



**CAPITAL NEEDS ASSESSMENT (CNA)
ROCKLAND TOWERS (2-50)
5300 WASHINGTON STREET
WEST ROXBURY, MASSACHUSETTS 02132**

**D3G PROJECT NUMBER:
2021-0378**

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

**INSPECTION DATES:
APRIL 19 & 22, 2021**

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

Scott Byerly, BPI-MFBA
Construction Inspector

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

Signature

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

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Signature

EXECUTIVE PROPERTY DESCRIPTION



Property: Rockland Towers (2-50)
5300 Washington Street
West Roxbury, Massachusetts 02132

Site Description: Rockland Towers (2-50), located at 5300 Washington Street in West Roxbury, Massachusetts consists of one (1) five-story age-restricted apartment building and one (1) one-story maintenance building. The apartment building features sixty-nine (69) dwelling units. According to property management, the building was constructed in 1972. According to tax records, the buildings feature an approximate gross area of 56,100 square feet and are situated on 1.71 acres. The property is in fair physical condition.



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1.0 EXECUTIVE SUMMARY

General Description

Project Name:	Rockland Towers (2-50)
Address:	5300 Washington Street, West Roxbury, Massachusetts 02132
Property Type:	Age-Restricted Apartments
Date of Construction:	1972
Land Size / Source:	1.71 Acres / Tax Records
Building Count/Story:	One (1) - 5 – Story Apartment Building
Accessory Building:	One (1) – 1-Story Storage Building
Total Building Gross Area:	56,100 Square Feet
Number/Type of Units:	41 – Studio Dwelling Units 26 – 1 BR/1 BA Dwelling Units 2 – 2 BR/1 BA Dwelling Units

Inspection Details

Inspector:	Scott Byerly, BPI-MFBA
Inspection Dates:	April 19 & 22, 2021
Weather:	74°F, Sunny
Units Inspected:	18 (26% of the total number of units)
Access Limitations:	One (1) Common Area Restroom and Two (2) Designated Handicapped Dwelling Units

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 Rockland Towers (2-50) 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 and building components have been replaced on an as needed basis. Notable recent replacements include common area flooring finishes, as well as select dwelling unit remodels that include new durable flooring, and cabinets and countertops. Appliances also appear to be somewhat recently replaced, and were observed in generally good physical condition. Recent replacement of mechanical equipment includes DHW water storage tanks that were replaced in 2020. Asphalt surfaces also appear to have been refurbished within the past few years. 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.

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

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 in reasonable compliance with the UFAS. At least 5% of the dwelling units are handicapped designated units; however, these accessible units are not fully compliant with UFAS. Please see Section 7.1 below and the Accessibility Report located in the Exhibits for more details.

3.2 Site

Topography

The topography of the property varies throughout. The site has been graded to provide positive drainage away from the structures and retaining walls have been installed on the east side to keep drainage away from the building. No ponding of water or water infiltration was observed or reported. Storm water drainage consists of surface percolation and internal roof drains that presumably feed the municipal storm water system.



Ingress / Egress / Parking

The property features one (1) point of vehicular ingress and egress from Rockland Street. Parking is provided for tenants and visitors on the east side adjacent to the building and on the far east side at an asphalt parking lot area. The primary building entrance is accessible from the east side. Pedestrian ingress and egress to the site is provided by concrete municipal sidewalks along Rockland Street. High density residential properties should always consider the provision of bike parking/storage for residents, visitors, and employees where space permits. Site ingress and egress appears acceptable.

The site features asphalt drive aisles and parking. Vehicular capacity is approximately thirty (30) marked parking spaces, with parking space configuration designed for continuous traffic flow and convenient access to building. The overall asphalt parking areas were observed in fair to good physical condition. The sealcoating and restriping of the parking spaces is anticipated during the estimate period.

Additional Site Features

The site features concrete sidewalk and patio areas. The concrete walks and patio areas were observed in generally good physical condition with the exception of a trip hazard located at the building entrance which has been noted as a Critical Repair. The refurbishment/repair of the concrete walkways is not anticipated during the estimate period. A section of retaining wall located near the parking area was observed to be damaged and has been noted as a Non-Critical Repair.

The site features a metal sign mounted at the corner of Washington and Rockland Streets that identifies it as "Rockland Towers." The sign was observed in good physical condition, and is anticipated to require replacement during the estimate period.

The property features chain link perimeter fencing on the northwest and southwest sides, as well as on the eastern side. The site also feature vinyl stockade fencing at the west side around the generator. The fencing was observed in fair to good physical condition, and replacement of the fencing is anticipated during the estimate period.

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 apartment building was constructed utilizing deep foundations consisting of piles or caissons and grade beams. The ground floors consist of reinforced concrete slab assemblies. The building superstructure is constructed of concrete masonry units (CMU) and reinforced shear walls supporting reinforced concrete floor and roof slabs. Select areas are constructed with steel columns and beams. The superstructure appeared in good physical condition. No structural issues were observed/reported.

Roof Assembly

The buildings feature flat, built up roofing (BUR) assemblies consisting of an adhered EPDM membrane, presumed to be over rigid insulation and fiber board. The roof systems appeared in fair to good physical condition with no leaks reported or evidence of leaks observed during the inspection. The apartment building features internal roof drains that were observed in good physical condition. Replacement of the roof surface is anticipated during the estimate period.

Attics

The buildings feature flat roofs and do not feature attics.

Exterior Stairs / Balconies

The buildings do not feature balconies or exterior stairs.

Building Entrance Doors

Exterior doors at the property consist of glass storefront assemblies with a vestibule and automatic door openers at the primary building entrance. In addition, exterior doors at building ancillary entrances consist of hollow core metal assemblies. Exterior doors at the property were observed in fair to good physical condition, and are anticipated for replacement during the estimate period.



Windows

Windows consist of aluminum-framed, sliding insulated glass assemblies. The operable windows feature locks for security. Windows were observed in fair physical condition, and replacement of the windows is not anticipated during the near term of the estimate period. Upon replacement of the windows, the installation of ENERGY STAR-rated windows is recommended.

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

Exterior walls are surfaced with a brick veneer and exposed aggregate concrete panels. The walls were observed in fair physical condition. The repointing of the brick surfaces is anticipated during the estimate period.

3.4 Mechanical and Electrical Systems

Supply and Waste Piping

The main water supply to the site originates at a water meter located within the mechanical room. Visually observed domestic water piping is constructed of copper piping, fittings, couplings and joints. Where visible, domestic water piping is not insulated; however, the majority of the system is concealed behind walls and could not be inspected. Accessible plumbing piping was observed to be in fair to 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 presumably 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 presumably in good working order, and sewer main replacement is not anticipated during the estimate period.

Domestic Hot Water

Potable hot water to the building is supplied by one (1) high efficiency modulating condensing natural gas-fired boiler and two (2) commercial storage tanks located in the mechanical room. The boiler and storage tanks were installed in 2019 and 2020. The equipment was 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. Replacement of the storage tanks is anticipated during the estimate period.

Heating and Cooling

The dwelling units and common areas are supplied heating via electric baseboard heating. Cooling in the community room and elevator room is provided via two (2) ductless mini-split systems. The heating elements are replaced as needed and were observed in fair physical condition. The replacement of the heating elements is anticipated during the estimate period.



Electrical System

The property receives electrical power from a pad-mounted transformer. 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. No issues with the panels were reported or observed; therefore, immediate replacement is not required at this time. It is recommended for a qualified electrical contractor to inspect and evaluate the panels to determine whether or not these specific panels require to be replaced with another brand that has a current UL listing and that provides improved protection and reliability.

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

The property features an emergency generator with an above ground storage tank. The generator has a power rating of 75kW. The generator was observed in fair physical condition, and replacement is anticipated during the estimate period.

Interior lighting throughout the common areas and dwelling units is provided via wall-mounted and ceiling-mounted fixtures observed with high efficiency fluorescent and LED fixtures. 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 additional high efficiency lighting is recommended.

3.5 Elevators and Stairways

The apartment building features one (1) 2,000-lb and one (1) 3,000-lb. hydraulic elevators within CMU shafts. The elevators feature ADA and fireman's controls, and emergency phones. The hydraulic units appear to have been replaced since the building's construction date. Overall, the elevator systems were reported and observed in fair condition with all routine maintenance up to date; however, are anticipated to require upgrades during the near term of the loan.

The apartment building features two (2) interior staircase assemblies. The staircase and landing assemblies are constructed of metal framing with poured concrete treads and landings, and feature metal handrails. Overall, vertical transportation was observed in fair condition.



3.6 Life and Fire Safety Systems

Fire Suppression Systems

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

Alarm and Notification Systems

Smoke detectors are hard-wired throughout the common areas. They are connected to an annunciator panel located outside of the maintenance area. No issues were observed/reported. Wall-mounted fire extinguishers meeting the requirements of NFPA-10 exist throughout the apartment complex.

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

The dwelling units were observed with Carbon Monoxide (CO) detectors located in the immediate vicinity of the bedrooms and appear to be in compliance with state requirements. It should be noted that the building contains a gas-fired central boiler located in the first-floor mechanical room; however, there are no communicating openings between the combustion equipment and the dwelling units.

The property receives project based federal financial assistance and is therefore, required to provide audio/visual smoke alarms in 2% of the dwelling units, outside of the designated handicapped dwelling units. The property features audio/visual alarms; however, they are all located in the designated handicapped dwelling units (Critical Repair).

The property was observed with emergency call provisions that consist of pull cords located in the dwelling unit bathrooms and in the bedrooms. The system is monitored both on-site 24 hours a day 7 days a week. No issues were observed/reported, and the system was observed in good 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 management office that is utilized by property management. The office features vinyl flooring products, painted GWB walls, and painted concrete ceilings that were observed in fair to good condition. Flooring replacement is anticipated during the estimate period.

The building features a community room with tables and chairs that is available to residents for gatherings or meetings. The community room also features a kitchen with cabinets and countertops, a range, and a refrigerator. Finishes include vinyl flooring products, painted GWB walls, and painted concrete ceilings. Additional recreational amenities include lobby/sitting areas. The recreational area finishes were observed in fair to good condition. Replacement of the flooring finishes is anticipated during the estimate period.

The building features approximately five-foot-wide common hallways that lead to the dwelling units from the central area/elevator lobbies on each floor. The hallways feature durable vinyl flooring, painted gypsum wall board walls, and painted concrete ceilings, which were all observed in fair to good physical condition. Flooring replacement is anticipated during the estimate period.

The building features a common laundry room. The laundry room features vinyl flooring with a painted concrete ceiling that were observed in fair physical condition. The laundry room also features two (2) coin-operated, front-loading washing machines and two (2) electric dryers. The appliances are reportedly leased. The laundry room was observed in fair to good physical condition.

The building features maintenance areas for the storage of maintenance equipment and supplies. The maintenance building is also utilized for such items. 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 concrete ceilings – observed in fair to good physical condition. Flooring in the units consists of vinyl flooring observed in fair to good condition. Replacement of the flooring is anticipated during the estimate period. It should be noted that future replacement of flooring will reportedly be with durable vinyl products such as luxury vinyl tile (LVT).



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

Dwelling unit bathrooms feature central venting exhaust registers that are directly vented to the exterior via chases with roof-mounted ventilators. Kitchen feature range hoods that are also connected to chases with roof-mounted ventilators. The exhaust (ventilation) units were generally observed in fair to good operating condition.

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

Kitchen cabinets consist of wood-framed base and suspended wall cabinets. The base cabinets are surfaced with plastic laminate countertops. Visually inspected cabinets, hardware and countertops appeared in fair to good physical condition. The designated handicapped kitchens also feature a roll-under sink area, a roll-under workspace, and at least one upper cabinet/shelf area that is lowered.



4.0 ADDITIONAL CONSIDERATIONS

Regulatory Compliance

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

State Code: The current building code for the state of Massachusetts is the 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; however, the questionnaire was not returned completed. The following is a record of communication with stakeholders of this project:

Person	Title	Dates	Discussion
Aaron (Last Name Not Provided)	Property Janitor	April 22, 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 (1) (whichever is greater) outside of the designated handicapped units, is required for people with hearing or vision impairments.

The property reportedly currently provides four (4), or approximately 6%, mostly compliant accessible units; however, only two (2) of the units were available to be viewed at the time of the inspection. For detail on the accessibility deficiencies, please see the Critical Repairs, as well as the Accessibility Report located in Exhibit 11.5.

Fair Housing Act (FHA)

The 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 Rockland Towers (2-50) at 5300 Washington Street, West Roxbury, Massachusetts on April 19 & 22, 2021. The inspection indicates no need for further investigations to be performed at the subject property.

Seismic Evaluation

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



Energy Audit

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

Pre-Construction Analysis Report

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

7.3 Owner Proposed Improvements

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



8.0 ASSESSOR QUALIFICATIONS

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

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

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



9.0 LIMITING CONDITIONS

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

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



10.0 CERTIFICATION

Dominion Due Diligence Group certifies that the data presented in this report is representative of the site conditions observed during our inspection on April 19 & 22, 2021. D3G, its officers and its employees have no present contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions. This investigation and report have been prepared in accordance with ASTM E-2018-08 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process* and the HUD Multifamily Accelerated Processing (MAP) Guide, Chapters 5, revised January 29, 2016.

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

Scott Byerly, BPI-MFBA
Construction Inspector



Signature

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



Signature

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



- 11.0 EXHIBITS**
- 11.1 Description of Estimated Cost of Critical Repairs**
- 11.2 Description of Estimated Cost of Non-Critical Repairs**
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EXHIBIT 11.1:

Description of Estimated Cost of Critical Repairs



Critical Repair Report

Project:	Rockland Towers (2-50)
Property Type:	Age Restricted
Inspection Date:	04/22/2021

Rockland Towers (2-50) - Accessibility

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.4	Level 1 Alterations	Based upon the thirty (30) total parking spaces available at the site, two (2) handicapped accessible parking spaces, inclusive of one (1) van accessible space are required by the Americans with Disabilities Act (ADA). The property currently features two (2) compliant standard handicapped designated parking spaces; however, it does not feature a van accessible space. In order to comply with the ADA, the conversion of one (1) of the existing standard accessible spaces 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	Level 1 Alterations	The interior side of the management office (leasing office) entry door was observed without the required 18-inch minimum clear floor space at the pull side / latch side. The door was observed with 3-inches at the pull side. In order to comply with ADA, the installation of an automatic door opener is required.	1	Each	\$1,250.00	\$1,250.00
3	3.7.1	Repairs	The public management office (leasing office) entry door was observed with knob type hardware. In order to comply with the Americans with Disabilities Act (ADA), replacement of the existing door hardware with accessible (levered type) hardware is required.	1	Each	\$125.00	\$125.00

Rockland Towers (2-50) - Life Safety

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.5	Repairs	A portion of the concrete sidewalk located outside of the main building entrance was observed damaged with a previous repair that still poses a trip hazard. The proper repair of the concrete area to provide a smooth finish is required in order to prevent personal injuries.	1	Each	\$300.00	\$300.00
2	3.6.2	Repairs	Four (4) of the dwelling units were observed and reported to feature audio/visual alarm notification for hearing and vision impaired; however, they are all located in the designated handicapped dwelling units. According to HUD Notice PIH 2003-31 (HA), existing buildings that feature federal funding and are subject to 24 CFR 8.23 (b) - Other Alterations, are required to provide accessible features (alarm notification) for people with hearing and vision impairment in 2% or in this case, two (2) of the dwelling units. Installation of audio/visual alarm notification in two (2) of the dwelling units (outside of the designated handicapped units) is required to comply with HUD regulations.	2	Each	\$200.00	\$400.00



Critical Repair Report

Project:	Rockland Towers (2-50)
Property Type:	Age Restricted
Inspection Date:	04/22/2021

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
3	3.6.2	Repairs	The dwelling units were observed with hardwired smoke detectors in the immediate vicinity of the bedrooms; however, the one-bedroom dwelling units do not feature any 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 of the bedrooms within the one bedroom units 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.	26	Each	\$35.00	\$910.00
4	3.7.2	Repairs	The kitchen sinks in the designated handicapped dwelling units 17 and 35 and the bathroom sink in unit 35 were observed with either non-compliant partial or missing scald and abrasion protection at the exposed sink pipes. In order to comply with UFAS, the installation of compliant scald and abrasion protection is required.	3	Each	\$35.00	\$105.00
TOTAL:							\$3,440.00

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:	Rockland Towers (2-50)
Property Type:	Age Restricted
Inspection Date:	04/22/2021

Rockland Towers (2-50)

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.2.6	Repairs	A portion of the concrete wall located at the sidewalk on the south side of the building was observed damaged and with a traffic cone in place as a warning for pedestrians. Repair of the concrete wall is recommended in order to prevent further damage and to keep the adjacent mulched area intact.	1	Each	\$350.00	\$350.00
2	3.7.2	Repairs	The bathroom ceiling and walls within dwelling unit 43 were observed with moisture damage in multiple areas. The location of the source of the moisture followed by the completion of all associated repairs and re-painting is recommended.	1	Each	\$300.00	\$300.00
TOTAL:							\$650.00

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 Rockland Towers (2-50)
 Address 5300 Washington Street,
 City, State West Roxbury, MA

Gross Square Footage 56,100
 Year Built 1972
 Number Of Units 69

Initial Deposit RR \$1,069,500 \$15,500 Per Unit
 Annual Deposit RR \$51,750 \$750 Per Unit
 Annual Deposit Increase 1.95%
 Interest Applied to Account Balance 1.00%
 Minimum Yr 1 Balance \$98,283 \$1,424 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:	\$15,971	\$31,655	\$85,643	\$83,119	\$98,730	\$73,155	\$94,657	\$118,498	\$130,463	\$111,626	\$843,519
Beginning Annual Balance (Equals IDRR in Year 1):	\$1,069,500	\$1,115,974	\$1,148,238	\$1,133,606	\$1,122,328	\$1,096,338	\$1,096,624	\$1,076,525	\$1,033,415	\$978,849	
Interest (Average Outstanding Balance):	\$10,695	\$11,160	\$17,224	\$17,004	\$16,835	\$16,445	\$16,449	\$16,148	\$15,501	\$14,683	
Annual Deposit:	\$51,750	\$52,759	\$53,788	\$54,837	\$55,906	\$56,996	\$58,108	\$59,241	\$60,396	\$61,574	
Beginning Balance Plus Annual Deposit:	\$1,121,250	\$1,168,733	\$1,202,026	\$1,188,443	\$1,178,234	\$1,153,334	\$1,154,732	\$1,135,766	\$1,093,811	\$1,040,423	
Remaining RR Balance/Year:	\$1,115,974	\$1,148,238	\$1,133,606	\$1,122,328	\$1,096,338	\$1,096,624	\$1,076,525	\$1,033,415	\$978,849	\$943,479	
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$98,283	\$98,921	\$100,900	\$102,918	\$104,976	\$107,076	\$109,217	\$111,402	\$113,630	\$115,902	
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:	\$66,048	\$88,534	\$257,040	\$279,572	\$228,843	\$233,420	\$189,791	\$75,858	\$73,688	\$69,482	\$1,562,277	\$2,405,796
Beginning Annual Balance (Equals IDRR in Year 1):	\$943,479	\$954,358	\$944,138	\$766,506	\$564,950	\$412,397	\$254,302	\$138,812	\$136,897	\$138,524		
Interest (Average Outstanding Balance):	\$14,152	\$14,315	\$14,162	\$11,498	\$8,474	\$6,186	\$3,815	\$2,082	\$2,053	\$2,078		
Annual Deposit:	\$62,774	\$63,999	\$65,246	\$66,519	\$67,816	\$69,138	\$70,487	\$71,861	\$73,262	\$74,691		
Beginning Balance Plus Annual Deposit:	\$1,006,254	\$1,018,356	\$1,009,384	\$833,025	\$632,766	\$481,536	\$324,788	\$210,673	\$210,159	\$213,215		
Remaining RR Balance/Year:	\$954,358	\$944,138	\$766,506	\$564,950	\$412,397	\$254,302	\$138,812	\$136,897	\$138,524	\$145,811		
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$118,220	\$120,585	\$122,996	\$125,456	\$127,966	\$130,525	\$133,135	\$135,798	\$138,514	\$141,284		
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: Rockland Towers (2-50)
Address: 5300 Washington Street
City, State: West Roxbury, MA
Inspection Date: 04/22/21

Gross Square Footage: 56,100
Year Built: 1972
Number Of Units: 69

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	13	12	End of Cycle	13500	SF	\$4.25	\$57,375										\$11,475	\$11,475
Parking, Asphalt Sealing	5	2	3	End of Cycle	13500	SF	\$0.25	\$3,375			\$3,375					\$3,375			\$6,750
Parking Stripes (Per Car)	15	7	8	End of Cycle	30	Each	\$10.52	\$316								\$316			\$316
Pedestrian Paving - Concrete Sidewalks and Patios	50	1	49	End of Cycle	15000	SF	\$3.23	\$48,450											
Chain-Link Fencing	40	31	9	End of Cycle	1150	LF	\$29.27	\$33,661							\$6,732	\$6,732	\$6,732	\$6,732	\$26,928
Vinyl Stockade Fencing 6' High	20	6	14	End of Cycle	75	LF	\$81.16	\$6,087											
Project Sign	25	4	21	End of Cycle	1	Each	\$2500.00	\$2,500											
Retaining Wall - Masonry / CMU / Interlocking Blocks	60	21	39	End of Cycle	130	SF	\$51.00	\$6,630											
Emergency Generator (Gas-Engine) 75kw	25	18	7	End of Cycle	1	Each	\$35985.60	\$35,986					\$7,197	\$7,197	\$7,197	\$7,197	\$7,197		\$35,986
Trash Compactor - 125-LB Capacity	20	17	3	End of Cycle	1	Each	\$29400.00	\$29,400	\$5,880	\$5,880	\$5,880	\$5,880	\$5,880						\$29,400
Common Exterior Door, Hollow Metal (Single) (Thermal Boundary)	25	11	14	End of Cycle	2	Each	\$896.66	\$1,793											
Common Exterior Door, Hollow Metal (Double) (Thermal Boundary)	25	20	5	End of Cycle	1	Each	\$729.12	\$729					\$729						\$729
Storefront System with Single Door	50	28	22	End of Cycle	2	Each	\$5025.47	\$10,051											
Brick or Concrete - Technical Pointing	60	49	11	End of Cycle	14900	SF	\$5.25	\$78,225								\$11,175	\$11,175	\$11,175	\$33,525
Sliding Window (1 - 6 Stories) (Aluminum)	40	16	24	End of Cycle	136	Each	\$500.00	\$68,000											
EPDM Membrane - Fully Adhered (Mid-Rise)	15	11	4	End of Cycle	8860	SF	\$15.50	\$137,330			\$45,777	\$45,777	\$45,777						\$137,330
Sewer Mains - Cast Iron	75	49	26	End of Cycle	1	Each	\$7116.00	\$7,116											
Hot Water Storage Tank - 115 Gallon	15	2	13	End of Cycle	2	Each	\$5411.20	\$10,822											
Boiler- Gas (DHW)	25	3	22	End of Cycle	1	Each	\$14899.92	\$14,900											
Split Ductless A/C System 1.5-Ton	15	6	9	End of Cycle	2	Each	\$2787.00	\$5,574									\$5,574		\$5,574
Electric Baseboard Heater	30	21	9	End of Cycle	2200	LF	\$29.87	\$65,714							\$13,143	\$13,143	\$13,143	\$13,143	\$52,571
Window A/C Unit (Code Minimum) 1-Ton - Common Area	10	6	4	End of Cycle	2	Each	\$695.00	\$1,390				\$1,390							\$1,390
Elevator Cabs - Interior Finish	20	17	3	End of Cycle	2	Each	\$12880.00	\$25,760	\$5,152	\$5,152	\$5,152	\$5,152	\$5,152						\$25,760
Hydraulic passenger elevators 2,000-lb (Up to 8-Story)	30	15	15	End of Cycle	1	Each	\$334397.00	\$334,397											
Hydraulic passenger elevators 3,000-lb (Up to 8-Story)	30	15	15	End of Cycle	1	Each	\$337386.00	\$337,386											
Emergency Call System, Apartment Device	15	12	3	End of Cycle	69	Each	\$250.00	\$17,250		\$5,750	\$5,750	\$5,750							\$17,250
Fire Alarm Control Panel	15	10	5	End of Cycle	1	Each	\$2557.80	\$2,558					\$2,558						\$2,558
Ceramic Tile (Common Area)	50	16	34	End of Cycle	1500	SF	\$16.87	\$25,305											
Durable Vinyl Flooring (Common Area)	20	11	9	End of Cycle	6200	SF	\$6.36	\$39,432							\$7,886	\$7,886	\$7,886	\$7,886	\$31,546
Kitchen Cabinets and Countertops (Laminates/Wood) (Common Area)	25	11	14	End of Cycle	1	Each	\$3764.00	\$3,764											
Traditional Refrigerator (Common Area)	15	11	4	End of Cycle	1	Each	\$759.00	\$759				\$759							\$759
Electric Range (Common Area)	25	11	14	End of Cycle	1	Each	\$593.00	\$593											



Reserves Analysis Report - Age Restricted

Project: Rockland Towers (2-50)
Address: 5300 Washington Street
City, State: West Roxbury, MA
Inspection Date: 04/22/21

Gross Square Footage: 56,100
Year Built: 1972
Number Of Units: 69

Selected Component	Estimated Useful Life	Effective Age	Assessed RUL	When	Total Number	Unit Of Measure	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total
Ceramic Tile (Bath Surrounds)	50	46	4	End of Cycle	69	Each	\$705.00	\$48,645		\$9,729	\$9,729	\$9,729	\$9,729	\$9,729					\$48,645
Ceramic Tile (Bathroom Flooring)	50	47	3	End of Cycle	4	Each	\$705.00	\$2,820			\$2,820								\$2,820
Durable Vinyl Flooring (Entire 2-Bedroom Apartment)	20	11	9	End of Cycle	2	Each	\$3208.00	\$6,416										\$6,416	\$6,416
Durable Vinyl Flooring (Entire Studio Apartment)	20	12	8	End of Cycle	41	Each	\$2908.00	\$119,228						\$23,846	\$23,846	\$23,846	\$23,846	\$23,846	\$119,228
Durable Vinyl Flooring (Entire 1-Bedroom Apartment)	20	12	8	End of Cycle	26	Each	\$3058.00	\$79,508						\$15,902	\$15,902	\$15,902	\$15,902	\$15,902	\$79,508
Standard Kitchen Cabinets and Countertops (Unit)	25	22	3	End of Cycle	14	Each	\$1764.00	\$24,696	\$4,939	\$4,939	\$4,939	\$4,939	\$4,939						\$24,696
Standard Kitchen Cabinets and Countertops (Unit) - Newer	25	11	14	End of Cycle	55	Each	\$3764.00	\$207,020											
Traditional Refrigerator (Unit)	15	8	7	End of Cycle	69	Each	\$759.00	\$52,371					\$10,474	\$10,474	\$10,474	\$10,474	\$10,474	\$10,474	\$52,371
Wall-mounted Oven (UFAS Unit)	25	11	14	End of Cycle	4	Each	\$550.00	\$2,200											
Electric Cooktop (UFAS Unit)	25	11	14	End of Cycle	4	Each	\$293.00	\$1,172											
Electric Range (Unit)	25	15	10	End of Cycle	65	Each	\$346.00	\$22,490								\$4,498	\$4,498	\$4,498	\$13,494

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	\$15,971	\$31,450	\$83,422	\$79,376	\$92,435	\$67,148	\$85,180	\$104,543	\$112,843	\$94,657	\$767,024
Total RR Per Unit	\$231	\$456	\$1,209	\$1,150	\$1,340	\$973	\$1,234	\$1,515	\$1,635	\$1,372	\$1,112
Totals with Inflation Factor	\$15,971	\$31,655	\$85,643	\$83,119	\$98,730	\$73,155	\$94,657	\$118,498	\$130,463	\$111,626	\$843,519
Total RR Per Unit Inflated	\$231	\$459	\$1,241	\$1,205	\$1,431	\$1,060	\$1,372	\$1,717	\$1,891	\$1,618	\$1,222

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: Rockland Towers (2-50)
Address: 5300 Washington Street
City, State: West Roxbury, MA
Inspection Date: 04/22/21

Gross Square Footage: 56,100
Year Built: 1972
Number Of Units: 69

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	13500	SF	\$4.25	\$57,375	\$11,475	\$11,475	\$11,475	\$11,475	\$11,475							\$45,900	\$57,375
Parking, Asphalt Sealing	13500	SF	\$0.25	\$3,375	\$6,750			\$3,375					\$3,375			\$6,750	\$13,500
Parking Stripes (Per Car)	30	Each	\$10.52	\$316	\$316												\$316
Pedestrian Paving - Concrete Sidewalks and Patios	15000	SF	\$3.23	\$48,450													
Chain-Link Fencing	1150	LF	\$29.27	\$33,661	\$26,928	\$6,732										\$6,732	\$33,661
Vinyl Stockade Fencing 6' High	75	LF	\$81.16	\$6,087					\$6,087							\$6,087	\$6,087
Project Sign	1	Each	\$2500.00	\$2,500													
Retaining Wall - Masonry / CMU / Interlocking Blocks	130	SF	\$51.00	\$6,630													
Emergency Generator (Gas-Engine) 75kw	1	Each	\$35985.60	\$35,986	\$35,986												\$35,986
Trash Compactor - 125-LB Capacity	1	Each	\$29400.00	\$29,400	\$29,400												\$29,400
Common Exterior Door, Hollow Metal (Single) (Thermal Boundary)	2	Each	\$896.66	\$1,793					\$1,793							\$1,793	\$1,793
Common Exterior Door, Hollow Metal (Double) (Thermal Boundary)	1	Each	\$729.12	\$729	\$729												\$729
Storefront System with Single Door	2	Each	\$5025.47	\$10,051													
Brick or Concrete - Technical Pointing	14900	SF	\$5.25	\$78,225	\$33,525	\$11,175	\$11,175	\$11,175	\$11,175							\$44,700	\$78,225
Sliding Window (1 - 6 Stories) (Aluminum)	136	Each	\$500.00	\$68,000													
EPDM Membrane - Fully Adhered (Mid-Rise)	8860	SF	\$15.50	\$137,330	\$137,330								\$45,777	\$45,777	\$45,777	\$137,330	\$274,660
Sewer Mains - Cast Iron	1	Each	\$7116.00	\$7,116													
Hot Water Storage Tank - 115 Gallon	2	Each	\$5411.20	\$10,822			\$3,607	\$3,607	\$3,607							\$10,822	\$10,822
Boiler- Gas (DHW)	1	Each	\$14899.92	\$14,900													
Split Ductless A/C System 1.5-Ton	2	Each	\$2787.00	\$5,574	\$5,574												\$5,574
Electric Baseboard Heater	2200	LF	\$29.87	\$65,714	\$52,571	\$13,143										\$13,143	\$65,714
Window A/C Unit (Code Minimum) 1-Ton - Common Area	2	Each	\$695.00	\$1,390	\$1,390				\$1,390							\$1,390	\$2,780
Elevator Cabs - Interior Finish	2	Each	\$12880.00	\$25,760	\$25,760												\$25,760
Hydraulic passenger elevators 2,000-lb (Up to 8-Story)	1	Each	\$334397.00	\$334,397				\$66,879	\$66,879	\$66,879	\$66,879	\$66,879				\$334,397	\$334,397
Hydraulic passenger elevators 3,000-lb (Up to 8-Story)	1	Each	\$337386.00	\$337,386				\$67,477	\$67,477	\$67,477	\$67,477	\$67,477				\$337,386	\$337,386
Emergency Call System, Apartment Device	69	Each	\$250.00	\$17,250	\$17,250							\$5,750	\$5,750	\$5,750		\$17,250	\$34,500
Fire Alarm Control Panel	1	Each	\$2557.80	\$2,558	\$2,558										\$2,558	\$2,558	\$5,116
Ceramic Tile (Common Area)	1500	SF	\$16.87	\$25,305													
Durable Vinyl Flooring (Common Area)	6200	SF	\$6.36	\$39,432	\$31,546	\$7,886										\$7,886	\$39,432
Kitchen Cabinets and Countertops (Laminates/Wood) (Common Area)	1	Each	\$3764.00	\$3,764					\$3,764							\$3,764	\$3,764
Traditional Refrigerator (Common Area)	1	Each	\$759.00	\$759	\$759									\$759		\$759	\$1,518
Electric Range (Common Area)	1	Each	\$593.00	\$593					\$593							\$593	\$593



Reserves Analysis Report - Age Restricted

Project: Rockland Towers (2-50) **Gross Square Footage:** 56,100
Address: 5300 Washington Street **Year Built:** 1972
City, State: West Roxbury, MA **Number Of Units:** 69
Inspection Date: 04/22/21

Selected Component	Total Number	Unit Of Measure	Unit Cost	Total Cost	10-Year Total	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	11 - 20 Year Total	1-20 Year Total
Ceramic Tile (Bath Surrounds)	69	Each	\$705.00	\$48,645	\$48,645												\$48,645
Ceramic Tile (Bathroom Flooring)	4	Each	\$705.00	\$2,820	\$2,820												\$2,820
Durable Vinyl Flooring (Entire 2-Bedroom Apartment)	2	Each	\$3208.00	\$6,416	\$6,416												\$6,416
Durable Vinyl Flooring (Entire Studio Apartment)	41	Each	\$2908.00	\$119,228	\$119,228												\$119,228
Durable Vinyl Flooring (Entire 1-Bedroom Apartment)	26	Each	\$3058.00	\$79,508	\$79,508												\$79,508
Standard Kitchen Cabinets and Countertops (Unit)	14	Each	\$1764.00	\$24,696	\$24,696												\$24,696
Standard Kitchen Cabinets and Countertops (Unit) - Newer	55	Each	\$3764.00	\$207,020			\$41,404	\$41,404	\$41,404	\$41,404	\$41,404					\$207,020	\$207,020
Traditional Refrigerator (Unit)	69	Each	\$759.00	\$52,371	\$52,371												\$52,371
Wall-mounted Oven (UFAS Unit)	4	Each	\$550.00	\$2,200					\$2,200								\$2,200
Electric Cooktop (UFAS Unit)	4	Each	\$293.00	\$1,172					\$1,172								\$1,172
Electric Range (Unit)	65	Each	\$346.00	\$22,490	\$13,494	\$4,498	\$4,498									\$8,996	\$22,490
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					\$767,024	\$54,909	\$72,159	\$205,393	\$219,017	\$175,761	\$175,761	\$140,107	\$54,902	\$52,286	\$48,334	\$1,198,629	\$1,965,653
Total RR Per Unit					\$1,112	\$796	\$1,046	\$2,977	\$3,174	\$2,547	\$2,547	\$2,031	\$796	\$758	\$700	\$1,737	\$1,424
Totals with Inflation Factor					\$843,519	\$66,048	\$88,534	\$257,040	\$279,572	\$228,843	\$233,420	\$189,791	\$75,858	\$73,688	\$69,482	\$1,562,277	\$2,405,796
Total RR Per Unit Inflated					\$1,222	\$957	\$1,283	\$3,725	\$4,052	\$3,317	\$3,383	\$2,751	\$1,099	\$1,068	\$1,007	\$2,264	\$1,743

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

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #1



View of property identification sign

PHOTO #2



View of an outdoor seating area

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #3



View of an outdoor seating area

PHOTO #4



View of building main entrance

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #5



View of building exterior

PHOTO #6



View of building exterior

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #7



View of building exterior

PHOTO #8



View of building exterior

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #9



View of building exterior

PHOTO #10



View of asphalt parking surface condition

ROCKLAND TOWERS

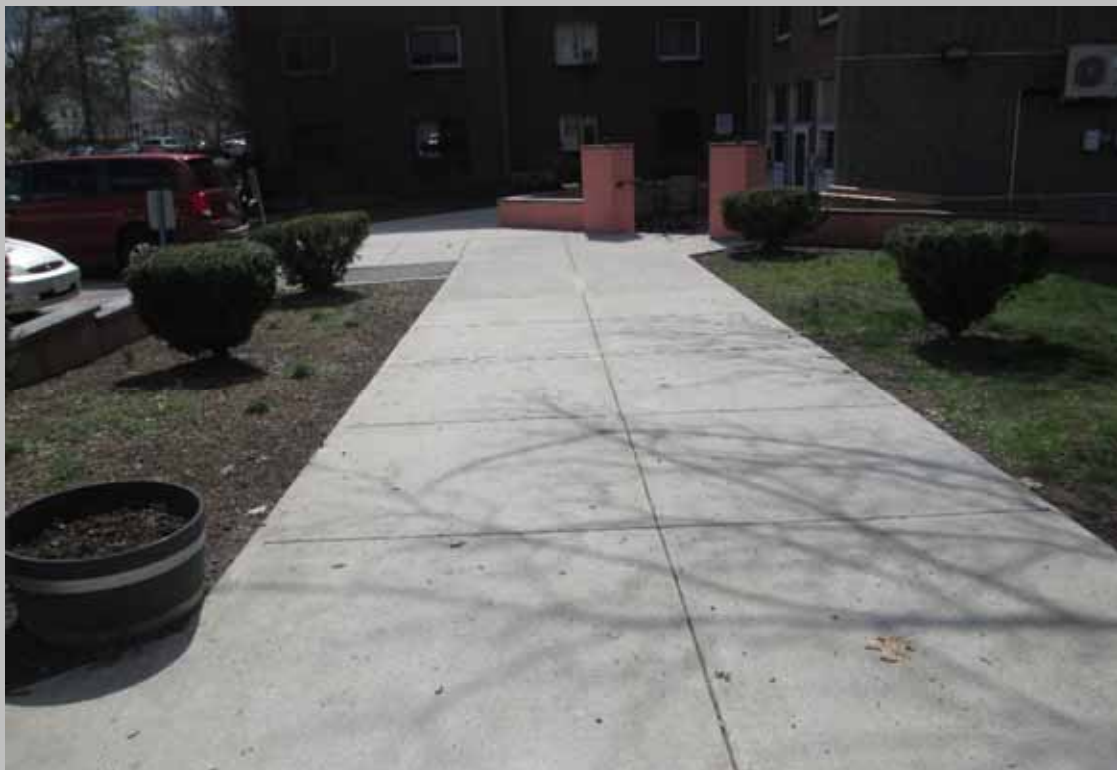
West Roxbury, Massachusetts

PHOTO #11



View of the property dumpster

PHOTO #12



View of concrete sidewalk condition

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #13



View of building roof

PHOTO #14



View of the emergency generator

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #15



View of pad mounted electrical transformer

PHOTO #16



View of mini-split HVAC units

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #17



View of fire alarm control panel

PHOTO #18



View of an elevator cab

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #19



View of an elevator cab

PHOTO #20



View of switchboard

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #21



View of water storage tanks

PHOTO #22



View of the trash compactor

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #23



View of the elevator equipment

PHOTO #24



View of electric baseboard heater - dwelling unit

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #25



View of a smoke detector - dwelling unit

PHOTO #26



View of an electric breaker panel - dwelling unit

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #27



View of GFCI electrical outlet – dwelling unit

PHOTO #28



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

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #29



View of an A/V alarms - dwelling unit

PHOTO #30



View of a common area restroom

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #31



View of the main lobby

PHOTO #32



View of the mail kiosk

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #33



View of an elevator lobby

PHOTO #34



View of the community laundry room

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #35



View of management office (leasing office)

PHOTO #36



View of common interior stairwell

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #37



View of common interior hallway

PHOTO #38



View of entry area at Unit 45

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #39



View of the living area within Unit 45

PHOTO #40



View of the living room at Unit 45

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #41



View of bathroom at Unit 45

PHOTO #42



View of kitchen at Unit 45

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #43



View of the living area within Unit 25

PHOTO #44



View of the kitchen at Unit 25

ROCKLAND TOWERS

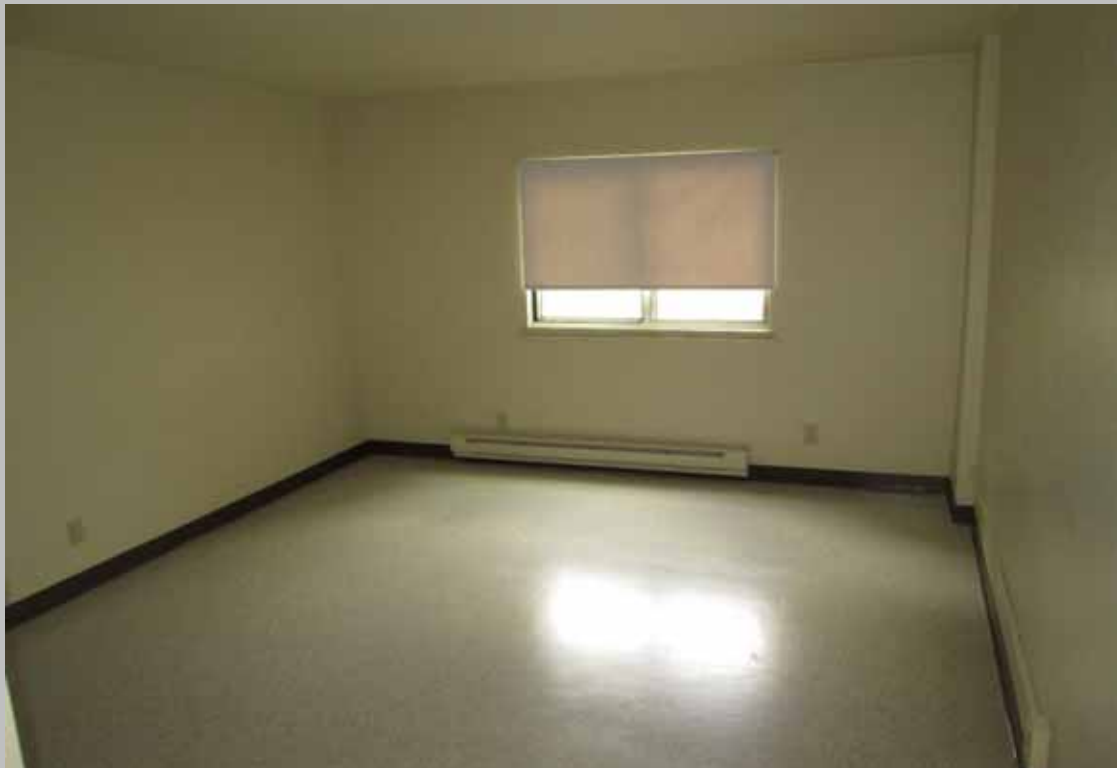
West Roxbury, Massachusetts

PHOTO #45



View of the bathroom at Unit 25

PHOTO #46



View of the bedroom at Unit 7

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #47



View of the kitchen at Unit 7

PHOTO #48



View of the bathroom at Unit 7

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #49



View of the kitchen at Unit 16

PHOTO #50



View of the entrance area within designated handicapped dwelling unit 17 featuring compliant levered door hardware and 18-inches at the pull-side of the door

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #51



View of the kitchen within designated handicapped dwelling unit 17 featuring roll-under sink and cook-top, levered handle sink hardware, and compliant clear floor space

PHOTO #52



View of the living room within designated handicapped dwelling unit 17

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #53



View of the bathroom within designated handicapped Unit 35 featuring compliant side and rear grab bars at the toilet and compliant clear floor space

PHOTO #54



View of the shower within designated handicapped Unit 17 featuring compliant grab bars and a 60-inch shower hose

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #55



View of the bedroom within designated handicapped Unit 35

PHOTO #56



View of a closet within designated handicapped Unit 17

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #57



View of the trip hazard located outside of the main entry door
(Critical Repairs)

PHOTO #58



View of management office door without 18-inches clear maneuvering space and lacking levered hardware (Critical Repairs)

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #59



View of kitchen sink in HC Unit 17 without scald and abrasion protection
(Critical Repair)

PHOTO #60



View of existing handicapped parking lacking a van accessible space
(Critical Repair)

ROCKLAND TOWERS

West Roxbury, Massachusetts

PHOTO #61



View of damaged concrete wall at south sidewalk
(Non-Critical Repairs)

PHOTO #62



View of water damage in Unit 43
(Non-Critical Repair)

EXHIBIT 11.5:

Accessibility Report



**ACCESSIBILITY REPORT
ROCKLAND TOWERS (2-50)
5300 WASHINGTON STREET
WEST ROXBURY, MASSACHUSETTS 02132**

**REPORT DATE:
OCTOBER 14, 2021**

**INSPECTION DATES:
APRIL 19 & 22, 2021**

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

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

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- 1.3 Americans with Disabilities Act (ADA)..... 5
 - 1.3.1 *Parking*..... 6
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 - 1.3.3 *Building Entrances / Exits* 6
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1.0 ACCESSIBILITY REQUIREMENTS

1.1 Section 504 / Uniform Federal Accessibility Standards (UFAS)

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

Currently, property features audio/visual alarms; however, they are all located in the designated handicapped dwelling units (Critical Repair).

Currently, the property reportedly features 6% or four (4) designated handicapped accessible units (Units 17, 19, 33, and 35); however, only two (2) of the units were available to be viewed at the time of the inspection (Units 17 and 35). The inspected units were observed with accessible features as well as select UFAS deficiencies. In addition, UFAS deficiencies were observed in common areas. As such, modification to 5% or four (4) of the dwelling units to become fully UFAS compliant to the maximum extent feasible will be required. Upon completion of the Critical Repairs noted in the associated Capital Needs Assessment, the property will be in reasonable compliance with UFAS. The inspected designated handicapped dwelling units (Units 17 and 35) and common areas were generally observed with the following UFAS compliant and non-compliant items.

Accessible Dwelling Unit Features:

- Unit entry doors feature accessible hardware and sufficient door openings of at least 32-inches.
- Unit entry doors feature at least 18-inches clear floor space at the latch side/pull side.
- Exterior primary entry doors feature thresholds that do not exceed ½-inch in height.
- Unit interior doors feature at least 18-inches clear floor space at the latch side/pull side of the doors.
- Accessible routes are present throughout the dwelling units and the interior doors feature sufficient clear openings of at least 32-inches.
- Thermostats, receptacles, and switches are located within compliant reach ranges.
- Accessible units feature compliant clear floor spaces within the kitchen.
- Front-controlled range/ovens with 30-inch x 48-inch clear floor space are present in the kitchens.
- Roll-under forward approach to the kitchen sink and levered faucet hardware is provided. In addition, the kitchen counter surface at the sink area is fixed at the required height of 34-inches above the finished floor or is adjustable in height.
- Roll-under forward approach to a lowered work surface (30-inch wide) located in the kitchen is provided. In addition, the kitchen counter surface at the work surface area is fixed at the required height of 34-inches above the finished floor or is adjustable in height.



- Kitchens feature compliant upper cabinet storage - maximum height of 48-inches for at least one shelf of all cabinets and storage shelves mounted above work counters.
- An accessible bathroom with clear floor spaces at the plumbing fixtures.
- Roll-under forward approach bathroom sink with scald and abrasion protection and levered handle hardware.
- Compliant side and rear grab bars are located at the toilets.
- Compliant grab bars are located at the bathtub/shower surrounds.
- Accessible tubs/showers feature 60-inch shower head 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.

Accessible Dwelling Unit Deficiencies:

- The kitchens in Units 17 and 35 were observed without scald and abrasion protection on the exposed piping. This has been noted as a Critical Repair in order to ensure tenant safety.
- The bathroom sink in Unit 17 was observed with levered hardware.
- The bathroom sink in Unit 35 was observed with non-compliant partial scald and abrasion protection at the exposed piping (Critical Repair).

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 elements and spaces.
- Accessible routes are free from obstruction and appear at least 36-inches wide.
- Common area doors feature 18-inches at the pull side of the doors, with the exception of the management office.
- 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 kitchen features compliant cabinet storage mounted no higher than the maximum height of 48-inches for at least one shelf of all cabinets and storage shelves mounted above work counters.
- The common area restrooms feature clear floor spaces at the plumbing fixtures and clear floor space within the restrooms outside of the swing of the door.
- The common area restrooms were observed with roll-under forward approach sinks that feature scald and abrasion protection and levered handle hardware.
- The common area restrooms were observed with compliant side and rear grab bars present at the toilets.
- The common area laundry features at least one (1) front controlled washing machine.



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

- Common area doors (management office (Critical Repair - ADA, laundry room, and community kitchen) were observed without levered handle (accessible) hardware.
- The management office (leasing office) door was observed without 18-inches clear maneuvering space at the pull-side (Critical Repair).
- The common area kitchen sink was observed without levered hardware.
- Roll-under forward approach to the common area kitchen sink with scald and abrasion protection is not provided.

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 thirty (30) total parking spaces available at the site, two (2) handicapped accessible parking spaces, inclusive of one (1) van accessible space are required by the Americans with Disabilities Act (ADA). The property currently features two (2) compliant standard handicapped designated parking spaces; however, it does not feature a van accessible space. The conversion of one (1) of the existing standard accessible spaces 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 building. In addition, curb ramps are located at municipal sidewalks and at the rear entrance to the building. The curb ramps provide compliant slopes and are in compliance with the ADAAG.

1.3.3 Building Entrances / Exits

The primary entrance to the building was observed on an accessible route from the designated handicapped parking spaces and features accessible door hardware with an automatic door opener, compliant clear maneuvering space at the door and compliant clear door openings of at least 32-inches with low thresholds to comply with ADAAG.

1.3.4 Restrooms

The property features two (2) single occupant unisex public restrooms (one (1) standard and one (1) designated handicapped); however, the standard restroom was locked at the time of the inspection and was not available to be viewed. The accessed designated handicapped restroom was observed with levered entry door hardware, sufficient openings of at least 32-inches, and appropriate clear maneuvering spaces within the restroom. The sink was observed with roll under access, scald and abrasion protection, and levered faucet hardware, and the restroom features a toilet with appropriate side and rear grab bars.



EXHIBIT 11.6:

Intrusive Reports

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

EXHIBIT 11.7:

Seismic Analysis



Rockland

5300 Washington St, West Roxbury, MA 02132, USA

Latitude, Longitude: 42.2582684, -71.1598758



Date	5/21/2021, 9:20:50 AM
Design Code Reference Document	ASCE41-13
Custom Probability	
Site Class	D - Stiff Soil

Type	Description	Value
Hazard Level		BSE-2N
S _S	spectral response (0.2 s)	0.202
S ₁	spectral response (1.0 s)	0.067
S _{Xs}	site-modified spectral response (0.2 s)	0.324
S _{X1}	site-modified spectral response (1.0 s)	0.161
F _a	site amplification factor (0.2 s)	1.6
F _v	site amplification factor (1.0 s)	2.4
ssuh	max direction uniform hazard (0.2 s)	0.227
crs	coefficient of risk (0.2 s)	0.892
ssrt	risk-targeted hazard (0.2 s)	0.202
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.075
cr1	coefficient of risk (1.0 s)	0.899
s1rt	risk-targeted hazard (1.0 s)	0.067
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S _{Xs}	site-modified spectral response (0.2 s)	0.216
S _{X1}	site-modified spectral response (1.0 s)	0.107

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.124
S_1	spectral response (1.0 s)	0.043
S_{XS}	site-modified spectral response (0.2 s)	0.198
S_{X1}	site-modified spectral response (1.0 s)	0.104
f_a	site amplification factor (0.2 s)	1.6
f_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		BSE-1E
S_S	spectral response (0.2 s)	0.042
S_1	spectral response (1.0 s)	0.016
S_{XS}	site-modified spectral response (0.2 s)	0.068
S_{X1}	site-modified spectral response (1.0 s)	0.038
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4

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

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

EXHIBIT 1 1.8:

Energy Reports

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

EXHIBIT 1 1.9:

Pre-Construction Analysis

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

EXHIBIT 11.10:

Other Examinations and Reports

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

EXHIBIT 11.11:

HUD Form 92329

EXHIBIT 11.12:

Site Specific Information

Assessing On-Line

[« New search](#)
[Map](#)

Parcel ID:	2011609000
Address:	5300 WASHINGTON ST BOSTON MA 02132
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
Lot Size:	74,447 sq ft
Gross Area:	56,100 sq ft
Year Built:	1972
Owner on Wednesday, January 1, 2020:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	5300 WASHINGTON WEST ROXBURY MA 02132
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2021 Building value:	\$5,537,800.00
FY2021 Land Value:	\$1,806,500.00
FY2021 Total Assessed Value:	\$7,344,300.00

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

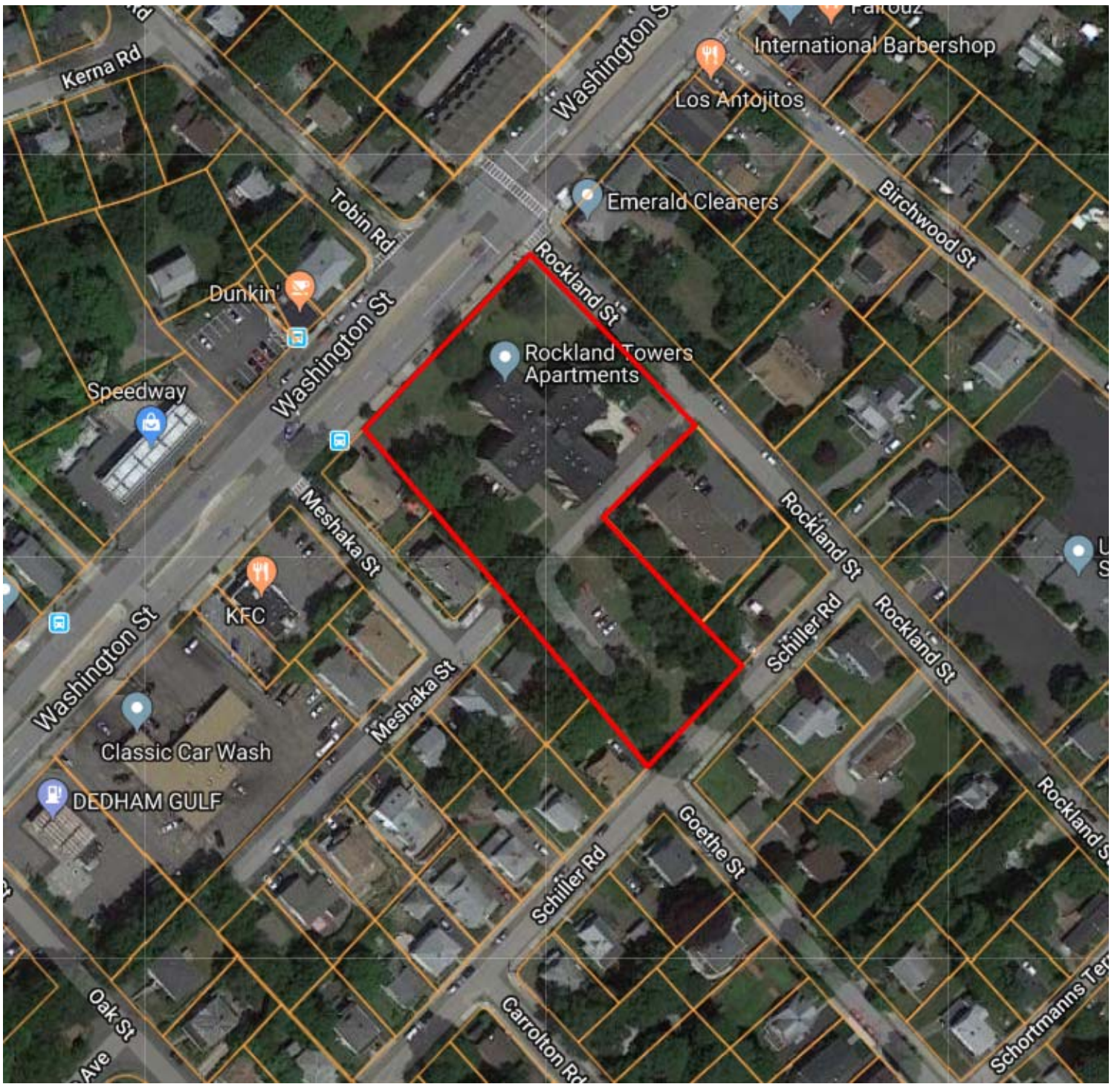
Fiscal Year	Property Type	Assessed Value *
2021	Exempt	\$7,344,300.00
2020	Exempt	\$7,246,400.00
2019	Exempt	\$7,030,000.00
2018	Exempt	\$6,982,000.00
2017	Exempt	\$6,716,000.00
2016	Exempt	\$6,072,000.00
2015	Exempt	\$5,484,500.00
2014	Exempt	\$5,063,500.00
2013	Exempt	\$4,411,000.00
2012	Exempt	\$4,117,000.00
2011	Exempt	\$4,032,500.00
2010	Exempt	\$4,074,500.00
2009	Exempt	\$4,298,000.00
2008	Exempt	\$4,298,000.00
2007	Exempt	\$4,251,500.00
2006	Exempt	\$3,957,500.00
2005	Apartment Building	\$3,550,500.00
2004	Apartment Building	\$3,704,000.00
2003	Apartment Building	\$3,257,500.00
2002	Exempt	\$3,435,000.00
2001	Exempt	\$3,018,500.00
2000	Exempt	\$2,689,500.00
1999	Exempt	\$2,472,500.00
1998	Exempt	\$2,472,500.00
1997	Exempt	\$2,447,000.00
1996	Exempt	\$2,358,000.00
1995	Exempt	\$2,269,500.00
1994	Exempt	\$2,140,500.00
1993	Exempt	\$2,140,500.00
1992	Exempt	\$2,246,000.00
1991	Exempt	\$2,877,500.00
1990	Exempt	\$2,877,500.00
1989	Exempt	\$1,954,000.00
1988	Exempt	\$1,601,500.00
1987	Exempt	\$1,357,000.00
1986	Exempt	\$1,245,000.00
1985	Exempt	\$1,081,900.00

* Actual Billed Assessments

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

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

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



Rockland

5300 Washington St.
West Roxbury, MA 02132

Legend

- 5300 Washington St
- C2 Pilates
- Chapel of St Roger & St Mary
- Dedham Line Liquor Inc
- Draper Pool
- Dunkin' Donuts
- Emerald Cleaners
- Greek International Food Market
- Laser Nail Center
- Playground
- Pomodoro's Italian Kitchen
- St
- Sunny Bear Academy



MASSACHUSETTS - Core Based Statistical Areas (CBSAs) and Counties

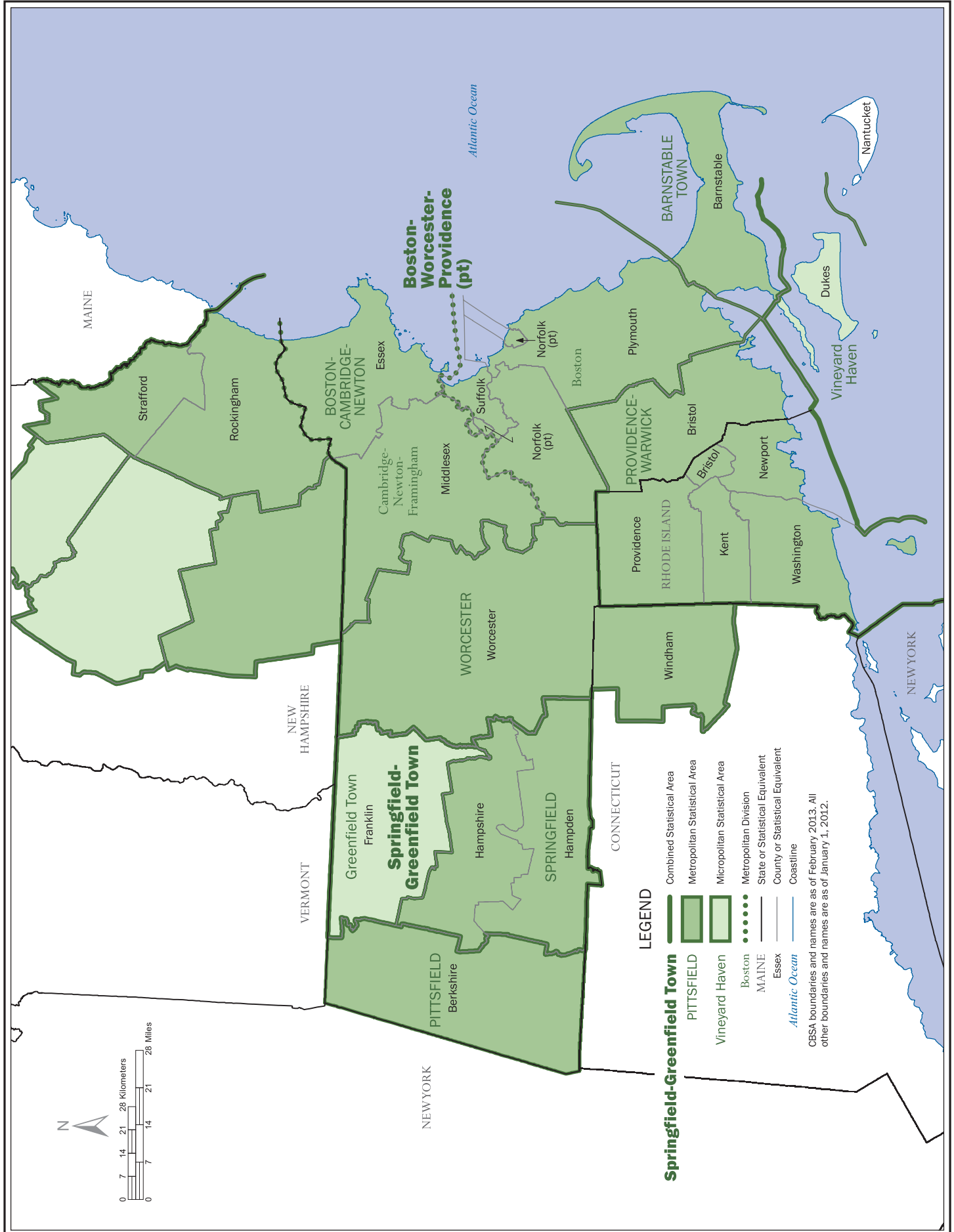


EXHIBIT 11.13:

Municipal Compliance Letters



February 22, 2021

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

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

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

Re: Rockland, 5300 Washington Street, West Roxbury, MA 02132

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

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

Jane Goins

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

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

Thanks

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

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

Any fire violations for them?



Jane Goins,
Compliance Manager, Dominion Due Diligence Group

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



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

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

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

General Warren, 114 Rutherford Avenue, Charlestown, MA 02129

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

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

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

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

Pasciucco, 330 Bowdoin Street, Dorchester, MA 02122

Codman, 784 Washington Street, Dorchester, MA 02124

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

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

Rockland, 5300 Washington Street, West Roxbury, MA 02132

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

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

Hassan, 705 River Street, Mattapan, MA 02126

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

Lori Donovan

Senior Administrative Assistant- Fire Marshal Office

Boston Fire Prevention Division

1010 Massachusetts Avenue, 4th Floor

Boston, MA 02118

Direct Line: 617-343-3402

Email: lori.donovan@boston.gov

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

Good Afternoon,

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

General Warren, 114 Rutherford Avenue, Charlestown, MA 02129

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

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

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

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

Pasciucco, 330 Bowdoin Street, Dorchester, MA 02122

Codman, 784 Washington Street, Dorchester, MA 02124

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

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

Rockland, 5300 Washington Street, West Roxbury, MA 02132

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

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

Hassan, 705 River Street, Mattapan, MA 02126

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

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

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

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

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

If yes, please attach a copy of all available information

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

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

Thank you for your time,



Jane Goins,
Compliance Manager, Dominion Due Diligence Group

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

E: j.goins@d3g.com

A: 201 Wylderose Drive Midlothian, Va. 23113



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



February 22, 2021

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

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

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

Re: Rockland, 5300 Washington Street, West Roxbury, MA 02132

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

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

EXHIBIT 11.14:

Staff Resumes and Certifications

SCOTT BYERLY, BPI MFBA

SENIOR ENGINEERING PROJECT MANAGER



EDUCATION

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

CERTIFICATIONS/REGISTRATIONS/TRAINING

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

SUMMARY OF EXPERIENCE

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

RAD PHYSICAL CONDITION ASSESSMENTS

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

HUD MARK-TO-MARKET GPCA

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

SCOTT BYERLY, BPI MFBA

SENIOR ENGINEERING PROJECT MANAGER



HUD MARK-TO-MARKET GPCA LITE

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

OAHP GRPCA (GREEN RETROFIT PROGRAM)

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

HUD MAP 202/223(f)

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

HUD LEAN 232/223f

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

HUD MAP 236

- Finlay House – Columbia, SC

ASTM

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

OTHER

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

MIKE FERGUSON, PE, BPI- MFBA

PRESIDENT



EDUCATION

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

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

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

CERTIFICATIONS/REGISTRATIONS/TRAINING

Licensed Professional Engineer, Virginia & Indiana

Building Performance Institute (BPI) Certified Multifamily Building Analyst

Multifamily Property Inspection Training – Mortgage Bankers Association (CampusMBA)

Fair Housing Act Training – Design and Construction Requirements

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

AHERA Asbestos Accreditation

Principles of Environmental Site Assessments – ASTM E 1527

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

Professional FEMA Emergency certificates

Basics of Elevator Inspections training

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

SUMMARY OF EXPERIENCE

Mike has extensive training and experience with regards to commercial and residential construction and design issues. He has 20 years' experience in the construction industry as a structural engineer, commercial and residential contractor, having worked with Tectonic Engineering Consultants, Davroc and Associates, and various independent contractors prior to joining Dominion Due Diligence Group as Director of Engineering Services. In his former employment he was responsible for managing construction projects, structural design and analysis, construction specification preparation, construction documentation control, construction inspections, and building investigations throughout the United States and eastern Canada for commercial, municipal and governmental agencies. Mike has an in-depth understanding of all phases of construction, from planning and design, to structural requirements and site development. In his current position with Dominion Due Diligence Group, he is responsible for managing Dominion's staff of Needs Assessors/Construction Inspectors, scheduling projects, providing technical support as well as quality control and assurance measures, and training of staff. The following sites are examples of multi-family and health care facilities, which Mike has inspected and reported upon:

HUD MAP 223(f)

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

MIKE FERGUSON, PE, BPI- MFBA

PRESIDENT



HUD MAP 232/223(f)

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

HUD MAP 202/223(f)

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

OTHER

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