

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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Helms Housing
CHFA #92002D
Helms Housing, Inc.
Bridgeport, CT

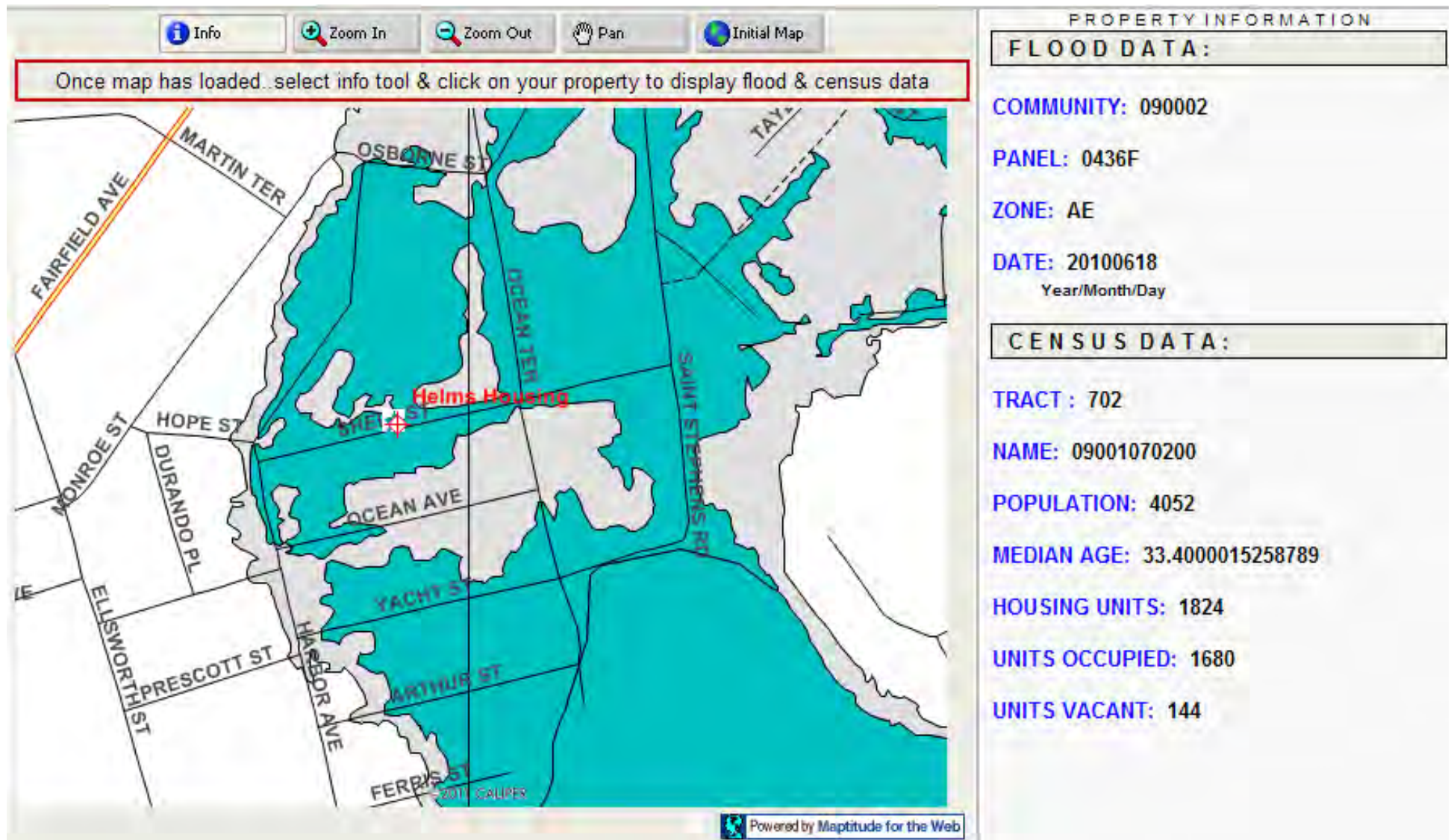
April 26, 2013

Final Report



Helms Housing

180 Shell Street and Hope Street
Bridgeport, CT 06605



Helms Housing

180 Shell Street and Hope Street
Bridgeport, CT 06605

Zone AE = Area inundated by 1% annual chance flooding.
BFE's have been determined.

Executive Summary

Helms Housing

Bridgeport, CT

Helms Housing is a residential development for low income residents that is comprised of 12 units in four two-story and two one-story wood-framed duplex buildings on a flat site. The site is adjacent to a regional Goodwill facility that provides some of the Helms Housing residents with meals and laundry services as well as the full spectrum of job training and counseling. Three two-story buildings with 6 units front Hope Street and one two-story building with 2 units and two one-story buildings with 4 units front Shell Street. The buildings have vinyl siding and pitched gable and hipped roofs with asphalt shingles. The development includes 8 2-story 2-bedroom units and 4 2-bedroom flats with 2 units designated as accessible. There are 24 on-site parking spaces including two accessible spaces.

Original occupancy of Helms Housing was 1991. The windows were replaced in 2009 and select exterior painting of wood decks and garbage area fencing has occurred. Several of the units have newer boilers and newer hot water heaters. The roofs, doors, bathrooms and kitchens are generally original. There is an upgrade of unit fixtures, appliances and finishes at unit turnover.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs throughout the assessment period. Based on the reported annual contributions, the development is seen as requiring an adjustment to the current replacement reserve funding and/or an infusion of additional capital.

Key findings identified by this assessment of Helms Housing include the following:

- Asphalt paving at the driveways and parking is shown with crack repair and sealcoating periodically over the plan.
- Asphalt paving at the driveways and parking are original and is shown early in the plan.

- Concrete walks and stoops are shown to be replaced mid-plan.
- Rear wood decks, handrails and wood trash enclosures are shown to be replaced early in the plan.
- Cleaning and miscellaneous repairs of vinyl siding is shown periodically over the plan.
- Replacement of vinyl siding and vinyl soffits is shown mid-plan.
- Exterior door, storm door and window replacement is shown mid-plan.
- New roofing is shown early in the plan based on EUL and condition.
- Upgrades to the building fire alarm systems are shown early in the plan.
- New finishes and appliances in the units are shown to be replaced periodically over the plan.
- Replacement of vinyl treads, risers and handrails at unit stairs are shown early in the plan.
- Replacement of interior hung and bi-fold wood doors is shown over the plan.
- Replacement of doors at bathroom and bedrooms with doors providing the required clear width is shown in Year 1.
- Unit wall and ceiling finishes are in good condition. Painting at unit turn-over is funded from operating accounts.
- Vinyl flooring in the living areas is shown to be replaced as needed over the plan.
- Bathroom vinyl flooring, fixtures, accessories, lights, and exhaust fans are shown to be replaced early and mid-plan.
- Accessibility improvements in the 2 designated accessible unit bathrooms are shown in Year 1.
- Kitchen appliances, cabinets, counters, sinks and vinyl flooring are shown to be replaced early and mid-plan.
- Accessibility improvements in the 2 designated accessible unit kitchens are shown in Year 1.
- The electric domestic hot water heaters are shown to be replaced over the plan.
- The replacement of emergency call devices is shown in Year 1, and new smoke detectors are shown over the plan.
- Fire rated closets for the condensing gas boilers are shown in Year 1.
- Condensing gas boilers and thermostats are shown to be replaced over the plan based on EUL and condition.
- An accessible route from parking to the accessible units and adjacent Goodwill community center is generally present.

Additional Notes:

1. The Physical Assessment of the property was conducted on Tuesday, February 26, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Brian Ameche, Principal of Clearstory LLC. We would like to thank site staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



Asphalt driveways are in poor condition. Concrete walks are in generally good condition.



Typical cracking in asphalt paving site-wide.



Typical rear wood porch in poor condition.



Typical side elevation with faded shutters, worn roofing shingles, and trash enclosure painted and in poor condition.



Typical front elevation of 2 unit two story duplex building.



Typical worn and damaged roofing shingles.



Typical vinyl siding repairs required.



Community/Dining Room with commercial kitchen in adjacent regional Goodwill facility.



Typical living room and dining area in two story two bedroom apartments in duplex building.



Typical kitchen in two story two bedroom apartment in duplex building.



Typical stair in two story apartments.



Typical front and rear bedroom in two story two bedroom apartments.



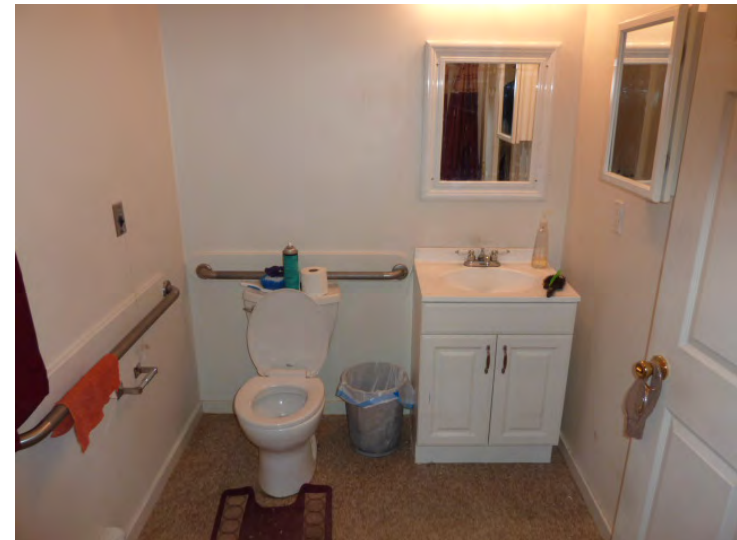
Typical second floor bathroom in two story apartments.



Typical living room in designated accessible two bedroom apartments.



Typical designated accessible kitchen requires improvements to comply with the ADA requirements.



Typical designated accessible bathroom requires improvements to comply with the ADA requirements.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Helms Housing, Inc.
Project Name:	Helms Housing
Project City / Town:	Bridgeport

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	12
Total Square Feet:	11,976
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$39,246
Annual Replacement Reserve Contribution:	\$5,387
Additional Misc. Contribution:	\$0

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	27,350	0	0	3,825	0	16,433	0	0	7,537	0	3,175	0	0	0	0	3,681	0	0	0	0	0
2	Building Exterior	0	0	7,072	0	0	0	7,960	0	0	0	71,535	73,681	75,891	0	10,083	0	0	0	11,348	0	0	0	0
3	Roofing	0	0	0	0	0	57,801	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	Common Hallways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	Common Stairways	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8	Common Laundry	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Building Electrical	0	0	0	0	0	59,007	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Building Elevator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14	Building Structural	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	7,200	3,345	3,445	3,549	12,231	3,765	3,878	3,994	4,114	4,237	4,364	4,495	4,630	4,769	4,912	5,060	5,211	5,368	5,529	5,695	5,865	0
16	Unit Kitchens	0	8,000	0	0	0	20,407	21,019	21,649	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17	Unit Bathrooms	0	30,000	0	0	0	20,931	21,559	22,206	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	Unit Electrical	0	0	3,109	718	739	762	784	808	832	857	883	909	937	965	994	1,024	1,054	1,086	1,118	1,152	1,187	1,222	0
19	Unit Mechanical	0	48,000	4,371	4,502	4,637	4,776	4,920	5,067	5,219	5,376	5,537	5,703	5,874	6,050	1,212	1,248	1,286	1,324	1,364	1,405	27,665	1,490	0
20	Annual Planned Expenditures	0	93,200	45,247	8,665	8,925	179,739	60,007	70,041	10,046	10,347	89,729	84,658	90,372	11,646	17,058	7,184	7,400	11,302	19,199	8,086	34,546	8,578	0
21	Annual Provision (indexed at 3%)			5,387	5,549	5,715	5,887	6,063	6,245	6,432	6,625	6,824	7,029	7,240	7,457	7,681	7,911	8,148	8,393	8,645	8,904	9,171	9,446	
22	Outside Capital			750,000																				
23	Cumulative Reserve Balance	39,246	(53,954)	656,187	653,070	649,859	476,007	422,063	358,267	354,654	350,932	268,027	190,399	107,266	103,077	93,700	94,427	95,176	92,266	81,712	82,530	57,155	58,023	

Site Improvements

Number of Units:	12
Total Square Feet:	11,976
Default Inflation Rate:	3.0%

[illegible]

Building Exterior

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							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Exterior Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Glass Doors (Sliders)					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Exterior Walls - Masonry					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Exterior Walls - EIFS					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Ext. Walls - Vinyl Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Ext. Walls - Wood Siding					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Windows					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Exterior Soffits and Fascia					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Caulking					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Unit Balconies / Decks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Clean Vinyl Siding and Miscellaneous Repairs	7,072		22	30	2013				7,072	0	0	0	7,960	0	0	0	0	0	0	10,083	0	0	0	11,348	0	0	0							
18	New Vinyl Siding	91,936		22	30	2021				0	0	0	0	0	0	0	38,820	39,985	41,184	0	0	0	0	0	0	0	0	0							
19	New Windows	55,380		22	30	2021				0	0	0	0	0	0	0	23,385	24,086	24,809	0	0	0	0	0	0	0	0	0							
20	New Steel Exterior and Storm Doors	14,400		22	30	2021				0	0	0	0	0	0	0	6,080	6,263	6,451	0	0	0	0	0	0	0	0	0							
21	New Vinyl Soffits at Eaves	7,696		22	30	2021				0	0	0	0	0	0	0	3,249	3,347	3,447	0	0	0	0	0	0	0	0	0							
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	7,072	0	0	0	7,960	0	0	0	71,535	73,681	75,891	0	10,083	0	0	0	11,348	0	0	0	0						
28	Cumulative Reserve Balance						39,246	(53,954)	656,187	653,070	649,859	476,007	422,063	358,267	354,654	350,932	268,027	190,399	107,266	103,077	93,700	94,427	95,176	92,266	81,712	82,530	57,155	58,023							

Comprehensive Capital Needs Assessment Schedule

Roofing

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							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Chimney					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Hatches / Skylights					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Penthouse / Machine Rooms					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Roof Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Roof - Asphalt Shingle					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Roof - Built-up Tar and Gravel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Roof - Single-ply Membrane					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Replace Asphalt Shingle Roofing	52,896		22	25	2016				0	0	0	57,801	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	57,801	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							39,246		(53,954)	656,187	653,070	649,859	476,007	422,063	358,267	354,654	350,932	268,027	190,399	107,266	103,077	93,700	94,427	95,176	92,266	81,712	82,530	57,155	58,023					

Lobby / Mail Area

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											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032				
1	Walls					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Mail Facilities					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Other					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	New Flooring					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Paint Walls					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Paint Ceilings					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21																																		
22																																		
23																																		
24																																		
25																																		
26																																		
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance						39,246	(53,954)	656,187	653,070	649,859	476,007	422,063	358,267	354,654	350,932	268,027	190,399	107,266	103,077	93,700	94,427	95,176	92,266	81,712	82,530	57,155	58,023						

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Community Room

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Report Date:	March 29, 2013

Number of Units:	12
Total Square Feet:	11,976
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Kitchen Cabinets / Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Kitchen Appliances					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Furnishings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Refrigerator					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Range					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Painting - Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Range Hood					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Paint Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							39,246		(53,954)	656,187	653,070	649,859	476,007	422,063	358,267	354,654	350,932	268,027	190,399	107,266	103,077	93,700	94,427	95,176	92,266	81,712	82,530	57,155	58,023					

Comprehensive Capital Needs Assessment Schedule

Common Hallways

Owner Sponsor Name:	Helms Housing, Inc.
Project Name:	Helms Housing
Project City / Town:	Bridgeport

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	12
Total Square Feet:	11,976
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Walls 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Walls 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ceiling 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Ceiling 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Ceiling 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floors 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Floors 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Floors 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Unit Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Hand Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Interior Lighting 1					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Interior Lighting 2					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Interior Lighting 3					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Common Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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20																																			
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23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							39,246		(53,954)	656,187	653,070	649,859	476,007	422,063	358,267	354,654	350,932	268,027	190,399	107,266	103,077	93,700	94,427	95,176	92,266	81,712	82,530	57,155	58,023					

Comprehensive Capital Needs Assessment Schedule

Common Stairways

Owner Sponsor Name:	Helms Housing, Inc.
Project Name:	Helms Housing
Project City / Town:	Bridgeport

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	12
Total Square Feet:	11,976
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Doors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Railings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance							39,246		(53,954)	656,187	653,070	649,859	476,007	422,063	358,267	354,654	350,932	268,027	190,399	107,266	103,077	93,700	94,427	95,176	92,266	81,712	82,530	57,155	58,023					

Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Helms Housing, Inc.
Project Name:	Helms Housing
Project City / Town:	Bridgeport

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	12
Total Square Feet:	11,976
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Ventilation					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Lighting Fixtures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17																																			
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22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						39,246	(53,954)	656,187	653,070	649,859	476,007	422,063	358,267	354,654	350,932	268,027	190,399	107,266	103,077	93,700	94,427	95,176	92,266	81,712	82,530	57,155	58,023							

Common Area Restrooms

Number of Units:	12
Total Square Feet:	11,976
Default Inflation Rate:	3.0%

[illegible]

Building Boilers

Owner Sponsor Name:	Helms Housing, Inc.
Project Name:	Helms Housing
Project City / Town:	Bridgeport

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	12
Total Square Feet:	11,976
Default Inflation Rate:	3.0%

[illegible]

Building Mechanical

Number of Units:	12
Total Square Feet:	11,976
Default Inflation Rate:	3.0%

Spreadsheet_4_3_HelmsHousing 4/3/2013

Building Electrical

Owner Sponsor Name:	Helms Housing, Inc.
Project Name:	Helms Housing
Project City / Town:	Bridgeport

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	12
Total Square Feet:	11,976
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Elevator

Owner Sponsor Name:	Helms Housing, Inc.
Project Name:	Helms Housing
Project City / Town:	Bridgeport

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	12
Total Square Feet:	11,976
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Shafts and Doorways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Cabs					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							39,246		(53,954)	656,187	653,070	649,859	476,007	422,063	358,267	354,654	350,932	268,027	190,399	107,266	103,077	93,700	94,427	95,176	92,266	81,712	82,530	57,155	58,023					

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Helms Housing, Inc.
Project Name:	Helms Housing
Project City / Town:	Bridgeport

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	12
Total Square Feet:	11,976
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Foundation / Floor Slab					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Framing & Columns					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Steel					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Wood Framing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Masonry Bearing Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
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20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							39,246		(53,954)	656,187	653,070	649,859	476,007	422,063	358,267	354,654	350,932	268,027	190,399	107,266	103,077	93,700	94,427	95,176	92,266	81,712	82,530	57,155	58,023					

Comprehensive Capital Needs Assessment Schedule

Unit Living

Owner Sponsor Name:	Helms Housing, Inc.
Project Name:	Helms Housing
Project City / Town:	Bridgeport

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	12
Total Square Feet:	11,976
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Interior Doors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Walls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Ceilings					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
4	Interior Stairs					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Floors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	AC Sleeve					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
7	Electrical Outlets					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
8	Lighting Fixtures					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
17	New Vinyl Floors	34,960		varies	15	2013					2,169	2,234	2,301	2,370	2,441	2,514	2,590	2,668	2,748	2,830	2,915	3,002	3,092	3,185	3,281	3,379	3,481	3,585	3,693	3,803					
18	New Interior Hung Doors	6,600		varies	30	2013					220	227	233	240	248	255	263	271	279	287	296	305	314	323	333	343	353	364	375	386					
19	New Interior Bi-fold Doors	28,688		varies	30	2013					956	985	1,014	1,045	1,076	1,108	1,142	1,176	1,211	1,247	1,285	1,323	1,363	1,404	1,446	1,489	1,534	1,580	1,628	1,676					
20	New Vinyl Treads and Risers at Unit Stairs	5,264		22	25	2021					0	0	0	5,752	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
21	New Handrails at Unit Stairs	2,584		22	25	2021					0	0	0	2,824	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
22	New Accessible Doors - 2 Unit Bathrooms and 4 Bedrooms	7,200		1	1	2013			4	7,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		7,200	3,345	3,445	3,549	12,231	3,765	3,878	3,994	4,114	4,237	4,364	4,495	4,630	4,769	4,912	5,060	5,211	5,368	5,529	5,695	5,865	0				
28	Cumulative Reserve Balance							39,246		(53,954)	656,187	653,070	649,859	476,007	422,063	358,267	354,654	350,932	268,027	190,399	107,266	103,077	93,700	94,427	95,176	92,266	81,712	82,530	57,155	58,023					

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Helms Housing, Inc.
Project Name:	Helms Housing
Project City / Town:	Bridgeport

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	12
Total Square Feet:	11,976
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Ceiling					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Lavatory / Vanity					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Toilet					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Tub / Surround					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Floor					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Accessories					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Lighting Features					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Exhaust Fan					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
10	GFI Outlet					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	New Toilet, Vanity, Sink and Mixing Valve	17,940		22	25	2016					0	0	0	6,535	6,731	6,932	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	New Tub, Surround and Mixing Valve	24,240		22	25	2016					0	0	0	8,829	9,094	9,367	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	New Accessories	5,016		22	25	2016					0	0	0	1,827	1,882	1,938	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	New Exhaust Fans	1,800		22	25	2016					0	0	0	656	675	696	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	New Light	1,440		22	25	2016					0	0	0	525	540	556	0	0	0	0	0	0	0	0	0	0	0	0	0						
22	New Vinyl Floor	3,120		varies	15	2016					0	0	0	1,136	1,171	1,206	0	0	0	0	0	0	0	0	0	0	0	0	0						
23	Paint Walls	3,412		varies	10	2016					0	0	0	1,242	1,280	1,318	0	0	0	0	0	0	0	0	0	0	0	0	0						
24	Paint Ceilings	498		varies	10	2016					0	0	0	181	187	192	0	0	0	0	0	0	0	0	0	0	0	0	0						
25	Accessibility Improvements	30,000		1	1	2013			4	30,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
26																																			
27	Annual Planned Expenditures							0		30,000	0	0	0	20,931	21,559	22,206	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							39,246		(53,954)	656,187	653,070	649,859	476,007	422,063	358,267	354,654	350,932	268,027	190,399	107,266	103,077	93,700	94,427	95,176	92,266	81,712	82,530	57,155	58,023					

Unit Kitchens

Owner Sponsor Name:	Helms Housing, Inc.
Project Name:	Helms Housing
Project City / Town:	Bridgeport

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	12
Total Square Feet:	11,976
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																												
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization				
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
1	Walls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Ceilings					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Floors					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Cabinets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Countertops					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Sink					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Kitchen Exhaust Fan					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	GFI Outlet					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Vent Hood					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
10	Refrigerators					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Stove					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
12	Range					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Dishwasher					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Disposal					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	New Vinyl Floors	8,840		varies	15	2016				0	0	0	3,220	3,317	3,416	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Refrigerators	8,040		varies	15	2016				0	0	0	2,929	3,016	3,107	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	Cabinets/Countertop/Sink	32,400		22	25	2016				0	0	0	11,801	12,155	12,520	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Range	6,000		varies	20	2016				0	0	0	1,228	1,265	1,303	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Rangehood	3,372		varies	20	2016				0	0	0	1,228	1,265	1,303	0	0	0	0	0	0	0	0	0	0	0	0	0							
22	Accessibility Improvements	8,000		1	1	2013		4	8,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	8,000	0	0	0	20,407	21,019	21,649	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
28	Cumulative Reserve Balance						39,246	(53,954)	656,187	653,070	649,859	476,007	422,063	358,267	354,654	350,932	268,027	190,399	107,266	103,077	93,700	94,427	95,176	92,266	81,712	82,530	57,155	58,023							

Unit Electrical

Owner Sponsor Name:	Helms Housing, Inc.
Project Name:	Helms Housing
Project City / Town:	Bridgeport

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	12
Total Square Feet:	11,976
Default Inflation Rate:	3.0%

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Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

Owner Sponsor Name:	Helms Housing, Inc.
Project Name:	Helms Housing
Project City / Town:	Bridgeport

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	March 29, 2013

Number of Units:	12
Total Square Feet:	11,976
Default Inflation Rate:	3.0%

	Component	Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Planned Expenditures by Year																														
							Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Revitalization						
											2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032							
1	Radiators					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Unit Temperature Controls					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
3	Air Conditioning Unit / Sleeve					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
4	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
5	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
6	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
7	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
8	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
9	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
10	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
11	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
12	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
17	Replace Condensing Gas Boilers	32,556		varies	25	2013					2,713	2,794	2,878	2,965	3,054	3,145	3,239	3,337	3,437	3,540	3,646	3,755	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
18	Replace Domestic Hot Water Heaters	10,200		varies	12	2013					850	876	902	929	957	985	1,015	1,045	1,077	1,109	1,142	1,177	1,212	1,248	1,286	1,324	1,364	1,405	1,447	1,490							
19	Repair/Replace Hot Water Baseboards	15,400		22	40	2031					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26,217	0					
20	Replace Thermostats	9,696		22	12	2013					808	832	857	883	909	937	965	994	1,024	1,054	1,086	1,118	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
21	Provide Fire-rated Rooms for Condensing Gas Boilers	48,000		1	1	2013			4	48,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
22																																					
23																																					
24																																					
25																																					
26		0																																			
27	Annual Planned Expenditures							0		48,000	4,371	4,502	4,637	4,776	4,920	5,067	5,219	5,376	5,537	5,703	5,874	6,050	1,212	1,248	1,286	1,324	1,364	1,405	27,665	1,490	0						
28	Cumulative Reserve Balance							39,246		(53,954)	656,187	653,070	649,859	476,007	422,063	358,267	354,654	350,932	268,027	190,399	107,266	103,077	93,700	94,427	95,176	92,266	81,712	82,530	57,155	58,023							

Appendix A: Statement of Delivery

Our Capital Needs Assessment (the "CNA" or the "Report") on the subject property is delivered subject to the following terms and conditions:

1. This report and analysis are based upon observations for the visible and apparent condition of the building and its major components on the date of the fieldwork. Although care has been taken in the performance of this assessment, ON-SITE INSIGHT, Inc. (and/or its representatives) makes no representations regarding latent or concealed defects that may exist and no warranty or guarantee is expressed or implied. This report is made only in the best exercise of our ability and judgment.
2. We have undertaken no formal evaluation of environmental concerns, including but not limited to asbestos containing materials (ACMs), lead-based paint, chlorofluorocarbons (CFCs), polychlorinated biphenyls (PCBs), and mildew/mold.
3. Conclusions in this report are based on estimates of the age and normal working life of various items of equipment and/or statistical comparisons. Actual conditions can alter the useful life of any item. When an item needs immediate replacement depends on many factors, including previous use/misuse, irregularity of servicing, faulty manufacture, unfavorable conditions, Acts of God and unforeseen circumstances. Certain components that may be working when we made our inspection might deteriorate or break in the future without notice.
4. To prepare this report, we used historic data on capital activities and costs, blueprints (when available), and current prices for capital actions. We have not independently verified this information, have assumed that it is reliable, but assume no responsibility for its accuracy.
5. Unless otherwise noted in the report, we assume that all building components meet code requirements in force when the property was built.
6. If accessibility issues are referenced in the report, the site elements, common areas, and dwelling units at the development were examined for compliance with the requirements of the Uniform Federal Accessibility Standards (UFAS), and for Massachusetts properties, the Massachusetts Architectural Accessibility Board (AAB). The methodology employed in undertaking this examination is adapted from a Technical Assistance Guide (TAG-88-11) titled "Supplemental Information About the Section 504 Transition Plan Requirements" published by the Coordination and Review section of the U.S. Department of Justice Civil Rights Division, and the AAB Rules and Regulations, 521 CMR effective July 10, 1987. The Guide also incorporates the requirements of UFAS, published April 1, 1988 by the General Services Administration, the Department of Defense, the Department of Housing and Urban Development, and the U.S. Postal Service. Changes in legislation and/or regulations may make some observations moot.
7. Response Actions and estimated costs of responses were developed by ON-SITE INSIGHT, Inc. If additional structural work is necessary, costs for some Response Actions may exceed estimates. Whenever the Response Action is to remove, reposition, or modify walls, a competent structural engineer should be retained before any work is done, because such investigation may disclose that a Response Action is either more costly than estimated, or is not possible.
8. Conclusions reached in this report assume current and continuing responsible ownership and competent property management.
9. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.