

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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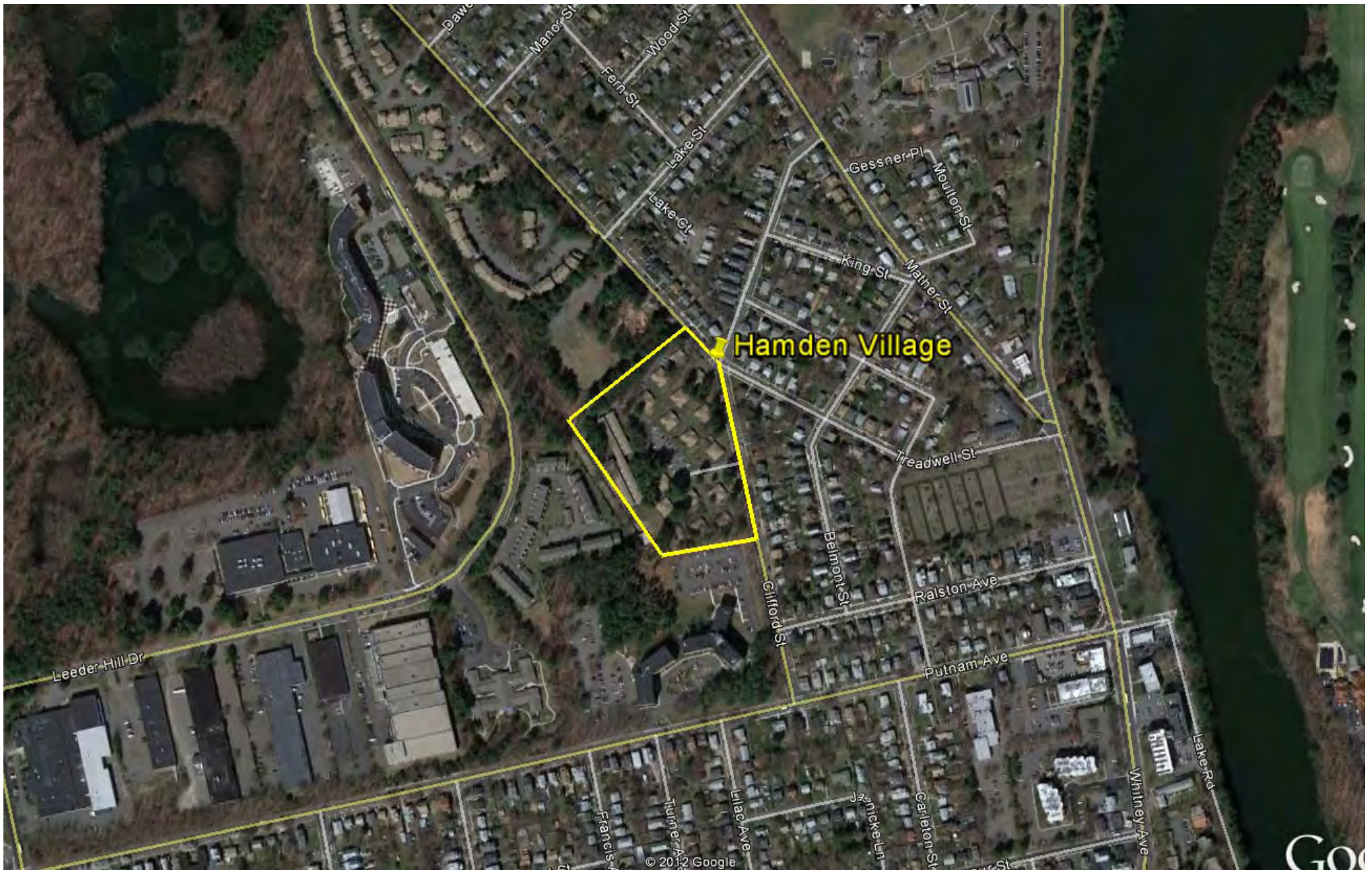
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Hamden Village and
Hamden Village Extension
CHFA # 85070D / #85071D
Hamden Housing Authority
Hamden, CT

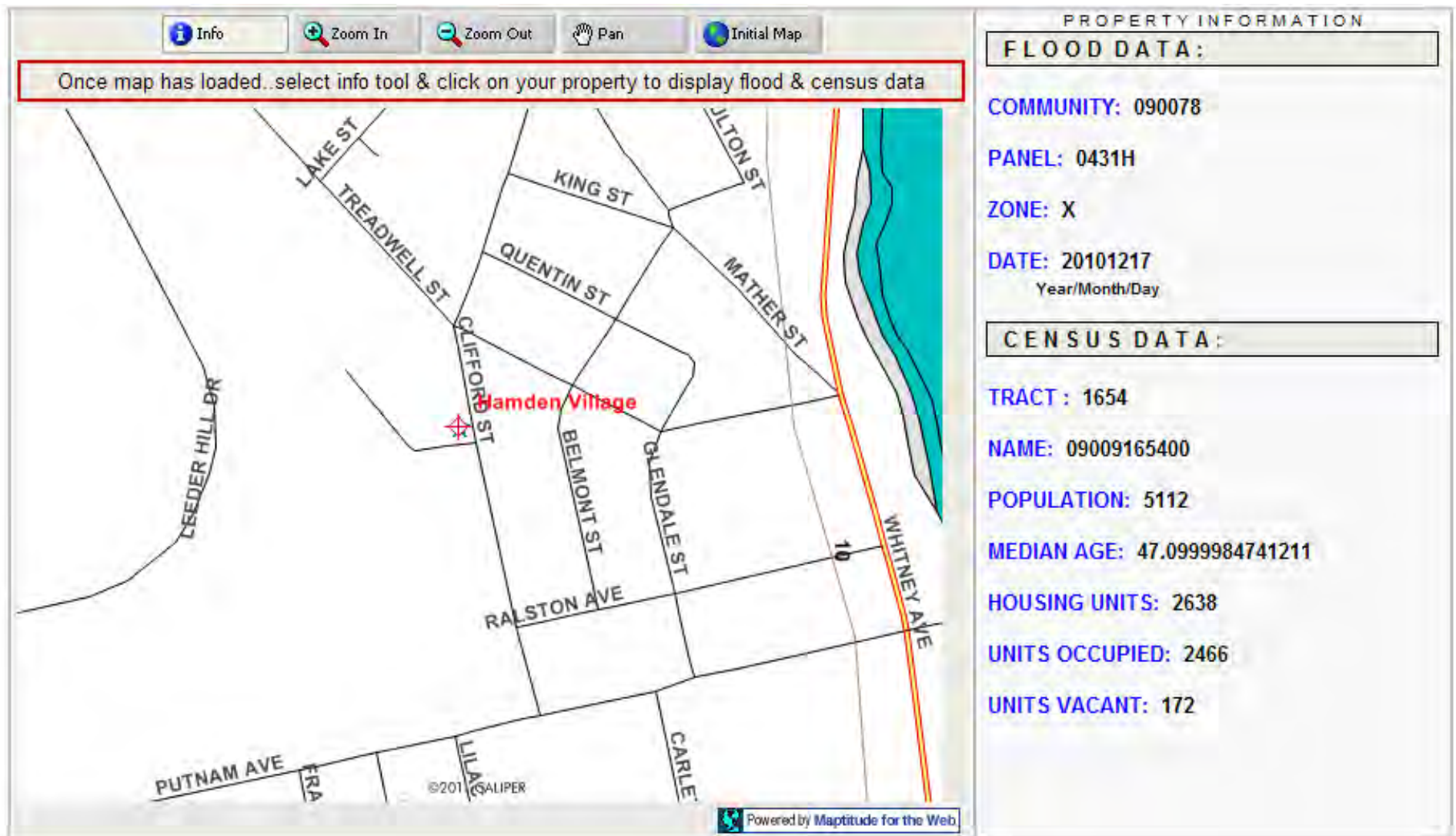
February 21, 2013

Final Report



Hamden Village

66 Clifford Street
Hamden, CT 06517



Hamden Village

66 Clifford Street
Hamden, CT 06517

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

Executive Summary

Hamden Village & Hamden Village Extension

Hamden, CT

Hamden Village is a residential development for the elderly that is comprised of 60 units in fifteen, one-story, wood-framed, vinyl sided buildings (E-40), and 50 units in a single two-story wood-framed building (E-82) with wood siding. Both buildings have pitched asphalt shingle roofs and share a community center on a generally flat site. The development includes 30 one-bedroom and 80 efficiency flats and 56 parking spaces 3 of which are designated handicapped. Original construction of the property dates to 1970 for E-40 and 1975 for E-82. The site was repaved in 1999 and building exteriors were partially renovated in 1992 and again in 2007, 2010 and 2011.

Overall the development is in fair 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 and/or an infusion of additional capital.

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

- Asphalt paving at drives and parking is scheduled for crack repair and sealcoat throughout the plan and replacement mid-plan.
- Asphalt sidewalks and unit patios are being repaired on an as-needed basis and this program will be continued over the plan.
- Site light poles and bases are scheduled for repair early in the plan.
- Vinyl siding replacement and window/caulk replacement at E-40 is scheduled for mid-plan.

- Painting wood siding at E-82 is scheduled throughout the plan and window/caulk replacement is scheduled for early and mid-plan.
- Exterior unit entry doors and storage doors are generally original models and replacement is scheduled early in the plan.
- Based on EUL and observed conditions new asphalt roofing is scheduled for E-40 early in the plan and E-82 late in the plan.
- New finishes and appliances in the Community Building are scheduled over the plan.
- The fire alarm control panel in the Community Building is scheduled for upgrade mid-plan.
- New finishes at the common stairways at E-82 are scheduled early and late in the plan.
- New carpet and vinyl flooring in the living, bathroom and kitchens in the units is scheduled over the plan.
- Interior wood doors and bi-fold doors in the units are scheduled for replacement over the plan.
- Walls and ceilings in the unit interiors are in good condition. Painting takes place at unit turn-over.
- The kitchen cabinets, counters and sinks at E-40 and E-82 are scheduled for replacement mid-plan.
- Kitchen exhaust fans are scheduled for replacement mid-plan.
- Kitchens include a 24" electric range and frost-free refrigerators. Appliance replacement is shown over the plan.
- Bathroom fixtures are in good condition. Replacement of exhaust fans is scheduled mid-plan and wall heaters early in the plan.
- The unit level split system heat pumps are scheduled for replacement when they reach 15 years of age mid-plan.
- No significant damage to the in-unit electric baseboard cover or components was observed. Replacement is at the end of the plan.
- An accessible route from parking to the residential buildings and to the public community spaces is generally present.
- The public community spaces require modifications and are scheduled in year 1 to be compliant with accessibility requirements.
- The required number of accessible units is not present and needed unit improvements are scheduled in year 1 of the plan.

Additional Notes:

1. The Physical Assessment of the property was conducted on December 12th, 2012. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bruce Hutchinson and Brian Ameche, AIA with 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*.



Crackfill and sealcoating is needed at asphalt drives and parking.



Original site light fixture footings and light poles are in poor condition. New heads have been installed.



Concrete parking bumpers should be re-pinned.



Community center for both E-40 and E-82.



Typical four-unit cottage building (2 one-bedroom and 2 efficiency apartments each building) at E-40.



Asphalt roofing deformed and missing shingles at E-40.



Windows at E-40 are typically original single glazed wood units in poor condition.



Front elevation of E-82.



Exterior walkway/courtyard at second level at E-82.
Typical unit entry doors are in poor condition.



Typical wood windows at E-82 are in poor condition.



Main common stairway at E-82.



New galley kitchen in typical efficiency unit at E-40.



View of dining and living areas from new galley kitchen in typical one-bedroom apartment at E-40.



Typical bedroom in one- bedroom apartment at E-40.



Kitchen with original cabinets at E-40.



New kitchen and eating nook in typical tight efficiency apartment at E-82.

Comprehensive Capital Needs Assessment Schedule

Summary

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 4, 2013

Number of Units:	110
Total Square Feet:	38,494
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$83,779
Annual Replacement Reserve Contribution:	\$45,295
Additional Misc. Contribution:	

	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	15,385	24,834	17,722	18,254	18,802	12,038	0	0	0	0	85,751	0	0	0	0	16,179	11,884	0	0	0	0
2	Building Exterior	0	0	243,304	0	0	0	0	23,722	0	0	0	0	224,292	0	0	0	0	31,880	0	0	0	0	0
3	Roofing	0	0	0	0	0	0	198,522	0	0	0	0	0	0	0	0	0	0	0	0	0	157,302	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	6,561	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	6,000	3,048	0	7,243	0	0	1,000	0	0	0	0	2,993	0	0	0	17,286	2,159	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	11,041	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,040	0	0
8	Common Laundry	0	0	0	0	0	0	0	792	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	Common Area Restrooms	0	4,000	0	0	0	0	0	1,584	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	2,154	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	695	0	0	0	0	0	0	4,001	0	11,970	934	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	12,000	12,914	13,302	13,700	14,110	14,532	14,965	15,412	15,871	16,343	16,829	17,329	17,843	18,373	18,917	19,478	20,054	20,648	21,259	21,887	22,534	0
16	Unit Kitchens	0	66,000	2,843	2,929	3,016	3,107	3,200	43,071	44,363	77,351	79,671	82,062	86,488	89,083	55,056	56,708	58,409	4,430	4,563	4,700	4,841	4,986	0
17	Unit Bathrooms	0	66,000	4,491	4,625	4,764	4,907	5,054	5,206	5,362	5,523	5,689	5,859	6,035	6,216	6,403	6,595	6,793	6,996	7,206	7,422	7,645	7,874	0
18	Unit Electrical	0	0	5,830	6,005	6,185	6,371	6,562	6,759	6,961	7,170	7,385	7,607	7,835	8,070	8,312	8,562	8,818	9,083	9,355	9,636	9,925	10,223	0
19	Unit Mechanical	0	0	12,650	13,030	13,420	13,823	14,238	10,839	11,164	11,499	11,844	12,200	53,293	54,892	56,539	58,235	59,982	61,781	63,635	76,050	78,523	86,275	0
20	Annual Planned Expenditures	0	154,000	300,465	65,420	66,051	71,613	260,909	119,976	83,262	123,975	127,087	124,556	495,986	177,039	144,682	149,016	170,766	152,563	117,291	119,067	291,162	131,892	0
21	Annual Provision (indexed at 3%)			45,295	46,654	48,053	49,495	50,980	52,509	54,085	55,707	57,378	59,100	60,873	62,699	64,580	66,517	68,513	70,568	72,685	74,866	77,112	79,425	
22	Outside Capital			2,425,000																				
23	Cumulative Reserve Balance	83,779	(70,221)	2,099,610	2,080,844	2,062,846	2,040,728	1,830,799	1,763,333	1,734,155	1,665,887	1,596,178	1,530,722	1,095,608	981,269	901,166	818,668	716,415	634,420	589,814	545,613	331,562	279,095	

Site Improvements

Number of Units:	110
Total Square Feet:	38,494
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	Fencing - Chain Link					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
11	Retaining Walls					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	Crackfill & Sealcoat Asphalt Drives & Parking	10,385		13	5	2013				10,385	0	0	0	0	12,038	0	0	0	0	0	0	0	0	16,179	0	0	0	0							
18	Asphalt Overlay of Drives and Parking	62,307		13	25	2024				0	0	0	0	0	0	0	0	0	83,735	0	0	0	0	0	0	0	0	0							
19	Asphalt Walks	5,516		13	15	2014				0	5,681	0	0	0	0	0	0	0	0	0	0	0	0	8,852	0	0	0	0							
20	Site Light Poles	66,820		42	25	2017				0	17,206	17,722	18,254	18,802	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
21	Reset and Pin Concrete Wheel Stops	1,500		13	10	2013				1,500	0	0	0	0	0	0	0	0	2,016	0	0	0	0	0	0	0	0	0							
22	Development Signage	3,500		42	20	2013				3,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
23	Asphalt Patios	1,890		13	15	2014				0	1,947	0	0	0	0	0	0	0	0	0	0	0	0	3,033	0	0	0	0							
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	15,385	24,834	17,722	18,254	18,802	12,038	0	0	0	0	85,751	0	0	0	0	16,179	11,884	0	0	0	0						
28	Cumulative Reserve Balance						83,779	(70,221)	2,099,610	2,080,844	2,062,846	2,040,728	1,830,799	1,763,333	1,734,155	1,665,887	1,596,178	1,530,722	1,095,608	981,269	901,166	818,668	716,415	634,420	589,814	545,613	331,562	279,095							

Building Exterior

Number of Units:	110
Total Square Feet:	38,494
Default Inflation Rate:	3.0%

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Roofing

Number of Units:	110
Total Square Feet:	38,494
Default Inflation Rate:	3.0%

12362 - Hamden Village - FINAL SS 2/21/2013

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 4, 2013

Number of Units:	110
Total Square Feet:	38,494
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	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	Mail Facilities	5,335		42	50	2020				0	0	0	0	0	0	6,561	0	0	0	0	0	0	0	0	0	0	0	0	0						
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	6,561	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							83,779		(70,221)	2,099,610	2,080,844	2,062,846	2,040,728	1,830,799	1,763,333	1,734,155	1,665,887	1,596,178	1,530,722	1,095,608	981,269	901,166	818,668	716,415	634,420	589,814	545,613	331,562	279,095					

Comprehensive Capital Needs Assessment Schedule

Community Room

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

Current Year:	2013
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Number of Units:	110
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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	Floor	2,662		10	12	2015				0	0	2,824	0	0	0	0	0	0	0	0	0	0	0	4,027	0	0	0	0	0						
2	Kitchen Cabinets / Sink	2,250		10	12	2015				0	0	2,387	0	0	0	0	0	0	0	0	0	0	0	3,403	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	670		5	20	2028				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,044	0	0	0	0						
6	Range	435		5	20	2028				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	678	0	0	0	0						
7	Painting Walls	863		10	15	2018				0	0	0	0	0	1,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Range Hood	281		5	20	2028				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	438	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					2021				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
18	Hallway Floor	1,220		10	12	2015				0	0	1,293	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Hallway Walls	546		10	12	2015				0	0	578	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Hallway Ceiling	151		10	12	2015				0	0	160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21	Thru-wall Air Conditioners	1,595		1	1	2013				798	0	0	0	0	0	0	0	0	0	0	0	0	0	1,156	0	0	0	0	0						
22	Electric Baseboards	2,250		1	15	2013				2,250	0	0	0	0	0	0	0	0	2,993	0	0	0	0	0	0	0	0	0	0						
23	Accessibility Improvements	6,000		1	1	2028			4	6,000	0	0	0	0	0	0	0	0	0	0	0	0	0	8,700	0	0	0	0	0						
24										0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
25																																			
26																																			
27	Annual Planned Expenditures						0		6,000	3,048	0	7,243	0	0	1,000	0	0	0	0	2,993	0	0	0	17,286	2,159	0	0	0	0	0					
28	Cumulative Reserve Balance						83,779		(70,221)	2,099,610	2,080,844	2,062,846	2,040,728	1,830,799	1,763,333	1,734,155	1,665,887	1,596,178	1,530,722	1,095,608	981,269	901,166	818,668	716,415	634,420	589,814	545,613	331,562	279,095						

Common Hallways

Number of Units:	110
Total Square Feet:	38,494
Default Inflation Rate:	3.0%

12362 - Hamden Village - FINAL SS 2/21/2013

Comprehensive Capital Needs Assessment Schedule

Common Stairways

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 4, 2013

Number of Units:	110
Total Square Feet:	38,494
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	Walls	1,885		12	15	2016					0	0	0	2,111	0	0	0	0	0	0	0	0	0	0	0	0	0	2,959	0						
18	Ceilings	347		12	15	2016					0	0	0	389	0	0	0	0	0	0	0	0	0	0	0	0	0	545	0						
19	Floors	4,800		12	15	2016					0	0	0	5,376	0	0	0	0	0	0	0	0	0	0	0	0	0	7,536	0						
20	Vinyl Treads, Risers and Landings	2,826		37	25	2016					0	0	0	3,165	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
21						2016					0	0	0	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	0	0	0	11,041	0	0	0	0	0	0	0	0	0	0	0	0	0	11,040	0	0					
28	Cumulative Reserve Balance							83,779		(70,221)	2,099,610	2,080,844	2,062,846	2,040,728	1,830,799	1,763,333	1,734,155	1,665,887	1,596,178	1,530,722	1,095,608	981,269	901,166	818,668	716,415	634,420	589,814	545,613	331,562	279,095					

Comprehensive Capital Needs Assessment Schedule

Common Laundry

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 4, 2013

Number of Units:	110
Total Square Feet:	38,494
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	188		10	15	2018				0	0	0	0	0	218	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
2	Ceilings	55		10	15	2018				0	0	0	0	0	63	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
3	Floors	440		10	15	2018				0	0	0	0	0	510	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	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	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					
7	Other					2013				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					
9	Other					2013				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					
11	Other					2013				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					
13	Other					2013				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					
15	Other					2013				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					
17																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	792	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance							83,779		(70,221)	2,099,610	2,080,844	2,062,846	2,040,728	1,830,799	1,763,333	1,734,155	1,665,887	1,596,178	1,530,722	1,095,608	981,269	901,166	818,668	716,415	634,420	589,814	545,613	331,562	279,095					

Common Area Restrooms

Number of Units:	110
Total Square Feet:	38,494
Default Inflation Rate:	3.0%

12362 - Hamden Village - FINAL SS 2/21/2013

Comprehensive Capital Needs Assessment Schedule

Building Boilers

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 4, 2013

Number of Units:	110
Total Square Feet:	38,494
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	Boilers / Warm Air Furnaces					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
2	Boiler Operating Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
3	Pneumatic Systems Controls					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
4	Condensate & Feed Water					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
5	Fuel Oil Storage					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
6	Fuel Oil Transfer System					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7	Fuel Exhaust					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
8	Combustion Air					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
9	Hot Water Heaters	1,700		4	12	2021				0	0	0	0	0	0	0	2,154	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																																			
18																																			
19																																			
20																																			
21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	2,154	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance							83,779		(70,221)	2,099,610	2,080,844	2,062,846	2,040,728	1,830,799	1,763,333	1,734,155	1,665,887	1,596,178	1,530,722	1,095,608	981,269	901,166	818,668	716,415	634,420	589,814	545,613	331,562	279,095					

Building Mechanical

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 4, 2013

Number of Units:	110
Total Square Feet:	38,494
Default Inflation Rate:	3.0%

[illegible]

Building Electrical

Number of Units:	110
Total Square Feet:	38,494
Default Inflation Rate:	3.0%

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Building Elevator

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 4, 2013

Number of Units:	110
Total Square Feet:	38,494
Default Inflation Rate:	3.0%

[illegible]

Comprehensive Capital Needs Assessment Schedule

Building Structural

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 4, 2013

Number of Units:	110
Total Square Feet:	38,494
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																																			
18																																			
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	0	0					
28	Cumulative Reserve Balance						83,779	(70,221)	2,099,610	2,080,844	2,062,846	2,040,728	1,830,799	1,763,333	1,734,155	1,665,887	1,596,178	1,530,722	1,095,608	981,269	901,166	818,668	716,415	634,420	589,814	545,613	331,562	279,095							

Comprehensive Capital Needs Assessment Schedule

Unit Living

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 4, 2013

Number of Units:	110
Total Square Feet:	38,494
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	Floors - Vinyl	64,650		varies	15	2013					4,310	4,439	4,572	4,710	4,851	4,996	5,146	5,301	5,460	5,624	5,792	5,966	6,145	6,329	6,519	6,715	6,916	7,124	7,337	7,558					
18	Floors - Carpet	74,775		varies	10	2013					7,478	7,702	7,933	8,171	8,416	8,668	8,929	9,196	9,472	9,756	10,049	10,351	10,661	10,981	11,310	11,650	11,999	12,359	12,730	13,112					
19	Interior Wood Doors	12,100		1	1	2013					605	623	641	659	678	696	714	732	750	768	787	805	823	841	859	877	895	914	932	950					
20	Interior Wood Bi-fold Doors	52,160		1	1	2013					522	537	553	570	587	605	623	642	661	681	701	722	744	766	789	813	837	862	888	915					
21	Accessibility Improvements	12,000		1	1	2013			4	12,000	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																																			
27	Annual Planned Expenditures							0		12,000	12,914	13,302	13,700	14,110	14,532	14,965	15,412	15,871	16,343	16,829	17,329	17,843	18,373	18,917	19,478	20,054	20,648	21,259	21,887	22,534	0				
28	Cumulative Reserve Balance							83,779		(70,221)	2,099,610	2,080,844	2,062,846	2,040,728	1,830,799	1,763,333	1,734,155	1,665,887	1,596,178	1,530,722	1,095,608	981,269	901,166	818,668	716,415	634,420	589,814	545,613	331,562	279,095					

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 4, 2013

Number of Units:	110
Total Square Feet:	38,494
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	2,843		1	1	2013			2,843	2,929	3,016	3,107	3,200	3,296	3,395	3,497	3,602	3,710	3,821	3,936	4,054	4,176	4,301	4,430	4,563	4,700	4,841	4,986							
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	Other					2013			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						
17	Cabinets, Countertops and Sinks-E-82	157,500		~14	20	2013			0	0	0	0	0	36,517	37,613	38,741	39,903	41,100	0	0	0	0	0	0	0	0	0	0	0						
18	Cabinets, Countertops and Sinks-E-40	162,000		<10	20	2013			0	0	0	0	0	0	0	0	0	0	43,543	44,849	46,195	47,580	49,008	0	0	0	0	0	0						
19	Kitchen Exhaust Fan	30,910		~14	20	2013			0	0	0	0	0	3,258	3,355	3,456	3,560	3,666	4,532	4,668	4,808	4,952	5,100	0	0	0	0	0	0						
20	Refrigerators	73,700		<10	15	2020			0	0	0	0	0	0	0	18,128	18,672	19,232	19,809	20,404	0	0	0	0	0	0	0	0	0						
21	Ranges	55,000		~12	20	2020			0	0	0	0	0	0	0	13,529	13,934	14,353	14,783	15,227	0	0	0	0	0	0	0	0	0						
22	Accessibility Improvements	66,000		1	1	2013		4	66,000	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	66,000	2,843	2,929	3,016	3,107	3,200	43,071	44,363	77,351	79,671	82,062	86,488	89,083	55,056	56,708	58,409	4,430	4,563	4,700	4,841	4,986	0						
28	Cumulative Reserve Balance						83,779	(70,221)	2,099,610	2,080,844	2,062,846	2,040,728	1,830,799	1,763,333	1,734,155	1,665,887	1,596,178	1,530,722	1,095,608	981,269	901,166	818,668	716,415	634,420	589,814	545,613	331,562	279,095							

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

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

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 4, 2013

Number of Units:	110
Total Square Feet:	38,494
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																								Revitalization
							Code	Emergency	Code	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	Emergency Call System	1,650		1	1	2013					1,650	1,700	1,750	1,803	1,857	1,913	1,970	2,029	2,090	2,153	2,217	2,284	2,353	2,423	2,496	2,571	2,648	2,727	2,809	2,893	
2	Electrical Panel					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3	Smoke Detectors					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4	Intercom					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	Smoke Detectors	41,800		4	10	2013					4,180	4,305	4,435	4,568	4,705	4,846	4,991	5,141	5,295	5,454	5,618	5,786	5,960	6,138	6,323	6,512	6,708	6,909	7,116	7,330	
18																															
19																															
20																															
21																															
22																															
23																															
24																															
25																															
26																															
27	Annual Planned Expenditures							0		0	5,830	6,005	6,185	6,371	6,562	6,759	6,961	7,170	7,385	7,607	7,835	8,070	8,312	8,562	8,818	9,083	9,355	9,636	9,925	10,223	0
28	Cumulative Reserve Balance							83,779		(70,221)	2,099,610	2,080,844	2,062,846	2,040,728	1,830,799	1,763,333	1,734,155	1,665,887	1,596,178	1,530,722	1,095,608	981,269	901,166	818,668	716,415	634,420	589,814	545,613	331,562	279,095	

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.