

CHFA Capital Needs Assessment and Replacement Reserve Analysis

Prepared for:

Connecticut Housing Finance Authority
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and

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Greenwood Manor
CHFA #85202D
Voluntown Housing Authority
Voluntown, CT

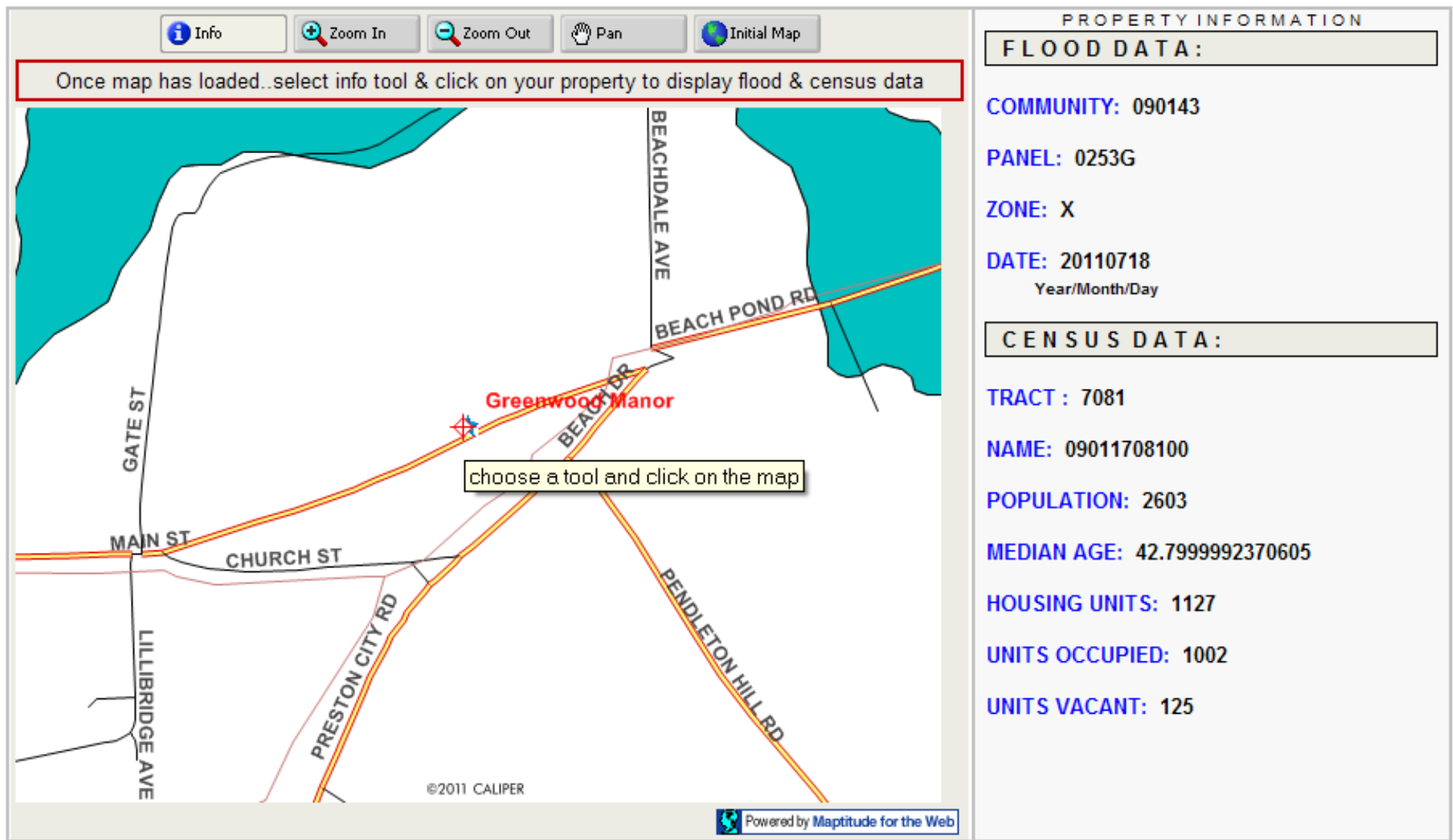
March 15, 2013

Final Report



Greenwood Manor

239 Main Street
Voluntown, CT 06384



Greenwood Manor

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Voluntown, CT 06384

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

Executive Summary

Greenwood Manor

Voluntown, CT

Greenwood Manor is a residential development for the elderly that is comprised of 20 units in 3 one story wood-framed, brick and vinyl sided buildings. All of the buildings have pitched asphalt shingle roofs and share a Community Center on a level site. The development includes 4 one-bedroom and 16 efficiency flats with 24 parking spaces, 2 of which are designated as handicapped accessible. Original construction of the property dates to 1970 and does not include any handicapped accessible units. In 2001 several improvements took place including crack repair at select areas of the drive and parking, new asphalt shingle roofing, unit entry doors and storm doors, a few select window replacements, new VCT kitchen flooring and heat and smoke detectors in the units. The original septic tanks and leaching fields are pumped regularly and are shown to be rehabilitated. A new expansion tank and pumps for the on-site domestic water system are also shown. Unit interiors are refurbished at unit turnover.

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 and/or an infusion of additional capital.

Key findings identified by this assessment of Greenwood Manor include the following:

- Asphalt paving at drives and parking is shown with crack repair and sealcoat periodically during the plan and with early replacement.

- Asphalt sidewalks and drying yards are shown to be replaced early and late in the plan and concrete stoops replaced mid-plan.
- New site light poles are scheduled to be replaced early in the plan.
- Rehabilitation of the on-site septic system is shown mid-plan.
- Vinyl siding cleaning and repairs at all buildings is shown periodically throughout the plan.
- New windows at the residential buildings and Community Center are shown mid-plan.
- New entry doors at the residential buildings are shown mid-plan and new storm doors at the end of the plan.
- Vinyl siding replacement at the residential buildings and Community Center is shown mid-plan.
- New asphalt roofing at the Community Center and residential buildings is shown late in the plan.
- New finishes, fixtures and appliances in the Community Center are shown periodically over the plan.
- Regular maintenance of the domestic well water system is shown over the plan and tank and pump replacement mid-plan.
- Replacement of the rooftop photovoltaic array is scheduled for late in the plan.
- A new fire alarm control panel in the Community Center and upgrades to the residential fire alarm systems are shown mid-plan.
- New emergency generator is shown early in the plan.
- New vinyl flooring in the unit living and sleeping areas or bedrooms, bathrooms and kitchens is shown over the plan.
- Unit wall and ceiling finishes are in good condition. General painting takes place at unit turn-over.
- Bathroom fixtures, flooring, finishes, accessories, exhaust fans and lights are shown being replaced mid-plan and late in the plan.
- Kitchen cabinets, counters and sinks are shown to be replaced early in the plan.
- Kitchen ranges, range hoods and refrigerators are shown to be replaced over the plan.
- Electric baseboard and call for aid replacement is shown mid-plan and smoke and heat detectors replaced over the plan.
- Electric domestic hot water heaters are shown being replaced over the plan.
- The unit level and Community Center split system heat pumps are shown to be replaced later in the plan at 15 years of age.
- An accessible route from parking to the residential buildings and to and through the Community Center is generally present.
- CHFA requires 2 fully accessible apartments. Unit bathroom and kitchen accessibility improvements at 2 units are shown in year 1.

Additional Notes:

1. The Physical Assessment of the property was conducted on January 30th, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Brian Ameche, Principal of Clearstory LLC. We would like to thank site staff for their assistance.
2. Cost estimates used in this assessment are based on data from *RS Means Facilities and Construction Cost Data*. These cost estimates have been applied uniformly across the entire study portfolio to help ensure consistency of future projections. Actual owner and/or site pricing could vary significantly.
3. Unless required by fire, safety, or accessibility codes, items are typically shown being replaced in kind and do not include any planned upgrades or potential upgrade opportunities.
4. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.
5. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



Asphalt walks at the Community Center are generally in good condition; asphalt paving elsewhere at drives, walks and curbs are generally in poor condition.



Typical asphalt drives failure.



Typical asphalt walks failure.



One of 5 monitoring wells installed by the State of CT to evaluate ground water down gradient from the gas station on the adjacent site to the east.



Rear of Building 2 - Leaching fields for the on-site septic systems at each of the three residential building are sited on the sloped lawns behind each of the buildings.



Typical gasket failure at original windows.



Organic growth on asphalt shingle roofs at select locations.



Domestic water storage tank in the Community Building is served by adjacent on-site well.



Tank for maintenance of proper PH level in domestic water from on-site well.



Gas-fired emergency generator and tank at the Community Center.



Community Room and mailboxes at the Community Center.



Typical bedroom in 1-bedroom apartment.



Typical living and dining in 1-bedroom apartment.



Typical kitchen in efficiency and 1-bedroom apartments.



Typical living, dining and kitchen in efficiency apartments.



Typical tight bathroom in efficiency and 1-bedroom apartments.

Comprehensive Capital Needs Assessment Schedule

Summary

Owner Sponsor Name:	Voluntown Housing Authority
Project Name:	Greenwood Manor
Project City / Town:	Voluntown Housing Authority

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 25, 2013

Number of Units:	20
Total Square Feet:	9,590
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	\$110,737
Annual Replacement Reserve Contribution:	\$8,167
Additional Misc. Contribution:	\$0

	Component	Total Planned Expenditures by Year																						Revitalization
		Emergency	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
				2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
1	Site Improvements	0	0	2,041	0	0	59,213	5,628	0	0	35,666	32,987	35,881	0	0	7,129	2,997	0	0	0	0	3,474	0	0
2	Building Exterior	0	0	2,982	0	0	3,259	0	0	3,561	0	30,280	37,810	32,124	0	4,252	10,525	6,938	11,792	0	0	5,077	17,325	0
3	Roofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21,041	29,666	22,322	0
4	Lobby - Mail Area	0	0	0	0	0	0	0	0	0	1,193	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Community Room	0	0	0	0	0	0	0	0	1,429	0	0	0	0	5,129	0	0	0	0	0	8,419	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	287	0	0	0	0	97	0	0	0	0	386	0	0	0	0
9	Common Area Restrooms	0	0	0	0	0	0	0	0	336	0	0	0	0	484	0	0	0	0	452	0	0	0	0
10	Building Boilers	0	0	0	0	0	0	0	0	0	0	1,539	0	0	0	0	0	0	0	0	0	0	0	0
11	Building Mechanical	0	0	1,500	0	1,591	0	1,688	0	1,791	0	31,669	0	2,016	0	2,139	33,923	2,269	0	2,407	0	2,554	0	0
12	Building Electrical	0	0	30,000	0	0	0	0	0	0	0	11,401	27,400	12,095	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	1,064	1,096	1,129	1,163	1,198	1,233	1,270	1,309	1,348	1,388	1,430	1,473	1,517	1,563	1,609	1,658	1,707	1,759	1,811	1,866	0
16	Unit Kitchens	0	0	46,651	23,331	24,030	1,586	1,633	1,682	1,733	1,785	1,838	1,893	1,950	2,009	2,069	2,131	2,195	2,261	2,328	7,687	7,918	8,156	0
17	Unit Bathrooms	0	0	30,000	0	0	0	0	0	0	0	35,400	36,462	37,556	0	0	0	0	4,320	4,450	4,583	0	0	0
18	Unit Electrical	0	0	1,230	1,267	1,305	1,344	1,384	1,426	1,469	7,465	7,689	7,920	8,158	8,402	1,754	1,806	1,860	1,916	1,974	2,033	2,094	2,157	0
19	Unit Mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	18,770	19,333	19,913	20,511	21,126	0	0	0	0	0
20	Annual Planned Expenditures	0	0	115,468	25,693	28,056	66,563	11,531	4,341	11,876	47,418	154,151	148,755	95,328	36,364	38,192	72,858	35,382	43,073	22,124	37,103	52,593	51,825	0
21	Annual Provision (indexed at 3%)			8,167	8,412	8,664	8,924	9,192	9,468	9,752	10,044	10,346	10,656	10,976	11,305	11,644	11,994	12,353	12,724	13,106	13,499	13,904	14,321	
22	Outside Capital			778,506																				
23	Cumulative Reserve Balance	110,737	110,737	781,943	764,661	745,270	687,631	685,292	690,418	688,295	650,921	507,115	369,017	284,665	259,606	233,058	172,194	149,165	118,816	109,798	86,194	47,504	10,000	

Comprehensive Capital Needs Assessment Schedule

Site Improvements

Owner Sponsor Name:	Voluntown Housing Authority
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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	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					2013				0	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	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						
9	Site Lighting					2013				0	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	0						
11	Retaining Walls					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	Crackfill and Sealcoat Asphalt Drives and Parking	2,041		12	5	2013				2,041	0	0	0	0	0	0	2,585	0	0	0	0	2,997	0	0	0	0	3,474	0							
18	Replace Asphalt Walks and Drying Yards	21,385		12	15	2016				0	0	0	23,368	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
19	Asphalt Overlay Drives and Parking	12,243		43	40	2016				0	0	0	13,378	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
20	Replace Concrete Stoops	5,000		43	50	2020				0	0	0	0	0	0	0	6,149	0	0	0	0	0	0	0	0	0	0	0	0						
21	Rehabilitate On-site Sanitary Sewage Systems	72,000		43	50	2020				0	0	0	0	0	0	29,517	30,402	31,315	0	0	0	0	0	0	0	0	0	0	0						
22	Repair and Paint Dumpster Screen Fence	5,000		4	8	2017				0	0	0	0	5,628	0	0	0	0	0	0	7,129	0	0	0	0	0	0	0	0						
23	Development Signage	3,500		varies	40	2022				0	0	0	0	0	0	0	0	4,567	0	0	0	0	0	0	0	0	0	0	0						
24	Site Light Poles	20,560		43	40	2,016				0	0	0	0	22,466	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
25																																			
26																																			
27	Annual Planned Expenditures							0	0	2,041	0	0	59,213	5,628	0	0	35,666	32,987	35,881	0	0	7,129	2,997	0	0	0	0	3,474	0	0					
28	Cumulative Reserve Balance							110,737	110,737	781,943	764,661	745,270	687,631	685,292	690,418	688,295	650,921	507,115	369,017	284,665	259,606	233,058	172,194	149,165	118,816	109,798	86,194	47,504	10,000						

Comprehensive Capital Needs Assessment Schedule

Building Exterior

Owner Sponsor Name:	Voluntown Housing Authority
Project Name:	Greenwood Manor
Project City / Town:	Voluntown Housing Authority

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Number of Units:	20
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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	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	New Windows at Community Center					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
13	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
14	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
15	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
16	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
17	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
18	Other					2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0							
19	New Windows at Community Center	5,075		varies	30	2022					0	0	0	0	0	0	0	0	6,622	0	0	0	0	0	0	0	0	0	0							
20	New Windows at Residential Buildings	39,405		varies	30	2021					0	0	0	0	0	0	0	16,639	17,138	17,652	0	0	0	0	0	0	0	0	0							
21	Power Wash/Repairs to Vinyl Siding at All Buildings	2,982		varies	30	2013					2,982	0	0	3,259	0	0	3,561	0	0	0	0	0	4,252	0	0	4,646	0	0	5,077	0						
22	Replace Vinyl Siding at All Buildings	32,305		varies	30	2021					0	0	0	0	0	0	0	0	13,641	14,050	14,471	0	0	0	0	0	0	0	0							
23	New Entry Doors at Residential Buildings	13,760		12	25	2025					0	0	0	0	0	0	0	0	0	0	0	0	6,736	6,938	7,146	0	0	0	0							
24	New Entry/Service Doors at Community Center	2,580		varies	25	2026					0	0	0	0	0	0	0	0	0	0	0	0	3,789	0	0	0	0	0	0							
25	New Storm Doors at Residential Buildings	9,880		5	25	2032					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,325							
26																																				
27	Annual Planned Expenditures							0		0	2,982	0	0	3,259	0	0	3,561	0	30,280	37,810	32,124	0	4,252	10,525	6,938	11,792	0	0	5,077	17,325	0					
28	Cumulative Reserve Balance							110,737		110,737	781,943	764,661	745,270	687,631	685,292	690,418	688,295	650,921	507,115	369,017	284,665	259,606	233,058	172,194	149,165	118,816	109,798	86,194	47,504	10,000						

Roofing

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Project City / Town:	Voltown Housing Authority

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[illegible]

Lobby / Mail Area

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Community Room

Number of Units:	20
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Default Inflation Rate:	3.0%

Spreadsheet_2_25Greenwood Manor 2/26/2013

Common Hallways

Owner Sponsor Name:	Voltown Housing Authority
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[illegible]

Common Stairways

Number of Units:	20
Total Square Feet:	9,590
Default Inflation Rate:	3.0%

Spreadsheet_2_25Greenwood Manor 2/26/2013

Common Laundry

Number of Units:	20
Total Square Feet:	9,590
Default Inflation Rate:	3.0%

[illegible]

Common Area Restrooms

Number of Units:	20
Total Square Feet:	9,590
Default Inflation Rate:	3.0%

[illegible]

Building Boilers

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[illegible]

Building Mechanical

Number of Units:	20
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Spreadsheet_2_25Greenwood Manor 2/26/2013

Building Electrical

Number of Units:	20
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Spreadsheet_2_25Greenwood Manor 2/26/2013

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	0					
2	Cabs					2013				0	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	0					
4	Other					2013				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5	Other					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					
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures							0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
28	Cumulative Reserve Balance							110,737		110,737	781,943	764,661	745,270	687,631	685,292	690,418	688,295	650,921	507,115	369,017	284,665	259,606	233,058	172,194	149,165	118,816	109,798	86,194	47,504	10,000					

Comprehensive Capital Needs Assessment Schedule

Building Structural

Owner Sponsor Name:	Voluntown Housing Authority
Project Name:	Greenwood Manor
Project City / Town:	Voluntown Housing Authority

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 25, 2013

Number of Units:	20
Total Square Feet:	9,590
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						
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21																																			
22																																			
23																																			
24																																			
25																																			
26																																			
27	Annual Planned Expenditures						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
28	Cumulative Reserve Balance						110,737	110,737	781,943	764,661	745,270	687,631	685,292	690,418	688,295	650,921	507,115	369,017	284,665	259,606	233,058	172,194	149,165	118,816	109,798	86,194	47,504	10,000							

Unit Living

Owner Sponsor Name:	Voltown Housing Authority
Project Name:	Greenwood Manor
Project City / Town:	Voltown Housing Authority

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 25, 2013

Number of Units:	20
Total Square Feet:	9,590
Default Inflation Rate:	3.0%

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Unit Bathrooms

Number of Units:	20
Total Square Feet:	9,590
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																													
2	Ceiling					2013																													
3	Lavatory / Vanity					2013																													
4	Toilet					2013																													
5	Tub / Surround					2013																													
6	Floor					2013																													
7	Accessories					2013																													
8	Lighting Features					2013																													
9	Exhaust Fan					2013																													
10	GFI Outlet					2013																													
11	Other					2013																													
12	Other					2013																													
13	Other					2013																													
14	Other					2013																													
15	Other					2013																													
16	Other					2013																													
17	Other					2013																													
18	New toilet, sink and mixing valve	22,600		43	50	2021											9,543	9,829	10,124	0	0	0	0	0	0	0	0	0	0						
19	New tub, surround and mixing valve	40,400		43	50	2021											17,060	17,571	18,099	0	0	0	0	0	0	0	0	0	0						
20	New Bathroom Accessories	8,360		43	50	2021											3,530	3,636	3,745	0	0	0	0	0	0	0	0	0	0						
21	New Bathroom Exhaust Fans	3,000		43	50	2021											1,267	1,305	1,344	0	0	0	0	0	0	0	0	0	0						
22	New Bathroom Light	2,400		43	50	2021											1,013	1,044	1,075	0	0	0	0	0	0	0	0	0	0						
23	New Vinyl Bathroom Floor	4,000		43	50	2021											1,689	1,739	1,791	0	0	0	0	0	0	0	0	0	0						
24	Paint Bathrooms	3,075		43	50	2021											1,298	1,337	1,378	0	0	0	0	0	4,320	4,450	4,583	0	0						
25	Enlarge 2 Bathrms-Clearance, Fixtures, Accessories per ADA	30,000		1	1	2013											30,000	0	0	0	0	0	0	0	0	0	0	0	0						
26																																			
27	Annual Planned Expenditures						0	0	30,000	0	0	0	0	0	0	0	35,400	36,462	37,556	0	0	0	0	4,320	4,450	4,583	0	0	0						
28	Cumulative Reserve Balance						110,737	110,737	781,943	764,661	745,270	687,631	685,292	690,418	688,295	650,921	507,115	369,017	284,665	259,606	233,058	172,194	149,165	118,816	109,798	86,194	47,504	10,000							

Unit Electrical

Number of Units:	20
Total Square Feet:	9,590
Default Inflation Rate:	3.0%

Spreadsheet 2_25Greenwood Manor 2/26/2013

Unit Mechanical

Owner Sponsor Name:	Voltown Housing Authority
Project Name:	Greenwood Manor
Project City / Town:	Voltown Housing Authority

Current Year:	2013
Budget Effective Date:	January 1, 2013
Report Date:	February 25, 2013

Number of Units:	20
Total Square Feet:	9,590
Default Inflation Rate:	3.0%

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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.