

# *CHFA* Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**  
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and

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Centerville Village

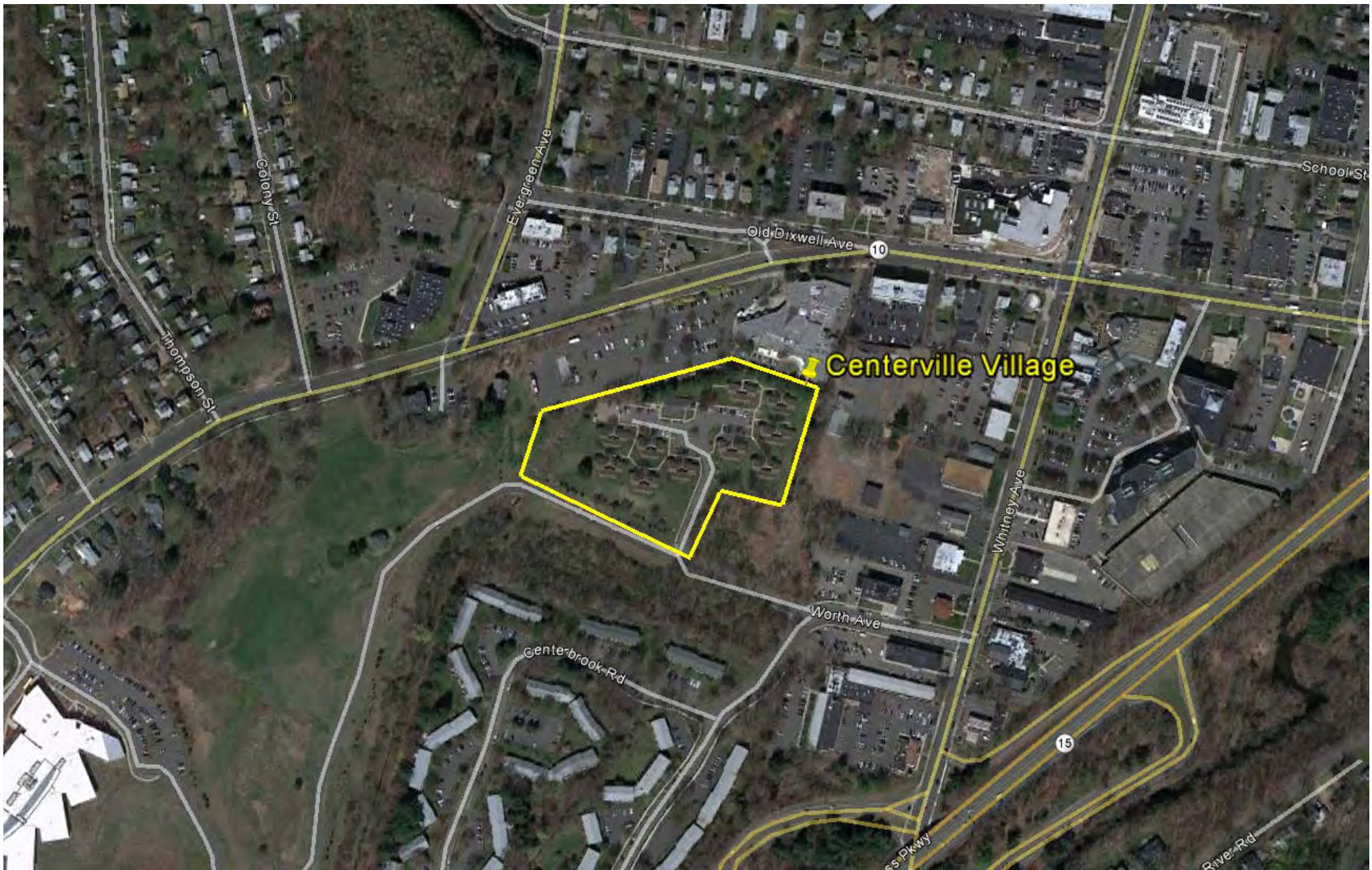
CHFA # 85072D

Hamden Housing Authority  
Hamden, CT

February 21, 2013

*Final Report*

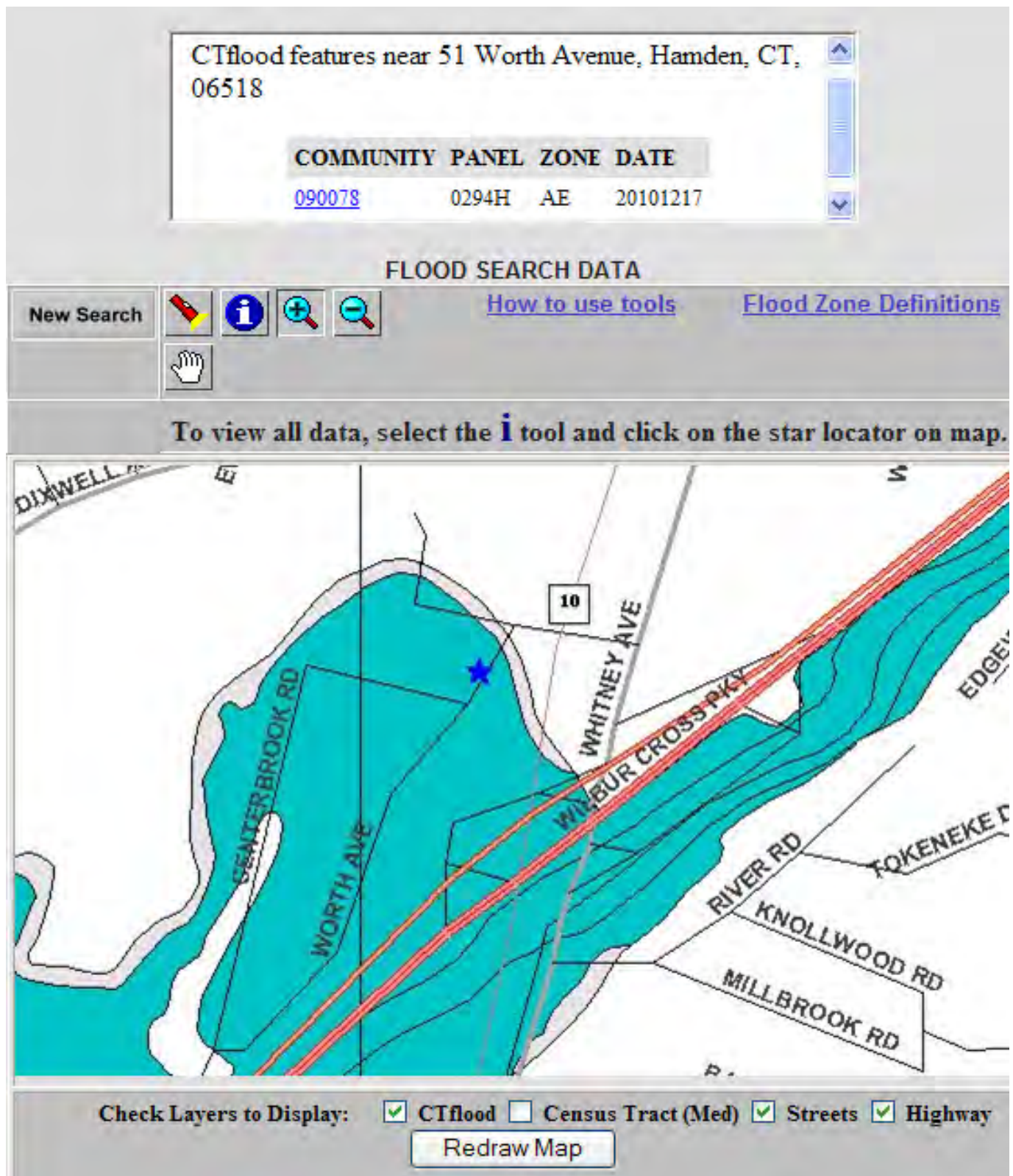




## Centerville Village

51 Worth Avenue  
Hamden, CT 06518





## Centerville Village

51 Worth Avenue  
Hamden, CT 06518

Zone AE = Area inundated by 1% annual chance flooding  
BFEs have been determined

## Executive Summary

### Centerville Village

Hamden, CT

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**Centerville Village** is a residential development for the elderly that is comprised of 10 1 story wood-framed, EIFS and painted compressed wood fiber clapboard sided residential buildings with pitched asphalt shingle roofs plus a community center on a generally flat site. The development includes 13 one-bedroom and 27 efficiency flats and 25 parking spaces. Original construction of the development dates to 1976 and the building exteriors were renovated in 2007 and 2008.

Overall the development is in good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs in the near and mid-term and the latter years of the assessment period. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding levels and/or an infusion of additional capital.

Key findings identified by this assessment of Centerville Village include the following:

- Asphalt paving at drives and parking is scheduled for crack repair and sealcoat throughout the plan and replacement mid-plan.
- Concrete sidewalks are being repaired on an as-needed basis and this program will be continued over the plan.
- Concrete curb cuts require reconfiguration per 504 to create accessibility and eliminate a trip hazards.
- Vinyl siding replacement, painting EIFS, replacing wood clapboards/trim, and window/caulk replacement are scheduled mid-plan.

- Exterior doors are in good condition and should last through the plan.
- Storm doors at the units and service doors at the storage rooms are scheduled for replacement mid- and early- plan respectively.
- The roofing shingles at the residential buildings are shown being replaced late in the plan and at the community building mid-plan.
- Finishes in the community building are in good condition and will only require general updating/refurbishment over the plan.
- Unit walls and ceilings are in good condition. Painting is seen as being done at turnover and funded from operating accounts.
- Replacement allowances for vinyl floor tile and carpet are shown throughout the entire timeframe of the plan.
- The original cabinets, counters and sinks are shown being replaced over the first five years of the plan.
- Kitchens include a 24” electric range and frost-free refrigerators. Appliance replacement is shown over the plan.
- Bathroom fixtures and are generally in good condition. Exhaust fan and accessory replacement allowances are shown from Year 1 forward.
- The unit level split system heat pumps are shown being replaced in Years 12-16; after fifteen years of service.
- No significant damage related to electric baseboard radiation systems were observed or reported.
- An accessible route from parking to the designated accessible units and to the public community spaces is generally present.
- The development’s common areas are generally accessible and compliant with accessibility requirements.
- Improvements related to unit-level accessibility needs are shown in Year 1 of the plan.

*Additional Notes:*

1. The Physical Assessment of the property was conducted on November 30<sup>th</sup>, 2012. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by and Brian Ameche, AIA with Clearstory LLC and Bruce Hutchinson. We would like to thank the staff of the Hamden Housing Authority 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 drive and parking at Community Center.



Sealcoat and striping of asphalt drive and parking is needed in the near-term



Typical entrance courtyard provides clear defensible space at all residential buildings.



Typical side elevation of residential buildings.





Typical rear elevation of residential buildings.



Original 1976 wood trim was not replaced as part of 2008 exterior renovation scope of work.



Original 1976 windows typically have failing gaskets and other age-related wear/deterioration.



Original 1976 window on left and 1999 window on right at Community Center.





Community room and kitchen at Community Center.



Typical efficiency apartment.



One of three new kitchens in the 27 efficiency apartments.



Typical efficiency bathroom.



Typical one-bedroom apartment.



Typical one-bedroom apartment.



Typical kitchen in one-bedroom apartment.



Typical bathroom in one-bedroom apartment.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Hamden Housing Authority
Project Name:	Centerville Village
Project City / Town:	Hamden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 18, 2012

Number of Units:	40
Total Square Feet:	23,424
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$23,200
Annual Replacement Reserve Contribution:	\$12,543
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	13,520	9,240	1,452	0	0	22,263	29,514	19,280	19,758	20,236	72,337	8,090	0	0	0	13,976	0	2,263	0	0	16,202	0
2	Building Exterior	0	0	1,380	1,421	0	0	0	0	0	0	6,258	167,758	0	0	0	0	0	2,150	2,214	10,045	0	0	0
3	Roofing	0	0	0	0	0	0	0	0	0	20,047	0	0	0	0	0	0	0	192,100	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	1,256	0	0	0	0	7,141	0	0	0	0	0	0	0	0	0	1,958	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	494	0	0	0	0	0	0	0	0	0	0	0	0	0	0	769	0	0	0
9	Common Area Restrooms	0	0	0	0	1,237	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,928	0	0	0
10	Building Boilers	0	0	0	1,251	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,950	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	3,250	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	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	8,000	2,809	2,894	2,980	3,070	3,162	3,257	3,354	3,455	3,559	3,665	3,775	3,889	4,005	4,126	4,249	4,377	4,508	4,643	4,783	4,926	0
16	Unit Kitchens	0	0	20,598	21,216	21,852	22,508	23,183	4,096	4,219	4,346	4,476	4,610	4,749	4,891	5,038	5,189	5,344	5,505	5,670	5,840	6,015	6,196	0
17	Unit Bathrooms	0	0	1,669	1,719	1,771	1,824	1,879	1,935	1,993	2,053	2,115	2,178	2,243	2,311	2,380	2,451	2,525	2,601	2,679	2,759	2,842	2,927	0
18	Unit Electrical	0	0	2,120	2,184	2,249	2,317	2,386	2,458	2,531	2,607	2,686	2,766	2,849	2,935	3,023	3,113	3,207	3,303	3,402	3,504	3,609	3,717	0
19	Unit Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	30,886	31,813	32,767	33,750	34,763	0	0	0	0	0
20	Annual Planned Expenditures	0	21,520	37,816	32,137	31,840	29,718	52,873	41,260	31,378	59,408	39,329	253,315	21,707	44,911	46,259	47,647	63,052	244,798	25,935	31,447	17,249	33,969	0
21	Annual Provision (indexed at 3%)			12,543	12,919	13,307	13,706	14,117	14,541	14,977	15,426	15,889	16,366	16,857	17,362	17,883	18,420	18,972	19,542	20,128	20,732	21,354	21,994	
22	Outside Capital			950,000																				
23	Cumulative Reserve Balance	23,200	1,680	926,407	907,189	888,655	872,643	833,887	807,168	790,767	746,786	723,346	486,397	481,547	453,998	425,622	396,396	352,316	127,059	121,252	110,537	114,642	102,667	



## Site Improvements

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## Building Exterior

Number of Units:	40
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Default Inflation Rate:	3.0%

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## Roofing

Owner Sponsor Name:	Hamden Housing Authority
Project Name:	Centerville Village
Project City / Town:	Hamden

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Default Inflation Rate:	3.0%

[illegible]



## Lobby / Mail Area

Owner Sponsor Name:	Hamden Housing Authority
Project Name:	Centerville Village
Project City / Town:	Hamden

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[illegible]

## Community Room

Owner Sponsor Name:	Hamden Housing Authority
Project Name:	Centerville Village
Project City / Town:	Hamden

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Number of Units:	40
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[illegible]

## Common Hallways

Number of Units:	40
Total Square Feet:	23,424
Default Inflation Rate:	3.0%

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## Common Stairways

Number of Units:	40
Total Square Feet:	23,424
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Comprehensive Capital Needs Assessment Schedule

Common Laundry

Owner Sponsor Name:	Hamden Housing Authority
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Project City / Town:	Hamden

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	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	218		13	15	2015				0	0	232	0	0	0	0	0	0	0	0	0	0	0	0	0	0	361	0	0						
2	Ceilings	27		13	15	2015				0	0	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	0	0						
3	Floors	220		13	15	2015				0	0	233	0	0	0	0	0	0	0	0	0	0	0	0	0	0	364	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						
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26																																			
27	Annual Planned Expenditures						0	0	0	0	494	0	0	0	0	0	0	0	0	0	0	0	0	0	0	769	0	0	0						
28	Cumulative Reserve Balance						23,200	1,680	926,407	907,189	888,655	872,643	833,887	807,168	790,767	746,786	723,346	486,397	481,547	453,998	425,622	396,396	352,316	127,059	121,252	110,537	114,642	102,667							

Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

Owner Sponsor Name:	Hamden Housing Authority
Project Name:	Centerville Village
Project City / Town:	Hamden

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	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	89		13	15	2015				0	0	95	0	0	0	0	0	0	0	0	0	0	0	0	0	0	148	0	0						
3	Sinks					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Toilets					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Partitions					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Accessories					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Floor	720		13	15	2015				0	0	764	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,190	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	Painting Walls	357		13	15	2015				0	0	379	0	0	0	0	0	0	0	0	0	0	0	0	0	0	590	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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26																																			
27	Annual Planned Expenditures						0	0	0	0	1,237	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,928	0	0	0						
28	Cumulative Reserve Balance						23,200	1,680	926,407	907,189	888,655	872,643	833,887	807,168	790,767	746,786	723,346	486,397	481,547	453,998	425,622	396,396	352,316	127,059	121,252	110,537	114,642	102,667							



## Building Boilers

Number of Units:	40
Total Square Feet:	23,424
Default Inflation Rate:	3.0%

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## Building Mechanical

Number of Units:	40
Total Square Feet:	23,424
Default Inflation Rate:	3.0%

12359 - Centerville Village - FINAL SS 2/21/2013

Comprehensive Capital Needs Assessment Schedule

Building Electrical

Owner Sponsor Name:	Hamden Housing Authority
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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	Switch Gear					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Emergency Generator					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Smoke / Fire Detection					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Signaling / Communication					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Building Wiring					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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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						23,200	1,680	926,407	907,189	888,655	872,643	833,887	807,168	790,767	746,786	723,346	486,397	481,547	453,998	425,622	396,396	352,316	127,059	121,252	110,537	114,642	102,667							

Comprehensive Capital Needs Assessment Schedule

Building Elevator

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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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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						23,200	1,680	926,407	907,189	888,655	872,643	833,887	807,168	790,767	746,786	723,346	486,397	481,547	453,998	425,622	396,396	352,316	127,059	121,252	110,537	114,642	102,667							



Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Hamden Housing Authority
Project Name:	Centerville Village
Project City / Town:	Hamden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 18, 2012

Number of Units:	40
Total Square Feet:	23,424
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																																			
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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						23,200	1,680	926,407	907,189	888,655	872,643	833,887	807,168	790,767	746,786	723,346	486,397	481,547	453,998	425,622	396,396	352,316	127,059	121,252	110,537	114,642	102,667							



Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

Owner Sponsor Name:	Hamden Housing Authority
Project Name:	Centerville Village
Project City / Town:	Hamden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 18, 2012

Number of Units:	40
Total Square Feet:	23,424
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	Ceiling					2013				0	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	0						
4	Toilet					2013				0	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	0						
6	Floor					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Accessories	836		1	1	2013				836	861	887	914	941	969	998	1,028	1,059	1,091	1,124	1,157	1,192	1,228	1,265	1,302	1,342	1,382	1,423	1,466						
8	Lighting Features					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Exhaust Fan	300		1	1	2013				300	309	318	328	338	348	358	369	380	391	403	415	428	441	454	467	481	496	511	526						
10	GFI Outlet					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	Floor	8,000		varies	15	2013				533	549	566	583	600	618	637	656	676	696	717	738	760	783	807	831	856	882	908	935						
18																																			
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20																																			
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24																																			
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26																																			
27	Annual Planned Expenditures							0		0	1,669	1,719	1,771	1,824	1,879	1,935	1,993	2,053	2,115	2,178	2,243	2,311	2,380	2,451	2,525	2,601	2,679	2,759	2,842	2,927	0				
28	Cumulative Reserve Balance							23,200		1,680	926,407	907,189	888,655	872,643	833,887	807,168	790,767	746,786	723,346	486,397	481,547	453,998	425,622	396,396	352,316	127,059	121,252	110,537	114,642	102,667					

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Owner Sponsor Name:	Hamden Housing Authority
Project Name:	Centerville Village
Project City / Town:	Hamden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 18, 2012

Number of Units:	40
Total Square Feet:	23,424
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	0						
2	Ceilings					2013			0	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	0						
4	Cabinets					2013			0	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	0						
6	Sink					2013			0	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	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	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	0						
10	Refrigerators					2013			0	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	0						
12	Range					2013			0	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	0						
14	Disposal					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
15	Cabinet/ Countertop/Sink					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
16	Range with Hood					2013			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
17	Floors	11,200		varies	15	2013			747	769	792	816	840	866	892	918	946	974	1,003	1,034	1,065	1,097	1,129	1,163	1,198	1,234	1,271	1,309							
18	Refrigerators	26,800		varies	15	2022			1,787	1,840	1,895	1,952	2,011	2,071	2,133	2,197	2,263	2,331	2,401	2,473	2,547	2,624	2,702	2,784	2,867	2,953	3,042	3,133							
19	Cabinets	74,925		36	20+	2013			14,985	15,435	15,898	16,375	16,866	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
20	Range	20,000		varies	20+	2013			1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344	1,384	1,426	1,469	1,513	1,558	1,605	1,653	1,702	1,754							
21	Rangehood	10,397		varies	20+	2013			2,079	2,142	2,206	2,272	2,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	20,598	21,216	21,852	22,508	23,183	4,096	4,219	4,346	4,476	4,610	4,749	4,891	5,038	5,189	5,344	5,505	5,670	5,840	6,015	6,196	0						
28	Cumulative Reserve Balance						23,200	1,680	926,407	907,189	888,655	872,643	833,887	807,168	790,767	746,786	723,346	486,397	481,547	453,998	425,622	396,396	352,316	127,059	121,252	110,537	114,642	102,667							



## Unit Electrical

Number of Units:	40
Total Square Feet:	23,424
Default Inflation Rate:	3.0%

[illegible]

### Comprehensive Capital Needs Assessment Schedule

## Unit Mechanical

Owner Sponsor Name:	Hamden Housing Authority
Project Name:	Centerville Village
Project City / Town:	Hamden

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	December 18, 2012

Number of Units:	40
Total Square Feet:	23,424
Default Inflation Rate:	3.0%

[illegible]

## **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.