

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

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and

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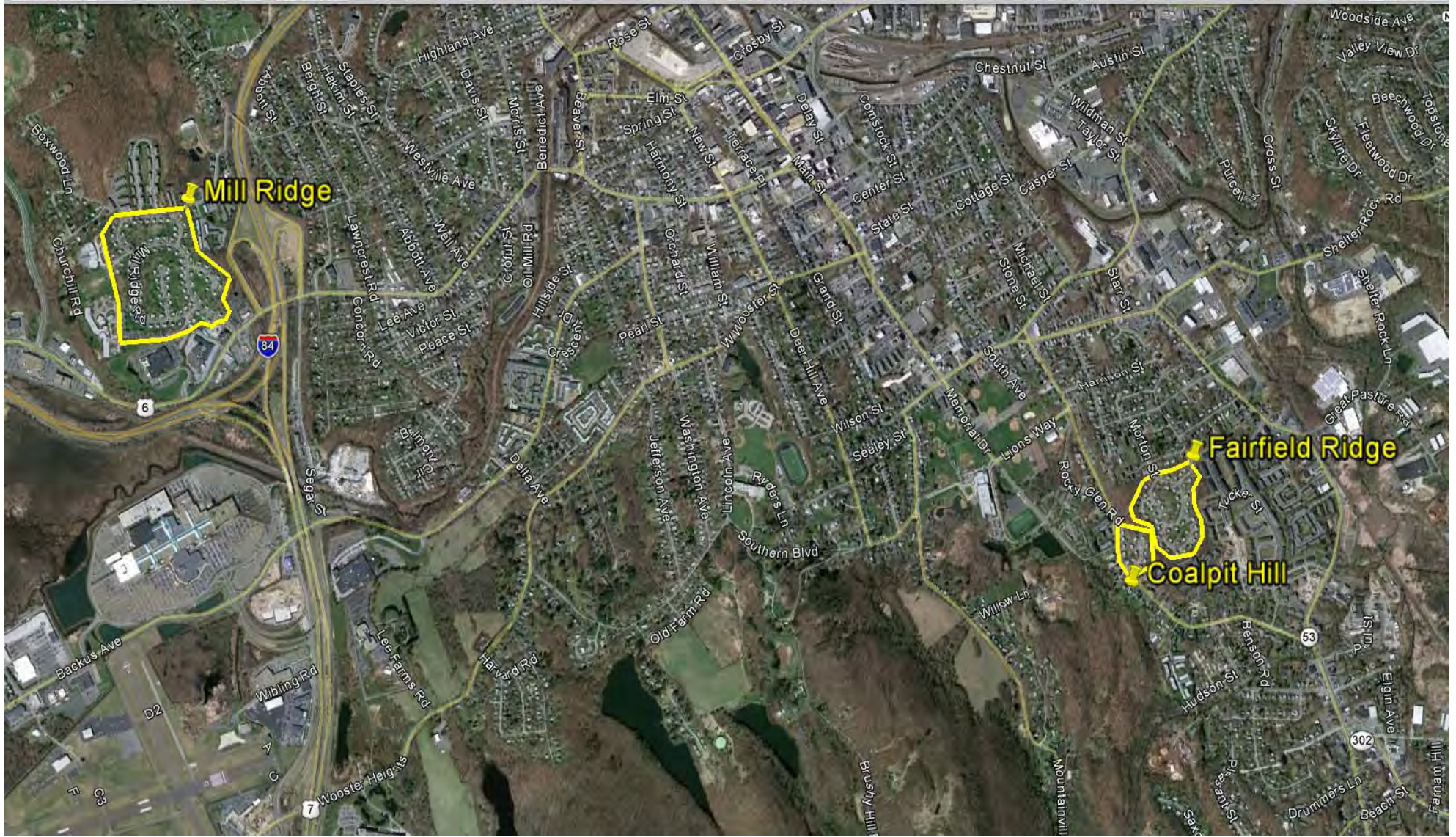
Mill Ridge

CHFA # 85025Z

Danbury Housing Authority
Danbury, CT

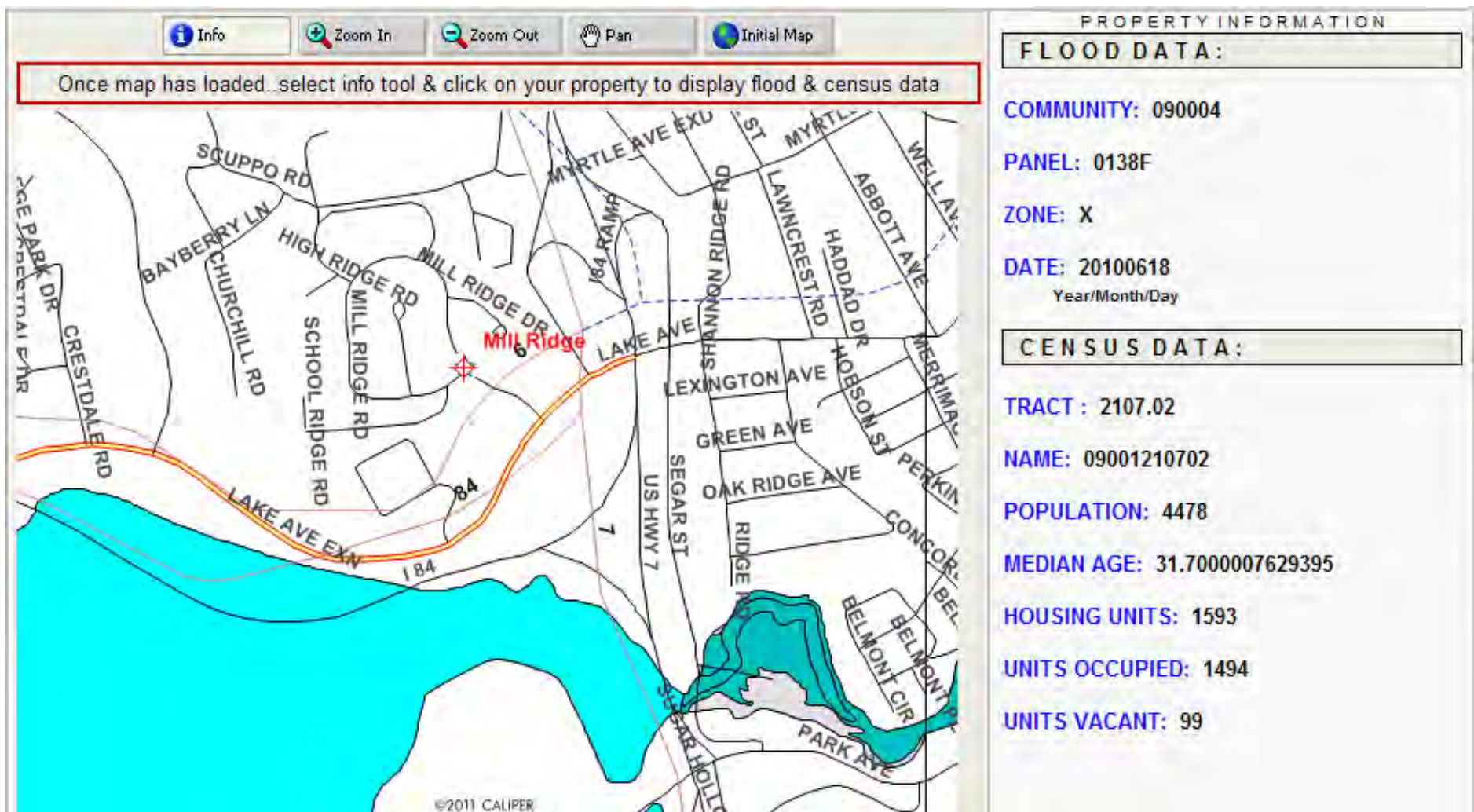
July 9, 2013

Final Report



**Mill Ridge, Mill Ridge Extension, Mill Ridge/Fairfield Ridge
Fairfield Ridge, Fairfield Ridge Rehab, Coalpit Hill**

Danbury, CT 06811



Mill Ridge

1-137 Mill Ridge Road
Danbury, CT 06811

Zone X = Outside the 500-year floodplain and
Outside the 1% and 0.2% annual chance floodplains

Executive Summary

Mill Ridge CHFA #85025Z

Danbury, CT

Mill Ridge is a residential development for families that is comprised of fifty-eight single-family and duplex residential buildings. The development includes 1 two-bedroom single family bungalow, 94 two-bedroom duplex units, and 20 three-bedroom duplex units. Several of the duplex buildings are divided between Mod Rental developments (See appendix A for a detailed breakdown). Original construction of the development dates to approximately 1950.

Mill Ridge is one of six combined developments operated by the Danbury Housing Authority and funded in parts by the Connecticut Housing and Finance Authority (CHFA) and The U. S. Department of Housing and Urban Development (HUD). The developments, for the most part, overlap each other. They are Mill Ridge, Mill Ridge Extension, Fairfield Ridge, and Coalpit Hill which are funded through the CHFA Moderate Rental Programs. Fairfield Ridge Rehab, and Mill Ridge/Fairfield Ridge are funded through the HUD project based Section 8 Program.

The Mill Ridge addresses include: Fairfield Ridge Road numbers 42, 53, 57, 59, 61, 63, 65, 67; Mill Ridge Drive numbers 1 – 18 and 20; Mill Ridge Road numbers 1, 3, 5 – 17, 19 – 63, 65, 68, 70 – 87, 89, 91, 93, 95, 97, 112, 114, 116, 118, totaling 114 units in 58 single family and duplex buildings.

Due to its age the development is in fair condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near term. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital.

There are no handicap accessible units at this development. Management addresses resident requests as reasonable accommodations. Several of the three-bedroom units (one bedroom on the first floor) may lend themselves to partial conversion. The single family/single floor two-bedroom unit could be fully converted.

Key findings identified as part of this assessment include the following:

Site:

- Costs to replace/resurface the asphalt paved unit driveways are shown in Years 1-5
- Annual allowances are shown for as needed concrete repairs to unit walkways and sidewalks
- Management reported failures of supply lines from municipal and utility supplied service mains. Annual allowances for as needed repairs are shown throughout the report.

Building Exteriors:

- Annual allowances for as needed replacements of exterior unit doors are shown throughout the report.
- Costs to replace the common metal basement bulkhead doors, which are rusting badly, are shown in Years 1-5.
- Unit cellar doors, from the bulkheads entries are water damaged. Replacement costs are shown in Years 1-5.
- Storm door replacement costs are shown on an as needed basis throughout the report.
- The buildings are clad in vinyl siding that is approaching the end of its service life. Many sections of damaged siding were observed. Replacement costs are shown in Years 1-10.
- Windows are vinyl framed, double hung models with double glazing. Replacement costs are shown in Years 13-17.
- Cellar windows are original metal framed hopper type. Most were observed to be inoperative, broken, or stuck open. Costs to replace the cellar windows with glass block windows are shown in Years 1-5.

- Annual allowances to replace entry lighting and repairs to the entry porches and concrete stoops are shown on an as needed basis throughout the report.
- Costs to replace the asphalt shingle roof covering systems are shown in Years 15-19. Annual allowances to repair/replace sections of the aluminum gutters and downspouts as needed are shown throughout the report.

Building Structural:

- Most basements experience some level of water infiltration. Several units have sump pumps. Allowances are shown in Years 1-5 to install basement trench drains where needed to alleviate this problem as much as possible. Sump pumps are maintained and replaced from operating accounts.

Dwelling Units:

- Interior passage doors and closet doors are a mix of solid wood and hollow-core types. Annual allowances are shown throughout the report for as needed repairs.
- Living area flooring is bright finished hardwood (HW) or commercial vinyl composite tile (VCT). Costs for refinishing the HW flooring are shown on fifteen year cycles throughout the report. Replacement costs for the VCT flooring are shown on ten year cycles throughout the report.
- Bathroom and kitchen flooring in VCT. Replacement costs for the VCT flooring are shown on ten year cycles throughout the report.
- The original tubs are enameled steel and have ceramic tile surrounds with double handle water control valves. Management has been replacing tubs and surrounds with fiberglass models and single handle controls. Costs to complete this upgrade cycle are shown in Years 1-10.
- Most units have their original enameled steel wall hung sinks with two handle water control faucets. Costs to replace these sinks and faucets are shown in Years 1-10.

- The toilets are older high water flow (3-GPF or greater) models. Costs to replace these toilets with lower flow 1.6-GPF models are shown in Years 1-10.
- Most of the recessed metal medicine cabinets are original. Replacement costs are shown in Years 1-10.
- Each bathroom has a window and therefore no mechanical ventilation. Most of the bathrooms observed during the assessment shown some signs of mildew growth. To alleviate this condition allowances are shown in Years 1-10 to add bathroom exhaust fans.
- Most kitchen cabinets are old and have been repaired and painted many times (no exact age was available). When replaced management is using the HUD heavy-use cabinet specification. Countertops are plastic laminate on particleboard, and sinks are single basin stainless steel types. Costs to replace the remaining older cabinets, countertops, and sinks are shown in Years 1-5. Future replacement costs for the newer cabinets, countertops, and sinks are shown in Year 15.
- An interim cycle of countertop replacements are shown in years 10-14.
- Dwelling units are individually metered for electricity. Exterior meter boxes and interior circuit breaker panels are, in most cases, original. Costs to replace these devices are shown in Years 1-5.
- Units have smoke detectors in first floor living areas and second floor hallways. Annual allowances to maintain these life safety devices are shown throughout the report.
- The National Fire Protection Association (NFPA) has upgraded its suggestion for smoke detector coverage in multifamily housing to include adding smoke detectors to each bedroom. The report carries costs to achieve this upgrade in Year 1.
- Units are heated with oil-fired hydronic boilers. Fuel for these boilers is stored in typical residential grade 270-gallon basement mounted tanks. Future replacement costs for these tanks are shown starting in Year 20.
- Management reported that due to the developments age, failures of the in-unit distribution systems (hot/cold water and sanitary waste) have been frequent. Annual allowances for as needed repairs to these systems are shown throughout the report.

- Units are heated by small oil-fired hydronic boilers that include built-in domestic hot water generating heat exchangers. Several of the hydronic boilers have been replaced. Costs to complete this replacement cycle are shown in Years 1-5. Future costs for the previously replaced boilers are shown in Year 14.
- Unit temperature controlling programmable thermostats were recently replaced. A future replacement cycle is shown in Years 10-19.
- Allowances to replace the fractional horsepower hydronic heat circulation pumps, as needed, are shown throughout the report.
- Units currently are heated by original radiator convector units. Costs to replace the convectors with hydronic baseboard strips are shown in Years 1-5.

Additional Notes:

1. The Physical Assessment of the property was conducted on May 3rd, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bob Labadini. 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*.

DANBURY HOUSING MODERATE RENTAL PROGRAMS

MR-22 CHFA 85025D FAIRFIELD RIDGE		\$35,626.43
7 SINGLE HOUSES	FFR	1,18,20,48,66,72,87.
21 DUPLEX HOUSES	FFR	2,4,6,8,10,12,14,16,17,19,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,43,45,47,49,51,58,60,62,64,68,70.
		SUB TOTAL UNITS 49

MR-22A CHFA 85025Z MILL RIDGE		\$5,831.74
1 SINGLE HOUSE	FFR	42
4 DUPLEX HOUSES	FFR	53,55,57,59,61,63,65,67.
9 DUPLEX HOUSES	MRD	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,18,20.
44 DUPLEX HOUSES	MRR	1,3,5,6,7,8,9,10,11,12,13,14,15,16,17,19,20,21,22,23,24,25,26,27,28,29,30,30,31,32,33,34,35,36,37,38,39,40,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,65,68,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,89,91,93,95,97,112,114,116,118.
TOTAL 57 DUPLEX 1 SINGLE		
		*ADMINISATRATION BUILDING
		SUB TOTAL UNITS 115

MR-41A CHFA 85020D COALPIT HILL		\$24,757.23
4 DUPLEX HOUSES	CPH	86A,86B,88A,88B,90A,90B,92A,92B.
11 DUPLEX HOUSES	PD	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,23.
14 DUDPLEX HOUSES	MRR	88,90,92,94,96,98,99,100,101,102,103,104,105,106,107,108,109,110,111,113,115,117,119,121,123,125,127,129.
11 DUPLEX HOUSES	MFR	1.2.3.4.5.6.7.8,9,10,11,12,13,14,15,16,17,18,19,20,21,22.
17 DULEX HOUSES	HHR	1,2,3,4,5,6,7,8,9,10,11,12,14,16,18,20,22,24,26,28,30,31,32,33,34,35,36,37,38,38,39,40,41,43,45.
TOTAL 57 DUPLEX		MAINTENANCE GARGE
		SUB TOTAL UNITS 114

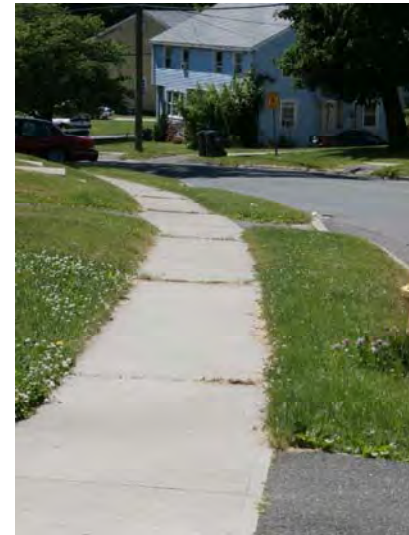
MR-57 CHFA 85021D MILL RIDGE EXT.		\$2,606.04
3 DUPLEX HOUSES	HHR	47,49,51,53,55,57
3 DUPLEX HOUSES	MRR	64,66,131,133,135,137
TOTAL 6 DUPLEX		ALL 4 BEDROOM UNITS
		SUB TOTAL UNITS 12

FAIRFIELD RIDGE REHAB CHFA 85026D CT26H037038 Property ID # 800003358		\$0.00
3 SINGLE HOUSES	FFR	7, 78, 81
11 DUPLEX HOUSES	FFR	3,5,9,11,13,15,44,46,50,52,54,56,69,71,73,74,75,76,77,79,83,85.
		TOTAL UNITS 25

SECTION 8 30 UNITS CHFA 85028D PROPERTY ID # 800003359		\$6,498.48
2 DUPLEX HOUSES	MFR	1A,1B,2A,2B
2 DUPLEX HOUSES	HRR	2A,2B,42,44
6 DUPLEX HOUSES	SRR	21,23,25,27,29,31,33,35,37,39,41,43
5 DUPLEX HOUSES	FFR	7A,7B,7C,7D,7E,7F,7G,7H,7J,7K
TOTAL 15 DUPLEX		
		TOTAL UNITS 30



Typical asphalt driveway and concrete walk



Typical neighborhood sidewalk



Typical front entry door, porch, and stoop



Example of porch deterioration



Typical bulkhead deterioration



Typical cellar door



Typical example of concrete age related deterioration



Typical duplex front elevation



Typical duplex rear elevation



Typical single family bungalow



Side and rear elevation of bungalow



Example of common vinyl siding damage



Typical window set



Typical basement window



Typical roof section



Typical roof structure



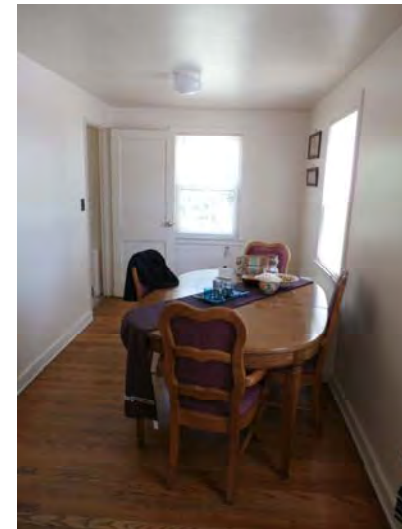
Typical basement area. Note water stain along wall



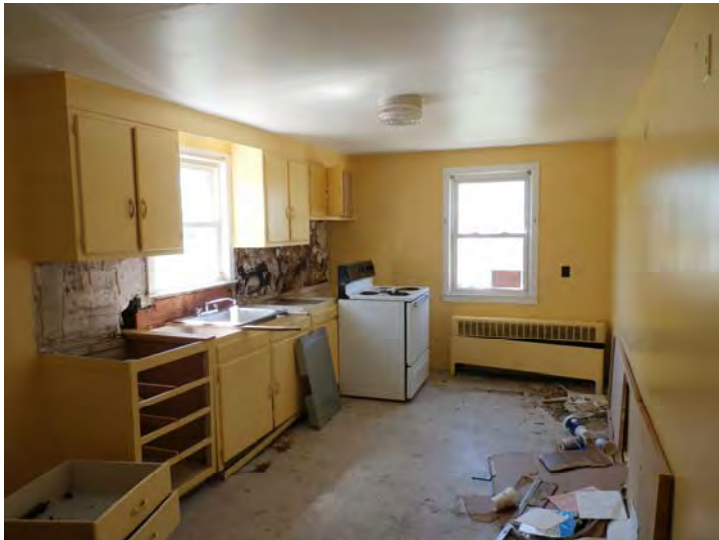
Typical example of basement water infiltration



Typical Living room area



Typical separate dining area



Typical kitchen being prepped for turnover



Typical kitchen dining area



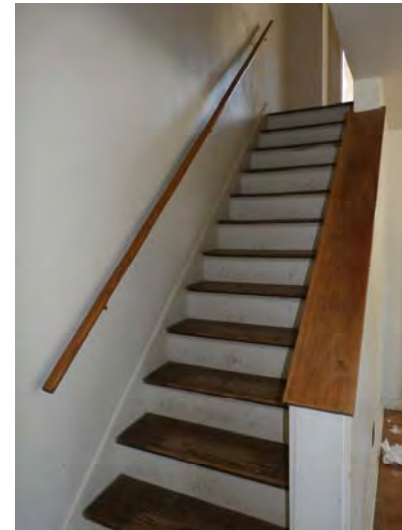
Close-up of older cabinets and countertop



Typical bathroom sink and toilet area



Typical original tub and shower surround



Typical two story duplex stair way



Typical small bedroom



Typical large bedroom



Typical hardwood living room flooring



Typical living room with VCT flooring



Typical exterior meter box



Typical circuit breaker panel



Typical older boiler
(arrow indicates DHW heat exchanger)



Typical fuel oil storage tank



Typical new boiler system



Example of rust on old boiler due to water infiltration

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Mill Ridge CHFA #85025Z
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 6, 2013

Number of Units:	115
Total Square Feet:	61,153
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	
Annual Replacement Reserve Contribution:	\$51,790
Additional Misc. Contribution:	

	Component	Total Planned Expenditures by Year																						
		Emergency	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	Site Improvements	0	0	44,635	45,973	47,353	48,773	50,238	25,763	26,536	27,333	28,154	28,997	29,867	30,763	31,686	32,637	33,616	34,624	35,663	36,733	37,835	38,969	0
2	Building Exterior	0	0	138,673	142,833	147,117	151,532	156,077	127,002	130,811	134,736	138,779	142,941	26,426	27,219	140,804	145,028	149,379	153,861	158,475	32,499	33,477	34,480	0
3	Roofing	0	0	2,415	2,487	2,562	2,639	2,718	2,800	2,884	2,970	3,059	3,151	3,246	3,343	3,443	3,547	89,492	92,177	94,942	97,791	100,724	4,235	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	0	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	40,000	41,200	42,436	43,709	45,020	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	Unit Living	0	0	18,826	19,391	19,974	20,572	21,189	21,825	22,479	23,154	23,848	24,564	25,300	26,060	26,842	27,647	28,476	29,331	30,210	31,116	32,050	33,012	0
16	Unit Kitchens	0	0	67,488	69,513	71,598	73,746	75,958	9,376	9,657	9,947	10,246	24,800	25,544	26,310	27,100	27,913	32,654	12,601	12,979	13,368	13,769	14,182	0
17	Unit Bathrooms	0	0	32,772	33,755	34,767	35,812	36,885	37,991	39,131	40,306	41,514	42,760	1,922	1,979	2,039	2,100	2,163	2,228	2,295	2,364	2,434	2,508	0
18	Unit Electrical	0	0	116,320	45,366	46,727	48,129	49,573	5,066	5,218	5,375	5,536	5,702	5,873	6,049	6,231	6,417	6,610	6,808	7,013	7,223	7,440	18,956	0
19	Unit Mechanical	0	0	105,341	108,501	111,757	115,108	118,563	12,133	12,497	12,873	13,257	16,686	9,124	9,398	9,679	36,403	10,269	10,577	10,895	11,222	11,558	7,831	0
20	Annual Planned Expenditures	0	0	566,470	509,019	524,291	540,020	556,221	241,956	249,213	256,694	264,393	289,601	127,302	131,121	247,824	281,692	352,659	342,207	352,472	232,316	239,287	154,173	0
21	Annual Provision (indexed at 3%)			51,790	53,343	54,944	56,592	58,290	60,038	61,840	63,695	65,606	67,574	69,601	71,689	73,840	76,055	78,337	80,687	83,107	85,601	88,169	90,814	
22	Outside Capital			5,185,000																				
23	Cumulative Reserve Balance	0	0	4,670,320	4,214,644	3,745,297	3,261,869	2,763,938	2,582,020	2,394,647	2,201,648	2,002,860	1,780,833	1,723,132	1,663,700	1,489,716	1,284,079	1,009,757	748,236	478,872	332,156	181,038	117,678	

Site Improvements

Number of Units:	115
Total Square Feet:	61,153
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	Asphalt Parking / Roadways					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
2	Crack Fill / Sealant					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
3	Concrete Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
4	Bituminous Sidewalks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
5	Fencing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
6	Landscaping					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
7	Dumpster Enclosures					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
8	Storm Water System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
9	Site Lighting					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	Driveway Asphalt Pavement	112,056		>20	20	2013				22,411	23,083	23,776	24,489	25,224	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Walkway Concrete Pavement	11,500		varies	30+	2013				2,300	2,369	2,440	2,513	2,589	2,666	2,746	2,829	2,914	3,001	3,091	3,184	3,279	3,378	3,479	3,583	3,691	3,802	3,916	4,033						
19	Sidewalk Pavement	16,244		varies	30+	2013				3,249	3,346	3,447	3,550	3,657	3,766	3,879	3,996	4,116	4,239	4,366	4,497	4,632	4,771	4,914	5,062	5,214	5,370	5,531	5,697						
20	Sanitary Lines To Street	149,500		63	60	2013				7,475	7,699	7,930	8,168	8,413	8,666	8,926	9,193	9,469	9,753	10,046	10,347	10,658	10,977	11,307	11,646	11,995	12,355	12,726	13,107						
21	Potable Water From Street	103,500		63	60	2013				5,175	5,330	5,490	5,655	5,825	5,999	6,179	6,365	6,556	6,752	6,955	7,163	7,378	7,600	7,828	8,062	8,304	8,553	8,810	9,074						
22	Electric Service From Pole	80,500		63	60	2013				4,025	4,146	4,270	4,398	4,530	4,666	4,806	4,950	5,099	5,252	5,409	5,572	5,739	5,911	6,088	6,271	6,459	6,653	6,852	7,058						
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	44,635	45,973	47,353	48,773	50,238	25,763	26,536	27,333	28,154	28,997	29,867	30,763	31,686	32,637	33,616	34,624	35,663	36,733	37,835	38,969	0				
28	Cumulative Reserve Balance							0		0	4,670,320	4,214,644	3,745,297	3,261,869	2,763,938	2,582,020	2,394,647	2,201,648	2,002,860	1,780,833	1,723,132	1,663,700	1,489,716	1,284,079	1,009,757	748,236	478,872	332,156	181,038	117,678					

Building Exterior

Number of Units:	115
Total Square Feet:	61,153
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	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	Exterior Unit Entry Doors	142,830		varies	35	2013				3,174	3,269	3,367	3,468	3,572	3,680	3,790	3,904	4,021	4,141	4,266	4,394	4,525	4,661	4,801	4,945	5,093	5,246	5,404	5,566						
18	Bulkhead Doors	43,500		>35	35	2013				8,700	8,961	9,230	9,507	9,792	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Unit Cellar Doors	79,350		>35	35	2013				15,870	16,346	16,836	17,342	17,862	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Unit Storm Doors	56,810		varies	10	2013				5,681	5,851	6,027	6,208	6,394	6,586	6,783	6,987	7,197	7,412	7,635	7,864	8,100	8,343	8,593	8,851	9,116	9,390	9,672	9,962						
21	Exterior Wall, Vinyl Siding	898,898		30	40	2013				89,890	92,587	95,364	98,225	101,172	104,207	107,333	110,553	113,870	117,286	0	0	0	0	0	0	0	0	0	0						
22	Window Replacements	395,470		22	35	2025				0	0	0	0	0	0	0	0	0	0	0	112,769	116,152	119,637	123,226	126,923	0	0	0							
23	Cellar Window Replacement W/Glass Blocks & Vent	22,750		63	60	2013				4,550	4,687	4,827	4,972	5,121	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
24	Bldg Mounted Lighting, Front/Rear Entries	24,610		varies	15	2013				1,641	1,690	1,741	1,793	1,847	1,902	1,959	2,018	2,079	2,141	2,205	2,272	2,340	2,410	2,482	2,557	2,633	2,712	2,794	2,878						
25	Unit Porch Stoops	230,000		>30	30	2013				7,667	7,897	8,134	8,378	8,629	8,888	9,155	9,429	9,712	10,004	10,304	10,613	10,931	11,259	11,597	11,945	12,303	12,672	13,053	13,444						
26	Concrete Stair Sets	30,000		63	60+	2013				1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957	2,016	2,076	2,139	2,203	2,269	2,337	2,407	2,479	2,554	2,630						
27	Annual Planned Expenditures							0		0	138,673	142,833	147,117	151,532	156,077	127,002	130,811	134,736	138,779	142,941	26,426	27,219	140,804	145,028	149,379	153,861	158,475	32,499	33,477	34,480	0				
28	Cumulative Reserve Balance							0		0	4,670,320	4,214,644	3,745,297	3,261,869	2,763,938	2,582,020	2,394,647	2,201,648	2,002,860	1,780,833	1,723,132	1,663,700	1,489,716	1,284,079	1,009,757	748,236	478,872	332,156	181,038	117,678					

Roofing

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Mill Ridge CHFA #85025Z
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 6, 2013

Number of Units:	115
Total Square Feet:	61,153
Default Inflation Rate:	3.0%

[illegible]

Lobby / Mail Area

Number of Units:	115
Total Square Feet:	61,153
Default Inflation Rate:	3.0%

[illegible]

Community Room

Number of Units:	115
Total Square Feet:	61,153
Default Inflation Rate:	3.0%

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Common Hallways

Number of Units:	115
Total Square Feet:	61,153
Default Inflation Rate:	3.0%

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Common Stairways

Number of Units:	115
Total Square Feet:	61,153
Default Inflation Rate:	3.0%

Page 23

Common Laundry

Number of Units:	115
Total Square Feet:	61,153
Default Inflation Rate:	3.0%

[illegible]

Common Area Restrooms

Number of Units:	115
Total Square Feet:	61,153
Default Inflation Rate:	3.0%

[illegible]

Building Boilers

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Mill Ridge CHFA #85025Z
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 6, 2013

Number of Units:	115
Total Square Feet:	61,153
Default Inflation Rate:	3.0%

[illegible]

Building Mechanical

Number of Units:	115
Total Square Feet:	61,153
Default Inflation Rate:	3.0%

13407-Mill Ridge SS 6/13/2013

Building Electrical

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Mill Ridge CHFA #85025Z
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 6, 2013

Number of Units:	115
Total Square Feet:	61,153
Default Inflation Rate:	3.0%

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Building Elevator

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Mill Ridge CHFA #85025Z
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 6, 2013

Number of Units:	115
Total Square Feet:	61,153
Default Inflation Rate:	3.0%

[illegible]

Building Structural

Number of Units:	115
Total Square Feet:	61,153
Default Inflation Rate:	3.0%

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Unit Living

Number of Units:	115
Total Square Feet:	61,153
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							
2	Walls					2013				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							
4	Interior Stairs					2013				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							
6	AC Sleeve					2013				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							
8	Lighting Fixtures					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	Interior Passage Doors	39,710		varies	30	2013				1,324	1,364	1,405	1,447	1,490	1,535	1,581	1,628	1,677	1,728	1,779	1,833	1,888	1,944	2,003	2,063	2,125	2,188	2,254	2,322						
18	Closet Doors	64,790		varies	30	2013				2,160	2,225	2,292	2,360	2,431	2,504	2,579	2,657	2,736	2,818	2,903	2,990	3,080	3,172	3,267	3,365	3,466	3,570	3,677	3,788						
19	Living Area Flooring - Hardwood Refinishing	154,622		varies	15	2013				10,308	10,617	10,936	11,264	11,602	11,950	12,308	12,678	13,058	13,450	13,853	14,269	14,697	15,138	15,592	16,060	16,541	17,038	17,549	18,075						
20	Living Area Flooring - Vinyl Composite Tile (VCT)	50,344		varies	10	2013				5,034	5,185	5,341	5,501	5,666	5,836	6,011	6,191	6,377	6,568	6,765	6,968	7,177	7,393	7,614	7,843	8,078	8,320	8,570	8,827						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	18,826	19,391	19,974	20,572	21,189	21,825	22,479	23,154	23,848	24,564	25,300	26,060	26,842	27,647	28,476	29,331	30,210	31,116	32,050	33,012	0				
28	Cumulative Reserve Balance							0		0	4,670,320	4,214,644	3,745,297	3,261,869	2,763,938	2,582,020	2,394,647	2,201,648	2,002,860	1,780,833	1,723,132	1,663,700	1,489,716	1,284,079	1,009,757	748,236	478,872	332,156	181,038	117,678					

Unit Bathrooms

Number of Units:	115
Total Square Feet:	61,153
Default Inflation Rate:	3.0%

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Unit Kitchens

Owner Sponsor Name:	Danbury Housing Authority
Project Name:	Mill Ridge CHFA #85025Z
Project City / Town:	Danbury

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	June 6, 2013

Number of Units:	115
Total Square Feet:	61,153
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	Cabinets					2013				0	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	0						
6	Sink					2013				0	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	0						
8	GFI Outlet					2013				0	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	0						
10	Refrigerators					2013				0	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	0						
12	Range					2013				0	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	0						
14	Disposal					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	Floors - VCT	80,875		varies	10	2013				8,088	8,331	8,581	8,838	9,103	9,376	9,657	9,947	10,246	10,553	10,870	11,196	11,532	11,878	12,234	12,601	12,979	13,368	13,769	14,182						
18	Older Kitchen Cabinets, Countertops, and Sinks	297,000		>20	20	2013				59,400	61,182	63,017	64,908	66,855	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Newer Kitchen Cabinets, Countertops, and Sinks	13,500		5	20	2027				0	0	0	0	0	0	0	0	0	0	0	0	0	20,420	0	0	0	0	0	0						
20	Future Countertop Replacements	54,593		0	10	2022				0	0	0	0	0	0	0	0	14,247	14,674	15,114	15,568	16,035	0	0	0	0	0	0	0						
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	67,488	69,513	71,598	73,746	75,958	9,376	9,657	9,947	10,246	24,800	25,544	26,310	27,100	27,913	32,654	12,601	12,979	13,368	13,769	14,182	0						
28	Cumulative Reserve Balance						0	0	4,670,320	4,214,644	3,745,297	3,261,869	2,763,938	2,582,020	2,394,647	2,201,648	2,002,860	1,780,833	1,723,132	1,663,700	1,489,716	1,284,079	1,009,757	748,236	478,872	332,156	181,038	117,678							

Unit Electrical

Number of Units:	115
Total Square Feet:	61,153
Default Inflation Rate:	3.0%

[illegible]

Unit Mechanical

Number of Units:	115
Total Square Feet:	61,153
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							
2	Unit Temperature Controls					2013				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							
4	Other					2013				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							
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	Domestic Hot/Cold Water Distribution	30,000		63	60	2013				3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914	0	0	0	0	0	0	0	0	0							
18	Unit Sanitary Waste Distribution	30,000		63	60	2013				3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914	0	0	0	0	0	0	0	0	0							
19	Boilers - Old	396,000		≈30	25	2013				79,200	81,576	84,023	86,544	89,140	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Boilers - New	18,000		<11	25	2026				0	0	0	0	0	0	0	0	0	0	0	0	26,434	0	0	0	0	0	0							
21	Thermostats	23,230		10	20	2022				0	0	0	0	0	0	0	0	3,031	3,122	3,216	3,312	3,411	3,514	3,619	3,728	3,840	3,955	0							
22	Hydronic Heat Circulation Pumps	66,988		varies	15	2013				4,466	4,600	4,738	4,880	5,027	5,177	5,333	5,493	5,657	5,827	6,002	6,182	6,367	6,558	6,755	6,958	7,167	7,382	7,603	7,831						
23	Unit Radiation - Replace Old Convectors with Baseboard	78,375		63	60	2013				15,675	16,145	16,630	17,128	17,642	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0	0	105,341	108,501	111,757	115,108	118,563	12,133	12,497	12,873	13,257	16,686	9,124	9,398	9,679	36,403	10,269	10,577	10,895	11,222	11,558	7,831	0					
28	Cumulative Reserve Balance							0	0	4,670,320	4,214,644	3,745,297	3,261,869	2,763,938	2,582,020	2,394,647	2,201,648	2,002,860	1,780,833	1,723,132	1,663,700	1,489,716	1,284,079	1,009,757	748,236	478,872	332,156	181,038	117,678						

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.