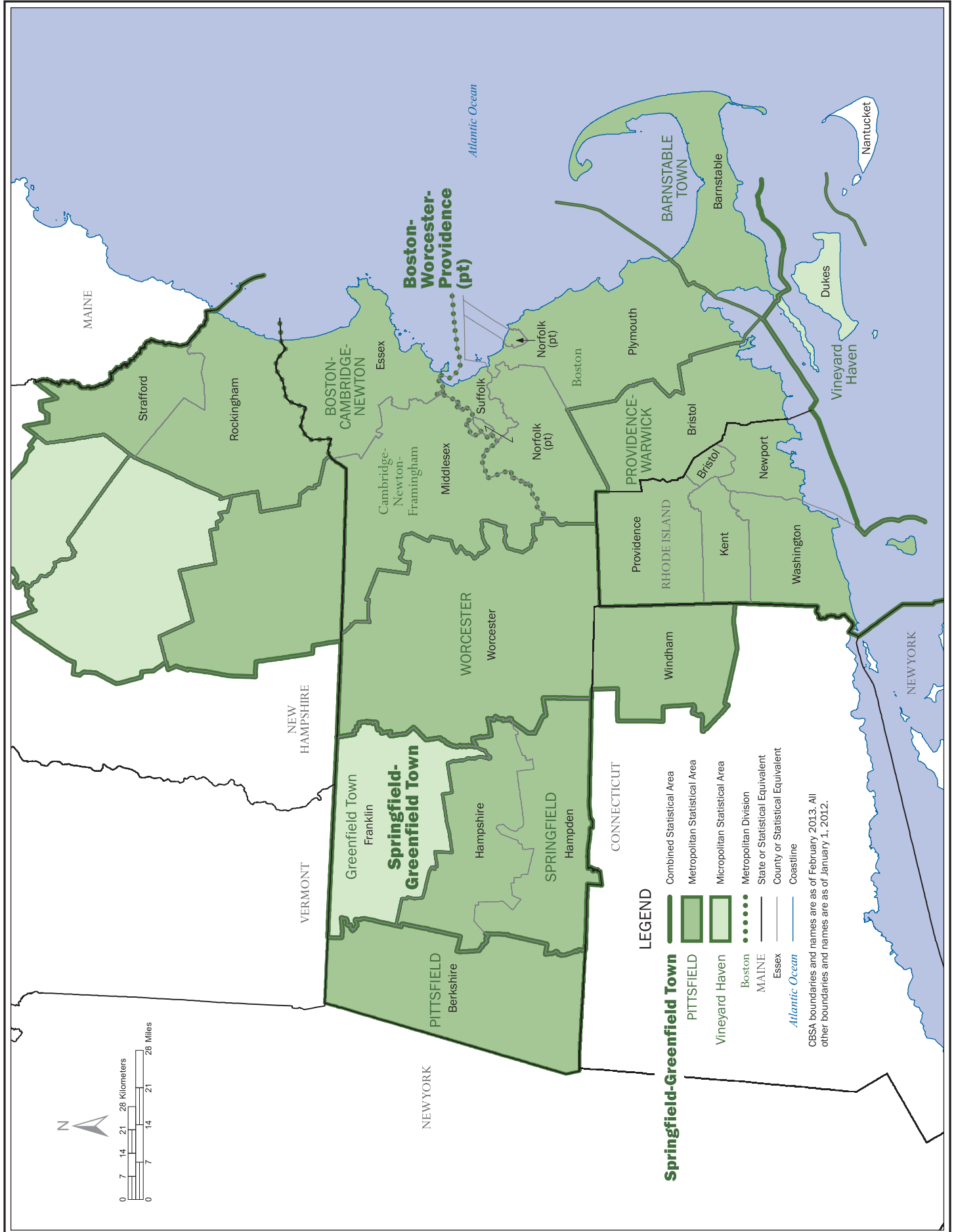
185 W. 9th Street  
South Boston, MA 02127

## Legend

- 185 W 9th St
- 199 H St
- Andrew Station
- Bank of America
- Bay Windows
- Bell's Market
- Bobbi J. Bingham, MS
- Boston Housing Authority
- Family Dollar Store
- Old Colony Wine
- Old Town Trolley Tours
- Saint Augustine Chapel
- School
- Scoters Go Green
- South Boston Cat & Dog Clinic
- St
- Washington Village Branch Library



# MASSACHUSETTS - Core Based Statistical Areas (CBSAs) and Counties



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

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](mailto: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](mailto:j.goins@d3g.com)

**Jane Goins**

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**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](mailto:lori.donovan@boston.gov)

On Tue, Feb 23, 2021 at 8:46 AM Jane Goins <[j.goins@d3g.com](mailto: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](mailto: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.

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**From:** Lori Donovan <[lori.donovan@boston.gov](mailto:lori.donovan@boston.gov)>  
**Sent:** Tuesday, February 23, 2021 8:05 AM  
**To:** Jane Goins <[j.goins@d3g.com](mailto: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](mailto:lori.donovan@boston.gov)

On Mon, Feb 22, 2021 at 2:44 PM Jane Goins <[j.goins@d3g.com](mailto: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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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: West Ninth Street, 185 West 9th Street, South Boston, MA 02127

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](mailto:j.goins@d3g.com)

**EXHIBIT 11.14:**

Staff Resumes and Certifications

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# 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

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# 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)

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# MIKE FERGUSON, PE, BPI- MFBA

PRESIDENT



## EDUCATION

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

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

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

## CERTIFICATIONS/REGISTRATIONS/TRAINING

Licensed Professional Engineer, Virginia & Indiana

Building Performance Institute (BPI) Certified Multifamily Building Analyst

Multifamily Property Inspection Training – Mortgage Bankers Association (CampusMBA)

Fair Housing Act Training – Design and Construction Requirements

HUD Multi-Family Accelerated Processing (MAP) Cost/A&E Seminar – New York City

AHERA Asbestos Accreditation

Principles of Environmental Site Assessments – ASTM E 1527

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

Professional FEMA Emergency certificates

Basics of Elevator Inspections training

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

## SUMMARY OF EXPERIENCE

Mike has extensive training and experience with regards to commercial and residential construction and design issues. He has 20 years' experience in the construction industry as a structural engineer, commercial and residential contractor, having worked with Tectonic Engineering Consultants, Davroc and Associates, and 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. In his current position with Dominion Due Diligence Group, he is responsible for managing Dominion's staff of Needs Assessors/Construction Inspectors, scheduling projects, providing technical support as well as quality control and assurance measures, and training of staff. 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

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# MIKE FERGUSON, PE, BPI- MFBA

PRESIDENT



## HUD MAP 232/223(f)

- 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