



**CAPITAL NEEDS ASSESSMENT (CNA)
FREDERICK DOUGLASS (2-44)
755 TREMONT STREET
BOSTON, MASSACHUSETTS 02118**

**D3G PROJECT NUMBER:
2021-0373**

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

**INSPECTION DATE:
APRIL 21, 2021**

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

Lance Smith, BPI-MFBA
Construction Inspector

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Signature

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

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Signature



EXECUTIVE PROPERTY DESCRIPTION

Property: Frederick Douglass (2-44)
755 Tremont Street
Boston, Massachusetts 02118

Site Description: Frederick Douglass (2-44), located at 755 Tremont Street in Boston, Massachusetts consists of one (1) eight-story age-restricted apartment building and one (1) one-story storage building. The building features seventy-eight (78) dwelling units. According to property management, the building was constructed in 1973. According to tax records, the building features an approximate gross area of 54,897 square feet and is situated on 0.48 acres. The property is in fair physical condition.



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1.0 EXECUTIVE SUMMARY

General Description

Project Name:	Frederick Douglass (2-44)
Address:	755 Tremont Street, Boston, Massachusetts 02118
Property Type:	Age-Restricted Apartments
Date of Construction:	1973 / Property Management
Land Size / Source:	0.48 Acres / Tax Records
Building Count/Story:	One (1) - 8 – Story Apartment Building
Accessory Building:	One (1) – 1-Story Storage Building
Building Gross Area:	54,897 Square Feet / Tax Records
Number/Type of Units:	Forty-Two (42) – Efficiency/1 Bathroom Dwelling Units Thirty-Five (35) – 1 Bedroom/1 Bathroom Dwelling Units One (1) – 2 Bedroom/1 Bathroom Management Dwelling Unit

Inspection Details

Inspector:	Lance Smith, BPI-MFBA
Inspection Date(s):	April 21, 2021
Weather:	60°F, Sunny
Units Inspected:	Twenty-One (21) or 27% of the total number of units
Inspection Limitations:	None

General Physical Condition

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



2.0 PURPOSE AND SCOPE

D3G was retained by the Boston Housing Authority to conduct a Capital Needs Assessment (CNA). This CNA is intended to be used in support of a pending real estate transaction where the client has requested to obtain a detailed understanding of the current site 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 Frederick Douglass (2-44) conducted by individuals trained in building engineering and construction practices.
- The interviewing of tenants and staff regarding the condition of the apartment building, common areas, and known physical/equipment deficiencies.
- Interviews with local officials regarding zoning and code compliance at the property, and receipt of zoning/building code certification.
- The preparation and submittal of a report containing information specific to observations, interpretations, and estimated costs of repairs, if any, and the computation of the required reserves to replace major components of the property.



3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 Overall General Description

The property was constructed in 1973 with many of the building components varying in age. Building components have been replaced on an as needed basis; however, there have not been any significant rehabilitation events at the property since it was constructed. Replacement of major building components has been included within the replacement reserve schedule. The property features a full-time maintenance staff that addresses the daily maintenance needs of the property.

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

The property was constructed in 1973 and is not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.

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

3.2 Site

Topography

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

Ingress / Egress / Parking

The property is situated in an urban area and provides limited off-street parking as well as limited parking at the rear of the building to (ten (10) parking spaces). Most residents utilize public transportation or purchase city street parking permits. In addition, there are parking facilities nearby that offer monthly rates.

Additional Site Features

The site features municipal concrete sidewalks that were observed in fair physical condition, without any notable trip hazards. Refurbishment/repair of the walkways is not anticipated during the estimate period.

The property features a combination of chain link and wrought iron fencing. Fencing was



observed in fair to good condition. Replacement of the fencing is anticipated during the estimate period.

The property features CMU constructed privacy walls surfaced with brick veneer that were observed in fair condition. The replacement of the privacy walls is not anticipated during the estimate period.

The property features a trash chute system that empties into a trash compactor located in a first-floor trash room. The compactor was observed in fair physical condition and is anticipated for replacement during the estimate period.

The property features a detached CMU constructed storage building surfaced with brick veneer that is used by maintenance staff.

Utilities

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

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

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

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



3.3 Structural Frame and Building Envelope

Building Foundation and Frame

The building was constructed utilizing deep foundations consisting of piles or caissons and grade beams. The ground floor consists of reinforced concrete slab assemblies. Building superstructures are constructed of structural steel framing consisting of columns, beams, and open web steel joists (OWSJ). Select areas are constructed with reinforced concrete columns and beams. The upper floors consist of metal pans filled with reinforced concrete. The property's superstructures appeared in good physical condition.

Roof Assembly

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

Attics

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

Exterior Stairs, Railings, and Balconies

The property does not feature any exterior stairs or balcony assemblies.

Building Entrance Doors

Exterior doors at the property consist of glass storefront assemblies with a vestibule and automatic door openers at the primary building entrance. In addition, exterior doors at building ancillary entrances consist of single and double steel assemblies, and one (1) roll-up service door. Exterior doors at the property were observed in fair physical condition and replacement is anticipated during the estimate period.

Windows

Windows consist of a mixture of aluminum framed, double pane, single hung, sliding, glass curtain wall and fixed insulated glass assemblies. The single hung and sliding windows were reportedly replaced in 2000. Windows were observed in fair physical condition and replacement is anticipated during the estimate period.

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

Exterior walls are surfaced with brick veneer. The brick exteriors were observed in fair physical condition; however, repointing is anticipated during the estimate period.



3.4 Mechanical and Electrical Systems

Supply and Waste Piping

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

The sewer connection at the property is reported to consist of a cast iron main connected to the municipal sewer system. It was reported by property management that select sections of the cast iron sewer main are displaying evidence of corrosion. It is recommended to investigate and complete the necessary repairs in order to ensure proper functioning of the sewer connections (Non-Critical Repair).

Domestic Hot Water

Potable hot water to the dwelling units and common areas is supplied by one (1) centrally located gas-fired water boiler that works in conjunction with four (4) hot water storage tanks located in a first-floor mechanical room. The systems and equipment were observed and reported to be in fair to good operating order. The systems are anticipated for replacement during the estimate period.

Heating and Cooling

The dwelling units and common areas feature electric baseboard heaters or electric cabinet heaters and are not provided cooled air. Select common areas feature window A/C units. The equipment was observed in fair physical condition and is anticipated for replacement during the estimate period.

Electrical System

The property receives electrical power from a pad mounted transformer. The dwelling units were observed with Zinsco electrical panels. Many Zinsco panels contain a design flaw, which can cause arcing and subsequent overheating. Long term exposure to this heat can cause the breaker to fuse to the bus bar, making it impossible to remove. Even worse, it can cause the breaker's contacts to fuse together, thus preventing the breaker from tripping even in an over current situation, thereby causing a potential fire hazard. No issues with the panels were reported or observed; therefore, immediate replacement is not required at this time. It is recommended for a qualified electrical contractor to inspect and evaluate the Zinsco brand panels to determine whether or not these specific panels require to be replaced with another brand that has a current UL listing and that provides improved protection and reliability.



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

The property features a 150kW diesel emergency generator with a 200-gallon above ground storage tank positioned below the generator. The generator was observed in fair to good physical condition.

3.5 Elevators and Stairways

The apartment building features one (1) 2,000-lb and one (1) 2500-lb hoist elevators located within a CMU shafts. The elevators feature ADA and fireman's controls, and an emergency phone. Overall, the elevator systems were reported and observed in good condition with all routine maintenance up to date. Elevator upgrades are anticipated during the estimate period.

The apartment building features two (2) interior staircase assemblies (one (1) on each end). The staircase assemblies are constructed of metal framing and poured in place concrete with metal handrails. Overall, vertical transportation was observed in fair to good physical condition.

3.6 Life and Fire Safety Systems

Fire Suppression Systems

There presumably exists one (1)-hour fire-rated construction (vertically and horizontally) between each unit at the property. The building features a sprinkler system that provides coverage in the common areas, hallways, and in the dwelling units. The common areas feature heat sensors and smoke detectors throughout. In addition, wall-mounted fire extinguishers meeting the requirements of NFPA-10 exist throughout the apartment building. The fire suppression equipment was observed in good physical condition and no issues were observed/reported.

Alarm and Notification Systems

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



Dwelling units contain hard-wired CO/smoke detectors located within the immediate vicinity of the bedroom areas; however, the one-bedroom dwelling units do not feature any smoke detectors in the bedrooms (with the exception of the designated handicapped dwelling units) (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 were observed with Carbon Monoxide (CO) detectors located in the immediate vicinity of the bedrooms and appear to be in compliance with state requirements. It should be noted that the building contains a gas-fired central boiler located in the first-floor mechanical room; however, there are no communicating openings between the combustion equipment and the dwelling units.

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

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

3.7 Interior Elements

3.7.1 Interior Elements – Common Spaces

The building features a leasing office that is utilized by the property manager. The office features VCT flooring and painted GWB walls and ceilings that were observed in fair condition. Flooring is anticipated for replacement during the estimate period.

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



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

The building features a common laundry room located on the first floor. The laundry room features three (3) front-loading card-operated washing machines and two (2) card-operated electric dryers. The machines are reportedly leased to the property. The room features painted concrete flooring and painted GWB walls and ceilings that were observed in fair condition.

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

3.7.2 Interior Elements – Tenant Spaces

Interior wall and ceiling finishes within the dwelling units consist of painted GWB walls and ceilings – observed in fair physical condition. Flooring in the units consist of various vinyl products – all observed in fair to good condition. The 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. Additional replacement of the appliances is anticipated during the estimate period.

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

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

Kitchen cabinets consist of wood-framed base and suspended wall cabinets. The base cabinets are surfaced with plastic laminate countertops. Visually inspected cabinets, hardware and countertops appeared in fair to good physical condition and property management reported that select units have had cabinet and countertop replacement within the last seven years. The designated handicapped kitchens also feature a roll-under sink area and at least one upper cabinet/shelf area that is lowered.



4.0 ADDITIONAL CONSIDERATIONS

Regulatory Compliance

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

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

The building code at the time of construction is unknown.

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

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

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



5.0 DOCUMENT REVIEWS AND INTERVIEWS

Document Review

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

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

Site Interviews and Questionnaires

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

Person	Title	Dates	Discussion
Lakesha Eagle	Property Manager	April 21, 2021	Provided tour of facility, discussed operations and maintenance
Junior Valentine	Maintenance Supervisor	April 21, 2021	Provided tour of facility, discussed operations and maintenance

Please be advised, D3G makes an effort to discuss housing concerns and comfort levels with building tenants; however, as a respect to privacy, resident and occupant names are not recorded. Interviews during the inspection process with representative tenants which identify any adverse conditions or occupant comfort concerns are addressed within the recommended repairs and rehabilitations.

6.0 OPINIONS OF PROBABLE COST TO REMEDY PHYSICAL DEFICIENCIES

A detailed list of Critical and Non-Critical Repairs can be found in Exhibit 11.1 – Description of Estimated Cost of Critical Repairs and 11.2 – Description of Estimated Cost of Non-Critical Repairs. The complete Reserve for Replacement schedule can be found in Exhibit 11.3 – Capital Reserve Schedule.



7.0 OUT OF SCOPE CONSIDERATIONS

7.1 Accessibility for Persons with Disabilities

Uniform Federal Accessibility Standards (UFAS)

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

The property reportedly currently provides seven (7), or approximately 9%, mostly compliant accessible units: however, only four (4) of the units were available to be viewed at the time of the inspection. For detail on the accessibility deficiencies, please see the Critical Repairs, as well as the Accessibility Report located in Exhibit 11.5.

Fair Housing Act (FHA)

The property was constructed in 1973 and is not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.

Americans with Disabilities Act (ADA)

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

7.2 Intrusive & Other Examinations

Intrusive Examination

D3G performed a CNA inspection of Frederick Douglass (2-44) at 755 Tremont Street, Boston, Massachusetts on April 21, 2021. The inspection indicates no need for further investigations to be performed at the property.

Seismic Evaluation

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



Energy Audit

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

Pre-Construction Analysis Report

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

7.3 Owner Proposed Improvements

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



8.0 ASSESSOR QUALIFICATIONS

Dominion Due Diligence Group (D3G) was established in 1994 by Robert E. Hazelton and has grown to a national full-service Environmental and Engineering real estate due diligence firm featuring over 140 employees. D3G focuses on affordable housing, elderly care facilities and historical rehabilitations, with our 3rd party reporting used for HUD-FHA, USDA-RD, Fannie Mae, Freddie Mac, and LIHTC transactions. D3G has worked with every HUD office in the country and is considered a premier provider of Capital Needs Assessments. D3G's senior staff are trained, accredited and licensed in the following fields of building science investigations:

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

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



9.0 LIMITING CONDITIONS

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

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



10.0 CERTIFICATION

Dominion Due Diligence Group certifies that the data presented in this report is representative of the site conditions observed during our inspection on April 21, 2021. D3G, its officers and its employees have no present contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions. This investigation and report have been prepared in accordance with ASTM E-2018-08 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process* and the HUD Multifamily Accelerated Processing (MAP) Guide, Chapters 5, revised January 29, 2016.

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

Lance Smith, BPI-MFBA
Construction Inspector



Signature

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



Signature

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



- 11.0 EXHIBITS**
- 11.1 Description of Estimated Cost of Critical Repairs**
- 11.2 Description of Estimated Cost of Non-Critical Repairs**
- 11.3 Capital Reserve Schedules (Reserve for Replacement Analysis)**
- 11.4 Color Site Photographs**
- 11.5 Accessibility Report**
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- 11.9 Pre-Construction Analysis**
- 11.10 Other Examinations and Reports**
- 11.11 HUD Form 92329**
- 11.12 Site Specific Information**
- 11.13 Municipal Compliance Letters**
- 11.14 Staff Resumes and Certifications**



EXHIBIT 11.1:

Description of Estimated Cost of Critical Repairs



Critical Repair Report

Project:	Frederick Douglass (2-44)
Property Type:	Age Restricted
Inspection Date:	04/21/2021

Frederick Douglass (2-44) - 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 ten (10) uncovered parking spaces available at the site, one (1) van accessible handicapped accessible parking space is required by the Americans with Disabilities Act (ADA). Currently, the property features one (1) non-compliant designated handicapped parking space located at the rear of the building (missing adequate access aisles and compliant signage). In order to comply with the ADA, modifying the existing space and turning it into a compliant van accessible space is required. Standard handicapped spaces require a 60-inch wide access aisle, vertical signage, and curb access. Van accessible handicapped spaces require a total of 192-inch width for the parking space and access aisle, vertical signage identifying the space as van accessible, and curb access. The van accessible parking space and access aisle may have either of the following combinations: a 132-inch wide parking space with a 60-inch wide access aisle or a 96-inch wide parking space with a 96-inch wide access aisle.	1	Each	\$350.00	\$350.00
2	3.7.1	Repair – Restore/fix existing item or add new item to address accessibility or safety	The sink in the men's public restroom was observed without scald and abrasion sink pipe wrapping. In order to comply with the Americans with Disabilities Act (ADA), the installation of scald and abrasion sink pipe wrapping is required.	1	Each	\$35.00	\$35.00

Frederick Douglass (2-44) - Life Safety

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.6.1	Repair – Restore/fix existing item or add new item to address accessibility or safety	Dwelling unit 711 was observed without an escutcheon plate at the sprinkler head located above the bathroom. The replacement of the escutcheon plate is required in order to ensure tenant safety.	1	Each	\$75.00	\$75.00



Critical Repair Report

Project:	Frederick Douglass (2-44)
Property Type:	Age Restricted
Inspection Date:	04/21/2021

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
2	3.6.2	Repair – Restore/fix existing item or add new item to address accessibility or safety	Dwelling units contain hard-wired CO/smoke detectors located within the immediate vicinity of the bedroom areas; however, the one-bedroom dwelling units do not feature any smoke detectors in the bedrooms (with the exception of the designated handicapped dwelling units). 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.	28	Each	\$35.00	\$980.00
3	3.7.1	Level 1 Alterations - Remove and replace existing component	The common area laundry door was observed without the required 18-inch minimum clear floor space at the pull side / latch side (14-inches observed). In order to comply with the UFAS, the installation of an automatic door opener is required.	1	Each	\$1,250.00	\$1,250.00
4	3.7.2	Repair – Restore/fix existing item or add new item to address accessibility or safety	The kitchen sinks within designated handicapped dwelling units 507, 607, 707, and 807 and the bathroom sink in unit 507 were observed with either non-compliant partial or missing scald and abrasion protection at the exposed sink pipes. In order to comply with the UFAS, the installation of compliant scald and abrasion protection is required.	5	Each	\$35.00	\$175.00

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

TOTAL:	\$2,865.00
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* Owner provided cost that D3G finds reasonable

EXHIBIT 11.2:

Description of Estimated Cost of Non-Critical Repairs



Non-Critical Repair Report

Project:	Frederick Douglass (2-44)
Property Type:	Age Restricted
Inspection Date:	04/21/2021

Frederick Douglass (2-44)

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.4.1	Repairs	It was reported by property management that select sections of the cast iron sewer main are displaying evidence of corrosion. It is recommended to investigate and complete the necessary repairs in order to ensure proper functioning of the sewer connections.	1	Each	\$7,500.00	\$7,500.00
2	3.7.1	Repair – Restore/fix existing item or add new item to address accessibility or safety	Select portions of the ACT ceiling in the lobby seating area were observed with water stains. The location of the source of the leak/leaks followed by the completion of all associated repairs (including the replacement of all needed ceiling tiles) is recommended.	1	SF	\$125.00	\$125.00
3	3.7.2	Repair – Restore/fix existing item or add new item to address accessibility or safety	An open gap was observed in the bathroom wall within dwelling unit 511. In order to prevent moisture intrusion the repair and repainting of the damaged wall is recommended.	1	Each	\$100.00	\$100.00

TOTAL:	\$7,725.00
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Costs have been provided by using RS Means Building Construction Cost Data

* Owner provided cost that D3G finds reasonable

EXHIBIT 11.3:

Capital Reserve Schedules (Reserve for Replacement Analysis)



Replacement Reserve Analysis Funding Schedule

Project Frederick Douglass (2-44)
 Address 755 Tremont Street,
 City, State Boston, MA

Gross Square Footage 54,897
 Year Built 1973
 Number Of Units 78

Initial Deposit RR \$1,655,000 \$21,218 Per Unit
 Annual Deposit RR \$58,500 \$750 Per Unit
 Annual Deposit Increase 1.95%
 Interest Applied to Account Balance 1.00%
 Minimum Yr 1 Balance \$132,530 \$1,699 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:	\$40,868	\$151,602	\$175,024	\$179,377	\$144,079	\$156,874	\$140,150	\$130,720	\$174,415	\$188,933	\$1,482,042
Beginning Annual Balance (Equals IDRR in Year 1):	\$1,655,000	\$1,689,182	\$1,614,112	\$1,524,104	\$1,429,578	\$1,370,141	\$1,298,250	\$1,243,260	\$1,198,158	\$1,109,988	
Interest (Average Outstanding Balance):	\$16,550	\$16,892	\$24,212	\$22,862	\$21,444	\$20,552	\$19,474	\$18,649	\$17,972	\$16,650	
Annual Deposit:	\$58,500	\$59,641	\$60,804	\$61,989	\$63,198	\$64,431	\$65,687	\$66,968	\$68,274	\$69,605	
Beginning Balance Plus Annual Deposit:	\$1,713,500	\$1,748,823	\$1,674,916	\$1,586,093	\$1,492,776	\$1,434,571	\$1,363,937	\$1,310,228	\$1,266,431	\$1,179,593	
Remaining RR Balance/Year:	\$1,689,182	\$1,614,112	\$1,524,104	\$1,429,578	\$1,370,141	\$1,298,250	\$1,243,260	\$1,198,158	\$1,109,988	\$1,007,310	
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$132,530	\$133,391	\$136,059	\$138,780	\$141,556	\$144,387	\$147,275	\$150,220	\$153,224	\$156,289	
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:	\$128,719	\$196,666	\$204,170	\$220,651	\$164,858	\$197,429	\$121,571	\$124,002	\$129,673	\$195,268	\$1,683,008	\$3,165,050
Beginning Annual Balance (Equals IDRR in Year 1):	\$1,007,310	\$964,663	\$854,813	\$737,221	\$602,823	\$523,669	\$412,251	\$376,545	\$339,425	\$297,662		
Interest (Average Outstanding Balance):	\$15,110	\$14,470	\$12,822	\$11,058	\$9,042	\$7,855	\$6,184	\$5,648	\$5,091	\$4,465		
Annual Deposit:	\$70,962	\$72,346	\$73,757	\$75,195	\$76,661	\$78,156	\$79,680	\$81,234	\$82,818	\$84,433		
Beginning Balance Plus Annual Deposit:	\$1,078,273	\$1,037,009	\$928,569	\$812,416	\$679,485	\$601,825	\$491,932	\$457,779	\$422,243	\$382,095		
Remaining RR Balance/Year:	\$964,663	\$854,813	\$737,221	\$602,823	\$523,669	\$412,251	\$376,545	\$339,425	\$297,662	\$191,292		
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$159,415	\$162,603	\$165,855	\$169,172	\$172,556	\$176,007	\$179,527	\$183,117	\$186,780	\$190,515		
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: Frederick Douglass (2-44)
Address: 755 Tremont Street
City, State: Boston, MA
Inspection Date: 04/21/21

Gross Square Footage: 54,897
Year Built: 1973
Number Of Units: 78

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	21	4	End of Cycle	6264	SF	\$4.25	\$26,622		\$5,324	\$5,324	\$5,324	\$5,324	\$5,324					\$26,622
Parking, Asphalt Sealing	5	1	4	End of Cycle	6264	SF	\$0.25	\$1,566				\$1,566						\$1,566	\$3,132
Parking Stripes (Per Car)	15	11	4	End of Cycle	10	Each	\$10.52	\$105				\$105							\$105
Pedestrian Paving - Concrete Sidewalks and Patios	50	21	29	End of Cycle	2255	SF	\$3.23	\$7,284											
Chain-Link Fencing	40	25	15	End of Cycle	60	LF	\$29.27	\$1,756											
Wrought Iron Picket Fencing	60	48	12	End of Cycle	200	LF	\$127.00	\$25,400										\$5,080	\$5,080
Site Privacy Wall - Brick	30	27	3	End of Cycle	1200	SF	\$11.11	\$13,332		\$4,444	\$4,444	\$4,444							\$13,332
Trash Compactor	20	15	5	End of Cycle	1	Each	\$29400.00	\$29,400			\$5,880	\$5,880	\$5,880	\$5,880	\$5,880	\$5,880			\$29,400
Roof Vents, Powered	20	6	14	End of Cycle	16	Each	\$156.40	\$2,502											
Common Exterior Door, Steel (Single) (Non-Thermal Boundary)	25	21	4	End of Cycle	4	Each	\$896.66	\$3,587				\$3,587							\$3,587
Common Exterior Door, Hollow Metal (Double) - Storage Shed	25	16	9	End of Cycle	1	Each	\$729.12	\$729										\$729	\$729
Storefront System with Single Door	50	47	3	End of Cycle	4	Each	\$5025.47	\$20,102	\$4,020	\$4,020	\$4,020	\$4,020	\$4,020						\$20,102
Roll-Up Coiling Service Door	30	21	9	End of Cycle	1	Each	\$2557.80	\$2,558										\$2,558	\$2,558
Glass Curtain Wall Windows	40	37	3	End of Cycle	350	SF	\$102.31	\$35,809	\$7,162	\$7,162	\$7,162	\$7,162	\$7,162						\$35,809
Brick or Concrete Block - Technical Pointing	60	48	12	End of Cycle	25090	SF	\$5.25	\$131,723										\$18,818	\$18,818
Single Hung Window (7 + Stories)	40	21	19	End of Cycle	438	Each	\$585.00	\$256,230											
Fixed Windows	40	25	15	End of Cycle	19	Each	\$265.00	\$5,035											
Sliding Window	40	21	19	End of Cycle	64	Each	\$585.00	\$37,440											
EPDM Membrane - Fully Adhered (High-Rise)	15	12	3	End of Cycle	6698	SF	\$15.50	\$103,819		\$34,606	\$34,606	\$34,606							\$103,819
Sewer Mains - Cast Iron	75	75	0	Now	1	Each	\$7500.00	\$7,500											
Hot Water Storage Tank - 115 Gallon	15	12	3	End of Cycle	3	Each	\$5411.20	\$16,234	\$3,247	\$3,247	\$3,247	\$3,247	\$3,247						\$16,234
Hot Water Storage Tank - 115 Gallon - Newer	15	2	13	End of Cycle	1	Each	\$5411.20	\$5,411											
Boiler- Gas (DHW)	25	21	4	End of Cycle	1	Each	\$9700.00	\$9,700			\$3,233	\$3,233	\$3,233						\$9,700
Electric Baseboard and Cabinet Heaters	30	27	3	End of Cycle	3120	LF	\$29.87	\$93,194	\$18,639	\$18,639	\$18,639	\$18,639	\$18,639						\$93,194
Window A/C Unit - Common Area	10	6	4	End of Cycle	2	Each	\$695.00	\$1,390				\$1,390							\$1,390
Make-Up Air Unit	20	17	3	End of Cycle	1	Each	\$7644.00	\$7,644		\$2,548	\$2,548	\$2,548							\$7,644
Elevator Cabs - Interior Finish	20	16	4	End of Cycle	2	Each	\$12880.00	\$25,760		\$5,152	\$5,152	\$5,152	\$5,152	\$5,152					\$25,760
Hoist/Cable Electric Traction passenger elevator 2,000-lb (Up to 8-Story)	30	16	14	End of Cycle	1	Each	\$220029.60	\$220,030											
Hoist/Cable Electric Traction passenger elevator 2,500-lb (Up to 8-Story)	30	16	14	End of Cycle	1	Each	\$224792.40	\$224,792											
Fire Sprinkler System - High-Rise Apartment Building	50	38	12	End of Cycle	54897	SF	\$2.99	\$164,142										\$32,828	\$32,828
Emergency Call System, Apartment Device	15	12	3	End of Cycle	156	Each	\$250.00	\$39,000	\$7,800	\$7,800	\$7,800	\$7,800	\$7,800						\$39,000
Emergency Generator (Diesel-Engine) 150kw (Life Safety Systems)	25	17	8	End of Cycle	1	Each	\$266000.00	\$266,000						\$53,200	\$53,200	\$53,200	\$53,200	\$53,200	\$266,000



Reserves Analysis Report - Age Restricted

Project: Frederick Douglass (2-44)
Address: 755 Tremont Street
City, State: Boston, MA
Inspection Date: 04/21/21

Gross Square Footage: 54,897
Year Built: 1973
Number Of Units: 78

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
Fire Alarm Control Panel	15	3	12	End of Cycle	1	Each	\$2557.80	\$2,558											
Ceramic Tile (Common Area)	50	47	3	End of Cycle	350	SF	\$16.67	\$5,835			\$5,835								\$5,835
VCT 12x12 Tile (Common Area)	20	11	9	End of Cycle	3500	SF	\$6.36	\$22,260							\$4,452	\$4,452	\$4,452	\$4,452	\$17,808
Durable Vinyl Flooring (Common Area)	20	11	9	End of Cycle	1050	SF	\$6.36	\$6,678									\$6,678		\$6,678
Acoustical Ceiling Tile (Common Area)	20	11	9	End of Cycle	1050	SF	\$1.19	\$1,250									\$1,250		\$1,250
Kitchen Cabinets and Countertops (Laminates/Wood) (Common Area)	25	11	14	End of Cycle	1	Each	\$3764.00	\$3,764											
Traditional Refrigerator (Common Area)	15	6	9	End of Cycle	1	Each	\$759.00	\$759									\$759		\$759
Electric Range (Common Area)	25	6	19	End of Cycle	1	Each	\$593.00	\$593											
Ceramic Tile (Bath Surrounds)	50	46	4	End of Cycle	78	Each	\$705.60	\$55,037		\$11,007	\$11,007	\$11,007	\$11,007	\$11,007					\$55,037
LVT (Entire 2-Bedroom Apartment)	20	11	9	End of Cycle	1	Each	\$3176.00	\$3,176										\$3,176	\$3,176
VCT or LVT (Entire Studio Apartment)	20	11	9	End of Cycle	42	Each	\$2908.00	\$122,136							\$24,427	\$24,427	\$24,427	\$24,427	\$97,709
VCT or LVT (Entire 1-Bedroom Apartment)	20	11	9	End of Cycle	35	Each	\$3058.00	\$107,030							\$21,406	\$21,406	\$21,406	\$21,406	\$85,624
Standard Kitchen Cabinets and Countertops (Unit)	25	21	4	End of Cycle	62	Each	\$3764.00	\$233,368		\$46,674	\$46,674	\$46,674	\$46,674	\$46,674					\$233,368
Standard Kitchen Cabinets and Countertops (Unit) - Newer	25	11	14	End of Cycle	16	Each	\$3764.00	\$60,224											
Traditional Refrigerator (Unit)	15	8	7	End of Cycle	78	Each	\$759.00	\$59,202					\$11,840	\$11,840	\$11,840	\$11,840	\$11,840		\$59,202
Wall-mounted Oven (UFAS Unit)	25	11	14	End of Cycle	7	Each	\$550.00	\$3,850											
Electric Cooktop (UFAS Unit)	25	11	14	End of Cycle	7	Each	\$293.00	\$2,051											
Electric Range (Unit)	25	20	5	End of Cycle	71	Each	\$346.00	\$24,566			\$4,913	\$4,913	\$4,913	\$4,913	\$4,913				\$24,566

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	\$40,868	\$150,623	\$170,484	\$171,298	\$134,892	\$143,991	\$126,119	\$115,326	\$150,859	\$160,211	\$1,364,670
Total RR Per Unit	\$524	\$1,931	\$2,186	\$2,196	\$1,729	\$1,846	\$1,617	\$1,479	\$1,934	\$2,054	\$1,750
Totals with Inflation Factor	\$40,868	\$151,602	\$175,024	\$179,377	\$144,079	\$156,874	\$140,150	\$130,720	\$174,415	\$188,933	\$1,482,042
Total RR Per Unit Inflated	\$524	\$1,944	\$2,244	\$2,300	\$1,847	\$2,011	\$1,797	\$1,676	\$2,236	\$2,422	\$1,900

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: Frederick Douglass (2-44)
Address: 755 Tremont Street
City, State: Boston, MA
Inspection Date: 04/21/21

Gross Square Footage: 54,897
Year Built: 1973
Number Of Units: 78

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	6264	SF	\$4.25	\$26,622	\$26,622												\$26,622	
Parking, Asphalt Sealing	6264	SF	\$0.25	\$1,566	\$3,132				\$1,566					\$1,566			\$3,132	\$6,264
Parking Stripes (Per Car)	10	Each	\$10.52	\$105	\$105									\$105			\$105	\$210
Pedestrian Paving - Concrete Sidewalks and Patios	2255	SF	\$3.23	\$7,284														
Chain-Link Fencing	60	LF	\$29.27	\$1,756						\$1,756							\$1,756	\$1,756
Wrought Iron Picket Fencing	200	LF	\$127.00	\$25,400	\$5,080	\$5,080	\$5,080	\$5,080	\$5,080								\$20,320	\$25,400
Site Privacy Wall - Brick	1200	SF	\$11.11	\$13,332	\$13,332													\$13,332
Trash Compactor	1	Each	\$29400.00	\$29,400	\$29,400													\$29,400
Roof Vents, Powered	16	Each	\$156.40	\$2,502					\$2,502								\$2,502	\$2,502
Common Exterior Door, Steel (Single) (Non-Thermal Boundary)	4	Each	\$896.66	\$3,587	\$3,587													\$3,587
Common Exterior Door, Hollow Metal (Double) - Storage Shed	1	Each	\$729.12	\$729	\$729													\$729
Storefront System with Single Door	4	Each	\$5025.47	\$20,102	\$20,102													\$20,102
Roll-Up Coiling Service Door	1	Each	\$2557.80	\$2,558	\$2,558													\$2,558
Glass Curtain Wall Windows	350	SF	\$102.31	\$35,809	\$35,809													\$35,809
Brick or Concrete Block - Technical Pointing	25090	SF	\$5.25	\$131,723	\$37,635	\$18,818	\$18,818	\$18,818	\$18,818	\$18,818							\$94,088	\$131,723
Single Hung Window (7 + Stories)	438	Each	\$585.00	\$256,230							\$36,604	\$36,604	\$36,604	\$36,604	\$109,813	\$256,230	\$256,230	
Fixed Windows	19	Each	\$265.00	\$5,035						\$5,035							\$5,035	\$5,035
Sliding Window	64	Each	\$585.00	\$37,440								\$7,488	\$7,488	\$7,488	\$14,976	\$37,440	\$37,440	
EPDM Membrane - Fully Adhered (High-Rise)	6698	SF	\$15.50	\$103,819	\$103,819							\$34,606	\$34,606	\$34,606		\$103,819	\$207,638	
Sewer Mains - Cast Iron	1	Each	\$7500.00	\$7,500														
Hot Water Storage Tank - 115 Gallon	3	Each	\$5411.20	\$16,234	\$16,234						\$3,247	\$3,247	\$3,247	\$3,247	\$3,247	\$16,234	\$32,467	
Hot Water Storage Tank - 115 Gallon - Newer	1	Each	\$5411.20	\$5,411				\$5,411									\$5,411	\$5,411
Boiler- Gas (DHW)	1	Each	\$9700.00	\$9,700	\$9,700													\$9,700
Electric Baseboard and Cabinet Heaters	3120	LF	\$29.87	\$93,194	\$93,194													\$93,194
Window A/C Unit - Common Area	2	Each	\$695.00	\$1,390	\$1,390				\$1,390								\$1,390	\$2,780
Make-Up Air Unit	1	Each	\$7644.00	\$7,644	\$7,644													\$7,644
Elevator Cabs - Interior Finish	2	Each	\$12880.00	\$25,760	\$25,760													\$25,760
Hoist/Cable Electric Traction passenger elevator 2,000-lb (Up to 8-Story)	1	Each	\$220029.60	\$220,030			\$44,006	\$44,006	\$44,006	\$44,006	\$44,006						\$220,030	\$220,030
Hoist/Cable Electric Traction passenger elevator 2,500-lb (Up to 8-Story)	1	Each	\$224792.40	\$224,792			\$44,958	\$44,958	\$44,958	\$44,958	\$44,958						\$224,792	\$224,792
Fire Sprinkler System - High-Rise Apartment Building	54897	SF	\$2.99	\$164,142	\$32,828	\$32,828	\$32,828	\$32,828	\$32,828								\$131,314	\$164,142
Emergency Call System, Apartment Device	156	Each	\$250.00	\$39,000	\$39,000						\$7,800	\$7,800	\$7,800	\$7,800	\$7,800	\$39,000	\$78,000	
Emergency Generator (Diesel-Engine) 150kw (Life Safety Systems)	1	Each	\$266000.00	\$266,000	\$266,000													\$266,000



Reserves Analysis Report - Age Restricted

Project: Frederick Douglass (2-44)
Address: 755 Tremont Street
City, State: Boston, MA
Inspection Date: 04/21/21

Gross Square Footage: 54,897
Year Built: 1973
Number Of Units: 78

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
Fire Alarm Control Panel	1	Each	\$2557.80	\$2,558			\$2,558									\$2,558	\$2,558
Ceramic Tile (Common Area)	350	SF	\$16.67	\$5,835	\$5,835												\$5,835
VCT 12x12 Tile (Common Area)	3500	SF	\$6.36	\$22,260	\$17,808	\$4,452										\$4,452	\$22,260
Durable Vinyl Flooring (Common Area)	1050	SF	\$6.36	\$6,678	\$6,678												\$6,678
Acoustical Ceiling Tile (Common Area)	1050	SF	\$1.19	\$1,250	\$1,250												\$1,250
Kitchen Cabinets and Countertops (Laminates/Wood) (Common Area)	1	Each	\$3764.00	\$3,764					\$3,764							\$3,764	\$3,764
Traditional Refrigerator (Common Area)	1	Each	\$759.00	\$759	\$759												\$759
Electric Range (Common Area)	1	Each	\$593.00	\$593										\$593		\$593	\$593
Ceramic Tile (Bath Surrounds)	78	Each	\$705.60	\$55,037	\$55,037												\$55,037
LVT (Entire 2-Bedroom Apartment)	1	Each	\$3176.00	\$3,176	\$3,176												\$3,176
VCT or LVT (Entire Studio Apartment)	42	Each	\$2908.00	\$122,136	\$97,709	\$24,427										\$24,427	\$122,136
VCT or LVT (Entire 1-Bedroom Apartment)	35	Each	\$3058.00	\$107,030	\$85,624	\$21,406										\$21,406	\$107,030
Standard Kitchen Cabinets and Countertops (Unit)	62	Each	\$3764.00	\$233,368	\$233,368												\$233,368
Standard Kitchen Cabinets and Countertops (Unit) - Newer	16	Each	\$3764.00	\$60,224			\$12,045	\$12,045	\$12,045	\$12,045	\$12,045					\$60,224	\$60,224
Traditional Refrigerator (Unit)	78	Each	\$759.00	\$59,202	\$59,202												\$59,202
Wall-mounted Oven (UFAS Unit)	7	Each	\$550.00	\$3,850					\$3,850							\$3,850	\$3,850
Electric Cooktop (UFAS Unit)	7	Each	\$293.00	\$2,051					\$2,051							\$2,051	\$2,051
Electric Range (Unit)	71	Each	\$346.00	\$24,566	\$24,566												\$24,566
Summary Type					Year 10 Overall	Year 11 Total	Year 12 Total	Year 13 Total	Year 14 Total	Year 15 Total	Year 16 Total	Year 17 Total	Year 18 Total	Year 19 Total	Year 20 Total	Year 11 - 20 Total	Year 1- 20 Total
Total Reserve Replacement					\$1,364,670	\$107,011	\$160,293	\$163,146	\$172,859	\$126,618	\$148,660	\$89,745	\$89,745	\$92,010	\$135,836	\$1,285,923	\$2,650,593
Total RR Per Unit					\$1,750	\$1,372	\$2,055	\$2,092	\$2,216	\$1,623	\$1,906	\$1,151	\$1,151	\$1,180	\$1,741	\$1,649	\$1,699
Totals with Inflation Factor					\$1,482,042	\$128,719	\$196,666	\$204,170	\$220,651	\$164,858	\$197,429	\$121,571	\$124,002	\$129,673	\$195,268	\$1,683,008	\$3,165,050
Total RR Per Unit Inflated					\$1,900	\$1,650	\$2,521	\$2,618	\$2,829	\$2,114	\$2,531	\$1,559	\$1,590	\$1,662	\$2,503	\$2,158	\$2,029

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

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #1



View of building main entrance

PHOTO #2



View of outdoor area

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #3



View of common area interior sunroom

PHOTO #4



View of building exterior

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #5



View of building exterior

PHOTO #6



View of building exterior

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #7



View of building exterior

PHOTO #8



View of building exterior

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #9



View of building exterior

PHOTO #10



View of the property trash containers

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #11



View of building roof

PHOTO #12



View of the generator

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #13



View of elevator equipment

PHOTO #14



View of elevator equipment

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #15



View of a fire extinguisher

PHOTO #16



View of trash compactor

PHOTO #17



View of the DHW boiler

PHOTO #18



View of fire alarm control panel

PHOTO #19



View of the switchboard

PHOTO #20



View of a smoke detector - dwelling unit

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #21



View of an A/V alarm and a carbon monoxide detector – dwelling unit

PHOTO #22



View of fire sprinkler head – dwelling unit

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #23



View of emergency pull cord – dwelling unit

PHOTO #24



View of a common area sitting area

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #25



View of the employee's only kitchen

PHOTO #26



View of a common area public restroom

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #27



View of the laundry room

PHOTO #28



View of the leasing office

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #29



View of an elevator lobby

PHOTO #30



View of interior stairwell leading to the roof access

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #31



View of a common area interior hallway

PHOTO #32



View of bedroom at Unit 804

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #33



View of living room at Unit 804

PHOTO #34



View of kitchen at Unit 804

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #35



View of bathroom at Unit 804

PHOTO #36



View of the entry door area within designated handicapped Unit 807 featuring levered handle door hardware

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #37



View of the roll-under kitchen sink within designated handicapped Unit 807 featuring non-compliant hardware and partial scald and abrasion protection

PHOTO #38



View of the roll-under cook-top and cabinet mounted oven within designated handicapped Unit 807

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #39



View of the bathroom within designated handicapped Unit 807 featuring compliant levered hardware, scald and abrasion protection, clear floor space, and toilet grab bars

PHOTO #40



View the bedroom within designated handicapped Unit 807 featuring compliant levered door hardware

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #41



View of the living room at Unit 602

PHOTO #42



View of the bedroom at Unit 602

PHOTO #43



View of the bathroom at Unit 602

PHOTO #44



View of the kitchen at Unit 602

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #45



View of the entryway at Unit 509

PHOTO #46



View of the bedroom at Unit 509

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #47



View of the kitchen at Unit 509

PHOTO #48



View of the bathroom at Unit 509

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #49



View of the living room at Unit 404

PHOTO #50



View of the kitchen at Unit 404

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #51



View of the bathroom at Unit 404

PHOTO #52



View of the kitchen at Unit 302

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #53



View of the bathroom at Unit 302

PHOTO #54



View of the bedroom at Unit 302

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #55



The property does not feature a designated van accessible parking space (Critical Repair)

PHOTO #56



The common area laundry room door does not feature 18 inches at the pull-side of the door (Critical Repair)

FREDERICK DOUGLASS (2-44)

Boston, Massachusetts

PHOTO #57



Dwelling unit 711 is missing an escutcheon plate at the sprinkler head above the bathroom door
(Critical Repair)

PHOTO #58



The common area Men's restroom sink is missing scald and abrasion protection at the under-sink plumbing (Critical Repair)

PHOTO #59



View of the damaged bathroom wall within dwelling unit 511 (Non-Critical Repair)

PHOTO #60



View of the water stained ACT in the common area sitting area (Non-Critical Repair)

EXHIBIT 11.5:

Accessibility Report



**ACCESSIBILITY REPORT
FREDERICK DOUGLASS (2-44)
755 TREMONT STREET
BOSTON, MASSACHUSETTS 02118**

**REPORT DATE:
NOVEMBER 5, 2021**

**INSPECTION DATE:
APRIL 21, 2021**

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

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

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1.0 ACCESSIBILITY REQUIREMENTS

1.1 Section 504 / Uniform Federal Accessibility Standards (UFAS)

The property was originally constructed in 1973 and features or will feature project-based assistance. The property is therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 5% or four (4) of the dwelling units must be handicapped accessible and that 2% or two (2) other dwelling units (other than the fully accessible units) are required to have audio/visual smoke alarms. In addition, all common areas are also required to be fully handicapped accessible.

Currently, the property reportedly features seven (7) dwelling units with audio/visual alarms; therefore, the property is in compliance with HUD requirements.

Currently, the property reportedly features 9% or seven (7) designated handicapped accessible units (Units 807, 707, 607, 507, 407, 307 and 207); however, only four (4) of the units were available to be viewed at the time of the inspection (Units 507, 607, 707, and 807). The inspected units were observed with accessible features as well as select UFAS deficiencies. In addition, UFAS deficiencies were observed in common areas. As such, modification to 5% or four (4) of the dwelling units to become fully UFAS compliant to the maximum extent feasible will be required. Upon completion of the Critical Repairs noted in the associated Capital Needs Assessment, the property will be in reasonable compliance with UFAS. The inspected designated handicapped dwelling units (Units 507, 607, 707, and 807) and common areas were generally observed with the following UFAS compliant and non-compliant items.

Accessible Dwelling Unit Features:

- Unit entry doors feature levered handle hardware and sufficient door openings of at least 32-inches.
- Unit entry doors feature at least 18-inches clear floor space at the latch side/pull side.
- Unit interior doors feature at least 18-inches clear floor space at the latch side/pull side of the doors.
- Accessible routes are present throughout the dwelling units and the interior doors feature sufficient clear openings of at least 32-inches and levered door hardware.
- Thermostats, receptacles, and switches are located within compliant reach ranges.
- Accessible units feature compliant clear floor spaces within the kitchen.
- Front controlled range/ovens with 30-inch x 48-inch clear floor space are present in the kitchens.
- Roll-under forward approach to the kitchen sink and levered handle hardware is provided, with the exception of units 707 and 807. In addition, the kitchen counter surface at the sink area is fixed at the required height of 34-inches above the finished floor.
- Kitchens feature compliant upper cabinet storage - maximum height of 48-inches for at least one shelf of all cabinets and storage shelves mounted above work counters.
- An accessible bathroom with clear floor spaces at the plumbing fixtures.



- Roll-under forward approach bathroom sink with scald and abrasion protection and levered handle hardware, with the exception of unit 507 (scald and abrasion protection).
- Compliant side and rear grab bars are located at the toilets.
- Compliant grab bars are located at the bathtub/shower surrounds.
- Accessible tubs/showers feature 60-inch shower head hose and levered handle shower control hardware.
- Accessible bathroom mirror mounted less than the maximum 40-inches from the bottom of the mirror to the finished floor.

Accessible Dwelling Unit Deficiencies:

- A roll-under forward approach to the kitchen sinks is provided; however, the under-sink piping was observed without scald and abrasion protection. This has been noted as a Critical Repair in order to ensure tenant safety.
- The kitchen sinks in units 707 and 807 do not feature compliant levered hardware.
- The bathroom sink in unit 507 was observed without scald and abrasion protection at the under-sink piping (Critical Repair).

In addition to the 5% of units that are needed to be UFAS compliant, the property reportedly features an additional 4% or three (3) units that have been modified to provide greater accessibility. These units provide accessible features such as levered handle entry door hardware, accessible routes through the units, clear floor spaces at the kitchen appliances and fixtures, roll under access at the kitchen sink, wall mounted bathroom sinks with levered control hardware and scald and abrasion protection, grab bars at the toilet and shower fixtures, levered shower controls, environmental controls within reach ranges, and low thresholds at the doors.

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

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



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

- The common area trash chute room doors do not feature levered handle hardware.
- The laundry room door does not feature 18-inches at the pull side of the door (Critical Repair).
- The men's public restroom sink does not feature scald and abrasion protection at the under-sink piping (Critical Repair).

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

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

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

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

Question: What is Section 504?

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



Question: Who are recipients of federal financial assistance?

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

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

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

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

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



1.2 Fair Housing Act Design and Construction Requirements

The property was constructed in 1973 and is not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed, and constructed in compliance with the Act.

1.3 Americans with Disabilities Act (ADA)

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

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

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

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

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

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

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



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

1.3.1 Parking

Based upon the ten (10) uncovered parking spaces available at the site, one (1) van accessible handicapped accessible parking space is required by the Americans with Disabilities Act (ADA). Currently, the property features one (1) non-compliant designated handicapped parking space located at the rear of the building (missing adequate access aisles and compliant signage). In order to comply with the ADA, modifying the non-compliant space and turning it into a compliant van accessible space is required (Critical Repair).

Standard handicapped spaces require a 60-inch-wide access aisle, vertical signage, and curb access. Van accessible handicapped spaces require a total of 192-inch width for the parking space and access aisle, vertical signage identifying the space as van accessible, and curb access. The van accessible parking space and access aisle may have either of the following combinations: a 132-inch-wide parking space with a 60-inch-wide access aisle or a 96-inch-wide parking space with a 96-inch-wide access aisle.

1.3.2 Curb Ramps

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

1.3.3 Building Entrances / Exits

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

1.3.4 Restrooms

The building features one (1) men's and one (1) women's public restroom. The single occupant restrooms were observed with sufficient door openings and levered handle door hardware, roll under access at the sinks, clear floor spaces at the fixtures, levered sink hardware, and compliant grab bars at the toilets; however, the men's restroom sink does not feature scald and abrasion protection at the under-sink piping (Critical Repair).



EXHIBIT 11.6:

Intrusive Reports

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

EXHIBIT 11.7:

Seismic Analysis



Frederick Douglas

755 Tremont St, Boston, MA 02118, USA

Latitude, Longitude: 42.3401454, -71.07934999999999



Date	5/20/2021, 2:15:09 PM
Design Code Reference Document	ASCE41-13
Custom Probability	
Site Class	E - Soft Clay Soil

Type	Description	Value
Hazard Level		BSE-2N
S_S	spectral response (0.2 s)	0.214
S_1	spectral response (1.0 s)	0.069
S_{XS}	site-modified spectral response (0.2 s)	0.534
S_{X1}	site-modified spectral response (1.0 s)	0.24
F_a	site amplification factor (0.2 s)	2.5
F_v	site amplification factor (1.0 s)	3.5
ssuh	max direction uniform hazard (0.2 s)	0.24
crs	coefficient of risk (0.2 s)	0.892
ssrt	risk-targeted hazard (0.2 s)	0.214
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.076
cr1	coefficient of risk (1.0 s)	0.9
s1rt	risk-targeted hazard (1.0 s)	0.069
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S_{XS}	site-modified spectral response (0.2 s)	0.356
S_{X1}	site-modified spectral response (1.0 s)	0.16

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.129
S_1	spectral response (1.0 s)	0.044
S_{XS}	site-modified spectral response (0.2 s)	0.323
S_{X1}	site-modified spectral response (1.0 s)	0.155
f_a	site amplification factor (0.2 s)	2.5
f_v	site amplification factor (1.0 s)	3.5

Type	Description	Value
Hazard Level		BSE-1E
S_S	spectral response (0.2 s)	0.043
S_1	spectral response (1.0 s)	0.016
S_{XS}	site-modified spectral response (0.2 s)	0.108
S_{X1}	site-modified spectral response (1.0 s)	0.057
F_a	site amplification factor (0.2 s)	2.5
F_v	site amplification factor (1.0 s)	3.5

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

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EXHIBIT 1 1.8:

Energy Reports

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

EXHIBIT 1 1.9:

Pre-Construction Analysis

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

EXHIBIT 11.10:

Other Examinations and Reports

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

EXHIBIT 11.11:

HUD Form 92329

EXHIBIT 11.12:

Site Specific Information

Assessing On-Line

[« New search](#)
[Map](#)

Parcel ID:	0402595000
Address:	755 TREMONT ST BOSTON MA 02118
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
Lot Size:	20,983 sq ft
Gross Area:	54,897 sq ft
Year Built:	1899
Owner on Wednesday, January 1, 2020:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	755 TREMONT BOSTON MA 02118
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2021 Building value:	\$9,756,700.00
FY2021 Land Value:	\$4,180,200.00
FY2021 Total Assessed Value:	\$13,936,900.00

FY2021 Tax Rates (per thousand):

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

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

Abatements/Exemptions

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

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

Current Owner

1 BOSTON HOUSING AUTHORITY

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

Value History

Fiscal Year	Property Type	Assessed Value *
2021	Exempt	\$13,936,900.00
2020	Exempt	\$13,444,800.00
2019	Exempt	\$13,175,500.00
2018	Exempt	\$12,532,500.00
2017	Exempt	\$11,883,500.00
2016	Exempt	\$10,832,500.00
2015	Exempt	\$9,631,500.00
2014	Exempt	\$8,316,000.00
2013	Exempt	\$7,182,500.00
2012	Exempt	\$6,594,500.00
2011	Exempt	\$6,460,000.00
2010	Exempt	\$6,601,500.00
2009	Exempt	\$6,993,000.00
2008	Exempt	\$6,993,000.00
2007	Exempt	\$6,905,000.00
2006	Exempt	\$6,384,000.00
2005	Apartment Building	\$5,700,800.00
2004	Apartment Building	\$5,700,800.00
2003	Apartment Building	\$4,757,200.00
2002	Exempt	\$5,210,900.00
2001	Exempt	\$4,757,200.00
2000	Exempt	\$3,727,000.00
1999	Exempt	\$2,866,500.00
1998	Exempt	\$2,866,500.00
1997	Exempt	\$2,616,500.00
1996	Exempt	\$2,484,000.00
1995	Exempt	\$2,523,000.00
1994	Exempt	\$2,459,000.00
1993	Exempt	\$2,459,000.00
1992	Exempt	\$2,567,500.00
1991	Exempt	\$2,275,000.00
1990	Exempt	\$2,275,000.00
1989	Exempt	\$9,042,500.00
1988	Exempt	\$7,412,000.00
1987	Exempt	\$6,281,500.00
1986	Exempt	\$5,763,000.00
1985	Exempt	\$5,238,600.00

* 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.



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

Dominion Due Diligence Group (D3G) has been contracted to perform an inspection of your facility. The inspection is required to support the RAD (Rental Assistance Demonstration) conversion as authorized by the U.S. Department of Urban Development. In order to comply with applicable protocols, we will require access to **25% of all occupied** dwelling units, **100% of all vacant / down** dwelling units, and all common areas. Dwelling units selected for inspection should include access to **all designated handicapped units** and a representative sample of all the unit types available at the property. In the event, we may need to inspect additional units, we request that you notify **all** your tenants of our pending inspection. The following date, time and construction inspector has been arranged:

INSPECTION DATE(S):	<u>April 21</u>
ESTIMATED TIME OF ARRIVAL:	<u>9:00 am</u>
INSPECTOR:	<u>Lance Smith</u>
EMAIL:	<u>l.smith@d3g.com</u>
CONTACT NUMBER:	<u>804-308-4047</u>

The Process:

- During the inspection, D3G will inspect all exterior areas of all buildings, all common areas, administrative areas, and a sampling of dwelling units.
- Our inspector(s) will need to gain access to all mechanical, electrical, janitorial, attics, crawlspaces and other accessible areas of the buildings.
- Please note that part of the inspection process will include taking photographs of building exteriors, interiors, mechanicals, and dwelling units.

Information / Documentation We Need from You:

In order to facilitate accurate reporting in an expeditious manner, the following information is respectfully requested. Please provide requested documentation in a concise fashion (consolidated emails) and timely manner. Delays in transmission of information can cause delays in completion of the report.

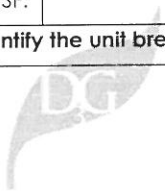
1. Complete and return General Property Information Form and Property Questionnaire.
2. Detailed listing of requested or proposed **Capital Improvements**, supplemented with **Contractor quotations and bids**.
3. Provide **construction documents** (construction drawings and/or survey) for review at the time of site inspection.
4. Copies of property site plan, building floor plans, and dwelling unit floor plans.
5. Copies of Certificates of Occupancy.
6. Copies of past **environmental and/or engineering reports**.
7. Copies of current municipal permits, licenses, approvals and inspection reports (i.e. pool, sprinkler system, boilers, elevators, façade, fire protection, business license, special use group, environmental conditions, NPDES, etc.).

8. **Capital expenditures** for the previous five or more years. If applicable, a history and detailed documentation of all past major capital improvements.
9. Description of any recent or current energy or resource (e.g. gas, electric, water) savings strategies used at the property.
10. If known, replacement costs and history of HVAC equipment, appliances (stoves, refrigerators, dishwashers, microwaves, water heaters, etc.), floor coverings, windows, doors, roofs, asphalt or concrete surfaces, etc.
11. Please provide a listing of utility meters (by location and identifier) that correspond to the utility data of #7. If possible, list the area of coverage of each meter.
12. Provide a copy of an existing **Section 504 Accessibility Transition Plan**, if applicable.
13. If applicable, please provide written documentation on whether the pool(s) are compliant with the Virginia Graeme Baker Pool and Spa Safety Act (VGBA).

What We Need from You (During the Inspection):

1. Provide experienced maintenance staff, with an in-depth knowledge of the property, to render areas of the property accessible and to answer specific questions about the HVAC, electrical, and plumbing systems as well as to provide information on past issues, resolved and un-resolved.
2. Ensure access to the requested number of dwelling units and all mechanical and electrical areas of the property on the scheduled inspection dates.
3. Arrange for access to units that have existing openings in walls, ceilings or the attic space.

GENERAL PROPERTY INFORMATION FORM	
Official Name of Property	Fredrick Douglas
Exact Property Address	755 Tremont Street Boston, Ma 02118
Tax / Parcel ID Number	
Date(s) of Construction	
Acres / Land Size	
Name of Property Manager	Lakesha Eagle
Name of Maintenance Supervisor	Mark Roche
Total # of Apartment Building(s)	1
Gross Area (S.F.) of Apartment Building(s)	
Ancillary Structures & SF Size (garages, clubhouse, maintenance, etc.)	
Total # of Units	77
Total # of Handicap Accessible Units	7
Total # of Vacant or Down Units	0
Total # of Non-Income Units	0
Unit Breakdown & Rentable Area (in square feet - SF)	
Number of Efficiency/Studio Units & SF:	42
Number of 1BR Units and SF:	35
Number of 2BR Units and SF:	0
Number of 3BR Units and SF:	
Number of 4BR Units and SF:	
Number of 5BR Units and SF:	
On a separate sheet, please identify the unit breakdown of each building type, for example:	



GENERAL PROPERTY INFORMATION FORM

Three (3) Type "A" buildings each with four 1 BR/1BA units and four Studio units

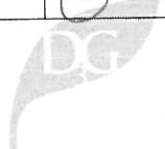
Four (4) Type "B" buildings each with two 1 BR/1BA units and 2 2BR/2BA units

Total Number of Parking Spaces	10	
Total Number of Handicapped Spaces	1	
		Responsible Party (Select one)
Electric Power Company	Eversource	Dwelling unit: Tenant / <u>Owner</u>
		Common area: Tenant / <u>Owner</u>
Gas Supply Company	National Grid	Dwelling unit: Tenant / <u>Owner</u>
		Common area: Tenant / <u>Owner</u>
Water / Sewer Provider	Boston Water & Sewer	Dwelling unit: Tenant / <u>Owner</u>
		Common area: Tenant / <u>Owner</u>
Trash (Solid Waste) Company	Capital	
Telephone Provider	Unknown	
Pest Control Company	Waltham Pest	
Pest Treatment Schedule	Weekly	



PROPERTY QUESTIONNAIRE

1. Are there any past or pending litigation or insurance related claims for the site (i.e. accessibility, environmental, building construction, site related issues, etc.)? Are there any current liens?	YES	NO	
2. Are there any current liens on the property?	YES	NO	
3. Is there full-time, on-site maintenance staff?	<input checked="" type="radio"/>	NO	
Are you aware of any past or present.....	Notes and Comments		
4. Underground Storage Tanks (USTs)?	YES	<input checked="" type="radio"/>	
5. Aboveground Storage Tanks (ASTs)?	<input checked="" type="radio"/>	NO	
6. Mold and/or mildew issues?	YES	<input checked="" type="radio"/>	
7. Asbestos or Lead-based Paint concerns?	YES	NO	
8. Any known termite / wood organism damage?	YES	<input checked="" type="radio"/>	
9. Property rights of way for easements?	YES	NO	
10. Past fires or explosions?	YES	<input checked="" type="radio"/>	
11. Poor soil conditions or slope failure?	YES	<input checked="" type="radio"/>	
12. Outstanding building or fire code violations?	YES	NO	
13. Structural issues or repairs?	YES	NO	
14. Water infiltration or drainage issues?	YES	<input checked="" type="radio"/>	
15. Inadequate utility (electric, H2O, sewer) service?	YES	<input checked="" type="radio"/>	
16. Private water (well) or sewer (septic) systems?	YES	NO	
17. Other environmental conditions?	YES	NO	
18. Unresolved other issues?	YES	NO	
Does your property currently feature.....	Notes and Comments		
19. Project Based (Section 8) Assistance?	YES	NO	If so # of Units with assistance:
20. Other Federal Funding? Including, but not limited to: 221(d)(3) BMIR or 236 Mortgages, Section 202 or 811, Project Based Vouchers, Tax Credit Assistance Program (TCAP), HOME, HOPWA, or CDBG grants.	YES	NO	If so what type of assistance has been utilized:
21. Accessibility Transition Plan or Consent Order?	YES	NO	
22. Aluminum Branch Electrical wiring?	YES	NO	
23. Electrical panel's w/Fuses? If yes, S-Type?	YES	NO	
24. Federal Pacific Stab-Lok electrical panels?	YES	NO	
25. Fire Retardant Treated (FRT) plywood sheathing?	YES	NO	
26. Plumbing or sewage leaks?	YES	<input checked="" type="radio"/>	
27. Polybutylene (PB) plumbing lines? If so, Leaks?	YES	NO	
28. Exterior Insulating Finishing System (EIFS)?	YES	NO	
28. Masonite or press-board siding?	YES	NO	
29. Roof leaks?	YES	NO	
30. Are there elevators? If so, load capacity?	<input checked="" type="radio"/>	NO	yes 2000lbs
31. Irrigation system present? If so, is it separately metered?	YES	NO	
32. Emergency generator(s)? If so, kW size?	<input checked="" type="radio"/>	NO	



PROPERTY QUESTIONNAIRE

With regards to specific systems.....	Notes and Comments	
33. Are the HVAC systems inspected and maintained by a licensed contractor? If yes, note frequency?	YES	<input checked="" type="radio"/> NO
34. Are the elevators inspected and maintained by a licensed contractor? If yes, note frequency?	<input checked="" type="radio"/> YES	NO <i>annual</i>
35. When was the last date of NFPA Fire Alarm System inspection? Any known concerns?	YES	<input checked="" type="radio"/> NO <i>no concerns</i>
36. Does the property feature an emergency call system? If yes, is system monitored 24/7?	<input checked="" type="radio"/> YES	NO
37. If present, does the pool(s) comply with the Virginia Graeme Baker Pool & Spa Safety Act	YES	NO <i>If yes, please provide documentation</i>

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

Survey Completed By:

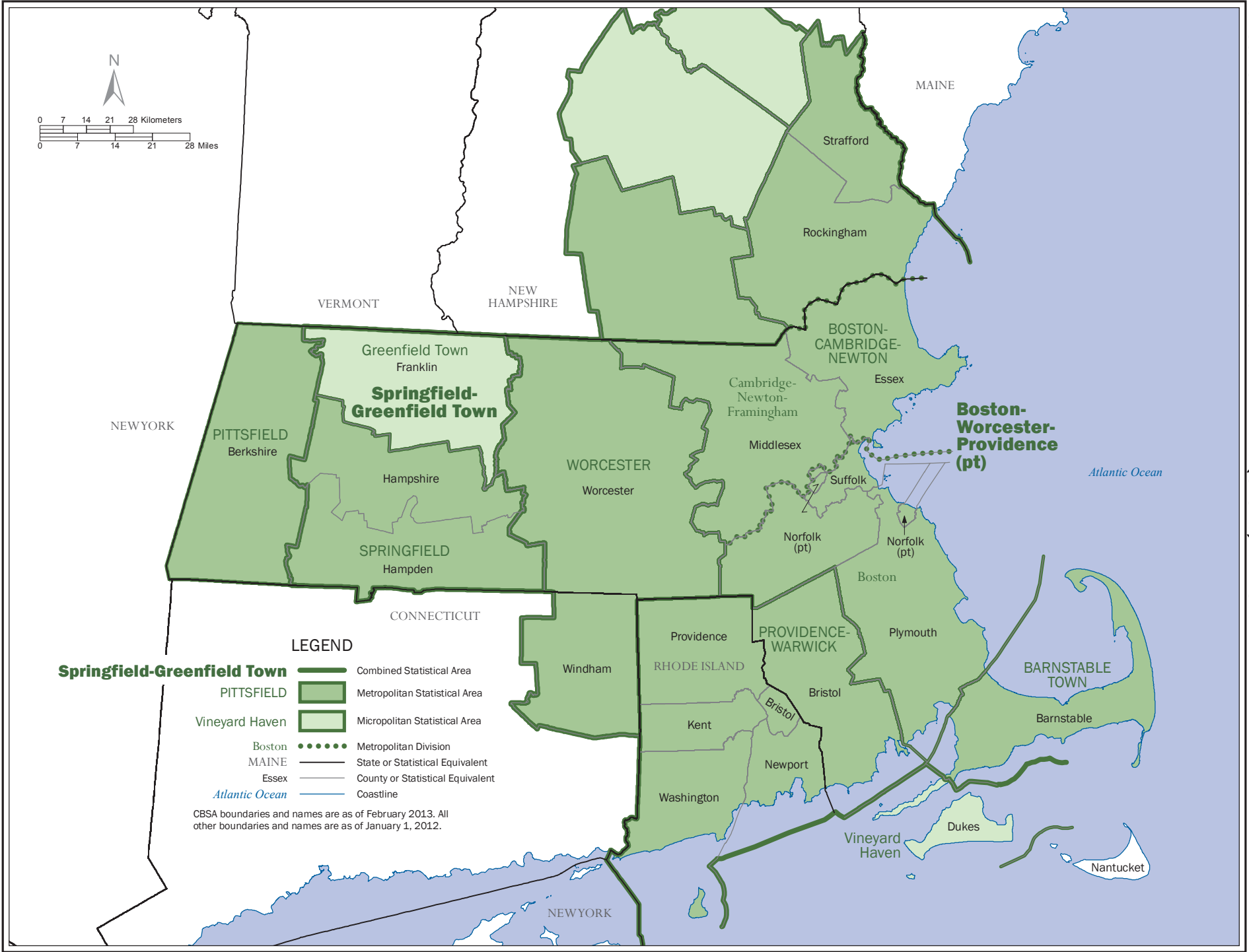
Relationship to the Property:

Number of Years with the Property/Company:

Date:

Lakesha Eagle
Lakesha Eagle
7 years
4/20/2021





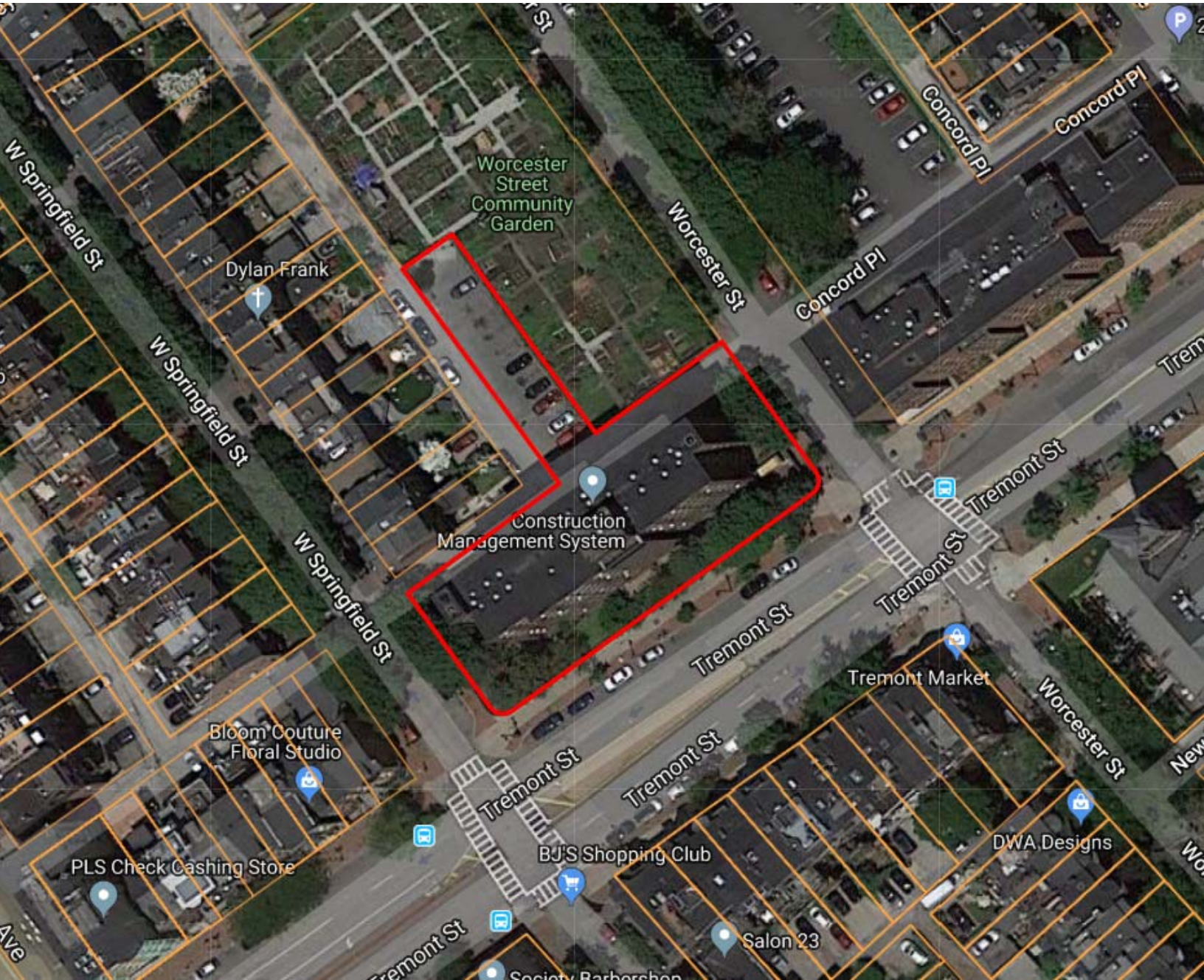


EXHIBIT 11.13:

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

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

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

Jane Goins

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

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

Thanks

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

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

Any fire violations for them?



Jane Goins,
Compliance Manager, Dominion Due Diligence Group

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



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

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

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

General Warren, 114 Rutherford Avenue, Charlestown, MA 02129

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

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

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

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

Pasciucco, 330 Bowdoin Street, Dorchester, MA 02122

Codman, 784 Washington Street, Dorchester, MA 02124

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

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

Rockland, 5300 Washington Street, West Roxbury, MA 02132

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

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

Hassan, 705 River Street, Mattapan, MA 02126

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

Lori Donovan

Senior Administrative Assistant- Fire Marshal Office

Boston Fire Prevention Division

1010 Massachusetts Avenue, 4th Floor

Boston, MA 02118

Direct Line: 617-343-3402

Email: lori.donovan@boston.gov

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

Good Afternoon,

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

General Warren, 114 Rutherford Avenue, Charlestown, MA 02129

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

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

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

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

Pasciucco, 330 Bowdoin Street, Dorchester, MA 02122

Codman, 784 Washington Street, Dorchester, MA 02124

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

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

Rockland, 5300 Washington Street, West Roxbury, MA 02132

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

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

Hassan, 705 River Street, Mattapan, MA 02126

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

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

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

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

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

If yes, please attach a copy of all available information

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

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

Thank you for your time,



Jane Goins,
Compliance Manager, Dominion Due Diligence Group

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

E: j.goins@d3g.com

A: 201 Wylderose Drive Midlothian, Va. 23113



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



February 22, 2021

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

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

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

Re: Frederick Douglass- 755 Tremont Street, South End, MA 02118

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

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

EXHIBIT 11.14:

Staff Resumes and Certifications

LANCE SMITH, BPI MFBA

ENGINEERING PROJECT MANAGER



EDUCATION

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

CERTIFICATIONS/REGISTRATIONS/TRAINING

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

SUMMARY OF EXPERIENCE

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

MULTIFAMILY INTRUSIVE PCNA

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

RAD PHYSICAL CONDITION ASSESSMENTS

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

LANCE SMITH, BPI MFBA

ENGINEERING PROJECT MANAGER



HUD LEAN 232/223(f)

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

HUD MAP 223(f)

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

HUD MAP 223(a)(7)

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

HUD MAP 202/223(f)

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

ASTM

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

LANCE SMITH, BPI MFBA

ENGINEERING PROJECT MANAGER



OTHER

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

MIKE FERGUSON, PE, PMP, BPI-MFBA

PRESIDENT



EDUCATION

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

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

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

CERTIFICATIONS/REGISTRATIONS/TRAINING

Licensed Professional Engineer, Virginia & Indiana

Project Management Professional (PMP)

Building Performance Institute (BPI) Certified Multifamily Building Analyst

Multifamily Property Inspection Training – Mortgage Bankers Association (CampusMBA)

Fair Housing Act Training – Design and Construction Requirements

AHERA Asbestos Accreditation

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

Basics of Elevator Inspections

SUMMARY OF EXPERIENCE

Mike has extensive training and experience with regards to commercial and residential construction and design issues. Prior to joining Dominion Due Diligence Group, Mike worked as a structural engineer with Tectonic Engineering Consultants, and as a commercial roof inspector for Davroc and Associates. Mike also has experience working with various independent contractors prior to joining Dominion Due Diligence Group as Director of Engineering Services. In his former employment he was responsible for managing construction projects, structural design and analysis, construction specification preparation, construction documentation control, construction inspections, and building investigations throughout the United States and eastern Canada for commercial, municipal and governmental agencies. Mike has an in-depth understanding of all phases of construction, from planning and design, to structural requirements and site development.

Mike is currently the President of Dominion Due Diligence Group and is responsible for day to day operations of all technical departments. Prior to his current role, Mike was the Director of Engineering Services for 14 years. As the Director of Engineering Services, Mike was responsible for managing Dominion's staff of Needs Assessors/Construction Inspectors, scheduling projects, providing technical support as well as performing quality control measures, development of a training program, and training of staff. Mike was also responsible for communication with HUD staff and development of tools/software to complete necessary reporting, such as internal proprietary software used to populate HUD's CNA e Tool. Mike has been directly involved in the inspection, review, and reporting of over 10,000 Capital Needs Assessments – primarily for HUD. The following sites are examples of multi-family and health care facilities, which Mike has inspected and reported upon:

HUD MAP 223(f)

- Chippington Towers II - Nashville, TN
- Gilman Square Apts. - Somerville, MA
- Hearthstone Apartments - McAllen, TX
- Jaycee Village Apartments - Uhrichsville, OH
- Lakeshore Apartments - Miami, FL
- Laurens Villa Apartments - Laurens, SC
- Mountain Shadow Apts. - Palmdale, CA
- Pendleton Place Apartments - Indianapolis, IN
- Riverview Cooperative - Riverview, MI
- St. Augustine Apartments - Miami, FL
- Stratford and Watergate Apts. - Indianapolis, IN
- Summer Breeze Apartments - North Hills, CA
- Sunset Ridge Apartments - Reno, NV

MIKE FERGUSON, PE, PMP, BPI-MFBA

PRESIDENT



HUD LEAN

- Anberry Rehabilitation Hospital - Atwater, CA
- Saint Andrew's Healthcare - Los Angeles, CA
- Beechwood Continuing Care - Getzville, NY
- Bickford Cottage - Omaha, NE
- Kenwell Adult Home - Kenmore, NY
- Levering Regional Health Care - Hannibal, MO
- Livingston Convalescent Center - Livingston, TX
- Manor Hills Adult Home - Wellsville, NY
- Worcester Skilled Nursing Center - Worcester, MA
- Zionsville Meadows - Zionsville, IN
- Silsbee Convalescent Center - Silsbee, TX
- Susquehanna Nursing Home - Johnson City, NY
- Tri-State Manor - Harrogate, TN
- United Helpers Nursing Home - Ogdensburg, NY

HUD MAP 202/223(f)

- Cooper Square Apartments - New York, NY
- Essex Cooperative - Essex, MD
- Evelyn & Louis Green Residence - Far Rockaway, NY
- Julianna Apartments - Buffalo, NY
- Oak Forest Apartments - Franklin, NC
- Scheuer House of Brighton Beach - Brooklyn, NY
- Spring Valley Apartments - Caspian, MI
- Ukrainian Village - Warren, MI

OTHER

- Beacon Pointe Nursing Center - Sunrise, FL - PCNA for ASTM
- Chippington Towers - Madison, TN - PNA per HUD and Fannie Mae protocols
- ITT Technical Institute Building - Richmond, VA - PCR per ASTM protocols
- Knoxville Pointe West - Dunlap, IL - PCNA for Freddie Mac
- Oakland Village Townhomes - Richmond, VA - PNA for ASTM
- Rosegate Commons, Indianapolis, IN - PCR for Freddie Mac
- Scheuer House of Coney Island - Brooklyn, NY - PCNA per HUD protocols
- Scheuer House of Manhattan Beach - Brooklyn, NY - PCNA per HUD protocols
- Vantage 78 Apartments - Charlotte, NC - PCNA per HUD protocols