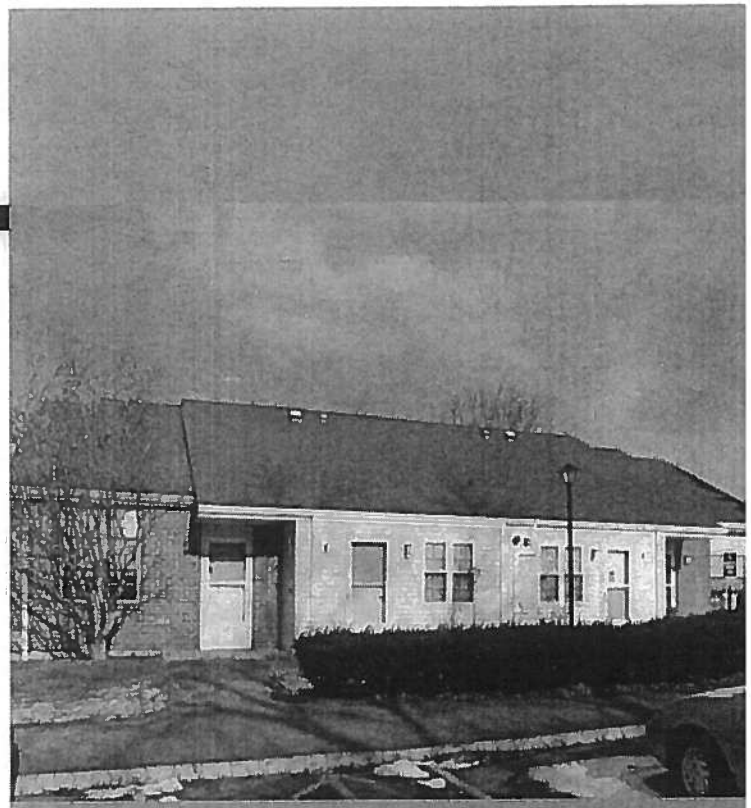
ON-SITE INSIGHT
A RECAP REAL ESTATE ADVISORS COMPANY

CHFA
Capital Needs Assessment and Replacement Reserve Analysis



McKenna Court
CHFA # 85209D
Wallingford Housing Authority
Wallingford, CT

March 13, 2013

Final Report

Prepared for:

Connecticut Housing Finance Authority
999 West Street
Rocky Hill, CT 06067

and

Recap Real Estate Advisors
38 Chauncy Street, Suite 600
Boston, MA 02111

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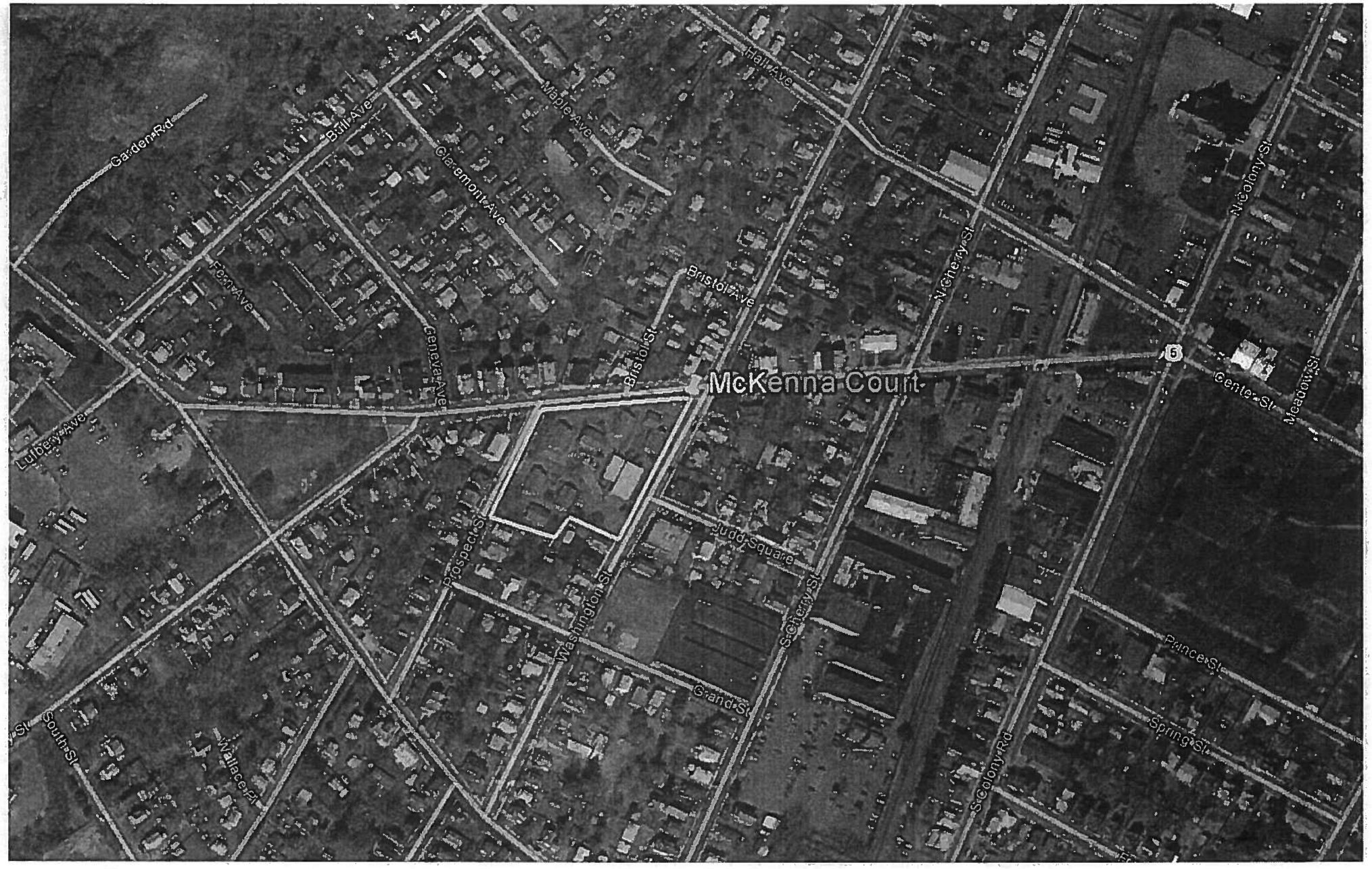
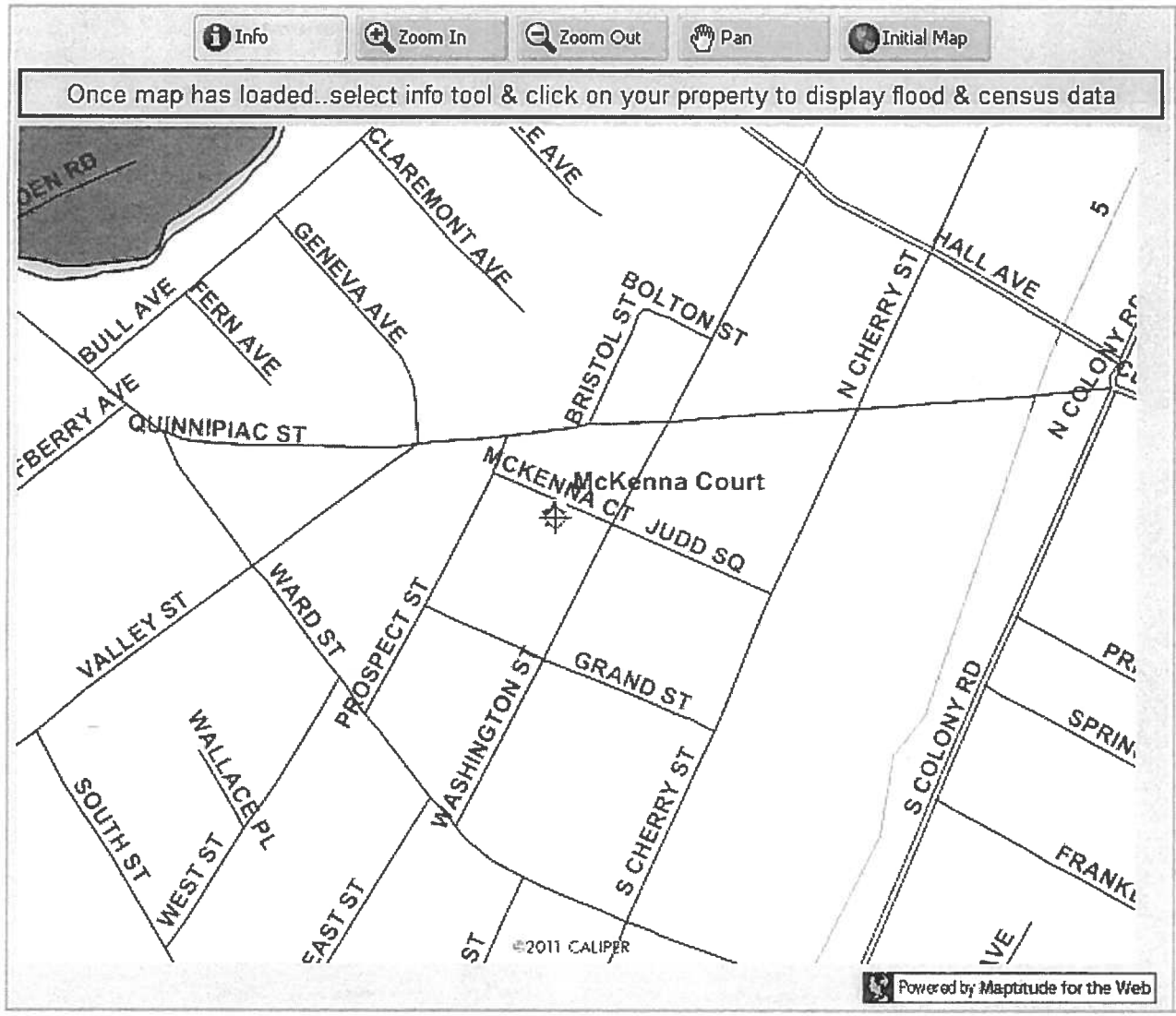
on-site-insight.com



McKenna Court

1-30 McKenna Court
Wallingford, CT 06492



PROPERTY INFORMATION

FLOOD DATA:

COMMUNITY: 090090

PANEL: 0304H

ZONE: X

DATE: 20101217
Year/Month/Day

CENSUS DATA:

TRACT : 1754

NAME: 09009175400

POPULATION: 4431

MEDIAN AGE: 35.4000015258789

HOUSING UNITS: 1988

UNITS OCCUPIED: 1877

UNITS VACANT: 111

McKenna Court

1-30 McKenna Court
Wallingford, CT 06492

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

ON-SITE INSIGHT
A RECAP REAL ESTATE ADVISORS COMPANY

Executive Summary

McKenna Court

Wallingford, CT

McKenna Court is a residential development for the elderly that is comprised of seven residential buildings and a freestanding community building that also houses storage and service space for the Authority's maintenance department.. The development includes 22 efficiency and 8 one-bedroom units. Three units, 2 efficiency and 1 one-bedroom, are designated as handicap accessible. Original construction of the development dates to 1980. In approximately 2008, a renovation scope of work that included new vinyl siding, windows, and doors was completed, and these components are in good condition and should not require any significant capital expenditures during the plan's term.

Overall the development is in generally good condition. As shown on the attached capital needs worksheets, the development faces significant capital needs over the term, primarily for upgrade and/or replacement of in-unit finishes and components. 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 as part of this assessment include the following:

- Access drive and parking asphalt resurfacing is shown in Year 11. Pedestrian walkway resurfacing is shown in Year 4.
- No problems related to the brick veneer or vinyl siding exterior wall surfaces were noted; no significant capital needs identified.
- Replacement of the single leaf steel service door at the mechanical room is significant rusted and shown being replaced in Year 1.
- The residential building roofs have conventional three-tab shingles that exhibit age and wear; replacement is shown in Years 2-4.

- Interior wall and ceiling surfaces are in good condition; future painting cycles shown in Years 6 and 16. Vinyl floor tile replacement is shown in Year 6.
- The domestic hot water tank and heat pump at the community building are both newer and no near-term needs are anticipated.
- No problems related to the central fire alarm control panel were noted; an allowance for a future panel upgrade is shown in Year 13.
- Annual allowances for in-unit floor covering replacement (carpet in living areas/vinyl tile in restrooms and kitchens) are shown from Year 1 forward.
- **Note**: Costs for floor tile replacement do not include any potential remediation of reported asbestos containing materials (ACMs) as it is unknown what level or scope of work might be necessary to complete said remediation. However, it should be noted that remediation costs could likely add significantly to those costs shown here as part of the assessment.
- Allowances to replace older high-flow toilets with contemporary water conserving low-flow models are shown in Years 1-3.
- Original kitchen cabinetry that is in fair condition is typical in units; replacement allowances are shown in Years 1-5.
- Annual allowances for replacement of kitchen appliances, as needed, are shown from Year 1 forward.
- Replacement of original Stab-Lok circuit breaker panels are shown in Years 1-5.
- Heat pumps were added at all units in 2012; no problems were noted and no near-term needs were identified. Annual allowances for as needed replacement of original electric baseboard radiation, now used for supplemental heating, are shown from Year 1 forward.
- Annual allowances for replacement of unit-level electric domestic hot water tanks are shown from Year 1 forward.
- Modifications necessary for common area accessibility include installation of lever-style door hardware at resident services office, replacement of cabinetry in kitchen to be at proper heights and with adequate knee clearance, and centering of toilets at eighteen inches from adjacent wall and installation of grab bars.
- Modifications necessary for unit-level accessibility include relocating toilets so as to be centered at eighteen inches from the adjacent wall, insulating pipes under sinks, and lowering of mirrors and medicine cabinets.

Additional Notes:

1. The Physical Assessment of the property was conducted on January 22nd, 2013. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Bruce Hutchinson. We would like to thank the office staff of Demarco Management Company and the maintenance staff of the Wallingford 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-paved surfaces in generally good condition

Typical asphalt-paved pedestrian walkway

Typical waste management screening/enclosure found at various locations throughout the site

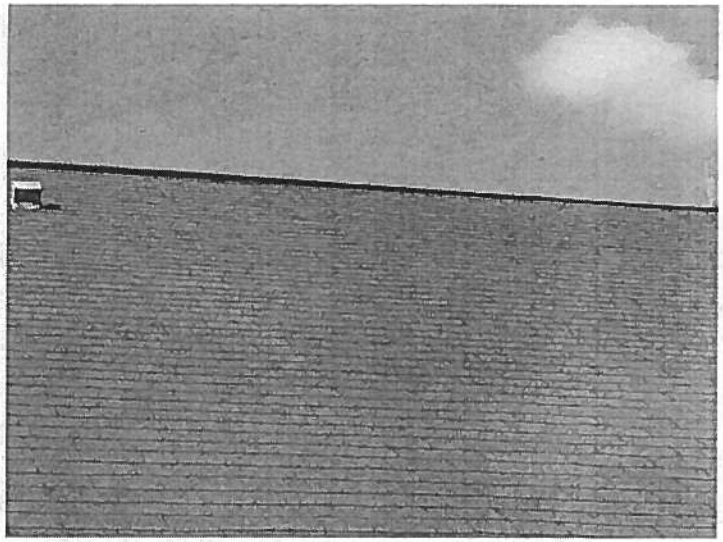
Typical building architecture as seen at a residential building

Building architecture as seen at community building

Brick veneer, vinyl siding, windows, and doors all in good overall condition

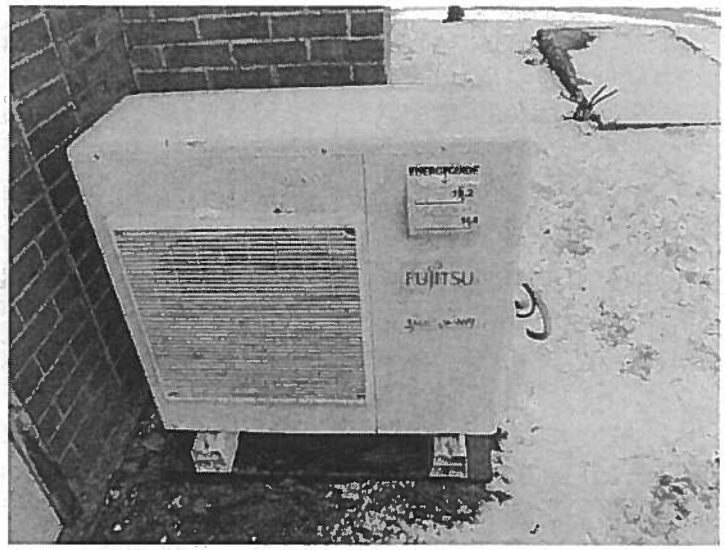
Steel lintels in need of surface preparation and painting and perimeter caulking in need of replacement

Rust-damaged service door at community building mechanical room



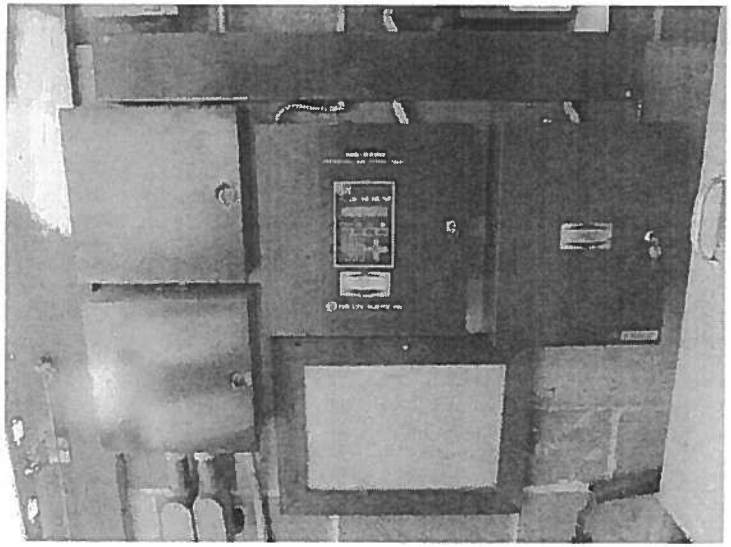
Roof coverings in fair to good condition

Interior view of community room

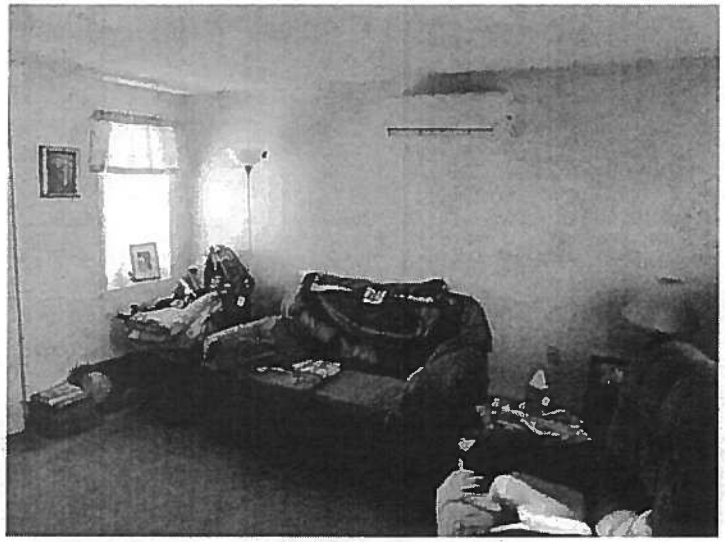


Exterior condenser for recently installed heat pump at community room

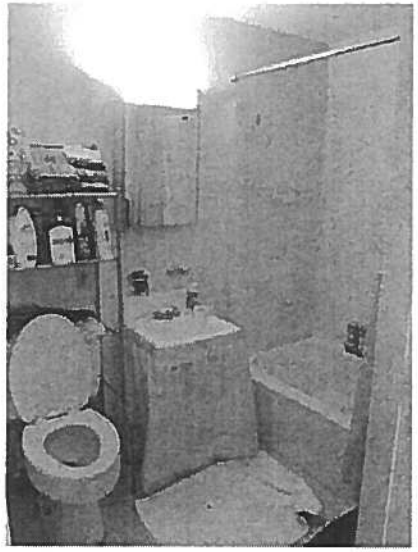
Natural gas-fired domestic hot water tank for community building



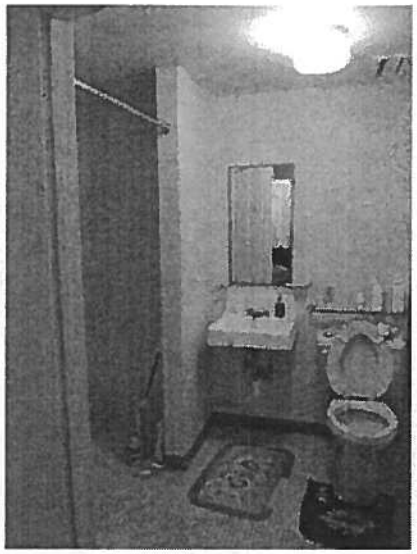
Fully addressable fire alarm control panel has been updated in recent years



Typical finishes in unit living areas



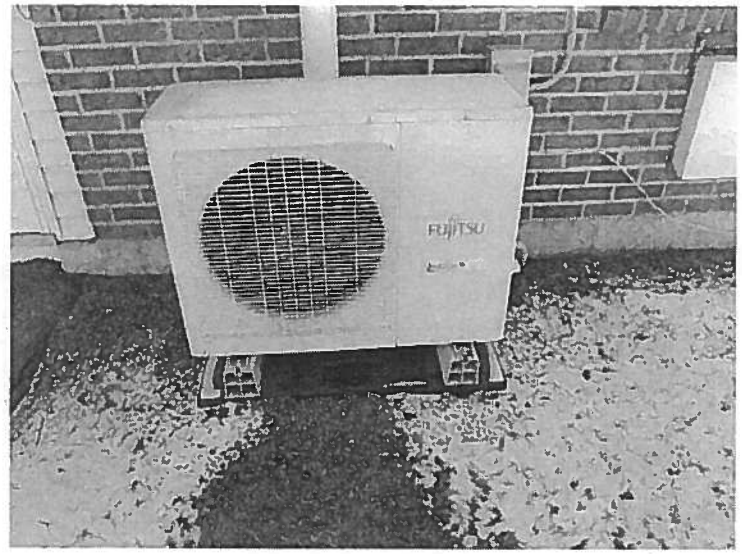
Typical finishes and fixtures in 'standard' unit bathrooms



Handicap accessible unit bathrooms include a roll-in shower

Typical finishes and equipment in 'standard' unit kitchens

Handicap accessible unit kitchens include knee clearance space under the countertop



Typical exterior condenser for heat pumps that were recently installed in all units

Each unit has an electric, storage-type, domestic hot water tank

Comprehensive Capital Needs Assessment Schedule

Summary

me:	Wallingford Housing Authority
me:	McKenna Court
wn:	Wallingford

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

Number of Units:	30
Total Square Feet:	20,945
Default Inflation Rate:	3.0%

Beginning Replacement Reserve Balance:	$167,850
Annual Replacement Reserve Contribution:	$8,050
Additional Misc. Contribution:	

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
		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
0	0	5,265	0	0	56,572	0	6,104	0	0	17,605	0	42,458	0	0	0	0	8,203	0	0
0	0	515	0	0	0	0	0	0	0	0	0	3,967	4,086	4,209	4,335	4,465	0	0	0
0	0	0	24,433	25,166	25,921	0	0	0	0	0	0	0	0	0	0	75,224	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	150	4,301	0	0	0	0	5,910	0	0	0	0	0	0	0	0	0	1,520	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	250	250	0	0	0	0	744	0	0	0	0	0	0	0	0	0	361	0	0
0	4,175	4,175	0	0	0	0	694	0	0	0	0	0	0	0	0	0	419	0	0
0	0	0	0	0	0	0	0	0	0	1,539	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,008	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,822	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	3,029	3,120	3,214	3,310	3,409	3,512	3,617	3,725	3,837	3,952	4,071	4,193	4,319	4,448	4,582	4,719	4,861	5,007
0	0	18,232	18,779	19,343	19,923	20,520	2,401	2,473	2,547	2,624	2,702	2,783	2,867	2,953	3,042	3,133	3,227	3,324	3,423
0	6,525	11,924	5,561	5,728	1,419	8,208	8,455	8,708	8,969	9,239	9,516	9,801	10,095	10,398	10,710	1,965	2,024	2,085	2,147
0	0	9,510	9,795	10,089	11,532	11,878	3,713	3,825	3,940	4,058	4,180	4,305	4,434	4,567	4,704	4,845	4,991	5,140	5,295
0	0	4,119	4,243	4,370	4,501	4,636	4,775	4,919	5,066	5,218	5,375	5,536	5,702	5,873	29,399	30,281	31,190	32,125	33,089
0	11,100	61,321	65,931	67,909	123,178	48,652	36,309	23,542	24,248	44,120	25,725	72,921	31,378	50,141	56,638	128,603	56,654	47,534	48,960
		8,050	8,292	8,541	8,797	9,061	9,333	9,613	9,901	10,198	10,504	10,819	11,144	11,478	11,822	12,177	12,542	12,919	13,306
		775,000																	
167,850	156,750	878,479	820,840	761,472	647,090	607,499	580,522	566,593	552,246	518,324	503,104	441,001	420,767	382,104	337,288	220,962	176,850	142,234	106,580

Comprehensive Capital Needs Assessment Schedule

Site Improvements

'allingford Housing Authority	
cKenna Court	
'allingford	

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

Number of Units:	30
Total Square Feet:	20,945
Default Inflation Rate:	3.0%

rent Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year 1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022	11 2023	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029
31,592		10	20	2023					0	0	0	0	0	0	0	0	0	0	42,458	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13,898		32	40	2021					0	0	0	0	0	0	0	0	17,605	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8,400		32	35	2016					0	0	0	9,179	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5,265		5	5	2013					5,265	0	0	0	0	6,104	0	0	0	0	0	0	0	0	0	8,203	0
17,672		15+	20	2016					0	0	0	19,310	0	0	0	0	0	0	0	0	0	0	0	0	0
25,700		32	35	2016					0	0	0	28,083	0	0	0	0	0	0	0	0	0	0	0	0	0
ual Planned Expenditures						0		0	5,265	0	0	56,572	0	6,104	0	0	17,605	0	42,458	0	0	0	0	8,203	0
nulative Reserve Balance						167,850		156,750	878,479	820,840	761,472	647,090	607,499	580,522	566,593	552,246	518,324	503,104	441,001	420,767	382,104	337,288	220,962	176,850	142,234

Comprehensive Capital Needs Assessment Schedule

Building Exterior

'allingford Housing Authority	
cKenna Court	
'allingford	

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

Number of Units:	30
Total Square Feet:	20,945
Default Inflation Rate:	3.0%

rent Total lacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year																
									1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
									2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14,760		4	15	2023					0	0	0	0	0	0	0	0	0	0	3,967	4,086	4,209	4,335	4,465	0	0
515		32	25	2013					515	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ual Planned Expenditures						0		0	515	0	0	0	0	0	0	0	0	0	3,967	4,086	4,209	4,335	4,465	0	0
nulative Reserve Balance						167,850		156,750	878,479	820,840	761,472	647,090	607,499	580,522	566,593	552,246	518,324	503,104	441,001	420,787	382,104	337,288	220,962	176,850	142,234

Comprehensive Capital Needs Assessment Schedule

Roofing

'allingford Housing Authority	
cKenna Court	
'allingford	

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

Number of Units:	30
Total Square Feet:	20,945
Default Inflation Rate:	3.0%

rent Total lacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year 1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022	11 2023	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029	2
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
71,164		15+	20	2014					0	24,433	25,166	25,921	0	0	0	0	0	0	0	0	0	0	0	0	0	
49,732		5	20	2028					0	0	0	0	0	0	0	0	0	0	0	0	0	0	75,224	0	0	
ual Planned Expenditures						0		0	0	24,433	25,166	25,921	0	0	0	0	0	0	0	0	0	0	75,224	0	0	
nulative Reserve Balance						167,850		156,750	878,479	820,840	761,472	647,090	607,499	580,522	566,593	552,246	518,324	503,104	441,001	420,767	382,104	337,288	220,962	176,850	142,234	10

Comprehensive Capital Needs Assessment Schedule

Lobby / Mail Area

'allingford Housing Authority	
cKenna Court	
'allingford	

urre t Yea	2 13
Budget Effective Date	January 1 2013
Report Date:	February 1 2013

Number of Units	30
Total Square Feet.	20 945
Default Inflation Rate:	3.0%

rent Total lacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year																
									1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
									2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ual Planned Expenditures						0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nulative Reserve Balance						167,850		156,750	878,479	820,840	761,472	647,090	607,499	580,522	566,593	552,246	518,324	503,104	441,001	420,767	382,104	337,288	220,962	178,850	142,234

Comprehensive Capital Needs Assessment Schedule

Community Room

'allingford Housing Authority	
cKenna Court	
'allingford	

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

Number of Units:	30
Total Square Feet:	20,945
Default Inflation Rate:	3.0%

rent Total lacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year																
									1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
									2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
4,122		15	20	2018					0	0	0	0	0	4,779	0	0	0	0	0	0	0	0	0	0	0
2,700		32	30	2013					2,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1,451		32	30	2013					1,451	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
391		5	10	2018					0	0	0	0	0	453	0	0	0	0	0	0	0	0	0	609	0
585		5	10	2018					0	0	0	0	0	678	0	0	0	0	0	0	0	0	0	911	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
150		ADD	20	2013				150	150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ual Planned Expenditures						0		150	4,301	0	0	0	0	5,910	0	0	0	0	0	0	0	0	0	1,520	0
nulative Reserve Balance						167,850		156,750	878,479	820,840	761,472	647,090	607,499	580,522	566,593	552,246	518,324	503,104	441,001	420,767	382,104	337,288	220,962	176,850	142,234

Comprehensive Capital Needs Assessment Schedule

Common Hallways

'allingford Housing Authority	
cKenna Court	
'allingford	

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

Number of Units:	30
Total Square Feet:	20 945
Default Inflation Rate.	3.0%

rent Total lacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year																
									1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
									2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ual Planned Expenditures						0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nulative Reserve Balance						167,850		156,750	878,479	820,840	761,472	647,090	607,499	580,522	566,593	552,246	518,324	503,104	441,001	420,767	382,104	337,288	220,962	176,850	142,234

Comprehensive Capital Needs Assessment Schedule

Common Stairways

'allingford Housing Authority	
cKenna Court	
'allingford	

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

Number of Units:	30
Total Square Feet:	20,945
Default Inflation Rate:	3.0%

rent Total lacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year																
									1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
									2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ual Planned Expenditures						0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nulative Reserve Balance						167,850		156,750	878,479	820,840	761,472	647,090	607,499	580,522	566,593	552,246	518,324	503,104	441,001	420,767	382,104	337,288	220,962	176,850	142,234

Comprehensive Capital Needs Assessment Schedule

Common Laundry

'allingford Housing Authority	
cKenna Court	
'allingford	

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

Number of Units:	30
Total Square Feet:	20,945
Default Inflation Rate:	3.0%

rent Total lacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year 1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022	11 2023	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029
181		5	10	2018					0	0	0	0	0	210	0	0	0	0	0	0	0	0	0	282	0
51		5	10	2018					0	0	0	0	0	59	0	0	0	0	0	0	0	0	0	79	0
410		15	20	2018					0	0	0	0	0	475	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
250		ADD	20	2013				250	250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ual Planned Expenditures						0		250	250	0	0	0	0	744	0	0	0	0	0	0	0	0	0	361	0
nulative Reserve Balance						167,850		156,750	878,479	820,840	761,472	647,090	607,499	580,522	566,593	552,246	518,324	503,104	441,001	420,767	382,104	337,288	220,962	176,850	142,234

Comprehensive Capital Needs Assessment Schedule

Common Area Restrooms

'allingford Housing Authority	
cKenna Court	
'allingford	

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

Number of Units:	30
Total Square Feet:	20,945
Default Inflation Rate:	3.0%

rent Total lacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year 1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022	11 2023	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029
228		5	10	2018					0	0	0	0	0	264	0	0	0	0	0	0	0	0	0	355	0
41		5	10	2018					0	0	0	0	0	47	0	0	0	0	0	0	0	0	0	64	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
330		15	20	2018					0	0	0	0	0	383	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4,175		ADD	20	2013				4,175	4,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ual Planned Expenditures						0		4,175	4,175	0	0	0	0	694	0	0	0	0	0	0	0	0	0	419	0
nulative Reserve Balance						167,850		156,750	878,479	820,840	761,472	647,090	607,499	580,522	566,593	552,248	518,324	503,104	441,001	420,767	382,104	337,288	220,962	176,850	142,234

Comprehensive Capital Needs Assessment Schedule

Building Boilers

'allingford Housing Authority	
cKenna Court	
'allingford	

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

Number of Units:	30
Total Square Feet:	20,945
Default Inflation Rate:	3.0%

rent Total placement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year																
									1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
									2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1,215		2	10	2021					0	0	0	0	0	0	0	0	1,539	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ual Planned Expenditures						0		0	0	0	0	0	0	0	0	0	1,539	0	0	0	0	0	0	0	0
nulative Reserve Balance						167,850		156,750	878,479	820,840	761,472	647,090	607,499	580,522	566,593	552,246	518,324	503,104	441,001	420,767	382,104	337,288	220,962	176,850	142,234

Comprehensive Capital Needs Assessment Schedule

Building Mechanical

'allingford Housing Authority	
cKenna Court	
'allingford	

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

Number of Units:	30
Total Square Feet:	20,945
Default Inflation Rate:	3.0%

rent Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year 1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022	11 2023	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2,850		1	15	2027					0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,008	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ual Planned Expenditures						0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,008	0	0
nulative Reserve Balance						167,850		156,750	878,479	820,840	761,472	647,090	607,499	580,522	566,593	552,246	518,324	503,104	441,001	420,767	382,104	337,288	220,962	176,850	142,234

Comprehensive Capital Needs Assessment Schedule

Building Electrical

'allingford Housing Authority	
cKenna Court	
'allingford	

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

Number of Units:	30
Total Square Feet:	20,945
Default Inflation Rate:	3.0%

rent Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
									Planned Expenditures by Year																
									2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12,500		8	20	2025					0	0	0	0	0	0	0	0	0	0	0	0	17,822	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ual Planned Expenditures						0		0	0	0	0	0	0	0	0	0	0	0	0	0	17,822	0	0	0	0
nulative Reserve Balance						167,850		156,750	878,479	820,840	761,472	647,090	607,499	580,522	566,593	552,246	518,124	503,104	441,001	420,787	382,104	337,288	220,962	176,850	142,234

Comprehensive Capital Needs Assessment Schedule

Building Elevator

'allingford Housing Authority	
cKenna Court	
'allingford	

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

Number of Units:	30
Total Square Feet:	20,945
Default Inflation Rate:	3.0%

rent Total lacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year 1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022	11 2023	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ual Planned Expenditures						0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nulative Reserve Balance						167,850		156,750	878,479	820,840	761,472	647,090	607,499	580,522	566,593	552,246	518,324	503,104	441,001	420,767	382,104	337,288	220,962	176,850	142,234

Comprehensive Capital Needs Assessment Schedule

Building Structural

'allingford Housing Authority	
cKenna Court	
'allingford	

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

Number of Units:	30
Total Square Feet:	20,945
Default Inflation Rate:	3.0%

rent Total lacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year																
									1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
									2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ual Planned Expenditures						0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nulative Reserve Balance						167,850		156,750	878,479	820,840	761,472	647,090	607,499	580,522	566,593	552,246	518,324	503,104	441,001	420,767	382,104	337,288	220,962	176,850	142,234

Comprehensive Capital Needs Assessment Schedule

Unit Living

'allingford Housing Authority	
cKenna Court	
'allingford	

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

Number of Units:	30
Total Square Feet:	20,945
Default Inflation Rate:	3.0%

rent Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year 1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022	11 2023	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029	2
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3,029		1	1	2013					3,029	3,120	3,214	3,310	3,409	3,512	3,617	3,725	3,837	3,952	4,071	4,193	4,319	4,448	4,582	4,719	4,861	5,
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ual Planned Expenditures						0		0	3,029	3,120	3,214	3,310	3,409	3,512	3,617	3,725	3,837	3,952	4,071	4,193	4,319	4,448	4,582	4,719	4,861	5,
nulative Reserve Balance						167,850		156,750	878,479	820,840	761,472	647,090	607,499	580,522	566,593	552,246	518,324	503,104	441,001	420,767	382,104	337,288	220,952	176,850	142,234	10

Comprehensive Capital Needs Assessment Schedule

Unit Bathrooms

'allingford Housing Authority	
cKenna Court	
'allingford	

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

Number of Units:	30
Total Square Feet:	20,945
Default Inflation Rate:	3.0%

rent Total lacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year 1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022	11 2023	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
360		1	1	2013					360	371	382	393	405	417	430	443	456	470	484	498	513	529	545	561	578
627		1	1	2013					627	646	665	685	706	727	749	771	794	818	843	868	894	921	948	977	1,006
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
312		1	1	2013					312	321	331	341	351	362	373	384	395	407	419	432	445	458	472	486	501
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
47,340		32	35+	2017					0	0	0	0	5,328	5,488	5,653	5,822	5,997	6,177	6,362	6,553	6,750	6,952	0	0	0
12,300		32	30	2013					4,100	4,223	4,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12,600		32	35+	2017					0	0	0	0	1,418	1,461	1,505	1,550	1,596	1,644	1,693	1,744	1,796	1,850	0	0	0
6,525		ADD	20	2013				6,525	6,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ual Planned Expenditures						0		6,525	11,924	5,561	5,728	1,419	8,208	8,455	8,708	8,969	9,239	9,516	9,801	10,095	10,398	10,710	1,965	2,024	2,085
nulative Reserve Balance						167,850		156,750	878,479	820,840	761,472	647,090	607,499	580,522	566,593	552,248	518,324	503,104	441,001	420,767	382,104	337,288	220,962	176,850	142,234

Comprehensive Capital Needs Assessment Schedule

Unit Kitchens

Wallingford Housing Authority	
McKenna Court	
Wallingford	

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

Number of Units:	30
Total Square Feet:	20,945
Default Inflation Rate:	3.0%

Current Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year																
									1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
									2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
731		1	1	2013					731	753	776	799	823	848	873	899	926	954	983	1,012	1,042	1,074	1,106	1,139	1,173
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1,340		1	1	2013					1,340	1,380	1,422	1,464	1,508	1,553	1,600	1,648	1,697	1,748	1,801	1,855	1,911	1,968	2,027	2,088	2,150
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
57,375		32	25	2013					11,475	11,819	12,174	12,539	12,915	0	0	0	0	0	0	0	0	0	0	0	0
15,000		32	20	2013					3,000	3,090	3,183	3,278	3,377	0	0	0	0	0	0	0	0	0	0	0	0
8,430		32	25	2013					1,686	1,737	1,789	1,842	1,898	0	0	0	0	0	0	0	0	0	0	0	0
Annual Planned Expenditures						0		0	18,232	18,779	19,343	19,923	20,520	2,401	2,473	2,547	2,624	2,702	2,783	2,867	2,953	3,042	3,133	3,227	3,324
Cumulative Reserve Balance						167,850		156,750	878,479	820,840	761,472	647,090	607,499	580,522	566,593	552,246	518,324	503,104	441,001	420,767	382,104	337,288	220,962	176,850	142,234

Comprehensive Capital Needs Assessment Schedule

Unit Electrical

'allingford Housing Authority	
cKenna Court	
'allingford	

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

Number of Units:	30
Total Square Feet:	20,945
Default Inflation Rate:	3.0%

rent Total lacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year 1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022	11 2023	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029
450		1	1	2013					450	464	477	492	506	522	537	553	570	587	605	623	642	661	681	701	722
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1,710		1	1	2013					1,710	1,761	1,814	1,869	1,925	1,982	2,042	2,103	2,166	2,231	2,298	2,367	2,438	2,511	2,587	2,664	2,744
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
36,750		32	50+	2013					7,350	7,571	7,798	8,032	8,272	0	0	0	0	0	0	0	0	0	0	0	0
11,400		4	10	2016					0	0	0	1,140	1,174	1,209	1,246	1,283	1,322	1,361	1,402	1,444	1,487	1,532	1,578	1,625	1,674
ual Planned Expenditures						0		0	9,510	9,795	10,089	11,532	11,878	3,713	3,825	3,940	4,058	4,180	4,305	4,434	4,567	4,704	4,845	4,991	5,140
nulative Reserve Balance						167,850		156,750	878,479	820,840	761,472	647,090	607,499	580,522	566,593	552,246	518,324	503,104	441,001	420,767	382,104	337,288	220,962	176,850	142,234

Comprehensive Capital Needs Assessment Schedule

Unit Mechanical

'allingford Housing Authority	
cKenna Court	
'allingford	

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

Number of Units:	30
Total Square Feet:	20,945
Default Inflation Rate:	3.0%

rent Total Replacement Cost	Expected Annual Rate of Inflation	Current Age	Total Expected Useful Life	Initial Replacement Year	Code	Emergency	Code	Deferred	Planned Expenditures by Year 1 2013	2 2014	3 2015	4 2016	5 2017	6 2018	7 2019	8 2020	9 2021	10 2022	11 2023	12 2024	13 2025	14 2026	15 2027	16 2028	17 2029
1,569		1	1	2013					1,569	1,616	1,665	1,715	1,766	1,819	1,874	1,930	1,988	2,048	2,109	2,172	2,238	2,305	2,374	2,445	2,518
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2,550		1	1	2013					2,550	2,627	2,705	2,786	2,870	2,956	3,045	3,136	3,230	3,327	3,427	3,530	3,636	3,745	3,857	3,973	4,092
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
				2013					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
79,500		1	15	2026					0	0	0	0	0	0	0	0	0	0	0	0	0	23,350	24,050	24,772	25,515
ual Planned Expenditures						0		0	4,119	4,243	4,370	4,501	4,636	4,775	4,919	5,066	5,218	5,375	5,536	5,702	5,873	29,399	30,281	31,190	32,125
nulative Reserve Balance						167,850		156,750	878,479	820,840	761,472	647,090	607,499	580,522	566,593	552,246	518,324	503,104	441,001	420,767	382,104	337,288	220,962	176,850	142,234

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.