



**CAPITAL NEEDS ASSESSMENT (CNA)
ROSLYN APARTMENTS (2-72)
27 CLIFFMONT STREET
ROSLINDALE, MASSACHUSETTS 02131**

**D3G PROJECT NUMBER:
2021-0379**

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

**INSPECTION DATES:
APRIL 21, 22, AND 26, 2021**

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

Scott Byerly, BPI-MFBA
Construction Inspector

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Signature

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

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

Signature

EXECUTIVE PROPERTY DESCRIPTION



Property: Roslyn Apartments (2-72)
27 Cliffmont Street
Roslindale, Massachusetts 02131

Site Description: Roslyn Apartments (2-72), located at 27 Cliffmont Street in Roslindale, Massachusetts consists of one (1) six-story age-restricted apartment building. The building features one hundred nineteen (119) dwelling units. According to tax records, the building was constructed in 1977 and is situated on 2.40 acres. According to D3G estimates, the building features an approximate gross area of 93,693 square feet. The property is in fair physical condition.



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1.0 EXECUTIVE SUMMARY

General Description

Project Name:	Roslyn Apartments (2-72)
Address:	27 Cliffmont Street, Roslindale, Massachusetts 02131
Property Type:	Age-Restricted Apartments
Date of Construction:	1977
Land Size / Source:	2.40 Acres / Tax Records
Apartment Buildings:	One (1) - 6-Story Apartment Building
Total Building Gross Area:	93,693 Square Feet
Number/Type of Units:	113 – 1 BR/1 BA Dwelling Units 6 – 2 BR/1 BA Dwelling Units

Inspection Details

Inspector:	Scott Byerly, BPI-MFBA
Inspection Dates:	April 21, 22, and 26, 2021
Weather:	74°F, Sunny
Units Inspected:	23 (19% of the total number of units)
Access Limitations:	Common Laundry Room

General Physical Condition

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



2.0 PURPOSE AND SCOPE

D3G was retained by the Boston Housing Authority to conduct a Capital Needs Assessment (CNA). This CNA is intended to be used in support of a pending real estate transaction where the client has requested to obtain a detailed understanding of the current site condition, the condition of the long-lived building systems, and future capital requirements, for the purpose of underwriting or securing mortgage loans. The conclusions within this report are based upon a visual survey of the building and grounds, research of readily available documents, and conversations with people who have knowledge of the property.

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

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



3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 Overall General Description

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

The property was constructed in 1977 with many of the building components varying in age and select building components have been replaced on an as needed basis. Notable recent replacements include common area flooring and ceiling 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 the 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 1977, and is not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.

The property receives project based federal financial assistance, and is required to comply with the Uniform Federal Accessibility Standards (UFAS). 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 dramatically on the west side with a large negative slope from west to east. The site has been graded to provide positive drainage away from the structure and retaining walls have been installed to keep drainage away from the building. No ponding 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 three (3) points of vehicular ingress and egress from Cliffmont Street. Parking is provided for tenants and visitors on the north and south sides of the property. The primary building entrance is accessible from the east side. Pedestrian ingress and egress to the site is provided by concrete municipal sidewalks along Cliffmont 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 twenty-four (24) 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 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. Refurbishment/repair of the asphalt walkway is not anticipated during the estimate period.

The site features a metal sign mounted to the front of the building that identifies it as “Roslyn Apartments.” The sign was observed in fair physical condition, and its replacement is anticipated during the estimate period.

The property features chain link perimeter fencing on the west side. The site also feature wood stockade fencing at the ground-level dwelling units. The fencing was observed in fair physical condition, and replacement of the fencing is anticipated during the estimate period.

The site features wood and concrete retaining walls located at the south and west sides. The retaining walls were observed in fair to good physical condition. Replacement of the wood retaining walls is anticipated during the estimate period.

The site features a wood storage shed that was observed in fair physical condition. Replacement of the shed is anticipated in the near term of 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 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 building features a flat, built up roofing (BUR) assemblies consisting of an adhered PVC membrane, presumed to be over rigid insulation and fiber board. The roof system appeared in fair to poor physical condition with leaks reported and evidence of leaks observed during the inspection in the lower wings of the building. The 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 building does not feature attics.



Exterior Stairs / Balconies

The building does not feature exterior stair assemblies; however, it does feature balconies at the upper-level dwelling units. The balcony floors appear to be an extension of the concrete slab flooring. The balconies feature half-walls surfaced with brick veneer and are capped with metal stiles and wood handrails. The balconies were observed in fair physical condition and handrails will require refurbishment during the estimate period.

Building Entrance Doors

Exterior doors at the property consist of glass storefront assemblies with a vestibule and automatic door openers at the primary building entrance. In addition, exterior doors at building ancillary entrances consist of single hollow core metal assemblies and single metal doors in metal frames at the dwelling unit balconies. The maintenance area also features a coil roll-up door. 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 and casement insulated glass assemblies, as well as fixed aluminum-framed assemblies. The operable windows feature locks for security. Windows were observed in fair physical condition, and the replacement of the windows is anticipated during the estimate period. Upon replacement of the windows, the installation of ENERGY STAR-rated windows is recommended.

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

Exterior walls are surfaced with brick veneer that was observed in fair physical condition. Repointing of the brick surfaces is anticipated during the near term of the estimate period. Additionally, mildew and staining were observed in multiple locations and the pressure washing of the building exterior has been noted as a Non-Critical Repair.

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 two (2) high efficiency modulating condensing natural gas-fired boilers and three (3) commercial storage tanks located in the mechanical room. The boilers appear to have been installed in 2012, and the DHW storage tanks were recently installed in 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 boilers and storage tanks is anticipated during the estimate period.

Heating and Cooling

The building is supplied heating via two (2) natural gas-fired boilers and hydronic fan coil units. Cooling in the community room and select common areas is provided via an exterior pad-mounted package unit. The roofs are also equipped with make-up air units that provide air circulation and heat in the common hallways. The boilers appear to have been installed in 2003, and the hydronic units are replaced as needed and were observed in fair to good physical condition. The package and make-up air units are past their EULs and replacement of the package unit is recommended as a Non-Critical Repair.

Electrical System

The property receives electrical power from a pad-mounted transformer. The dwelling units were observed with ITE electrical breaker panels (120/240V) that were observed in fair operating condition, and there are no reports of any service issues with the panels or electrical service. The breaker panels appear original to the building construction date (1977). The property features a diesel-powered emergency generator with an above ground storage tank positioned below the generator. The power rating of the generator could not be determined; however, the generator was observed in fair physical condition, and replacement is anticipated during the estimate period.

3.5 Elevators and Stairways

The apartment building features two (2) 2,500-lb hydraulic elevators within CMU shafts. The elevators feature ADA and fireman's controls and an emergency phone. The hydraulic units appear original to the building construction date (1977), and the elevator located on the south side of the building was inoperable during the inspection. Overall, the elevator systems were reported and observed in fair condition with all routine maintenance up to date; however, is anticipated to require upgrades during the estimate period.



The apartment building features three (3) 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. The building features fire sprinklers that provide coverage to select common areas on the ground floor. The fire equipment was observed in fair to good physical condition and no issues were observed/reported.

Alarm and Notification Systems

Smoke detectors are hard-wired throughout the common areas. They are connected to an annunciator panel located in the basement 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, as well as within the bedrooms and are in compliance with HUD regulations.

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 gas-fired central boilers located in the basement 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 currently reportedly features audio/visual alarms in 3% or three (3) units and is therefore in compliance with HUD regulations.

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 management office areas that are utilized by property management. The office areas feature a combination of carpeting and vinyl flooring products and painted GWB walls and acoustical ceiling tiles (ACT) that were observed in fair to good condition. Flooring and ACT 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, a microwave, and a refrigerator. Finishes include vinyl flooring products and painted GWB walls with ACT. Additional recreational amenities include lobby/sitting areas. The recreational area finishes were observed in fair to good condition. Replacement of the flooring finishes and ACT is anticipated during the estimate period.

The building features approximately five-foot-wide common hallways along the main corridors of 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 presumably features a common laundry room; however, access was not provided during the inspections.

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

3.7.2 Interior Elements – Tenant Spaces

Interior wall and ceiling finishes within the dwelling units consist of painted GWB walls and textured 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 kitchens and bathrooms feature central venting exhaust registers that are directly vented to the exterior via chases with roof-mounted ventilators. The exhaust (ventilation) units were generally observed in fair to good operating condition.

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

Kitchen cabinets consist of wood-framed base and suspended wall cabinets. The base cabinets are surfaced with plastic laminate countertops. Visually inspected cabinets, hardware and countertops appeared in fair to good physical condition. The designated handicapped kitchens also feature roll-under sink areas.



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. A copy of the completed questionnaire is included in Exhibit 11.12. The following is a record of communication with stakeholders of this project:

Person	Title	Dates	Discussion
Jaino Ochoa	Property Manager	April 21 & 22, 2021	Provided tour of facility, discussed operations and maintenance
Yolanda Ramos	Maintenance Staff	April 26, 2021	Provided tour of facility, discussed operations and maintenance

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

6.0 OPINIONS OF PROBABLE COST TO REMEDY PHYSICAL DEFICIENCIES

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



7.0 OUT OF SCOPE CONSIDERATIONS

7.1 Accessibility for Persons with Disabilities

Uniform Federal Accessibility Standards (UFAS)

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

The property reportedly currently provides nine (9), or approximately 8%, mostly compliant accessible units; however, only five (5) 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 1977, and is not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.

Americans with Disabilities Act (ADA)

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

7.2 Intrusive & Other Examinations

Intrusive Examination

D3G performed a CNA inspection of Roslyn Apartments (2-72) at 27 Cliffmont Street, Roslindale, Massachusetts on April 21, 22, & 26, 2021. The inspection indicates no need for further investigations to be performed at the subject property.

Seismic Evaluation

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



Energy Audit

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

Pre-Construction Analysis Report

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

7.3 Owner Proposed Improvements

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



8.0 ASSESSOR QUALIFICATIONS

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

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

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



9.0 LIMITING CONDITIONS

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

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



10.0 CERTIFICATION

Dominion Due Diligence Group certifies that the data presented in this report is representative of the site conditions observed during our inspection on April 21, 22, and 26, 2021. D3G, its officers and its employees have no present contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions. This investigation and report have been prepared in accordance with ASTM E-2018-08 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process* and the HUD Multifamily Accelerated Processing (MAP) Guide, Chapters 5, revised January 29, 2016.

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

Scott Byerly, BPI-MFBA
Construction Inspector



Signature

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



Signature

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



- 11.0 EXHIBITS**
- 11.1 Description of Estimated Cost of Critical Repairs**
- 11.2 Description of Estimated Cost of Non-Critical Repairs**
- 11.3 Capital Reserve Schedules (Reserve for Replacement Analysis)**
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EXHIBIT 11.1:

Description of Estimated Cost of Critical Repairs



Critical Repair Report

Project:	Roslyn Apartments (2-72)
Property Type:	Age Restricted
Inspection Date:	04/22/2021

Roslyn Apartments (2-72) - Accessibility

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.7.1	Repairs	The management office (leasing office) public area 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
2	3.7.1	Repairs	The sinks in the men's and women's public restrooms were observed with non-compliant partial scald and abrasion sink pipe wrapping. In order to comply with the Americans with Disabilities Act (ADA), the installation of compliant scald and abrasion sink pipe wrapping is required.	2	Each	\$35.00	\$70.00

Roslyn Apartments (2-72) - Life Safety

Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.7.2	Level 1 Alterations	The primary and patio entry doors at the designated handicapped dwelling unit 102 as well as all of the other one bedroom handicapped units were observed without the required 18-inch minimum clear floor space at the pull side / latch side. The primary entry doors were observed with 16-inches at the pull side, and the patio door within unit 102 featured a non-compliant ramp at the door, which does not provide an even surface to access the door. In order to comply with UFAS, the installation of automatic door openers within 5% of the designated accessible one bedroom units is required.	5	Each	\$1,250.00	\$6,250.00
2	3.7.2	Repairs	All of the kitchen and bathroom sinks in the observed designated handicapped dwelling units (with the exception of the bathroom sink in unit 102) 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.	11	Each	\$35.00	\$385.00

TOTAL:	\$6,830.00
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Costs have been provided by using RS Means Building Construction Cost Data

* Owner provided cost that D3G finds reasonable

EXHIBIT 11.2:

Description of Estimated Cost of Non-Critical Repairs



Non-Critical Repair Report

Project:	Roslyn Apartments (2-72)
Property Type:	Age Restricted
Inspection Date:	04/22/2021

Roslyn Apartments (2-72)							
Repair Number	ASTM Section #	HUD MAP Repair Level	Repair Notes	# Of Units	Unit Of Measure	Unit Cost	Total
1	3.3.2	Repairs	The building exterior was observed with multiple areas of mildew growth and staining. The pressure washing of the building's exterior is recommended in order to prevent further growth.	1	SF	\$450.00	\$450.00
2	3.3.4	Level 1 Alterations	Leaks in the roof were observed and reported in the lower wings of the building. The roof was generally observed in poor physical condition and replacement is recommended.	24950	SF	\$7.58	\$189,121.00
3	3.4.1	Repairs	The bathroom sink in Unit 223 was observed to be loose and becoming detached from the wall. The securing of the sink is recommended in order to prevent it from falling off the wall.	1	Each	\$225.00	\$225.00
4	3.4.3	Level 1 Alterations	The common area HVAC system was reported to be faulty and requiring multiple repairs. In order to provide a properly functioning system, replacement of the package unit is recommended.	1	Each	\$32,300.00	\$32,300.00
						TOTAL:	\$222,096.00

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 Roslyn Apartments (2-72)
 Address 27 Cliffmont Street,
 City, State Rosindale, MA

Gross Square Footage 93,693
 Year Built 1977
 Number Of Units 119

Initial Deposit RR \$2,295,000 \$19,286 Per Unit
 Annual Deposit RR \$89,250 \$750 Per Unit
 Annual Deposit Increase 1.95%
 Interest Applied to Account Balance 1.00%
 Minimum Yr 1 Balance \$186,511 \$1,567 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:	\$83,035	\$386,042	\$406,100	\$473,830	\$512,857	\$449,122	\$186,866	\$201,843	\$160,962	\$69,670	\$2,930,325
Beginning Annual Balance (Equals IDRR in Year 1):	\$2,295,000	\$2,324,165	\$2,052,355	\$1,769,806	\$1,417,097	\$1,021,914	\$686,419	\$610,064	\$519,541	\$470,534	
Interest (Average Outstanding Balance):	\$22,950	\$23,242	\$30,785	\$26,547	\$21,256	\$15,329	\$10,296	\$9,151	\$7,793	\$7,058	
Annual Deposit:	\$89,250	\$90,990	\$92,765	\$94,574	\$96,418	\$98,298	\$100,215	\$102,169	\$104,161	\$106,192	
Beginning Balance Plus Annual Deposit:	\$2,384,250	\$2,415,156	\$2,145,120	\$1,864,379	\$1,513,514	\$1,120,212	\$786,634	\$712,233	\$623,702	\$576,726	
Remaining RR Balance/Year:	\$2,324,165	\$2,052,355	\$1,769,806	\$1,417,097	\$1,021,914	\$686,419	\$610,064	\$519,541	\$470,534	\$514,115	
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$186,511	\$187,724	\$191,478	\$195,308	\$199,214	\$203,198	\$207,262	\$211,407	\$215,636	\$219,948	
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:	\$59,135	\$100,439	\$114,046	\$143,986	\$431,764	\$140,783	\$81,800	\$88,510	\$64,152	\$51,936	\$1,276,550	\$4,206,875
Beginning Annual Balance (Equals IDRR in Year 1):	\$514,115	\$570,955	\$589,454	\$596,777	\$576,463	\$270,304	\$252,815	\$296,371	\$336,240	\$403,482		
Interest (Average Outstanding Balance):	\$7,712	\$8,564	\$8,842	\$8,952	\$8,647	\$4,055	\$3,792	\$4,446	\$5,044	\$6,052		
Annual Deposit:	\$108,263	\$110,374	\$112,527	\$114,721	\$116,958	\$119,239	\$121,564	\$123,934	\$126,351	\$128,815		
Beginning Balance Plus Annual Deposit:	\$622,378	\$681,329	\$701,981	\$711,497	\$693,421	\$389,543	\$374,378	\$420,305	\$462,591	\$532,297		
Remaining RR Balance/Year:	\$570,955	\$589,454	\$596,777	\$576,463	\$270,304	\$252,815	\$296,371	\$336,240	\$403,482	\$486,414		
Min. Balance Required (Includes 2% Inflation Adjustment Annually):	\$224,347	\$228,834	\$233,411	\$238,079	\$242,841	\$247,698	\$252,651	\$257,705	\$262,859	\$268,116		
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: Roslyn Apartments (2-72) **Gross Square Footage:** 93,693
Address: 27 Cliffmont Street **Year Built:** 1977
City, State: Rosindale, MA **Number Of Units:** 119
Inspection Date: 04/22/21

Selected Component	Estimated Useful Life	Effective Age	Assessed RUL	When	Total Number	Unit Of Measure	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total
Parking, Re-Surface or Replace Asphalt Paving	25	1	24	End of Cycle	15900	SF	\$4.25	\$67,575											
Parking, Asphalt Sealing	5	1	4	End of Cycle	15900	SF	\$0.25	\$3,975				\$3,975					\$3,975		\$7,950
Parking Stripes (Per Car)	15	1	14	End of Cycle	24	Each	\$10.52	\$252											
Pedestrian Paving - Concrete Sidewalks and Patios	50	1	49	End of Cycle	9800	SF	\$3.23	\$31,654											
Chain-Link Fencing	40	22	18	End of Cycle	183	LF	\$20.07	\$3,673											
Wood Stockade Fencing 4' High	25	21	4	End of Cycle	450	LF	\$43.01	\$19,355		\$3,871	\$3,871	\$3,871	\$3,871	\$3,871					\$19,355
Project Sign	25	16	9	End of Cycle	1	Each	\$2500.00	\$2,500										\$2,500	\$2,500
Retaining Wall - Concrete - 6' high	40	30	10	End of Cycle	427	LF	\$224.61	\$95,908							\$13,701	\$13,701	\$13,701	\$13,701	\$54,805
Retaining Wall - Wood	25	21	4	End of Cycle	1100	SF	\$27.95	\$30,745		\$6,149	\$6,149	\$6,149	\$6,149	\$6,149					\$30,745
Wood Storage Shed	30	27	3	End of Cycle	1	Each	\$6116.00	\$6,116			\$6,116								\$6,116
Emergency Generator (Diesel-Engine)	25	10	15	End of Cycle	1	Each	\$45393.60	\$45,394											
Trash Compactor - 175-LB Capacity	20	3	17	End of Cycle	1	Each	\$29400.00	\$29,400											
Unit Entry Door, Exterior, Solid Wood/Metal Clad (Double)	30	21	9	End of Cycle	119	Each	\$896.66	\$106,703						\$15,243	\$15,243	\$15,243	\$15,243	\$15,243	\$76,216
Common Exterior Door, Hollow Metal (Single) (Thermal Boundary)	25	21	4	End of Cycle	5	Each	\$896.66	\$4,483				\$4,483							\$4,483
Common Exterior Door, Hollow Metal (Double) (Thermal Boundary)	25	21	4	End of Cycle	1	Each	\$1493.32	\$1,493				\$1,493							\$1,493
Storefront System with Single Door	50	21	29	End of Cycle	7	Each	\$5025.47	\$35,178											
Roll-Up Coiling Service Door	30	21	9	End of Cycle	1	Each	\$4557.80	\$4,558										\$4,558	\$4,558
Brick or Concrete Block - Technical Pointing	60	44	16	End of Cycle	26800	SF	\$5.25	\$140,700											
Sliding Windows (Large) (1 - 6 Stories) (Aluminum)	40	37	3	End of Cycle	122	Each	\$1264.60	\$154,281	\$30,856	\$30,856	\$30,856	\$30,856	\$30,856						\$154,281
Casement Window (1 - 6 Stories) (Aluminum)	40	37	3	End of Cycle	12	Each	\$1095.00	\$13,140		\$4,380	\$4,380	\$4,380							\$13,140
Fixed Windows (Medium) (1 - 6 Stories) (Aluminum)	40	37	3	End of Cycle	16	Each	\$895.00	\$14,320		\$4,773	\$4,773	\$4,773							\$14,320
Fixed Glass Windows (1 - 6 Stories) (Aluminum)	40	37	3	End of Cycle	16	Each	\$895.00	\$14,320		\$4,773	\$4,773	\$4,773							\$14,320
PVC / TPO Membrane - Welded Seams - Fully Adhered (Mid-Rise)	15	11	0	Now	24950	SF	\$7.58	\$189,121											
Sewer Mains - Cast Iron	75	44	31	End of Cycle	1	Each	\$7116.00	\$7,116											
Hot Water Storage Tank - 119 Gallon	15	1	14	End of Cycle	3	Each	\$4411.20	\$13,234											
Modulating Condensing Boiler- Gas 544 mbtu/hr (DHW)	25	9	16	End of Cycle	2	Each	\$21940.00	\$43,880											
Boiler- Gas 4,186 mbtu/hr (Heating)	25	19	6	End of Cycle	2	Each	\$60820.00	\$121,640				\$24,328	\$24,328	\$24,328	\$24,328	\$24,328			\$121,640
Hydronic Pumps 1 HP	20	3	17	End of Cycle	2	Each	\$5468.40	\$10,937											
Hydronic Baseboard Heater (Select Units)	50	44	6	End of Cycle	1080	LF	\$40.57	\$43,816				\$8,763	\$8,763	\$8,763	\$8,763	\$8,763			\$43,816
Packaged Unit, Electric Cool (15-Ton)	15	15	0	Now	1	Each	\$32300.00	\$32,300											
Roof-Top Make-Up Air Unit	20	17	3	End of Cycle	2	Each	\$19408.00	\$38,816	\$7,763	\$7,763	\$7,763	\$7,763	\$7,763						\$38,816
Elevator Cabs - Interior Finish	20	17	3	End of Cycle	2	Each	\$12880.00	\$25,760		\$8,587	\$8,587	\$8,587							\$25,760



Reserves Analysis Report - Age Restricted

Project: Roslyn Apartments (2-72) **Gross Square Footage:** 93,693
Address: 27 Cliffmont Street **Year Built:** 1977
City, State: Rosindale, MA **Number Of Units:** 119
Inspection Date: 04/22/21

Selected Component	Estimated Useful Life	Effective Age	Assessed RUL	When	Total Number	Unit Of Measure	Unit Cost	Total Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-Year Total
Hydraulic passenger elevators 2,500-lb (Up to 8-Story)	30	26	4	End of Cycle	2	Each	\$624792.00	\$1,249,584		\$249,917	\$249,917	\$249,917	\$249,917	\$249,917					\$1,249,584
Fire Sprinkler System	50	23	27	End of Cycle	24773	SF	\$2.99	\$74,071											
Emergency Call System, Apartment Device	15	6	9	End of Cycle	119	Each	\$250.00	\$29,750								\$9,917	\$9,917	\$9,917	\$29,750
Fire Alarm Control Panel	15	11	4	End of Cycle	1	Each	\$3380.20	\$3,380				\$3,380							\$3,380
VCT 12x12 Tile (Common Area)	20	11	9	End of Cycle	11600	SF	\$4.36	\$50,576							\$10,115	\$10,115	\$10,115	\$10,115	\$40,461
Carpet - Average Quality (Common Area)	10	6	4	End of Cycle	900	SF	\$6.36	\$5,724				\$5,724							\$5,724
Acoustical Ceiling Tile (Common Area)	20	11	9	End of Cycle	9800	SF	\$3.19	\$31,262							\$6,252	\$6,252	\$6,252	\$6,252	\$25,010
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	1	14	End of Cycle	2	Each	\$759.00	\$1,518											
Electric Range (Common Area)	25	11	14	End of Cycle	1	Each	\$593.00	\$593											
Microwave (Common Area)	10	5	5	End of Cycle	1	Each	\$125.00	\$125					\$125						\$125
Ceramic Tile (Bath Surrounds)	50	44	6	End of Cycle	119	Each	\$705.60	\$83,966				\$16,793	\$16,793	\$16,793	\$16,793	\$16,793			\$83,966
Durable Vinyl Flooring (Entire 1-Bedroom Apartment)	20	13	7	End of Cycle	113	Each	\$3058.00	\$345,554					\$69,111	\$69,111	\$69,111	\$69,111	\$69,111		\$345,554
Durable Vinyl Flooring (Entire 2-Bedroom Apartment)	20	11	9	End of Cycle	6	Each	\$3208.00	\$19,248							\$3,850	\$3,850	\$3,850	\$3,850	\$15,398
Standard Kitchen Cabinets and Countertops (Unit) - Newer	25	11	14	End of Cycle	60	Each	\$3764.00	\$225,840											
Standard Kitchen Cabinets and Countertops (Unit) - Older	25	22	3	End of Cycle	59	Each	\$3764.00	\$222,076	\$44,415	\$44,415	\$44,415	\$44,415	\$44,415						\$222,076
Traditional Refrigerator (Unit)	15	11	4	End of Cycle	119	Each	\$759.00	\$90,321		\$18,064	\$18,064	\$18,064	\$18,064	\$18,064					\$90,321
Electric Cooktop (UFAS Unit)	25	22	3	End of Cycle	7	Each	\$293.00	\$2,051			\$2,051								\$2,051
Electric Range (Unit)	25	11	14	End of Cycle	112	Each	\$346.00	\$38,752											
Cabinet-mounted Oven (UFAS Unit)	25	22	3	End of Cycle	7	Each	\$550.00	\$3,850			\$3,850								\$3,850

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	\$83,035	\$383,549	\$395,566	\$452,489	\$480,156	\$412,239	\$168,157	\$178,073	\$139,222	\$59,078	\$2,751,564
Total RR Per Unit	\$698	\$3,223	\$3,324	\$3,802	\$4,035	\$3,464	\$1,413	\$1,496	\$1,170	\$496	\$2,312
Totals with Inflation Factor	\$83,035	\$386,042	\$406,100	\$473,830	\$512,857	\$449,122	\$186,866	\$201,843	\$160,962	\$69,670	\$2,930,325
Total RR Per Unit Inflated	\$698	\$3,244	\$3,413	\$3,982	\$4,310	\$3,774	\$1,570	\$1,696	\$1,353	\$585	\$2,462

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: Roslyn Apartments (2-72)
Address: 27 Cliffmont Street
City, State: Rosindale, MA
Inspection Date: 04/22/21

Gross Square Footage: 93,693
Year Built: 1977
Number Of Units: 119

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	15900	SF	\$4.25	\$67,575														
Parking, Asphalt Sealing	15900	SF	\$0.25	\$3,975	\$7,950				\$3,975					\$3,975		\$7,950	\$15,900	
Parking Stripes (Per Car)	24	Each	\$10.52	\$252					\$252							\$252	\$252	
Pedestrian Paving - Concrete Sidewalks and Patios	9800	SF	\$3.23	\$31,654														
Chain-Link Fencing	183	LF	\$20.07	\$3,673									\$3,673			\$3,673	\$3,673	
Wood Stockade Fencing 4' High	450	LF	\$43.01	\$19,355	\$19,355												\$19,355	
Project Sign	1	Each	\$2500.00	\$2,500	\$2,500												\$2,500	
Retaining Wall - Concrete - 6' high	427	LF	\$224.61	\$95,908	\$54,805	\$13,701	\$13,701	\$13,701									\$41,104	\$95,908
Retaining Wall - Wood	1100	SF	\$27.95	\$30,745	\$30,745												\$30,745	
Wood Storage Shed	1	Each	\$6116.00	\$6,116	\$6,116												\$6,116	
Emergency Generator (Diesel-Engine)	1	Each	\$45393.60	\$45,394						\$45,394							\$45,394	\$45,394
Trash Compactor - 175-LB Capacity	1	Each	\$29400.00	\$29,400							\$9,800	\$9,800	\$9,800				\$29,400	\$29,400
Unit Entry Door, Exterior, Solid Wood/Metal Clad (Double)	119	Each	\$896.66	\$106,703	\$76,216	\$15,243	\$15,243										\$30,486	\$106,703
Common Exterior Door, Hollow Metal (Single) (Thermal Boundary)	5	Each	\$896.66	\$4,483	\$4,483													\$4,483
Common Exterior Door, Hollow Metal (Double) (Thermal Boundary)	1	Each	\$1493.32	\$1,493	\$1,493													\$1,493
Storefront System with Single Door	7	Each	\$5025.47	\$35,178														
Roll-Up Coiling Service Door	1	Each	\$4557.80	\$4,558	\$4,558													\$4,558
Brick or Concrete Block - Technical Pointing	26800	SF	\$5.25	\$140,700				\$20,100	\$20,100	\$20,100	\$20,100	\$20,100	\$20,100	\$20,100	\$20,100		\$140,700	\$140,700
Sliding Windows (Large) (1 - 6 Stories) (Aluminum)	122	Each	\$1264.60	\$154,281	\$154,281													\$154,281
Casement Window (1 - 6 Stories) (Aluminum)	12	Each	\$1095.00	\$13,140	\$13,140													\$13,140
Fixed Windows (Medium) (1 - 6 Stories) (Aluminum)	16	Each	\$895.00	\$14,320	\$14,320													\$14,320
Fixed Glass Windows (1 - 6 Stories) (Aluminum)	16	Each	\$895.00	\$14,320	\$14,320													\$14,320
PVC / TPO Membrane - Welded Seams - Fully Adhered (Mid-Rise)	24950	SF	\$7.58	\$189,121						\$189,121							\$189,121	\$189,121
Sewer Mains - Cast Iron	1	Each	\$7116.00	\$7,116														
Hot Water Storage Tank - 119 Gallon	3	Each	\$4411.20	\$13,234				\$4,411	\$4,411	\$4,411							\$13,234	\$13,234
Modulating Condensing Boiler- Gas 544 mbtu/hr (DHW)	2	Each	\$21940.00	\$43,880					\$8,776	\$8,776	\$8,776	\$8,776	\$8,776				\$43,880	\$43,880
Boiler- Gas 4,186 mbtu/hr (Heating)	2	Each	\$60820.00	\$121,640	\$121,640													\$121,640
Hydronic Pumps 1 HP	2	Each	\$5468.40	\$10,937							\$3,646	\$3,646	\$3,646				\$10,937	\$10,937
Hydronic Baseboard Heater (Select Units)	1080	LF	\$40.57	\$43,816	\$43,816													\$43,816
Packaged Unit, Electric Cool (15-Ton)	1	Each	\$32300.00	\$32,300					\$10,767	\$10,767	\$10,767						\$32,300	\$32,300
Roof-Top Make-Up Air Unit	2	Each	\$19408.00	\$38,816	\$38,816													\$38,816
Elevator Cabs - Interior Finish	2	Each	\$12880.00	\$25,760	\$25,760													\$25,760



Reserves Analysis Report - Age Restricted

Project: Roslyn Apartments (2-72) **Gross Square Footage:** 93,693
Address: 27 Cliffmont Street **Year Built:** 1977
City, State: Rosindale, MA **Number Of Units:** 119
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
Hydraulic passenger elevators 2,500-lb (Up to 8-Story)	2	Each	\$624792.00	\$1,249,584	\$1,249,584												\$1,249,584
Fire Sprinkler System	24773	SF	\$2.99	\$74,071													
Emergency Call System, Apartment Device	119	Each	\$250.00	\$29,750	\$29,750												\$29,750
Fire Alarm Control Panel	1	Each	\$3380.20	\$3,380	\$3,380									\$3,380		\$3,380	\$6,760
VCT 12x12 Tile (Common Area)	11600	SF	\$4.36	\$50,576	\$40,461	\$10,115										\$10,115	\$50,576
Carpet - Average Quality (Common Area)	900	SF	\$6.36	\$5,724	\$5,724				\$5,724							\$5,724	\$11,448
Acoustical Ceiling Tile (Common Area)	9800	SF	\$3.19	\$31,262	\$25,010	\$6,252										\$6,252	\$31,262
Kitchen Cabinets and Countertops (Laminates/Wood) (Common Area)	1	Each	\$3764.00	\$3,764					\$3,764								\$3,764
Traditional Refrigerator (Common Area)	2	Each	\$759.00	\$1,518					\$1,518								\$1,518
Electric Range (Common Area)	1	Each	\$593.00	\$593					\$593								\$593
Microwave (Common Area)	1	Each	\$125.00	\$125	\$125					\$125						\$125	\$250
Ceramic Tile (Bath Surrounds)	119	Each	\$705.60	\$83,966	\$83,966												\$83,966
Durable Vinyl Flooring (Entire 1-Bedroom Apartment)	113	Each	\$3058.00	\$345,554	\$345,554												\$345,554
Durable Vinyl Flooring (Entire 2-Bedroom Apartment)	6	Each	\$3208.00	\$19,248	\$15,398	\$3,850										\$3,850	\$19,248
Standard Kitchen Cabinets and Countertops (Unit) - Newer	60	Each	\$3764.00	\$225,840			\$45,168	\$45,168	\$45,168	\$45,168	\$45,168					\$225,840	\$225,840
Standard Kitchen Cabinets and Countertops (Unit) - Older	59	Each	\$3764.00	\$222,076	\$222,076												\$222,076
Traditional Refrigerator (Unit)	119	Each	\$759.00	\$90,321	\$90,321							\$18,064	\$18,064	\$18,064	\$36,128	\$90,321	\$180,642
Electric Cooktop (UFAS Unit)	7	Each	\$293.00	\$2,051	\$2,051												\$2,051
Electric Range (Unit)	112	Each	\$346.00	\$38,752			\$7,750	\$7,750	\$7,750	\$7,750	\$7,750					\$38,752	\$38,752
Cabinet-mounted Oven (UFAS Unit)	7	Each	\$550.00	\$3,850	\$3,850												\$3,850
Summary Type					Year 10 Overall	Year 11 Total	Year 12 Total	Year 13 Total	Year 14 Total	Year 15 Total	Year 16 Total	Year 17 Total	Year 18 Total	Year 19 Total	Year 20 Total	Year 11 - 20 Total	Year 1 - 20 Total
Total Reserve Replacement					\$2,751,564	\$49,162	\$81,863	\$91,131	\$112,799	\$331,612	\$106,007	\$60,386	\$64,059	\$45,519	\$36,128	\$978,665	\$3,730,229
Total RR Per Unit					\$2,312	\$413	\$688	\$766	\$948	\$2,787	\$891	\$507	\$538	\$383	\$304	\$822	\$1,567
Totals with Inflation Factor					\$2,930,325	\$59,135	\$100,439	\$114,046	\$143,986	\$431,764	\$140,783	\$81,800	\$88,510	\$64,152	\$51,936	\$1,276,550	\$4,206,875
Total RR Per Unit Inflated					\$2,462	\$497	\$844	\$958	\$1,210	\$3,628	\$1,183	\$687	\$744	\$539	\$436	\$1,073	\$1,768

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

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #1



View of property identification sign

PHOTO #2



View of an outdoor area

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #3



View of building exterior

PHOTO #4



View of building exterior

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #5



View of building exterior

PHOTO #6



View of building exterior

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #7



View of building exterior

PHOTO #8



View of building exterior

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #9



View of building exterior

PHOTO #10



View of building exterior

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #11



View of asphalt parking surface

PHOTO #12



View of concrete sidewalk

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #13



View of trash container

PHOTO #14



View of the building roof surface

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #15



View of typical site topography

PHOTO #16



View of the building emergency generator

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #17



View of pad mounted electrical transformer

PHOTO #18



View of roof mounted make-up unit

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #19



View of elevator equipment

PHOTO #20



View of the heating boilers

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #21



View of high efficiency DHW boilers

PHOTO #22



View of DHW storage tanks

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #23



View of the trash compactor

PHOTO #24



View of electrical switchgear

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #25



View of an electric breaker panel

PHOTO #26



View of electric breaker panel - dwelling unit

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #27



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

PHOTO #28



View of GFCI electrical outlet – dwelling unit

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #29



View of smoke detector – dwelling unit

PHOTO #30



View of the property manager's office – featuring non-compliant knobbed entry door hardware (Critical Repair)

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #31



View of mail kiosk center

PHOTO #32



View of staff office restroom

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #33



View of the main lobby

PHOTO #34



View of a typical elevator lobby

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #35



View of common interior stairwell

PHOTO #36



View of common interior hallway

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #37



View of the kitchen within designated handicapped dwelling unit 102 – featuring compliant clear floor space and roll-under access to the sink and electric cook-top

PHOTO #38



View of the entry area within designated handicapped dwelling unit 102

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #39



View of the bathroom within designated handicapped dwelling unit 102 – featuring compliant clear space and a roll-under sink with levered handle hardware

PHOTO #40



View of the living room within designated handicapped dwelling unit 102

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #41



View of the bedroom within designated handicapped dwelling unit 201 – featuring 18-inches at the pull side of the entry door and levered handle hardware

PHOTO #42



View of kitchen at Unit 106

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #43



View of bathroom at Unit 106

PHOTO #44



View of kitchen at Unit 109

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #45



View of living room at Unit 109

PHOTO #46



View of bedroom at Unit 109

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #47



View of bathroom at Unit 109

PHOTO #48



View of living room at Unit 117

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #49



View of bathroom at Unit 117

PHOTO #50



View of kitchen at Unit 117

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #51



View of kitchen at Unit 217

PHOTO #52



View of living room at Unit 217

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #53



View of bedroom at Unit 217

PHOTO #54



View of bathroom at Unit 217

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #55



View of balcony at Unit 217

PHOTO #56



View of kitchen at Unit 223

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #57



View of living room at Unit 223

PHOTO #58



View of bathroom at Unit 223

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #59



View of the non-compliant patio ramp at HC unit 102

PHOTO #60



View of a typical HC dwelling unit kitchen sink without scald and abrasion protection on piping
(Critical Repair)

ROSLYN APARTMENTS

Roslindale, Massachusetts

PHOTO #61



View of 16-inches at the pull-side of the primary entry door at HC Unit 102
(Critical Repair)

PHOTO #62



View of a portion of mildew growth on the building exterior in need of pressure washing (Non-Critical Repair)

EXHIBIT 11.5:

Accessibility Report



**ACCESSIBILITY REPORT
ROSLYN APARTMENTS (2-72)
27 CLIFFMONT STREET
ROSLINDALE, MASSACHUSETTS 02131**

**REPORT DATE:
OCTOBER 14, 2021**

**INSPECTION DATES:
APRIL 21, 22, AND 26, 2021**

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

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

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1.0 ACCESSIBILITY REQUIREMENTS

1.1 Section 504 / Uniform Federal Accessibility Standards (UFAS)

The property was originally constructed in 1977, and features project-based assistance or will feature project-based assistance upon the completion of the RAD transaction. The property is therefore subject to the requirements of Section 504 of the Rehabilitation Act of 1973, which states that 5% or six (6) of the dwelling units must be handicapped accessible and that 2% or three (3) other dwelling units (other than the fully accessible units) are required to have audio/visual smoke alarms. In addition, all common and public areas are also required to be fully handicapped accessible.

The property currently features audio/visual alarms in at least 2% of the dwelling units and is therefore in compliance with HUD regulations.

Currently, the property reportedly features 8% or nine (9) designated handicapped accessible units (Units 101, 102, 201, 202, 209, 227, 301, 302, and 326); however, only five (5) of the units were available to be viewed at the time of the inspection (Units 102, 201, 209, 227, and 326). 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 six (6) 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 102, 201, 209, 227, and 326) and common areas were generally observed with the following UFAS compliant and non-compliant items.

Accessible Dwelling Unit Features:

- Unit entry doors feature levered handle hardware and sufficient door openings of at least 32-inches.
- Exterior primary entry doors feature thresholds that do not exceed ½-inch in height.
- Exterior secondary sliding doors feature thresholds that do not exceed ¾-inch in height, with the exception of unit 102.
- 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 kitchens, with the exception of units 227 and 326.
- 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 with levered handle hardware is provided, with the exception of units 227 and 326. In addition, the kitchen counter surface at the sink area is fixed at the required height of 34-inches above the finished floor.



- An accessible bathroom with clear floor spaces at the plumbing fixtures.
- Roll-under forward approach bathroom sinks with levered handle hardware are provided.
- Compliant grab bars are located at the bathtub/shower surround.
- Accessible tubs/showers feature 60-inch shower head hose and levered handle shower control hardware.
- Accessible bathroom mirror mounted less than the maximum 40-inches from the bottom of the mirror to the finished floor.

Accessible Dwelling Unit Deficiencies:

- The one-bedroom unit entry doors feature less than the minimum 18-inches at the pull side / latch side. This has been noted as a Critical Repair in order to ensure tenant safety.
- Unit 102 was observed with a non-compliant patio ramp, and without a level 18-inch clear maneuvering space at the secondary unit entry door.
- Unit 102 was observed with a threshold at the secondary unit entry door to the patio that exceeded a ½-inch vertical rise.
- Accessible units 227 and 326 do not feature compliant clear floor spaces within the kitchens.
- Units 227 and 326 do not feature roll-under forward approach to the kitchen sinks.
- All of the accessible units were observed with either non-compliant partial or missing scald and abrasion protection at the under-sink piping (Critical Repair).
- Roll-under forward approach to a lowered work surface (30-inch wide) located in the kitchen is not provided.
- The upper wall hung kitchen cabinetry is mounted above the maximum height of 48-inches to the lowest most usable shelf.
- Bathroom sinks do not feature scald and abrasion protection at the under-sink piping (Critical Repair).
- Compliant side and rear grab bars are not present at the toilets.

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

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

- The site features at least one (1) accessible route connecting accessible buildings, facilities, elements, and spaces.
- Ramps along accessible routes appear to meet the slope requirements of 1:12 or less.
- Accessible routes are free from obstruction and appear at least 36-inches wide.
- Common area doors feature 18-inches at the pull side of the doors.
- Accessible routes are present throughout the common areas.



- Common area doors feature sufficient clear openings of at least 32-inches.
- The common areas feature thermostats, receptacles, and switches are located within compliant reach ranges.
- The common area kitchen features compliant clear floor spaces at the kitchen fixtures and appliances.
- The common area restrooms feature clear floor spaces at the plumbing fixtures and clear floor space within the restrooms outside of the swing of the door.
- The common area restrooms were observed with roll-under forward approach sinks that feature levered handle hardware.
- The common area restrooms were observed with compliant side and rear grab bars are present at the toilets.
- The common area laundry reportedly features at least one (1) front controlled washing machine.

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

- Select common area doors do not feature levered handle hardware (including the management office). The management office is considered a public space; therefore, the replacement of the existing knobbed hardware with compliant levered hardware is required and has been noted as a Critical Repair.
- Roll-under forward approach to the common area kitchen sink with scald and abrasion protection and levered handle hardware is not provided. In addition, the community kitchen counter surface at the sink area is fixed at the required height of 34-inches above the finished floor.
- The common area kitchen features non-compliant cabinet storage mounted higher than maximum height of 48-inches for at least one shelf of all cabinets and storage shelves mounted above work counters.
- The common area kitchen range/oven unit does not feature front controls.
- The common area kitchen microwave is mounted at a non-complaint height above the finished floor.
- The common area restrooms were observed with sinks that feature non-compliant partial scald and abrasion protection (Critical Repair).
- The common area restrooms are missing compliant side and/or rear grab bars at the toilet.

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

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



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

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

Question: What is Section 504?

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

Question: Who are recipients of federal financial assistance?

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



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

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

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

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

1.2 Fair Housing Act Design and Construction Requirements

The subject property was constructed in 1977 and is not subject to the requirements of the Fair Housing Act, which requires residential buildings constructed after March 13, 1991, or permitted after June 15, 1990, be designed and constructed in compliance with the Act.

1.3 Americans with Disabilities Act (ADA)

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

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



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

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

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

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

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

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

1.3.1 Parking

Based upon the twenty-four (24) total parking spaces available at the site, one (1) handicapped van accessible parking space is required by the Americans with Disabilities Act (ADA). The property currently features six (6) compliant designated handicapped parking spaces, including one (1) van accessible space and is in compliance with ADA requirements.



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 building features one (1) men's and one (1) women's public restroom. The restroom doors were observed with accessible operating hardware, sufficient openings of at least 32-inches, and appropriate clear maneuvering spaces. Sinks were observed with roll under access and levered faucet hardware; however, they feature non-compliant partial scald and abrasion protection (Critical Repair). The restrooms each feature toilets within compliant stalls with appropriate grab bars, and the centers of the toilet were located 18-inches from the adjacent walls.



EXHIBIT 11.6:

Intrusive Reports

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

EXHIBIT 11.7:

Seismic Analysis



Roslyn (Cliffmont)

1 Cliffmont St, Boston, MA 02131, USA

Latitude, Longitude: 42.2787644, -71.1203678



Date	5/18/2021, 9:55:39 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)	0.206
S ₁	spectral response (1.0 s)	0.067
S _{XS}	site-modified spectral response (0.2 s)	0.329
S _{X1}	site-modified spectral response (1.0 s)	0.162
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)	0.231
crs	coefficient of risk (0.2 s)	0.892
ssrt	risk-targeted hazard (0.2 s)	0.206
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)	0.219
S _{X1}	site-modified spectral response (1.0 s)	0.108

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.125
S_1	spectral response (1.0 s)	0.043
S_{XS}	site-modified spectral response (0.2 s)	0.2
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)	0.043
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)	0.039
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4

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

DISCLAIMER

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

EXHIBIT 1 1.8:

Energy Reports

D3G was not contracted to perform an Energy Audit and no other 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:	1805623000
Address:	27 CLIFFMONT ST BOSTON MA 02131
Property Type:	Exempt
Classification Code:	0908 (Exempt Ownership / BOS HOUSING AUTHOR)
Lot Size:	104,488 sq ft
Gross Area:	29,240 sq ft
Year Built:	1977
Owner on Wednesday, January 1, 2020:	BOSTON HOUSING AUTHORITY
Owner's Mailing Address:	27 CLIFFMONT ROSLINDALE MA 02131
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2021 Building value:	\$8,449,200.00
FY2021 Land Value:	\$3,547,100.00
FY2021 Total Assessed Value:	\$11,996,300.00

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

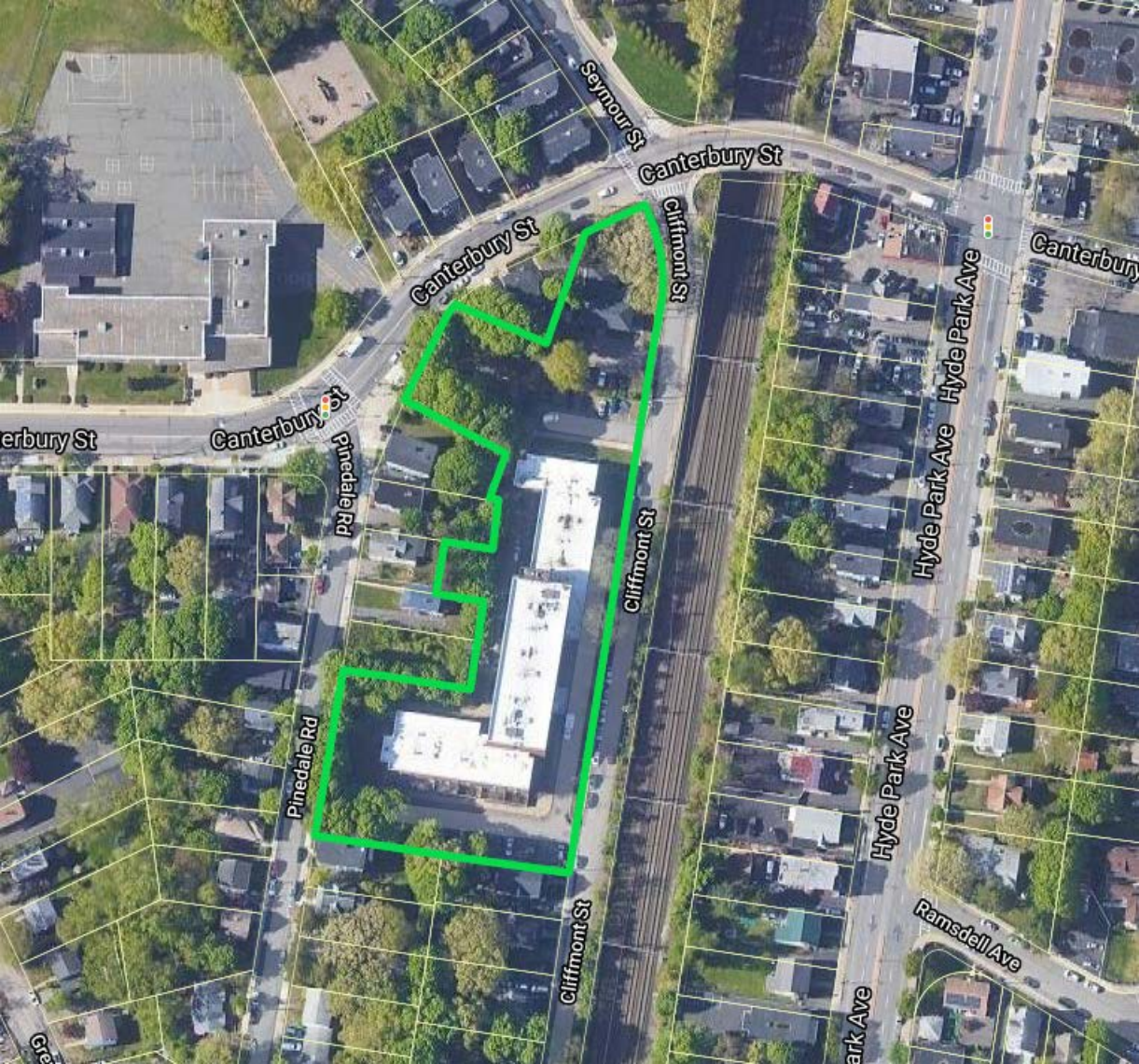
Fiscal Year	Property Type	Assessed Value *
2021	Exempt	\$11,996,300.00
2020	Exempt	\$11,846,400.00
2019	Exempt	\$11,700,000.00
2018	Exempt	\$11,254,000.00
2017	Exempt	\$10,807,500.00
2016	Exempt	\$9,508,500.00
2015	Exempt	\$9,756,000.00
2014	Exempt	\$8,127,500.00
2013	Exempt	\$7,050,000.00
2012	Exempt	\$6,622,000.00
2011	Exempt	\$6,492,000.00
2010	Exempt	\$6,556,500.00
2009	Exempt	\$6,898,000.00
2008	Exempt	\$6,898,000.00
2007	Exempt	\$6,826,500.00
2006	Exempt	\$6,394,000.00
2005	Apartment Building	\$5,665,000.00
2004	Apartment Building	\$5,902,500.00
2003	Apartment Building	\$4,279,000.00
2002	Exempt	\$4,658,500.00
2001	Exempt	\$3,973,500.00
2000	Exempt	\$4,077,500.00
1999	Exempt	\$3,752,000.00
1998	Exempt	\$3,752,000.00
1997	Exempt	\$3,865,000.00
1996	Exempt	\$3,652,500.00
1995	Exempt	\$3,511,500.00
1994	Exempt	\$3,309,000.00
1993	Exempt	\$3,309,000.00
1992	Exempt	\$3,548,500.00
1991	Exempt	\$5,400,000.00
1990	Exempt	\$5,400,000.00
1989	Exempt	\$8,481,500.00
1988	Exempt	\$6,952,000.00
1987	Exempt	\$5,891,500.00
1986	Exempt	\$5,405,000.00
1985	Exempt	\$4,980,700.00

* 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.



Seymour St

Canterbury St

Cliffmont St

Canterbury St

Canterbury St

Pinedale Rd

Canterbury St

Cliffmont St

Hyde Park Ave

Canterbury

Hyde Park Ave

Ramsdell Ave

Cliffmont St










Hyde Park Ave

Green

Roslyn (Cliffmont)

1 Cliffmont Street
Rosindale, MA 02131

Legend

-  1 Cliffmont St
-  Ammo's Auto Sales
-  Atlas Liquors
-  Boston House of Pizza
-  Church
-  Cummins Hwy
-  Dots Fashions
-  School
-  Stop & Shop

Google Earth

© 2021 Google

1000 ft

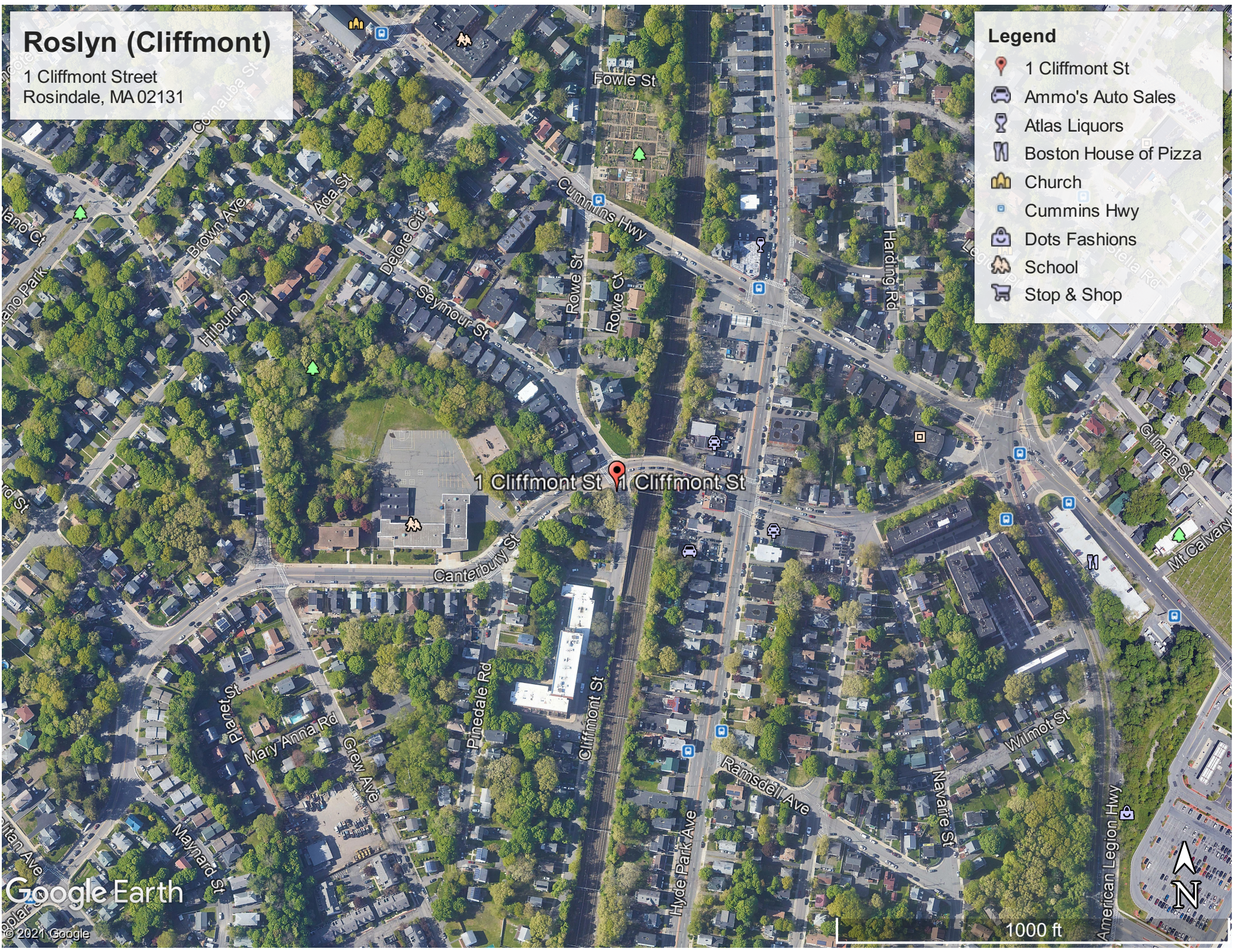


EXHIBIT 11.13:

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

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

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