



**CAPITAL NEEDS ASSESSMENT (CNA)
GENERAL WARREN APARTMENTS (2-44)
114 RUTHERFORD AVENUE
CHARLESTOWN, MASSACHUSETTS 02129**

D3G PROJECT NUMBER:

2021-0374

FINAL REPORT ISSUE DATE:

NOVEMBER 5, 2021

INSPECTION DATE:

APRIL 20, 2021

PREPARED FOR:

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

Lance Smith, BPI-MFBA
Engineering Training Manager

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Signature

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

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Signature

EXECUTIVE PROPERTY DESCRIPTION



Property: General Warren Apartments (2-44)
114 Rutherford Avenue
Charlestown, Massachusetts 02129

Site Description: General Warren Apartments (2-44), located at 114 Rutherford Avenue in Charlestown, Massachusetts, consists of ten (10) scattered two-story age-restricted apartment buildings and two (2) single-story community buildings. The property features ninety-six (96) dwelling units. According to tax records, the buildings were constructed in 1972 and are situated on 2.89 acres. According to D3G estimates, the buildings feature an approximate gross area of 84,954 square feet. The property is in fair physical condition.



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1.0 EXECUTIVE SUMMARY

General Description

Project Name:	General Warren Apartments (2-44)
Address:	114 Rutherford Avenue, Charlestown, Massachusetts 02129
Property Type:	Age-Restricted Apartments
Date of Construction:	1972
Land Size / Source:	2.89 Acres / Tax Records
Apartment Buildings:	Ten (10) - 2-Story Apartment Buildings
Accessory Buildings:	Two (2) - 1-Story Community Buildings
Total Building Gross Area:	84,954 Square Feet
Number/Type of Units:	57 - Studio/1BA Dwelling Units 35 - 1BR/1BA Dwelling Units 4 - 2BR/1BA Dwelling Units

Inspection Details

Inspector:	Lance Smith, BPI-MFBA
Inspection Date:	April 20, 2021
Weather:	69°F, Partly Sunny
Units Inspected:	26 (27% of the total number of units)
Access Limitations:	Attics

General Physical Condition

This Capital Needs Assessment (CNA) indicated that the apartment building 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 subject property conducted by individuals trained in building engineering and construction practices.
- The interviewing of tenants and staff regarding the condition of the apartment complex, common areas, and known physical/equipment deficiencies.
- Interviews with local officials regarding zoning and code compliance at the property, and receipt of zoning/building code certification.
- The preparation and submittal of a report containing information specific to observations, interpretations, and estimated costs of repairs, if any, and the computation of the required reserves to replace major components of the property.



3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 Overall General Description

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

The property was constructed in 1972 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. Notable recent replacements include select dwelling unit finishes. The 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.

It should be noted that the property features Federal Pacific Stab-Lok electrical panels within the dwelling units. Federal Pacific Electric "Stab-Lok" service panels and breakers may pose a fire hazard and can fail to trip in response to over current, leading to electrical fires. Failures are documented in Consumer Product Safety Commission (CPSC) and independent testing, as well as multiple documented cases of fires resulting from failure of this product. Upon the replacement of the Stab-Lok electrical panels the installation of another brand that has a current UL listing and provides improved protection and reliability is recommended.

The subject property was constructed in 1972 and is not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.

The property receives project based federal financial assistance and is required to comply with the Uniform Federal Accessibility Standards (UFAS). A review of the property indicated that the property is not in compliance with UFAS as it does not currently feature any designated handicapped dwelling units. Converting 5% of the dwelling units to be accessible units will be required. It should be noted that the dwelling units may have physical barriers that limit the degree of accessibility. It is recommended to configure the designated handicapped accessible units at any of the apartment buildings with a rear entrance that is at ground level and located on an accessible route. Please see Section 7.1 below and the Accessibility Report located in the Exhibits for more details.



3.2 Site

Topography

The topography of the property varies slightly. The site has been mostly graded to provide positive drainage away from the structures while select areas are graded toward the structures due to the topography; however, no ponding of water or water infiltration was observed or reported. Storm-water drainage consists of surface percolation and storm sewer drains/catch basins.

Ingress / Egress / Parking

The property is situated in an urban area and provides minimal off-street parking, limited to fourteen (14) parking spaces. Most residents utilize public transportation or purchase city street parking permits. In addition, there are parking facilities nearby that offer monthly rates. Pedestrian ingress and egress to the site is provided via sidewalks connecting the buildings to the municipal sidewalks. High density residential properties should always consider the provision of bike parking/storage for residents, visitors, and employees where space permits. Site ingress and egress appears acceptable.

The site features an asphalt parking area with select areas of extruded concrete curbing. Vehicular capacity is approximately fourteen (14) parking spaces, with parking space configuration designed for continuous traffic flow and convenient access to building. Concrete curbing and asphalt parking areas were observed in fair physical condition. The repair/replacement of the asphalt parking area is anticipated during the estimate period.

Additional Site Features

A sign identifying the subject property as “General Warren Apartments” is situated near the entrance to the 47 Washington Street building. Additionally, a wall-mounted property identification sign is located on the outside of the 4-10 Mead Street building. The signs were observed in fair physical condition. Replacement of the property signage is anticipated during the estimate period.

The site features a combination of asphalt and concrete sidewalks, which are approximately 36-inches wide and were observed in generally fair to good physical condition. The concrete sidewalks at the municipal streets are owned by the municipality.

The property features chain link fencing in multiple areas and wood stockade fencing at the dumpster enclosures. Fencing was observed in fair physical condition. The replacement of the fencing is anticipated during the estimate period.

The property features approximately ten (10) dumpsters surrounded by wooden stockade fence enclosures that were observed in fair physical condition. Replacement of the dumpster enclosures is anticipated during the estimate period.



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

Utilities

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

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

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

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

3.3 Structural Frame and Building Envelope

Building Foundation and Frame

The foundation construction for the majority of the buildings consists of shallow spread concrete footings. Ground floors are constructed of reinforced concrete slab on grade assemblies which are presumed to be situated over vapor barriers and gravel fill. The ground floor at building 54-66 Washington Street consists of conventional wood framing over a crawl space. Upper floors, walls, and roofing appear to be constructed of conventional wood framing assemblies. The structures were observed in fair physical condition, and no structural issues were observed/reported.



Roof Assembly

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

Attics

The property features attic areas below the pitched roof surfaces. D3G was unable to access the attics at the time of site inspection due to the unavailability of a ladder.

Exterior Stairs / Balconies

The apartment building at 54-66 Washington Street features exterior stair assemblies at the rear entrances to the building. The assemblies are constructed of precast concrete treads and metal railing assemblies. The exterior stairs were observed in fair physical condition. The replacement/refurbishment of the staircase assemblies is anticipated during the estimate period.

Dwelling units on upper floors feature balconies and dwelling units on ground floors feature concrete patios. The balconies are constructed of trex decking boards and feature metal railing systems. The balcony and railing systems were observed in fair to good physical condition. The refurbishment of the balconies and patios is anticipated during the estimate period.

Building Entrance Doors

Exterior doors at the property consist of aluminum/glass assemblies at the community building entrances, in addition to sliding glass assemblies, and a coiling garage door at Community Building 1 ancillary entrances. In addition, exterior doors at the apartment buildings consist of hollow core metal assemblies and the dwelling units each feature a sliding glass assembly at each balcony or patio. Exterior doors at the property were observed in fair physical condition and their replacement is anticipated during the estimate period.

Windows

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



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

Exterior walls consist of conventional wood framing surfaced with a combination of brick veneer and aluminum siding. The buildings also feature aluminum fascia and painted wooden soffit panels that were observed in good physical condition. The exterior façades were observed in fair physical condition; however, multiple previously painted areas of siding and trim were observed with peeling/missing paint (Non-Critical Repair).

3.4 Mechanical and Electrical Systems

Supply and Waste Piping

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

Sewer connections at the property are reported to consist of cast iron mains connected to the municipal sewer system. Based upon the reported and observed site conditions, the sewer connections at the property are in fair physical condition.

Domestic Hot Water

Potable hot water to each unit is supplied by multiple electric 50-gallon water heaters – one serving every four dwelling units. The water heaters have been replaced on an as needed basis and were generally observed in good physical condition. The recovery of the hot water system is reported to be sufficient for the number of fixtures served and no complaints concerning a lack of hot water were raised during the inspection. The replacement of the water heaters is anticipated during the estimate period.

Heating and Cooling

The Golden Age Community Center features a split system with an exterior pad mounted condensing unit for cooling and a gas-fired furnace located in the mechanical room for heating. Community Building 1 and the dwelling units each feature a gas-fired furnace for heating and window A/C units for cooling. It should be noted that the dwelling unit window A/C units are provided by the tenants. Equipment has been replaced on an as-needed basis and was generally observed in fair to good physical condition. The replacement of the equipment is anticipated during the estimate period. Upon replacement of the HVAC equipment, the installation of ENERGY STAR rated equipment is recommended.



The dwelling units and community buildings feature ductwork that connects the furnace/air handler units to air registers and returns in rooms throughout the buildings. Visually accessible ductwork is constructed of sheet metal and flexible duct piping. Where visible, ductwork was observed in fair physical condition.

Electrical System

The property receives electrical power from pole-mounted transformers. The dwelling units were observed with Federal Pacific Stab-Lok electrical panels. Federal Pacific Electric "Stab-Lok" service panels and breakers may pose a fire hazard and can fail to trip in response to over current, leading to electrical fires. Failures are documented in Consumer Product Safety Commission (CPSC) and independent testing, as well as multiple documented cases of fires resulting from failure of this product. Upon the replacement of the Stab-Lok electrical panels the installation of another brand that has a current UL listing and provides improved protection and reliability is recommended.

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

3.5 Elevators and Stairways

The property does not feature elevators.

The apartment buildings feature twenty-four (24) interior staircase assemblies (one (1) within each building entrance common hallway). The staircase assemblies are constructed of wood framing, the stair treads are surfaced with rubber, and feature wooden handrails. Overall, vertical transportation was observed in fair 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 buildings are not equipped with fire suppression (sprinkler) systems; however, wall-mounted fire extinguishers meeting the requirements of NFPA-10 exist throughout the apartment complex.

Alarm and Notification Systems

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



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

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

The property receives project based federal financial assistance and is therefore, required to provide audio/visual smoke alarms in 2% of the dwelling units. The property does not feature the required number of dwelling units with audio/visual alarms. Therefore, the installation of audio/visual alarms in 2% of the dwelling units (other than the fully accessible units) is required (Critical Repair).

The property was observed with emergency call provisions that consist of pull cords located in the dwelling unit bathrooms and in the bedrooms. No issues were observed/reported, and the system was observed in fair physical condition.

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

3.7 Interior Elements

3.7.1 Interior Elements – Common Spaces

The building features a leasing/management office within the 47 Washington Street building that is utilized by the property manager. The office features vinyl flooring and painted gypsum wall board (GWB) walls and ceilings that were observed in fair condition. The replacement of the flooring is anticipated during the estimate period.



Community Building 1 features a community room with tables and chairs that is available to residents for gatherings or meetings. The community room also features a kitchen with cabinets and countertops, range/oven unit, microwave, and refrigerator. The recreational areas were observed in fair to good condition.

The apartment buildings feature common hallways along the main corridor of each floor. The hallways feature vinyl composite tile (VCT) flooring and painted GWB walls and ceilings, which were all observed in fair to good physical condition.

Community Building 1 features a common laundry room. The laundry room features two (2) coin-operated front-loading washing machines and two (2) coin-operated electric dryers. The machines are reportedly leased by the property. The rooms feature VCT flooring and painted GWB walls and ceilings that were observed in fair condition.

Community Building 1 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 textured GWB ceilings that were observed in fair to good physical condition; however, a section of drywall in the living room of dwelling unit 25 (Building 47 Washington Street) was observed with missing paint (Non-Critical Repair). Flooring in the units consist of vinyl products and carpet that were observed in fair to good condition. It should be noted that future replacement of flooring will reportedly be with durable vinyl products such as luxury vinyl tile (LVT).

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

Select dwelling unit kitchens feature recirculating range hoods. The exhaust (ventilation) units were generally observed in fair operating condition.

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

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



4.0 ADDITIONAL CONSIDERATIONS

Regulatory Compliance

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

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

The building code at the time of construction is unknown.

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

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

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



5.0 DOCUMENT REVIEWS AND INTERVIEWS

Document Review

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

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

Site Interviews and Questionnaires

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

Person	Title	Dates	Discussion
Rick Jegrow	Senior Project Manager - Boston Housing Authority	April 20, 2021	Provided tour of facility, discussed operations and maintenance

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

6.0 OPINIONS OF PROBABLE COST TO REMEDY PHYSICAL DEFICIENCIES

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



7.0 OUT OF SCOPE CONSIDERATIONS

7.1 Accessibility for Persons with Disabilities

Uniform Federal Accessibility Standards (UFAS)

Upon completion of the RAD transaction, the property will receive federal funding. Therefore, the property is subject to Section 504 of the Rehabilitation Act of 1973 and compliance with the UFAS. A minimum of 5% (of the total number of units) or at least one unit (whichever is greater) is required for mobility impaired persons. An additional minimum of 2% (of the total number of units) or at least one unit (whichever is greater) is required for people with hearing or vision impairments.

The property currently does not provide any designated handicapped-accessible dwelling units. Please note that the property was constructed prior to July 11, 1988 and modifications to structural elements may be required to provide full compliance with UFAS. It is recommended to configure the designated handicapped accessible units at any of the apartment buildings with a rear entrance that is at ground level and located on an accessible route. For detail on the accessibility requirements, please see the Accessibility Report located in Exhibit 11.5.

Fair Housing Act (FHA)

The subject property was constructed in 1972 and is not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.

Americans with Disabilities Act (ADA)

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

7.2 Intrusive & Other Examinations

Intrusive Examination

D3G performed a CNA inspection of General Warren Apartments (2-44) at 114 Rutherford Avenue, Charlestown, Massachusetts on April 20, 2021. The inspection indicates no need for further investigations to be performed at the subject property.



Seismic Evaluation

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

Energy Audit

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

Pre-Construction Analysis Report

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

7.3 Owner Proposed Improvements

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



8.0 ASSESSOR QUALIFICATIONS

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

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

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



9.0 LIMITING CONDITIONS

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

The statements in this report are professional opinions about the present condition of the subject property, limited to the observations and physical condition during the date of inspection. They are based upon visual evidence available during the inspection of reasonably accessible areas. We did not remove any surface materials, perform any destructive testing, or move any furnishings. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope of work than was determined for this project. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried tanks, structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection. We did not undertake activities that would completely assess the stability of the building(s) 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 20, 2021. D3G, its officers and its employees have no present contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions. This investigation and report have been prepared in accordance with ASTM E-2018-08 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process* and the HUD Multifamily Accelerated Processing (MAP) Guide, Chapters 5, revised January 29, 2016.

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

Lance Smith, BPI-MFBA
Engineering Training Manager



Signature

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



Signature

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



- 11.0 EXHIBITS**
- 11.1 Description of Estimated Cost of Critical Repairs**
- 11.2 Description of Estimated Cost of Non-Critical Repairs**
- 11.3 Capital Reserve Schedules (Reserve for Replacement Analysis)**
- 11.4 Color Site Photographs**
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- 11.14 Staff Resumes and Certifications**



EXHIBIT 11.1:

Description of Estimated Cost of Critical Repairs



Critical Repair Report

Project:	General Warren Apartments (2-44)
Property Type:	Age Restricted
Inspection Date:	04/20/2021

General Warren Apartments (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 fourteen (14) uncovered parking spaces available at the site, one (1) van accessible parking space is required by the Americans with Disabilities Act (ADA). Currently, the property features one (1) compliant standard designated handicapped parking space located adjacent to building 5-9 Middlesex Street; however, the site does not feature a van-accessible parking space. In order to comply with the ADA, converting the existing standard accessible parking space 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 public area leasing office entry door was observed with non-compliant knob type hardware. In order to comply with the Americans with Disabilities Act (ADA), replacement of the existing door hardware with accessible (levered type) hardware is required.	1	Each	\$125.00	\$125.00

General Warren Apartments (2-44) - Life Safety

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.6.2	Repair – Restore/fix existing item or add new item to address accessibility or safety	The dwelling units were observed and reported to be missing audio/visual alarm notification for hearing and vision impaired. According to HUD Notice PIH 2003-31 (HA), existing buildings that feature federal funding and are subject to 24 CFR 8.23 (b) - Other Alterations, are required to provide accessible features (alarm notification) for people with hearing and vision impairment in 2% or in this case, two (2) of the dwelling units. Installation of audio/visual alarm notification in two (2) of the dwelling units is required to comply with HUD regulations.	2	Each	\$200.00	\$400.00



Critical Repair Report

Project:	General Warren Apartments (2-44)
Property Type:	Age Restricted
Inspection Date:	04/20/2021

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	The dwelling units were observed with hardwired smoke detectors in the immediate vicinity of the bedrooms; however, they do not feature smoke detectors in the bedrooms. Per HUD MAP Guidelines; according to Life Safety Code (NFPA 101), paragraph 31.3.4.5.1, smoke alarms must be installed outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements. In addition to the NFPA requirements, the regulation in 24 CFR 200.76 requires that smoke detectors must also be installed inside each sleeping area; therefore, the installation of compliant smoke detectors within all bedrooms is required. The smoke detectors can be either hard wired or battery powered. Battery powered smoke detectors must have the following features according to the HUD MAP Guidelines: the cell must be tamper-resistant; the cells cannot be used in any other toy or appliance; the cells must have a ten-year life; the smoke detector may have a manual silencing device to clear unwanted alarms such as cooking smoke. For the purpose of this report we have budgeted battery powered smoke detectors, allowable by the HUD MAP Guidelines. It is recommended to contact the local municipality to determine if battery-operated smoke detectors are allowable. If further clarification is needed regarding smoke detector compliance, please contact the local reviewing HUD office.	43	Each	\$35.00	\$1,505.00
TOTAL:							\$2,380.00

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

* Owner provided cost that D3G finds reasonable

EXHIBIT 11.2:

Description of Estimated Cost of Non-Critical Repairs



Non-Critical Repair Report

Project:	General Warren Apartments (2-44)
Property Type:	Age Restricted
Inspection Date:	04/20/2021

General Warren Apartments (2-44)

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.3.2	Repair – Restore/fix existing item or add new item to address accessibility or safety	The majority of the siding located throughout the property was observed with multiple areas of peeling paint and the existing paint coatings were observed to be beyond their estimated useful life (EUL). The scraping, sanding, and repainting of the siding is recommended in order to preserve the integrity of the siding.	2400	SF	\$3.50	\$8,400.00
2	3.3.2	Repair – Restore/fix existing item or add new item to address accessibility or safety	The majority of the apartment building exteriors were observed with multiple areas of mildew growth. In order to help maintain the overall subject property and prevent further mildew growth, the pressure washing of the apartment building exteriors is recommended.	12	SF	\$300.00	\$3,600.00
3	3.7.2	Repair – Restore/fix existing item or add new item to address accessibility or safety	A section of drywall located in the living room of dwelling unit 25 (Building 47 Washington Street) was observed to be damaged with missing paint. The repair and repainting of the affected area in order to preserve the integrity of the drywall is recommended.	1	Each	\$75.00	\$75.00
TOTAL:							\$12,075.00

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

* Owner provided cost that D3G finds reasonable

EXHIBIT 11.3:

Capital Reserve Schedules (Reserve for Replacement Analysis)



Replacement Reserve Analysis Funding Schedule

Project General Warren Apartments (2-44)
 Address 114 Rutherford Avenue,
 City, State Charlestown, MA

Gross Square Footage 84,954
 Year Built 1972
 Number Of Units 96

Initial Deposit RR \$1,540,200 \$16,044 Per Unit
 Annual Deposit RR \$72,000 \$750 Per Unit
 Annual Deposit Increase 1.95%
 Interest Applied to Account Balance 1.00%
 Minimum Yr 1 Balance \$136,617 \$1,423 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:	\$82,596	\$168,152	\$201,105	\$230,654	\$206,112	\$104,653	\$146,121	\$176,644	\$178,220	\$176,076	\$1,670,332
Beginning Annual Balance (Equals IDRR in Year 1):	\$1,540,200	\$1,545,006	\$1,465,708	\$1,361,424	\$1,227,487	\$1,117,569	\$1,108,979	\$1,060,338	\$982,021	\$902,561	
Interest (Average Outstanding Balance):	\$15,402	\$15,450	\$21,986	\$20,421	\$18,412	\$16,764	\$16,635	\$15,905	\$14,730	\$13,538	
Annual Deposit:	\$72,000	\$73,404	\$74,835	\$76,295	\$77,782	\$79,299	\$80,846	\$82,422	\$84,029	\$85,668	
Beginning Balance Plus Annual Deposit:	\$1,612,200	\$1,618,410	\$1,540,543	\$1,437,719	\$1,305,269	\$1,196,868	\$1,189,825	\$1,142,760	\$1,066,051	\$988,228	
Remaining RR Balance/Year:	\$1,545,006	\$1,465,708	\$1,361,424	\$1,227,487	\$1,117,569	\$1,108,979	\$1,060,338	\$982,021	\$902,561	\$825,691	
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$136,617	\$137,505	\$140,255	\$143,060	\$145,921	\$148,840	\$151,816	\$154,853	\$157,950	\$161,109	
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:	\$288,739	\$168,222	\$179,759	\$188,272	\$155,418	\$178,878	\$182,456	\$86,594	\$50,224	\$45,072	\$1,523,634	\$3,193,966
Beginning Annual Balance (Equals IDRR in Year 1):	\$825,691	\$636,676	\$567,045	\$486,569	\$398,144	\$343,051	\$265,511	\$185,106	\$201,269	\$255,995		
Interest (Average Outstanding Balance):	\$12,385	\$9,550	\$8,506	\$7,299	\$5,972	\$5,146	\$3,983	\$2,777	\$3,019	\$3,840		
Annual Deposit:	\$87,338	\$89,041	\$90,778	\$92,548	\$94,353	\$96,192	\$98,068	\$99,981	\$101,930	\$103,918		
Beginning Balance Plus Annual Deposit:	\$913,030	\$725,717	\$657,823	\$579,117	\$492,497	\$439,244	\$363,579	\$285,086	\$303,199	\$359,912		
Remaining RR Balance/Year:	\$636,676	\$567,045	\$486,569	\$398,144	\$343,051	\$265,511	\$185,106	\$201,269	\$255,995	\$318,680		
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$164,331	\$167,617	\$170,970	\$174,389	\$177,877	\$181,435	\$185,063	\$188,764	\$192,540	\$196,391		
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: General Warren Apartments (2-44)
Address: 114 Rutherford Avenue
City, State: Charlestown, MA
Inspection Date: 04/20/21

Gross Square Footage: 84,954
Year Built: 1972
Number Of Units: 96

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	5250	SF	\$4.25	\$22,313			\$7,438	\$7,438	\$7,438						\$22,313	
Parking, Asphalt Sealing	5	1	4	End of Cycle	5250	SF	\$0.25	\$1,313				\$1,313					\$1,313		\$2,625	
Parking Stripes (Per Car)	15	11	4	End of Cycle	14	Each	\$10.52	\$147				\$147							\$147	
Pedestrian Paving - Asphalt Sidewalks / Patios	25	21	4	End of Cycle	2475	SF	\$4.25	\$10,519			\$3,506	\$3,506	\$3,506						\$10,519	
Pedestrian Paving - Concrete Sidewalks and Patios	50	47	3	End of Cycle	2376	SF	\$4.25	\$10,098		\$3,366	\$3,366	\$3,366							\$10,098	
Chain-Link Fencing 4' High	40	36	4	End of Cycle	336	LF	\$16.27	\$5,467				\$5,467							\$5,467	
Dumpster/Trash Enclosure - Wood	25	21	4	End of Cycle	8	Each	\$711.60	\$5,693				\$5,693							\$5,693	
Project Sign	25	7	18	End of Cycle	2	Each	\$2500.00	\$5,000												
Storage Sheds	30	21	9	End of Cycle	2	Each	\$6116.00	\$12,232								\$4,077	\$4,077	\$4,077	\$12,232	
Site Sewer Mains	50	46	4	End of Cycle	12	Each	\$7500.00	\$90,000		\$18,000	\$18,000	\$18,000	\$18,000	\$18,000					\$90,000	
Exterior Stair Treads - (Building 54-66 Washington Street)	20	14	6	End of Cycle	5	Each	\$4940.00	\$24,700				\$4,940	\$4,940	\$4,940	\$4,940	\$4,940			\$24,700	
Composite Board Balcony	50	6	44	End of Cycle	48	Each	\$888.00	\$42,624												
Balcony/Elevated Deck Guard Railings - Metal	50	35	15	End of Cycle	1536	LF	\$105.84	\$162,570												
Common Exterior Door, Hollow Metal (Single) (Thermal Boundary) - Golden Age Community Center	25	21	4	End of Cycle	1	Each	\$896.66	\$897				\$897							\$897	
Common Exterior Door, Aluminum/Glass (Single) (Thermal Boundary) - Community Buildings	25	21	4	End of Cycle	7	Each	\$896.66	\$6,277				\$6,277							\$6,277	
Common Exterior Door, Hollow Metal (Single) (Thermal Boundary) - Apartment Buildings	25	21	4	End of Cycle	42	Each	\$896.66	\$37,660		\$7,532	\$7,532	\$7,532	\$7,532	\$7,532					\$37,660	
Common Exterior Door, Solid Wood (Single) (Thermal Boundary) - Golden Age Community Center	25	21	4	End of Cycle	1	Each	\$609.16	\$609				\$609							\$609	
Aluminum Framed Sliding Glass Door - Dwelling Units and Community Building 1	30	21	9	End of Cycle	98	Each	\$970.36	\$95,095							\$19,019	\$19,019	\$19,019	\$19,019	\$76,076	
Commercial Overhead Coiling Garage Door - Community Building 1	30	21	9	End of Cycle	1	Each	\$3528.60	\$3,529										\$3,529	\$3,529	
Aluminum Siding - Replace	40	21	19	End of Cycle	2400	SF	\$10.70	\$25,680												
Brick or Concrete Block - Technical Pointing	60	49	11	End of Cycle	40545	SF	\$3.50	\$141,908								\$20,273	\$20,273	\$20,273	\$60,818	
Fixed Windows (1 - 6 Stories) (Aluminum) - Apartment Buildings	40	26	14	End of Cycle	798	Each	\$525.00	\$418,950												
Single Hung Window (1 - 6 Stories) (Aluminum) - Apartment Buildings	40	26	14	End of Cycle	404	Each	\$585.00	\$236,340												
Fixed Windows (1 - 6 Stories) (Aluminum) - Golden Age Community Center	40	26	14	End of Cycle	6	Each	\$525.00	\$3,150												
Single Hung Window (1 - 6 Stories) (Aluminum) - Community Buildings	40	26	14	End of Cycle	4	Each	\$585.00	\$2,340												
Casement Window (1 - 6 Stories) (Aluminum) - Golden Age Community Center	40	26	14	End of Cycle	2	Each	\$525.00	\$1,050												
Asphalt Shingles - 3-Tab	20	11	9	End of Cycle	51170	SF	\$6.46	\$330,558							\$66,112	\$66,112	\$66,112	\$66,112	\$264,447	
Gutters and Downspouts - Aluminum	20	16	4	End of Cycle	4110	LF	\$10.13	\$41,634		\$8,327	\$8,327	\$8,327	\$8,327	\$8,327					\$41,634	
Soffits & Fascia - Replace/Refurbish	20	16	4	End of Cycle	7018	LF	\$14.00	\$98,252		\$19,650	\$19,650	\$19,650	\$19,650	\$19,650					\$98,252	
Electric Water Heater (50 Gallon) - (Dwelling Units)	15	5	10	End of Cycle	24	Each	\$670.40	\$16,090										\$5,363	\$5,363	\$10,726
Gas-fired Water Heater (40 gallon) 80 AFUE (Community Centers)	15	4	11	End of Cycle	2	Each	\$600.00	\$1,200												
A/C Unit (Code Minimum) (5-Ton) (Golden Age Community Center)	15	12	3	End of Cycle	1	Each	\$3093.20	\$3,093			\$3,093								\$3,093	



Reserves Analysis Report - Age Restricted

Project: General Warren Apartments (2-44)
Address: 114 Rutherford Avenue
City, State: Charlestown, MA
Inspection Date: 04/20/21

Gross Square Footage: 84,954
Year Built: 1972
Number Of Units: 96

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
Gas Furnace 80 AFUE (45,000 BTU)	20	11	9	End of Cycle	98	Each	\$1758.40	\$172,323							\$34,465	\$34,465	\$34,465	\$34,465	\$137,859
Emergency Call System, Apartment Device	15	12	3	End of Cycle	96	Each	\$250.00	\$24,000	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800						\$24,000
Ceramic Tile (Common Area)	50	47	3	End of Cycle	60	SF	\$9.87	\$592			\$592								\$592
VCT 12x12 Tile (Common Area)	20	14	6	End of Cycle	5469	SF	\$6.36	\$34,783				\$6,957	\$6,957	\$6,957	\$6,957	\$6,957			\$34,783
Acoustical Ceiling Tile (Common Area)	20	14	6	End of Cycle	800	SF	\$2.19	\$1,752						\$1,752					\$1,752
Kitchen Cabinets and Countertops (Laminates/Wood) (Common Area) (Staff Kitchen)	25	22	3	End of Cycle	1	Each	\$3764.00	\$3,764			\$3,764								\$3,764
Traditional Refrigerator (Common Area) (Staff Kitchen)	15	9	6	End of Cycle	1	Each	\$759.00	\$759						\$759					\$759
Electric Range (Common Area) (Staff Kitchen)	25	19	6	End of Cycle	1	Each	\$546.00	\$546						\$546					\$546
Ceramic Tile (Bath Surrounds)	50	24	26	End of Cycle	96	Each	\$705.60	\$67,738											
Basic Resilient Sheet Flooring - New (Kitchen & 1-Bath) (Studio Apartment)	20	1	19	End of Cycle	3	Each	\$940.80	\$2,822											
VCT 12x12 Tile (Entire Studio Apartment)	20	16	4	End of Cycle	54	Each	\$1176.00	\$63,504		\$12,701	\$12,701	\$12,701	\$12,701	\$12,701					\$63,504
VCT 12x12 Tile (Entire 1-Bedroom Apartment)	20	16	4	End of Cycle	18	Each	\$1528.80	\$27,518		\$5,504	\$5,504	\$5,504	\$5,504	\$5,504					\$27,518
VCT 12x12 Tile (Entire 2-Bedroom Apartment)	20	16	4	End of Cycle	4	Each	\$1881.60	\$7,526			\$2,509	\$2,509	\$2,509						\$7,526
Basic Resilient Sheet Flooring - New (Entire 1-Bedroom Apartment)	20	1	19	End of Cycle	7	Each	\$2116.80	\$14,818											
Durable Vinyl Flooring (Kitchen & 1-Bath) (Apartment)	20	16	4	End of Cycle	10	Each	\$1176.00	\$11,760			\$3,920	\$3,920	\$3,920						\$11,760
VCT 12x12 Tile (Partial Coverage - Studio Apartment)	20	16	4	End of Cycle	3	Each	\$1176.00	\$3,528				\$3,528							\$3,528
Carpet - Average Quality (Partial Coverage - 1-Bedroom) (Apartment)	10	7	3	End of Cycle	10	Each	\$400.00	\$4,000			\$4,000								\$4,000
Standard Kitchen Cabinets and Countertops (Unit) - Older	25	22	3	End of Cycle	86	Each	\$3764.00	\$323,704	\$64,741	\$64,741	\$64,741	\$64,741	\$64,741						\$323,704
Standard Kitchen Cabinets and Countertops (Unit) - Newer	25	1	24	End of Cycle	10	Each	\$3764.00	\$37,640											
Traditional Refrigerator (Unit)	15	1	14	End of Cycle	10	Each	\$759.00	\$7,590											
Traditional Refrigerator (Unit)	15	12	3	End of Cycle	86	Each	\$759.00	\$65,274	\$13,055	\$13,055	\$13,055	\$13,055	\$13,055						\$65,274
Electric Range (Unit) - Older	25	21	4	End of Cycle	86	Each	\$546.00	\$46,956		\$9,391	\$9,391	\$9,391	\$9,391	\$9,391					\$46,956
Electric Range - (Unit) - Newer	25	1	24	End of Cycle	10	Each	\$546.00	\$5,460											

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	\$82,596	\$167,066	\$195,888	\$220,265	\$192,970	\$96,058	\$131,492	\$155,842	\$154,149	\$149,308	\$1,545,635
Total RR Per Unit	\$860	\$1,740	\$2,041	\$2,294	\$2,010	\$1,001	\$1,370	\$1,623	\$1,606	\$1,555	\$1,610
Totals with Inflation Factor	\$82,596	\$168,152	\$201,105	\$230,654	\$206,112	\$104,653	\$146,121	\$176,644	\$178,220	\$176,076	\$1,670,332
Total RR Per Unit Inflated	\$860	\$1,752	\$2,095	\$2,403	\$2,147	\$1,090	\$1,522	\$1,840	\$1,856	\$1,834	\$1,740

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: General Warren Apartments (2-44)
Address: 114 Rutherford Avenue
City, State: Charlestown, MA
Inspection Date: 04/20/21

Gross Square Footage: 84,954
Year Built: 1972
Number Of Units: 96

Selected Component	Total Number	Unit Of Measure	Unit Cost	Total Cost	10-Year Total	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	11 - 20 Year Total	1-20 Year Total
Parking, Re-Surface or Replace Asphalt Paving	5250	SF	\$4.25	\$22,313	\$22,313												\$22,313
Parking, Asphalt Sealing	5250	SF	\$0.25	\$1,313	\$2,625				\$1,313					\$1,313			\$2,625
Parking Stripes (Per Car)	14	Each	\$10.52	\$147	\$147									\$147			\$295
Pedestrian Paving - Asphalt Sidewalks / Patios	2475	SF	\$4.25	\$10,519	\$10,519												\$10,519
Pedestrian Paving - Concrete Sidewalks and Patios	2376	SF	\$4.25	\$10,098	\$10,098												\$10,098
Chain-Link Fencing 4' High	336	LF	\$16.27	\$5,467	\$5,467												\$5,467
Dumpster/Trash Enclosure - Wood	8	Each	\$711.60	\$5,693	\$5,693												\$5,693
Project Sign	2	Each	\$2500.00	\$5,000									\$5,000			\$5,000	\$5,000
Storage Sheds	2	Each	\$6116.00	\$12,232	\$12,232												\$12,232
Site Sewer Mains	12	Each	\$7500.00	\$90,000	\$90,000												\$90,000
Exterior Stair Treads - (Building 54-66 Washington Street)	5	Each	\$4940.00	\$24,700	\$24,700												\$24,700
Composite Board Balcony	48	Each	\$888.00	\$42,624													
Balcony/Elevated Deck Guard Railings - Metal	1536	LF	\$105.84	\$162,570			\$23,224	\$23,224	\$23,224	\$23,224	\$23,224	\$23,224	\$23,224	\$23,224			\$162,570
Common Exterior Door, Hollow Metal (Single) (Thermal Boundary) - Golden Age Community Center	1	Each	\$896.66	\$897	\$897												\$897
Common Exterior Door, Aluminum/Glass (Single) (Thermal Boundary) - Community Buildings	7	Each	\$896.66	\$6,277	\$6,277												\$6,277
Common Exterior Door, Hollow Metal (Single) (Thermal Boundary) - Apartment Buildings	42	Each	\$896.66	\$37,660	\$37,660												\$37,660
Common Exterior Door, Solid Wood (Single) (Thermal Boundary) - Golden Age Community Center	1	Each	\$609.16	\$609	\$609												\$609
Aluminum Framed Sliding Glass Door - Dwelling Units and Community Building 1	98	Each	\$970.36	\$95,095	\$76,076	\$19,019											\$95,095
Commercial Overhead Coiling Garage Door - Community Building 1	1	Each	\$3528.60	\$3,529	\$3,529												\$3,529
Aluminum Siding - Replace	2400	SF	\$10.70	\$25,680									\$8,560	\$8,560	\$8,560	\$25,680	\$25,680
Brick or Concrete Block - Technical Pointing	40545	SF	\$3.50	\$141,908	\$60,818	\$20,273	\$20,273	\$20,273	\$20,273								\$81,090
Fixed Windows (1 - 6 Stories) (Aluminum) - Apartment Buildings	798	Each	\$525.00	\$418,950		\$59,850	\$59,850	\$59,850	\$59,850	\$59,850	\$59,850	\$59,850					\$418,950
Single Hung Window (1 - 6 Stories) (Aluminum) - Apartment Buildings	404	Each	\$585.00	\$236,340		\$33,763	\$33,763	\$33,763	\$33,763	\$33,763	\$33,763	\$33,763					\$236,340
Fixed Windows (1 - 6 Stories) (Aluminum) - Golden Age Community Center	6	Each	\$525.00	\$3,150					\$3,150								\$3,150
Single Hung Window (1 - 6 Stories) (Aluminum) - Community Buildings	4	Each	\$585.00	\$2,340					\$2,340								\$2,340
Casement Window (1 - 6 Stories) (Aluminum) - Golden Age Community Center	2	Each	\$525.00	\$1,050					\$1,050								\$1,050
Asphalt Shingles - 3-Tab	51170	SF	\$6.46	\$330,558	\$264,447	\$66,112											\$330,558
Gutters and Downspouts - Aluminum	4110	LF	\$10.13	\$41,634	\$41,634												\$41,634
Soffits & Fascia - Replace/Refurbish	7018	LF	\$14.00	\$98,252	\$98,252												\$98,252
Electric Water Heater (50 Gallon) - (Dwelling Units)	24	Each	\$670.40	\$16,090	\$10,726	\$5,363											\$16,090
Gas-fired Water Heater (40 gallon) 80 AFUE (Community Centers)	2	Each	\$600.00	\$1,200		\$1,200											\$1,200



Reserves Analysis Report - Age Restricted

Project: General Warren Apartments (2-44)
Address: 114 Rutherford Avenue
City, State: Charlestown, MA
Inspection Date: 04/20/21

Gross Square Footage: 84,954
Year Built: 1972
Number Of Units: 96

Selected Component	Total Number	Unit Of Measure	Unit Cost	Total Cost	10-Year Total	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	11 - 20 Year Total	1-20 Year Total
A/C Unit (Code Minimum) (5-Ton) (Golden Age Community Center)	1	Each	\$3093.20	\$3,093	\$3,093								\$3,093			\$3,093	\$6,186
Gas Furnace 80 AFUE (45,000 BTU)	98	Each	\$1758.40	\$172,323	\$137,859	\$34,465										\$34,465	\$172,323
Emergency Call System, Apartment Device	96	Each	\$250.00	\$24,000	\$24,000						\$4,800	\$4,800	\$4,800	\$4,800	\$4,800	\$24,000	\$48,000
Ceramic Tile (Common Area)	60	SF	\$9.87	\$592	\$592												\$592
VCT 12x12 Tile (Common Area)	5469	SF	\$6.36	\$34,783	\$34,783												\$34,783
Acoustical Ceiling Tile (Common Area)	800	SF	\$2.19	\$1,752	\$1,752												\$1,752
Kitchen Cabinets and Countertops (Laminates/Wood) (Common Area) (Staff Kitchen)	1	Each	\$3764.00	\$3,764	\$3,764												\$3,764
Traditional Refrigerator (Common Area) (Staff Kitchen)	1	Each	\$759.00	\$759	\$759												\$759
Electric Range (Common Area) (Staff Kitchen)	1	Each	\$546.00	\$546	\$546												\$546
Ceramic Tile (Bath Surrounds)	96	Each	\$705.60	\$67,738													
Basic Resilient Sheet Flooring - New (Kitchen & 1-Bath) (Studio Apartment)	3	Each	\$940.80	\$2,822										\$2,822		\$2,822	\$2,822
VCT 12x12 Tile (Entire Studio Apartment)	54	Each	\$1176.00	\$63,504	\$63,504												\$63,504
VCT 12x12 Tile (Entire 1-Bedroom Apartment)	18	Each	\$1528.80	\$27,518	\$27,518												\$27,518
VCT 12x12 Tile (Entire 2-Bedroom Apartment)	4	Each	\$1881.60	\$7,526	\$7,526												\$7,526
Basic Resilient Sheet Flooring - New (Entire 1-Bedroom Apartment)	7	Each	\$2116.80	\$14,818									\$4,939	\$4,939	\$4,939	\$14,818	\$14,818
Durable Vinyl Flooring (Kitchen & 1-Bath) (Apartment)	10	Each	\$1176.00	\$11,760	\$11,760												\$11,760
VCT 12x12 Tile (Partial Coverage - Studio Apartment)	3	Each	\$1176.00	\$3,528	\$3,528												\$3,528
Carpet - Average Quality (Partial Coverage - 1-Bedroom) (Apartment)	10	Each	\$400.00	\$4,000	\$4,000			\$4,000									\$8,000
Standard Kitchen Cabinets and Countertops (Unit) - Older	86	Each	\$3764.00	\$323,704	\$323,704												\$323,704
Standard Kitchen Cabinets and Countertops (Unit) - Newer	10	Each	\$3764.00	\$37,640													
Traditional Refrigerator (Unit)	10	Each	\$759.00	\$7,590				\$2,530	\$2,530	\$2,530							\$7,590
Traditional Refrigerator (Unit)	86	Each	\$759.00	\$65,274	\$65,274						\$13,055	\$13,055	\$13,055	\$13,055	\$13,055	\$65,274	\$130,548
Electric Range (Unit) - Older	86	Each	\$546.00	\$46,956	\$46,956												\$46,956
Electric Range - (Unit) - Newer	10	Each	\$546.00	\$5,460													

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	\$1,545,635	\$240,044	\$137,110	\$143,640	\$147,492	\$119,367	\$134,692	\$134,692	\$62,672	\$35,636	\$31,354	\$1,186,698	\$2,732,334
Total RR Per Unit	\$1,610	\$2,500	\$1,428	\$1,496	\$1,536	\$1,243	\$1,403	\$1,403	\$653	\$371	\$327	\$1,236	\$1,423
Totals with Inflation Factor	\$1,670,332	\$288,739	\$168,222	\$179,759	\$188,272	\$155,418	\$178,878	\$182,456	\$86,594	\$50,224	\$45,072	\$1,523,634	\$3,193,966
Total RR Per Unit Inflated	\$1,740	\$3,008	\$1,752	\$1,872	\$1,961	\$1,619	\$1,863	\$1,901	\$902	\$523	\$470	\$1,587	\$1,664

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

General Warren Apartments (2-44)
Charlestown, Massachusetts

PHOTO #1



Property identification sign

PHOTO #2



Wall-mounted property identification sign

General Warren Apartments (2-44)
Charlestown, Massachusetts

PHOTO #3



Community garden

PHOTO #4



Golden Age Community Center

General Warren Apartments (2-44)
Charlestown, Massachusetts

PHOTO #5



Building exterior - typical front elevation

PHOTO #6



Building exterior - typical rear elevation

General Warren Apartments (2-44)
Charlestown, Massachusetts

PHOTO #7



Building exterior – typical side elevation

PHOTO #8



Building exterior (with crawl space) – front elevation

General Warren Apartments (2-44)
Charlestown, Massachusetts

PHOTO #9



Building exterior (with crawl space) - rear elevation

PHOTO #10



Community Center 1

General Warren Apartments (2-44)
Charlestown, Massachusetts

PHOTO #11



Leasing/Management Office primary entrance (47 Washington Street)

PHOTO #12



Typical asphalt sidewalks

General Warren Apartments (2-44)
Charlestown, Massachusetts

PHOTO #13



Detached storage sheds

PHOTO #14



Typical dumpster enclosure

General Warren Apartments (2-44)
Charlestown, Massachusetts

PHOTO #15



Typical municipal sidewalk

PHOTO #16



Asphalt parking area and handicapped parking space (5-9 Middlesex Street)

PHOTO #17



Pad-mounted A/C unit (Golden Age Community Center)

PHOTO #18



Typical gas-fired water heater (Community Centers)

PHOTO #19



Typical gas furnace (Community Centers)

PHOTO #20



Typical gas furnace (dwelling units)

General Warren Apartments (2-44)
Charlestown, Massachusetts

PHOTO #21



Typical electric water heater (dwelling units)

PHOTO #22



Federal Pacific Stab-Lok electric breaker panel - install new brand upon replacement (dwelling units)

General Warren Apartments (2-44)
Charlestown, Massachusetts

PHOTO #23



Community room (Community Center 1)

PHOTO #24



Common laundry room (Community Center 1)

General Warren Apartments (2-44)

Charlestown, Massachusetts

PHOTO #25



Community kitchen (Community Center 1) - lacking a front controlled range/oven unit, roll-under access at the sink, and lowered upper cabinetry

PHOTO #26



Common area public unisex restroom (Community Center 1)

General Warren Apartments (2-44)
Charlestown, Massachusetts

PHOTO #27



Storage room (Community Center 1)

PHOTO #28



Typical common hallway (apartment buildings)

General Warren Apartments (2-44)
Charlestown, Massachusetts

PHOTO #29



Common interior stairwell (apartment buildings)

PHOTO #30



1-bedroom dwelling unit - typical kitchen

General Warren Apartments (2-44)
Charlestown, Massachusetts

PHOTO #31



Studio dwelling unit – typical bedroom/living room

PHOTO #32



Studio dwelling unit – typical bathroom

General Warren Apartments (2-44)
Charlestown, Massachusetts

PHOTO #33



Studio dwelling unit - typical bathtub/shower

PHOTO #34



Manager's dwelling unit - kitchen

General Warren Apartments (2-44)
Charlestown, Massachusetts

PHOTO #35



Manager's dwelling unit - bathroom

PHOTO #36



Manager's dwelling unit - bedroom

General Warren Apartments (2-44)
Charlestown, Massachusetts

PHOTO #37



1-bedroom dwelling unit – typical kitchen

PHOTO #38



1-bedroom dwelling unit – typical living room (new flooring in select units)

General Warren Apartments (2-44)
Charlestown, Massachusetts

PHOTO #39



1-bedroom dwelling unit – typical bedroom

PHOTO #40



1-bedroom dwelling unit – typical bathroom

General Warren Apartments (2-44)
Charlestown, Massachusetts

PHOTO #41



1-bedroom dwelling unit – typical bathtub/shower

PHOTO #42



2-bedroom dwelling unit – typical kitchen

General Warren Apartments (2-44)
Charlestown, Massachusetts

PHOTO #43



2-bedroom dwelling unit – typical living room

PHOTO #44



2-bedroom dwelling unit – typical bathroom

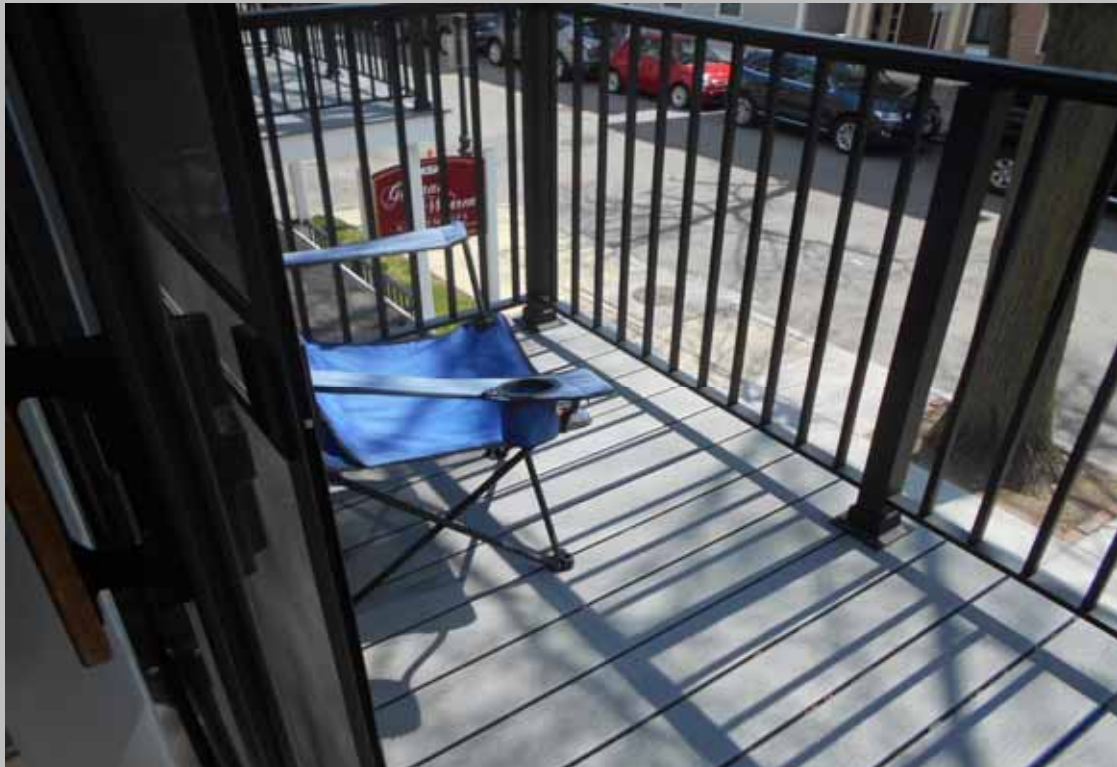
General Warren Apartments (2-44)
Charlestown, Massachusetts

PHOTO #45



2-bedroom dwelling unit – typical bathtub/shower

PHOTO #46



Typical balcony (dwelling units)

PHOTO #47



carbon monoxide detector (dwelling units)

PHOTO #48



Typical hardwired smoke alarm (dwelling units)

PHOTO #49



Typical emergency call pull cord (dwelling unit bedrooms and bathrooms)

PHOTO #50



Typical GFCI outlet (dwelling unit kitchens and bathrooms)

General Warren Apartments (2-44)
Charlestown, Massachusetts

PHOTO #51



Typical fire extinguisher (common hallways)

PHOTO #52



Parking lot missing a van-accessible handicapped parking space (Non-Compliant, ADA) –
Critical Repair

General Warren Apartments (2-44)

Charlestown, Massachusetts

PHOTO #53



Primary entrance to leasing/management office - not connected to the accessible route (the rear entrance to the building is connected to the accessible route)

PHOTO #54



Accessible route at Community Building 1 entrance (Compliant, UFAS)

PHOTO #55



Accessible automatic door – common area public unisex restroom (Compliant, UFAS)

PHOTO #56



Sufficient clear door opening of at least 32-inches – common area public unisex restroom
(Compliant, UFAS)

General Warren Apartments (2-44)

Charlestown, Massachusetts

PHOTO #57



Roll-under sink with scald and abrasion protection – common area public unisex restroom
(Compliant, UFAS)

PHOTO #58



Restroom sink mounted at required 34-inches from floor – common area public unisex restroom
(Compliant, UFAS)

General Warren Apartments (2-44)
Charlestown, Massachusetts

PHOTO #59



Side and rear grab bars at toilet – common area public unisex restroom (Compliant, UFAS)

PHOTO #60



Example of siding in need of re-painting – 26 Union Street (Non-Critical Repair)

PHOTO #61



Missing paint along drywall - dwelling unit 25/47 Washington Street (Non-Critical Repair)

PHOTO #67



Example of a building exterior with mildew growth in need of pressure washing (Non-Critical Repair)

EXHIBIT 11.5:

Accessibility Report



**ACCESSIBILITY REPORT
GENERAL WARREN APARTMENTS (2-44)
114 RUTHERFORD AVENUE
CHARLESTOWN, MASSACHUSETTS 02129**

**REPORT DATE:
NOVEMBER 5, 2021**

**INSPECTION DATE:
APRIL 20, 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 1972 and features project-based assistance or will feature project-based assistance upon the completion of the RAD transaction. The property is therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 5% or five (5) of the dwelling units must be handicapped accessible and that 2% or two (2) other dwelling units (other than the fully accessible units) are required to have audio/visual smoke alarms. In addition, all common and public areas are also required to be fully handicapped accessible.

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

Currently, the property does not feature any designated handicapped dwelling units. It is recommended to hire a licensed architect to provide a scope of work and plans to reconfigure a minimum of 5% or five (5) of the dwelling units in order to comply with UFAS. It is recommended to configure the designated handicapped accessible units at any of the apartment buildings with a rear entrance that is at ground level and located on an accessible route. In addition, the common areas feature UFAS deficiencies. Upon the reconfiguration of the dwelling units the following compliant features are required:

Required Accessible Dwelling Unit Features:

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



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

The common areas were observed with the following UFAS compliant and noncompliant items:

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

- The site features at least one (1) accessible route connecting accessible buildings, facilities, elements, and spaces.
- Ramps along accessible routes appear to meet the slope requirements of 1:12 or less.
- Accessible routes are free from obstruction and appear at least 36-inches wide.
- Common area doors feature levered handle hardware, with the exception of the leasing office entry door.
- Common area doors feature 18-inches at the pull side of the doors.
- Accessible routes are present throughout the common areas.
- Common area doors feature sufficient clear openings of at least 32-inches.
- The common areas feature thermostats, receptacles, and switches are located within compliant reach ranges.
- The common area kitchen features compliant clear floor spaces at the kitchen fixtures and appliances.
- The common area restroom features clear floor spaces at the plumbing fixtures and clear floor space within the restroom outside of the swing of the door.
- The common area restroom was observed with a roll-under forward approach sink that features scald and abrasion protection and levered handle hardware.
- The common area restroom was observed with compliant side and rear grab bars present at the toilet.
- 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 leasing office entry door was observed with non-compliant knobbed hardware (Critical Repair).
- The common area kitchen does not feature a front control range/oven unit.
- Roll-under forward approach to the common area kitchen sink with scald and abrasion protection is not provided. In addition, the community kitchen counter surface at the sink area is fixed above the required height of 34-inches above the finished floor.
- The common area kitchen features non-compliant cabinet storage mounted higher than maximum height of 48-inches for at least one shelf of all cabinets and storage shelves mounted above work counters.
- The common area laundry room sink does not feature roll-under access with scald and abrasion protection.



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

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

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

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

Question: What is Section 504?

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

Question: Who are recipients of federal financial assistance?

The Section 504 regulations define recipient as any State or its political subdivision, any instrumentality or a state or its political subdivision, any public or private agency, institution organization, or other entity or any person to which federal financial assistance is extended for any program or activity directly or through another recipient, including any successor, assignee, or transferee or a recipient, but excluding the ultimate beneficiary of the assistance. Thus, a HUD funded public housing authority, or a HUD funded non-profit developer or low-income housing is a recipient of federal financial assistance and is subject to Section 504's requirements. However, a private landlord who accepts Section 8 tenant-based vouchers in



payment for rent from a low-income individual is not a recipient of federal financial assistance.

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

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

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

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

1.2 Fair Housing Act Design and Construction Requirements

The subject property was constructed in 1972 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 fourteen (14) uncovered parking spaces available at the site, one (1) van accessible parking space is required by the Americans with Disabilities Act (ADA). Currently, the property features one (1) compliant standard designated handicapped parking space located adjacent to building 5-9 Middlesex Street; however, the site does not feature a van-accessible parking space. In order to comply with the ADA, converting the existing standard accessible parking space into a compliant van-accessible space is required (Critical Repair).

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

1.3.2 Curb Ramps

Curb access is provided at select locations throughout the property, including at the main entrance to the leasing/management office in building 47 Washington Street. In addition, curb ramps are located at the adjacent corners of each apartment building. The curb ramps provide compliant slopes and are in compliance with ADAAG.

1.3.3 Building Entrances / Exits

The leasing office is located inside the 47 Washington Street building. The primary entrance to the building was observed without an accessible route present due to the stairs located at the entrance door; however, the rear entrance to the building (which also provides access to the leasing office) was observed connected to the accessible route. Additionally, the leasing office entry door does not feature levered handle door hardware. In order to comply with the Americans with Disabilities Act (ADA), replacement of the existing door hardware with accessible (levered type) hardware is required (Critical Repair).

1.3.4 Restrooms

The 47 Washington Street building features one (1) unisex public restroom. The single occupant restroom was observed with a sufficient entry door opening and levered handle door hardware, roll under access at the sink with scald and abrasion protection and levered sink hardware, compliant clear floor space at the fixtures, and complaint rear and side grab bars at the toilet.



EXHIBIT 11.6:

Intrusive Reports

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

EXHIBIT 11.7:

Seismic Analysis



114 Rutherford Ave, Charlestown, MA 02129, USA

Latitude, Longitude: 42.37366100000001, -71.0650747



Date	5/3/2021, 11:21:57 AM
Design Code Reference Document	ASCE41-13
Custom Probability	
Site Class	E - Soft Clay Soil

Type	Description	Value
Hazard Level		BSE-2N
S _S	spectral response (0.2 s)	0.218
S ₁	spectral response (1.0 s)	0.069
S _{X_S}	site-modified spectral response (0.2 s)	0.545
S _{X₁}	site-modified spectral response (1.0 s)	0.243
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)	0.244
crs	coefficient of risk (0.2 s)	0.891
ssrt	risk-targeted hazard (0.2 s)	0.218
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.077
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 _{X_S}	site-modified spectral response (0.2 s)	0.363
S _{X₁}	site-modified spectral response (1.0 s)	0.162

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.131
S_1	spectral response (1.0 s)	0.045
S_{XS}	site-modified spectral response (0.2 s)	0.328
S_{X1}	site-modified spectral response (1.0 s)	0.156
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)	0.044
S_1	spectral response (1.0 s)	0.016
S_{XS}	site-modified spectral response (0.2 s)	0.11
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

DISCLAIMER

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EXHIBIT 11.8:

Energy Reports

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

EXHIBIT 1 1.9:

Pre-Construction Analysis

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

EXHIBIT 11.10:

Other Examinations and Reports

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:	0201055000
Address:	10-4 MEAD ST BOSTON MA 02129
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
Lot Size:	17,149 sq ft
Gross Area:	14,440 sq ft
Year Built:	1899
Owner on Wednesday, January 1, 2020:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	5 OAK CHARLESTOWN MA 02129
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2021 Building value:	\$1,671,500.00
FY2021 Land Value:	\$1,049,100.00
FY2021 Total Assessed Value:	\$2,720,600.00

FY2021 Tax Rates (per thousand):

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

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

Abatements/Exemptions

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

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

Current Owner

1 BOSTON HOUSING AUTHORITY

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

Value History

Fiscal Year	Property Type	Assessed Value *
2021	Exempt	\$2,720,600.00
2020	Exempt	\$2,720,600.00
2019	Exempt	\$2,541,600.00
2018	Exempt	\$2,446,300.00
2017	Exempt	\$2,327,400.00
2016	Exempt	\$2,507,800.00
2015	Exempt	\$2,141,700.00
2014	Exempt	\$1,983,900.00
2013	Exempt	\$1,761,400.00
2012	Exempt	\$1,691,200.00
2011	Exempt	\$1,691,200.00
2010	Exempt	\$1,670,200.00
2009	Exempt	\$1,580,100.00
2008	Exempt	\$1,852,100.00
2007	Exempt	\$1,852,100.00
2006	Exempt	\$1,343,400.00
2005	Apartment Building	\$1,223,700.00
2004	Apartment Building	\$1,223,700.00
2003	Apartment Building	\$1,085,000.00
2002	Exempt	\$1,085,000.00
2001	Exempt	\$1,085,000.00
2000	Exempt	\$749,500.00
1999	Exempt	\$749,500.00
1998	Exempt	\$749,500.00
1997	Exempt	\$630,500.00
1996	Exempt	\$608,500.00
1995	Exempt	\$608,500.00
1994	Exempt	\$640,500.00
1993	Exempt	\$640,500.00
1992	Exempt	\$702,000.00
1991	Exempt	\$435,500.00
1990	Exempt	\$435,500.00
1989	Exempt	\$921,000.00
1988	Exempt	\$755,000.00
1987	Exempt	\$640,000.00
1986	Exempt	\$587,000.00
1985	Exempt	\$505,100.00

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	0201080000
Address:	385-391 MAIN ST BOSTON MA 02129
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
Lot Size:	12,728 sq ft
Gross Area:	12,500 sq ft
Year Built:	1899
Owner on Wednesday, January 1, 2020:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	385 MAIN CHARLESTOWN MA 02129
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2021 Building value:	\$1,496,400.00
FY2021 Land Value:	\$669,700.00
FY2021 Total Assessed Value:	\$2,166,100.00

FY2021 Tax Rates (per thousand):

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

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

Abatements/Exemptions

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

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

Current Owner

1 BOSTON HOUSING AUTHORITY

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

Value History

Fiscal Year	Property Type	Assessed Value *
2021	Exempt	\$2,166,100.00
2020	Exempt	\$2,166,100.00
2019	Exempt	\$2,005,900.00
2018	Exempt	\$1,935,200.00
2017	Exempt	\$1,843,400.00
2016	Exempt	\$2,022,000.00
2015	Exempt	\$1,713,300.00
2014	Exempt	\$1,601,900.00
2013	Exempt	\$1,402,600.00
2012	Exempt	\$1,174,700.00
2011	Exempt	\$1,174,700.00
2010	Exempt	\$1,155,900.00
2009	Exempt	\$1,074,700.00
2008	Exempt	\$1,328,100.00
2007	Exempt	\$1,328,100.00
2006	Exempt	\$934,200.00
2005	Apartment Building	\$851,800.00
2004	Apartment Building	\$851,800.00
2003	Apartment Building	\$729,000.00
2002	Exempt	\$729,000.00
2001	Exempt	\$729,000.00
2000	Exempt	\$518,500.00
1999	Exempt	\$518,500.00
1998	Exempt	\$518,500.00
1997	Exempt	\$425,000.00
1996	Exempt	\$405,500.00
1995	Exempt	\$405,500.00
1994	Exempt	\$390,000.00
1993	Exempt	\$390,000.00
1992	Exempt	\$431,000.00
1991	Exempt	\$402,000.00
1990	Exempt	\$402,000.00
1989	Exempt	\$770,500.00
1988	Exempt	\$631,500.00
1987	Exempt	\$535,000.00
1986	Exempt	\$491,000.00
1985	Exempt	\$426,800.00

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	0202525000
Address:	19-25 LYNDEBORO ST BOSTON MA 02129
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
Lot Size:	23,009 sq ft
Gross Area:	11,121 sq ft
Year Built:	1979
Owner on Wednesday, January 1, 2020:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	19 LYNDEBORO CHARLESTOWN MA 02129
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2021 Building value:	\$2,112,300.00
FY2021 Land Value:	\$856,500.00
FY2021 Total Assessed Value:	\$2,968,800.00

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	\$2,968,800.00
2020	Exempt	\$3,006,500.00
2019	Exempt	\$3,005,800.00
2018	Exempt	\$2,892,100.00
2017	Exempt	\$2,746,900.00
2016	Exempt	\$2,397,900.00
2015	Exempt	\$2,070,900.00
2014	Exempt	\$1,928,500.00
2013	Exempt	\$1,772,400.00
2012	Exempt	\$1,609,300.00
2011	Exempt	\$1,609,300.00
2010	Exempt	\$1,572,800.00
2009	Exempt	\$1,613,000.00
2008	Exempt	\$2,029,900.00
2007	Exempt	\$2,029,900.00
2006	Exempt	\$1,558,800.00
2005	Apartment Building	\$1,400,900.00
2004	Apartment Building	\$1,400,900.00
2003	Apartment Building	\$1,295,600.00
2002	Exempt	\$1,295,600.00
2001	Exempt	\$1,295,600.00
2000	Exempt	\$974,500.00
1999	Exempt	\$974,500.00
1998	Exempt	\$974,500.00
1997	Exempt	\$845,500.00
1996	Exempt	\$814,500.00
1995	Exempt	\$814,500.00
1994	Exempt	\$820,500.00
1993	Exempt	\$820,500.00
1992	Exempt	\$864,000.00
1991	Exempt	\$866,500.00
1990	Exempt	\$479,500.00
1989	Exempt	\$1,419,000.00
1988	Exempt	\$1,163,000.00
1987	Exempt	\$985,500.00
1986	Exempt	\$904,000.00
1985	Exempt	\$808,600.00

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	0202565000
Address:	RUTHERFORD AV BOSTON MA 02129
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
Lot Size:	24,963 sq ft
Gross Area:	36,600 sq ft
Year Built:	1899
Owner on Wednesday, January 1, 2020:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	ESSEX CHARLESTOWN MA 02129
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2021 Building value:	\$3,403,700.00
FY2021 Land Value:	\$1,122,200.00
FY2021 Total Assessed Value:	\$4,525,900.00

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	\$4,525,900.00
2020	Exempt	\$4,525,900.00
2019	Exempt	\$4,161,500.00
2018	Exempt	\$4,017,800.00
2017	Exempt	\$3,826,500.00
2016	Exempt	\$4,261,800.00
2015	Exempt	\$3,602,800.00
2014	Exempt	\$3,382,400.00
2013	Exempt	\$2,929,000.00
2012	Exempt	\$2,509,400.00
2011	Exempt	\$2,509,400.00
2010	Exempt	\$2,466,600.00
2009	Exempt	\$2,283,900.00
2008	Exempt	\$3,147,900.00
2007	Exempt	\$3,147,900.00
2006	Exempt	\$2,160,400.00
2005	Apartment Building	\$1,660,800.00
2004	Apartment Building	\$1,660,800.00
2003	Apartment Building	\$1,350,400.00
2002	Exempt	\$1,350,400.00
2001	Exempt	\$1,350,400.00
2000	Exempt	\$941,000.00
1999	Exempt	\$941,000.00
1998	Exempt	\$941,000.00
1997	Exempt	\$769,500.00
1996	Exempt	\$733,000.00
1995	Exempt	\$732,500.00
1994	Exempt	\$690,000.00
1993	Exempt	\$690,000.00
1992	Exempt	\$779,500.00
1991	Exempt	\$551,500.00
1990	Exempt	\$551,500.00
1989	Exempt	\$1,291,000.00
1988	Exempt	\$1,058,000.00
1987	Exempt	\$896,500.00
1986	Exempt	\$822,500.00
1985	Exempt	\$728,000.00

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	0203826000
Address:	26-28 UNION ST BOSTON MA 02129
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
Lot Size:	11,271 sq ft
Gross Area:	17,370 sq ft
Year Built:	1960
Owner on Wednesday, January 1, 2020:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	26 UNION CHARLESTOWN MA 02129
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2021 Building value:	\$1,047,000.00
FY2021 Land Value:	\$715,500.00
FY2021 Total Assessed Value:	\$1,762,500.00

FY2021 Tax Rates (per thousand):

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

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

Abatements/Exemptions

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

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

Current Owner

1 BOSTON HOUSING AUTHORITY

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

Value History

Fiscal Year	Property Type	Assessed Value *
2021	Exempt	\$1,762,500.00
2020	Exempt	\$1,737,300.00
2019	Exempt	\$1,713,000.00
2018	Exempt	\$1,627,500.00
2017	Exempt	\$1,584,500.00
2016	Exempt	\$1,439,000.00
2015	Exempt	\$1,206,000.00
2014	Exempt	\$1,146,500.00
2013	Exempt	\$1,019,500.00
2012	Exempt	\$931,500.00
2011	Exempt	\$911,000.00
2010	Exempt	\$931,500.00
2009	Exempt	\$986,000.00
2008	Exempt	\$986,000.00
2007	Exempt	\$974,500.00
2006	Exempt	\$1,355,600.00
2005	Apartment Building	\$993,600.00
2004	Apartment Building	\$993,600.00
2003	Apartment Building	\$844,300.00
2002	Exempt	\$844,300.00
2001	Exempt	\$844,300.00
2000	Exempt	\$698,500.00
1999	Exempt	\$698,500.00
1998	Exempt	\$698,500.00
1997	Exempt	\$592,500.00
1996	Exempt	\$566,500.00
1995	Exempt	\$572,500.00
1994	Exempt	\$614,000.00
1993	Exempt	\$614,000.00
1992	Exempt	\$650,500.00
1991	Exempt	\$590,500.00
1990	Exempt	\$590,500.00
1989	Exempt	\$208,000.00
1988	Exempt	\$170,500.00
1987	Exempt	\$144,500.00
1986	Exempt	\$132,500.00
1985	Exempt	\$77,100.00

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	0203861000
Address:	110-116 RUTHERFORD AV BOSTON MA 02129
Property Type:	Exempt
Classification Code:	0985 (Exempt Property Type / OTHER EXEMPT BLDG)
Lot Size:	20,098 sq ft
Gross Area:	12,199 sq ft
Year Built:	1900
Owner on Wednesday, January 1, 2020:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	110 RUTHERFORD AVE CHARLESTOWN MA 02129
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2021 Building value:	\$2,413,400.00
FY2021 Land Value:	\$1,678,000.00
FY2021 Total Assessed Value:	\$4,091,400.00

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	\$4,091,400.00
2020	Exempt	\$4,091,400.00
2019	Exempt	\$3,695,500.00
2018	Exempt	\$3,550,100.00
2017	Exempt	\$3,373,500.00
2016	Exempt	\$3,123,000.00
2015	Exempt	\$2,745,700.00
2014	Exempt	\$2,515,800.00
2013	Exempt	\$2,294,800.00
2012	Exempt	\$2,177,700.00
2011	Exempt	\$2,177,700.00
2010	Exempt	\$2,144,300.00
2009	Exempt	\$2,193,500.00
2008	Exempt	\$2,200,000.00
2007	Exempt	\$2,200,000.00
2006	Exempt	\$1,653,600.00
2005	Apartment Building	\$1,423,900.00
2004	Apartment Building	\$1,423,900.00
2003	Apartment Building	\$1,237,600.00
2002	Exempt	\$1,237,600.00
2001	Exempt	\$1,237,600.00
2000	Exempt	\$748,000.00
1999	Exempt	\$748,000.00
1998	Exempt	\$748,000.00
1997	Exempt	\$633,000.00
1996	Exempt	\$611,000.00
1995	Exempt	\$611,000.00
1994	Exempt	\$629,000.00
1993	Exempt	\$629,000.00
1992	Exempt	\$689,000.00
1991	Exempt	\$456,000.00
1990	Exempt	\$456,000.00
1989	Exempt	\$8,015,000.00
1988	Exempt	\$6,569,500.00
1987	Exempt	\$5,567,500.00
1986	Exempt	\$5,108,000.00
1985	Exempt	\$4,742,400.00

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	0203914000
Address:	52-66 WASHINGTON ST BOSTON MA 02129
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
Lot Size:	16,687 sq ft
Gross Area:	13,275 sq ft
Year Built:	1899
Owner on Wednesday, January 1, 2020:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	52 WASHINGTON CHARLESTOWN MA 02129
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2021 Building value:	\$1,559,700.00
FY2021 Land Value:	\$967,300.00
FY2021 Total Assessed Value:	\$2,527,000.00

FY2021 Tax Rates (per thousand):

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

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

Abatements/Exemptions

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

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

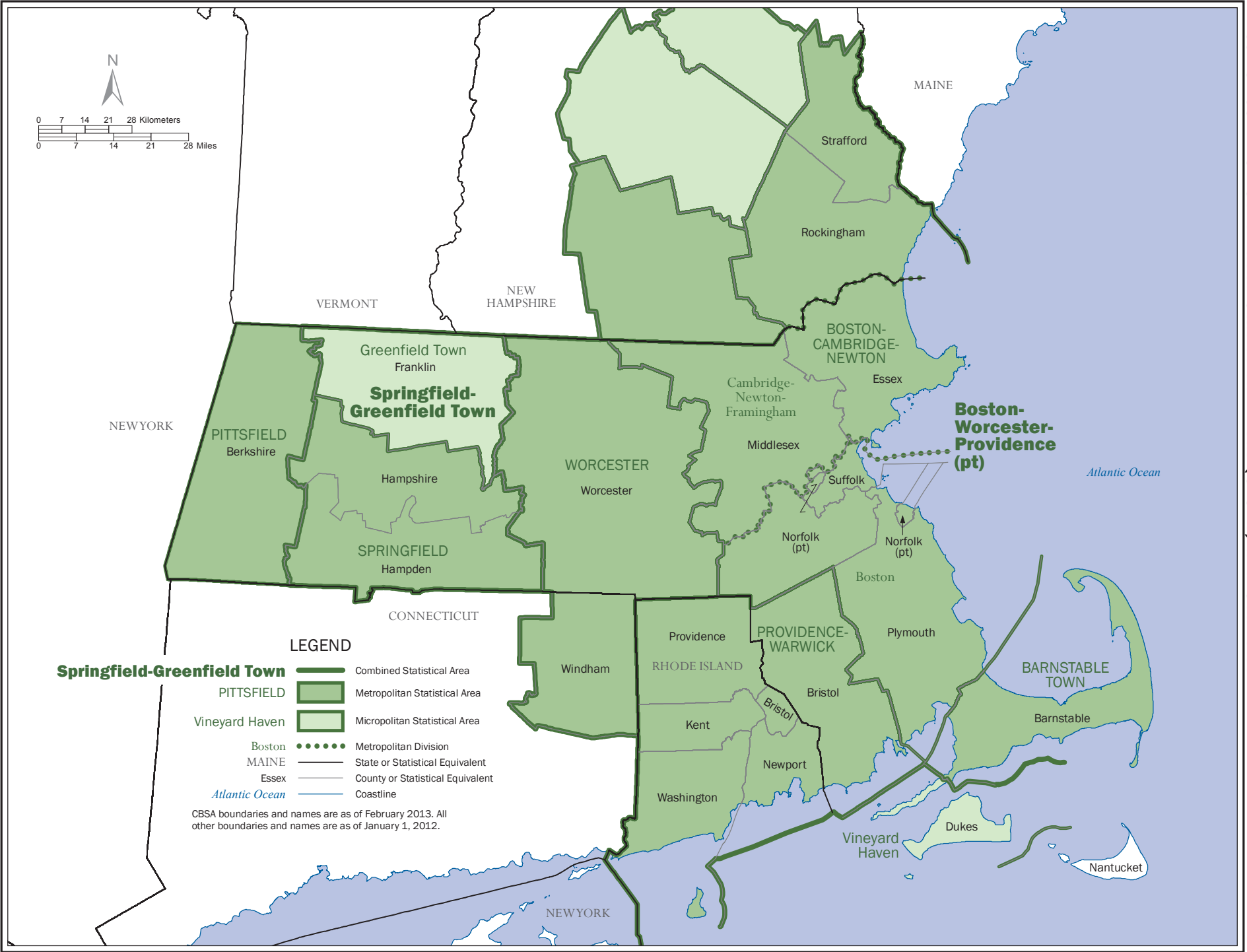
Current Owner

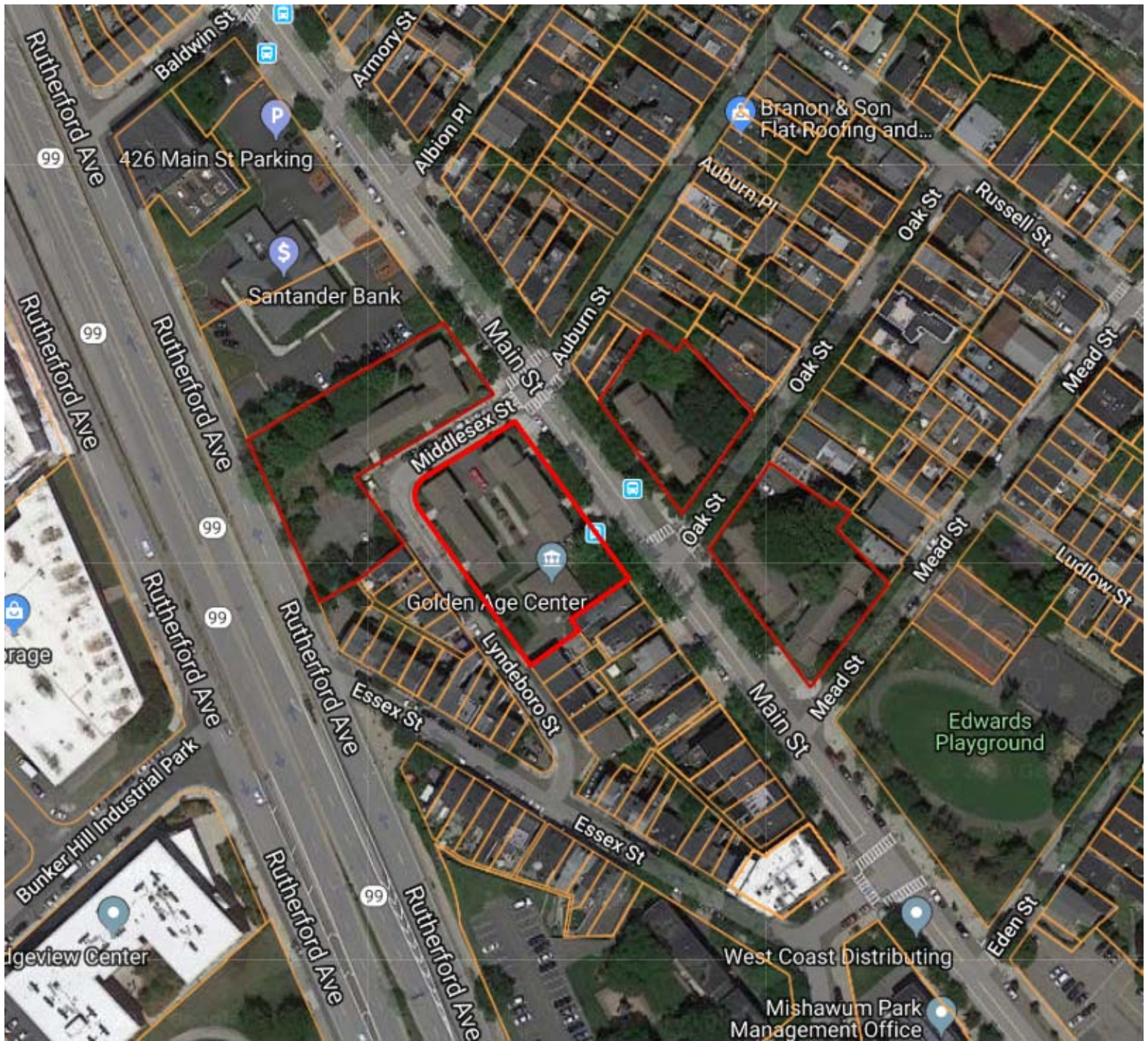
1 BOSTON HOUSING AUTHORITY

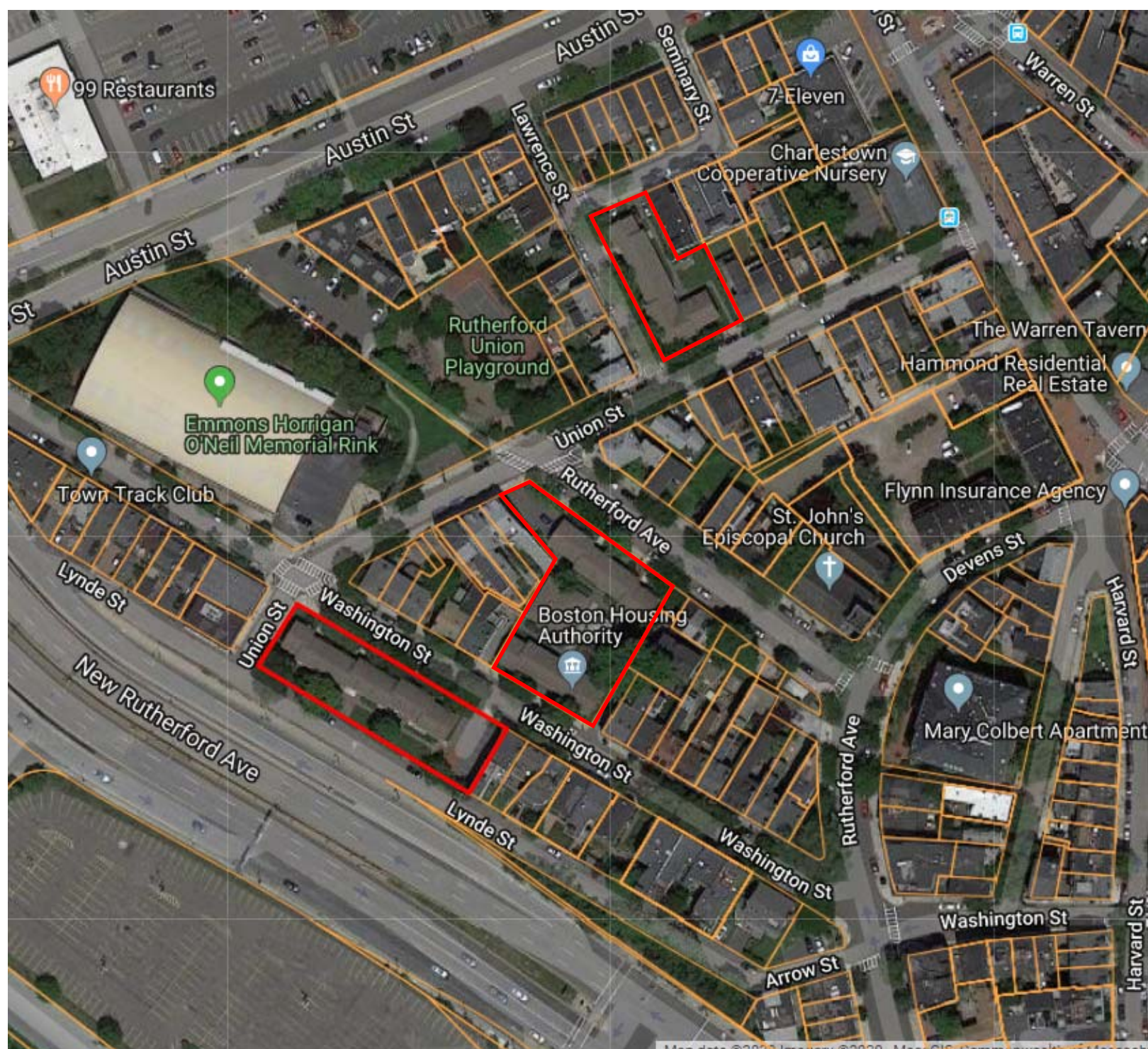
Owner information may not reflect any changes submitted to City of Boston Assessing after October 30, 2020. Only Primary owner is displayed.

Value History

Fiscal Year	Property Type	Assessed Value *
2021	Exempt	\$2,527,000.00
2020	Exempt	\$2,527,000.00
2019	Exempt	\$2,419,600.00
2018	Exempt	\$2,327,700.00
2017	Exempt	\$2,208,600.00
2016	Exempt	\$2,148,400.00
2015	Exempt	\$1,905,100.00
2014	Exempt	\$1,758,900.00
2013	Exempt	\$1,569,800.00
2012	Exempt	\$1,457,900.00
2011	Exempt	\$1,457,900.00
2010	Exempt	\$1,474,900.00
2009	Exempt	\$1,397,600.00
2008	Exempt	\$1,561,600.00
2007	Exempt	\$1,561,600.00
2006	Exempt	\$1,166,400.00
2005	Apartment Building	\$1,043,100.00
2004	Apartment Building	\$1,043,100.00
2003	Apartment Building	\$897,500.00
2002	Exempt	\$897,500.00
2001	Exempt	\$897,500.00
2000	Exempt	\$637,500.00
1999	Exempt	\$637,500.00
1998	Exempt	\$637,500.00
1997	Exempt	\$531,500.00
1996	Exempt	\$513,500.00
1995	Exempt	\$513,000.00
1994	Exempt	\$587,000.00
1993	Exempt	\$587,000.00
1992	Exempt	\$641,000.00
1991	Exempt	\$668,000.00
1990	Exempt	\$668,000.00
1989	Exempt	\$2,434,000.00
1988	Exempt	\$1,995,000.00
1987	Exempt	\$1,690,500.00
1986	Exempt	\$1,551,000.00
1985	Exempt	\$1,395,500.00







GENERAL WARREN APARTMENT

APT. #	ADDRESS	Bed Size	FLOOR
1	9 Lawrence St.	0	1st
2	9 Lawrence St.	1	1st
3	9 Lawrence St.	0	2nd
4	9 Lawrence St.	1	2nd
5	5 Lawrence St.	1	1st
6	5 Lawrence St.	1	1st
7	5 Lawrence St.	1	2nd
8	5 Lawrence St.	1	2nd
9	26 Union St.	1	1st
10	26 Union St.	0	1st
11	26 Union St.	1	2nd
12	26 Union St.	0	2nd
13	110 Rutherford Ave.	0	1st
14	110 Rutherford Ave.	0	1st
15	110 Rutherford Ave.	0	2nd
16	110 Rutherford Ave.	1	2nd
17	114 Rutherford Ave.	0	1st
18	114 Rutherford Ave.	2	1st
19	114 Rutherford Ave.	1	2nd
20	114 Rutherford Ave.	2	2nd
21	43 Washington St.	0	1st
22	43 Washington St.	0	1st
23	43 Washington St.	0	2nd
24	43 Washington St.	1	2nd
25	47 Washington St.	0	1st
26	47 Washington St.	0	1st
27	47 Washington St.	1	2nd
28	47 Washington St.	0	2nd
29	54 Washington St.	0	1st
30	54 Washington St.	0	1st
31	54 Washington St.	0	2nd
32	54 Washington St.	0	2nd

$\phi = 57$
 $1 = 35$
 $2 = 4$

 96 total

$\phi = 18$
 $1 = 12$
 $2 = 2$

33	58 Washington St.	0	1st
34	58 Washington St.	0	1st
35	58 Washington St.	0	2nd
36	58 Washington St.	0	2nd
37	62 Washington St.	0	1st
38	62 Washington St.	0	1st
39	62 Washington St.	0	2nd
40	62 Washington St.	0	2nd
41	66 Washington St.	0	1st
42	66 Washington St.	0	1st
43	66 Washington St.	0	2nd
44	66 Washington St.	0	2nd
45	384 Main St.	0	1st
46	384 Main St.	1	1st
47	384 Main St.	0	2nd
48	384 Main St.	1	2nd
49	390 Main St.	0	1st
50	390 Main St.	0	1st
51	390 Main St.	1	2nd
52	390 Main St.	0	2nd
53	25 Lyndeboro St.	0	1st
54	25 Lyndeboro St.	1	1st
55	25 Lyndeboro St.	0	2nd
56	25 Lyndeboro St.	1	2nd
57	21 Lyndeboro St.	1	1st
58	21 Lyndeboro St.	0	1st
59	21 Lyndeboro St.	1	2nd
60	21 Lyndeboro St.	0	2nd
61	9 Middlesex St.	2	1st
62	9 Middlesex St.	1	1st
63	9 Middlesex St.	2	2nd
64	9 Middlesex St.	1	2nd
65	5 Middlesex St.	1	1st
66	5 Middlesex St.	1	1st
67	5 Middlesex St.	1	2nd
68	5 Middlesex St.	1	2nd
69	402 Main St.	1	1st

$$\phi = 21$$

$$1 = 14$$

$$2 = 2$$

70	402 Main St.	0	1st
71	402 Main St.	1	2nd
72	402 Main St.	0	2nd
73	391 Main St.	0	1st
74	391 Main St.	1	1st
75	391 Main St.	0	2nd
76	391 Main St.	1	2nd
77	385 Main St.	1	1st
78	385 Main St.	0	1st
79	385 Main St.	1	2nd
80	385 Main St.	0	2nd
81	381 Main St.	0	1st
82	381 Main St.	0	1st
83	381 Main St.	0	2nd
84	381 Main St.	0	2nd
85	375 Main St.	0	1st
86	375 Main St.	0	1st
87	375 Main St.	0	2nd
88	375 Main St.	0	2nd
89	4 Mead St.	0	1st
90	4 Mead St.	1	1st
91	4 Mead St.	0	2nd
92	4 Mead St.	1	2nd
93	10 Mead St.	1	1st
94	10 Mead St.	0	1st
95	10 Mead St.	1	2nd
96	10 Mead St.	0	2nd

10

$d = 18$
 $1 = 9$
 $2 = \phi$

	Property Name	Address	City	State	ZIP	County	Units	Buildings	DOC	Acreage	Owner	Parcel ID(s)	REMARKS FROM CLIENT
1	Ruth Barkley (Cathedral)	1462 Washington Street	South End	MA	*02118	Suffolk	414	(12) 3, 10, & 13-story	1951	7.5	BOSTON HOUSING AUTHORITY BOSTON HOUSING AUTHORITY BOSTON HOUSING AUTHORITY CITY OF BOSTON CITY OF BOSTON BOSTON HOUSING AUTHORITY	801209040 801209020 801209030 801205010 801207010 801209010	* Confirm Parcels
2	Foley Apartments	199 H Street	South Boston	MA	*02127	Suffolk	96	(1) 7-story	1963	0.9	BOSTON HOUSING AUTHORITY	701516000	
3	West Ninth Street	185 West 9th Street	South Boston	MA	*02127	Suffolk	84	(3) 2-story	1968	2	BOSTON HOUSING AUTHORITY	700386000	
4	General Warren	114 Rutherford Avenue	Charlestown	MA	*02129	Suffolk	96	(10) 2-story and (2) 1-story community bldgs	1972	2.9	BOSTON HOUSING AUTHORITY BOSTON HOUSING AUTHORITY BOSTON HOUSING AUTHORITY BOSTON HOUSING AUTHORITY BOSTON HOUSING AUTHORITY BOSTON HOUSING AUTHORITY	203914000 203861000 203826000 201055000 201080000 202525000 202565000	* Confirm Parcels & DOC * Slightly scattered - 7 parcels total within 2 areas
5	Rockland	5300 Washington Street	West Roxbury	MA	*02132	Suffolk	69	(1) 5-story	1972	1.7	BOSTON HOUSING AUTHORITY	2011609000	
6	Codman	784 Washington Street	Dorchester	MA	*02124	Suffolk	102	(1) 7-story	1972	0.6	BOSTON HOUSING AUTHORITY	1704614000	
	Heritage	209 Sumner Street	East Boston	MA	*02128	Suffolk	276	16 (2, 5, and 6-story) and 1 community bldg	1975	4.6	BOSTON HOUSING AUTHORITY BOSTON HOUSING AUTHORITY BOSTON HOUSING AUTHORITY BOSTON HOUSING AUTHORITY	105400010 105401000 105399000 105398010	* Confirm Parcel * Confirm Parcel Note: 31 units are Public Housing
7	Pasciucco	330 Bowdoin Street	Dorchester	MA	*02122	Suffolk	92	(1) 6-story	1973	0.5	BOSTON HOUSING AUTHORITY	1502943000	
	Lower Mills	2262 Dorchester Avenue	Dorchester	MA	*02124	Suffolk	178	(1) 7-story	1972	1.4	BOSTON HOUSING AUTHORITY	1703554000	Note: 19 units are Public Housing
8	Hassan	705 River Street	Mattapan	MA	*02126	Suffolk	100	(1) 4-story	1974	2.1	BOSTON HOUSING AUTHORITY	1801546000	
9	Spring Street	23 Spring Street	West Roxbury	MA	*02132	Suffolk	104	(5) 2 & 3-story	1977	2.6	BOSTON HOUSING AUTHORITY	2008899005	
10	Roslyn (Cliffmont)	1 Cliffmont Street	Roslindale	MA	*02131	Suffolk	119	(1) 6-story	1977	1	BOSTON HOUSING AUTHORITY	1805623000	* Confirm Collateral - acreage does not add up
11	Hampton House	155 Northampton Street	South End	MA	*02118	Suffolk	78	(1) 8-story	1973	0.4	BOSTON HOUSING AUTHORITY	900890000	
12	Frederick Douglass	755 Tremont Street	South End	MA	*02118	Suffolk	78	(1) 8-story	1973	0.5	BOSTON HOUSING AUTHORITY	402595000	
13	Washington Manor	1701 Washington Street	South End	MA	*02118	Suffolk	77	(1) 8-story	1973	0.5	BOSTON HOUSING AUTHORITY	900650000	
							TOTAL: 1,963						
14	Torre Unidad	80 west dedham street	Boston	MA	2118	suffolk	199	(1) 18-story	1974				

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: General Warren- 114 Rutherford Avenue, Charlestown, MA 02129

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: General Warren- 114 Rutherford Avenue, Charlestown, MA 02129

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