

# CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

**Connecticut Housing Finance Authority**  
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and

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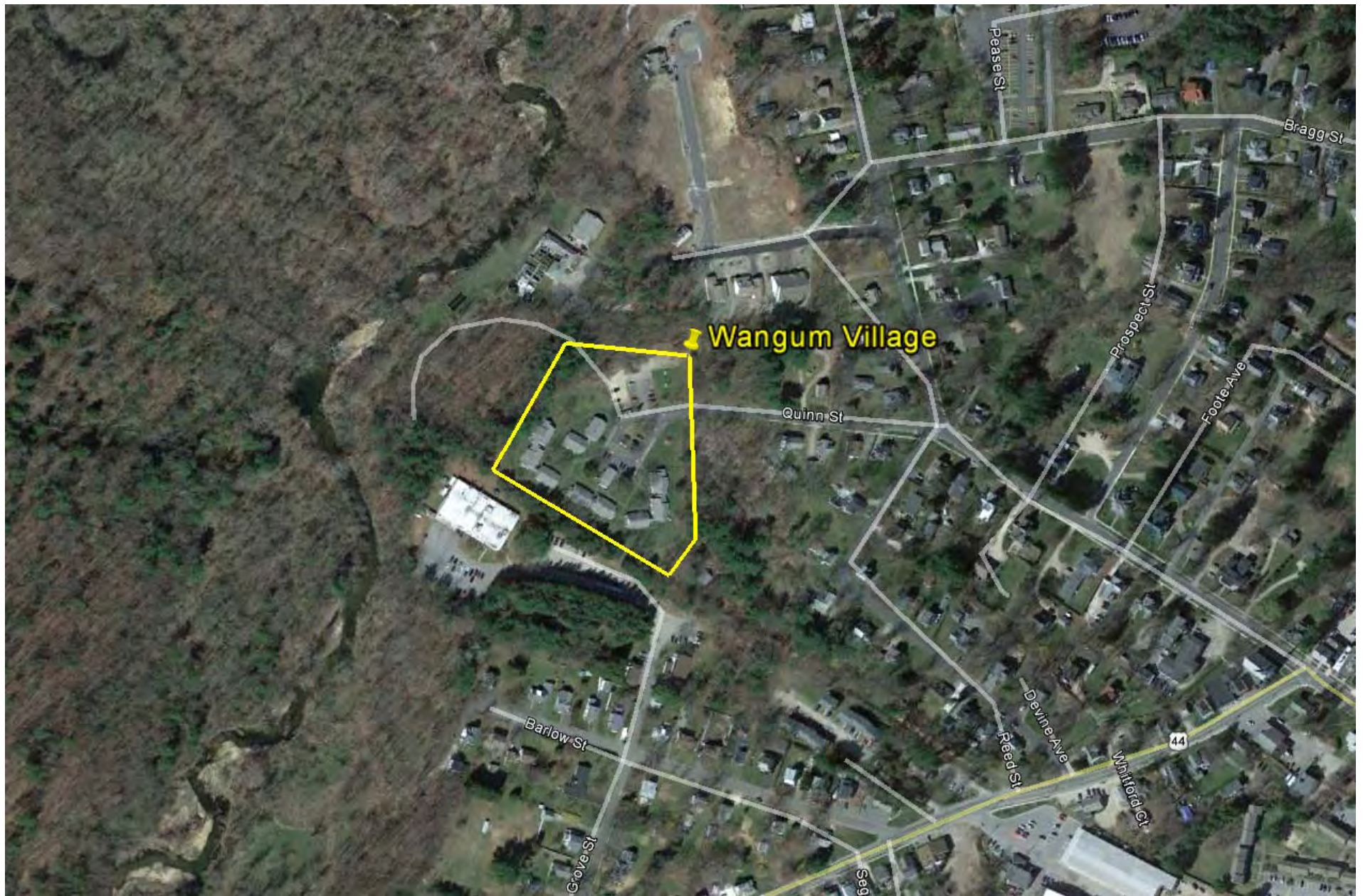
## Wangum Village

CHFA #85133D

North Canaan Housing Authority  
North Canaan, CT

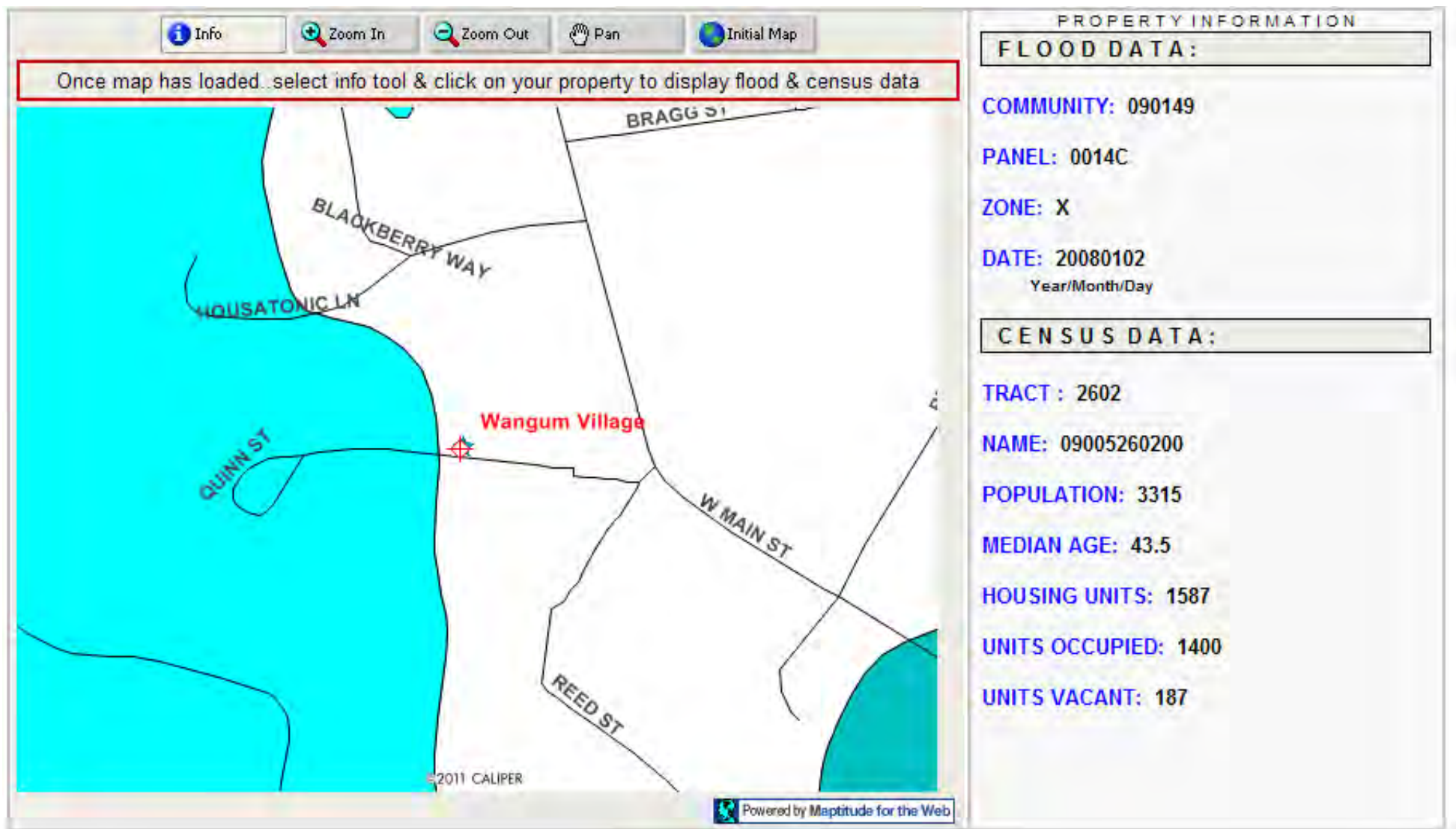
February 20, 2013

*Final Report*



**Wangum Village**  
132 Quinn Street  
North Canaan, CT 06018





**Wangum Village**  
132 Quinn Street  
North Canaan, CT 06018

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

## Executive Summary

### Wangum Village

North Canaan, CT

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**Wangum Village** provides housing for elderly residents. There are a total of 40 one-bedroom units (28 singles (efficiencies) and 12 doubles (one-bedrooms)). Built in 1975, this development has 7 residential buildings. There is also a community building which was being renovated at the time of the assessment; when completed it will house the community spaces (site and maintenance offices, laundry, and community room). The block grant for the community building renovation also includes resurfacing of the asphalt paving. The apartments have been recently upgraded with electric air-to-air heat pumps which provide efficient space heating and cooling.

Overall the development is in good condition. The current renovation addressed most of the near-term concerns. Based on these projections, the development is seen as requiring an adjustment to current replacement reserve funding and/or an infusion of additional capital. The current reserve balance and annual contribution cannot keep pace with the proposed 20-year capital costs. An infusion of \$600,000 is needed to fully fund this plan.

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

- Replacement of caulking, which was observed to be cracked and dried and could result in air infiltration.

- Removal of suspected vinyl asbestos floor tiles (VAT). Management has identified original floor tiles throughout the development, with only a pair of units having been upgraded with new flooring. The floor tiles are currently in a stable condition, but will pose a potential health hazard during any future removal and/or unit modification.
- Rooftop exhaust hoods (for venting kitchen exhaust) are to be replaced in the first year of the plan.
- The storm doors are to be replaced over a ten-year period starting in Year 1.
- Upgrade apartment finishes and replace appliances.
- Allowances for anticipated refurbishing of the forthcoming community spaces are shown in the second half of this plan.

Additional Notes:

1. The Physical Assessment of the property was conducted on January 10, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by David Jackson. 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*.



A view from the main entrance.



The development's sign was missing, possibly from this post on the access road.



The dumpster enclosure is located adjacent to the main parking lot.



A close-up of a damaged section in the main parking lot.





The site also features asphalt walkways and pole-mounted lighting.



One of the four-unit buildings.



This is one of the eight-unit buildings.



The community building was being renovated at the time of the site visit.



Roofs are pitched and covered with asphalt shingles.



A view in one of the living rooms.



Kitchens have 20-inch electric ranges and frost-free refrigerators.



A peg board, added to each kitchen, is used to hang (store) cookware. Note the newer kitchen cabinets.





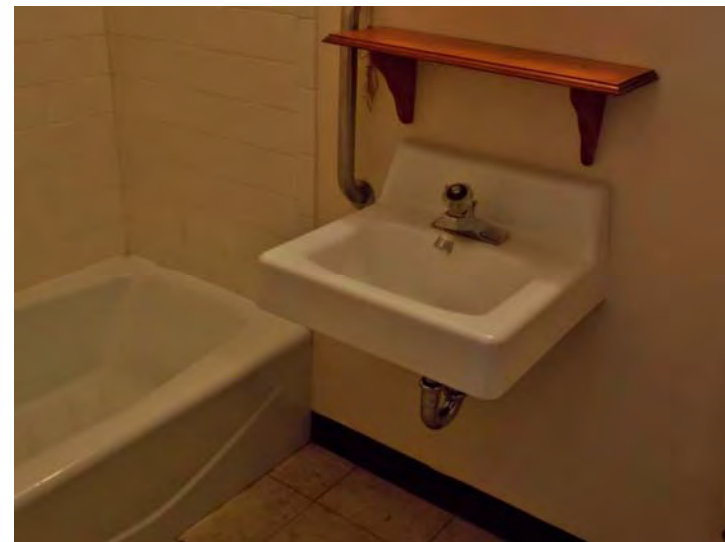
Kitchens have ceiling exhaust fans.



Older cabinets required an additional shim to improve support for the rotating tray (Lazy Susan).



Older kitchen cabinets include drawers with thin-wall plastic frames.



Bathrooms have wall-hung sinks and enameled steel bathtubs.



Bathtubs/showers have an anti-scald mixing valve.



A view of one of the heat pump terminal units.



Every apartment has an electric-heated DHW tank.



Each apartment has its own circuit breaker panel.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	North Canaan Housing Authority
Project Name:	Wangum Village
Project City / Town:	North Canaan, CT

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	January 23, 2013

Number of Units:	40
Total Square Feet:	17,170
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$98,163
Annual Replacement Reserve Contribution:	\$20,944
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	0	0	0	0	0	10,030	0	1,291	0	0	16,331	0	0	0	0	13,480	0	0	0	0	0
2	Building Exterior	0	0	13,694	2,035	2,096	2,159	2,224	2,291	2,359	8,335	2,503	2,578	333	343	354	364	375	18,643	398	8,345	422	435	0
3	Roofing	0	0	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	63,570	65,477	0	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	0	0	0	0	0	7,042	0	0	0	0	0	0	0	0	14,028	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	8,800	9,064	9,336	9,616	9,904	10,202	10,508	10,823	11,148	11,482	11,826	13,358	12,547	12,923	25,336	13,710	14,121	14,545	14,981	15,431	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	0	13,608	14,016	14,437	14,870	0	0	0	0	0	4,984	5,134	5,288	5,446	5,610	5,778	5,951	6,130	6,314	6,503	6,698	0
16	Unit Kitchens	0	0	26,557	27,354	28,174	29,020	3,384	3,486	3,591	3,698	3,809	5,072	6,819	7,024	7,234	7,451	7,675	7,905	8,142	8,387	8,638	8,897	0
17	Unit Bathrooms	0	0	4,924	5,072	5,224	5,381	2,983	3,072	3,164	3,259	3,357	4,248	4,376	4,507	4,642	4,782	4,925	5,073	5,225	5,382	5,543	5,709	0
18	Unit Electrical	0	0	5,570	5,737	0	0	0	0	0	0	0	0	3,319	3,419	3,522	3,627	0	0	0	0	0	0	0
19	Unit Mechanical	0	0	960	989	1,018	1,049	4,907	5,054	5,206	5,362	5,523	5,689	5,859	6,035	36,442	37,536	33,519	34,525	41,016	7,206	7,423	7,645	0
20	Annual Planned Expenditures	0	0	79,113	64,267	60,286	62,094	23,403	34,135	24,828	32,769	26,340	34,053	61,041	39,974	70,187	72,293	77,608	99,286	75,033	113,749	108,988	58,844	0
21	Annual Provision (indexed at 3%)			20,944	21,572	22,219	22,886	23,573	24,280	25,008	25,758	26,531	27,327	28,147	28,991	29,861	30,757	31,680	32,630	33,609	34,617	35,656	36,725	
22	Outside Capital			600,000																				
23	Cumulative Reserve Balance	98,163	98,163	639,994	597,299	559,233	520,025	520,195	510,340	510,520	503,510	503,701	496,975	464,082	453,099	412,773	371,237	325,309	258,653	217,229	138,097	64,765	42,646	



Comprehensive Capital Needs Assessment Schedule

Site Improvements

Owner Sponsor Name:	North Canaan Housing Authority
Project Name:	Wangum Village
Project City / Town:	North Canaan, CT

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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	Asphalt Parking / Roadways					2013				0	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	0					
3	Concrete Sidewalks					2013				0	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	0					
5	Fencing					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
6	Landscaping	3,500		30	40	2023				0	0	0	0	0	0	0	0	0	4,704	0	0	0	0	0	0	0	0	0	0	0				
7	Dumpster Enclosures	1,050		8	15	2020				0	0	0	0	0	0	0	1,291	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	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	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	Crack Fill / Sealant	8,652		Varies	5	2018				0	0	0	0	0	10,030	0	0	0	0	11,628	0	0	0	0	13,480	0	0	0	0	0				
18																																		
19																																		
20																																		
21																																		
22																																		
23																																		
24																																		
25																																		
26																																		
27	Annual Planned Expenditures							0		0	0	0	0	0	10,030	0	1,291	0	0	16,331	0	0	0	0	13,480	0	0	0	0	0	0			
28	Cumulative Reserve Balance							98,163		98,163	639,994	597,299	559,233	520,025	520,195	510,340	510,520	503,510	503,701	496,975	464,082	453,099	412,773	371,237	325,309	258,653	217,229	138,097	64,765	42,646				

## Building Exterior

Owner Sponsor Name:	North Canaan Housing Authority
Project Name:	Wangum Village
Project City / Town:	North Canaan, CT

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## Roofing

Number of Units:	40
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## Lobby / Mail Area

Owner Sponsor Name:	North Canaan Housing Authority
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[illegible]

## Community Room

Owner Sponsor Name:	North Canaan Housing Authority
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## Common Hallways

Owner Sponsor Name:	North Canaan Housing Authority
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[illegible]



## Common Stairways

Number of Units:	40
Total Square Feet:	17,170
Default Inflation Rate:	3.0%

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## Common Laundry

Number of Units:	40
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## Common Area Restrooms

Number of Units:	40
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## Building Boilers

Owner Sponsor Name:	North Canaan Housing Authority
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[illegible]

## Building Mechanical

Number of Units:	40
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## Building Electrical

Owner Sponsor Name:	North Canaan Housing Authority
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[illegible]

## Building Elevator

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[illegible]



## Building Structural

Number of Units:	40
Total Square Feet:	17,170
Default Inflation Rate:	3.0%

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## Unit Living

Number of Units:	40
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## Unit Bathrooms

Owner Sponsor Name:	North Canaan Housing Authority
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## Unit Kitchens

Owner Sponsor Name:	North Canaan Housing Authority
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## Unit Electrical

Number of Units:	40
Total Square Feet:	17,170
Default Inflation Rate:	3.0%

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## Unit Mechanical

Owner Sponsor Name:	North Canaan Housing Authority
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## **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.