Atlantic City Housing Authority (NJ014)

Response to HUD Notice of Substantial Default (Dated 7/21/2025)

Submission Date: 8/4/2025

CONTENTS:

- Response to HUD Notice of Substantial Default Pgs. 2-5
- Appendices: HUD Metrics
  - Increase Occupancy Pgs. 6-7
  - Improve Physical Conditions of Dwelling Units Pgs. 8-10
  - Improve Financial Performance Pgs. 11-12
  - Reposition Public Housing Pgs. 13-14
- Supporting Attachments* Pgs. 15-805

Note: References to attachments within the body of text that follows contain a link that (when clicked) will take the reader to the corresponding attachment within this document. References to attachments are denoted by (Att. #**).*

August 4, 2025

VIA ELECTRONIC MAIL

Howard S. Cumme
Director, Office of Public Housing
U.S. Department of Housing and Urban Development - Newark Field Office
One Newark Center, 13th Floor
Newark, NJ 07102

Re: ACHA Response to Notice of Substantial Default

In response to the United States Department of Housing and Urban Development's (HUD's) Notice of Substantial Default and potential federal takeover issued 7/21/2025 (***Att. 1***), the Atlantic City Housing Authority (ACHA) through this written response formally disagrees with the determination because the tangible improvements made by the agency and multiple denied requests for HUD assistance were not reflected in the aforementioned letter. ACHA proposes an alternate resolution that will not only build on the progress that has been made over the past year and a half but also avoid creating additional instability for our more than 1,500 residents (4% of Atlantic City's population) that is likely to result from a takeover.

ACHA's efforts to increase occupancy, improve unit physical conditions, improve the Authority's financial score, and repositioning efforts are all detailed in the appendices and attachments that follow. ACHA has made significant progress in good faith towards completion of all HUD-identified deficiencies. At this time, however, the current administration's improvements are yet to be recognized. The Public Housing Assessment System (PHAS) scores identified in HUD's notice to ACHA (***Att. 2***) speak to the systemic problems that the agency had been experiencing. It is important to acknowledge that the scores (3/31/22-3/31/23) precede both the current team and the recovery agreement itself and therefore is not indicative of the current state of ACHA.

Decades of disinvestment in public housing by HUD has produced a nationwide challenge of failing critical infrastructure and a capital needs backlog of approximately $90B. ACHA and its residents' portion of this backlog is $200M+ in immediate capital needs. ACHA receives less than $5M in annual capital funding. This imbalance is the product of decades of deferred maintenance, inadequate capital planning, and general mismanagement by previous administrations. These challenges began materializing decades before the current team was involved at ACHA and have manifested as emergencies over the last several years.

In July 2021, HUD placed ACHA under Zero Threshold Oversight and designated the agency as financially troubled with significant management deficiencies. Over the following eight (8) months, despite HUD oversight, conditions at ACHA properties deteriorated further, leading to the agency being formally designated as "troubled" for its March 31, 2022 fiscal year. In September 2022, ACHA appointed a new part-time interim Executive Director, who promptly began raising alarms—both verbally and in writing—about the worsening conditions at many of the ACHA sites. Collaborating with the newly appointed HUD Newark PIH Director, ACHA successfully worked its way out of Zero Threshold Oversight by December 2022 (***Att. 3***) and began implementing measures to triage the most emergent conditions that were identified at that time.

The Housing Authority's Board, in its governance role, took the following actions to create the framework necessary to substantively address the aforementioned issues: 1) assembled a team of contracted consulting professionals in the areas of housing management, HUD compliance, redevelopment, project management, social services, architectural & engineering services, and procurement/finance; 2) hired a full time Executive Director (Thomas Sahlin) with demonstrated experience in improving the operational performance of a troubled/substandard public housing agency, as well as proven success with and an intimate understanding of redevelopment. While procuring professional services has been portrayed in the press as "wasteful spending," it was evident to the Board that due to the number and severity of the challenges ACHA was facing, a team of experienced professionals in their respective fields would need to be involved in the recovery effort under the leadership of the Executive Director.

When the current Executive Director was appointed to the position in late October of 2023, many key internal positions were still vacant. The Executive Director first updated the Organizational Chart with approval from the Board (and HUD, as is required for troubled agencies) and filled vacancies in the positions of Director of Section 8, Modernization Coordinator, Procurement Coordinator, Chief Financial Officer, and Director of HR. New, expanded-role positions were created to increase operational efficiency (EX: Confidential Aide → Office Manager). Departments were expanded within budget limitations to ensure that each department could function. This was a stark contrast to what the Executive Director observed when first hired; due to prior instability, some departments were almost entirely absent of staff. The process of filling vacancies within an already troubled agency was a long and tedious process, as many qualified individuals within the public housing community were reluctant to join an organization whose reputation was overtly negative due to its situation at the time. In addition to filling critical roles within the organization, hundreds of training hours were provided to all staff in areas of policy updates, programmatic compliance, procurement, and finance, among others. (***Att. 4***)

On January 3, 2024, ACHA and HUD officially entered into the Recovery Agreement. The agreement contained no definitive end date and featured ambitious, metric-based milestones which ACHA expressed immediate concerns about completing. Moreover, ACHA believed that it had two (2) fiscal years from the date of execution (through 3/31/26) to meet the terms and conditions detailed in the agreement – as was HUD's general practice for similar Recovery Agreements

throughout the country. This is supported by the federal regulations which provide troubled authorities with a 2-year period to show "substantial improvement" from troubled designation. Specifically, in accordance with 24 CFR 902.75(d), PHAs can show "substantial improvement" through improved PHAS assessment scores received at least 12 months and 24 months after the initial notice of troubled performer designation. However, in this case, ACHA has yet to receive any assessment performed after 3/31/23, meaning that HUD has yet to issue to date any report that 1) is reflective of the work accomplished by ACHA since the Recovery Agreement was entered into; or 2) could substantiate whether tangible improvement was achieved. In fact, as we stand today, we are still less than two (2) years from the initial troubled designation. On March 31, 2025 – only fourteen (14) months after execution of the Recovery Agreement - ACHA formally requested HUD's consideration of an extension to the original timetables of the Recovery Agreement (***Att. 5***) but was subsequently denied the same only eleven (11) days later. ACHA firmly believes this was an equitable request, especially given HUD's precedent of permitting the Irvington Housing Authority in excess of sixty (60) months to recover from their troubled status (***Att. 6***). ACHA should be afforded the ability to utilize, at minimum, a full period of at least twenty-four (24) months to cure HUD's identified deficiencies. In short, HUD has made its conclusion before even providing the ACHA an adequate opportunity to address the decades-long problems that exist.

Over the last nineteen (19) months, significant progress has been made toward curing all identified deficiencies in HUD's Compliance Review, which concluded on March 10, 2023 (***Att. 7***). To date, HUD has acknowledged that ACHA has completed 101 of the 110 corrective action items that HUD created from the aforementioned review. The nine (9) remaining items are all nearing completion, as is illustrated in ***Attachment 8***, and all remaining items are on schedule to be completed well in advance of the traditionally calculated deadline of FYE 3/31/26. In addition to those items, a new heating system has been installed at Stanley Holmes Village, risk of gas explosions has been mitigated, the most vulnerable residents have been transferred out of the Third Village, and a roadmap for redevelopment has been created.

The tangible progress discussed in the preceding paragraphs is reported to HUD on a regular basis. ACHA had been meeting weekly with HUD's Newark Field Office until 3/10/2025 to review activities pertaining to the identified deficiencies at ACHA. The weekly meetings were then relaxed to bi-weekly as the number of issues necessitating discussion had been significantly reduced by ACHA. HUD's Principal Deputy Assistant Secretary (PDAS), regional staff, and senatorial staff have also met with ACHA periodically to see first-hand how ACHA has been addressing the most critical issues that have been affecting our residents.

Ultimately, federal resources alone are insufficient to resolve all existing problems throughout the ACHA portfolio. Meaningful improvements for residents will not be realized employing the same strategies of decades past. ACHA is now aggressively advancing towards asset repositioning through public/private partnerships and leveraging non-federal resources to deliver on our mission for our residents. That mission is about much more than buildings, land, and finances; it is rooted

in public service, the well-being of the residents we serve, and one of the most important foundations of a stable, healthy life. That foundation is safe, decent, affordable housing – a foundation that has historically been in short supply. Our mission, our purpose is to provide that foundation. Our residents deserve it as it is a basic human right, and it is our responsibility to deliver. The progress realized over the past nineteen (19) months is the result of the hard work of a collection of individuals (i.e. Board, staff, and vendors) who not only have the skill sets necessary to overcome the various stumbling blocks ahead of us, but the selfless commitment to improving the quality of life for the residents we serve.

A federal takeover will introduce additional instability in our residents' lives. Instead, HUD and ACHA must closely coordinate our efforts to continue the mission that we share, which is to provide improved housing to our residents while continuing to be responsible stewards of limited taxpayer resources. ACHA needs strong support from the highest levels of the federal administration to avoid being bogged down by traditional barriers and red tape – repositioning the aging housing stock of ACHA cannot move at the historical pace of government. A focused alliance between HUD Washington, HUD Newark, and ACHA will greatly accelerate completion of the plan that is already in motion.

Appendix I

Metric: Increase Occupancy

- Performance Requirement: increase occupancy rate for low rent public housing program to at least 96%
- No later than 3/31/2024, contract with managing agent…. Any property under 96%
- Arrive at 96% at each of public housing properties
- 3/31/2025: HUD's stated occupancy rate was 71.4%

ACHA has and continues to take deliberate steps to increase occupancy throughout its portfolio. Foremost, the remainder of the 147 units in Stanley Holmes Village III, which is now entirely vacant, are in the process of being taken offline and placed into HUD-approved vacant status. This reduction in Stanley units will increase our calculated occupancy rate by 10%. Deferred maintenance over several decades yielded failing heat and hot water systems in all three villages at Stanley Holmes; failures peaked in the winter of 2023. Transferring residents out of Village III—which had proven unmanageable—allowed ACHA to deliver heat and hot water to all 272 units in Villages I and II. Given the limited budget available, ACHA employed this strategy to limit the scope of where replacement investment was needed to sustain heat and hot water service for Villages I and II.

In addition to the 117 units already offline in Stanley Village III, ACHA is also taking offline 33 units within Villages I and II as well as 167 units across its other Asset Management Projects (AMPs). These units are being taken offline because the scope of repairs necessary to make the units lease-ready due to previously deferred capital improvements exceeds the capacity of our in-house staff—even if supplemented by contractors. This determination stems from our Physical Needs Assessment findings, which have identified systemic and severe issues that must be corrected (e.g., building envelopes, mechanical systems, roofs, windows, etc) the funding for which is entirely inadequate.

When accounting for offline units, ACHAs true current occupancy rate is 92%.

The initial focus for unit turn efforts was at Stanley Villages I and II to accommodate residents transferring out of Village III. When maintenance made ready sufficient units to receive Village III residents, they then shifted their efforts to other ACHA properties. In 2025, ACHA has focused its unit turn efforts on those which are of improved physical condition relative to other vacancies. This progress is significant, given the fact that as recently as 2022, ACHA maintenance did not

have an adequate inventory of tools to accomplish basic tasks. Tools were promptly procured so maintenance could more effectively perform.

To raise the occupancy rate from 92% to 96%, ACHA will continue to turn units utilizing a combination of maintenance personnel supplemented by union laborers. To accelerate the unit turnover rate, ACHA went out to bid for a contractor via public solicitation. Unfortunately, ACHA did not receive any bids that could be awarded due to unreasonable pricing. Moreover, only one bid was received. Due to the price and limited number of respondents, ACHA is going back out to bid and soliciting more responses.

A variable to consider when planning unit turns is the condition of the underlying infrastructure within buildings (e.g. boilers, distribution piping, etc). When buildings are in such disrepair that a system failure is likely, it will be a sunk cost to turn a unit only to have no hot water because pipes inside the walls failed. Aware of this dilemma, ACHA is prioritizing turns of units that have experienced no observable effect of the underlying issues referenced above. This approach will accelerate the process of making units that are not currently deemed to be at risk / vulnerable to inhabitability due to the identified physical needs issues that ACHA does not have adequate capital funding to address.

ACHA realizes that the process of fully repositioning public housing developments takes multiple years from start to finish. For that reason, we must make available as many units as possible to alleviate the shortage in availability of affordable units to accommodate demand in Atlantic City, which has experienced a 60% increase in homelessness (per Press of Atlantic City article dated 7/29/25).

Appendix II

Metric: Improve Physical Conditions of Dwelling Units

A)

- Performance Requirement: developments scoring < 60% on individual physical inspection…
- Procure PNA… work with PNA vendor to program identified capital projects… make contract award

B)

- Performance Requirement: increase physical sub-indicator ("PASS" on the PHAS assessment to 60%
- OR… contract with managing agent to operate all developments not achieving 60%

In 2022-2023, ACHA's oldest AMP, Stanley Holmes Village (SHV), was experiencing regular heat and hot water outages, gas line leaks, collapsed sewer lines and breaks in domestic water lines, among other issues. The boilers were 60 years old, and the piping that delivered heat, hot water, and gas was beyond serviceable due in large part to ACHA's historical strategy of patching repairs rather than comprehensively replacing failed sections. Piping issues were exacerbated by Hurricane Sandy, during which piping was further damaged by salt water. When the pipes failed in crawl spaces underneath resident buildings, 220-degree steam would flash, creating an environment ripe for mold generation and rodent / insect infestation. Addressing the challenge was made far more difficult because the most recent engineering documentation available was over 70 years old. This necessitated time-consuming inspections and walkdowns to generate a basic level of engineering documentation before substantive plans (***Att. 9***) could be developed and acted upon.

Gas leaks were the primary concern, as it could result in an explosion. These conditions without question constituted an emergency, and ACHA responded in kind. Sniff tests in crawl spaces identified a reading of 6500 parts-per-million (PPM). This extremely elevated level of gas could result in explosion from the smallest spark. ACHA immediately evacuated the building at risk while simultaneously coordinating with local utilities to shut the gas off.

ACHA procured an Architecture & Engineering (A&E) firm in March 2024, within three months of signing the Recovery Agreement. The A&E firm was procured to conduct a PNA for the entire ACHA portfolio to identify and quantify the issues present (***Att. 10***). The A&E firm also designed the heating system solution at Stanley Village in the wake of failing boilers and crawl space piping to deliver uninterrupted heat and hot water to Stanley residents. ACHA's priority during this emergency period was to return heat and hot water service to residents, so the A&E firm was

instructed to focus all efforts on the heating system solution. Once the heating system was in the construction phase, the A&E firm pivoted their focus to the PNAs.

With support from the A&E firm, independent construction managers, and a local mechanical contractor, ACHA successfully replaced the old, fire-tube boilers with new, high-efficiency boilers, replaced the boiler room pumps and motors, replaced all crawl space piping in the sixteen (16) buildings which comprise Villages I and II, repaired and stress-tested previous gas line repairs, ensuring no explosion risk. To support efficient future operations, a Building Automation System (BAS) was also designed and installed. This state-of-the-art BAS provides visibility into system health and identification of system vulnerabilities, enabling prompt resolution to any issues that arise.

The investments to improve the physical conditions of dwelling units at SHV were accomplished in a remarkably short timeline and with a limited capital budget. Value engineering design and ensuring contractor accountability yielded a fully functional heat and hot water system that was delivered under budget ($3.8M). Moreover, the improvements to the heating system and residents lived experience were accomplished amidst continued outages in Village III, where crawl space pipes were not replaced (due to financial and time constraints). Residents moved out of Village III in accordance with the HUD-approved Transfer Plan (***Att. 11***) that ACHA deployed to move residents to immediately improved living conditions.

The positive results of investments made at Stanley Villages I and II are most evident in comparing the average number of residents in hotels during heating season in 2023 / 2024 vs. 2024 / 2025. In the former heating season, residents per night averaged thirty (30); the latter heating season the average was less than five (5) residents per night, a reduction of around 85%. This clearly illustrates the effectiveness of ACHA's strategy to replace boilers and crawl space piping in the sixteen (16) buildings closest to the boiler room, and consolidating the heating loop from three villages to two. It cannot be understated the marked difference between the crisis environment from 2023 / 2024, to the measured and managed heating season of 2024 / 2025.

Upon completion of the PNAs by the A&E Firm, ACHA began assessing the items identified as "critical" in the PNAs and is evaluating each critical item with the lead ACHA plumber and mechanical contractor superintendent.

ACHA is also in the process of replacing HVAC units at its Scattered Site (AMP006) properties that have run to failure (due to zero maintenance) over multiple decades. This will greatly improve the quality of life for Scattered Site residents. While our mechanical contractor is addressing the failing HVAC systems, our A&E firm simultaneously began developing roofing assessments and specifications for repair / replacement. The completion of HVAC and roof repairs will positively impact ACHA's physical score.

In September 2024, ACHA responded to a Notice of Funding Opportunity (NOFO) for troubled housing authorities to improve the physical conditions and occupancy. ACHA was not awarded

the funding opportunity, despite having a need and compliant application. If ACHA had been granted the funding, it would have enabled ACHA to address additional capital needs in a more accelerated timeframe.

Regarding the performance requirement and hiring an outside agency to manage properties under 60%, funding is not available to support this effort within our budget.

ACHA is confident that upon completion of the pending critical actions identified in the PNA (subject to adequate funding availability), its developments' scores will be greater than the minimum acceptable 60% identified in the recovery agreement.

Appendix III

Metric: Improve Financial Performance

- 6(a) – Performance Requirement: submit unaudited and audited financial statements for FY2022 (within 3 months of agreement execution)
- 6(b) – Submit unaudited and audited financial statements for FY2023
- 6(c) – Increase financial sub-indicator ("FASS") on the PHAS assessment to 60%

The root cause of many issues at ACHA leads back to financial performance and funding. Because federal funding to housing authorities is largely inadequate, it is imperative that effective, efficient management be employed.

Although the ACHA had substandard PHAS scores to begin with, its failure to provide audited financial reports to HUD for FYE 3-31-2022 dropped its financial indicator from 23.42 to -0- due to a Late Presumptive Failure (LPF). The -0- on ACHA's financial indicator lowered its overall score from 68.42 to 45, leading to a troubled designation that was technically avoidable. A focused effort to resolve this deficiency has been, and continues to be, in progress. Research into the matter showed that the audit not being completed was attributable to the Finance Director at that time. As the auditor conveyed after the current Executive Director inquired, the three primary contributing factors for the failed completion of the audit was the finance department's inability or refusal to a) provide complete documentation, b) schedule interviews necessary to test internal controls, and c) maintain responsiveness to the audit team (***Att 12***).

Since then, ACHA has procured both a new auditor and fee accountant, hired a Chief Financial Officer, and caught up on two (2) years of incomplete audits (FYE 3/31/2022 and 3/31/2023) despite numerous logistical challenges.

When the Executive Director was appointed in late October 2023, he immediately created a plan to make current ACHAs financial reporting status. The E.D., acknowledging that the FYE 3/31/2023 audit report was due to be submitted to HUD no later than 12/31/2023, submitted an extension request due to the fact that the 3/31/2022 audit had to be completed prior to the 3/31/2023 audit commenced (***Att. 13a***). The extension request was cancelled by HUD, resulting in an LPF and score of -0- on ACHA's financial indicator once again. Both of the outstanding audits were completed and submitted in February and June of 2024, respectively. Catching up on both audits, while necessary, was not positively reflected on ACHA's PHAS score because HUD was not willing to grant an extension to the due date.

Two critical components of any Public Housing Authority's financial reporting process – a Chief Financial Officer and Fee Accountant – were absent as of the beginning of CY 2024. In light of this, the E.D. submitted an extension request to the submission of unaudited FYE 3/31/2024 financials to HUD in May 2024 (***Att 13b***), which was granted by HUD. The hiring process for the CFO position necessitated multiple rounds of postings, which ultimately resulted in the position

being filled in August 2024. Procuring a Fee Accountant closely mirrored the CFO hiring process in that multiple rounds of solicitation were necessary to award a contract to a qualified firm, which also concluded in August 2024. Upon onboarding of both key roles, the unaudited FYE 3/31/2024 financials were submitted in November 2024. An extension request to the corresponding audited financials was submitted due to the same root cause of the delays in completed the unaudited submission (***Att. 13c***). This extension, however, was rejected by HUD. As of 7/24/2025, the FYE 3/31/2024 audit report had been completed and is currently pending acceptance by the Board so it can be submitted to HUD. Ultimately, if HUD remains unwilling to consider a waiver to the deadline for submission of the audited financials the ACHA will yet again receive an LPF and -0- for its 2024 PHAS score. Despite ACHA taking every action available to us, our financial indicator will not reflect the progress made without HUD's assistance.

With regard to the FYE 3/31/2025 financials, ACHA submitted the unaudited financial data on time and is on track to meet the 12/31/2025 deadline for the audited submission.

The table below summarizes the three (3) aforementioned fiscal year audit statuses:

FISCAL YR	UNAUDITED	UNAUDITED	HUD APPROVED	COMMENTS
2022	COMPLETE	COMPLETE	YES	Score "0" due to late submit
2023	COMPLETE	COMPLETE	YES	Score "0" due to late submit
2024	COMPLETE	COMPLETE	NO	Pending Board Approval
2025	COMPLETE	12/31/2025	NO	IN PROGRESS

ACHA's board and senior leadership are committed to being the most responsible stewards of ACHA funding and deploying federal appropriations in the manner which delivers the most return on investment for its residents. This commitment to being fiscally responsible is most evident in the Stanley crisis response: ACHA resolved the heating and hot water crisis with an extremely limited budget in a time-sensitive environment and heightened scrutiny.

Appendix IV

Metric: Reposition Public Housing

- Performance Requirement: evaluate all opportunities to reposition
- Submit evaluation of repositioning opportunities for all public housing properties; detailed plan and timeline…

As previously stated, ACHA's physical needs solutions are hampered by a lack of resources: $200M+ in identified deficiencies (per A&E PNA) and less than $5M in annual capital funding. This equation is so out of balance that bold and creative repositioning solutions are necessary to overcome. ACHA has identified the roadmap to repositioning its antiquated assets by identifying best practices and lessons learned from other housing authorities that have navigated similar challenges. A recent visit with the Philadelphia Housing Authority identified successful strategies it employed that ACHA plans to utilize a variation of. Additionally, ACHA tasked its A&E firm (which has prior housing authority redevelopment experience), to produce some conceptual renderings for a newly developed complex on the now vacant Village III (***Att. 14***). Acutely aware of the need for redevelopment, ACHA is thoroughly vetting all options available (e.g. RAD, Section 18, mixed income and mixed use). There is a serious need in Atlantic City for residential, mixed use, veteran / workforce housing, and community space. ACHA has partnered with various higher education, non-profit organizations, and healthcare entities that will be instrumental in a well-rounded revitalization effort. These critical community stakeholders that are partnering with the ACHA will play an integral role in delivering quality, critical resources to residents of ACHA and Atlantic City at large – which will benefit the entire community.

A Section 18 Application is in progress and ACHA anticipates submitting it to HUD by October 1, 2025. ACHA will submit sooner if major milestones are realized earlier than anticipated. The Part 58 Environmental Review must be completed by a qualified entity with the authorization of the City of Atlantic City in its role as the Responsible Entity (RE) and included in the application. ACHA is also preparing a request for qualifications (RFQ) to identify a pool of developers who can partner with ACHA to co-develop the remainder of its portfolio.

ACHA is initiating a series of discussions with all stakeholders. Discussing the plan with the ACHA Board, City of Atlantic City, all residents and specific resident organizations will ensure primary concerns are heard and addressed. ACHA is currently in the process of re-establishing the Resident Advisory Board (RAB). The recently established Tenant Association (TA) for Stanley Holmes completed its TA training on Saturday, 7/26/2025.

In 2016, New Jersey Governor Chris Christie stripped ACHA of its Redevelopment classification, putting control of all redevelopment in the States hands. Since the inception of public housing in 1937, the United States Government has not met its statutory requirement in providing necessary funds to Authorities to operate and maintain assets. Consequently, statutory requirements will never be fully met by Authorities at current and anticipated funding levels.

ACHA is scheduling multiple board retreats over the next 90 days to discuss and further refine plans for the repositioning of all ACHA public housing developments. This will ensure that the community is involved in determining the best path forward for its residents. As was discussed during the PDAS's visit to Atlantic City, NJ on May 2, 2025, ACHA needs HUD's support to truncate the time necessary to deliver improved housing for ACHA residents. Specifically, ACHA will need HUD to quickly review and approve the applications for Section 18 Demo and issue Tenant Protection Vouchers to allow the ACHA to vacate its properties in preparation for demolition and new construction.

At the conclusion of our envisioned roadmap ACHA will have transformed its business model to more closely reflect that of a public / private (hybrid) asset management entity. Doing so will allow ACHA to adjust to changes in funding formulas, operate more efficiently, and provide the highest level of services and quality of life for our residents.

Attachment 1:

Notice of Substantial Default

July 21, 2025

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000
OFFICE OF PUBLIC AND INDIAN HOUSING

Thomas Sahlin
Executive Director
Atlantic City Housing Authority
227 N. Vermont Avenue
Atlantic City, NJ 08401

Geoff Dorsey
Board of Commissioners Chair
Atlantic City Housing Authority
227 N. Vermont Avenue
Atlantic City, NJ 08401

DETERMINATION OF SUBSTANTIAL DEFAULT

Dear Mr. Sahlin and Mr. Dorsey:

This letter contains a Determination of Substantial Default regarding the Atlantic City Housing Authority (ACHA), made pursuant to the explicit authority invested in the Secretary by the United States (U.S.) Housing Act of 1937 (Act), and delegated to me as the Principal Deputy Assistant Secretary of Public and Indian Housing. Please find in the paragraphs below the following: the Determination of Substantial Default; a legal background section explaining HUD's statutory authority and relevant program requirements implicated by this Determination; factual findings and the supporting documentation; a reasoned analysis of those findings applied to the applicable law; and, HUD's choice as to the remedy of this substantial default, as permitted by the Act. After ten (10) working days have passed from the date of this letter, HUD will take full possession of ACHA, including but not limited to its programs, projects, and assets, soon thereafter, at a reasonable time of HUD's choosing.

DETERMINATION

HUD has determined that the ACHA, a public housing agency (PHA) located in Atlantic City, New Jersey, is in substantial default "with respect to the covenants or conditions to which the public housing agency [(PHA)] is subject" pursuant to 42 U.S.C. § 1437d(j)(3)(A) of the Act, for its failure to comply with material requirements of its troubled performer Recovery Agreement with HUD, as mandated by 24 CFR Part 907.[1]

The substantial default determination is based on the following: ACHA is a troubled performer as designated by HUD under the Public Housing Assessment System (PHAS), having received an overall score less than 60 (of 100) points for its fiscal year (FY) ending March 31, 2022. As a troubled performer, ACHA was required to show substantial improvement in its subsequent annual PHAS assessments; and execute and comply with a Memorandum of Agreement

[1] 24 CFR 907.3(b)(2): "Failure to act. In addition to the violations listed in paragraph (a) of this section, in the case where a PHA is designated as a troubled performer under PHAS, the PHA shall be in substantial default if the PHA… fails to comply with the terms of an MOA…"

(commonly referred to as a Recovery Agreement) with HUD. On December 21, 2023, HUD and ACHA signed a Recovery Agreement, which included four (4) Performance Requirements, each with sub-tasks and deadlines to be accomplished by ACHA. Subsequently, ACHA was issued a troubled performer designation for FY 2023. As of the date of this determination, four (4) Performance Requirements, each with sub-tasks and deadlines, had not been completed timely or remain past due. Hence, ACHA is found to be in breach of its Recovery Agreement due to the outstanding requirements. On account of ACHA's failure to meet the obligations of the Recovery Agreement, ACHA is in violation of material and fundamental program obligations pursuant to 24 CFR 907.3(b)(2). Hence, for the reasons described herein, I have determined ACHA to be in substantial default of HUD's public housing program requirements.

INTRODUCTION

ACHA is a PHA in New Jersey that receives federal grant funds to operate a public housing program and an HCV program. Since ACHA's FY 2022, ACHA has been a troubled performer under PHAS. ACHA has failed to accomplish four (4) out of four (4) Performance Requirements in its Recovery Agreement. Therefore, HUD will declare ACHA in substantial default and take possession of ACHA, as outlined in this letter.

First, this letter summarizes the relevant legal background that provides HUD's authority to determine that ACHA is in substantial default of its public housing obligations; and HUD's authority to remedy the substantial default. In addition, the legal background section identifies and explains the relevant statutory and regulatory programmatic requirements that are implicated in HUD's findings supporting the Determination.

Second, this letter identifies key facts and findings in support of the Determination. ACHA has been aware of its deficiencies since the release of the FY 2022 PHAS score and executed a Recovery Agreement in 2023. ACHA failed to meet the deadlines for all four (4) Performance Requirements of its Recovery Agreement with HUD.

Finally, HUD describes the remedy selected to cure the substantial default, namely taking possession of ACHA, as permitted by the Act.

RELEVANT LEGAL BACKGROUND

This section identifies and outlines the statutory and regulatory grants of authority to HUD's Secretary, which, when coupled with a PHA's assumption of grant agreement obligations, provide and support HUD's legal license to determine that a PHA is in substantial default and to impose and direct remedial actions and requirements up to and including taking a PHA into actual physical possession of the Department.

In addition, this section identifies and outlines programmatic requirements that ACHA violated. It is ACHA's material violation of program requirements that provide HUD with the authority to make a substantial default determination based on *any* such violation of program administration requirements found in federal statute, regulation, or the Annual Contribution Contracts (ACCs – the grant agreements) with HUD.

I. AUTHORITY FOR A DETERMINATION OF SUBSTANTIAL DEFAULT

A. Substantial default authority found in the Act

To the explicit exclusion of all other laws found in the U.S. Code, and the grant agreement between HUD and ACHA, the Act provides explicit statutory authorization for HUD to make a determination that ACHA is in substantial default when it has violated program requirements:

> Notwithstanding any other provision of law or of any contract for contributions, ***upon occurrence of events*** or conditions ***that constitute a substantial default*** by a public housing agency ***with respect to the covenants or conditions to which the public housing agency is subject*** . . . the Secretary ***may***— . . .

See 42 U.S.C. § 1437d(j)(3)(A) (emphasis added). This provision gives the HUD Secretary discretionary authority to act "upon occurrence of events . . . that constitute a substantial default." *Id.* The Act does not vest this authority to make the determination whether a substantial default has occurred in an additional entity, nor does the Act otherwise limit the HUD Secretary's discretion to make this determination. *See generally* 42 U.S.C. § 1437d(j). Thus, the HUD Secretary, and his authorized delegees, have sole discretionary authority to determine whether ACHA is in substantial default under the Act.

B. Substantial default authority found in regulation

HUD regulations elaborate the substantial default legal framework by further defining the grounds for a substantial default:

> A PHA ***may*** be declared in substantial default when the PHA:
> (1) Violates a ***federal statute***;
> (2) Violates a ***federal regulation***; or
> (3) Violates ***one or more terms of an [Annual Contributions Contract] ACC***, or other covenants or conditions to which the PHA is subject.

See 24 C.F.R. § 907.3(a) (emphasis added). Thus, HUD has discretion to declare ACHA in substantial default under the Act for *any* violation of federal statute, federal regulation, or ACHA's ACC(s) with HUD.

As will be detailed in the discussion section below, HUD has based its determination of substantial default on a violation of multiple terms of the troubled performer Recovery Agreement to which ACHA was bound. Under the framework provided by the Act and HUD's corresponding regulations, *any single* valid determination of substantial default based on *any single* true violation is sufficient to allow HUD to seek remedies under the Act. Here, HUD's determination is based on ACHA's noncompliance with four (4) Performance Requirements of the Recovery Agreement.

C. Procedural requirements found in regulations for a determination of substantial default.

HUD regulations also provide the procedures for declaring substantial default. HUD must provide ACHA with a written determination—embodied by this letter—identifying "the specific statute, regulation, covenants, conditions, or agreements of which the PHA is determined to be in violation [and] the specific events, occurrences, or conditions that constitute the violation." 24 C.F.R. § 907.5(a)(1)–(2). HUD has the discretion to determine whether an opportunity to cure the violation(s) is appropriate. *Id.* at § 907.5(a)(4).

II. HUD'S REMEDIAL AUTHORITY TO CURE A SUBSTANTIAL DEFAULT

The Act grants HUD broad authority to exercise remedial relief to resolve a substantial default, up to and including taking possession of a PHA in whole or part:

> Notwithstanding any other provision of law or of any contract for contributions, ***upon occurrence of*** . . . ***a substantial default*** . . . the Secretary ***may***— . . .
>
> (iv) ***take possession of all or part of the public housing agency***, including all or part of any project or program of the agency, including any project or program under any other provision of this title; and
>
> (v) ***require the agency to make other arrangements acceptable to the Secretary*** and in the best interests of the public housing residents… for managing all, or part, of the public housing administered by the agency or of the programs of the agency.

See 42 U.S.C. § 1437d(j)(3)(A)(iv)–(v) (emphasis added). This provision grants HUD extensive discretionary authority to remedy ACHA's substantial default through "other arrangements acceptable to the [HUD] Secretary." *Id.*

III. PUBLIC HOUSING PROGRAM REQUIREMENTS UNDER 24 CFR PART 907 IMPLICATED BY HUD'S FINDINGS IN SUPPORT OF ITS DETERMINATION OF SUBSTANTIAL DEFAULT

C. ACHA's obligations under 24 CFR Part 907

Pursuant to 24 CFR § 902.75(b), PHAs that are designated as a troubled performer are required to enter into a Memorandum of Agreement (commonly referred to as a Recovery Agreement) with HUD that outlines recovery requirements and deadlines for the PHA as well as "consequences of failing to meet the targets, which include, but are not limited to, the interventions stated in 24 CFR Part 907 and in Section 6(j)(3)" of the Act at 42 USC § 1437d(j)(3). Pursuant to 24 CFR 907.3(b)(2), "in the case where a PHA is designated as a troubled performer under PHAS, the PHA shall be in substantial default if the PHA fails to comply with the terms of an MOA [(Recovery Agreement)]." *See* 42 USC § 1437d(j)(3)(A).

ACHA received a troubled designation for its FY 2022 and subsequently executed a Recovery Agreement outlining requirements and deadlines for ACHA's recovery. As will be supported by

the facts and findings below, ACHA failed to comply with the terms of its Recovery Agreement in accordance with 24 CFR 907.3(b)(2).

FACTS AND FINDINGS

The following four (4) facts and findings support HUD's determination of substantial default:

1. On August 9, 2023, HUD's Real Estate Assessment Center (REAC) issued ACHA a troubled performer designation for FY 2022 under PHAS. *See* Exhibit 1. The troubled designation resulted from an overall PHAS score of 45 (of 100) points, with deficiencies in physical, financial, and management indicators. *Id.*

2. Following ACHA's initial troubled designation, HUD executed a Recovery Agreement with ACHA on December 21, 2023, that addressed occupancy, physical conditions, financial management, and repositioning concerns. *See* Exhibit 2.

3. ACHA retained its troubled performer PHAS designation for FY 2023. On March 28, 2025, REAC issued ACHA a score of 40 (of 100) points with deficiencies in the physical, financial, and management indicators. *See* Exhibit 3.

4. ACHA failed to meet the deadlines for four (4) of four (4) Performance Requirements, constituting a fundamental and material breach of the 2023 Recovery Agreement. *See* Exhibit 4.

DISCUSSION

HUD's determination of substantial default is based on violations of program requirements, as detailed below. Under the framework provided by the Act and HUD's corresponding regulations, any single determination of substantial default based on any single violation of these sources of program requirements permits HUD to seek remedies under the Act. *See* 42 U.S.C. § 1437d(j)(3)(A); *and* 24 C.F.R. § 907.3(a). The violations of HUD requirements support HUD's determination of substantial default as follows.

I. ACHA FAILED TO COMPLY WITH ITS OBLIGATIONS UNDER ITS RECOVERY AGREEMENT WITH HUD.

As required by 24 CFR 907.3(b)(2), ACHA must comply with the terms of its Recovery Agreement. *See* 42 USC § 1437d(j)(3)(A). ACHA has violated 24 CFR 907.3(b)(2) by failing to adhere to the conditions of its Recovery Agreement and neglecting to complete all necessary recovery actions.

On December 21, 2023, ACHA executed a Recovery Agreement with HUD that contained a comprehensive summary of all the recovery obligations and deadlines. *See* Exhibit 2. Further, the Recovery Agreement explicitly outlined repercussions for failing to achieve the designated objectives in accordance with the Act at 42 USC § 1437d(j)(3). *Id.* at p. 4. ACHA understood the potential outcomes of not meeting the requirements outlined in the Recovery Agreement.

As of the date of this determination, ACHA failed to meet the deadlines for 4 of 4 Recovery Agreement Performance Requirements. ACHA's failure to fulfill the requirements is a material breach of the Recovery Agreement pursuant 24 CFR 907.3(b)(2).

ACHA's failure to comply with the terms of its Recovery Agreement; and its inability or unwillingness to fully remedy its failing public housing program, is ample support and justification for HUD's determination that ACHA is in substantial default. Thus, pursuant to 42 USC § 1437d(j)(3)(A) and 24 CFR 907.3(b)(24), ACHA is in substantial default for its material violations of the Recovery Agreement.

REMEDY OF SUBSTANTIAL DEFAULT

As stated above, upon a determination of substantial default, HUD may take any action provided for in 42 USC § 1437d(j)(3)(A), including "taking possession of all or part of the public housing agency, including all or part of any project or program of the agency…" Based on the gravity of ACHA's situation, I have determined that it is not appropriate to permit ACHA the opportunity to cure the substantial default. Further, I have also determined that the most appropriate substantial default remedy, in the context of the several factual findings made, is for HUD to take possession of ACHA. Accordingly, HUD shall be in full possession of ACHA, including, but not limited to, its programs, projects, and assets at a reasonable time of HUD's choosing.

CONCLUSION

For all the foregoing reasons, due to the current state of ACHA's failure to achieve or maintain programmatic compliance, there is abundant support for HUD's determination that ACHA is in substantial default of its U.S. Housing Act programs and HUD's explicit legal authority to take possession of ACHA. PHAs are required to "develop and operate each [ACC-covered] project solely for the purpose of providing decent, safe, and sanitary housing for eligible families in a manner that provides serviceability, economy, and stability of the projects, and the economic and social well-being of the tenants." Further, a PHA must "develop and operate all projects covered by [the] ACC in compliance with all provisions of [the] ACC and all applicable statutes, executive orders and regulations issued by HUD . . ." ACHA's problems identified above are systemic operational issues. Accordingly, HUD has determined that ACHA has substantially and materially violated the Act, implementing regulations, and its ACCs with HUD.

If ACHA wishes to dispute the Determination of Substantial Default, it shall have no more than ten (10) working days from the date of this notification to demonstrate that HUD's Determination of Substantial Default is not based on substantively accurate information (see 24 CFR § 907.5(a)(3)). To dispute the determination, ACHA may submit a response in writing in accordance with 24 CFR § 907.5(b)(1) describing how the events, occurrences, or conditions described herein are in error and/or establishing that the events, occurrences, or conditions described herein do not constitute noncompliance with cited statutes, regulations, covenants, conditions, or agreements. *Id.* The response must be emailed to Howard Cumme, Director of the Newark Office of Public Housing, at howard.s.cumme@hud.gov.

If no legitimate error or dispute with the determination or findings is clearly demonstrated to HUD in writing by ACHA within ten (10) working days of the date of this letter, HUD shall

proceed to take full possession of ACHA, its programs, projects, and assets as authorized by law soon thereafter, at a reasonable time of its choosing.

Nothing in this Determination shall be understood to have waived HUD's right to exercise any right or remedy permitted by statute, regulation, and the ACCs, including but not limited to those permitted under 42 U.S.C. § 1437d(j)(3)(A) as referenced above.

Should you have any questions regarding these timelines or requirements, please contact Mr. Cumme at 973-776-7250 or howard.s.cumme@hud.gov.

Sincerely,

Benjamin Hobbs
Principal Deputy Assistant Secretary
Office of Public and Indian Housing

Enclosures:

Exhibit 1 – FY 2022 PHAS Score Report
Exhibit 2 – 2023 Recovery Agreement
Exhibit 3 – FY 2023 PHAS Score Report
Exhibit 4 – 2023 Recovery Agreement Performance Requirements Status Update

CC:

Howard Cumme, Director of the Newark Office of Public Housing
Towanda S. Macon, Director, Office of Prevention, Recovery and Transformation

Exhibit 1

U.S. Department of Housing and Urban Development

OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Public Housing Assessment System (PHAS) Score Report for Interim

Report Date: 08/09/2023

PHA Code:	NJ014
PHA Name:	Housing Authority and Urban Redevelopment Age
Fiscal Year End:	03/31/2022

PHAS Indicators	Original Score	Adjustment	Net Score	Maximum Score
Physical	21	0	21	40
Financial	0	0	0	25
Management	16	1	17	25
Capital Fund	7	0	7	10
Late Penalty Points	-	0	0	
PHAS Adjustment	-	0	0	
PHAS Total Score	**44**	**1**	**45**	**100**
Designation Status:			**Troubled**	

Published 08/09/2023 Initial published 08/09/2023

Financial Score Details Submission Type:	Score	Maximum Score
1. FASS Score before deductions	23.42	25
2. Audit Penalties	0.00	
Total Financial Score Unrounded (FASS Score - Audit	23.42	25

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90.0	
2. Timeliness of Fund Obligation Points	5	5
Occupancy Rate:		
3. Occupancy Rate %	94.29	
4. Occupancy Rate Points	2	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	7	10

Notes:

1. The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
2. Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
3. "0" FASS Score indicates a late presumptive failure. See 902.60 and 902.92 of the Interim PHAS rule.
4. "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund
5. PHAS Interim Rule website - http://www.hud.gov/offices/reac/products/prodphasintrule.cfm

Exhibit 2

Recovery Agreement between the Atlantic City Housing Authority
And
the United States Department of Housing and Urban Development

This Recovery Agreement ("Agreement") is entered into between the Atlantic City Housing Authority (ACHA)and the United States Department of Housing and Urban Development ("HUD") as of this 21st day of December, 2023 (the "Effective Date").

RECITALS

WHEREAS, under the United States Housing Act of 1937 ("Act"), as amended, 42 U.S.C. § 1437 *et seq.*, HUD is responsible for administering low-income housing programs, and pursuant to the Act, HUD has entered into an Annual Contributions Contract ("ACC") with ACHA to develop and operate public housing projects of ACHA; and

WHEREAS, pursuant to the Act, HUD must evaluate public housing performance and has instituted the Public Housing Assessment System ("PHAS"); and

WHEREAS, ACHA received a failing PHAS score of 45 for the fiscal year ending 3/31/2022 (the 2022 PHAS Assessment"); and

WHEREAS, based on its 2022 PHAS Assessment, ACHA has been designated "Troubled" pursuant to section 6(j)(2) of the Act, 42 U.S.C. § 1437d, and 24 C.F.R. part 902, for financial, physical and/or management indicators, or other such deficiencies as HUD has identified; and

WHEREAS, the Act requires HUD and each Troubled Public Housing Agency ("PHA") to enter into a recovery agreement that establishes: performance targets; strategies for meeting targets; and incentives or sanctions for effective implementation of such strategies intended to improve the Troubled PHA's performance such that the agency is no longer designated Troubled; and

WHEREAS, the parties desire to correct all HUD-identified deficiencies through the implementation of this Agreement.

NOW THEREFORE, in consideration for the obligations contained herein, HUD and ACHA agree as follows:

General

ACHA agrees to strictly comply with all terms of this Agreement and the Recovery Action Plan(attached), including all performance requirements, outcomes, and deadlines in paragraphs 5 through 7 below ("Performance Requirements").

1. HUD, in its discretion, may provide technical assistance to ACHA, including training or contract support, in order to facilitate accomplishment of the Performance Requirements. However, ACHA's compliance with this Agreement shall not be contingent on HUD's provision of any technical assistance or other discretionary assistance.

2. ACHA must submit Progress Reports to HUD commencing 30 days after execution of the Agreement, and every 30 days thereafter until this Agreement is terminated. Each Progress Report, including any supporting documentation, must describe the status of ACHA's activities such that HUD can adequately monitor ACHA's progress toward the Performance Requirements.

3. Notwithstanding any Performance Requirements, consistent with section 6(j)(3)(B)(ii) of the Act and 24 C.F.R. 902.75(d), and subject to the waivers and alternate requirements under PIH Notice 2021-14 (HA) 11(a) and 12(d), ACHA agrees to:

   a. improve its performance by at least 50% of the difference between the initial PHAS assessment score that led to the Troubled designation and the score necessary to remove the PHA's Troubled designation by the first released PHAS assessment for fiscal years ending on or after 3/31/25; and

   b. improve its performance and achieve an overall PHAS score of at least 60% of the total points available by the next sequential fiscal year PHAS assessment.

   Consistent with paragraph 9 below, failure by ACHA to comply with the PHAS assessment improvement requirement in this paragraph 4 shall be a basis for HUD to find ACHA in substantial default under section 6(j)(3)(A) of the Act.

Performance Requirements

4. **Increase Occupancy.** ACHA agrees to:

   a. For fiscal year ending 3/31/2025 increase its occupancy rate for the low rent public housing program to at least 96%, calculated by dividing Unit Months Leased (Financial Data Schedule (FDS) line item 11210) by Unit Months Available (FDS line item 11190) for the fiscal year ending 3/31/2025, approved unaudited and approved audited FDS submission; or

   b. No later than 3/31/2024, contract with a managing agent to operate any property not already achieving an occupancy rate of at least 96%. For the fiscal year ending 3/31/2025, the managing agent will increase the occupancy rate to at least 96% at each of the public housing properties under the contract.

5. **Improve Physical Condition of Dwelling Units.** ACHA agrees to:

   a. For any developments scoring less than 60% on their individual physical inspection reports on the first released PHAS assessment for fiscal years ending on or after 3/31/2022, ACHA shall:

      i. Procure a physical needs assessment ("PNA") from a qualified third-party vendor within six months of receiving the score; and

ii. ACHA shall work with the PNA vendor to program the identified capital projects, based on available funding from the HUD Capital Fund Program, in the Capital Fund 5-Year Action Plan; and
iii. ACHA shall select a project delivery method (e.g., design-bid-build, design-build, construction manager at risk) and third-party vendor to undertake the capital projects identified in the agency's Capital Fund 5-Year Action Plan for each of the specified developments scoring less than 60%, no later than three months after receipt of the PNA report; and
iv. Make the contract award no later than two months after selection of the project delivery method and qualified third-party vendor; and

b. For the first released PHAS assessment for fiscal years ending on or after 3/31/2023, ACHA shall:

i. Increase the physical sub-indicator ("PASS") on the PHAS assessment to at least 24 out of 40 possible points, or 60%; or
ii. Within three months of receipt of the failing PASS score on the PHAS assessment, contract with a managing agent to operate all developments not achieving a score of at least 60 out of 100 possible points, or 60%, on their individual physical inspection reports. For the next sequential fiscal year's assessment, the managing agent will increase the physical scores to at least 60% for each of the properties under the contract.

6. **Improve Financial Performance. ACHA** agrees to:

a. Submit unaudited and audited financial statements for the fiscal year(s) ending 2022 within three months following the execution date of this Agreement, and
b. Submit unaudited and audited financial statements for the fiscal year ending 2023 within six months following the execution date of this Agreement; and
c. For the first released PHAS assessment for fiscal years ending on or after 3/31/2023, the ACHA shall increase the Financial sub-indicator ("FASS") on the PHAS assessment to at least 15 out of 25 possible points, or 60%.

7. **Reposition Public Housing.** ACHA agrees to evaluate all opportunities to reposition, i.e., remove from its public housing inventory, all of its public housing properties.

a. Within 9 months after the execution of this Agreement, ACHA must submit its evaluation of repositioning opportunities for all public housing properties as well as a detailed plan and timeline to submit an approvable application to HUD requesting one or more of the following actions to be taken with respect to all of its public housing properties:
    a. Rental Assistance Demonstration ("RAD"); or
    b. Section 18 Disposition and/or Demolition; or
    c. Voluntary Conversion; or
    d. Required Conversion.

8. This Agreement begins on the Effective Date and will continue until the later of: (A) ACHA fulfilling all Performance Requirements; or (B) ACHA improving its performance pursuant to paragraph 4 of this Agreement.

Default and Remedies

9. Failure of ACHA to strictly comply with the terms of this Agreement, including failure to meet any discrete Performance Requirements, shall constitute a default under this Agreement and shall be a basis for a determination of substantial default by HUD under section 6(j)(3)(A) of the Act.

10. In making a determination of substantial default, HUD will do so in compliance with the procedures in 24 C.F.R. 907.5. The notice of substantial default pursuant to 24 C.F.R. 907.5(a) shall constitute the notice of default under this Agreement.

11. If ACHA is determined to be in substantial default after breaching this Agreement, HUD may seek any available remedy, including any one or several of the following actions consistent with the Act and its implementing regulations:

    b. Solicit competitive proposals from other PHAs and private housing management agents to manage all or part of ACHA's public housing program and project(s);

    c. Petition for the appointment of a judicial receiver for ACHA;

    d. Solicit competitive proposals from other PHAs and private entities with experience in construction management to oversee implementation of ACHA's public housing Capital Fund;

    e. Take possession of all or part of ACHA including all or part of its public housing program and project(s);

    f. Require ACHA to make any other arrangements acceptable to HUD, in its full discretion, for managing all or part of the public housing program and project(s).

12. Notwithstanding anything in this Agreement, HUD retains its full discretion to exercise any rights available under applicable law, including those in section 6(j) of the Act, to make a determination of substantial default or take any available remedial action against ACHA, regardless of ACHA's compliance with the terms of this Agreement.

13. HUD's exercise or non-exercise of any available rights or remedies under this Agreement or any applicable law will not be construed as a waiver of HUD's right to exercise that or any right or remedy at any time.

14. This Agreement does not in any way contemplate money damages for breach of this Agreement by HUD.

Modifications, Amendments, and Changed Circumstances

15. This Agreement contains the complete and final expression of the recovery agreement between the parties and supersedes any other oral or written proposals, negotiations, conversations, discussions, or agreements between the parties related to the recovery agreement.

16. This Agreement does not supersede, modify, or amend the ACC between HUD and ACHA, or in any way excuse ACHA from complying fully with its obligations under the ACC. Nothing contained in this Agreement shall serve to limit, modify, or preclude HUD's right to take any remedial action under the ACC.

17. This Agreement may only be modified or amended by a written instrument signed by all of the parties expressly stating that such instrument is intended to modify or amend this Agreement. Any modification or amendment shall be limited to the provisions of this Agreement specifically referred to therein and shall not be deemed a modification or amendment of any other provision.

18. Modification or amendment of this Agreement shall not constitute a waiver of the applicable statutory or regulatory requirements.

19. Should any provision of this Agreement be determined to be invalid or unenforceable by any statute, regulation, or judicial ruling, such determination shall not affect any other provision of this Agreement to the extent that the Agreement shall remain operable, enforceable and in full force and effect to the extent permitted by law. Accordingly, each obligation imposed by this agreement should be construed as severable from the others to the extent it is practicable.

20. The parties shall not be responsible for any failure to implement the terms of this Agreement due to unforeseen and unavoidable circumstances outside of their control, provided that the failure to perform is excused by HUD in writing.

21. To the extent authorized by the Act and HUD regulations, and notwithstanding any other provision of this Agreement, HUD has the total discretion to unilaterally amend this Agreement to address changed factual circumstances affecting the PHA's implementation of this Agreement and, more generally, its programs.

Conflicts

22. In the event of any conflict between the provisions of this Agreement and public housing requirements, including but not limited to the Act, applicable regulations, and the ACC, as those requirements may be amended from time to time, the public housing requirements shall prevail. HUD reserves the right to determine and resolve any such conflict.

No Third-Party Beneficiaries

23. This Agreement confers no rights or remedies upon any person or entity other than HUD or ACHA.

Miscellaneous

24. No provision, term, or language contained in this Agreement shall be construed by any Court against HUD for having drafted the agreement. Further, this Agreement shall be read consistently with all applicable federal statutes, regulations, the ACC, or interpretive rule. If the agreement may not be read consistently with a statute, regulation, ACC, or interpretive rule, then the statute, regulation, ACC, or interpretive rule shall control. This Agreement places the exclusive authority with HUD to determine and reconcile any conflict.

25. Any citation of law in this Agreement includes the application of any succeeding law, regulation, ACC, or interpretive rule such as a PIH notice.

26. The parties agree that any cost related to their compliance with this Agreement shall be their individual responsibilities.

27. This Agreement may be executed and delivered in separate counterparts, which, when so executed and delivered, shall be deemed an original.

28. This Agreement may be executed electronically, and electronic signatures must be treated in all respects as having the same force and effect as handwritten or original signatures.

29. HUD and ACHA] (their employees, subcontractors, partners or assigns) shall comply with all applicable federal, state, and local laws and regulations, as amended from time to time during the term of this Agreement, in the execution of this Agreement.

IN WITNESS WHEREOF, the parties or their duly authorized representatives hereby execute this Agreement on the date first written above.

Signature Page Follows

Exhibit 2

UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

By: _____ 1/3/24
Monica Hawkins
Acting Public Housing Director
Newark Field Office

Atlantic City Housing Authority

By: _____
Stephanie Marshall
Chair
Atlantic City Housing Authority

By: _____
Thomas Sahlin
Executive Director
Atlantic City Housing Authority

Attachment: Recovery Action Plan

Exhibit 3

U.S. Department of Housing and Urban Development

OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Public Housing Assessment System (PHAS) Score Report for Interim

Report Date: 05/07/2025

PHA Code:	NJ014
PHA Name:	Housing Authority and Urban Redevelopment Age
Fiscal Year End:	03/31/2023

PHAS Indicators	Score	Maximum Score
Physical	22	40
Financial	0	25
Management	13	25
Capital Fund	5	10
Late Penalty Points	0	
PHAS Total Score	**40**	**100**
Designation Status:	**Troubled**	

Published 03/28/2025 Initial published 03/28/2025

Financial Score Details Unaudited/Single Audit	Score	Maximum Score
1. FASS Score before deductions	23.13	25
2. Audit Penalties	0.00	
Total Financial Score Unrounded (FASS Score - Audit	23.13	25

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90.00	
2. Timeliness of Fund Obligation Points	5	5
Occupancy Rate:		
3. Occupancy Rate %	88.37	
4. Occupancy Rate Points	0	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	5	10

Notes:

1. The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
2. Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
3. "0" FASS Score indicates a late presumptive failure. See 902.60 and 902.92 of the Interim PHAS rule.
4. "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund
5. PHAS Interim Rule website - http://www.hud.gov/offices/reac/products/prodphasintrule.cfm

Exhibit 4

Recovery Agreement Performance Requirements Completion Status Update

Paragraph	Performance Requirement	Deadline(s)	Completion Status	Additional Details
4 Increase Occupancy	a For fiscal year ending 3/31/2025 increase its occupancy rate for the low rent public housing program to at least 96%, calculated by dividing Unit Months Leased (financial Data Schedule (FDS) line item 11210) by Unit Months Available (FDS line item 11190) for the fiscal year ending 3/31/2025, approved unaudited and approved audited FDS submission, or b No later than 3/31/2024, contract with a managing agent to operate any property not already achieving an occupancy rate of at least 96% For the fiscal year ending 3/31/2025, the managing agent will increase the occupancy rate to at least 96% at each of the public housing properties under the contract	3/31/2025	Did not meet deadline	As of 3/31/2025, ACHA's overall occupancy rate was 71 4%
5(a) Improve Physical Conditions of Dwelling Units	For any developments scoring less than 60% on their individual physical inspection reports on the first released PHAS assessment for fiscal years ending on or after 3/31/2022, ACHA shall i Procure a physical needs assessment ("PNA") from a qualified third-party vendor within six months of receiving the score, and ii ACHA shall work with the PNA vendor to program the identified capital projects, based on available funding from the HUD Capital Fund Program, in the Capital Fund 5-Year Action Plan, and iii ACHA shall select a project delivery method (e g , design-bid-build, design-build, construction manager at risk) and third-party vendor to undertake the capital projects identified in the agency 's Capital Fund 5-Year Action Plan for each of the specified developments scoring less than 60%, no later than three months after receipt of the PNA report, and iv Make the contract award no later than two months after selection of the project delivery method and qualified third-party vendor, and	(i) 2/9/2024, (iii) three months after receipt of PNA, and (iv) two months after selection of project delivery method and qualified third party vendor	Did not meet deadline	The PNA for Stanley Holmes was ordered by ACHA in summer of 2024, with the vendor starting work on 8/28/2024 Report was issued on 1/21/2025 ACHA has provided drafts of PNAs for all but one AMP (Scattered Sites) dated 4/4/2025 These reports have not yet been finalized
5(b) Improve Physical Conditions of Dwelling Units	For the first released PHAS assessment for fiscal years ending on or after 3/31/2023, ACHA shall i Increase the physical sub-indicator ("PASS") on the PHAS assessment to at least 24 out of 40 possible points, or 60%, or ii Within three months of receipt of the failing PASS score on the PHAS assessment, contract with a managing agent to operate all developments not achieving a score of at least 60 out of 100 possible points, or 60%, on their individual physical inspection reports For the next sequential fiscal year's assessment, the managing agent will increase the physical scores to at least 60% for each of the properties under the contract	(i) 3/31/2023, or (ii) 6/28/2025	Did not meet first deadline Second deadline upcoming	(i) FY 2023 PASS score was 22 out of 40 points ACHA did not achieve the required 24 out of 40 points by the deadline (ii) The deadline to contract with a managing agent is 6/28/2025 The Newark FO does not expect ACHA to meet this deadline
6(a) Improve Financial Performance	Submit unaudited and audited financial statements for the fiscal year ending 2022 within three months following the execution date of this Agreement, and	3/21/2024	Did not meet deadline	Unaudited financials were submitted timely on 6/14/2022 The audited financials were submitted on 2/21/2024 but were rejected, and the re-submission was submitted late on 7/19/2024
6(b) Improve Financial Performance	Submit unaudited and audited financial statements for the fiscal year ending 2023 within six months following the execution date of this Agreement, and	6/21/2024	Did not meet deadline	Unaudited financials were submitted timely on 6/15/2023 The audited financials were submitted late on 7/19/2024
6(c) Improve Financial Performance	For the first released PHAS assessment for fiscal years ending on or after 3/31/2023, the ACHA shall increase the Financial sub-indicator ("FASS") on the PHAS assessment to at least 15 out of 25 possible points, or 60%	3/31/2023	Did not meet deadline	FY 2023 FASS score was 0 out of 25 points for failure to submit audited financials timely
7 Reposition Public Housing	Evaluate all opportunities to reposition, i e , remove from its public housing inventory, all of its public housing properties Within 9 months after the execution of this Agreement, ACHA must submit its evaluation of repositioning opportunities for all public housing properties as well as a detailed plan and timeline to submit an approvable application to HUD requesting one or more of the following actions to be taken with respect to all of its public housing properties a Rental Assistance Demonstration ("RAD"), or b Section 18 Disposition and/or Demolition, or c Voluntary Conversion, or d Required Conversion	9/21/2024	Did not meet deadline	The majority of PNAs are still in draft form – vendor has only issued a final PNA for Stanley Holmes Village

Attachment 2:

3/31/22 and 3/31/23 PHAS

U.S. Department of Housing and Urban Development

OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Public Housing Assessment System (PHAS) Score Report for Interim

Report Date: 08/09/2023

PHA Code:	NJ014
PHA Name:	Housing Authority and Urban Redevelopment Age
Fiscal Year End:	03/31/2022

PHAS Indicators	Original Score	Adjustment	Net Score	Maximum Score
Physical	21	0	21	40
Financial	0	0	0	25
Management	16	1	17	25
Capital Fund	7	0	7	10
Late Penalty Points	-	0	0	
PHAS Adjustment	-	0	0	
PHAS Total Score	**44**	**1**	**45**	**100**
Designation Status:			**Troubled**	

Published 08/09/2023 Initial published 08/09/2023

Financial Score Details Submission Type:	Score	Maximum Score
1. FASS Score before deductions	23.42	25
2. Audit Penalties	0.00	
Total Financial Score Unrounded (FASS Score - Audit	23.42	25

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90.0	
2. Timeliness of Fund Obligation Points	5	5
Occupancy Rate:		
3. Occupancy Rate %	94.29	
4. Occupancy Rate Points	2	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	7	10

Notes:

1. The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
2. Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
3. "0" FASS Score indicates a late presumptive failure. See 902.60 and 902.92 of the Interim PHAS rule.
4. "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund
5. PHAS Interim Rule website - http://www.hud.gov/offices/reac/products/prodphasintrule.cfm

U.S. Department of Housing and Urban Development

OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Public Housing Assessment System (PHAS) Score Report for Interim

Report Date: 03/28/2025

PHA Code:	NJ014
PHA Name:	Housing Authority and Urban Redevelopment Age
Fiscal Year End:	03/31/2023

PHAS Indicators	Score	Maximum Score
Physical	22	40
Financial	0	25
Management	13	25
Capital Fund	5	10
Late Penalty Points	0	
PHAS Total Score	**40**	**100**
Designation Status:	**Troubled**	

Published 03/28/2025 Initial published 03/28/2025

Financial Score Details Unaudited/Single Audit	Score	Maximum Score
1. FASS Score before deductions	23.13	25
2. Audit Penalties	0.00	
Total Financial Score Unrounded (FASS Score - Audit	23.13	25

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90.00	
2. Timeliness of Fund Obligation Points	5	5
Occupancy Rate:		
3. Occupancy Rate %	88.37	
4. Occupancy Rate Points	0	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	5	10

Notes:

1. The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
2. Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
3. "0" FASS Score indicates a late presumptive failure. See 902.60 and 902.92 of the Interim PHAS rule.
4. "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund
5. PHAS Interim Rule website - http://www.hud.gov/offices/reac/products/prodphasintrule.cfm

Attachment 3:

Zero Threshold Release

U.S. Department of Housing and Urban Development
Newark Field Office - Region II
One Newark Center, 13th Floor
Newark, NJ 07102-5260
Office (973) 622-7200

December 23, 2022

Mr. John Clarke
Interim Executive Director
Atlantic City Housing Authority
227 N. Vermont Avenue
Atlantic City, NJ 08401

Dear Mr. Clarke:

Subject: Zero Threshold Removal

Based on our review of the zero threshold/manual review process for the Atlantic City Housing Authority (ACHA) we have determined that at this time it inhibits the housing authority from procuring necessary services for its residents, particularly the residents in Stanley Homes Village.

Based on this review, our office has determined that manual review will be lifted from ACHA. Changes have been made in the LOCCS system to remove the manual review. In addition, ACHA is reminded that they must comply with contract administration in accordance with the HUD guidebook 7485.3G Rev. 3, the procurement requirement from 24 CFR 85.36 and 2 CFR 200.

If you have any question or concerns, you may contact Mr. Cesar A. Garcia, Division Director, at (973) 776-7243 or via email at Cesar.A.Garcia@HUD.gov.

Sincerely,

Leonard J Spicer

Leonard Spicer
Director
Office of Public Housing

Attachment 4:

Training Summary

Corrective Action Plan Training Sessions

ED Trainings (estimated to be one-3 hour sessions total):
Procurement Training
PHA and HCV Program Training
Financial Management and Policies Training
HUD Systems Reporting Requirements Training

PHA Staff Trainings (estimated to be five-3 hour sessions):
ACOP (all sections)
Language Access Plan (LAP)
Minimum Rent Policy and Procedures (MRPP)
Community Service and Self-Sufficiency Requirements
Flat Rent Policy and Procedures and Flat Rent Schedule
Over Income Policy
VAWA Policy
Smoke Free Policy
EIV Policy & Monitoring Requirements Pet Policy
NSPIRE and Inspections
Inventory Controls Policy
Review PNA's with Property Managers
NSPIRE Inspections Trainings
EBLL Policy

Procurement and Financial Staff Trainings (estimated to be one-3 hour session):
Procurement Policy (all sections)
Policy on Emergencies
Purchase Thresholds
Obligations and Expenditure (start and end dates and requirements)
Environmental Site Assessment (ESA's)
Radon Tests Reviews

FSS & ROSS Training (estimated to be one-3 hour session):
Review FSS Grant and FSS Policies and Procedures
Minimum Participation and Program Coordinator Committee (PCC)
Review ROSS Grant Submission and Terms dates

HCV Staff and HCV Inspection Staff Trainings (estimated to be five-3 hour sessions):
Admin Policy (all sections)
Utility Allowance Review
Rent Reasonableness and HAP Calculations
VAWA
EIV Policy and Administrative Roles and Responsibilities
PIC Reporting
HQS and NSPIRE Inspection Training
EBLL Policy

Project Based Vouchers Training (estimated to be one-3 hour session):
Training on PBV
Program CAP Training
Review of Current PBV HUD Notices
Review of HQS/NSPIRE Inspections Requirements
Review of PBV HAP's

Financial Staff Training (estimated to be one-3 hour session):
Review of Financial Control Policy (all sections)
Review of Internal Controls Policy (all sections)
Review of most recent Audit
Review of current Budget

Section 3 Trainings (estimated to be one-3 hour session):
Review of Section 3 Policy (all sections)

Attachment 5:

Recovery Agreement Extension Request

HOUSING AUTHORITY &
URBAN REDEVELOPMENT AGENCY
OF THE CITY OF ATLANTIC CITY NEW JERSEY
P.O. Box 1258 227 Vermont North Atlantic City, NJ 08404 609-344-1107 FAX 609-344-1015
March 31, 2025

VIA ELECTRONIC MAIL
Howard S. Cumme
Director, Office of Public Housing
U.S. Department of Housing and Urban Development
One Newark Center, 13th Floor
Newark, NJ 07102

Re: Update on Atlantic City HA Recovery Agreement

Dear Mr. Cumme:

Please accept the following as a brief overview and update on the Atlantic City Housing Authority's ("ACHA") Recovery Agreement.

As you know, ACHA received an initial notice of its "troubled" designation on August 18, 2023. (See attached letter dated August 9, 2023 that was emailed to the ACHA on August 18, 2023). ACHA met with HUD to finalize a draft Recovery Agreement and Corrective Action Plan and the ACHA Board of Commissioners approved the agreement in December of 2023 and the Recovery Agreement was formally executed by HUD in January of 2024. (See attached executed ACHA Recovery Agreement). Therefore, as of today, March 31st, ACHA remains well within the two (2) year period (from the initial troubled designation) provided to troubled authorities to show substantial improvement and less than fifteen (15) months into the Recovery Agreement.

Despite this, and despite the additional considerable complexities involved in the ACHA's evaluation of the entire heating system at its Stanley Homes project and subsequent implementation of an emergency transfer plan of certain Stanley residents to allow the remainder of the project to remain viable short-term, ACHA has made the following substantial improvements since its receipt of a troubled designation status in August of 2023:

1) Achieve 91% completion of the Corrective Action Plan (including items submitted through the 3/31/25 update);
2) Transferred over 100 Stanley households and responsibly invested $3.1 million into the boilers and delivery lines allowing 217 households to have a viable heating system for the 2024-2025 heating season;
3) Overhaul and update many of the ACHA's central policies including, but not limited to its Admissions and Continued Occupancy Policy, Section 8

Administrative Plan, Procurement Policy, Personnel Policy, Internal Controls Policy, and Section 3 Policy;

4) Filled vacancies in ACHA's Finance, Procurement, Modernization, Maintenance, Property Management and Housing Choice Voucher departments, ensuring long-term self-sufficiency and stabilization of its day-to-day operations;
5) Trained all of its current employees on all ACHA updated policies and procedures; and
6) Worked with residents and community leaders to improve relationships.

Finally, by or before August 18, 2025, the ACHA further projects completion of the following:

1) 100% completion of the Corrective Action Plan (17 months after execution);
2) Completion of the remaining PNAs for ACHA projects including obsolescence calculations;
3) Substantial increase in Program Occupancy; and
4) Submission of Section 18 Demo/Dispo Plans

As a result of the above-mentioned accomplishments and substantial improvements which ACHA and its current leadership have made – all of which will be fully completed within seventeen (17) months of the execution of the Recovery Agreement and within two (2) years since troubled designation, ACHA formally requests HUD's written approval to extend the Recovery Agreement through FYE 3/31/2026. This extension will allow the ACHA to complete its year two plans for coming out of troubled status as well as complete its program occupancy goals – both of which are critical to ACHA's long-term success. We look forward to continuing to working with HUD regarding all of the above and look forward to hearing from you soon.

Thomas Sahlin, Executive Director

Attachment 6:

IHA Possession Letter

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

March 29, 2022

Ms. Darlene Brown
Board Chair
Irvington Housing Authority
101 Union Avenue
Irvington, NJ 07111-3261

LETTER OF POSSESSION

Dear Ms. Brown:

On November 23, 2020, you were notified by certified letter and email (Notice of Substantial Default) in your official capacity that the Department of Housing and Urban Development (HUD) had determined the Irvington Housing Authority (IHA) to be in substantial default for breaching the terms of the Recovery Agreement it entered with HUD on October 24, 2016. (See Exhibit 1.) Upon a declaration of substantial default due to breach of a Recovery Agreement, HUD may take any action provided for in 42 USC § 1437d(j)(3)(A), including "taking possession of all or part of the public housing agency, including all or part of any project or program of the agency." (See 42 USC § 1437d(j)(3)(A)(iv).)

Under HUD's Notice of Substantial Default, IHA was directed and required to take five specific actions as remedies to cure the substantial default, specifically—(1) Fulfill the remaining 11 open action items in the Recovery Action Plan (an attachment to the Recovery Agreement); (2) Contract with a HUD-approved third party to perform all property management functions for its public housing program; (3) Continue contracting with a HUD-approved third party to perform all functions for its Housing Choice Voucher (HCV) program; (4) Perform tasks under a HUD-approved Comprehensive Repositioning and Property Management Plan and schedule; and (5) Accept technical assistance provided by HUD in developing and implementing a plan to reposition its public housing units.

As of the date of this letter, IHA has failed to comply with HUD's direction and requirements to cure the substantial default. IHA has not complied with three of the five specified remedial actions and remains a troubled performer—IHA has not completed all 11 open requirements of the Recovery Action Plan; it has not contracted with a HUD-approved third-party for the management of its public housing program; and it has not developed and implemented a HUD-approved Comprehensive Plan Repositioning and Property Management Plan.

Based on IHA's inability or unwillingness to fulfill the existing remedies, I have determined it is appropriate to impose an alternative remedy. Accordingly, effective April 5, 2022, HUD is exercising its authority pursuant to 42 USC § 1437d(j)(3)(A)(iv) and hereby takes full possession of IHA, its programs, projects, and assets as authorized by law.

In addition, the Board of Commissioners of IHA and its individual members are hereby removed and relieved of their duties as commissioners effective April 5, 2022. Nothing in the Notice of Substantial Default or the remedial actions being taken by HUD shall be understood to have waived HUD's right to exercise any other right or remedy permitted by statute, regulation, and the Annual Contributions Contract, including but not limited to those permitted under 42 USC § 1437d(j)(3)(A).

You have five (5) days from the date of this letter to allege a mistake regarding any fact HUD has cited in this letter and upon which my determination to change HUD's remedial option rests. Should you have any questions regarding these timelines or requirements, please contact Theresa Arce, Public Housing Director of HUD's Newark field office, at 973-776-7250 or *theresa.l.arce@hud.gov*.

Sincerely,

Dominique Blom
General Deputy Assistant Secretary
for Public and Indian Housing

Enclosure:
Exhibit 1

cc:
The Honorable Sheila Y. Oliver
Lieutenant Governor of New Jersey and
Commissioner, Department of Community Affairs
1010 South Broad Street
P.O. Box 800
Trenton, NJ 08625-0800

The Honorable Tony Vauss
Mayor of Irvington
1 Civic Square
Irvington, NJ 07111-2997

Renee Burgess
Town Council President
Municipal Building,
Civic Square
Irvington, NJ 07111

Ms. Annette Beasley
Vice-Chairperson
Irvington Housing Authority
608 Chancellor Avenue
Irvington, NJ 07111

Ms. Magalie Lemy-Lockhart
Commissioner
Irvington Housing Authority
293 Isabella Avenue
Irvington, NJ 07111

Mr. Alfonso Griffin
Commissioner
Irvington Housing Authority
101 Union Avenue
Irvington, NJ 07111-3261

Ms. Zorana M. Figueroa
Commissioner
Irvington Housing Authority
34 Coit Street
Irvington, NJ 07111

Mr. Andre L. Francis
Commissioner
Irvington Housing Authority
624 Nye Avenue, Apartment 11V
Irvington, NJ 07111

Qasim Salaam
Commissioner
Irvington Housing Authority
101 Union Avenue
Irvington, NJ 07111-3261

Mr. Ramon Rivera
Interim Executive Director
Irvington Housing Authority
101 Union Avenue
Irvington, NJ 07111-3261

Exhibit 1

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

ASSISTANT SECRETARY FOR
PUBLIC AND INDIAN HOUSING

November 23, 2020

Ms. Darlene Brown
Board Chair
Irvington Housing Authority
101 Union Avenue
Irvington, NJ 07111-3261

NOTICE OF SUBSTANTIAL DEFAULT

Dear Ms. Brown:

This is to advise the Irvington Housing Authority (IHA) of the Department of Housing and Urban Development's (HUD's) determination that IHA is in substantial default for breaching the terms of its Recovery Agreement with the Department. This determination is based on nine factual findings, explained in detail below.

As authorized by law, as a remedy for the substantial default, HUD directs IHA to do the following: (1) fulfill the remaining 11 "open" action items in the Recovery Action Plan (an attachment to the Recovery Agreement); (2) contract with a HUD-approved third party to perform all property management functions for its public housing program; (3) continue contracting with a HUD-approved third party to perform all functions for its Housing Choice Voucher (HCV) program; (4) perform tasks under a HUD-approved Comprehensive Repositioning and Property Management Plan and schedule; and (5) accept technical assistance provided by HUD in developing and implementing a plan to reposition its public housing units.

RELEVANT REGULATORY AND STATUTORY BACKGROUND

In accordance with federal regulations, HUD assesses each Public Housing Agency (PHA) that receives funding for the Public Housing program (24 CFR Part 902). HUD provides an annual score and designation under the Public Housing Assessment System (PHAS) based on the PHA's performance in financial, physical, management, and capital funding areas (24 CFR § 902.9). A PHA that receives an overall PHAS score of less than 60 out of 100 points is assigned a troubled designation (24 CFR § 902.11(d)(1)) and is required to show substantial improvement in its subsequent annual PHAS scores (24 CFR § 902.75(d)).

Pursuant to 24 CFR § 902.75(b), PHAs that have been designated as troubled are required to enter into a Memorandum of Agreement (MOA) (commonly referred to as a "Recovery Agreement") with HUD that outlines recovery requirements and deadlines for the PHA as well as "consequences of failing to meet the targets, which include, but are not limited to, the

interventions stated in 24 CFR Part 907 and in 42 USC § 1437d(j)(3)" of the U.S. Housing Act of 1937 (the Act), as amended. Pursuant to 24 CFR § 907.3(b)(2), "in the case where a PHA is designated as a troubled performer under PHAS, the PHA shall be in substantial default if the PHA fails to comply with the terms of an MOA [(Recovery Agreement)]." See also 42 USC § 1437d(j)(3)(A).

FINDINGS

The following nine findings are based on a documentary record that support each discrete factual allegation.

i. On November 17, 2014, HUD's Real Estate Assessment Center (REAC) notified IHA of its troubled designation under PHAS for IHA's fiscal year ending March 31, 2014. See Exhibit 1. The troubled designation was based on an overall unaudited PHAS score of 57 out of 100 points, with deficiencies in financial and management indicators. On February 25, 2015, based on IHA's independent financial audit, REAC adjusted the score to 54 points. See Exhibit 2. Neither the unaudited nor audited scores and designations have been disputed by IHA.

ii. Following IHA's initial troubled notification, HUD executed a Recovery Agreement and Recovery Action Plan with IHA on October 24, 2016. See Exhibit 3. It was updated and extended by the HUD oversight team in April 2018 as permitted by the Recovery Agreement. See Exhibit 4. With extensions granted by the HUD oversight team, the final target accomplishment date of the extended Recovery Action Plan was December 31, 2019. See Exhibit 5.

iii. IHA retained its troubled designation for its FY 2015. On August 13, 2015, IHA received an overall unaudited PHAS score of 62 points and was designated substandard with deficiencies in the financial and management indicators. See Exhibit 6. However, IHA's independent audit for the corresponding fiscal year did not support this designation, and on March 21, 2016, REAC adjusted the score to 53 points and IHA's status remained troubled with deficiencies in the financial and management indicators. See Exhibit 7. Neither the unaudited nor audited scores and designations have been disputed by IHA.

iv. IHA retained its troubled designation for its FY 2016. IHA received an overall unaudited PHAS score of 38 points on August 26, 2016, with deficiencies in the physical, financial, and management indicators. See Exhibit 8. On February 15, 2017, following IHA's independent audit for the corresponding fiscal year, REAC adjusted the score to 30 points with deficiencies remaining in the physical, financial and management indicators. See Exhibit 9. Neither the unaudited nor audited scores and designations have been disputed by IHA.

v. IHA retained its troubled designation for its FY 2017. IHA received an overall unaudited PHAS score of 37 points on September 29, 2017, with deficiencies in

physical, financial, and management indicators. See Exhibit 10. On May 30, 2018, following IHA's independent audit for the corresponding fiscal year, REAC adjusted the score to 29 points with deficiencies remaining in the physical, financial and management indicators. See Exhibit 11. Neither the unaudited nor audited scores and designations have been disputed by IHA.

vi. IHA retained its troubled designation for its FY 2018 having received an overall unaudited PHAS score of 45 points on August 27, 2018, with deficiencies in the physical, financial, and management areas. See Exhibit 12. On February 28, 2019, following IHA's independent audit for the corresponding fiscal year, REAC adjusted the score to 29 points with deficiencies remaining in the physical, financial, and management indicators. See Exhibit 13. Neither the unaudited nor audited scores and designations have been disputed by IHA.

vii. IHA retained its troubled designation for FY 2019 having received an overall unaudited PHAS score of 48 points on February 27, 2020, with deficiencies in the physical and management areas. See Exhibit 14. The unaudited scores have not been disputed by IHA and are pending confirmation by IHA's independent audit.

viii. IHA failed to meet the physical, financial, and management improvements required by eleven significant items of the Recovery Action Plan, constituting a fundamental and material breach of the Recovery Agreement. Additionally, IHA did not achieve "standard" PHAS and "standard" REAC inspection scores as required by the Recovery Action Plan's "Measures of Outcomes and Required Evidence for Completion of Tasks." On April 27, 2020, HUD issued a letter to IHA documenting the outstanding items from the Recovery Agreement. See Exhibit 15.

ix. IHA has been a troubled or substandard performer under PHAS since 2011. Between 2011 and 2016, HUD repeatedly engaged IHA to help improve its performance. However, IHA made little to no progress, and the long-term executive director and board chair were uncooperative with HUD. See Exhibit 16. In 2017, after HUD engaged the Mayor of Irvington, IHA elected a new board chair and hired a new executive director. From 2017 to present, IHA has been cooperative with HUD, however, actions taken by IHA failed to result in "standard" PHAS and "standard" REAC inspection scores, as described in the Findings above.

DISCUSSION

Based on the preceding nine (9) factual findings, HUD has determined IHA should be held in substantial default for two principal reasons.

First, IHA has failed to comply with the terms of its Recovery Agreement. IHA executed a Recovery Agreement, including a Recovery Action Plan, with HUD on October 24, 2016. The Recovery Action Plan, as updated and extended, required IHA to fulfill all "open" action items

in the agreement by December 31, 2019. As of September 25, 2020, 11 action items remain open and past due. Additionally, IHA did not achieve "standard" PHAS and "standard" REAC inspection scores as required by the Recovery Action Plan's "Measures of Outcomes and Required Evidence for Completion of Tasks." Because the Recovery Action Plan is attached to and included as part of the Recovery Agreement, IHA's failure to fulfill requirements of the Recovery Action Plan is a breach of the Recovery Agreement. Thus, pursuant to 42 USC § 1437d(j)(3)(A), IHA should be held in substantial default for breaching its Recovery Agreement.

Second, despite HUD's long history of cooperatively and comprehensively engaging with IHA since 2011, IHA has repeatedly failed to fix the systemic issues of its failing public housing program and IHA's PHAS designation remains troubled. Over many years, HUD has repeatedly engaged with IHA to help it take steps to ameliorate the failures in its public housing program by communication, through the Recovery Agreement, and by providing extensions for compliance with the Recovery Agreement. IHA has failed to take advantage of this engagement and the opportunities it has provided. This long history, documented in the Findings above, supports a determination that IHA is in substantial default.

Accordingly, due to IHA's failure to comply with its Recovery Agreement and its inability or unwillingness to engage with HUD to remedy its failing public housing program, there is ample support and justification for the determination that IHA is in substantial default.

REMEDY OF SUBSTANTIAL DEFAULT

Pursuant to 42 USC § 1437d(j)(3)(A)(v) of the Act, HUD may require a PHA to make "arrangements acceptable to HUD" after a determination of substantial default due to breach of a Recovery Agreement. Accordingly, HUD directs IHA to make all of the following arrangements:

1. IHA must fulfill the remaining 11 "open" action items in the Recovery Action Plan. Within 60 days of the date of this substantial default determination letter, IHA must submit for HUD review and approval a timeline outlining milestones for IHA to complete the 11 "open" items in the Recovery Action Plan. After HUD approval, IHA must adhere to the timeline.

2. IHA must contract with a HUD-approved third party to perform all property management functions for its public housing program. Within 60 days of the date of this substantial default determination letter, IHA must submit for HUD review and approval (a) a draft Request for Proposals (RFP) that solicits a third-party managing agent to manage IHA's public housing program and (b) a timeline to evaluate proposals and execute a contract with a selected managing agent. IHA must obtain HUD approval of IHA's selected third-party managing agent prior to executing a contract.

3. IHA must continue contracting with a HUD-approved third-party to perform all functions for its HCV program. Within 30 days of the date of this substantial default determination letter, IHA must submit to HUD a copy of the current contract with its third-party managing agent for its HCV Program.

4. IHA must perform tasks under a HUD-approved Comprehensive Repositioning and Property Management Plan (Plan) and schedule. Within 60 days of the date of this substantial default determination letter, IHA must submit to HUD for review and approval a draft Plan and schedule that addresses IHA's deteriorating physical assets and poor management. The Plan must address all of the following:

    - immediate health, safety, and livability needs of each property;
    - removal actions and repositioning, such as disposition or demolition under Section 18 of the Act, conversion under Section 22 of the Act, or conversion through the Rental Assistance Demonstration (RAD), or transfer to or consolidation with another PHA (Notice PIH 2014-24);
    - property management, maintenance, modernization, and rehabilitation of each property until repositioning is completed;
    - timelines, including benchmarks, scoring projections, and deadlines for each requirement above; and
    - projections of the financial impacts resulting from any repositioning and modernization activities.

5. IHA must accept technical assistance provided by HUD in developing a property management plan and developing and implementing a repositioning plan for its public housing units. The scope of work for this engagement will include assistance with the preparation of applications and supporting documents to remove IHA's public housing properties from its public housing program (e.g., Section 18, Section 22, or RAD applications and supporting documents).

HUD shall have sole discretion to approve or reject the Plan and make determinations regarding IHA's compliance with it, with Recovery Agreement requirements, and with the remedial requirements prescribed by this Determination of Substantial Default. This declaration of substantial default shall remain in effect until IHA has cured the substantial default by either: (1) achieving an overall audited PHAS score of at least 60 of 100 points; or (2) disposing of the entirety of its public housing assets through disposition and/or demolition (Section 18 of the U.S. Housing Act of 1937, as amended), the Rental Assistance Demonstration (RAD), conversion (Section 22 of the Housing Act), or program transfer or consolidation (Notice PIH 2014-24).

CONCLUSION

For all of the foregoing reasons, there is more than sufficient support for HUD's determination that IHA is in substantial default. If IHA wishes to dispute this determination, it shall have no more than 10 calendar days from the date of this letter to demonstrate that the determination of substantial default is in error (24 CFR § 907.5(a)(3)). To dispute the determination, IHA may submit a response in writing, in accordance with 24 CFR § 907.5(b)(1), describing how the events, occurrences, or conditions described herein are in error or establishing that the events, occurrences, or conditions described herein do not constitute noncompliance with cited statutes, regulations, covenants, conditions, or agreements.

In the alternative, should IHA choose not to dispute this determination of substantial default, no later than 10 calendar days from the date of this letter IHA must clearly communicate in writing to HUD its intent to accept and execute the aforementioned prescribed remedial actions. Absent a dispute of this determination, if IHA refuses to produce such a writing to HUD within 10 days of the date of this letter, HUD may exercise any right or remedy available to it under law, including imposing the five arrangements described above. Nothing in this determination shall be understood to have waived HUD's right to exercise any right or remedy permitted by statute, regulation, and the Annual Contributions Contract, including but not limited to those permitted under 42 USC § 1437d(j)(3)(A) as referenced above.

Should you have any questions regarding these timelines or requirements, please contact Theresa Arce, Director of the Newark Office of Public Housing, at 973-776-7250 or *theresa.l.arce@hud.gov*.

Sincerely,

R. Hunter Kurtz
Assistant Secretary for
Public and Indian Housing

cc:
Theresa Arce, Director, Newark Office of Public Housing

Enclosures:

Exhibit 1 – Troubled Performer Notification dated November 17, 2014
Exhibit 2 – Troubled Performer Notification dated February 25, 2015
Exhibit 3 – Recovery Agreement and Recovery Action Plan dated October 24, 2016
Exhibit 4 – HUD Letter to IHA dated April 10, 2018, and attached updated and extended Recovery Action Plan 2018
Exhibit 5 – Recovery Action Plan dated February 29, 2020
Exhibit 6 – Substandard Performer Notification dated April 13, 2015
Exhibit 7 – Troubled Performer Notification dated March 21, 2016
Exhibit 8 – Troubled Performer Notification dated August 26, 2016
Exhibit 9 – Troubled Performer Notification dated February 15, 2017
Exhibit 10 – Troubled Performer Notification dated September 29, 2017
Exhibit 11 – Troubled Performer Notification dated May 30, 2018
Exhibit 12 – Troubled Performer Notification dated August 27, 2018
Exhibit 13 – Troubled Performer Notification dated February 28, 2019
Exhibit 14 – Troubled Performer Notification dated February 27, 2020
Exhibit 15 – HUD Letter to IHA dated April 27, 2020.
Exhibit 16 – HUD letter to Governor of New Jersey, Mayor of Irvington and appointing officials dated February 12, 2018.

Attachment 7:

Mar. 2023 HUD Compliance Review Report

U.S. Department of Housing and Urban Development
Newark Field Office- Region II
One Newark Center 13th Floor
Newark, New Jersey 07102-5260
Office (973) 776-7200

October 23, 2023

Mr. Tom Salin, Interim Executive Director
Atlantic City Housing Authority
227 N. Vermont Avenue
Atlantic City, NJ 08401

Dear Mr. Salin:

This letter transmits the results of the compliance monitoring review conducted by the Newark Field Office on March 6-10, 2023. Office of Public and Indian Housing (PIH) staff reviewed the performance of the Atlantic City Housing Authorities compliance with U.S. Department of Housing and Urban Development (HUD) program requirements and regulations.

While this report may note performance issues, the primary focus is compliance. Rather than exhaustively examining any area, this review touches on multiple areas of compliance to provide the public housing agency with meaningful feedback for sustained compliance.

The monitoring review team reviewed materials from all the agency's primary program areas and interviewed agency staff members to understand better the agency's efforts to comply with HUD regulatory and statutory requirements.

The attached report includes the review results, a discussion of areas where the agency's performance and compliance are strong, and recommendations for ongoing improvement. Please review the report in detail and respond within 30 calendar days.

If you have questions, please contact me at monica.a.hawkins@hud.gov or by telephone at (215) 861-7593. We appreciate your cooperation.

Sincerely,

Monica A. Hawkins, MBA
Acting Director
Office of Public Housing

Atlantic City Housing Authority (NJ014) Compliance Report Assessment

U.S. Department of Housing and Urban Development Coordinated by the New Jersey Public Housing Field Office

Foreword

This report presents the results of the assessment conducted by the United States Department of Housing and Urban Development (HUD) on the Atlantic City Housing Authority (ACHA), NJ014. The assessment was conducted on-site from March 6 - 10, 2023, by a team of HUD staff members from the New Jersey Public Housing Field Office. The purpose of the review was to evaluate ACHA's performance in operating its Public Housing (PH) and Housing Choice Voucher (HCV) programs from April 1, 2020, to March 5, 2023.

The findings, observations, and recommendations included in this report will be used to develop strategies and plans for improvement in any deficient areas identified during the assessment. The assessment involved discussions of policies and procedures with key ACHA staff, a review of documents and financial records, meetings and interviews with staff and members of the Board of Commissioners, sample unit inspections, and a site tour.

Executive Summary

The reviewers identified five principal issues that have contributed to ACHA's failure to administer its HCV and PH programs in accordance with the financial management and procurement requirements mandated by statute, regulation, and sub-regulatory guidance.

These failures include, but are not limited to:

- Inadequate oversight, management and tracking of critical financial management and procurement functions and indicators that directly contribute to ACHA's failure to comply with program requirements.
- Inadequate management and knowledge of property management functions including compliance with HUD rules and regulations that directly contributes to ACHA's failure to comply with program requirements.
- Inadequate management and knowledge of HCV program functions including compliance with HUD rules and regulations that directly contributes to ACHA's failure to comply with program requirements.
- Poor oversight of ACHA policies and operations, by ACHA's Board of Commissioners and executive leadership that directly contributes to ACHA's failure to comply with program requirements; and
- ACHA's failure to provide decent, safe, and sanitary housing opportunities for residents in violation of program requirements.

If the Atlantic City Housing Authority fails to take immediate and appropriate remedial action to address the issues identified in this assessment and make significant progress towards resolving these issues, may eventually lead to HUD making a determination of ACHA's default under Section 6(j)(3)(A) of the U.S. Housing Act of 1937, and/or breach of ACHA's Annual Contributions Contracts to provide HUD with a more effective set of remedial tools to assist ACHA in addressing these issues.

Governance

Board of Commissioners

In compliance with the New Jersey Statutes governing the formation of a Public Housing Authority (Title 40A;12-A-17), the Board must have 7 members appointed as follows: one is appointed by the Governor, one is appointed by the Mayor with the City Council's consent, four are appointed by the City Council, and one is elected by residents.

Membership of the Board was listed as follows:

Stephanie Marshall, Chairperson
Eli Gbayee, Vice Chairperson
Geoff Dorsey, Commissioner, Treasurer
Vacant, Commissioner, Assistant Treasurer
Dr. Natalie Devonish, Commissioner
Emteaj Hossain, Commissioner
Rosetta Johnson, Commissioner

From March 6 through March 10, 2023, the review team conducted interviews via Zoom or in person with 5 members of the ACHA's Board of Commissioners including Stephanie Marshall, Eli Gbayee, Geoff Dorsey, Dr. Natalie Devonish, and Rosetta Johnson. Commissioner Emteaj Hossain was not interviewed because he did not make himself available.

Based on interviews conducted with the Board Members, it was observed that they regularly attend meetings. The Board comprises individuals from diverse career backgrounds, including professionals in education, construction, community activism, and labor. This diversity is expected to contribute to a well-rounded and knowledgeable Board. The Commissioners' tenure ranges from one year to thirteen years.

During the interviews, it was noted that some Board members feel that they do not receive sufficient information to make decisions at meetings, while others feel that they receive adequate information. Almost all Board members expressed a strong interest in receiving training, including HUD's Lead the Way, to better understand and perform their duties.

All members demonstrated an awareness of the issues faced by the housing authority, such as the poor condition of the housing stock and the need for redevelopment, as well as the lack of trust and credibility between ACHA and its residents. However, some Board Members were unable to speak to specific actions taken by ACHA to address these issues. Some Board members

identified ACHA's poor communication with residents regarding maintenance plans, redevelopment plans, and changes to these plans, as well as a lack of focus on resident services, as root causes of the problems.

Public Board Meetings are held on the fourth Thursday of each month to vote on resolutions and hear comments from residents.

Recommendations

- It is recommended that ACHA provide training to develop Board capacity in critical functions including the overall role of the Board, procurement to include federal requirements and regulations, program operations, financial management, ACHA policies, HUD policies, and HUD program and reporting requirements.
- Board members should attend HUD's Lead the Way training and training on repositioning and redevelopment of properties.
- The Board should be provided with detailed reports on budget and financial condition, PH occupancy and vacancies, HUD reporting, HCV utilization, outstanding work orders, lease enforcement, criminal incidents at developments, and tenants' accounts receivables.

Executive Director

The Atlantic City Housing Authority hired a part-time Executive Director, Mr. John Clarke, to fill the role of the then recently departed full-time ED. John Clarke was appointed as the Interim Executive Director of the Atlantic City Housing Authority in August 2022. Mr. Clarke is currently under a one-year contract with ACHA and is compensated at an hourly rate of $125.00 for approximately fifteen hours of work per week. It was noted that Mr. Clarke concurrently serves as the Executive Director of the New Brunswick Housing Authority and Interim Executive Director of the Princeton Housing Authority.

Interview with Executive Director

Following the departure of the previous Executive Director, Mr. Thomas Hannon, in May 2021, the Board of Commissioners appointed Mr. John Clarke as the Interim Executive Director of the Atlantic City Housing Authority (ACHA). In August 2022, the Board of Commissioners awarded a new one-year contract for Mr. Clarke to act as Interim Executive Director while the ACHA searched for a permanent Executive Director.

During interviews, Mr. Clarke stated that he has spent a significant amount of time meeting with resident leaders and believes that ACHA is in place to support the residents and deliver services to them. He believes that supporting residents will alleviate the high level of distrust between them and ACHA. Mr. Clarke also stated that ACHA's problems are solvable by practicing basic property management. When asked about the major challenges facing the day-to-day management of ACHA, Mr. Clarke pointed to the following:

- Cash-flow issues.

- Inability to pay bills on time.
- Inability to sustain levels of benefits offered to its employees.
- Staffing levels (the ACHA has more than 50 vacant positions).
- Staff capacity.
- Excessive vacancies.
- Unit turn-around time.
- Rent collection.
- Poor customer service.
- Employee and resident morale.
- Issues in management of their low-rent and Housing Choice Voucher (HCV) program; and
- Considerable cost of hiring consultants.

Mr. Clarke acknowledged that the issues and challenges faced by ACHA have been problematic for several years, and it would take months or even years to solve them. He stated that there is a clear plan to hire a full-time Executive Director who would subsequently hire experienced management staff to work with the new Executive Director to provide adequate management and oversight for the agency. Mr. Clarke's main recommendation is for the Board of Commissioners and the incoming Executive Director to address what he stated are poor conditions at Stanley Homes Village.

Recommendations

- ACHA Board must hire a permanent full-time Executive Director. The Executive Director should have sufficient qualifications and experience in managing a large Public Housing Authority.
- ACHA Board should create and implement a measurable performance plan for the Executive Director.
- ACHA Board should implement a regular review process for the Executive Director’s performance against documented goals.
- Develop staff capacity in critical PHA functions including the overall role of the Executive Director and the Board, procurement, PH and HCV program operations, financial management, HUD policies, and HUD reporting requirements and systems. HUD’s Lead the Way Training is available to assist in developing this capacity.

- Monitor executive team and ensure detailed reports on financial condition, public housing vacancies, HCV utilization, outstanding work orders, tenant accounts receivables, and procurement actions are submitted weekly.
- Evaluate ACHA's current organizational structure and the staff's capacity to perform assigned functions.
- Make changes to the existing organizational structure and develop and implement any staff training as needed.
- Develop a document with measurable performance goals for each member of the executive team and determine a regular schedule for reviewing their performance against these goals.
- Develop a regular meeting schedule with Resident Leaders and the Resident Advisory Board to share updates and discuss issues.
- Provide a monthly report to the Board on key performance indicators including financial condition, procurement, repositioning, capital improvements, occupancy, rent collection, lease enforcement activity, hiring and HCV utilization.

Public Housing

Introduction

The Atlantic City Housing Authority owns and operates 1,476 units of federal public housing. These units are in 5 developments. In FY22, HUD provided $9,579,966 in operating grant funds and $4,768,634 in capital grant funds to support these units. The team also reviewed ACHA's low rent public housing operations, including occupancy, waiting list management and tenant selection, resident files, financial statements, procurement, Enterprise Income Verification (EIV) utilization, lead-based paint testing results, unit/development conditions, work orders, the Capital Fund program, inventory control policy, and related supporting materials.

Finding PH 1

Atlantic City Housing Authority's (ACHA) Admission and Continued Occupancy Policy (ACOP) has not been updated since 2013 and does not comply with the regulations mandated by the United States Department of Housing and Urban Development (HUD). ACHA has implemented changes in its administration of its Low-Income Public Housing (LIPH) program, which are not reflected in the ACOP as required by HUD regulations.

Regulatory Citation: 24 § CFR 960

Corrective Action: Atlantic City Housing Authority (ACHA) is required to update its Admission and Continued Occupancy Policy (ACOP) in accordance with the regulations mandated by the United States Department of Housing and Urban Development (HUD). ACHA staff must receive training on the HUD requirements related to ACOP. ACHA must provide evidence of staff training and submit a copy of the updated ACOP with Board Resolution to HUD.

Finding PH 2

Atlantic City Housing Authority (ACHA) is not implementing adequate measures to safeguard personally identifiable information (PII) required by the United States Department of Housing and Urban Development (HUD) or preventing potential breaches of this sensitive data. It was noted that ACHA is not protecting the privacy of individuals' information stored electronically or in paper form, in accordance with federal privacy laws, guidance, and best practices.

During the onsite review of five developments, it was observed that tenant files were not kept in secured file cabinets. It was further noted that ACHA was unable to provide any policies or procedures on how staff maintains and safeguards PII.

Regulatory Citations: 24 CFR 5 (Subpart B), 2 CFR § 200.303(e), Section 6 of the Housing Act of 1937, the Privacy Act of 1974, 5 USC § 552a (Privacy Act), PIH Notice 2015-06 Privacy Protection Guidance for Third Parties, The Freedom of Information Act (FOIA), 5 USC § 552, and Section 208 of the E-Government Act.

Corrective Action: The Atlantic City Housing Authority must take immediate action to implement administrative, technical, and physical safeguards to protect applicant and participant information. This includes the safeguarding of electronic transmissions of sensitive data via fax, email, and other electronic devices. ACHA must consistently implement procedures to protect all hard copy and electronic files containing sensitive personally identifiable information (PII) and manage access to sensitive applicant, tenant, and participant PII. Furthermore, ACHA must provide staff with training on HUD Information Security Procedures and mandates.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding PH 3

ACHA is not in compliance with updated Violence Against Women Act (VAWA) requirements in accordance with HUD regulations and PIH Notice 2017-08.

Regulatory Citations: 24 CFR Part 5, Subpart L and PIH Notice 2017-08 Violence Against Women Reauthorization Act of 2013 Guidance

Corrective Action: Atlantic City Housing Authority (ACHA) is required to update and implement its policies, procedures, and Public Housing (PH) lease to include revised requirements of PIH Notice 2017-08. ACHA must also train staff on VAWA requirements.

ACHA must submit a copy of the updated Violence Against Women's Act (VAWA) policies and procedures, the PH lease, the Board Resolution approving the policy and PH lease, evidence of staff training, and ACHA's implementation plan with timeline to HUD. ACHA's implementation plan must include documentation of PH participants receiving notification of the updated occupancy rights under VAWA.

Finding PH 4

Atlantic City Housing Authority (ACHA) failed to establish the Over-income policy, which is a statutory change in Section 103 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA).

Regulatory Citations: PIH Notice 2019-11; 24 CFR § 960.

Corrective Action: Atlantic City Housing Authority (ACHA) is required to update its Admission and Continued Occupancy Policy (ACOP) to implement the changes mandated by Section 103 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA).The updated policy must include the implementation of an over-income limit in the program, clear descriptions of all instances of when the two-year timeframe begins, and the notification requirements put forth by Section 103 of HOTMA. ACHA must also train its staff members in this policy.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

PIH Finding 5

Atlantic City Housing Authority (ACHA) is not in compliance with the choice of flat rent by tenants. A review of tenant files revealed that the flat rent forms were not checked off by tenants indicating their choice. Additionally, it was noted that there was no written Policy or Procedure, which is required to be included per PIH Notice 2021-27.

Regulatory Citations: 24 CFR § 960.253; PIH Notice 2021-27

Corrective Action: Atlantic City Housing Authority (ACHA) is required to update its Admission and Continued Occupancy Policy (ACOP) and create and implement a procedure to ensure that each family is given the opportunity to choose between the two methods for determining the amount of tenant rent payable monthly. ACHA must also train its staff members on the updated ACOP and its flat rent policies and procedures.

ACHA must explain and ensure that at least once a year, the family may choose to pay either a flat rent or an income-based rent. However, except for financial hardship cases, the family may not be offered this choice more than once a year. Furthermore, ACHA is required to compare the current flat rent amount to the applicable Fair Market Rents (FMRs) and Small Area Fair Market Rents (SAFMRs)/unadjusted rent to determine if an adjustment is required. ACHA must complete this comparison no later than 90 days after the effective date of new FMRs or SAFMRs to determine:

1. If the PHA is compliant with this law, no further steps are necessary.

2. If the flat rent is at least equal to the lower of

a) 80 percent of the FMR.

b)80 percent of the SAFMR; or

c) If no SAFMR is available, 80 percent of unadjusted rent.

If the current flat rent is less than the lower of option a or option b, the Atlantic City Housing Authority (ACHA) must set flat rents at no less than 80 percent of the lower of the 80 percent Fair Market Rent (FMR) or 80 percent Small Area Fair Market Rent (SAFMR)/80 percent unadjusted rent, subject to the utility adjustment in Section 6 of this Notice. Alternatively, ACHA may request an exception flat rent pursuant to the requirements of PIH Notice 2021-27.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding PH 6

ACHA's flat rent schedule has not been updated with the current FMR. ACHA must establish flat rents at no less than 80 percent of the published FMR.

Regulatory Citations: 24 CFR § 960.253; PIH Notice 2017-23

Corrective Action: Atlantic City Housing Authority (ACHA) is required to establish policies and procedures to ensure that flat rents are updated expediently with the most recent HUD published Fair Market Rents (FMRs).

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding PH 7

ACHA is not in compliance with the Community Service and Self-Sufficiency Requirement (CSSR).

Regulatory Citation: 24 CFR § 960.605

Corrective Action: Atlantic City Housing Authority (ACHA) is required to establish policies and procedures for the administration of the Community Service and Self-Sufficiency Requirement (CSSR) for Public Housing (PH) residents. The updated policy must describe how the authority determines which family members are subject to or exempt from the service requirement. Additionally, it must describe the process for determining any changes to the exempt or non-exempt status of family members. ACHA must provide families with a written description of the service requirement, the process for claiming status as an exempt person, and how the PHA verifies such status. Furthermore, ACHA must notify the family of its final

determination, which will identify family members who are subject to the service requirement and family members who are exempt.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding PH 8

Atlantic City Housing Authority (ACHA) is non-compliant with the Minimum Rent Policy and Procedure.

The Admission and Continued Occupancy Policy (ACOP) of ACHA establishes a minimum rent of fifty (50) dollars. However, during the audit, ACHA was unable to provide any documentation on the implementation of minimum rent or policy. Additionally, in conversation with staff, it was noted that they were unaware of any minimum rent policy.

Regulatory Citation: 24 CFR § 5.630

Corrective Action: Atlantic City Housing Authority (ACHA) is required to create, adopt, and implement a policy that describes when ACHA will charge a minimum rent and the process for requesting a financial hardship exception to the minimum rent.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding PH 9

Atlantic City Housing Authority (ACHA) is not making reasonable efforts to provide language assistance to ensure Limited English Proficient (LEP) persons have meaningful access to its programs and activities.

Regulatory Citations: Department of Justice (DOJ) LEP Guidance, Executive Order 13166E, and FR–4878–N–02 Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons.

Corrective Action: ACHA is required to conduct a four-factor analysis and develop a Language Access Plan (LAP). The LAP will be utilized to provide appropriate language assistance to applicants, tenants, and other interested parties with Limited English Proficiency. ACHA must update its Admission and Continued Occupancy Policy (ACOP) to include the LAP.

Furthermore, ACHA must ensure that the LAP includes how ACHA will provide the following services:

- Oral interpretation services.
- Telephone service line interpreter.

- Written translation services.
- Notices to staff and recipients of the availability of LEP services; or
- Referrals to community liaisons proficient in the language of LEP persons.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

PH Finding 10

ACHA does not have a No Smoking Policy. ACHA mentions that smoking is prohibited in its lease but does not have a policy in place.

Regulatory Citation: 24 CFR 965.653

Corrective Action: ACHA is required to develop and implement a No Smoking policy in accordance with PIH's Smoke-Free Public Housing rule.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, evidence of notification to residents of the ACHA Smoke Free Public Housing Policy and evidence of staff training.

ACHA has 1,476 units of public housing of which **128** are currently vacant. As of March 8, 2023, ACHA’s occupancy rate is 86%, which resulted in the creation and implementation of an Occupancy Action Plan (OAP) on February 27, 2023. OAP progress was delayed due to a lack of staff and no centralized planning at the executive level.

Finding PH 11

ACHA does not have adequate internal procedures in place for tenant selection, resident transfers, unit turnaround, or leasing for its public housing units. HUD reviewers observed the following:

- All ACHA's waitlists are closed, and available units have not been actively leased since 2020. Instead, ACHA has been transferring existing tenants, resulting in an increase in the overall number of vacant units.

- ACHA's Property Management staff members lack knowledge of unit turnaround procedures and could not provide the status of vacant units. The high turnover rate in the property management office over the past year may have contributed to the decline in leasing units.

- ACHA has not made vacant units ready for occupancy or leased any vacant units since November 2022.

- There is poor communication between ACHA's tenant selection, property management, and maintenance department.

- ACHA lacks reports to track the status of vacancies, unit offers, and leasing. ACHA does not follow a policy or procedure, rather each property manager has their own process for leasing units (transfers only). These findings indicate potential noncompliance with HUD regulations and guidelines.

Regulatory Citation 24 CFR § 960.202

Corrective Action 1: ACHA is required to develop and implement adequate procedures for tenant selection, resident transfers, unit turnaround, or leasing for its public housing units. ACHA is required to provide HUD reports that track status of vacancies, transfers, unit offers, leasing, copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Corrective Action 2: ACHA is required to establish and implement written procedures for admission of tenants in accordance with their policies and train staff. These procedures shall provide and include the following:

- Targeting admissions to extremely low-income families.

- Deconcentration of poverty and income-mixing in accordance with the PHA.

- Precluding admission of applicants whose habits and practices may reasonably be expected to have a detrimental effect on the residents or project environment.

- Objective and reasonable policies for the authority's selection of eligible applicants, including requirements for applications and waiting lists (see 24 CFR § 1.4), and for verification and documentation of information relevant to acceptance or rejection of an applicant, including documentation and verification of citizenship and eligible immigration status under 24 CFR Part 5; and

- Policies of participant transfer between units, developments, and programs. For example, ACHA can adopt a criterion for voluntary transfer where the tenant must meet all obligations under the current program, including payment of charges to the authority. ACHA must provide HUD with a copy of these policies and procedures, associated Board resolutions and evidence of staff training.

Corrective Action 3, (a-d):

(a) ACHA is required to develop and implement procedures for selecting applicants from the waiting list with the same preference qualification using two criteria— (1) Date and time of application; and (2) a drawing (lottery) or other random choosing technique. Additionally, the method for selecting applicants must verify how each applicant was

chosen, in accordance with the procedure specified in its ACOP. This method must be evident and clear for auditing purposes.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

(b) ACHA must analyze its records and determine the accurate number of households on its waiting list.

(c) ACHA is required to update its policies and procedures to clearly state its policy for removing applicants from the waiting list.

These updated policies should include how families are removed from the waiting list if they do not respond to PHA requests for information, are determined ineligible, or have voluntarily asked to be removed from the list. Additionally, the policies should outline their appeal rights and train staff on the same.

(d) ACHA is required to develop and maintain records of all actions taken on applicants to its Public Housing Program. The records must be in the format required by HUD, including requirements governing computerized or electronic forms of record-keeping, and in a manner that permits a speedy and effective audit.

ACHA is required to train all staff on record-keeping requirements and Public Housing program tracking reports.

ACHA is required to provide its plan and timeline, policies, and procedures for record-keeping, tracking reports, and evidence of staff training to HUD.

PH Finding 12

Atlantic City Housing Authority does not have an accurate listing of vacant units and is not reporting an accurate status of units in the Inventory Management System/PIH Information Center (IMS/PIC) system.

Regulatory Citation: 24 CFR 908.104

Corrective Action: ACHA is required to complete an analysis of all units to determine their occupancy status. ACHA must then compare this analysis to the data it has submitted to PIC and develop and implement a plan to correct any discrepancies. Furthermore, ACHA must establish and implement a process for ongoing submissions to PIC and provide training to staff on this process.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding PH 13

ACHA does not conduct criminal record screening or maintain records in accordance with HUD regulations. A review of tenant files found that ACHA inadequately keeps criminal records in the tenant/applicant file.

Regulatory Citation: 24 CFR § 5.905 (c)

Corrective Action: ACHA is required to establish and implement policies and procedures for records management and train staff on same. These policies and procedures must ensure any criminal record ACHA receives from a law enforcement agency must be:

- Maintained confidentially;
- Not misused or improperly disseminated; and
- Destroyed once the purpose(s) for which the record was requested has been accomplished, including expiration of the period for filing challenge to the PHA action without institution of a challenge or final disposition of any such litigation.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding PH 14

ACHA screens applicants who may be subject to a lifetime sex offender registration in accordance with its policies and HUD regulations but fails to do it consistently. In accordance with PIH Notice 2012-28, an application for admission into the applicable HUD-assisted housing program must include a complete list of all states in which any household has resided. Additionally, ACHA must ask whether the applicant, or any member of the applicant's household, is subject to a lifetime sex offender registration requirement in any state.

ACHA's criminal screening policy reflects that ACHA checks applicants for anyone who may be a lifetime registered sex offender, but the reviewer was unable to determine if ACHA's application and the authorization for criminal screening request included previous addresses. With the absence of this data, the reviewers could not determine how ACHA verifies the complete list of all states where the applicant may have resided.

Regulatory Citations 24 CFR §5.856; 24 CFR § 960.204; PIH Notice 2012-28

Corrective Actions ACHA is required to develop and implement policies and procedures for screening applicants subject to a lifetime sex offender and train staff on same. Additionally, ACHA must update its application to include the requirements outlined in PIH Notice 2012-28.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding PH 15

ACHA is not in compliance with HUD regulations on record retention.

Regulatory Citations: 24 CFR § 5.905(c), 24 CFR § 990.325

Corrective Action: ACHA is required to establish, adopt, and execute a records retention policy that outlines its procedures for retaining public housing applicant and tenant files. The policy must specify the duration for which ACHA will retain the files and how it will secure the files that may contain Personal Identifiable Information (PII). Additionally, ACHA must create a schedule that outlines the timeframe for archiving and/or destroying the files. The policy should be included in ACHA's ACOP and staff members must receive training on the new policy. ACHA must provide HUD with copies of the updated policies and procedures, a timeline for implementation, Board resolutions, and evidence of staff training.

Finding PH 16

ACHA is not in compliance with HUD regulations regarding the use of the Enterprise Income Verification (EIV) system and does not have a policy for monitoring reports that are mandatory for the EIV system. To minimize administrative and subsidy payment errors, PHAs are required to monitor specific EIV reports on a monthly and quarterly basis, in accordance with HUD administrative guidance. During the audit, ACHA staff confirmed that EIV reports were generated during the eligibility process and annual/biannual recertifications. However, ACHA did not provide any documentation to support these statements.

The following EIV reports are required to be monitored monthly and/or quarterly:

- Deceased Family Report (Monthly);
- Identity Verification Report (Monthly);
- Immigration Report (Monthly);
- IVT Report based on PHA Reexamination Schedule (Report will include information from the New Hires Report (Monthly);
- Multiple Subsidy Report (Monthly); and
- Income Discrepancy Report (Quarterly).

Regulatory Citations: 24 CFR §5.233, §5.236; 24 CFR §5.233; PIH Notice 2018-18

Corrective Actions: ACHA is required to establish written procedures for the EIV system and train staff on same. The procedures must require ACHA staff to fully utilize the EIV system as

required, and include security protocols, including how ACHA will ensure that only authorized users will access EIV.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding PH 17

ACHA's lease states that ACHA shall collect a security deposit, however the lease does not mention that it will be held in an interest-bearing account.

Regulatory Citations: The Rent Security Deposit Act (N.J.S.A. 46:8-19 – N.J.S.A. 46:8-26) and 24 CFR §966.4 - Lease requirements.

Corrective Action: ACHA is required to conduct a review of the district law related to security deposits to ensure compliance and revise its policy and procedures accordingly. The review must also extend to ACHA's ACOP and/or tenant lease to ensure that the security deposit provisions are consistent across all documents. ACHA must update its financial policy and procedures for security deposits based on any changes made to the ACOP and/or tenant lease. ACHA is required to notify all residents of any changes made and provide training to staff members on the updated policies and procedures.

ACHA is required to establish and maintain an escrow bank account for the management of security deposits that is equal to or greater than the security deposit liability account for PHA-managed units. ACHA must conduct a review of all move-outs where a security deposit was disbursed and pay the interest that would have been earned on the deposit.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding PH 18

ACHA is not in compliance with HUD regulations regarding pets in Public Housing. ACHA has not reviewed or revised its pet policy since 1991.

Regulatory Citations: 24 CFR § 960.707; Notice FHEO-2020-01; **Assessing a Person's Request to Have an Animal as a Reasonable Accommodation under the Fair Housing Act**, Public Housing Occupancy Guidebook, Chapter 9

Corrective Action: ACHA is required to update its ACOP and establish and implement a pet policy that is Board-approved and included in their lease. For all development types, the rules or policies must be reasonable and not conflict with any applicable federal, state, or local law or regulation governing pet ownership in residences.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding PH 19

ACHA is not in compliance with its policy and procedure for collecting delinquent rents and other accounts receivable. The review team was informed that there are no formal payment arrangements because tenants' delinquent rents are paid by social services agencies. Further, there was no written procedure or policy on rent collection, nor was ACHA able to provide information on tenants who are delinquent on rent or tenants who had their delinquent rents paid. As a result, ACHA has a low rent collection percentage of 3.81% of the monthly rent roll. Their 2023 tenant account receivables (TARS) are $490,000.

Regulatory Citations: 24 CFR § 902.43; 24 CFR § 903.7; 24 CFR § 966.4; Housing Authority Lease

Corrective Action: ACHA is required to enforce its rent collection policy, keep track of tenants account receivables, and ensure uniformity throughout all developments with the rent collection policy and procedures. ACHA staff must comply with the policies and procedures set forth in the ACOP.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding PH 20

ACHA is not completing public housing annual reexaminations in accordance with HUD regulations and/or its ACOP. At the time of our review, ACHA had over 500 late reexaminations of family income.

Regulatory Citation: 24 CFR § 960.257

Corrective Action: ACHA is required to create and implement procedures for conducting reexaminations and train staff on same. ACHA must also create a plan and timeline to complete late reexaminations. ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding PH 21

ACHA does not properly calculate rent. HUD reviewed 10 tenant files and found that income calculations were incorrect due to improper verification (s) and/or missing verification(s). Of the 10 files reviewed, only 1 file contained complete information. In addition, ACHA fails to properly document the tenants' option of flat rents.

Regulatory Citations: HUD 24 CFR Part 5, **General HUD Program Requirements**, Subpart F, Section 8 and **Public Housing, Family Income and Family Payment**; HUD 24 CFR §5.601-§5.634 and HUD 24 CFR §960.259, **Family Information and Verification**.

Corrective Action: ACHA is required to establish and execute procedures for determining and verifying rents, which includes quality control review, and train staff on same. ACHA must devise a comprehensive plan to conduct an audit of all tenant files to determine the rent and verify the completeness and accuracy of income, assets, expenses, and household composition for all households. Corrected 50058 forms for all households must be submitted in PIC/MTCS.

The tenant cannot be charged for a rent increase until a 30-day notice is provided if their rent increases. If the tenant has been overcharged rent, ACHA must reimburse the tenant from non-federal funds. ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding PH 22

ACHA is not following its lease nor documenting when lease enforcement actions were taken. HUD reviewer interviewed property managers and was informed that ACHA has no documentation on lease enforcement actions.

Regulatory Citation: 24 CFR § 966 Subpart A (k) and 24 CFR §792.204

Corrective Action: ACHA is required to establish and execute termination procedures that comply with its policies and HUD requirements and provide training to staff on these procedures. ACHA must develop tracking reports and maintain records of all termination actions taken on participants, including appeals. ACHA is required to develop and implement Cause and Non-Payment Eviction procedures and train staff on same. ACHA must ensure that all lease enforcement actions are recorded and placed in tenant files. Additionally, tenants must be afforded the right to due process.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding PH 23

ACHA is not in compliance with its ACOP and HUD regulations regarding annual inspections. Inspections may be conducted no earlier than nine months and no later than 15 months from the date of the last required inspection.

Regulatory Citation: 24 CFR § 5.705, 2 CFR § 200.855 (b)

Corrective Action: ACHA must develop and implement policies and procedures for conducting annual inspections. ACHA must also supply its plan with timeline to complete inspections of all

units. ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding PH 24

ACHA is not in compliance with its ACOP and HUD regulations on Reasonable Accommodation requests, transfers, and tracking. ACHA has language in its ACOP that differs from the way they conduct intake, review, process, approve or deny of reasonable accommodation requests and transfers.

Regulatory Citation: 24 CFR 100.24, Section 504, Fair Housing Act

Corrective Action: ACHA is required to establish, approve, and execute policies and procedures that regulate how it provides information to applicants and residents on reasonable accommodations and transfers, how it conducts intakes, processes, approves, and/or denies reasonable accommodation and transfer requests. The policies and procedures must also clearly define how applicants and residents are informed about the status of their requests. Furthermore, ACHA must create a log to track reasonable accommodation and transfer requests. The log must contain the request's submission date and approval/denial date. ACHA must train staff on both the Reasonable Accommodation and Transfer policies and procedures. ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding PH 25

ACHA stated that they pay utilities for all public housing units. However, upon review of the different leases, HUD reviewers noted that tenants in scattered sites pay utilities. ACHA has not reviewed or updated its utility allowances, nor did they provide HUD with a copy of the latest Board approved utility allowance schedule.

Regulatory Citation: 24 CFR § 965.502(a)

Correction Actions: ACHA is required to conduct an annual review of its utility allowance schedule and adjust the allowance for a utility category if there has been a change of 10 percent or more in the utility rates or fuel costs since the last revision. ACHA must maintain supporting documentation to determine the initial allowances and revisions. Furthermore, if ACHA has not conducted an analysis of utility costs, it must do so to determine accurate utility allowances for the last two years. Based on this analysis, ACHA must review utility allowances provided for each of these years to determine if any underpayment or overpayment of utility allowances was made. ACHA must provide HUD with this utility analysis and documentation of all corrective actions, confirming that appropriate corrections were made for all impacted families. In the case of underpayments, ACHA must reimburse affected tenants.

Finding PH 26

ACHA does not monitor elevated blood lead levels (EBLL) in accordance with HUD rules and regulations. ACHA could not provide any documentation on cases where there were children under the age of 6 with an elevated blood lead level.

Regulatory Citations: 24 CFR §35.1225; 24 CFR § 35.1225; Notice PIH 2017-13

Corrective Actions: ACHA is required to establish, customize, and execute policies and procedures to clearly define its policy for conducting risk assessments for units occupied by children under 6 with EBLLs and ensure that its policies and procedures comply with Notice PIH 2017-13. At least quarterly, ACHA must provide an updated list of their property target housing addresses to the health department so that the health department may evaluate whether they have information about incidences of EBLL cases in assisted housing. ACHA must develop a tracking system and quality assurance process to ensure that either they or the owner of the property notify the local field office and the HUD Office of Lead Hazard Control and Healthy Homes of EBLLs within five days of notification.

Finding PH 27

ACHA is not following HUD regulations and its ACOP for the notification and collection of debts owed under EIV for public housing participants. ACHA was unable to provide a report that shows funds owed from public housing residents, its collection methods, and outcomes. As a result, it is unclear whether ACHA is collecting monies owed in a timely manner and in accordance with its policy and procedures.

Regulatory Citation: 24 CFR §792.204 and PIH Notice 2018-18.

Corrective Action: ACHA is required to maintain records that demonstrate amounts owed to the PHA from participants, any amounts recovered, and its collection methods and outcomes. ACHA must analyze the monies owed and develop collections procedures.

ACHA must provide HUD with a copy of its analysis, collection procedures, evidence of staff training, justification for debts canceled, and tracking reports for review.

Finding PH 28

It was observed that all seven PH unoccupied units that require HUD approval for non-dwelling purpose expired in August 2021 and have not been renewed. There was evidence indicating that some of the units continue to serve their non-dwelling purpose, while others have not been used since at least December 2019. Moreover, one unit at Shore Park was seemingly replaced with another one that did not have an approval letter. Evidence also indicates that additional units were being used for storage space without any formal request to HUD.

Regulatory Citation: 24 CFR § 990.135; Notice PIH 2011-7 (HA), superseded by Notice PIH 2021-35

Corrective Action: ACHA is required to review PIH 2021-35 and identify all units they plan to place in Special Use status and submit a request to HUD for review and approval. For those that do not meet the requirements, such as no longer serving their intended purpose, the ACHA must immediately return them to vacant status and make it available to applicants on their waiting list for occupancy.

Physical Condition and Capital Planning

Introduction

At the time of the review, the Atlantic City Housing Authority's physical condition was overseen by two contractors: John Clarke, Interim Executive Director, and Jerry Volpe, Qualified Purchasing Agent. Mr. Clarke's contract is valid until August 2023, and Jerry Volpe's Contract is valid until February 2024. Abdul Wahab, Comptroller, manages Capital Planning and reports to the Interim Executive Director.

Presently, there is no organized management in place, and each development manager reports directly to the Interim Executive Director. They are in the process of hiring an Executive Director who can lead this PHA to success by creating a team that can manage and coordinate the respective areas like a Financial Manager and Maintenance Manager.

For this assessment, Stanley Homes Village, Jeffries/Inlet Tower, and Shore Park were inspected with a focus on site conditions, building systems, common areas, and vacant units. The Housing Manager and/or Maintenance Foreman accompanied the inspectors at each site. Additionally, staff interviews were conducted.

For this assessment, HUD also reviewed ACHA's Capital Fund Program. Our review found that the Capital Fund Program is not being implemented correctly. Everything is being conducted by purchase orders as emergencies, which is confirmed by the lack of up-to-date submissions in Energy and Performance Information Center (EPIC).

Findings

Finding PH 29

ACHA has not addressed Exigent Health & Safety (EHS) citations and severe deficiencies identified in the most recent inspection, specifically the January 2023 inspection at Jeffries Towers. While some of the nineteen citations were observed to be rectified on site, others were not. To date, none of them have been reported as mitigated in the PASS system. There is no indication that they were mitigated within 24 hours and reported within 72 hours. There is also no evidence of capital activity to address severe deficiencies, only operational expenses such as boiler and elevator repairs.

Regulatory Citation 24 CFR § 5.703; 24 CFR § 965.601; and 24 CFR § 902.26

Corrective Action: ACHA is required to examine inspection findings and record actions taken to address issues within the PASS system. All PHAs are to correct or abate EHS deficiencies within 24 hours after the inspection and certify the correction or abatement activity through the online application within three business days of the inspection. Develop a comprehensive quality control checklist for supervisory purposes, emphasizing random checks of routine maintenance tasks on a daily, weekly, and monthly basis. Incorporate this checklist into relevant contract administration protocols and provide training to relevant personnel on its implementation.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding PH 30

During a random review, it was observed that the ACHA does not rectify all the defects found during inspections. Although some EHS citations were resolved, not all of them were addressed. Additionally, this negligence extends to non-life-threatening citations identified during inspections.

Regulatory Citation 24 CFR § 902.22

Corrective Action: ACHA is required to review inspection results and address cited deficiencies. ACHA must also inspect each unit and prioritize Capital Fund budgets to modernize systemic deficiencies. ACHA shall provide the Field Office with copies of contracts and/or completed work orders to remedy the observed citations.

Finding PH 31

ACHA does not consistently perform self-inspections of all units at least once a year. Evidence shows that this is not being completed on all units.

Regulatory Citation 24 CFR § 902.26

Corrective Action: ACHA is required to inspect each unit and establish a schedule for re-inspections of all units at least annually. Further, property management and maintenance staff should be informed of upcoming inspections and be prepared to open work orders or correct minor issues found onsite during inspections. ACHA shall provide the field office with a copy of their inspection schedule.

Finding PH 32

ACHA has not corrected all deficiencies indicated in its inspection within 90 days.

Regulatory Citation 24 CFR § 902.26

Corrective Action: ACHA is required to review inspection results and address cited deficiencies. ACHA must also inspect each unit and prioritize Capital Fund budgets to

modernize systemic deficiencies. ACHA shall provide the Field Office with a timeline identifying the deficiencies cited in recent inspections and when they will be cured.

Finding PH 33

ACHA has not devised or put into operation a system for controlling inventory, including equipment and comparable assets. Similarly, there is no proof of ACHA conducting physical inventory checks and reconciliations for its possessions at intervals of at least once every two years.

Regulatory Citation 24 CFR § 905.308(a); 2 CFR § 200.313

Corrective Action: ACHA is required to establish an inventory control system that itemizes materials and equipment, one that can also reconcile inventory at least every 24 months.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding PH 34

ACHA does not have a Disposition policy. There is no indication that the ACHA disposed of equipment or property in accordance with disposition policy and their ACC.

Regulatory Citation 2 CFR § 200.313

Corrective Action: ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding PH 35

ACHA lacks an up-to-date Physical Needs Assessment (PNA), and it is uncertain when the most recent one was conducted. The most recent PNA was completed at least 8 years ago.

Regulatory Citation 24 § CFR 905.300(a)

Corrective Action: ACHA is required to conduct a PNA for all developments and implement its findings in capital planning, specifically, the 5-Year Capital Action Plan in EPIC. ACHA shall provide HUD with a copy of a current PNA.

Procurement

Introduction

HUD conducted a procurement review of ACHA's actions over the past 24 months leading up to the onsite visit. While ACHA has revised their procurement policy to ensure compliance with regulations, they have indicated that they are only performing emergency work and not capital planning. During the review, the focus shifted to ACHA's obligating documentation from January 2023 for multiple CFP grants. However, the documentation provided by the PHA was insufficient in justifying the reported obligations in the Line of Credit Control System (LOCCS).

Findings

Finding PH 36

ACHA's procurement actions do not align with the correct implementation of ACHA's procurement policy. Although the ACHA policy is compliant with HUD regulations, the ACHA is currently operating under a locally declared emergency order from October 2022 to April 30, 2023, and solely issuing purchase orders to address operational needs. Despite this, ACHA is still required to comply with federal regulations and adhere to their procurement policy. Furthermore, after the local Office of Public Housing removed ACHA from zero-threshold/manual review in eLOCCS in late December 2022, ACHA continued to contract through emergency purchase orders, which constitutes non-competitive procurement without prior HUD approval.

Regulatory Citation 2 CFR § 200.320

Corrective Action: ACHA is required to review what HUD constitutes an emergency and adhere to federal procurement regulations, both for emergency and non-emergency work activities. Any obligations or expenditures inconsistent with ACHA's procurement policy and federal regulations must be paid back using non-federal funds. Further, any repayments for ineligible costs could result in a determination that ACHA did not meet the obligation end date for respective CFP grants, which may result in a reduction in future funding.

Finding PH 37

ACHA proceeded to contract through emergency purchase orders after the removal of ACHA from zero-threshold/manual review by the Field Office in December 2022. This constitutes evidence of non-competitive procurement without prior approval from HUD. This also indicates that ACHA is not adhering to the micro purchase ceiling as required by regulation and in accordance with its procurement policy. Additionally, this indicates that ACHA is non-compliant with the small purchase, sealed bid, and competitive proposal thresholds and/or ceilings as required by regulation and in accordance with its procurement policy.

Regulatory Citation 2 CFR § 200.320; 2 CFR § 200.67

Corrective Action: ACHA is required to comply with capital fund regulations and only obligate and expend CFP dollars on eligible CFP expenses. Routine maintenance activities such as infestation treatment, boiler, and elevator servicing are operational expenses and not eligible to the CFP program, regardless of the categorization of emergency work. ACHA is required to comply with federal regulations, NJ State law, and its approved procurement policy. In situations where the state threshold is lower than the federal requirement, the more rigorous requirements shall be followed. If the threshold is exceeded, the PHA must either solicit bids or obtain prior approval from HUD to justify the purchase order for legitimate emergency work ACHA is required to go out to bid for work that exceeds the state small purchasing threshold. In instances where the required number of bids is not received, ACHA can petition HUD for sole-source approval, including the advertisement and bid packets as supporting documentation in their request. ACHA must provide legitimate obligating documents (contracts, purchase orders) that provide sufficient detail to verify reported obligations and expenditures against eLOCCS reporting and EPIC grant budgets, otherwise, these obligations and expenditures may be determined to be ineligible and subject to recapture and/or reduced future funding.

Finding PH 38

ACHA is not on track to meet its recently past/upcoming Capital Fund obligation and expenditure end dates. Although the 2018-2021 CFP grants have reported obligations of 100% of the grant amounts in LOCCS as of 1/31/23, ACHA was unable to provide any legitimate obligating documents to support these reports. All emergency purchase orders provided were either operational expenses or unclear as to the work being performed. When the LOCCS user was questioned about the increase in monthly obligations from 12/31 to 1/31, they explained that they were simply entering what the Interim Executive Director, Mr. Clarke, instructed them to enter.

Regulatory Citation 24 CFR § 905.322; PIH Notice 2016-21

Corrective Action: ACHA is required to have a Board and HUD Approved 5-Year Capital Action Plan that presents each work activity as a separate entry, along with a sufficient description of the work item to determine environmental review requirements before obligating funds to the work. Once the 5-year Action Plan is approved and Responsible Entities are cleared, ACHA should submit a budget/annual statement in EPIC to allocate grant funds to the activity, and then follow their procurement policy to obligate the funds. Additionally, ACHA must rectify monthly reporting and provide obligating documents to justify the 100% obligations that were reported against open CFP grants as of January 2023.Failure to provide the obligating documents may result in obligations and/or expenses being deemed ineligible, requiring payback and/or reduction of future funding.

Best Practice

For each Public Housing development, ACHA has a separate budget and expense report, as required under 24 CFR § 990.280 and 24 CFR§ 990.285.

Best Practice

The ACHA understands the agreements with Responsible Entities and timing for environmental reviews under PIH 2013-07. The Responsible Entity did not refuse to review any activities to our knowledge. For the review period, ACHA activities did require an Environmental Assessment (EA) level of review for the conversion of Buzby Homes. The review team confirms the 7015.16 Authority to Use Grants Funds (AUGF) form against the PIC removal application. No mitigating measures were required for the EA and included in the environmental review record (ERR).

Observation PH 1

Throughout the review period, it remained unclear whether ACHA activities beyond the Buzby Homes conversion necessitated a contamination screening as part of the environmental review. Specifically, it was unclear whether a Phase I Environmental Site Assessment (ESA), in accordance with ASTM E 1527-13, or a transaction screen, in accordance with ASTM E 1528-14, was required for a PHA project site.

Regulatory Citation HUD environmental standards in 58.5 (i) and 51.303(a)(3)

Observation PH 2

During the review period, it was unclear if any PHA activities required radon testing at a PHA property for a federal, state, or local review.

Regulatory Citation HUD environmental standards in 58.5 (i) and 51.303(a)(3)

Recommendation

It is recommended that ACHA review their federal expenditures and ensure that ER determinations have been appropriately made for all categories of work. Should any obligations or expenditures have occurred without first achieving ER clearance, those work activities are not eligible for federal funding and would need to be repaid from non-federal funds.

Family Self-Sufficiency (FSS)

Introduction

ACHA is responsible for ensuring that the program is adequately funded and that accurate records are maintained to document program activities and participant advancement.

Finding FSS 1

According to ACHA's approved FSS Action Plan, they are required to maintain a minimum program participation size of 25. They currently have 17 participants enrolled in the program.

Regulatory Citation: 24 CFR § 984.105(b)

Corrective Action: ACHA needs to increase program size and submit documentation to the local HUD Field Office once they reach the minimum 25 program participants or update its approved FSS Action Plan adjusting program participation requirements.

Regulatory Citation: 24 CFR § 984.202

Corrective Action: ACHA is required to seek technical assistance resources on PCCs and develop a plan to ensure compliance with regulations, including regular review and updating of the MOU with PCC partners and proper tracking of in-kind service contributions.

ACHA is required to provide copies of updated policies and procedures, reports, a plan, a timeline for implementation, Board resolutions, and evidence of staff training to HUD for review.

Finding FSS 2:

Condition: ACHA Program Coordinator(s) did not complete the HUD-issued Promising Practices online training.

Authority: NOFA requires that at least one person at the ACHA complete the training. The training can be found at:
http://www.hudexchange.info/trainings/courses/family-self-sufficiency-training

Corrective Action: Once posted, the ACHA will have 60-90 days to complete the training. A list will be sent to the FSS Subject Matter Expert (SME) to clear this Finding, or the grant will be suspended until the ACHA complies.

Resident Opportunities and Self-Sufficiency (ROSS)

Introduction

The Resident Opportunity & Self Sufficiency Service Coordinator (ROSS-SC) is designed to assist residents of Public and Indian Housing make progress towards economic self-sufficiency. HUD provides ROSS-SC grant funding to eligible applicants to hire a Service Coordinator who assesses the needs of Public and Indian housing residents and links them to supportive services that enable participants to move along a continuum towards self- sufficiency. The ROSS-SC must work with residents, PHA staff, local partners, and other stakeholders to develop local

strategies to address the needs of residents and remove barriers so that residents are making progress towards self-sufficiency.

Findings

Finding ROSS 1

It was observed that the annual report for Performance Metrics, which is required to be submitted electronically through the Standards of Success Program, was due on October 30, 2021. However, it was not received until April 1, 2022, leading to the suspension of the Line of Credit Controls system (LOCCS). It is important to note that this report is due by October 30 every year that the grant is in operation.

Regulatory Citation: Fiscal Year (FY) 2019 Resident Opportunities and Self-Sufficiency (ROSS) Service Coordinator Program Grant Agreement; 2019 ROSS Notice of Funding Availability (NOFA)

Corrective Action: ACHA is required to submit its Performance Metrics on time for proper processing to avoid suspension of its LOCCS access.

Housing Choice Voucher Program (HCVP)

Introduction

The Atlantic City Housing Authority (ACHA) HCVP has 1,293 Annual Contribution Contract (ACC) Units. The breakdown of those units as of March 2023 is as follows:

Type of Voucher	Unit Count	Utilization Rate %
Veteran's Affair Supportive Housing (VASH)	13	77%
Emergency Housing Vouchers (EHV)	15	13%
Homeownership Vouchers	5	100%
HOPE VI	6	100%
Near Elderly Disabled (NED) Voucher	75	88%
Regular HCVs	714	75%
Tenant Protection	8	N/A
Portable Out Vouchers	59	N/A
Non-Rental Assistance Demonstration (RAD) Project Based Vouchers (PBVs)	303	99%
RAD Component 1 PBVs	95	92%

ACHA's HCVP total annual budget authority (ABA) for Calendar Year (CY) 2023 is $11,087,806.00. The unit months lease percentage compared to ACC unit months available is 86%. ACHA is spending 102% of its ABA and 96.4% of all funds. For Fiscal Year End (FYE): 3.31.2022 Section Eight Assessment Management Assessment Program (SEMAP) ACHA received 35 out 135 points, overall rating troubled. Based on the results of the comprehensive compliance review the score has been adjusted to 15 out of 135, overall rating troubled. ACHA failed to submit the FYE: 3.31.2023 SEMAP certification by the deadline date thereby upholding its troubled status in the current FY.

Staffing and Capacity

ACHA's HCVP department is in desperate need of employees. There were several vacancies in key positions such as a Program Director Housing Assistance, Housing Quality Standards (HQS) Inspector, Supervisory Housing Assistance Technician, and Housing Assistance Technician. During our visit the employee roster consists of the Finance Director Acting as the Program Director Housing Assistance, Section 8 Administrative Assistant, 1 Senior Housing Assistance Technician, 1 Temporary Housing Assistance Technician who had been there for two weeks and 1 HQS Inspector.

The Field Office interviewed the HCVP department staff with exception of the HQS inspector. All staff received training in their perspective areas. Staff were not pleased with the salary and lack of employees to carry out daily duties. However, they are willing to make improvements with support of management.

Based on the onsite review, interviews and the review of the various documents provided by ACHA to our office, the HUD team reports the following findings and recommendations related to HCV program management and operations.

Finding HCV 1

ACHA's Administrative Plan is not in compliance with current HUD rules and regulations. ACHA's Administrative Plan was last amended on October 8, 2020. While the Administration Plan touches upon many of the mandated subjects stated in 24 § CFR 982.54, ACHA has not implemented any of HUD mandates to the administration of its Housing Choice Voucher Program (HCV) since 2011. This includes areas such as Portability, Elevated Blood Lead Levels (EBLL), Housing Opportunity through Modernization Act (HOTMA) of 2016, and Violence Against Women Act (VAWA).

Regulatory Citation 24 CFR §982.54

Corrective Action: ACHA is required to review and update its HCV Admin Plan to be compliant with HUD's mandates from 2011 to present.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding HCV 2

ACHA does not manage its Section 8 waiting list in accordance with HUD rules and regulations. ACHA did not furnish a copy of or grant access to the HCV waiting list. As per ACHA, there exists no waiting list, and there have been no admissions to the HCV program since 2021. Nonetheless, according to HUD's Inventory Management System -Public Information Center (IMS-PIC), there were four new admissions to the HCVP in the year 2022.

Regulatory Citation 24 CFR § 982.204

Corrective Action: ACHA must open its waiting list and maintain records of all actions taken on applicants to its HCV Program. The records must adhere to HUD guidelines, including requirements governing computerized or electronic forms of record-keeping, and in a manner that permits a speedy and effective audit. ACHA must train all staff in record-keeping requirements and HCV program tracking reports. ACHA must provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training. In addition, ACHA must provide HUD with the file on the four applicants admitted to the HCVP in 2022.

Finding HCV 3

ACHA does not update its payment standards annually with the Fair Market Rents (FMRs) in accordance with HUD rules and regulations. ACHA provided a copy of Board Resolution 9619-12-22 approving ACHA to set payment standards at 120% of HUD FY 2023 FMRs with no effective date, and a copy of Board Resolution 9613-11-12 approving ACHA to set payment standards at 110% of HUD FMRs FY not specified and no effective date.

Regulatory Citation 24 CFR §982.503 (b)

Corrective Actions: ACHA is required to annually review its payment standards and conduct an analysis to determine if adjustments are needed for some or all unit sizes. The analysis must consider its policy and HUD requirements and determine correct payment standards for 2023. ACHA must provide a copy of the updated payment standards, using current FMRs, along with a rental market analysis and board resolution approving the payment standards to HUD.

Additionally, ACHA must analyze and determine the correct payment standards for 2022 and 2021. If this analysis results in a change to the payment standards utilized by ACHA during this timeframe, ACHA's analysis must also identify any overpayment or underpayment of Housing Assistance Payment (HAP) and provide a reimbursement plan using non-federal resources for impacted participants, landlords, and HUD. ACHA must provide this analysis, correct 2021 and 2022 payment standards, identified overpayments and underpayments, and its reimbursement plan to HUD.

Finding HCV 4

ACHA does not manage utility allowances in accordance with HUD regulations. ACHA could not furnish a copy of the utility allowance schedule for the HCVP.

Regulatory Citation 24 CFR § 982.517

Correction Actions: ACHA must review its utility allowance schedule annually and revise its allowance for a utility category if there has been a change of 10 percent or more in the utility rates or fuel costs since the last revision. ACHA must maintain the supporting documentation to determine the initial allowances and revisions. ACHA must submit its revised utility allowance to the HUD.

Additionally, ACHA must complete an analysis of utility costs from 2021 to 2023 and determine accurate utility allowances from each year. Based upon this analysis, ACHA must then review utility allowances provided for each of these years to determine if any underpayment or overpayment of utility allowances were made. ACHA must provide this utility analysis and documentation of all corrective actions, confirming that appropriate corrections were made for all impacted families to the HUD. In the case of underpayments, ACHA must reimburse impacted participants from Administrative Fees or other non-federal funds. In the case of overpayments, ACHA must reimburse their HAP account from Administrative Fees or non-federal sources.

Finding HCV 5

ACHA could not furnish documentation that shows that it conducts initial rent reasonableness assessments and annual determinations due to increases and decreases in the rent to the owner in accordance with HUD rules and regulations.

Regulatory Citation 24 CFR § 982.507

Correction Actions: ACHA is required to establish policies and procedures to ensure that a rent reasonableness determination is made before executing a HAP contract, before any increase in rent to the owner, and when there is a 10 percent or more reduction in the FMR schedule. If necessary, ACHA must adjust its policy in its Administrative Plan accordingly.

Furthermore, ACHA must conduct a rent reasonableness analysis for 2021, 2022, and 2023 to determine if the unit rents were reasonable for all new admissions and rent increases. If this analysis results in a change to the HAP utilized by ACHA during these timeframes, ACHA must identify any overpayment of HAP and its plan to reimburse HUD from non-federal resources. ACHA must provide this analysis, identify overpayment, and its reimbursement plan to HUD.

Finding HCV 6

ACHA does not properly calculate HAP and family rent to the owner in accordance with HUD rules and regulations. This is due to ACHA's failure to update its payment standards and utility allowances annually, as required by HUD.

Regulatory Citations 24 CFR § 982.505, 24 CFR § 983.353

Corrective Action: After ACHA determines the correct payment standard and utility allowances, as stated in the corrective actions for finding HCV 3 and finding HCV 4, ACHA must make corrections to all HAP and family rent determinations for the period in which the information was not updated. In addition, ACHA must identify any overpayment of HAP and family rent to the owner and provide its plan to reimburse HUD and any affected families from non-federal resources.

Finding HCV 7

ACHA is not verifying rent burden for new lease-up and move-ins in accordance with HUD rules and regulations. ACHA was unable to document that the rent burden for new lease-ups and moves does not exceed 40 percent of the adjusted monthly income.

Regulatory Citations 24 CFR § 982.305(a) (5), 24 CFR § 982.508

Corrective Action: ACHA is required to implement a procedure to review the rent burden for participants, which includes quality assurance/quality control, and train staff on same. Furthermore, ACHA must maintain records/reports of this review for audit purposes. ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding HCV 8

ACHA is not conducting reexaminations in accordance with HUD regulations. HUD's IMS -PIC late reexamination report as of January 31, 2023, shows that ACHA has over 300 late reexaminations.

Regulatory Citations 24 CFR §982.516

Corrective Action: ACHA is required to analyze all current HCV participant files to determine what reexaminations are required. Once the analysis is complete, ACHA should establish a plan and timeline to complete these reexaminations. This plan should be provided to the HUD and monthly progress reports should be submitted to ensure transparency and accountability. Furthermore, ACHA should create and implement tracking reports for recertifications to ensure that the reexaminations are completed in a timely manner.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding HCV 9

ACHA does not ensure that units leased meet Housing Quality Standards (HQS) in accordance with HUD rules and regulations or its HCV Administrative Plan. HUD's HQS IMS –PIC report as of January 31, 2023, shows 709 inspections.

Regulatory Citations 24 CFR §982.405(b), 24 CFR § 982.404, 24 CFR § 982.405(a)

HCV 9a:

ACHA did not provide evidence to show that quality control inspections are being conducted in accordance with SEMAP regulations.

HCV 9b:

ACHA is not monitoring the outcomes of inspections or taking appropriate corrective actions, such as abatement or termination of HAP contracts. ACHA was unable to provide an HQS Enforcement tracking log that identifies the outcome of the HQS inspections. Consequently, HUD was unable to readily identify which units had recently failed inspections due to health and safety deficiencies. Additionally, ACHA did not provide the names of the owners where the HAP had been abated and re-inspection was conducted.

Corrective Actions: HCV 9a:

ACHA is required to conduct inspections, including supervisory quality control HQS inspections, in accordance with its HCV Administrative Plan. ACHA must develop a procedure for both and train staff on same. In addition, ACHA must create and implement reports for tracking inspections. ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Corrective Action HCV 9b:

ACHA is required to develop and implement procedures for HQS enforcement. ACHA must create and implement reports that detail each HQS inspection of a unit under contract where the unit fails to meet HQS cited life-threatening deficiencies, all other cited deficiencies, abated and terminated HAPs, and family-caused defects.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding HCV 10

ACHA did not provide evidence to show that elevated blood lead levels (EBLL) are being monitored in accordance with HUD rules and regulations.

HCV 10a:

ACHA's policy and process relating to EBLL is outdated and is not in compliance with HUD mandates.

HCV 10b:

ACHA could not furnish documentation to show that risk assessments are completed and in compliance with regulations requiring data collection of addresses with children less than six years of age with EBLL.

HCV 10c:

There was no documentation available to show that ACHA notified the HUD local Field Office or the HUD Office of Lead Hazard Control and Healthy Homes within five business days in instances where a child under six years old was identified with an EBLL.

Regulatory Citations 24 CFR § 35.1225; 24 CFR § 35.1225; Notice PIH 2017-13

Corrective Actions:

HCV 10a: ACHA is required to update policy and process for EBLL to ensure it is in accordance with Notice PIH 2017-13.

HCV 10b: ACHA is required to furnish an updated list of their HCV property target housing addresses. This is done to enable the health department to assess whether they have any information regarding the incidence of EBLL cases in assisted housing.

HCV 10c: ACHA is required to establish a tracking system and quality assurance procedure to guarantee that either ACHA itself or the property owner promptly informs both the local field office and the HUD Office of Lead Hazard Control and Healthy Homes about Elevated Blood Lead Levels (EBLLs) within a five-day period following notification.

Finding HCV 11

ACHA does not adequately protect personally identifiable information (PII) as per HUD rules and regulations. ACHA stores tenant files in cabinets with locks that have been dismantled because the keys are missing. The room housing these files has a functioning lock, however it is accessible to the maintenance personnel and other individuals possessing duplicate keys.

Regulatory Citations 24 CFR 5 (Subpart B), 2 CFR § 200.303(e), Section 6 of the Housing Act of 1937, the Privacy Act of 1974, 5 USC § 552a (Privacy Act), PIH Notice 2015-06 Privacy Protection Guidance for Third Parties, The Freedom of Information Act (FOIA), 5 USC § 552, and Section 208 of the E-Government Act.

Corrective Actions: ACHA is required to immediately implement administrative, technical, and physical safeguards to protect applicant and participant information. This includes safeguarding electronic transmissions of sensitive data via fax, email, and other electronic devices. ACHA must consistently implement procedures to protect all hard copy and electronic files containing sensitive PII and manage access to sensitive applicant, tenant, and participant PII. Additionally, ACHA must train staff on HUD Information Security Procedures (ISP) and mandates.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding HCV 12

ACHA is not in compliance with updated portability guidance in accordance with PIH Notice 2016-09 and HUD regulations.

Regulatory Citations 24 CFR §982.301(a) §982.303(c), §982.314, (e), §982.353(c), §982.354(c), §982.355(b),), §982.4, and PIH Notice 2016-09

Corrective Action: ACHA is required to update its policies and procedures to incorporate the regulatory requirements outlined in PIH Notice 2016-09. ACHA is required to provide HUD

with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding HCV 13

ACHA does not monitor or maintain HCV participant files in accordance with HUD regulations and SEMAP requirements.

HCV 13a:

ACHA tenant file's structure was not clear and auditable. HUD was unable to complete a review of tenant files for the following reasons:

- There is no uniformity in how files are maintained, thus presenting an administrative burden for reviewing tenant files.
- ACHA was unable to provide a report showing all families on the HCV program consistent with the number of families reported in VMS.
- Payments Standards are not up to date.
- The Utility Allowance schedule is not up to date.
- ACHA has not performed the annual rental market analysis to determine rent reasonableness as required in the since at least 2021.

HCV 13b:

ACHA does not conduct Annual Quality Control Reviews of HCV participant files.

Regulatory Citations 24 CFR §985.3, 24 CFR § 982.158 (a)(b) (f)

Corrective Actions:

HCV 13a:

ACHA is required to maintain complete and accurate records for the program in accordance with HUD requirements in a manner that permits a speedy and effective audit. The records must be in the form outlined by HUD, including requirements governing computerized or electronic forms of record-keeping. The PHA must furnish to HUD accounts and other records, reports, documents, and information pertaining to its handling of applicant and tenant files. ACHA must develop and implement safeguarding protocols in accordance with HUD requirements.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

HCV 13b:

ACHA is required to conduct an annual quality control sample of files or records, drawn in an unbiased manner, and reviewed by an ACHA supervisor (or by another qualified person other

than the person who performed the original work) to determine if the work documented in the files or records conforms to HCV program requirements.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding HCV 14

ACHA is not in compliance with updated Violence Against Women Act (VAWA) requirements in accordance with HUD regulations and PIH Notice 2017-08.

Regulatory Citations 24 CFR Part 5, Subpart L and PIH Notice 2017-08 Violence Against Women Reauthorization Act of 2013 Guidance

Corrective Action: ACHA must update its policies and procedures to include revised requirements of PIH Notice 2017-08, train staff on the same, and implement these policies and procedures. A copy of the updated VAWA policy and procedures, the Board Resolution approving the policy, evidence of staff training, and ACHA's plan and timeline to implement must be provided to HUD. ACHA's implementation plan must provide documentation that HCV participants have received notification of the updated occupancy rights under VAWA.

Finding HCV 15

ACHA is not complying with HUD regulations in tracking accounts receivables by HCV participants and/or landlords. ACHA was unable to provide reports or demonstrate its collection methods and outcomes. It is uncertain whether ACHA is collecting owed funds in a timely manner and according to its policies. Although ACHA maintains that landlords repay funds promptly or agree to a repayment plan, there are HCV participants with outstanding debt, and ACHA has not identified a method of collection or outcome.

Regulatory Citation 24 CFR §792.204

Corrective Action: ACHA is required to maintain records to show amounts owed to the PHA from participants and/or landlords, any amounts recovered, and its collection methods and outcomes. ACHA must analyze its accounts receivables and develop collections procedures.

ACHA must provide a copy of its analysis, collection procedures, evidence of staff training, justification for debts canceled, and tracking reports to the local field office.

Finding HCV 16

ACHA does not terminate HCV participants in accordance with its policies and HUD requirements. ACHA was unable to provide a list of participants terminated from the program and documentation of their process for appeals.

Regulatory Citation 24 CFR §792.204

Corrective Action: ACHA is required to develop and implement termination procedures in accordance with its policies and HUD requirements. ACHA must create tracking reports and maintain records of all termination actions taken on participants, including appeals. ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding HCV 17

ACHA does not use the Enterprise Income Verification (EIV) in accordance with HUD regulations.

HCV 17a:

ACHA has an outdated policy for monitoring reports for mandatory use of the Enterprise Income Verification (EIV) System. To reduce administrative and subsidy payment errors in accordance with HUD administrative guidance, PHAs are required to monitor specific EIV reports on a monthly and quarterly basis.

The following EIV reports are required to be monitored monthly and/or quarterly:

- Deceased Family Report (Monthly)
- Identity Verification Report (Monthly)
- Immigration Report (Monthly)
- IVT Report based on PHA Reexamination Schedule (Report will include information from the New Hires Report (Monthly)
- Multiple Subsidy Report (Monthly)
- Income Discrepancy Report (Quarterly)

HCV 17b:

ACHA did not provide proof that current users have completed the mandatory annual security awareness training or the initial and updated EIV training, which is required before accessing EIV.

Regulatory Citations 24 CFR §5.233, §5.236; 24 CFR §5.233 PIH Notice 2018-18

Corrective Actions: HCV 17a:
ACHA is required to update its policies and procedures for the EIV system. The procedure must require ACHA staff to fully utilize the EIV system as required and include security protocols, including how ACHA will ensure only authorized user access EIV.

HCV 17b:

ACHA is required to assign at least two users and security administrators to the EIV system and train these staff members in their roles and responsibilities. The user administrators **CANNOT** be the security administrators. User administrators will have access to user administration and the responsibilities to request access for PHA staff, assign, modify, and remove user roles and assignments, assign PH projects (PH only), certify users, terminate access, view user role history, termination, and user certification reports. The Security Administrators will have access to audit reports, and their responsibility is to monitor staff access to the system by viewing the various reports such as user session and activity and tenant data access. ACHA must submit to the HUD local Field Office a list of all current EIV users, assigned roles, and the date users completed all the required training.

Finding HCV 18

ACHA does not transmit data timely and/or accurately into both HUD's Inventory Management System -PIH Information Center (IMS-PIC) and HUD's Voucher Management System. ACHA's IMS-PIC data is inconsistent with data it has submitted in the Voucher Management System (VMS) in accordance with HUD's guidelines. This is evident in the difference between the number of families reported in VMS versus the number of families reported in IMS-PIC, which appear to be directly related to unresolved fatal errors in IMS-PIC when submitting 50058 family data. Additionally, while there is data for some families in IMS-PIC, many of these records are inaccurate and/or incomplete. When family data is inaccurate and not reported timely, it can adversely affect PHA funding and HUD's ability to monitor PHA compliance with HUD program rules and regulations effectively.

Regulatory Citations

24 CFR §908.104, § 982.157 (b)(2) § 982.158 (a)(b)

Corrective Action: ACHA is required to develop and implement procedures for timely and accurate IMS-PIC and VMS submissions. ACHA must ensure that the number of families reported in IMS-PIC is consistent with the number of families reported in VMS. ACHA must reconcile all HCV-related fatal errors in IMS-PIC and ensure all records are complete and accurate. Finally, ACHA must provide IMS-PIC and VMS training to all HCV staff. ACHA must provide the following information to HUD:

- IMS-PIC and VMS submission procedures and timeline for implementation.
- A report confirming that the data in IMS-PIC is accurate.
- A report confirming the number of families reported in VMS is consistent with the number of families reported in IMS-PIC.
- Proof that all HCV IMS-PIC fatal errors have been corrected; and

- Proof of IMS-PIC and VMS training for all HCV staff.

Project Based Vouchers (PBVs)

Finding RAD PBV 1

ACHA is not managing the Reserve for Replacement account in accordance with HUD's rules and regulations.

Finding RAD PBV 1a

ACHA could not furnish evidence that the project owner submits the project's operating budget annually and that the Board is confirming the owner is making deposits into the Reserve for Replacement account in accordance with the RAD Conversion Commitment (RCC).

Finding RAD PBV 1b

ACHA could not provide statements from the project Replacement Reserve Account Bank Statement.

Finding RAD PBV 1c

ACHA could not provide an explanation of work items associated with any draws from the Reserve for Replacement account.

Regulatory Citation RAD Notice 2019 –23, HUD Handbook 4350.1 Rev-1; RAD HAP Contract Rider, RCC

Corrective Action 1a: ACHA is required to maintain and provide evidence to the HUD that the project owner submits the project's operating budget annually and that the Board is confirming the owner is making deposits into the Reserve for Replacement account in accordance with the RCC.

Corrective Action 1b: ACHA is required to maintain and provide statements from the project Replacement Reserve Account bank statement to HUD, showing a comparison of the monthly deposits to the amount specified on the project RCC. ACHA must be able to provide project-specific deposit information. (ACHA should avoid consolidating project Replacement Reserves within a single account.)

Corrective Action: ACHA is required to maintain and provide to HUD an explanation of work items associated with any draws from the Reserve for Replacement account.

Finding RAD PBV 2

ACHA could not furnish evidence that HUD approved the contracted Independent Entity, DDF Consulting, to conduct Housing Quality Standards (HQS) inspections as per HUD rules and regulations.

Regulatory Citation 24 CFR § 983.59

Corrective Action: ACHA must request HUD's approval or provide evidence that HUDs approval is not required for contracted Independent Entity, DDF consulting to conduct HQS inspections.

Finding RAD PBV 3

ACHA is not maintaining a record of HQS inspections at the unit level in accordance with HUD rules and regulations.

Regulatory Citation 24 CFR § 983.103(c), (d) and (e)

Corrective Action: ACHA must maintain and provide records of HQS inspections at the unit-level to HUD.

Finding RAD PBV 4

ACHA could not furnish a RAD PBV policy and procedures on contract rent adjustments (Rent Reasonableness and Operating Cost Adjustment Factor (OCAF) in accordance with HUD rule and regulations.

Regulatory Citation 2012 Appropriations Act (PL112-55); RAD Notice 2019-23

Corrective Action: ACHA must develop and adopt RAD PBV policy and procedures on contract rent adjustments (rent reasonableness and OCAF adjustments). Provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding RAD PBV 5

ACHA did not provide evidence showing that it is collecting the correct tenant rent based on Total Tenant Payment (TTP) and any applicable RAD rent phase-in in accordance with HUD rules and regulations.

Regulatory Citation RAD Notice 2019-23; 24 CFR § 353

Corrective Action: ACHA must maintain and provide a list to HUD of RAD PBV participants, RAD PBV rents, TTP, any applicable RAD rent phase-in, and HAP register for RAD PBV projects.

Finding RAD PBV 6

ACHA did not provide documentation indicating that the RAD project owner or property manager(s) supports the resident organization in accordance with HUD rules and regulations.

Regulatory Citation RAD Notice 2019-23

Corrective Action: ACHA must provide HUD one of the following:

a. A written agreement between the RAD Owner and a recognized resident organization outlining the resident participation funding agreement.

b. A project operating budget that shows $25 per unit per year is set aside for resident participation activities.

c. A document in the initial lease package that identifies the potential to establish a resident organization; or

d. A narrative description of resident participation activities that the owner has coordinated.

Finding RAD PBV 7

ACHA did not provide documentation to support choice mobility for tenants after a year of occupancy in accordance with HUD rules and regulations.

Regulatory Citation RAD Notice 2019-23

Corrective Action: ACHA must maintain and provide HUD one of the following:

a. A list of households who have requested and received a Housing Choice Voucher.

b. A list of households who have requested a choice mobility move and have priority status on the HCV waitlist; or

c. A document in the initial lease package identifying this right-to-choice mobility.

Finding RAD PBV 8

ACHA's 50058s do not reflect that the units are RAD PBVs (i.e., RADPH is entered on line 2n of the 50058 form) in accordance with HUD rules and regulations.

Regulatory Citation: 24 CFR § 908.104

Corrective Action: ACHA must review all RAD PBV 50058s and correct them to reflect RADPH on line 2N. Develop policies and procedures with clear guidance on how to accurately record PBV units and train staff on the same. ACHA must provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Non-RAD PBV

Finding Non-RAD PBV 1

ACHA's Non-RAD PBVs policies are outdated and not in compliance with HUD rules and regulations. The last update to the administrative plan on the subject was 2013.

Regulatory Citation: Housing Opportunity Through Modernization Act (HOTMA) 2016, Notice PIH 2017-21

Corrective Action: ACHA must adopt and implement the required Non-RAD PBV policies in its Administrative Plan. Train staff on the same. ACHA must provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Finding Non-RAD PBV 2

ACHA did not provide documentation in reference to the conversion of Housing Choice Vouchers (HCV) to Non -RAD PBVs.

Regulatory Citation: PIH Notice 2017-21 Housing Opportunity Through Modernization Act (HOTMA) 2016, 24 CFR 983.

Corrective Action: ACHA must provide to HUD the following documents.

a. Percentage Limitation Program CAP letter.
b. Public Notice for PHAs Request for Proposal/s (RFP), if applicable.
c. Notification of Owner/s Selection
d. Environmental Review/s
e. Pre and post selection HQS-Inspection Report/s
f. Approval letter/s for Subsidy Layering Review
g. Housing Assistance Contract/s and/or Agreement to enter Housing Assistance Contract/s
h. Initial Rent Determination/s
i. Addendum/s

Finance

The Atlantic City Housing Authority (ACHA) financial status was examined, drawing from the Financial Data Schedule (FDS) submissions up until the unaudited submission for the fiscal year 2022. In a broad evaluation, the authority exhibits financial stability, holding an approximate sum of $11M cash-on-hand by fiscal year end 2022. ACHA's Public Housing Program has $6.6M in cash, which equates to around 3.3 months' worth of operating reserves in unrestricted cash. It is worth noting that the assessment team cautions against a substantial accumulation of funds within the Public Housing Program, as such a situation implies resources not being utilized to enhance the well-being of families in public housing.

The review team reviewed the following areas:

a. Annual budget and budget to actuals;

b. Audited financial statements;

c. Bank account general depository agreement and collateralization of deposits;

d. Investments;

e. Bank reconciliations;

f. Proof of insurance;

g. Authorization to sign checks;

h. Electronic check signatures;

i. Check stock;

j. Cost allocations;

k. Petty cash;

l. Procurement;

m. Disbursements;

n. Operating subsidy and expenditures;

o. Shortfall funding and expenditures; and

p. CARES Act funding and expenditures.

Based on our review procedures, we have the following findings and observations:

Finding F1:

ACHA's 2022 financial audit was not submitted to REAC on time.

Regulatory Citation: 24 CFR § 902.33

Corrective Action: ACHA is required to develop and implement a robust periodic financial reporting approach for Management and Board of Commissioners to be able to submit financial statements on time by 12/31/2023.

Finding F2:

ACHA neglected to support 2021 shortfall funds drawn down to fund their immediate needs. ACHA recorded their expenditure information into the Line of Credit Control System (LOCCS) in July 2022 for approximately $834,000, but upon review, it was unable to show the expenses paid with shortfall funds were for immediate need. Further, a review of the July 2022 trial balances shows expenses for July 2022 Asset Management Project (AMP) 2, the AMP credited with the shortfall funds, only totaled approximately $264,000, demonstrating there were not enough expenses immediate need to justify the draw down. Shortfall funding grants are incorrectly being placed into the PHA's Operating Reserves.

Regulatory Citations: PIH Notice 2021-12

Corrective Action: ACHA is required to implement internal controls to match eligible expenses of an immediate need to any draw down of Shortfall funds on a monthly basis. Monthly expenses reported in LOCCS must be supported by contracts and invoices demonstrating the eligibility of the expense.

Observation F3:

ACHA holds petty cash accounts of $500 for the Central Office Cost Center (COCC) and each of the AMPs. However, ACHA's general ledger does not reflect there to be a cash balance on these accounts. Further, ACHA's records are not accurately reporting $3,000 in petty cash.

Regulatory Citations: ACC

Corrective Action: ACHA is required to record the petty cash balance in the general ledger.

ACHA is required to provide HUD with copies of the updated policies and procedures, a plan and timeline for implementation, Board resolutions, and evidence of staff training.

Observation F4:

During the review of sample bank reconciliations for 3/31/2022 and 1/31/2023, reviewers noted the following inconsistencies in the bank reconciliations:

- No evidence of who prepared and who reviewed the bank reconciliations (exception, general fund reconciliation for 1/31/2023 only).

- The following were missing from bank reconciliations:

    - Listing of reconciling items for general fund bank reconciliations

    - Trail Balance or General Ledger report for ACHA Home Buyer Proceeds 3/31/2022.

- No bank reconciliations were performed for a stagnant bank balance in 1/31/2023 and for the ACHA Landlord Security bank account.

Regulatory Citations: ACC

Corrective Action: ACHA is required to establish a bank reconciliation procedure that guarantees the punctual execution and assessment of bank accounts. These reconciliations must demonstrate proof of scrutiny, encompassing a comparison between the accounting system's balance and the bank balance. Additionally, they should encompass a comprehensive analysis of reconciling entries to ensure the prompt resolution of all such entries. The verification process could encompass tangible records in the form of printed materials, bearing the signature and date of the individual conducting the review.

Furthermore, ACHA is required to revise its protocol pertaining to the reconciliation of accounts with minimal activity or stagnant balances. This revision should incorporate a quarterly or annual reconciliation frequency. To facilitate this, ACHA could integrate an accounting closure checklist, which would guarantee the timely assessment of all monthly closing tasks, encompassing the meticulous review of each bank reconciliation.

Finding F5

ACHA could not furnish evidence of an annual cost allocation plan.

Regulatory Citations: 2 CFR § 200.405

Corrective Action: The annual cost allocation plan is a requirement for ACHA. It must be reviewed and approved by management. The plan should clearly document which costs are being allocated and the basis for allocation. It should provide enough detail to explain how different groups of costs are allocated, even though units may be the general basis. Some allocated costs

may not include all programs and AMPs. ACHA must prepare and provide HUD with a copy of the FY 2024 cost allocation plan.

Finding F6:

During a review of sample costs charged to PH Operating Subsidy and PH CARES Act, the reviewers found the following:

- Contracts were not available for American Bankers Insurance ($1,117.00) and Grime Stoppers ($3,247.50);

- The contract for HD Supplies was expired ($9271.40);

- Evidence of competitive bidding was not available for American Bankers Insurance ($1,117.00), Integrated Systems and Services ($13,365.75), ABC Services ($8,183.33), Industrial Boiler ($7,992.50), Grime Stoppers ($3,247.50), and Dyna Touch ($207,168.00);

- Purchase requisitions purchase orders, invoices, and checks were not available for two of six sampled items charged to Operating Subsidy.
    - A general journal entry booking costs against Operating Subsidy – it was commented that documenting the phrase "Reconcile CFP per LOCCS draws" ($15,088.40) suggest it was a reconciling item.
    - A purchase from ACB Services (contract only) ($8,183.33); and

- No supporting documentation was available for two transactions that appear to be batch transfers of costs originally charged to Operating Subsidy to PH CARES Act funding ($597,456.73 and $46,678.04).

Regulatory Citations: 2 CFR § 200.318; § 200.302; 24 CFR § 200.303

Corrective Action: The procure-to-pay process at ACHA needs better controls. This includes ensuring that goods and services are competitively bid, contracts are signed and kept, monitoring contract expirations, and retaining supporting purchase requests. Additionally, when booking or transferring costs charged to Operating Subsidy or CARES Act funding in general journal entries, it's important to provide enough detail to determine if the costs are eligible for the program being charged. ACHA must provide HUD with procure-to-pay procedure. Procedures include documenting how bidding documentation, purchase requisitions, purchase orders, and contracts, are reviewed prior to issuing payment. Procedures also include necessary documentation required from transferring costs between programs. ACHA must repay the operating subsidy or provide supporting documentation demonstrating the validity of GL items 5105634 ($15,088.40) and 5014484 ($8,183.33). ACHA must return costs transferred from Operating Subsidy to the CARES Act or provide supporting documentation demonstrating the validity of GL items 5009924 ($597,456.73) and 5012191 ($46,678.04).

Finding F7:

After reviewing the check disbursement process, we found no evidence of check signatory approval for a sample of checks from September and October 2022. Typically, the board reviews a Pre-Check Report before checks are issued from the accounting system with electronic signatures. However, no board meetings were held from August to October 2022. As a result, checks were issued using electronic signatures in the system without approval from the designated signers.

Regulatory Citations: 2 CFR § 200.303; GAO SICFG* 10.03

Corrective Action: ACHA is required to prepare policies and procedures to review and approve all disbursements before they are issued. Departures from the process need to be documented, with evidence of review. ACHA must provide HUD with policies and procedures to review and approve all disbursements.

Observation F8

It was observed that ACHA did not renew their System for Award Management (SAM) number and was inactive in LOCCS.

Regulatory Citations: ACC

Corrective Action: ACHA is required to establish and execute internal controls to renew their System for Award Management (SAM) number before it expires, to avoid being unable to use funds from their Operating Fund and Capital Fund. ACHA must provide HUD with policy for their System for Award Management (SAM) renewal process.

Section 3

Introduction

Section 3 is a provision of the Housing and Urban Development Act of 1968. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State, and local laws and regulations, be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.

Findings/Observations

Finding S1

ACHA is not in compliance with Section 3 requirements or reporting., ACHA is not in compliance with Section 3 policies and procedures, nor could ACHA furnish evidence of timely

Section 3 reporting. ACHA does not track, record, keep information on or submit reports as required by HUD regulations.

Regulatory Citation: 24 CFR Part 75; 24 CFR § 135.1; PIH Notice 2022-10

Corrective Action: ACHA is required to implement policy and procedures to comply with Section 3 requirements, procedures should establish the following metrics:

(a) Develop and implement policies and procedures to ensure compliance with Section 3 requirements.

(b) Develop a plan which outlines steps to promote economic opportunities such as offering job training, providing access to job listings and career resources.

(c) Establish hiring goals for low and very low-income individuals.

(d) Track employment data.

(e) Engage with the local community to identify potential job opportunities and economic development initiatives that can benefit low and very-low-income individuals.

(f) Monitor and report compliance by establishing a reporting system to ensure ongoing compliance with Section 3 requirements.

ACHA must provide copies of updated policies and procedures, logs, a plan, a timeline for implementation, Board resolutions, and evidence of staff training to HUD for review. This plan must also include a timeline for previous reporting that has not been completed.

Attachment 8:

NJ014 CAP Outstanding Item Summary

Atlantic City Housing Authority
Outstanding Corrective Action Items Summary
As of: 7/31/2025

Action Item #	Finding Area	Estimated Completion Date (ECD)	Comments
PH12	PIC Unit Tracking	7/31/2025	7-31-25: errors have been reduced to 174 (target met)
PH26	EBLL	8/31/2025	7-31-25: City has confirmed that the EBLL MOU adopted by the ACHA Board in March 2025 will be presented for adoption by City Council no later than 8/20/2025
RP1	Expenditures	8/31/2025	7-31-25: City is in receipt of Statement of Concurrence and is reviewing supporting documentation; per 24 CFR Part 58.35 all capital items (CFP '21/'22) are categorically excluded
H5	Rent Reasonableness	9/30/2025	7-31-25: HCV Director continuing review of historical data made available thus far by contracted Rent Reasonables vendor
H8	Reexaminations	7/31/2025	7-31-25: errors have been reduced to 163 (target met)
H10a	Policy (EBLL)	8/31/2025	7-31-25: City has confirmed that the EBLL MOU adopted by the ACHA Board in March 2025 will be presented for adoption by City Council no later than 8/20/2025
H10b	Target Housing (EBLL)	8/31/2025	7-31-25: City has confirmed that the EBLL MOU adopted by the ACHA Board in March 2025 will be presented for adoption by City Council no later than 8/20/2025; target housing list to be provided to HUD with counter-signed MOU
H18	PIC Reporting	7/31/2025	7-31-25: errors have been reduced to 163 (target met)
R3	Inspections	8/31/2025	7-31-25: inspections of Buzby units will be complete and documented prior to 8/31/2025

Attachment 9:

SHV Internal Assessment & Plan

Atlantic City Housing Authority

Stanley Villages: Overview

August 29th, 2024

Past Conditions

Current Fixes

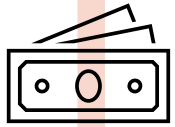
Future Needs

Emergencies

- Failing infrastructure; reaction→ hotels, per diem; costly, reactive repairs
- Mitigate: reduce load on heat / hot water systems by reducing occupancy

Engineering / Renovations

- Currently reacting to emergencies; must proactively position ourselves to identify and resolve repairs
- Updating documentation and designing system to better deliver services to residents



4 Pillars

Redevelopment

- Redevelopment commencement enables statement: “you can return to Stanley.”
- Positive for community at large
- Time consuming – multiple year runway

Transfers

- Move residents from inadequate to acceptable living conditions
- Can execute ourselves (not dependent on outside entities)

Engineering Summary

- To comprehensively address deferred maintenance challenges—and meet State building requirements—ACHA would require ~$100M+ in capital
- Hundreds of hours of engineering strategy have brought us to our current point (hybrid engineering solution and targeted transfers)
- Annual capital budget is ~$3M
- Task is providing safe, adequate housing for residents with a budget totaling ~3% of need
- Difficult task, but by…
  - Collaborating with local contractors
  - Identifying and leveraging recent investments (piping repairs)
  - Performing targeted system repairs
  - Reducing occupancy (and system demand)
- The ACHA can offer safe, adequate housing to its resident’s and maintain a capital fund sufficient to address its other properties

Engineering & Resident Transfer Rationale

- Stanley Villages heat and hot water infrastructure will not support all 31 buildings for another heating season (2024 – 2025)
- Targeted transfer of residents is necessary to deliver any services to Stanley this heating season
- Based on resident feedback and engineering variables, reducing occupancy in Stanley Village—beginning with Village 3—is essential
- Reduced occupancy and reduced demand on the heat and hot water systems will result in fewer failures and “emergencies” requiring costly fixes (“reactive” approach)
- Transferring residents to other ACHA properties or to Section 8 will result in much improved living conditions for residents, and better utilization of ACHA Capital

Engineering & Resident Transfer Rationale

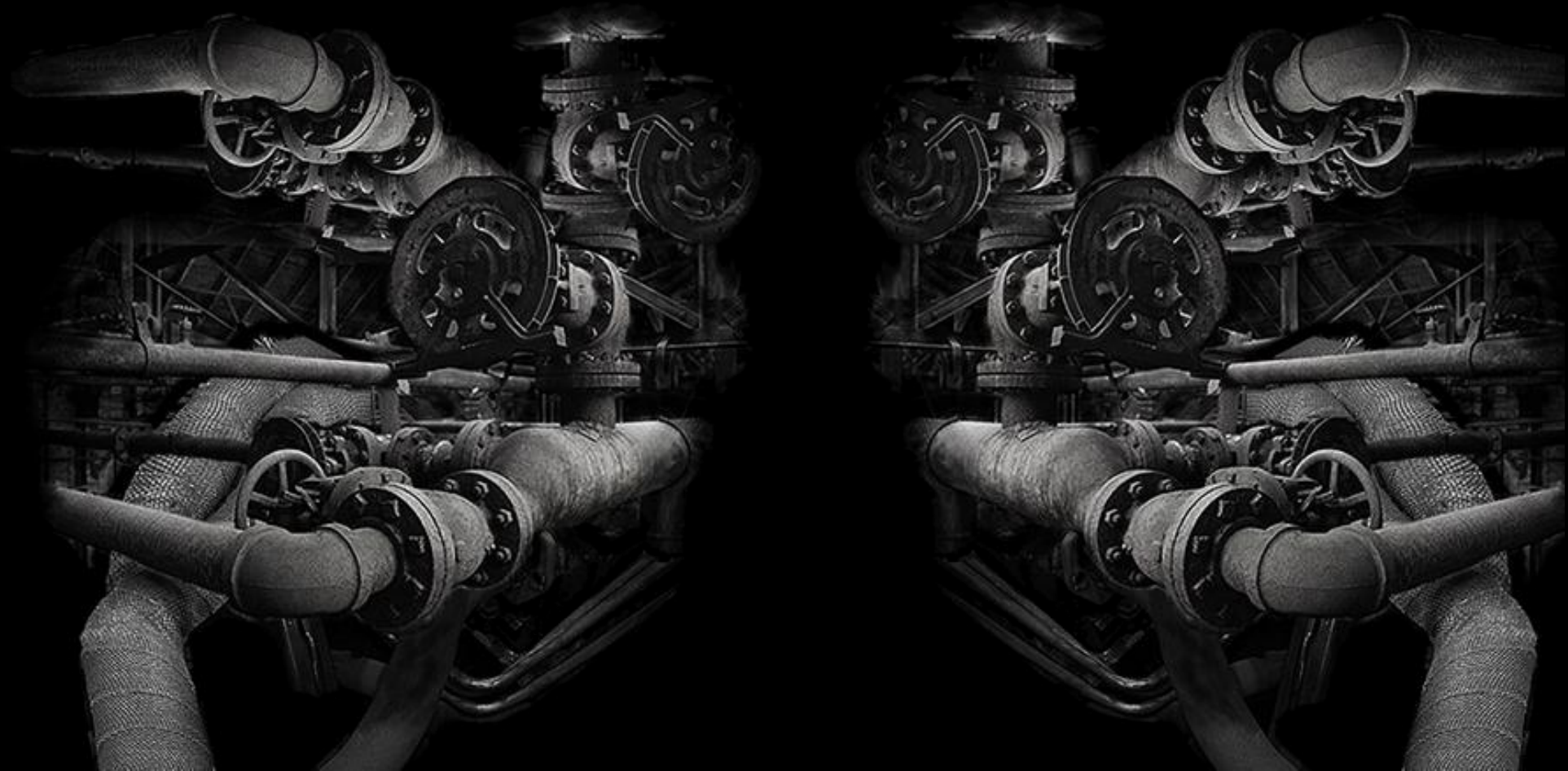
- Each building that we vacate constitutes:
  - A reduction of $3 – 5M in potential renovation costs
  - Reduction of tens of thousands in temporary housing and food per diem
  - Less stress and hardship on ACHA personnel, residents, and other stakeholders
  - Elimination of sunk costs
  - Less stress on utilities
  - Facilitation of redevelopment

Existing Conditions

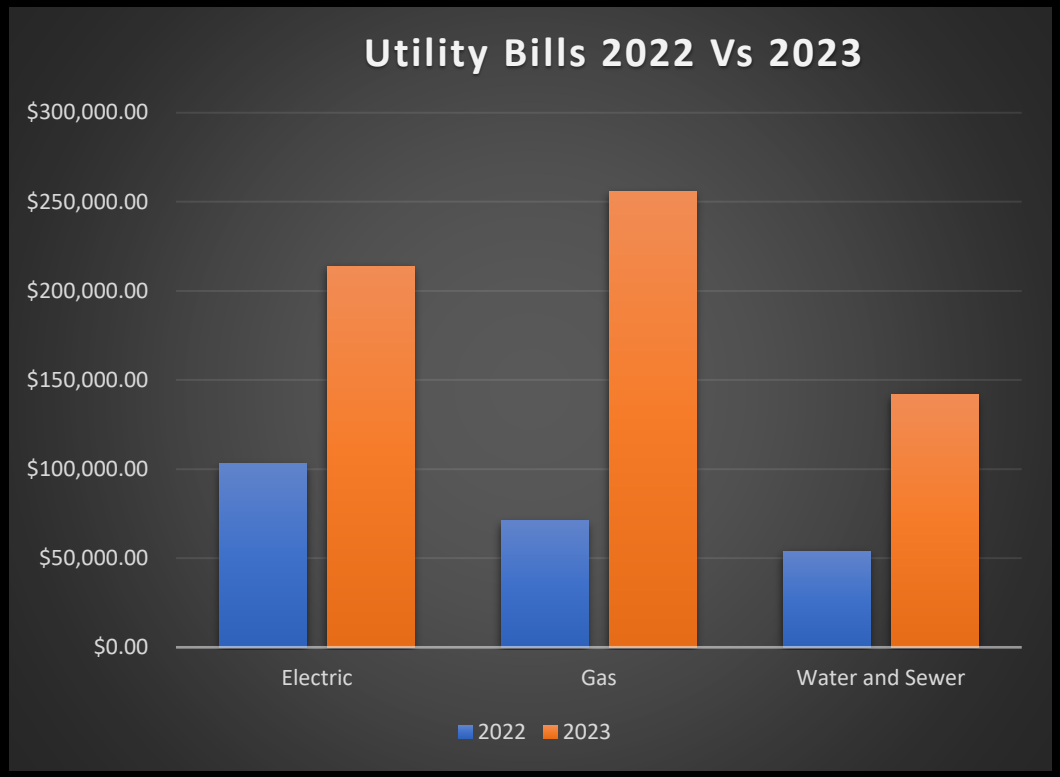
Low-income housing is an imminent crisis that will eventually explode like the ‘08 Housing Collapse

Hot Water Flashes To Steam in Crawl Space

Destroys Piping and Creates Mold



Domestic Water Pump Leaks



Utility Costs are 318% ($395,995.69) Higher From July to January 2021 vs 2022

Losing Water at 1.5 Gal/Sec

Root Cause (District Heating Plant)

- 220 Degree Broken Heating Pipes are Flashing Steam into Crawl Spaces
- Steam is Corroding Gas Lines
- Steam is Infiltrating Through Walls and Generating Mold
- Steam is Creating a Warm Environment for Rodents
- Lost Water is Creating Elevated Water, Gas and Electric Bills

GAS & HEAT PIPING

MOLD

342 Rosemont

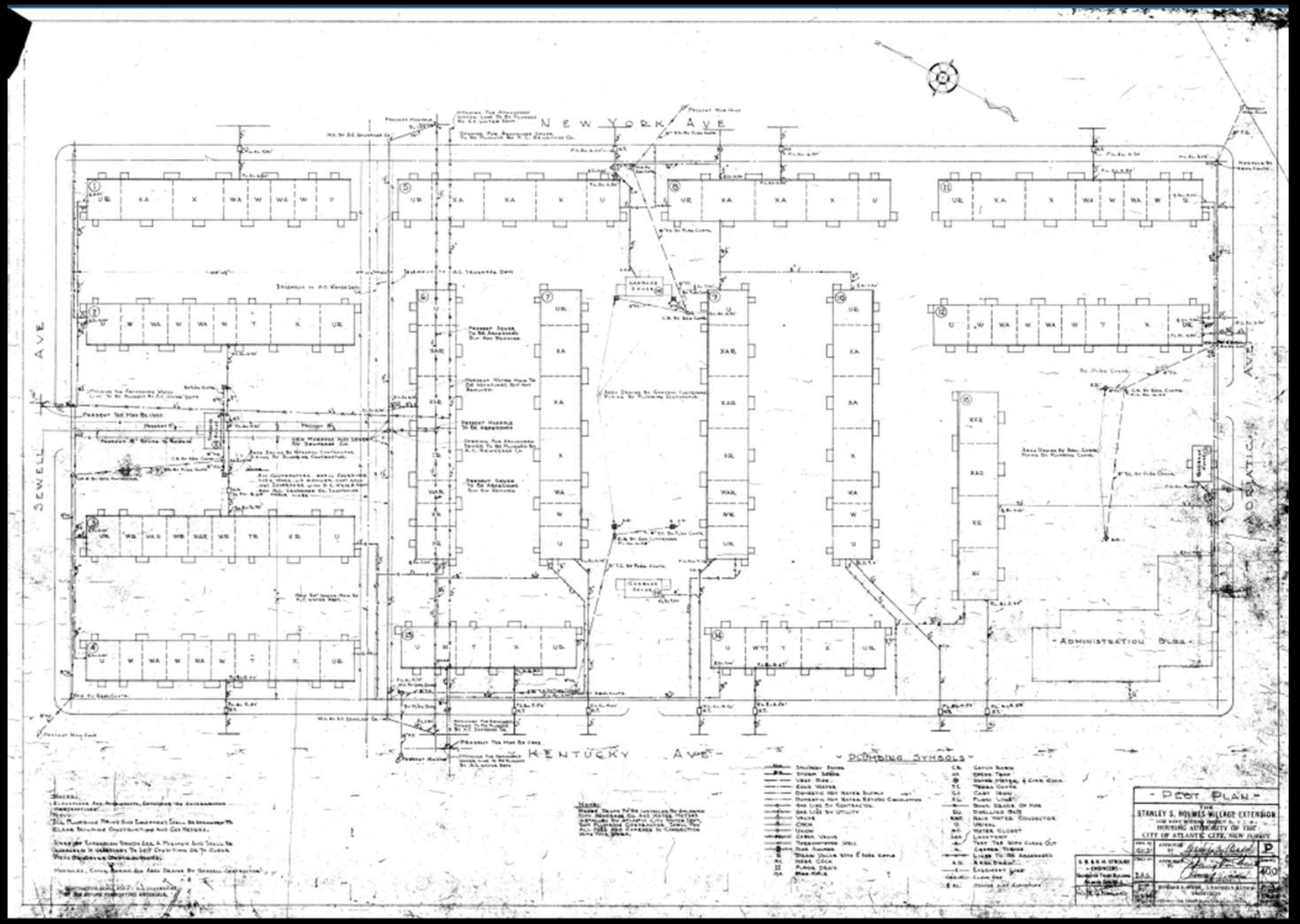
Challenge:

We have $1.5M to solve $20M in emergency deficiencies and $100M in deferred maintenance

KEES to Success:

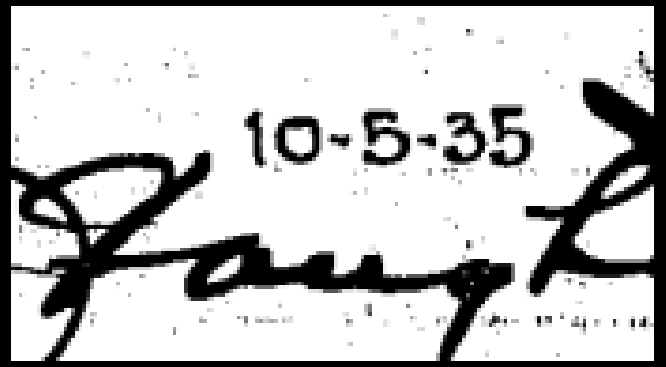
Knowledge, Expertise, Experience, Selflessness

Step 1: Authenticate 1935 Drawings to Existing Conditions



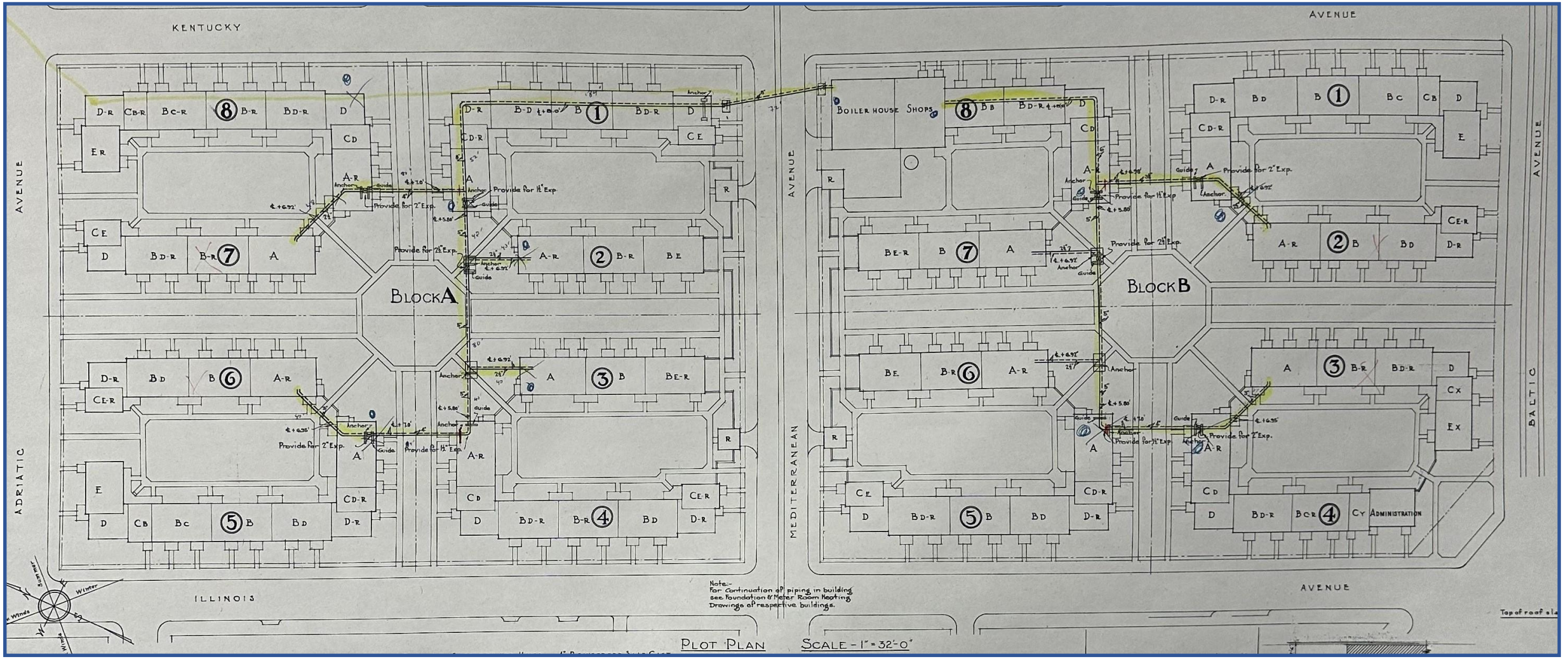
Plan Generation Process

1. Started with plans from 1935
2. No specificity on units and multiple renovations happened
3. All changes not documented
4. Plans were hand drawn
5. Buildings heating is in series not in a loop (one building fails everyone behind it fails)

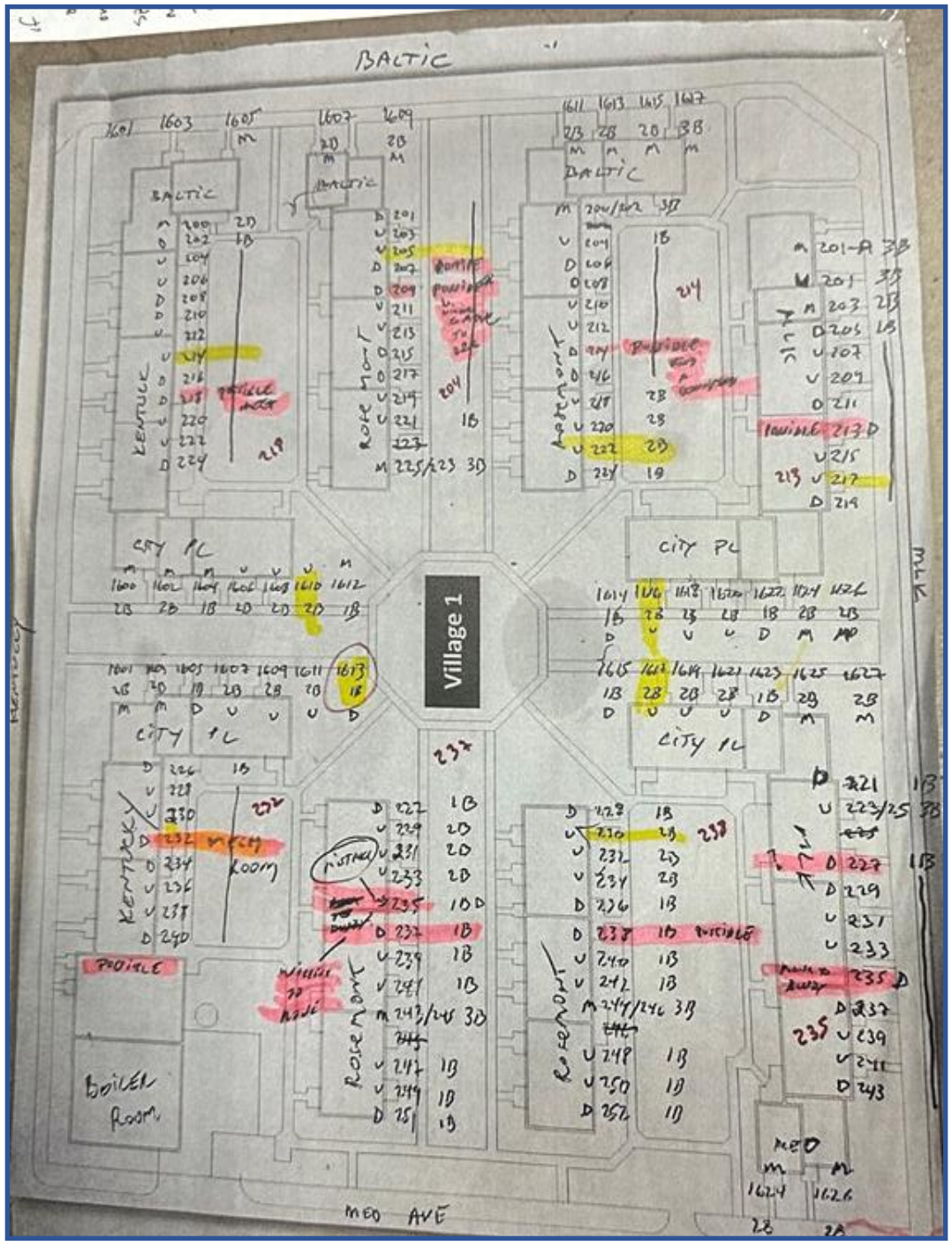


Where We Started

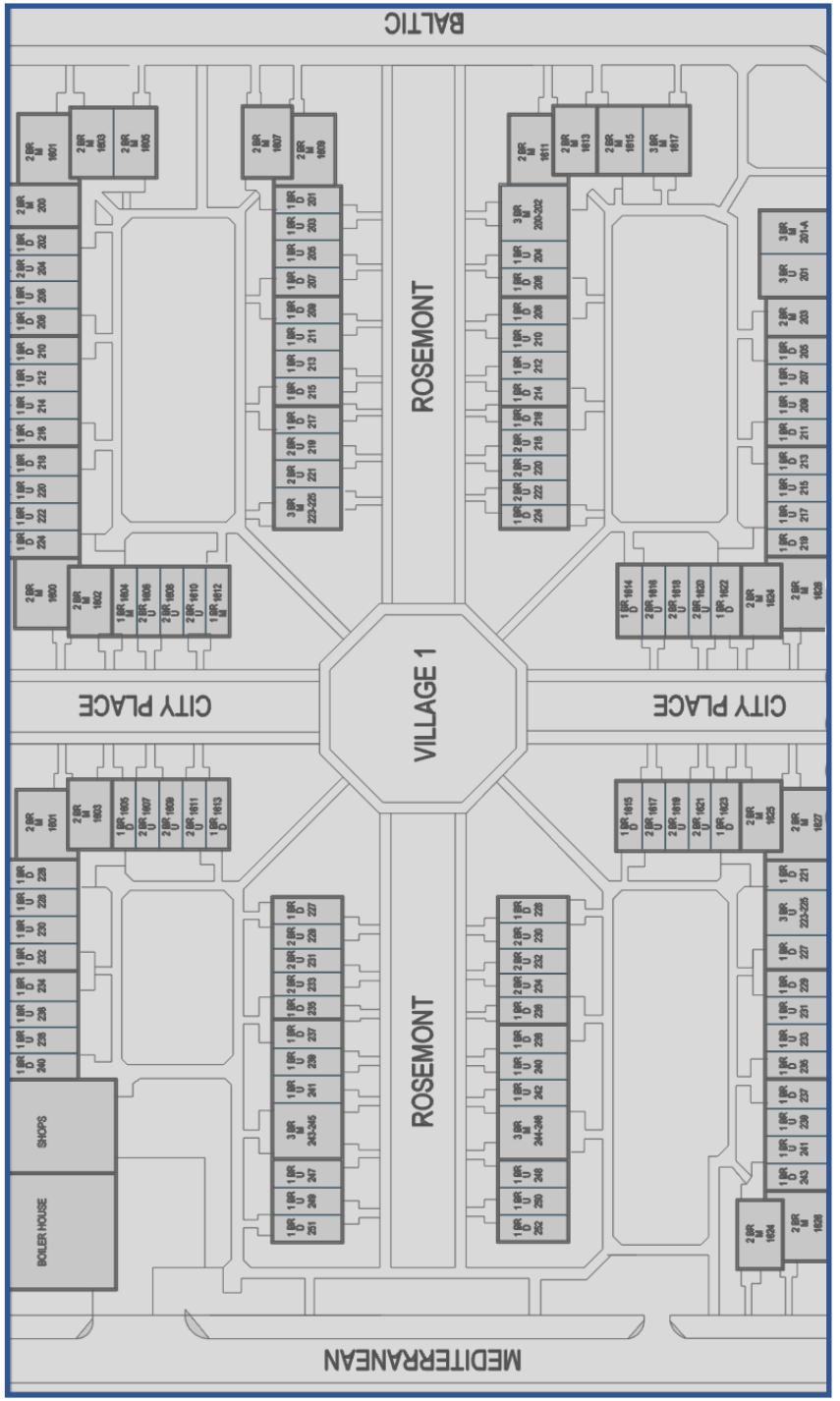
No Current Engineering Documentation
Street Name = Illinois Ave (now MLK; no updates in 50+ years)
Drawings originally created in 1930's
No indication of existing configuration ("as-built")
No unit identification



Where We Started

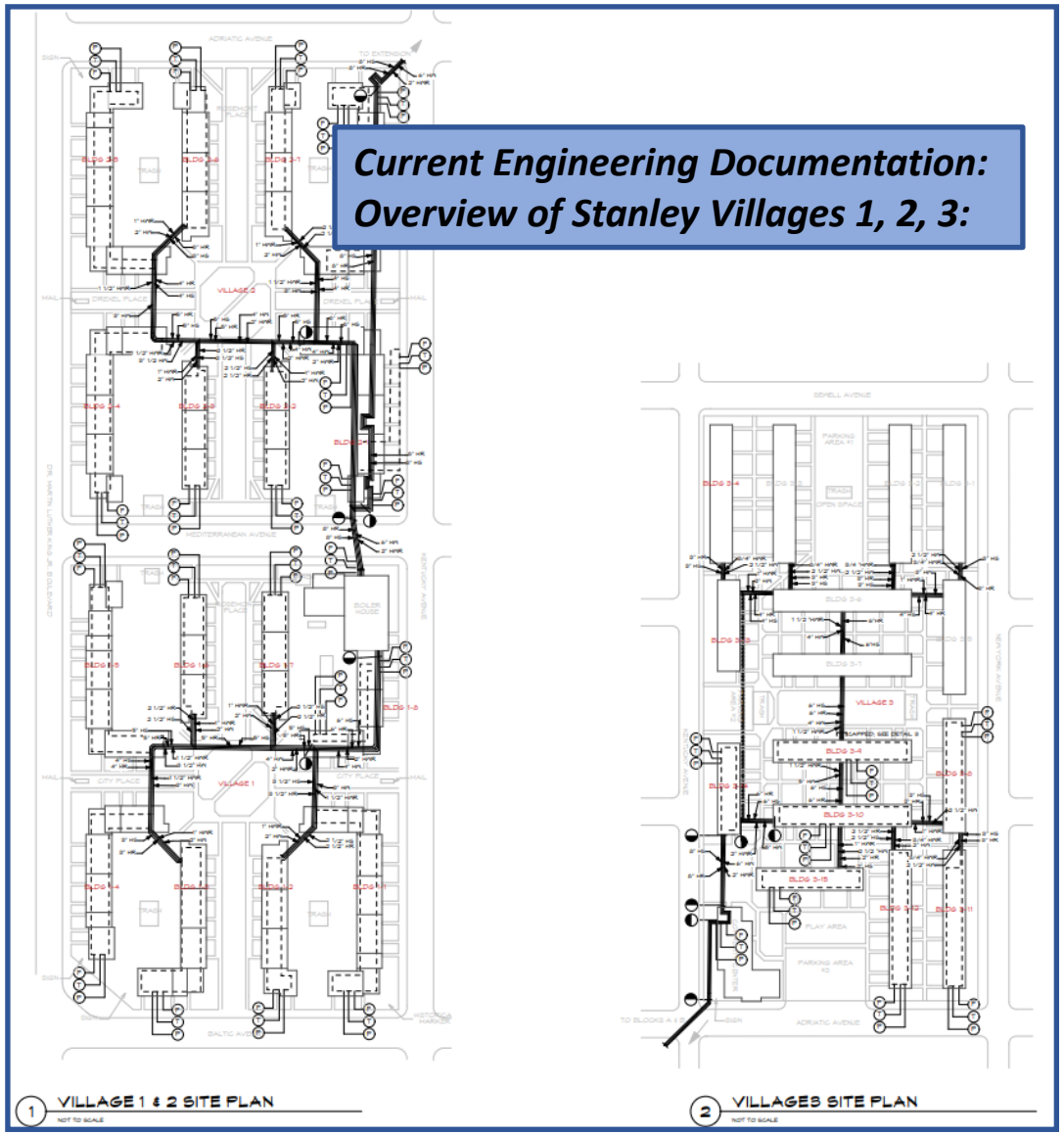


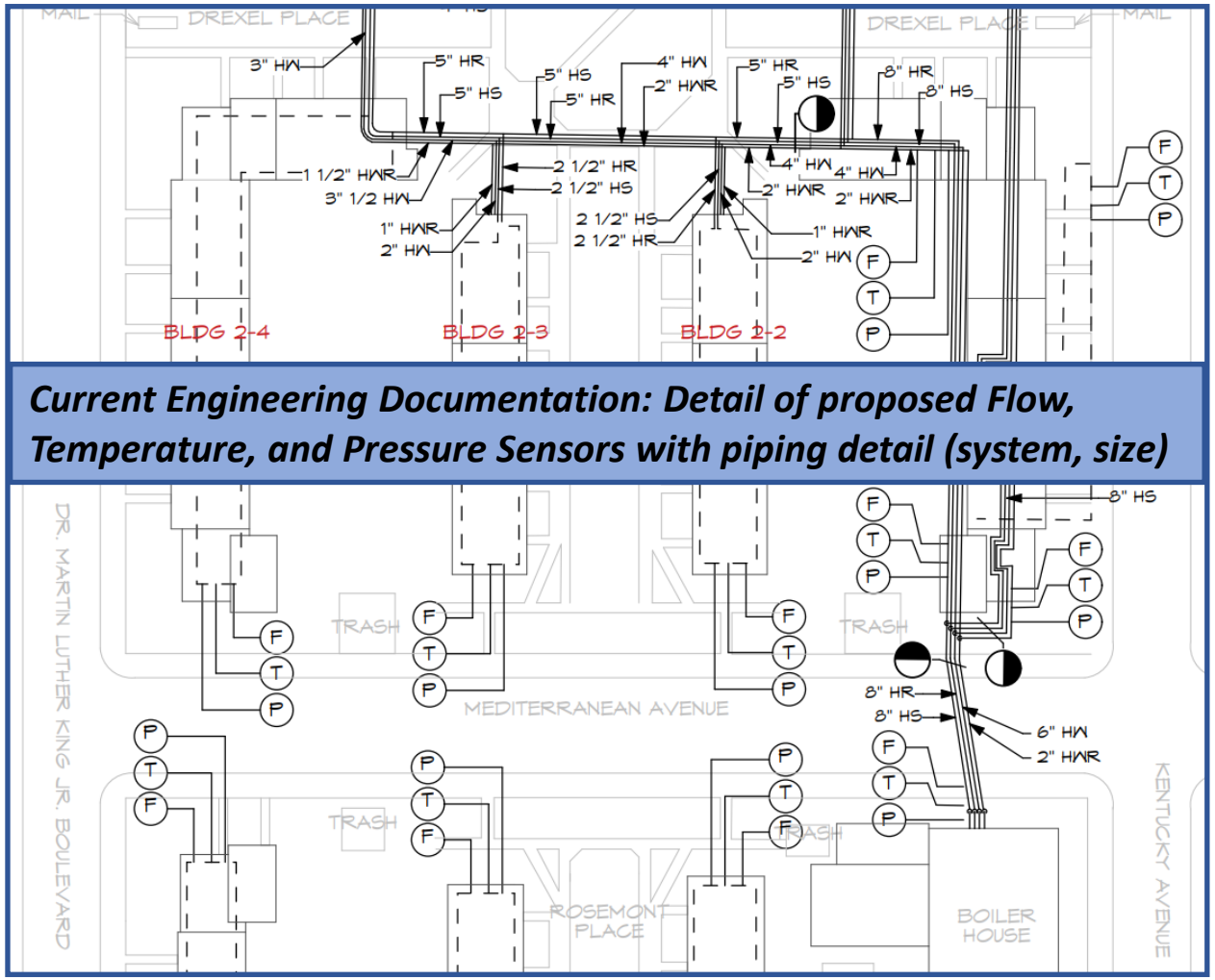
Door-to-door walkthrough of Stanley Villages captured bedroom size, upstairs / downstairs / multi-floor, and accurate unit counts at Stanley. Hand-marked documents then converted to electronic format.



Where We Are – Current Engineering Documentation

Current Engineering Documentation: Overview of Stanley Villages 1, 2, 3:

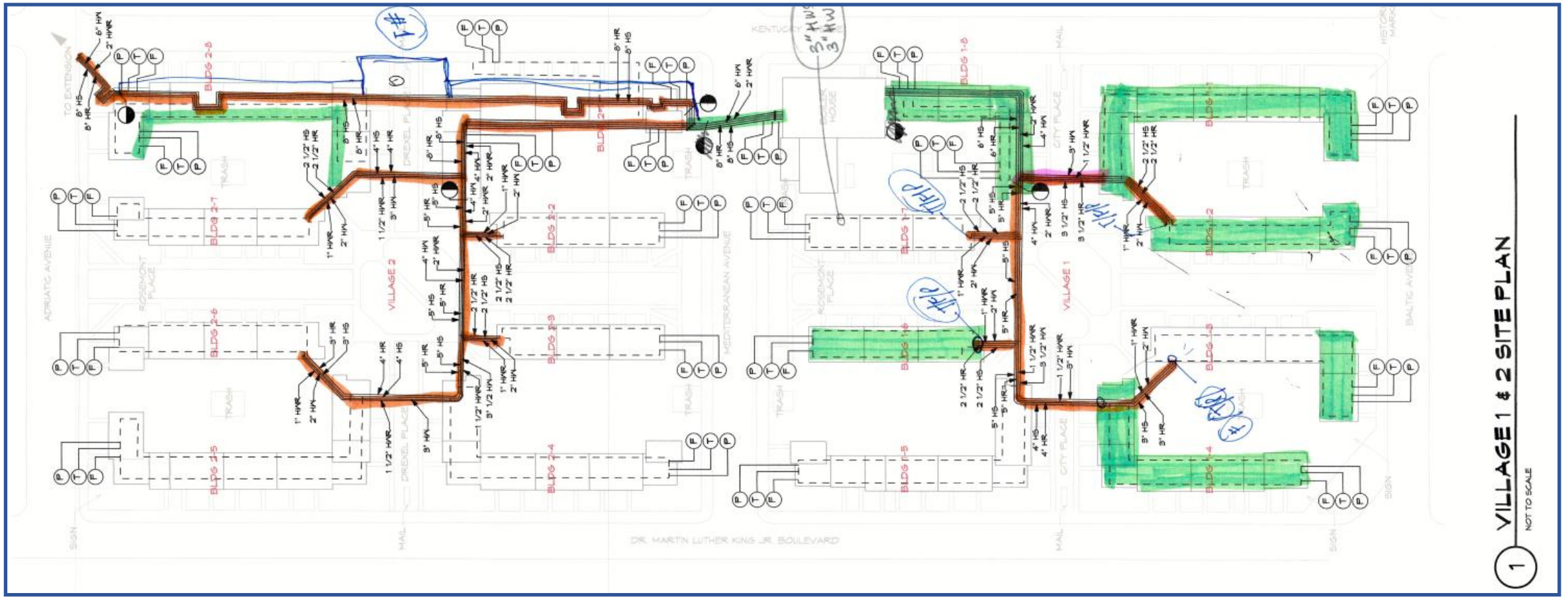




Current Engineering Documentation: Detail of proposed Flow, Temperature, and Pressure Sensors with piping detail (system, size)

Step 2: Identify Prior Work Performed

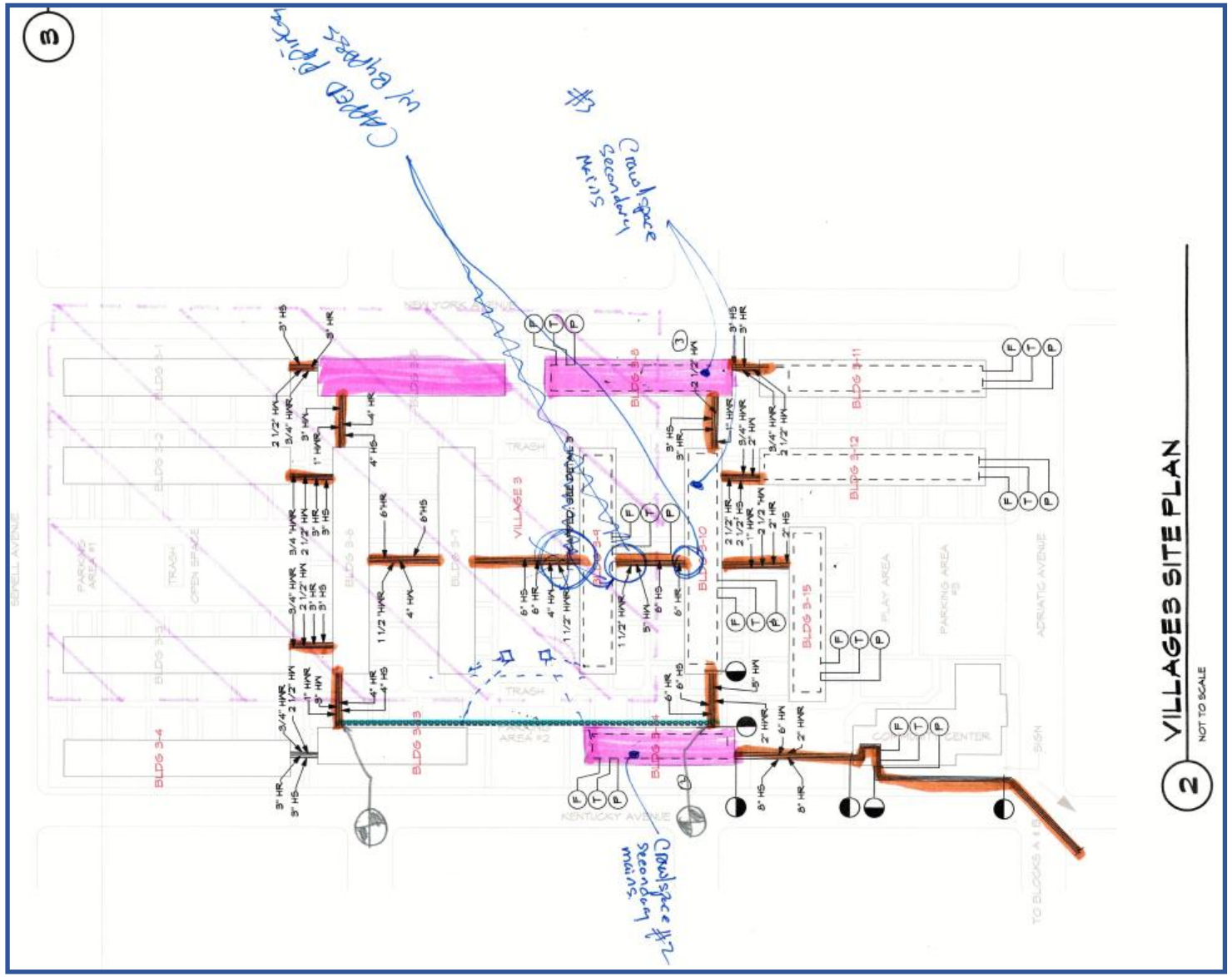
Where We Are – Prior Investment Identified



Villages 1 and 2: Updated Engineering Drawings marked up per recent repair work performed by plumbing contractor and additional detail regarding sensor locations and imminent pipe repairs.

Step 3: Identify Vulnerabilities in Existing System

Where We Are – Identifying Vulnerable Sections



Village 3: Updated Engineering Drawings marked up indicating notional bypass valve location (to enable removing buildings, i.e., shortening the heating loop)

Pink highlighted buildings were experiencing failures at the end of last heating season and are now being addressed.

Step 4: Generate and Interrogate Multiple Design Options

Engineering Design Options: Stanley Heating

- Option 1: Electrical Heating
  - PRO: quick and effective
  - CON: inadequate power to support throughout buildings; cost-prohibitive and long-lead time ($20,000 / unit; $4M for 200 units)
- Option 2: Distributed Boilers in each Building
  - PRO: Existing underground piping is abandoned
  - CON: Long lead times and cost prohibitive to deploy village wide
- Option 3: Temporary Boilers per Village
  - PRO: boilers can be rented and tied into the loop
  - CON: still requires stable underground piping distribution
- Option 4: Hybrid Approach Utilizing Existing System
  - PRO: utilize capital already invested
  - CON: still susceptible to underground breaks

Engineering Design Considerations: Electrical Heat

ASSESSMENT OF EXISTING CONDITIONS

1. Village 1 and Village 2 power distribution is summarized on the table below:

BLDG TAG	FED FROM BLDG	PRIMARY PANEL	FEEDER CAPACITY
1 - 1	1 - 1	600A	570A
1 - 2	1 - 1		
1 - 3	1 - 4		
1 - 4	1 - 4	600A	570A
1 - 5	1 - 5	600A	570A
1 - 6	1 - 5		
1 - 7	1 - 8		
1 - 8	1 - 8	400A	380A
2 - 1	2 - 1	600A	570A
2 - 2	2 - 1		
2 - 3	2 - 3		
2 - 4	2 - 3	600A	570A
2 - 5	2 - 5	600A	570A
2 - 6	2 - 5		
2 - 7	2 - 8		
2 - 8	2 - 8	600A	570A

Each primary panel services the building it is attached to as well as the adjacent building. With the exception of Building 1-8, which is a 400A feeder, all feeders appear to be a 600A feeders.

2. Village 3 power distribution is summarized on the table below:

BLDG TAG	FED FROM	PRIMARY PANEL	FEEDER CAPACITY
3 - 1	New York Ave	200A	230A
3 - 2	New York Ave		
3 - 5	New York Ave		
3 - 8	New York Ave		
3 - 9	New York Ave		

Decentralization via Electric Baseboard Heaters: deemed cost-prohibitive due to requisite infrastructure upgrades to support baseboard heat in each unit.

6. It is Pennoni's opinion that the existing electrical distribution on all three Villages is likely overextended and at the end of its useful life. Any new electrical demand introduced should consider new electrical equipment and feeders.

RECOMMENDATIONS

1. Refer to sketches SKM1, 2 and 3 enclosed graphical representation of the recommendations.

2. Abandoned and winterize the buildings identified as "Decommission" in the sketches. These buildings will become unoccupied and no longer a draw on either the electrical for the central boiler plant (identified with red boxes).

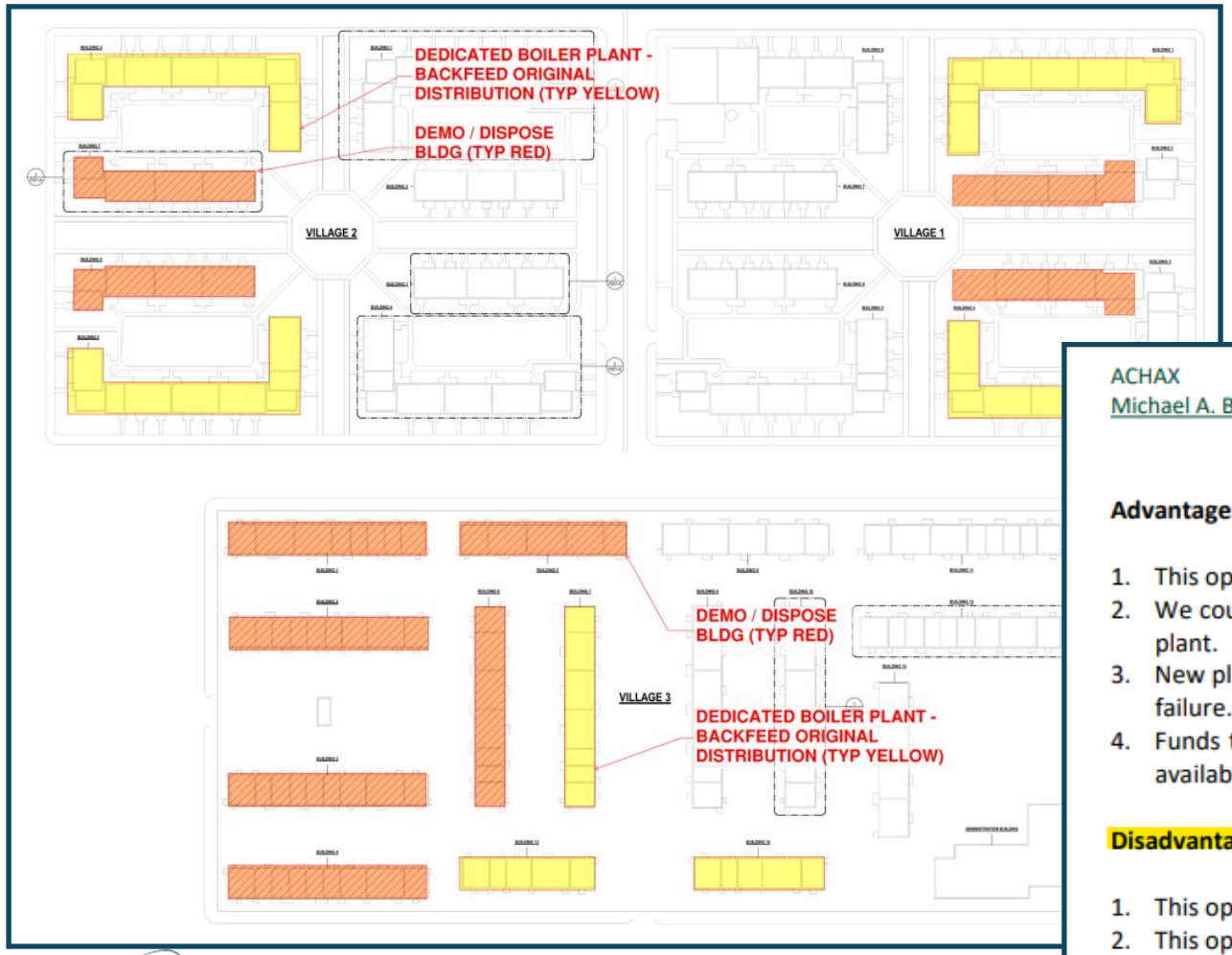
3. The (8) buildings located along Mediterranean Ave (Village 1 and 2) will remain connected to the central boiler plant for the immediate future. With the removal of the remaining (8) external buildings in Village 1 and 2 will both reduce demand on the boiler system as well as demand on the pump system.

4. Buildings 1-1, 1-4, 2-5 and 2-8 will be provided with the electric baseboard heat with the following modifications.

   - Electrical distribution will be modified in accordance with SKM-3 electrical diagram. Each building will be equipped with new electrical panels with dedicated feeders to dedicated receptacles in each apartment for use if the baseboard heater. Extension cords are to be provided to allow the heater to be moved around the apartment to suite the occupants' needs.
   - Bldg 1-1: Reduce from 23 units to 18 units to limit electrical demand.
   - Bldg 1-4: Reduce from 18 units to 16 units to limit electrical demand.
   - Bldg 2-5: Reduce from 23 units to 18 units to limit electrical demand.
   - Bldg 2-8: Reduce from 23 units to 18 units to limit electrical demand.

5. The Village 3 electrical distribution appears to be sized only for the limited needs of the occupants and cannot support additional demands from electric heaters. Consequently, we recommend an accelerated measures be implemented to provide centralized boilers to these areas. The priority of work should be as follows from furthest building from the central boiler plant to the closest.

Engineering Design Considerations: Distributed Boilers



Decentralization via Distributed Boilers: deemed cost-prohibitive for acquisition and increases total ownership costs (due to increased maintenance)

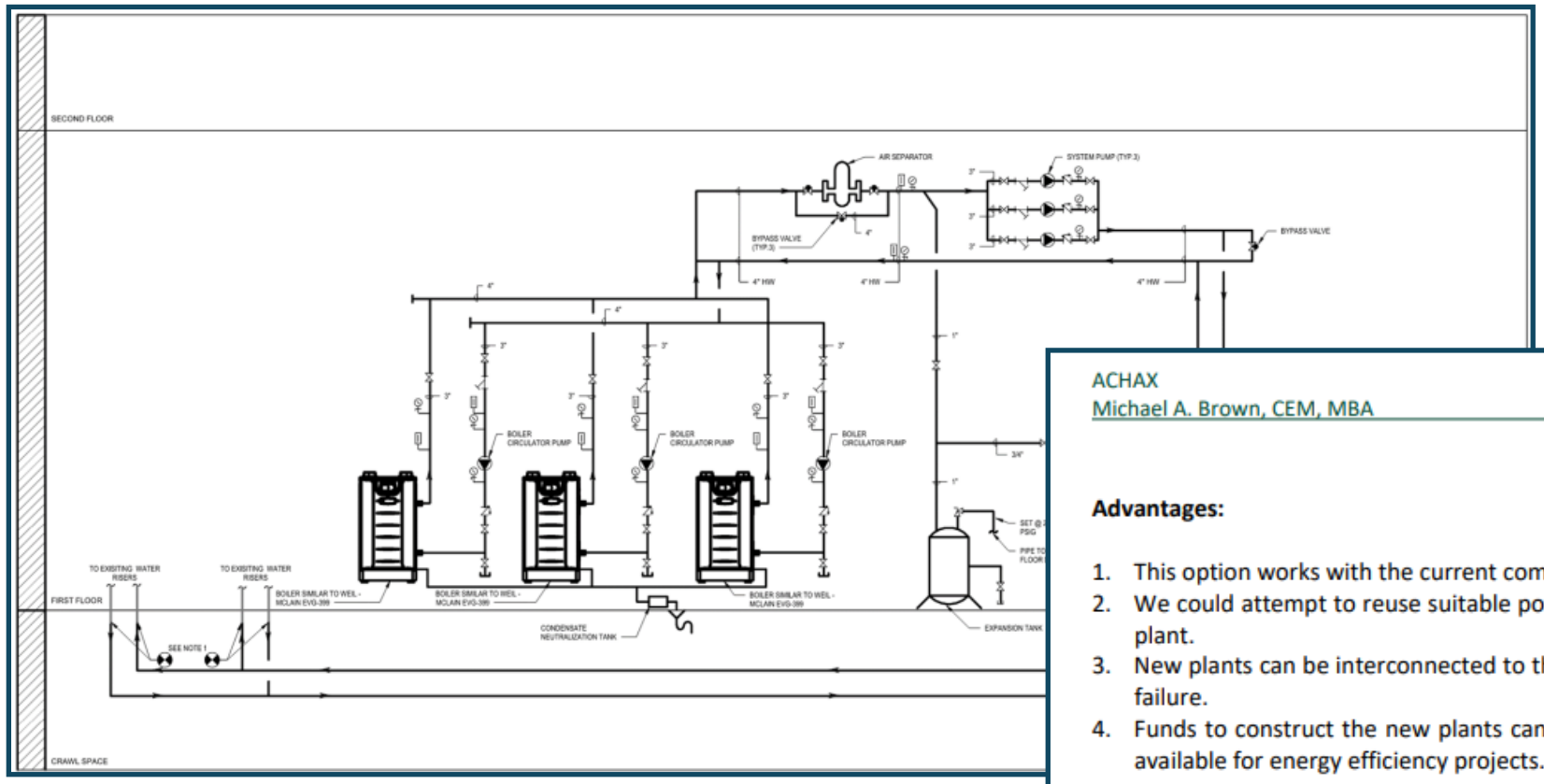
Advantages:

1. This option works with the current complex's heating strategy.
2. We could attempt to reuse suitable portions of the HW and domestic water distribution for the heating plant.
3. New plants can be interconnected to the existing distribution to back up the heating plant in a potential failure.
4. Funds to construct the new plants can be provided through certain state and federal grants which are available for energy efficiency projects.

Disadvantages:

1. This option is costly.
2. This option requires more maintenance.
3. This option would run contrary to any ACHA decarbonization goals.
4. Additional space would need to be allocated for the boiler plants.

Engineering Design Considerations: Decentralized Boilers



Advantages:

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Disadvantages:

1. This option is costly.
2. This option requires more maintenance.
3. This option would run contrary to any ACHA decarbonization goals.
4. Additional space would need to be allocated for the boiler plants.

Step 5: Narrow Down Options

Engineering Design Options: Stanley Heating

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  - PRO: quick and effective
  - CON: inadequate power to support throughout buildings; cost-prohibitive and long-lead time ($20,000 / unit; $4M for 200 units)
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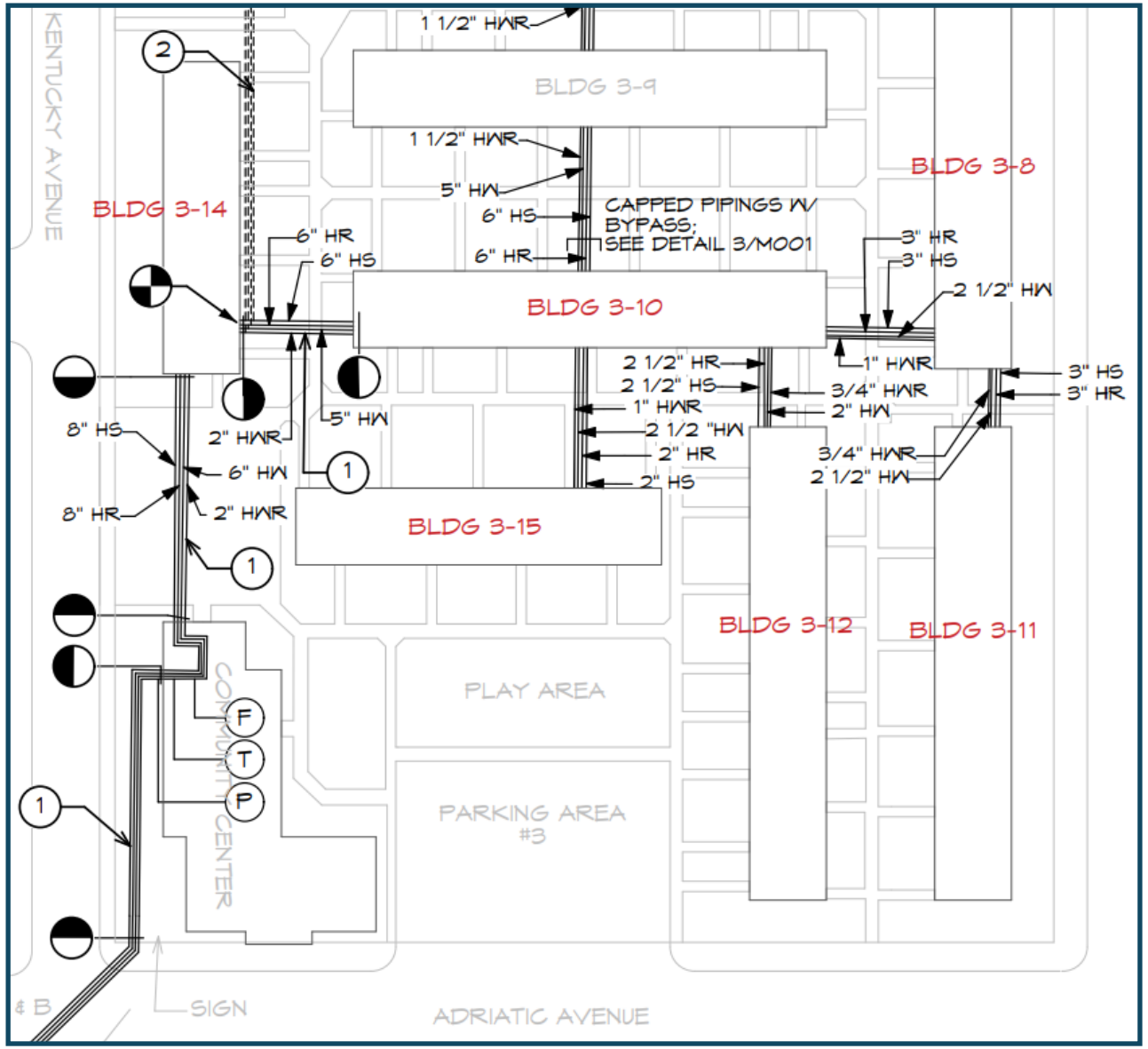
  - PRO: utilize capital already invested
  - CON: still susceptible to underground breaks

Engineering Design: Hybrid Approach with Sensors



Sensor installation will allow visibility into system health and indicate where there are vulnerabilities in the distribution system and where failures are likely. This will allow ACHA to proactively address the decrease in flow or temperature, prior to residents noticing an interruption in service.

As Transfer Phases progress and additional buildings are evacuated, sensors can be removed from existing locations and relocated elsewhere in the system, reducing sunk and total ownership costs.

Using Technology to Manage Troubled Assets

- Installing Temperature, Pressure and Flow Sensors to Predict Stability of System

Step 6: Generate Work Orders and Schedule

Engineering Design: Sample of Work Orders

Work Order #1 (Piping Replacement, Sensors, BMS Controls & VFD)
Replace existing 8-inch primary hydronic heating supply and return mains in the crawlspace under Building 2-1 and Building 2-8 as well as the piping underground between the two buildings. Provide expansion loops to match existing and provide new anchors and guides . Replace all existing 8-inch shut off valves with new 8-inch butterfly shut-off valves. Refer to written specifications for additional information for materials, insulation, and appurtenances.

Install pressure, temperature and flow sensors at locations in each building as indicated on the contract documents. Sensors shall be interconnected to a new DDC controls system with a display head end unit located in the Boiler House maintenance office. Provide distributed cellular devices that connect each building to a cellular network to transfer data from the sensors to the main system. Provide a graphical display with web interface. Refer to written specifications for additional information.

Provide new Variable Frequency Drives (VFD) for existing 208V, 3Ph, 15-hp motors for the three hydronic supply pumps in the boiler house building. VFD shall be tied into the new BMS system and shall have the following points Pump ON/OFF, Pump status, Pump speed control, Pump Amps, and Pump speed feedback

Work Order #2 (Piping Replacement Building 3-4)
Replace existing 3-inch secondary hydronic heating supply and return mains in the crawlspace under Building 3-4. Provide new 3-inch butterfly valves. Reconnect all existing branch riser piping to new hydronic piping. Insulated and jacket new piping in accordance with written specifications. Refer to written specifications for additional information for materials, insulation, and appurtenances.

Work Order #3 (Piping Replacement Building 3-8)
Replace existing 3-inch secondary hydronic heating supply and return mains in the crawlspace under Building 3-8. Provide new 3-inch butterfly valves. Reconnect all existing branch riser piping to new hydronic piping. Insulated and jacket new piping in accordance with written specifications. Refer to written specifications for additional information for materials, insulation, and appurtenances.

Work Order #4 (Piping Replacement Building 3-5)
Replace existing 3-inch secondary hydronic heating supply and return mains in the crawlspace under Building 3-5. Provide new 3-inch butterfly valves. Reconnect all existing branch riser piping to new hydronic piping. Insulated and jacket new piping in accordance with written specifications. Refer to written specifications for additional information for materials, insulation, and appurtenances.

Work Order #5 (Piping Replacement between Building 3-14 and 3-13)
Replace existing 6-inch underground hydronic supply & return piping between Building 3-10 and 3-14. Replace existing 5-inch underground Domestic Hot Water Supply and 2-inch Hot Water Return piping between Building 3-10 and 3-14.

Tap and extend new 4-in hydronic heating supply and return piping from the new 6-inch underground main. The new 4-inch hydronic main shall be pre-insulated flex piping, similar to Uponor EcoFlex. New piping shall be installed in a 4-deep trench between building 3-14 and 3-13. Connect new flex hydronic piping to existing hydronic piping serving building 3-13. Provide new 4-inch butterfly valves at Building 3-13.

Tap and extend new 3-inch Domestic Hot Water supply and 1-inch hot water return from Building 3-14 to 3-13.

Saw cut sidewall and asphalt parking lot for new piping. Restore soil and compact and replace pavement and asphalt to match existing. Re-seed and restore all landscaped areas affected by trenching. Refer to written specifications for additional information for materials, insulation, and appurtenances.

Engineering Design: Hybrid Approach Overview

HEATING SYSTEM UPGRADES - TIMELINE

NO.	MILESTONE	DATE
1	8" Main Line Repairs, Villages 2 and 3	8/2/2024
2	Flow and Temperature Sensor Install	8/9/2024
3	Variable Frequency Drive Pump Install	8/16/2024
4	System Testing	8/30/2024
5	3-Way Valve Install	9/6/2024
6	System Repairs	9/6/2024
7	Boiler Inspection and Repairs	9/13/2024
8	Heating Season	10/1/2024

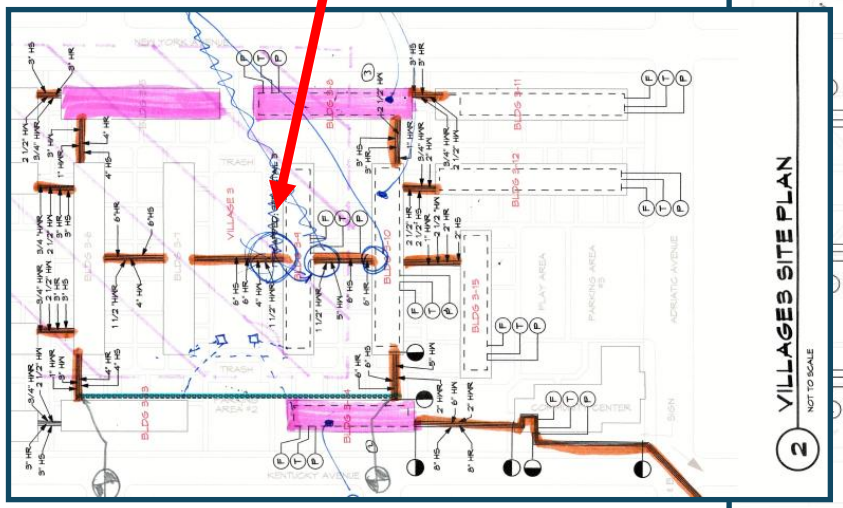
Notional schedule of milestones to position ACHA to effectively and promptly manage the overall system, risks, and responses.

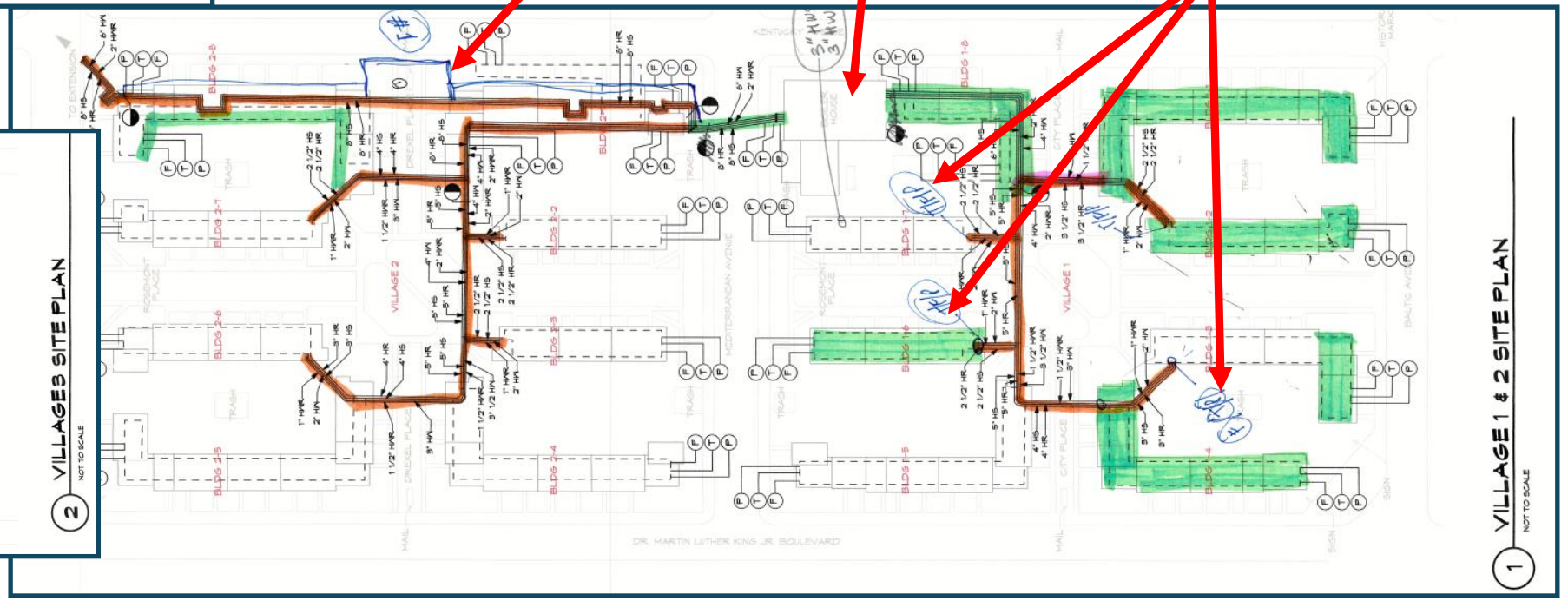
1. 8" Main Line Repairs

3. VFD Pumps

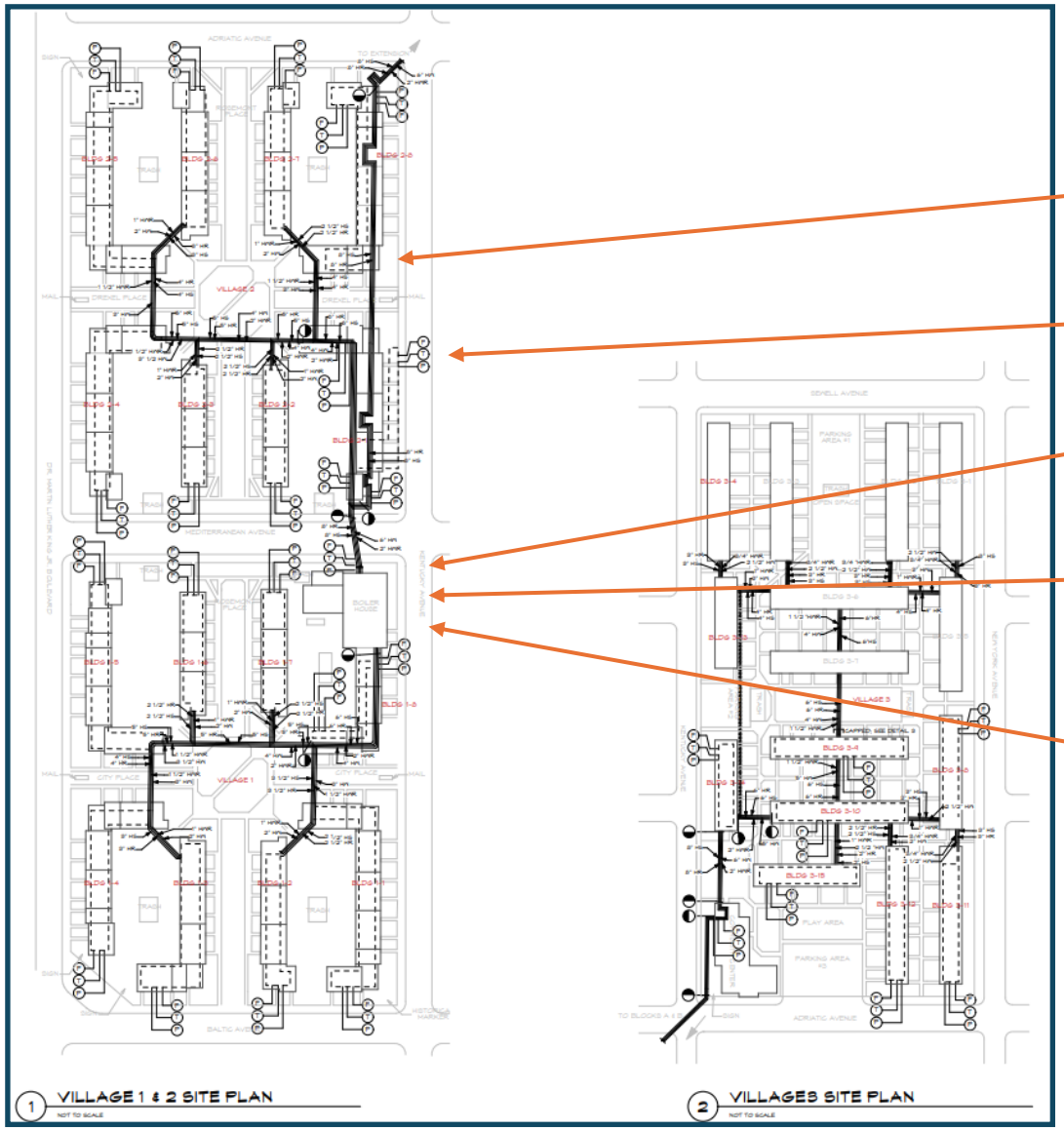
2. Sensor Installs

5. Valve Installation





Engineering Design: Hybrid Approach Overview



1. 8” Main Line Repairs, Villages 2 and 3
2. Flow and Temperature Sensor Install
3. Variable Frequency Drive (VFD) Install
4. Valve Installation
5. Boiler Inspection and Repairs

Engineering Design: Hybrid Approach Detail

1. 8” Main Line Repairs, Villages 2 and 3
   - Repairing the heating supply and return hot water mains coming from the boiler house to Villages 2 and 3 will decrease probability of failures. Investing in the repair of this critical distribution section is a critical first step in sustaining the remaining buildings for the next several years.
2. Flow and Temperature Sensor Install
   - Sensor installation will allow visibility into system health and indicate where there are vulnerabilities in the distribution system and where failures are likely so that we can proactively address the decrease in flow or temperature, prior to residents noticing an interruption in service.
3. Variable Frequency Drive (VFD) Install
   - VFD pumps will allow ACHA to adjust the pressure inside the distribution system, reducing the likelihood of system failures.
5. Valve Installation
   - Bypass valve installation with a recirculation loop will allow for a quick detachment of vacated buildings from the primary heating system.
7. Boiler Inspection and Repairs
   - Inspection, maintenance, and repairs prior to commencement of heating season will increase probability of uninterrupted operation and delivery of services during heating season.

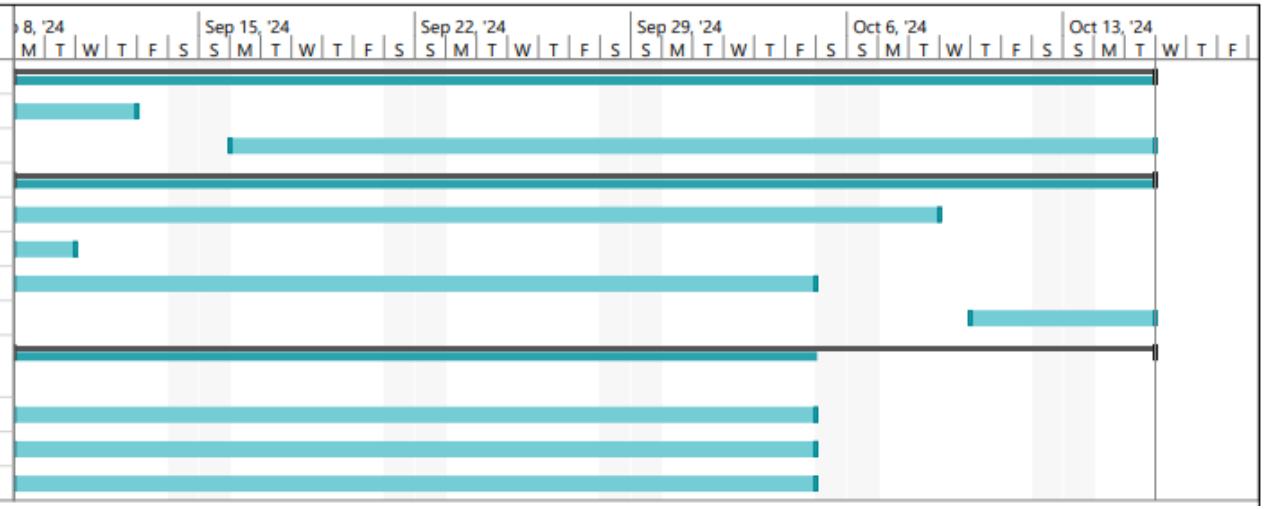
HEATING SYSTEM UPGRADES - TIMELINE

NO.	MILESTONE	DATE
1	8" Main Line Repairs, Villages 2 and 3	8/2/2024
2	Flow and Temperature Sensor Install	8/9/2024
3	Variable Frequency Drive Pump Install	8/16/2024
4	System Testing	8/30/2024
5	3-Way Valve Install	9/6/2024
6	System Repairs	9/6/2024
7	Boiler Inspection and Repairs	9/13/2024
8	Heating Season	10/1/2024

Repair Schedule Heating System, 8/28/24:

- 8/26: Stanley Repairs Kickoff Meeting (ACHA, Kisby, Thriven, 360 Group)
- 8/27: Stanley Repairs initial schedule received
- 8/28 – 9/9: Material Procurement, Manpower Establishment and Schedule Refinement
- 9/9: Commence repairs
- 10/15: Complete initial repairs

ID	Task Name	Duration	Start	Finish
1	**WO#1 BLDG 2-1 & 2-8/ACHA PO 798/Kisby Job# 4701**	**27 days**	**Mon 9/9/24**	**Tue 10/15/24**
2	Demolition	4 days	Mon 9/9/24	Thu 9/12/24
3	Install PVF	22 days	Mon 9/16/24	Tue 10/15/24
4	**WO#3 BLDG 3-13 & BLDG 3-14/ACHA PO 803/Kisby Job#4702**	**27 days**	**Mon 9/9/24**	**Tue 10/15/24**
5	Excavation	22 days	Mon 9/9/24	Tue 10/8/24
6	Demolition	2 days	Mon 9/9/24	Tue 9/10/24
7	Install PVF	20 days	Mon 9/9/24	Fri 10/4/24
8	Backfill	4 days	Thu 10/10/24	Tue 10/15/24
9	**WO#7 BLDG 1-2, 1-3, 1-6, 1-8, 2-1, 2-3, 2-6, 2-7, 2-8, 3-4, 3-11, 3-15/ACHA PO 802/Kisby Job# 4704**	**27 days**	**Mon 9/9/24**	**Tue 10/15/24**
10	Install PVF/ATC Devices	20 days	Mon 9/9/24	Fri 10/4/24
11	Wiring	20 days	Mon 9/9/24	Fri 10/4/24
12	BAS Communication	20 days	Mon 9/9/24	Fri 10/4/24



Engineering Summary

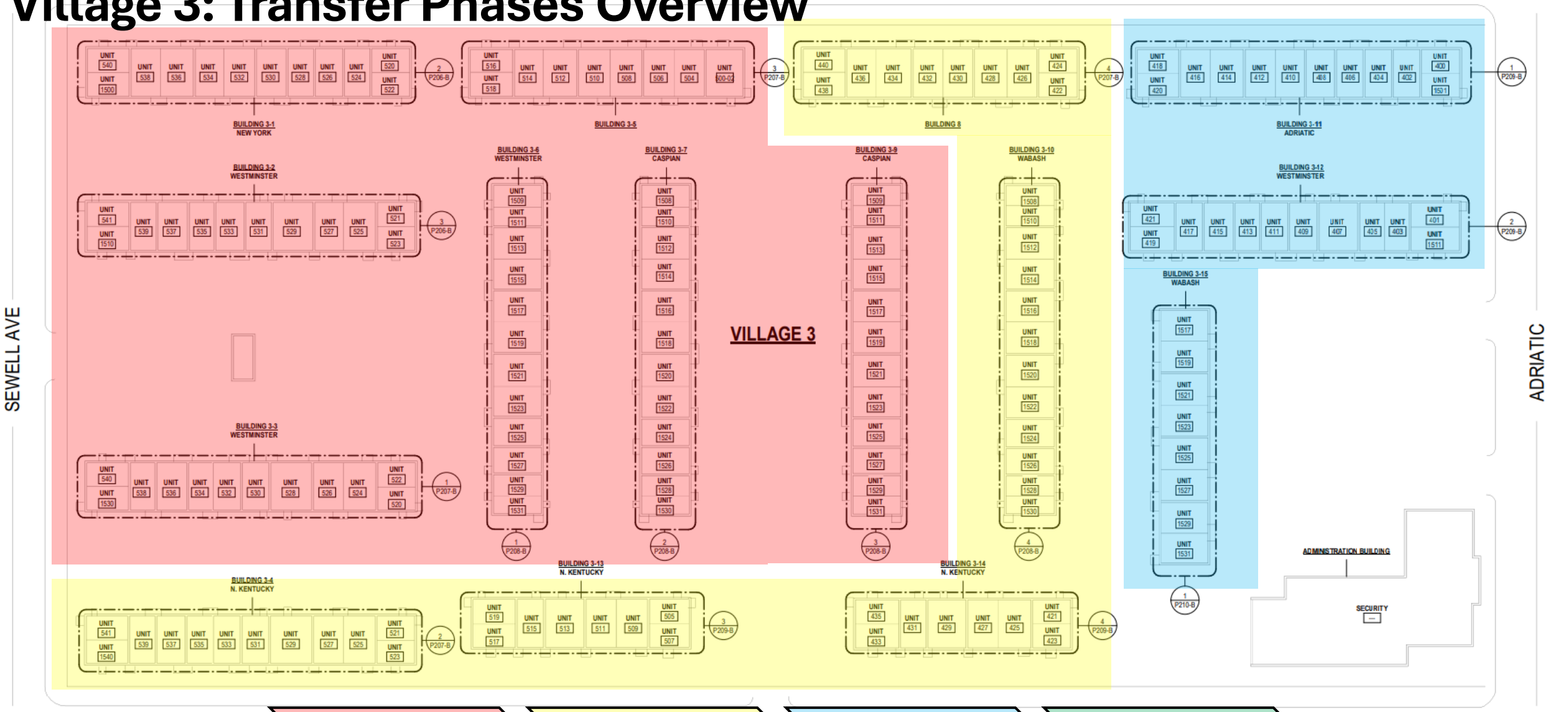
- Stanley Villages deferred maintenance challenges require ~$100M+ in capital
- ACHA annual capital budget is ~$3M
- Hundreds of hours of engineering strategy have brought us to our current point: hybrid engineering solution and targeted transfers
- Task is providing safe, adequate housing for residents with a budget totaling ~3% of need
- To accomplish, must:
  - Collaborate with local contractors
  - Identify and leverage recent investments (piping repairs)
  - Perform targeted system repairs
  - Reduce occupancy and system demand
- ACHA's engineering plan can offer safe, adequate housing to its resident's and maintain a capital fund sufficient to address its other properties

Step 7: Coordinate Repairs with Transfers

Transfers and Engineering with a Conscience

“Many residents of Stanley have been there for over 5 generations. Martin Luther King Jr. Blvd didn’t exist since he was only 6 years old when Stanley Construction Began!”

Village 3: Transfer Phases Overview



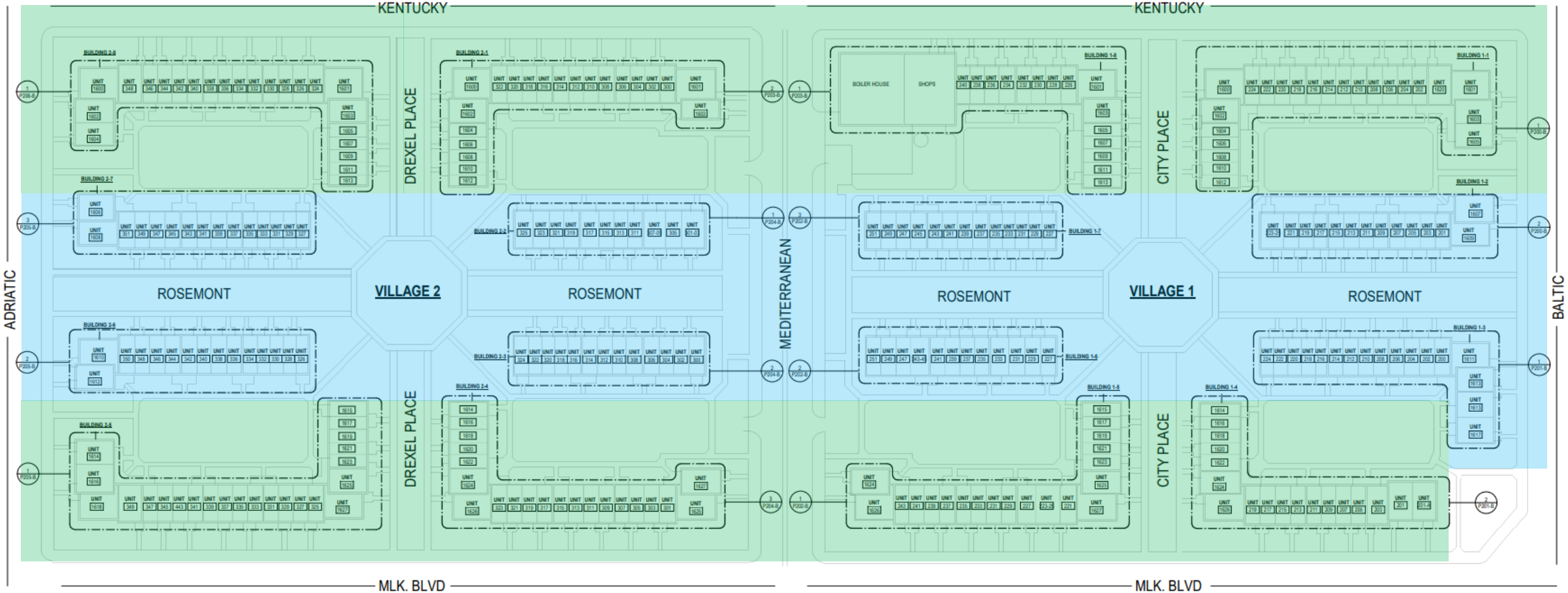
Phase 1
10/1/2024

Phase 2
9/26/2025

Phase 3
9/25/2026

Phase 4
9/24/2027

Villages 1 and 2: Transfer Phases Overview



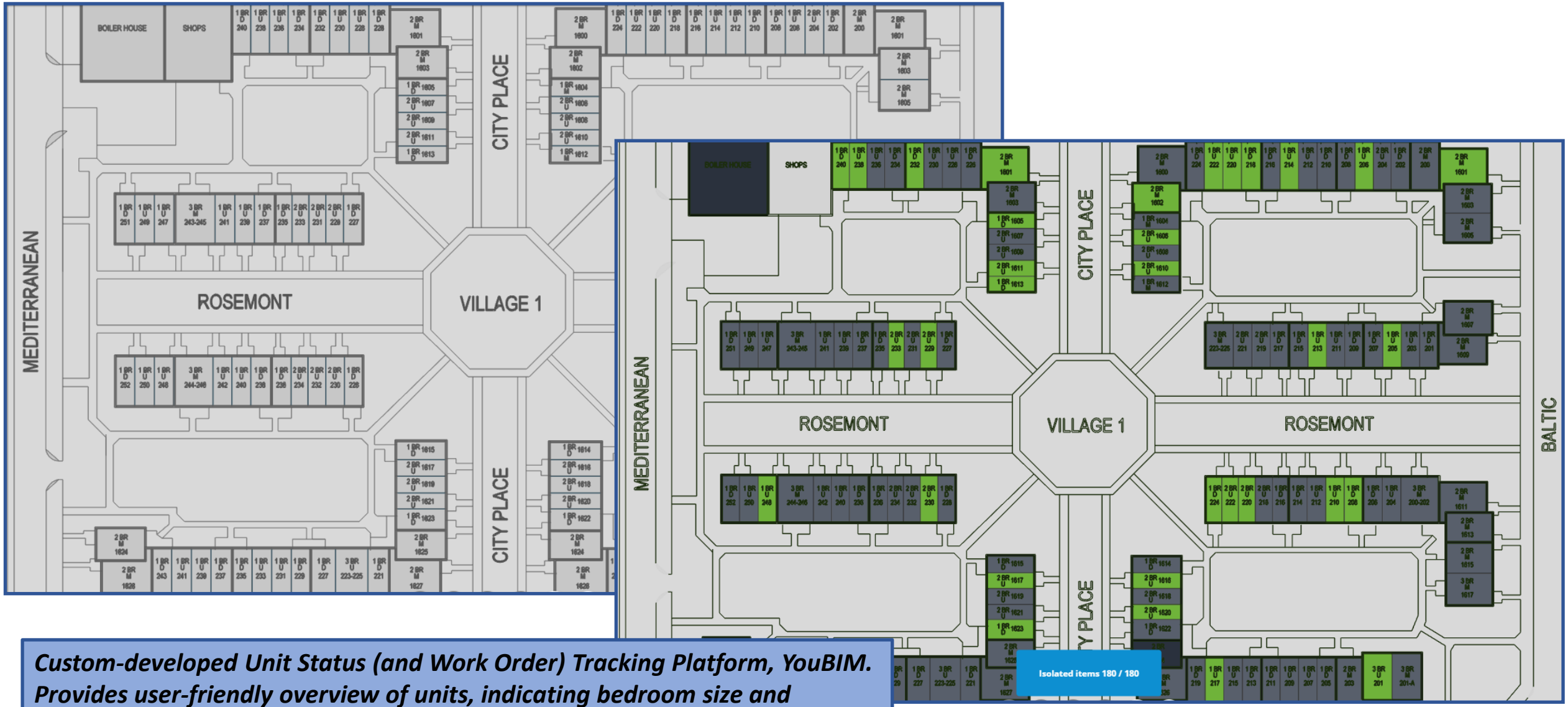
Phase 1
10/1/2024

Phase 2
9/26/2025

Phase 3
9/25/2026

Phase 4
9/24/2027

Where We Are – Custom Tracking Platform



Custom-developed Unit Status (and Work Order) Tracking Platform, YouBIM. Provides user-friendly overview of units, indicating bedroom size and upstairs / downstairs / multi-floor, and vacancy status.

Village 3 Overview

Transfer Summary

- Transfer Strategy is the product of numerous resident outreach efforts, beginning in April 2023
  - ACHA Personnel + Hired Professionals went door-to-door throughout Stanley to gauge transfer interest, identify concerns and preferences
  - Individual discussions with residents identified desirable and non-desirable areas in Stanley
- Formal Resident Outreach Sessions conducted in summer 2024
  - June 20, 2024 and July 10, 2024 sessions held with Stanley Residents
  - August 8, 2024 and August 19, 2024 sessions will be held to continue ongoing discussions, provide moving options, and emphasize the various support services available to residents
  - Additional Resident Outreach Sessions to be scheduled and conducted following the 8/19/24 meeting **(9/16/24; 9/26/24)**

Support Services Summary

- Numerous support services have been identified and made available to ACHA Residents:
  - Credit and consumer counseling
  - Security deposit assistance
  - Down payment and Path to Homeownership assistance
  - Past-due utilities resolution support
  - Identification of available rental units in the area
  - Moving assistance
- ACHA is pursuing all support options and encouraging residents to take advantage of the resources available

Summary and Request

Executive Summary

- Engineering
  - Multiple design options were considered in detail before arriving at our Hybrid Strategy
  - Leveraging recent investments (piping repairs), performing additional, targeted repairs, and introducing monitoring capability (sensors) to the existing system is the best option for sustaining the heating system at Stanley Villages
  - Reducing occupancy and removing buildings from the existing heating loop reduces overall system strain, and increases the dependability of the system for the remaining buildings
- Transfers
  - Transfer Strategy is the product of resident consultations, existing engineering variables, and available capital
  - Objective is to facilitate resident transfers with as little inconvenience and hardship for residents, while working within the constraints of the existing system condition and available capital

Executive Summary

- Emergencies
  - Successful adoption of Engineering and Transfer strategies should reduce the frequency and volume of emergencies
  - Fewer emergencies results in less unplanned capital spent
  - Reduced unplanned capital spend enables more consistent financial planning and availability of funds to sustain ACHA's portfolio
- Redevelopment
  - ACHA Leadership and Professional Team are engaging with local and regional stakeholders to identify and pursue a redevelopment plan
  - Objectives are to increase the availability of affordable housing, and enable Stanley residents return to the area when new units are built

Our respectful requests…

- **Be a resource for when we inevitably hit road blocks:**
  - **State Inspection Requirements (Boilers)**
  - **Voucher Challenges**
  - **Withheld capital due to technicality**
  - **Paperwork inundation due to various stakeholders requesting similar information at competing times**
- **Inform the Senator about the need for legislation to increase funding for Public Housing Authorities**
  - **Low income housing is an imminent crisis similar to that of the ‘08 Housing Collapse**
- **Knowledge of the Judge regarding no forced transfers**

Questions?

Attachment 10:

Physical Needs Assessments (PNAs)

AMP 006: Scattered Sites

901 Arctic Ave
Atlantic City, NJ 08401

Project Capital Needs Assessment

Issue: 6/24/2025
Thriven Design Project No.: 25030

thriven.design
756 Haddon Avenue · Collingswood NJ 08108 · 856.854.1880

OWNER
Housing Authority and Urban Redevelopment
Agency of the City of Atlantic City
227 N Vermont Ave, 17th Floor
Atlantic City, NJ 08401
Phone: 609-344-1107
Contact: Tom Sahlin, Executive Director

ARCHITECT/ENGINEER
Thriven Design, Inc.
756 Haddon Avenue
Collingswood, NJ 08108
Phone: 856-854-1880
Contact: Alkesh Taylor, PE

June 23, 2025

Tom Sahlin
Executive Director
Housing Authority and Urban Redevelopment Agency of the City of Atlantic City
227 N Vermont Ave,, 17th Floor
Atlantic City, NJ 08401

REF: AMP 006: Scattered Sites
Atlantic City, NJ
Thriven Project Number 25030

SUB: Certification

Dear Mr. Sahlin:

Thriven Design, Inc., (Thriven), certifies that the data presented in this report is representative of the site conditions observed during our inspections on May24th-June 5, 2025. Thriven, it's officers and employees, have no present contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions. This investigation and report have been prepared in accordance with ASTM E-2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

Thriven Design understands that this report will be used by the Housing Authority to document to NJHMFA the existing conditions of the property and the opinions of probable costs to remedy physical deficiencies observed. Thriven has no financial interest or family relationship with the officers, directors, stockholders or partners of the Housing Authority and Urban Redevelopment Agency of the City of Atlantic City, the general contractor, any subcontractors, the buyer or seller of the property nor engage in any business that might present a conflict of interest.

Thriven Design certifies that Thriven has no undisclosed interest in the subject property, TD's relationship with the Client is at arms-length, and that Thriven's employment and compensation are not contingent upon the findings or estimated costs to remedy any deficiencies due to deferred maintenance and any noted component or system replacements.

Sincerely,

Alkesh Taylor, PE, LEED AP
Principal

/Volumes/Projects/2025/25030_ACHA-Scattered_Sites/PCNA/Report/scattered_certification.docx

Property Needs Assessment
Atlantic City Housing Authority Scattered Sites
Atlantic City, NJ

Table of Contents

Certification

PART 1 –Physical Needs Assessment
- 1.0 Executive Summary (*Rev 6/6/2025*)
- 2.0 Purpose & Scope
- 3.1 Overall General Description
- 3.2 Site
- 3.3 Structural Frame – Building Envelope
- 3.4 Mechanical & Electrical Systems
- 3.5 Vertical Transportation
- 3.6 Life & Fire Safety
- 3.7 Interior Elements – Common
- 3.8 Interior Elements – Tenant
- 4.0 Additional Considerations
- 5.0 Document Review & Interviews
- 6.0 Opinions of Probable Costs (*Not Included in Draft*)
- 7.1 Accessibility and Visit-ability
- 7.2 Intrusive & Other Examinations
- 7.3 Owner Proposed Improvements
- 8.0 Acknowledgements
- 9.0 Limiting Conditions

EXHIBITS
1. Photographic Record (*Not Included in Draft*)
2. Accessibility Screening Checklists (*Not Included in Draft*)
3. Structural Report (*Not Included in Draft*)
4. Environmental Assessment Reports (*Not Included in Draft*)
5. Roof Survey (*Not Included in Draft*)
6. Site Maps
7. Owner Provided Records

PART 1 –Physical Needs Assessment

1. Executive Summary

General Description:

Project Name:	Atlantic City Housing Authority Scattered Sites
Address:	145 distinct addresses located across the neighborhoods of; North Inlet, Downtown and Westside.
Property Type:	Income restricted apartments
Date of Construction:	Multiple Dates ranging from 1956 to 2013, 901 Arctic was built 1900.
Last Renovation:	No known comprehensive renovations other than turn over for new tenants.
Zoning:	NEIRA, RM-1, RM-3, R-1 and R-3
Land size:	Approximately 443,00 SF (existing)
Building Size/type:	145 Building at 1341sf per unit (average of investigated units)= 194,460 GSF (approximate)
Number/Type Units:	(145) total households, (55) households visited, broken down as follows; (17) 2-Bedroom, (21) 3-Bedroom, (8) 4-Bedroom, (2) 5-Bedroom, (7) additional properties were only observed from the exterior.

The purpose of this report is to provide guidance to the building owner for renovation of the scattered site project to upgrade the buildings and systems to extend building life 20 years without mid-term systems renovation needs.

An ASHRAE Level 2 Energy Audit is being prepared by others. A Phase 1 Environmental Site Assessment with limited testing is being performed by others. Preparation of land title surveys by others.

For work to be executed immediately, in year 1 and in years 2-20, see the following summaries:

Opinions of Probable Costs:

Critical Needs	$197,800
Year 0 Renovations	$8,326,000
Contingency	$1,650,200
Total:	$10,174,000

Work items that are classified as "**Critical Repairs**" or "**Immediate Repairs**:"

- Site
  - Replace sidewalk at 309 N North Carolina Avenue.

- Building Envelope
  - Replace door hardware at stair exterior door (901 Arctic).
  - Remove improvised security measure (traffic cone) at exit stair exterior door (901 Arctic).
  - Provide secured access panel at open crawl spaces x8.
  - Replace window hardware where window does not lock x5.
  - Replace broken window; locations 112 New Jersey Ave dining room, 118 N New Jersey Ave living room, 103 N Delaware Ave rear room.
  - Replace Damaged Window Sash that falls out of frame at 415 N South Carolina Ave
  - Replace damaged door frame 1715 Mediterranean, 326c Robinson
  - Replace broken stair treads.
  - Repair stair or porch railing.
  - Repair downspouts where disconnected
  - Repair asphalt roofs
  - Replace roofing where missing or compromised

- Mechanical-Electrical-Plumbing
  - Replace non-functioning bathroom exhaust fans (20%)
  - Replace rusted meter stack circuit breakers.

- Common Areas – Interior
  - Repair ceiling assembly at reception room. See mechanical section 3.4.1 of this report for additional critical repair scope for this item.
- Unit Interiors
  - Reinstall surround where gapping allows water to enter wall cavity 310c Robinson.
  - Replace compromised subflooring and finished floor at same location.

Summary estimated cost of construction: $197,800

Critical Needs Summary

Project Name: Scattered Sites
Street Address: 1000 Arctic Ave
City, State: Atlantic City, NJ
Zip Code: 08401

Critical Repair Description	PCA Contractor Estimate	Actual Cost	Included in Rehab or To Be Completed Prior To Closing?
Replace sidewalk at 309 N North Carolina	$1,000		To Be Completed Prior To Closing
Replace door hardware at 901 Arctic Ave	$1,000		To Be Completed Prior To Closing
Provide secured access panel at open crawl spaces.	$3,200		To Be Completed Prior To Closing
Replace window hardware where window does not lock.	$1,000		To Be Completed Prior To Closing
Replace broken window at 3 locations	$2,400		To Be Completed Prior To Closing
Replace Damaged Window Sash that falls out of frame at 415 N South Carolina Ave	$800		To Be Completed Prior To Closing
Replace damaged door frame, door and hardware at 1715 Mediterranean, 326c Robinson	$2,000		To Be Completed Prior To Closing
Replace broken stair treads.	$12,000		To Be Completed Prior To Closing
Replace stair/porch railing	$6,000		To Be Completed Prior To Closing
Repair/reattach downspouts	$2,000		To Be Completed Prior To Closing
Repair asphalt roofs			To Be Completed Prior To Closing
Replace roofing where missing			To Be Completed Prior To Closing
Replace non-functioning bathroom exhaust fans	$9,000		To Be Completed Prior To Closing
Replace rusted meter stack circuit breakers	$8,000		To Be Completed Prior To Closing
Repair ceiling assembly at reception office	$100		To Be Completed Prior To Closing
Add capacity for cooling at 901 Arctic	$15,000		To Be Completed Prior To Closing
Reinstall shower surround where improperly installed	$1,300		To Be Completed Prior To Closing
Replace subfloor and finish flooring where failed	$3,000		To Be Completed Prior To Closing
Replace common area HVAC systems	$130,000		To Be Completed Prior To Closing

TOTAL: All Critical Needs	**$197,800**	**$0**
TOTAL: Citical Needs Included in Rehab	**$0**	**$0**
TOTAL: Critical Needs To Be Completed Prior To Closing	**$197,800**	**$0**

Work items that are classified as "**Twelve-Month Physical Needs**" or "**Short Term Needs**":

- Site
  - Repair driveway where cracked
  - Repair cracked concrete sidewalk.
  - Repair cracked concrete driveway apron.
  - Replace gates where missing.
  - Repair chain link fence.
  - Hire arborist review all trees on all subject properties, prune as required.

- Building Envelope
  - Repoint areas where mortar is degraded
  - Repointing brick facade at 901 Arctic
  - Replace cracked masonry units and mortared repair at 901 Arctic
  - Replace broken trim
  - Replace vinyl siding installed in 1999 and earlier.
  - Repair stucco where damaged.
  - Replace vinyl windows installed 1995 and earlier with energy star certified products
  - Repaint exterior window and door trim
  - Replace all doors installed 1999 and earlier.
  - Repaint all exterior doors, frames and trim.
  - Repaint all painted wood at porch
  - Repair/replace damaged railing pickets.
  - Clear vents at porch soffits, paint soffits.
  - Replace shed door hardware
  - Replace unit signage
  - Replace all roofs installed before 2005.
  - Repair/replace all damaged and missing gutters, downspouts, and boots/blocks

- Mechanical-Electrical-Plumbing
  - Replace non-functioning range hoods (13%)
  - Replace 100% of the bath exhaust fans
  - Inspect and clean building sanitary drains.
  - Replace water heaters aged over five years.
  - Replace kitchen and lavatory faucets, including stop valves and supplies.
  - Replace water closets, including stop valves and supplies.
  - Replace tub/shower, valve, controls, tub spout, and shower heads.
  - Replace lavatory basins if vanity base is being replaced, including tailpiece and traps.
  - Replace kitchen sink if counters are being replaced, including tail piece and traps.
  - Replace clothes washer boxes.
  - Repaint exterior platform lift
  - Service exterior platform lift
  - Replace ABC type fire extinguishers
  - Replace smoke, heat and CO detectors
  - Replace exit signs and emergency lighting
  - Replace common area light fixtures older than 25 years
  - Replace non historic exterior light fixtures at 901 Arctic.
  - Re-lamp exterior historic light fixtures at 901 Arctic.
  - Replace unit light fixtures
  -

- Common Areas – Interior
  - Replace carpets.
  - Replace wood flooring.
  - Replace VCT throughout.
  - Refinish original hardwood trim, stairs and railing systems.
  - Refinish sealed concrete floors.

- Repaint walls.
- Repaint Wood trim.
- Replace kitchen faucet.
- Replace faucet in both restrooms

- Unit Interiors
  - Replace flooring throughout.
  - Clean and re-grout ceramic tile
  - Repaint units.
  - Replace window blinds
  - Replace all interior doors and hardware
  - Replace counters and cabinets, sink and garbage disposal
  - Replace refrigerator (Energy Star)
  - Replace range / microwave
  - Provide range splashguard panel.
  - Replace faucets with low-flow model
  - Assess, repair ceramic tile tub surrounds. (clean and re-grout)
  - Replace vanity base, top and faucet
  - Replace bath accessories
  - Add additional grab bars to every HC unit

Summary estimated cost of construction: $8,251,000.

Work items that are classified as "**Long Term Physical Needs**" and are priced in the "Year 1-20" category:

- Site
  - Repair driveways as required
  - Repair cracked concrete sidewalk.
  - Repair cracked concrete driveway apron.
  - Replace wooden picket fencing.
  - Replace metal picket fence.
  - Replace Vinyl Fences
  - Replace dumpster enclosure at end of EUL.

- Building Envelope
  - Replace crawl space vents
  - Replace masonry veneer facades.
  - Replace aluminum siding.
  - Replace vinyl siding installed 2000 or later.
  - Replace exterior doors with Energy Star qualified product.
  - Replace windows with Energy Star qualified product.
  - Repaint all exterior window trim.
  - Replace Mailboxes
  - Replace all roofs at the end of their EUL.
  - Repair/replace all damaged and missing gutters, downspouts, and boots/blocks
  -

- Mechanical-Electrical-Plumbing
  - Clean range hoods and filters.
  - Replace balance of water heaters.
  - Replace exterior platform lift
  - Replace elevator controller at 901 Arctic Ave.
  - Replace fire alarm panels.
  - Replace ABC fire extinguishers
  - Replace exit signs and emergency lighting

- Replace common area light fixtures less than 25 years old
- Replace exterior light fixtures
- Replace exit signs
- Replace switches and receptacles.
- Service the GFIC receptacles and replace as necessary.

- Common Areas – Interior
  - Replace mailboxes.
  - Replace carpets
  - Replace acoustic ceiling system.
  - Replace faucets.
  - Replace refrigerator with energy star certified.
  - Replace faucet at 2 restrooms.
  - Replace lavatory at 2 restrooms.
  - Replace toilet at 2 restrooms.
  - Replace urinal at men's room.

- Unit Interiors
  - Replace carpet flooring throughout.
  - Repaint units.
  - Replace interior doors and hardware
  - Replace appliances
  - Replace bath accessories

Summary estimated cost of construction: $17,770,432

Included are costs related to barrier-free improvements to the site, the apartments and to the public buildings and amenity areas.

Excluded are any costs relating to lead and asbestos abatement, remediation, or encapsulation, new construction, and the energy audit's recommended energy conservation methods not being pursued by the Owner.

End of Section

2. Purpose and Scope

Atlantic City Housing Authority (ACHA), has retained Thriven Design (TD) to provide a Property Conditions Needs Assessment of the scattered sites. The purpose of this investigation is to evaluate the physical condition of the major building components and to provide an objective, independent, professional opinion of the potential repair and deferred maintenance costs associated with the subject property. This report includes a description of the overall condition of the building components and systems, discussion on any conditions that may limit estimated useful life (EUL) and includes capital reserves for the immediate and long-term future. The assessment process includes field visits, interviews of existing management and maintenance staff, and review of existing building documents. Field observations by architects and engineers are based on visual analysis; no destructive sampling was performed.

Field Reconnaissance:
For purposes of this report, inspected were 55 of the 145 dwellings (38%); all rooms within, building exteriors and the sites. Roof condition of all 145 properties was surveyed by drone and will be included in this report by appendix.

Methodology:
Based on site reconnaissance, research and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, we submit as to when a system or component will most probably require replacement. Accurate historical replacement records, if provided, are typically the best sources of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventative maintenance exercised, and other similar items, are all factors that impact the effective remaining useful life of a system or component. The Remaining Useful Life (RUL) or effective remaining life of a component or system equals the EUL less its effective age. The estimated useful life calculations are based on those found in the Fannie Mae (FNMA) Document; FNMA, Delegated Underwriting Services (DUS) Guide Section 3 entitled, “Physical Needs Assessment Guidance to the Property Evaluator.”

Definitions:
Excellent: Component or system is in “as new” condition requiring no rehabilitation and should perform in accordance with expected performance.
Good: Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.
Fair: A component or system is of a capacity that is defined as enough for what is required, sufficient, suitable, conforms to standard construction practices, and/or is approaching end of expected performance/useful life. Replacement is anticipated in the near term of the loan.
Poor: Component or system falls into one or more of the following categories: (a) Evidence or previous repairs not in compliance with commonly accepted practices, (b) Workmanship not in compliance with commonly accepted standards, (c) Component or system is obsolete, (d) Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, (e) Evidence of excessive deferred maintenance, or state of disrepair, and/or (f) Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.
Critical Repairs: Physical deficiencies that require immediate action as a result of existing potentially unsafe conditions, building code violations, poor or deteriorated conditions of a critical element or system, or a condition that if left “as is” would result in a critical element or system failure. Also included are issues that affect sustainable occupancy or ingress and egress to the property, as well as accessibility related deficiencies when applicable.
Non-Critical Repairs (within 1 year): Physical deficiencies which include deferred maintenance, that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventative maintenance work within a zero to one-year time frame. Included are such physical deficiencies resulting from improper design, faulty installation, and/or substandard quality of original systems or materials. Components or systems that have exceeded their expected useful life that may require replacement within a zero

to one-year time frame are also included. Non-Critical Repairs also include “useful repairs” construed to permit updating, modernization, and improvement of projects provided that proposed repairs improve marketability, efficient use of energy and resources, or reduce operating expenses, and when considered in the aggregate, do not propose a scope of work equivalent to substantial rehabilitation.

Estimate Period (1-20 years): All schedules for component replacement, major maintenance, cost estimates and related inflation adjustments must be for the lesser of 20 years or the remaining life of the mortgage plus 2 years (the Estimate Period)

Market Comparable Improvements:
This report identifies short term and long-term physical needs. The standard is a non-luxury standard adequate for the rental market intended to be served. The market upgrades identified are intended to reflect those necessary for the project to retain its original market position as an affordable project in a decent, safe, and sanitary condition. Recognition is made of any evolution of standards appropriate for such a project. The intent is to include those improvements that the project requires to compete in the non-subsidized market, resulting in a marketable project that competes on rent rather than amenities.

Owner Provided Documentation:
Relevant documentation was requested that could aid in the knowledge of the subject property’s physical improvements, extend and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The following documents were provided for review:

- ACHA Utility Bill Tracking Sheet in MS Excel format containing addresses, AMP designation, account and meter numbers but no dates associated with the accounts, meter readings or account balance information.

Development Synopsis

The scattered sites houses are a series of single-family buildings originally constructed between 1956 and 2013 with the majority built between 2000 and 2013. One building constructed circa 1900, located at 901 Arctic Ave, is used for the scattered sites public meetings, storage and offices.

Properties are typically constructed as detached, semi-detached, or as quadplexes. 4 of 55 properties (7%) were one story, 45 of 55 (82%) were two story and 6 of 55 (11%) were three story.

All buildings appear to have been originally constructed for residential use and have been used for that use since. All buildings have street frontage except for 310c Robinson Ave and 326c Robinson Ave which fronts a private parking lot. All apartments are entered directly from the exterior. The unit mix are zero efficiency, zero 1-bedroom, (17) 2-bedroom, and (21) 3-bedroom, (8) 4-bedroom and (2) 5-bedroom. Seven (7) units could not be inspected for interiors and bedroom count could not be confirmed. Of these, (4) units are designated as accessible and are all located at 500 Baltic Ave, 502 Baltic Ave, 105 Delaware Ave, 109 Chesapeake Bay Ct.

Some unit appear to be the same plan as others and are noted with a unit type below. Unit mix and building areas are indicated in the table below. There were two (2) vacant properties observed, 96% occupancy rate. Summary of dwelling types inspected:

Apartment	BR+BTH	HC	Vacant	OVERALL SQFT
314 BEACH AVE	2-BR/1 ½ BTH			1200
217 GRAMMERCY	3-BR 2 ½ BTH			1452
232 MADISON AVE	3-BR 1 ½ BTH			1080
234 MADISON AVE	3-BR 1 ½ BTH			1080
400 MADISON AVE	4-BR 1 ½ BTH			1200
404 MADISON AVE	3-BR 1 ½ BTH			1080
120 N RHODE ISLAND AVE	3-BR 2 BTH			1374
401 GRAMMERCY AVE	3-BR 2 BTH			1320
425 GRAMMERCY AVE	2-BR 2 BTH			1448
427 GRAMMERCY AVE	2-BR 2 BTH		VACANT	1448
107 HOUSTON AVE	2-BR 1 BTH			1012

Apartment	BR+BTH	HC	Vacant	OVERALL SQFT
131 HOUSTON AVE	4-BR 2 BTH			1823
500 GRAMMERCY PLACE	NO ACCESS			
100 N CONGRESS AVE	2-BR 1 BTH			
103 N CONGRESS AVE	3-BR 1 ½ BTH			1591
110 N MASSACHUSETTS AVE	2-BR 1 BTH			1140
500 BALTIC AVE	3-BR 2 BTH	HC		1410
502 BALTIC AVE	2-BR 1 BTH	HC		1113
504 BALTIC AVE	2-BR 1 BTH			1113
720 BALTIC AVE	3-BR 1 ½ BTH			1672
103 N DELAWARE AVE	5-BR 2 ½ BTH			1828
105 N DELAWARE AVE	4-BR 2 BTH	HC		1815
119 N DELAWARE AVE	3-BR 1 ½ BTH			1283
112 N NEW JEERSEY AVE	2-BR 1BTH			
118 N NEW JERSEY	2-BR 1BTH			1428
120 N NEW JERSEY	5-BR 2 ½ BTH			1309
104 CHESAPEAKE BAY COURT	2-BR 1 ½ BTH			1267
106 CHESAPEAKE BAY COURT	2-BR 1 ½ BTH			1395
109 CHESAPEAKE BAY COURT	3-BR 1 ½ BTH	HC		1254
112 CHESAPEAKE BAY COURT	2-BR 1 ½ BTH			1267
1110 ADRIATIC AVE	3-B 1 ½ BTH			1232
1120 ADRIATIC AVE	3-B 1 ½ BTH			1232
204 N CHALFONTE AVE	4-B 2 ½ BTH			
316 N PENNSYLVANIA AVE	3-B 1 ½ BTH			1275
1121 MEDITERRANEAN AVE	2-B 1 BTH			1173
1121 CITY AVE	2-B 1 BTH			1173
243 N NORTH CAROLINA AVE	2-B 2 BTH			1275

Apartment	BR+BTH	HC	Vacant	OVERALL SQFT
309 N NORTH CAROLINA AVE	2-B 2 BTH			1267
201 B NORTH SOUTH CAROLINA AVE	NO ACCESS			
201 D NORTH SOUTH CAROLINA AVE	4-B 2 ½ BTH			1578
415 N SOUTH CAROLINA AVE	4-BR 2 BTH			1632
200 N TENNESSE AVE	NO ACCESS			
1715 MEDITERRANEAN AVE	3-B 1 ½ BTH			1009
1715 MEDITERRANEAN AVE	3-B 1 ½ BTH			1009
326 C ROBINSON AVE	3B 1 ½ BTH			1009
310 C ROBINSON AVE	4-B 1 ½ BTH			1457
340 N DR M L KING BLVD	4-B 1 ½ BTH			1812
1713 LEEDS/BISHOP RICHARD ALLEN	3-B 1 ½ BTH			1812
1801 LEEDS/BISHOP RICHARD ALLEN	NO ACCESS			
1618 CASPIAN AVE	NO ACCESS			
701 HOBART AVE	3-B 1 ½ BTH		Vacant	1009
814 N OHIO AVE	3-B 2 BTH			
1807 MARMORA AVE	NO ACCESS			
1137 N OHIO AVE	NO ACCESS			
1520 PENNROSE AVE	3-B 1 ½ BTH			1649

NOTES:
Four units were designated as barrier-free / accessible, equating to 7% of the available dwelling units. No hearing and visual impaired (H&VI) accessible units were observed.

None of the properties appear to have had a comprehensive renovation. The property has experienced moderate wear and tear based on its use and occupancy. Fixtures, finishes and furnishings within the dwelling units and common areas, in most cases, have exceeded their expected useful lives (EUL). Mechanical systems, appliances and exterior fenestration should be replaced in accordance with ASHRAE EUL and HUD EUL guidelines.

3.2 Site Improvement Evaluation and Analysis

General:
Sites are essentially level. Typically, the dwellings have one or two off-street parking space with a concrete driveway. Residents enter the buildings from the street. There is no on-site storm water management system. The property topography and adjacent uses do not appear to present conditions detrimental to the property. One property (112 Chesapeake Bay Ct) had significant areas of soil erosion in the rear yard at the front approach to the shed creating an unsafe trip step condition entering and exiting the shed. We recommend grade be restored where washed out.

The properties are not contributing members of any Historic District, which is listed on the City, State and National Register of Historic Places.

Figure 1: Aerial view of project neighborhoods

Zoning:
The properties are located in 5 different zoning districts; NEIRA, RM-1, RM-3, R-1 and R-3. All districts allow the currently observed use, single family residence, by right.

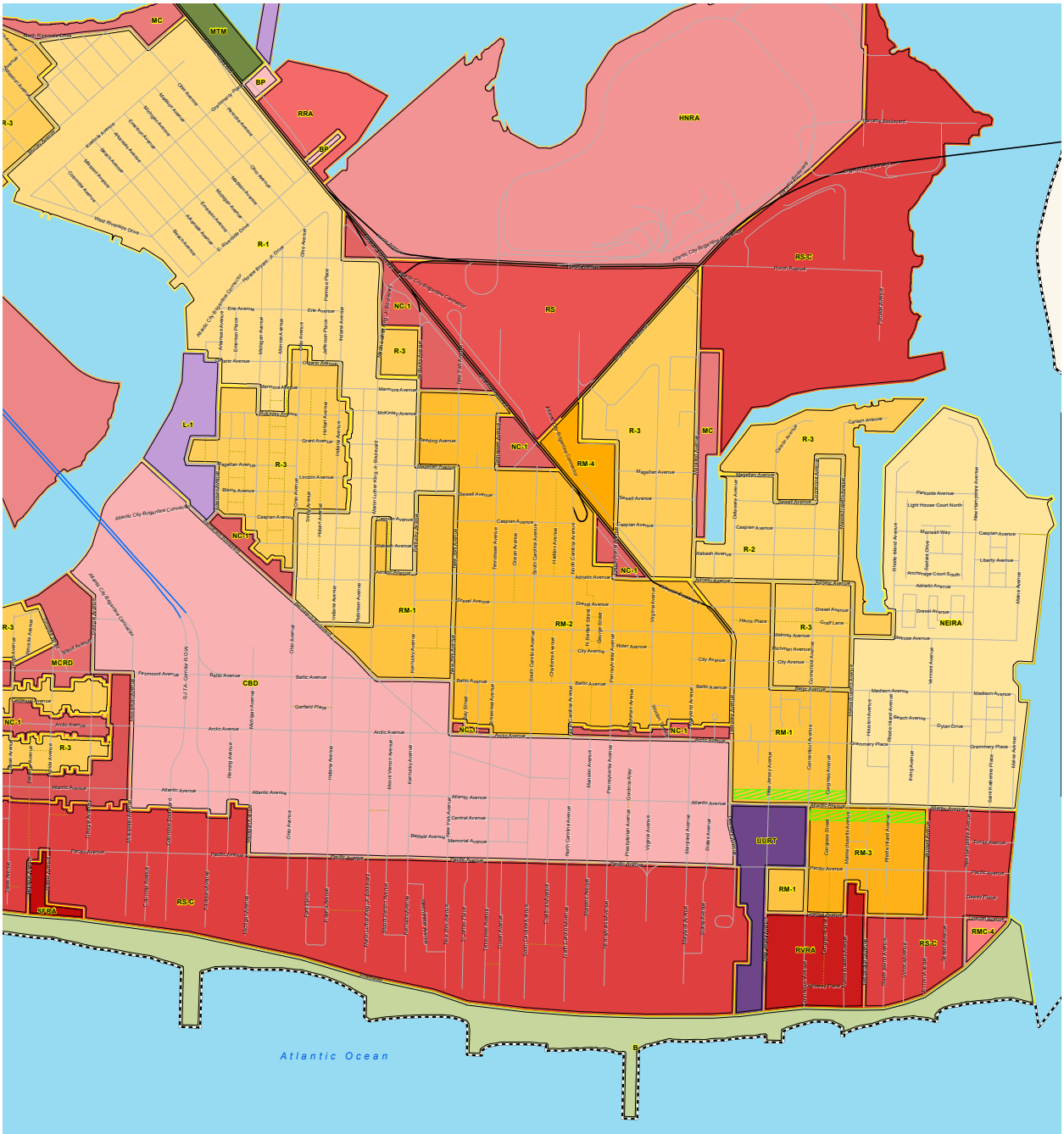


Figure 2 Atlantic City Zoning map excerpt

Utilities:
Public utilities include water (domestic), sewer, natural gas, phone, electric, telephone and cable TV. Water, Sewer and Natural Gas are underground; Electric, Phone/Data are overhead from a utility pole usually at the rear of the property. Properties are served by the City's combined sewer/sanitary system.

Utility	Utility Provider
Water	City of Atlantic City
Sewer	City of Atlantic City
Electric	Atlantic City Electric
Telephone	Verizon
Cable TV	Comcast or satellite
Natural Gas	South Jersey Gas
Oil	N/A
Propane	N/A
Solar	N/A
Wind	N/A

Tenants pay for phone/cable, heating and cooling, electricity, domestic hot water and cooking gas. Tenants do not pay for water or sewerage fees. Each building has a house meter for electric and gas. Water meter pits were observed at most front sidewalks.

The water, electric, sewer, natural gas, telephone and cable TV are assumed to be of sufficient capacity for the current usages and occupancy of these buildings.

Critical Repairs:
- None

Non-Critical Repairs:
- None

Estimate Period Repairs:
- None

Potential upgrades:
- None.

Parking:
Properties typically have one or two on-site parking spaces. Driveways are typically concrete and have a concrete walkway to the nearest entrance door, front or rear. Additional parking is on city streets. Several units have garages, (Units; 52 Massachusetts, 103 Congress, 105 Congress, 120 N Rhode Island, 314 Beach, 340 MLK, 814 N Ohio, 1520 Penrose, 1801 Leeds, 1807 Marmora Ave.). One unit has a covered car port (1618 Caspian Ave).

Critical Repairs:
- None

Non-Critical Repairs:
- Repair driveway where cracked

Estimate Period Repairs:
- Repair driveways as required

Potential upgrades:
- N/A

Paving:
On site paving consists of concrete walkways, aprons and small patios near accessible lifts. Most are in good condition. Cracks were observed in less than 20% of sidewalk panels, but should be addressed to lengthen the useful life of the walkway. Presently there is need for 500 linear feet of crack repair. Sidewalks have subsided in some locations and tree roots have raised them in other locations creating trip hazards at units: 309 N North Carolina Ave, 316 N Pennsylvania Ave. We recommend correcting all trip hazards. Where possible the trip hazard should be ground down to be within code tolerances. Where the height differential is too great, replace the sidewalk panel.

Public sidewalks were not evaluated as part of this report, but it was observed that tree pits were missing their covers in locations in front of ACHA owned properties. We recommend coordinating with the City to restore all sidewalks to safe and ADA compliant condition adjacent to all ACHA Properties.

Critical Repairs:
- Replace sidewalk at 309 N North Carolina Avenue.

Non-Critical Repairs:
- Repair cracked concrete sidewalk.
- Repair cracked concrete driveway apron.

Estimate Period Repairs:
- Repair cracked concrete sidewalk.
- Repair cracked concrete driveway apron.

Potential upgrades:
- N/A.

Railings and Fences:
Rear yards have continuous 6' tall wooden fences with no exit to public right of way at Units: 204 Chalfont Ave, 201b N South Carolina Ave, 201d N South Carolina Ave. Tenants complained about not being able to exit the rear of the property. While it is not a code required exit, the exit does not discharge to a public right of way and could be confusing to users. We recommend the housing authority consider adding an access alley and gates to the rear yard fences.

Typically, properties have 3' tall metal fence with chain link infill along the side and rear property lines that enclose the rear yard. A 3' swing gate of the same construction is typically located at the side yard. In most cases the chain link paneling needs to be reattached in multiple locations (100 linear feet). In some locations posts need to be made true and plum and have the panel reconnected (10 posts) (units: 118 N New Jersey). Many gates were off their hinges or missing, (20%).

Some properties have a 3' wooden picket fence at the side or rear yards. Typically these are in need of minor repairs, picket replacement and painting (units: 52 N Massachusetts, 100 N Congress, 131 N Houston, 500 Baltic,).

The 6' white vinyl privacy fence at 120 N. Rhode Island Ave rear and side yards is in good condition.

4' White Vinyl Picket Fences are installed at the front of 243 and 309 N North Carolina, 400 Madison, 415 N South Carolina, and 1110 Adriatic Avenue and are in good condition.

A 4' metal picket fence is installed at the rear and side yards at 200 N Tennessee Ave. It is in fair condition.

All fencing other than chain link is beyond or near the end of its estimated useful life and should be considered for replacement.

Recommendations:
- Provide exit gate at rear yards of 204 N Chalfont Ave, 201b N South Carolina Ave, 201d N South Carolina Ave.

Critical Repairs:
- None.

Non-Critical Repairs:
- Replace gates where missing.
- Repair chain link fence.

Estimate Period Repairs:
- Replace wooden picket fencing.
- Replace metal picket fence.
- Replace Vinyl Fences

Potential upgrades:

- None.

Sewer and Drainage:
Each address has a combined sanitary/storm water lateral tied to the City's combined sanitary/storm sewer system in the public street. There is no on-site storm water management system. Typically aluminum downspouts are directed to grade with nylon or concrete splash blocks. Some are missing (25%). A few connect to public storm sewer with a PVC boot, sometime provided a cleanout.

Recommendations:

- Due to age of the properties, camera scope all sanitary / storm lines from the building rear yard to the street.

Critical Repairs:

- None

Non-Critical Repairs:

- None

Estimate Period Repairs:

- None

Potential upgrades:

- None

Landscaping and Site Amenities:
Typically, properties have a small front yard or garden bed, narrow side yard and larger rear yard with lawn. Less than half the properties have trees. Typically, no trees exist in the front yards other than trees within the public right of way. Shade trees at the front and rear yards would complement the Atlantic City Shade Tree Commissions effort to increase the percentage shade tree canopy within the city.
901 Arctic Avenue: The property is fully covered with either building or impervious surfaces except for small, landscaped areas around the parking lot. There are 3 mature cherry trees along the north edge of the property that show stress in their crowns. An arborist should be engaged to advise on the care of the trees. Small planting beds exist at the corner of the parking lot near the front of the building and at the garbage enclosure. The shrubs need to be pruned, and the beds need to be refreshed.

There is no signage at 901 Arctic Ave reflecting the contact information of either the owner or property manager. At typical residences the street numbers are generally located on the porch post nearest the front door. But are located on mailboxes, front facades, and handrail posts.
.

Recommendations:

- Install coastal shade trees in front and rear yards where physical space allows.
- Install deciduous coastal shade trees around parking lot to reduce potential heat island effect on the conditioned but not well insulated office building to the north and lengthen the life of the pavement with reduced UV exposure.

Critical Repairs:

- None.

Non-Critical Repairs:

- Have arborist review all trees on all subject properties, prune as required.

Estimate Period Repairs:

- None.

Potential upgrades:

- None

Trash enclosures:
Portable trash cans are utilized to collect trash at each building before the trash hauler empties them. 901 Arctic Ave has a dumpster enclosure with 4 trash cans, 4 recycling bins and one 4-cubic yard

dumpster. The enclosure is 6' tall and made of architectural metal panels and gates. It is in fair condition and is nearing the end of its estimated useful life. The dumpster was being kept outside of the trash enclosure. It appears to fit within, but the gates were pad locked. Dumpster should be kept within enclosure and operations should be resolved to ensure it is not kept outside of its enclosure in the future.

Recommendations:
- Dumpster should be kept within enclosure.

Critical Repairs:
- None

Non-Critical Repairs:
- None.

Estimate Period Repairs:
- Replace dumpster enclosure at end of EUL.

Potential upgrades:
- None

Mail Boxes:

Units typically have metal residential style mailboxes located outside the front door. They appear in fair condition. Some properties built together have free standing shared mailboxes, locations; Chesapeake Bay Ct., North Carolina Avenue.

Recommendations:
- None

Critical Repairs:
- None

Non-Critical Repairs:
- None.

Estimate Period Repairs:
- Replace Mailboxes

Potential upgrades:
- None

3.3 Structural Frame and Building Envelope

3.3.1 Occupied Structures

Foundations and Basement:

None of the properties were observed to have basements. Typically, foundations are CMU block foundation walls from grade up to 3'+ above grade, coated with stucco and provided flood vents and fixed access panels. Below grade foundations were not uncovered as part of this investigation. Documentation of these structures was not available for review. No evidence of foundation failures was observed. Crawl spaces were not inspected as part of this investigation. Crawl space vents and covers are near the end of their estimated useful life and should be replaced within the estimate period. Fixed access panels were present at most locations. Units without secured access panels and need openings secured; 1618 Caspian.

Recommendations:

- Have the crawl spaces surveyed to confirm sufficient flood vents are present per code

Critical Repairs:

- Provide secured access panel at open crawl spaces.

Non-Critical Repairs:

- None

Estimate Period Repairs:

- Replace crawl space vents

Potential upgrades:

- None.

Superstructure and Floors:

Most dwelling structures are built as apparent Type VB construction, made of non-rated wood framed construction with wood joist and deck floor construction. Typically, first floors are approximately 4' above grade with a crawl space below. Some areas of subflooring are soft and spongy from exposure to water. These areas should be replaced. Garages are concrete slabs on grade. Where a garage is directly under the main living level the entirety of the grade level is built as concrete slab on grade floors, and the exterior of the first floor is CMU with stucco finish and no finish at the interior. The exterior wall construction from the elevated first floor up is typically wood framed wood sheathed walls with finished gypsum board interior. The first-floor framing is generally exposed within the crawlspace and appears to be insulated. No weather barrier or air barrier is observed in the crawl spaces. We recommend surveying the crawl space to confirm presence, location and type of barrier. If none exist, one should be provided at the underside of the floor joists enclosing the insulation within the barrier envelope. No structural distress was noted or reported. The attics were not accessible for inspection. Internal staircases are wood framed.

901 Arctic is a brick masonry structure with Slab-on-grade and structured concrete slabs for the raised first floor along Arctic Ave, and at the second floor. Attic construction was not observed. Stairs were wood framed with vinyl coverings and gypsum board soffits. Floors appear to be wood decking, wood framed with dropped beams of unknown construction, wrapped in painted gypsum board. Floor structures appear to be sound.

Recommendations:

- Survey crawl space for weather resistive barrier.

Critical Repairs:

- Replace compromised subflooring and finished floor at same location.

Non-Critical Repairs:

- None

Estimate Period Repairs:

- None

Potential upgrades:

- Insulate exterior wall at CMU interior.
- Increase insulation at crawl space.
- Provide weather resistive barrier at underside of structure at crawl space.

Roof Structures and Roofing:
A roofing assessment of every scattered sites property has been conducted and is included in this report as appendix. See attached report dated.

Exterior Walls:

- 901 Arctic Ave: Traditional two-story brick masonry construction with multi-withe brick bearing walls, stone sills and steel lintels. There is a large painted wooden built-up cornice around the front façade returning 20 feet on each side façade.
- Exterior type 1: Vinyl siding and trim, wood framed load bearing exterior walls. This is the exterior material at most locations
- Exterior type 2: Masonry veneer, wood framed load bearing exterior walls. Locations: 1618 Caspian,
- Exterior type 3: Aluminum Siding, wood framed load bearing exterior walls. Locations: 340 Dr MLK Jr.,
- Exterior type 4: Cement Stucco, wood framed load bearing exterior walls. Locations: 200 N Tennessee.
- Exterior type 5: Stucco over CMU exterior walls at first floor of 52 N Massachusetts, 814 N Ohio, 1801 Leeds

901 Arctic Ave has need for masonry repointing for a large amount of it exterior withing 5' of grade along the parking lot, rear and N. Maryland Ave facades. Some areas of the upper facades, particularly along N Maryland Ave have missing mortar and need repointing. In total the area is currently approximately 100sf of needed masonry repointing. Brick and crack repair has been done previously and needs to be redone for water tightness. Approximately 30 linear feet of crack repair needs to be done along N Maryland Ave. Brick within 3' of grade are showing salt damage. It is our recommendation to not over apply salt near the base of the building. Stone sills appear in good condition. Steel lintels show corrosion and need to be cleaned of all rust, primed and painted. Wood cornice needs to be painted. Downspouts were not present at several PVC underground boot locations for stormwater, so the façade is experiencing more water acting on its base than it was originally designed to defend against. See roof section for gutter and downspout recommendations.

Vinyl siding is typically in fair condition but has exceed it estimated useful life at all properties built before 2000. We recommend replacing all siding older than 25 years. The balance of the properties will exceed their sidings estimated useful life in the estimate period and should be scheduled for replacement within that time frame. Vinyl trim is broken at corners and near doors and windows in several locations. Broken trim should be replaced.

Masonry veneer walls are observed to be in fair condition but has exceeded its EUL and should be considered for replacement.

Aluminum siding is in fair condition but has exceeded its EUL and should be considered for replacement.

Stucco walls need to be repaired in a few locations, particularly at the base and near exterior stairs that apparently receive salt treatment during winter weather.

Recommendations:

- Repair all damaged exterior wall cladding and trim.

Critical Repairs:
- None

Non-Critical Repairs:
- Repointing brick facade at 901 Arctic
- Replace cracked masonry units and mortared repair at 901 Arctic
- Replace broken trim
- Replace vinyl siding installed in 1999 and earlier.
- Repair stucco where damaged.

Estimate Period Repairs:
- Replace masonry veneer facades.
- Replace aluminum siding.
- Replace vinyl siding installed 2000 or later.

Potential upgrades:
- Provide continuous insulation behind new siding at all vinyl and aluminum sided facades.

Windows and Exterior Doors:
Doors:
901 Arctic Ave: Front entrance doors are double aluminum storefront doors with 8 lites each and egress hardware. Condition is good. Date of install is unknown. Storefront system surrounds these main entrance doors and is present in a large section immediately left of the main entrance. These systems appear to be in good condition. Exit door at stair is wooden 9 lite door with 2 raised panels at the lower half of the door. Door does not close and lock properly and a traffic cone is being used to stop the crash bar from activating and unlocking the door. This door needs to be repainted and provided new weather stripping. Painted hollow metal double doors are in fair condition at the mechanical room exterior. And one single hollow metal door is in fair condition at the top of the exterior exit stair at the rear of the building.

Typical dwelling: Main entry door is insulated metal door in a wood frame. Door typically has hardware including lockset handle doorknobs, not levers. Doors typically have view finders and doorbells, (3) five-knuckle hinges, aluminum thresholds and aluminum storm/screen doors. Most storm doors are beyond their EUL and should be replaced. Most doors and hardware sets are beyond their EUL and should be replaced. Some Accessible units had lever handle sets, some did not and should be provided with lever sets. Locations: 109 Chesapeake Bay Ct. There is a rear sliding door at 103 Congress Avenue in good condition. Otherwise rear doors are insulated metal swing doors, some with small lites and knob handle hardware, storm/screen doors. Most doors are in fair condition. Ten percent are corroded and need replacement. All need to be cleaned, primed and painted. All door trim needs to be cleaned, primed and painted. Ten percent of frames need some wood replacement, typically at latch side frames near the threshold.

Garage Doors:
Garages were present in approximately 20% of units visited. Typically garage doors are 8’ wide by 7’ tall metal doors with raised panels and no vision lites. Doors are manual overhead action with level handles. Doors are keyed.

Windows:
901 Arctic Ave: Windows 1/1 aluminum windows with double pane insulated glazed units installed at an unknown date. Windows are in good condition.

Typical dwelling: vinyl double hung, double glazed windows with security screens are provided at most first floor level windows. Same windows are provided on the second and third levels without security screens. Several windows don’t lock, and many security screens are missing. Windows installed before 1995 are beyond their estimate useful life and should be replaced. The balance of the vinyl windows should be replaced at the end of their EUL which occurs during the estimate period.

Recommendations:
- None

Critical Repairs:
- Replace window hardware where window does not lock.
- Replace broken window; locations 112 New Jersey Ave dining room, 118 N New Jersey Ave living room, 103 N Delaware Ave rear room.
- Replace Damaged Window Sash that falls out of frame at 415 N South Carolina Ave
- Replace damaged door frame 1715 Mediterranean

Non-Critical Repairs:
- Replace vinyl windows installed 1995 and earlier with energy star certified products
- Repaint exterior window and door trim
- Replace all doors installed 1999 and earlier.
- Repaint all exterior doors, frames and trim.

Estimate Period Repairs:
- Replace vinyl windows installed after 1995 with Energy Star qualified products.
- Repaint all exterior window trim.
- Replace exterior doors installed after 1999 with Energy Star certified products.

Potential upgrades:
- None.

Porches, Stair, Ramps, Railings

All units other than those that entered directly at grade have a covered porch. Typically, the porch is wood post framed, wood floor joists and decking with a wooden stair. Most locations also have a smaller rear porch of similar construction and condition. Many locations had loose or broken boards at the stair treads or porch decking at the top of the stairs. These are trip hazards and should be repaired or replaced immediately: (1110 Adriatic, 1120 Adriatic, 1121 Mediterranean, 1121 City Ave, 1713 Leeds). The porch soffits are vented and the vents are dirty and clogged and should be cleared. The railings varied; wood, vinyl and metal, with vinyl being most common. Some stairs were concrete, and one was flagstone (103 Congress Ave.) Several properties need pickets in their railings to be repaired or replaced. Loose railings should be replaced immediately, (204 N Chalfont, 310c Robinson).

One aluminum handicap accessible ramp was noted at 105 N Delaware. Ramp is in fair condition but is missing its handrail extension at the top, and the extension should be replaced. There is one wooden switchback ramp at 502 Baltic Ave. There is also a wheelchair lift using the same exterior side door.

Exterior platform lifts are provided at the exterior of the following locations: 109 Chesapeake Bay Ct., 500 Baltic Ave, 502 Baltic Ave. These lifts are in fair condition and should be replaced as scheduled per HUD EUL tables. These lifts are documented under section “3.5 Vertical Transportation” of this report.

Apartment unit signage style varies by building. It is typically located on the front façade near the front door, the front door panel, or on a porch post in front of the door, or on the stair railing post. It is recommended that all signage style be unified. All apartment signage at the accessible building entrances shall be Braille ADAAG-compliant signage and installed at code required locations.

Recommendations:
- See section 3.5 Vertical Transportation” for information on Platform Lifts

Critical Repairs:
- Replace broken stair treads.
- Repair stair or porch railing.

Non-Critical Repairs:

- Repaint all painted wood at porch
- Repair/replace damaged railing pickets.
- Clear vents at porch soffits, paint soffits.

Estimate Period Repairs:

- Replace exterior doors with Energy Star qualified product.
- Replace windows with Energy Star qualified product.
- Repaint all exterior window trim.
- Replace unit signage

Potential upgrades:

- Replace all railing with aluminum system used at 103 N Congress Ave.
- Replace all exterior stairs with flagstone stairs used at 103 N Congress Ave.

3.3.2 Other Structures Evaluation

Sheds are located in rear yards at the following addresses; 112 N Chesapeake Bay Ct. Sheds are typically 8'x8' with a pair of swing doors at front and are in good shape. Door hardware is frequently missing, damaged or rusting and should be replaced.

Critical Repairs:

- N/A.

Non-Critical Repairs:

- Replace shed door hardware

Estimate Period Repairs:

- None

3.4 Mechanical and Electrical Systems Evaluation

3.4.1 Common Area Mechanical and Electrical Systems Evaluation

Space Heating and Cooling:

The main cooling and heating at 901 Arctic Ave are provided by the two Trane split system air conditioners with electrical heating and by two duct furnaces. The 15-ton Trane Air Handlers and 140 MBH duct furnace are in the first floor Dark Room while the 10-ton Trane Air Handler and 225 MBH duct furnace are in the 2nd floor Mechanical Room. The 15-ton Trane Air Handler's model number is TWE180B300CA and the 10-ton Trane Air Handler's model number is TWE120B300DA. The 140 MBH Trane duct furnace's model number is GLND017ADF10000 and the Modine Manufacturing Company's 225 MBH duct furnace's model number is DFP225TFRNN14A1. The nameplate data on the condensing units are damaged thus the capacity of the condensing units were not determined by the outdoor units. It is safe to assume that the two condensers are 10-ton and 15-ton. Facing the building, the 10-ton condensing unit is on the right side while the 15-ton condensing unit is on the left side. The expected useful life of air handlers and condensers are 20 years. The two air handler units and two condensers are 23 years old and have exceeded its useful life. It is recommended that the 10-ton and 15-ton air handler unit is to be replaced, along with its respective condensing units. The insulation on the refrigerant piping between the condenser and the air handler has been damaged with missing insulations in multiple sections of the refrigerant pipe. It is recommended that the refrigerant pipe insulation be removed and replaced with new along the entire length of the refrigerant pipes. The 140 MBH Trane duct furnace in the dark room is 29 years old. The 225 MBH Modine Manufacturing Company duct furnace in the second floor Mechanical Room is 2 years old and is in good condition. The expected useful life of duct furnace is 20 years and the 140 MBH duct furnace has exceeded its useful life. It is recommended that the 140 MBH duct furnace in the dark room be replaced. It is not recommended to replace the 225 MBH duct furnace. An office personnel has indicated that the heating and cooling system in the building has not been functioning for over 9 years, and this is evidential during the site survey where the building is extremely warm and supplemental cooling units are being used.

The building is currently being cool by supplementary cooling units in the forms of portable air conditioning units and window air conditioning units. There are two LG portable air conditioning units in the building. The LG portable air conditioning units have the same model number, LP0721WSR. The two portable air conditioning units are located in 1st floor reception and 2nd floor hall. They are 7 MBH each and are provided due to failure of the main cooling system. The portable air conditioning units are 4 years old and have an expected useful life of 10 years. The portable air conditioning units are in good condition and does not need to be replaced. Window air conditioning units are used in the offices in the second-floor office suite. There are 4 window units, and they serve the manager's office, the secretary's office, the eligibility office, and the assistant manager's office. The window units ranged from 5 MBH from 5.8 MBH of cooling. Two of the four window unit's model numbers were obtained. The model number for the window unit in the Eligibility Office is LW5023Y and the model number for the window unit in the Assistant Manager's office is LW6023R. The window units are 13 years old and have a useful life of 10 years. Although the window units have exceeded its useful life, they are in great condition and replacement is not currently recommended. The portable air conditioning unit and window air conditioning units are present due to the failure of the main cooling system. Removal of the supplementary cooling system is recommended after the successful replacement of the main cooling systems.

There is a need for supplemental heating in the building due to failure to the main heating system. Supplemental heating is provided by portable electrical baseboard heaters. Portable electrical baseboard heaters are observed in the Maintenance Office, Manager's Office, and Assistant Manager's Office. Two of the three portable electrical baseboard heater's model numbers were obtained. The make and model of the portable electrical baseboard heater in the maintenance office and assistant manager's office are Glen Dimplex Americas, model EPN 1500. At the time of the survey, they were not being operated. The portable electrical baseboard heaters are 3 years old and have an expected useful life of 25 years. Replacement of the portable electrical baseboard heaters are not currently recommended. Removal of

the supplementary heating system is recommended after the successful replacement of the main heating systems.

The staircase is heated by two Marley Engineered Products 1500 watts electrical wall mounted heater, one on the first floor and another on the second floor. The model number for the Marley Engineered Product electrical wall mounted heaters are AWH4204D. The electrical wall mounted heaters are 23 years old. The expected useful life of electrical wall mounted heaters are 20 years. The electrical wall mounted heaters have exceeded its useful life, and it is recommended that the electrical wall mounted heater be replaced.

The elevator machine room is observed to have a supply diffuser and return grille that is served by one of the air handlers. It is recommended that the elevator machine room is served by its dedicated wall mounted air conditioning only unit with the supply diffusers and return grille removed along with their branch ducts. Patching of the new openings from the removal of the supply diffusers and return grille is necessary.

Ventilation:

Mechanical ventilation is provided through the outdoor air louver to the 15-ton air handler in the dark room. It was not determined rather the 10-ton air handler is providing any mechanical ventilation as it was not visually evidential. Natural ventilation is provided by air infiltration at windows and doors.

There is an inline exhaust fan, labeled EF-2, in the maintenance office. The inline exhaust fan does not have a nameplate; thus, no additional information was gathered during the time of the visit. The in-line exhaust fan seems to be operated by a switch that is not easily accessible as it is 15 feet above the ground. Based on a visual inspection, it is recommended that the exhaust fan be replaced and move the switch to a more accessible location.

The men's and women's restroom on the second floor does not have exhaust fan and instead the air in the restrooms are returned to the air handler. It is recommended the return terminal and branch duct to the restrooms are removed and sealed and replace in its place an exhaust fan in each restroom.

Critical Repairs:
- Replace 10-ton Trane air handler unit and its respective condenser unit
- Replace 15-ton Trane air handler unit and its respective condenser unit
- Replace 140 MBH Trane duct furnace

Non-Critical Repairs:
- Replace two 1500 watts electric unit heaters in stair tower
- Clean return ducts and return grilles.
- Replace exhaust fan in maintenance office
- Replace refrigerant pipe insulations

Estimate Period Repairs:
- Replace filters
- Clean condenser coils
- Clean return ducts and return grilles.

Potential upgrades:
- Install bathroom exhaust fans in men's and women's restroom
- Install cooling only wall mounted air conditioning unit in elevator machine room

3.4.2 Dwelling Unit Mechanical and Electrical Systems Evaluation

Residence Heating and Cooling:

The heating and cooling system for the scattered sites is by furnaces, condensing and evaporator coils, or heat pumps. The outdoor units, condenser or heat pump, are typically mounted on an elevated platform in the backyard while the indoor unit, furnace & evaporator coil or indoor heat pump, are either in a mechanical room or in the attic. Some of the scattered sites have attached garages and they are not conditioned. Equipment replacement recommendations are based on the sample size of 55 scattered sites, and a percentage is calculated. Condensers, evaporator coils, and furnaces have an expected useful life of 20 years. The condensers are of various sizes and conditions, and it is recommended that 44% of the condensers are to be replaced. The recommended replacement percentage for the furnaces and evaporator coils are 24% and 27% respectively. Due to accessibility of the mechanical spaces and equipment nameplate data availability, there is an unequal quantity of equipment data thus resulting in different replacement recommendation percentages. It is recommended that the indoor HVAC units be replaced along with the outdoor HVAC units. In conclusion, it is recommended to account for the replacement for 44% of the condenser, evaporator coil, and furnaces. The condenser and evaporator coils ranged from 1.5 tons to 3 tons. The furnaces ranged from 60 MBH to 80 MBH. The thermostats inspected are in good working condition. Replacement of the thermostats are not recommended at this time.

Recommendations:
- Install ENERGY STAR Certified condenser
- Install ENERGY STAR Certified evaporator coil
- Install ENERGY STAR Certified furnaces

Critical Repairs:
- None

Non-Critical Repairs:
- Clean range hoods and filters.

Estimate Period Repairs:
- Replace filters
- Clean condenser coils
- Clean return ducts and return grilles.

Residence Ventilation:

Mechanical ventilation is not provided in the apartments. Apartments have operable windows which can be opened for natural ventilation. Kitchen range hoods are typically recirculating; they are not vented to the outside. All range hoods require cleaning. Replacement is recommended for 13% of the kitchen range hoods as majority of them were replaced within the past 10 years. Bathroom exhaust fans are present in all bathroom and powder rooms. 40% of the bathroom exhaust fans that were visually inspected needed to be replacement as they're either not functioning or are in poor condition. The rest of the 60% of the bathroom exhaust fans are nearing the end of their useful life. The expected useful life of bathroom exhaust fans are 10 years. It is recommended that all the bathroom exhaust fans are replaced.

Recommendations:
- Install continuously operating ENERGY STAR Certified exhaust fans ducted to the outdoors in each bathroom with separate switch control.
- Provide ducted ENERGY STAR range hoods

Critical Repairs:
- Replace non-functioning bathroom exhaust fans (20%)

Non-Critical Repairs:

- Replace non-functioning range hoods (13%)
- Replace 100% of the bath exhaust fans

Estimate Period Repairs:

- Clean range hoods and filters.

Potential upgrades:

- Provide continuously operating ENERGY STAR bath exhaust fans
- Add vented range hoods

3.4.3 Common Area Plumbing Systems Evaluation

Domestic Water Service and Distribution:

Domestic water service to 901 Arctic Ave is 2” copper pipe that reduces to 1-1/2” inside the building. A utility meter and curb stop valve is located in a meter pit. Inside the building, a reduced pressure zone backflow preventer is provided with a strainer on the inlet and an air gap fitting on the relief valve. The backflow preventer appeared to be in good condition.

Domestic water distribution within 901 Arctic Ave is copper pipe with soldered joints where the piping was visible. Copper domestic water piping for domestic water distribution has an expected useful life of 50 years. The observed piping is in generally good condition and is not leaking. Occasional leaks will develop over time and should be repaired as soon as possible.

Domestic Hot Water:

Domestic hot water is generated at 901 Arctic Ave. in an atmospheric natural gas-fired storage water heater. The water heater was replaced in 2023 and is aged two years. The expected useful life of storage water heaters is ten years. Based on the date of manufacture, it is estimated that the water heater will require replacement in eight years.

Building Sanitary Drainage:

Main building drainage piping and interior branch/stack piping at 901 Arctic Ave. is mostly concealed and not readily observable. Sections of exposed cast iron sanitary drain piping was observed in the shipping and receiving area. The concealed piping is assumed to be cast iron and copper drain, waste, and vent piping, with some repairs potentially made using PVC pipe and fittings. It is assumed that the main building drains are 3” or 4” in diameter and cast iron material. Building sanitary drainage systems have an expected useful life of over fifty years. The main building drains should be jet cleaned and visually inspected by a plumbing contractor to verify the existing condition.

Natural Gas:

Natural gas at 901 Arctic Ave is provided with a regulator outside and a utility meter located inside the building. The piping downstream of the regulator transitions from 1-1/2” to 2” before connecting to the meter. Distribution piping inside the building is galvanized steel pipe with threaded fittings. The piping appears to be in good condition. The natural gas-fired equipment includes the water heater and HVAC equipment. The expected useful life of natural gas distribution piping is over fifty years and does not require replacement in the near term.

Storm Water Drainage:

Storm water at 901 Arctic Ave is collected by gutters and downspouts that discharge to boots that connect to a below grade storm water collection system. Some downspout sections are missing and the associated boots are damaged. Missing downspouts should be reinstalled and where the transition to below grade piping is damaged, the adapters at the transition should be replaced with the same materials, typically PVC.

Plumbing Fixtures:

901 Arctic Ave Kitchens and bathrooms are covered in section 3.7.

Critical Repairs:
- Repair downspout transitions to below grade piping.
- Replace missing downspouts.

Non-Critical Repairs:
- Inspect and clean building sanitary drains.

Estimate Period Repairs:
- Replace water heater.

3.4.4 Dwelling Unit Plumbing Systems Evaluation

Domestic Water Service and Distribution:

Typical incoming water service to each dwelling is 5/8” or 3/4" copper pipe from a meter pit. The utility meter and curb stop valves are located outside below the sidewalk. The service line entry into each dwelling generally occurs in the mechanical closet where the water heater is located. A gate valve is provided to shut-off all water in the dwelling. An additional gate valve is provided on the cold water supply to the water heater to isolate the domestic hot water piping.

Domestic water distribution within each dwelling was copper pipe with soldered joints where the piping was visible. Where new piping was observed at recently replaced water heaters, the pipe material was also copper, but press fittings are utilized in lieu of soldered joints.

Copper domestic water piping for domestic water distribution has an expected useful life of 50 years. The observed piping is in generally good condition and is not leaking. Occasional leaks will develop over time and should be repaired as soon as possible. Tenants should be made aware of signs of plumbing leaks so that they can be reported to a property manager.

Domestic Hot Water:

Domestic hot water is generated in natural gas-fired storage water heaters. There is a mix of atmospheric vent and power vent water heaters across the properties. The age of the water heaters varies from recently replaced to over fifteen years. The expected useful life of storage water heaters is ten years. Based on the sample of units observed, it is estimated that 75% of the water heaters should be replaced as part of this work. The remaining water heaters will require replacement within the next six to ten years.

Building Sanitary Drainage:

Main building drainage piping and interior branch/stack piping is concealed and was not observed. It is assumed that the main building drains are 3” or 4” in diameter and either cast iron or PVC in material. Building sanitary drainage systems have an expected useful life of over fifty years. The main building drains should be jet cleaned and visually inspected by a plumbing contractor to verify the existing condition.

Natural Gas:

Each dwelling unit is provided with a utility natural gas meter, typically located on the side or rear of each property. Meters are typically positioned so car strikes are less likely to occur, by being set back from the front façade or garage but no protection exists around them beyond their positioning. The natural gas piping is black steel and supplies natural gas to the water heater, furnace, oven/range, and clothes dryer.

Some clothes dryers have been converted to electric and the natural gas supply at the appliance has been capped. Natural gas piping observed was in good condition. The expected useful life of natural gas distribution piping is over fifty years. Tenants should immediately report natural gas odors to the utility company and leave the premises as advised by the utility company.

Storm Water Drainage:

Storm water at all dwellings is collected by a system of exterior gutters and downspouts. Gutters typically drain directly to grade where water infiltrates into the ground. Where the perimeter of the dwelling is all concrete, the downspouts transition to below grade piping. Where the transition to below grade piping is damaged, the adapters at the transition should be replaced with the same materials, typically PVC.

Plumbing Fixtures:

The condition of plumbing fixtures varies from dwelling to dwelling.

Stop valves and supplies at sinks and water closets all appear to be aged over twenty years. Stop valves and supplies should be replaced at all sinks and water closets.

Observed sink tail pieces and traps at fixtures are a mix of materials. Observed materials include galvanized steel, PVC, and ABS pipe. Below the sink, there are signs of previous leaks at the fixture locations. It is recommended that the tailpieces and traps be replaced with PVC material when fixtures are replaced.

In general, dwelling unit plumbing fixtures are not low flow. Typically, water closets are 1.6 GPF, lavatory faucets are 1.5 to 2.0 GPM shower heads are 2.5 GPM, and kitchen faucets are 2.0 to 2.2 GPM. Lower flow fixtures can be utilized to reduce water consumption at each property. New flow rates at fixtures can be water closets at 1.6 GPF, lavatory faucets at 0.5 GPM shower heads at 1.75 GPM, and kitchen faucets at 1.5 GPM.

Lavatories – The majority of lavatories are either cultured marble or vitreous china vanity tops with integral basins. The remaining lavatories are vitreous china drop-in sinks. Both the vanity tops and drop-in sinks are in generally good condition but should be replaced if the vanity base requires replacement. Lavatory faucets in general appear to be over twenty years old with some exceptions. Because the expected useful life of faucets is fifteen to twenty years, it is recommended that all faucets be replaced.

Water Closets – Water closets are gravity flush type and are all aged over twenty years. Locations were observed where water closets were running constantly due to internal flappers past their useful life and other locations where toilets were not flushing completely. Internal components should be replaced in all units. It is recommended to replace all water closets for water efficiency and due to the ability to provide water closets that utilize less water per flush, but are also rated with a high MaP score that indicates the ability to remove large amounts of waste.

Bathtubs/Showers – Bathtubs/showers were generally in fair to poor condition. Bathtubs, surrounds, valves, controls, tub spouts, and showers should be replaced.

Kitchen Sinks – Kitchen sinks are generally stainless steel self-rimming style, single bowl. Some locations were observed with undermount sinks. The sinks were in generally good condition. Kitchen sink faucets vary in age. With the exception of a few that were recently replaced, the faucets appear to be greater than ten years old. Because the expected useful life of faucets is fifteen to twenty years, it is recommended that all faucets be replaced.

Clothes Washer Boxes – Clothes washer boxes appear to be aged greater than fifteen years old. It is recommended that all boxes be replaced due to the age of the included valves. New clothes washer boxes should be provided with integral water hammer arrestors. In addition to replacing the boxes, we

recommend the rubber clothes washer supply hoses should be replaced with more durable braided stainless steel hoses.

Critical Repairs:
- Repair downspout transitions to below grade piping.

Non-Critical Repairs:
- Inspect and clean building sanitary drains.
- Replace water heaters aged over five years.
- Replace kitchen and lavatory faucets, including stop valves and supplies.
- Replace water closets, including stop valves and supplies.
- Replace tub/shower, valve, controls, tub spout, and shower heads.
- Replace lavatory basins if vanity base is being replaced, including tailpiece and traps.
- Replace kitchen sink if counters are being replaced, including tail piece and traps.
- Replace clothes washer boxes.

Estimate Period Repairs:
- Replace balance of water heaters.

Potential upgrades:
- Provide braided hoses for clothes washers.

3.4.5 Common Area Electrical Systems Evaluation

Power:

The electrical service equipment at 901 Arctic Ave is in good condition and is not expected to require replacement during the estimated repair period. The incoming service is 240/120, 3phase, 4 wire delta high leg rated at 600 amps. The main Distribution panel (MDP), located in the main electrical room on the first-floor feeds two first floor branch panels, panel RP1 and panel L1, located in the first-floor main electrical room as well as a water heater, air handling unit and condensing unit. The MDP also feeds distribution panel DP-2 located in the second-floor utility room. DP-2 feeds branch panels RP1 and L2 located into second floor mechanical room, as well as various the second-floor air handling unit and condensing unit, and the building elevator.

Recommendations
- Recommend annual maintenance service of the main distribution switchboard, second floor distribution board, and branch panel boards to extend useful life of equipment.
- The GFCI receptacle's cover plate, located between the two condensing units, at the rear exterior of the building, is detached from the electrical box and will need to be secured.

Critical Repairs:
- Secure GFCI receptacle cover

Non-Critical Repairs:
- None

Estimate Period Repairs:
- None

Potential upgrades:
- None

Lighting:

At 901 Arctic Ave, the common areas are lit with ceiling mounted light fixtures and lay in light fixtures. The shop room is lit by strip fluorescent fixtures. Exterior lighting generally consists of wall mounted fixtures and HID flood lights on the exterior of the building.

Exit signs throughout the common areas utilize fluorescent lamps.

Recommendations
- Replace CFL lamps and fluorescent tubes with LED lamps to improve energy efficiency.
- Recommend annual maintenance service of the main switchboard and distribution equipment will extend useful life of equipment.

Critical Repairs:
- None.

Non-Critical Repairs:
- Replace interior light fixtures older than 25 years
- Replace non historic exterior light fixtures
- Re-lamp historic exterior light fixtures.

Estimate Period Repairs:
- Replace common area light fixtures less than 25 years old
- Replace exterior light fixtures
- Replace exit signs

Potential upgrades:
- Replace fluorescent light fixtures and screw-in fixtures with LED
- Upgrade exterior lighting to LED

3.4.6 Dwelling Unit Electrical Systems Evaluation

Residence Electrical:
Power:

The electrical panels are in a prominent location with adequate code clearance. Visually, the electrical panels are in good to excellent condition. The incoming service is 240V and the amp ranged from 100 amps to 200 amps. It is recommended that any damaged breakers be replaced. It is recommended that receptacles by the kitchen counters are replaced with GFCI receptacles. Meter stack at multifamily buildings has service entrance circuit breakers that show signs of severe rust and should be replaced. The existing smoke detectors in all units should be replaced.

Some residences had non-GFI receptacles in kitchens and baths, (4%)

Recommendations
- Service the GFIC receptacles and replace as necessary.

Critical Repairs:
- Replace rusted meter stack circuit breakers.
- Replace non-GFI receptacles in kitchens and baths with GFI

Non-Critical Repairs:
- None

Estimate Period Repairs:
- Replace switches and receptacles.
- Service the GFIC receptacles and replace as necessary.

Potential upgrades:
- Provide AFCI receptacles for all general use receptacle and lighting circuits.

Lighting:
Typically, kitchens, living rooms, bedrooms, and bathrooms are provided with hard-wired ceiling-mounted lighting.

Recommendations
- Replace all hard-wired lighting fixtures with LED type

Critical Repairs:
- None

Non-Critical Repairs:
- Replace light fixtures

Estimate Period Repairs:
- None

Potential upgrades:
- None

3.5 Vertical Transportation

Elevator:
At 901 Arctic there is a two-stop 2500# capacity elevator by Otis of an unknown age. The elevator appeared to be in good condition with newer finishes. The controllers will need to be replaced within the estimate period. We recommend the elevator receive a third party evaluation.

Exterior Platform Lifts:
At the front porch of 109 Chesapeake, and side porch of 500 Baltic Ave, there is an exterior wheelchair lift (Bruno model VPL-3100) that serves as the primary accessible route. This device was reported in working order at the time of the survey. The manufacture date on these lifts is August 2013. HUD does not list an estimated useful life specifically for exterior wheelchair lifts, but elevator controllers are 10-year EUL, Machinery is 20 and Cab Frames are 35 years. Replacement of the lift should be anticipated within the estimate period. Rust occurs at the housing of the platform lifts and should be cleared of oxidation, primed and painted.

Recommendations:
- service exterior platform lift
- Hire third party to evaluate the elevator

Critical Repairs:
- None

Non-Critical Repairs:
- Repaint exterior platform lift
- Service exterior platform lift

Estimate Period Repairs:
- Replace exterior platform lift
- Replace elevator controller at 901 Arctic Ave.

3.6 Fire and Life Safety

Life Safety:
901 Arctic Ave: There is both a wet-pipe and a dry-pipe fire sprinkler system located withing the building. The dry-pipe system protects the roof assembly and the alarm check valve and riser mounted air compressor is located in the second floor mechanical room. The remainder of the building is protected by the wet-pipe sprinkler system. The date the sprinkler system was installed is unknown. A standpipe with hose valves is located within the building stair. The condition of the system is good and it is not anticipated to need replacement during the estimate period. The system should continue to be tested and maintained, with system components being replaced on an as-needed basis. The fire water service

assembly consists of a control valve, Star S380 backflow preventer, and flow switch. No other building has a fire suppression system. A fire department connection is installed along N Maryland Ave.

901 Arctic has an addressable fire alarm system panel located in the utility room. The system appears to be in good condition. Fire alarms are located throughout the building. Fire alarms have strobe lights in addition to the audible alarm. There are pull stations at each exit.

Handheld fire extinguishers are located in the office kitchen, maintenance, storage and the utility room. Hand held fire extinguishers are present in all unit kitchens.

Hard-wired smoke and CO detectors are located in the corridors on each floor of the building. Hard wired heat detectors as required by municipal ordinance are located in the mechanical rooms.

Units also have hard-wired smoke detectors located in bedrooms, entries, and living rooms. Presence of CO detectors within the units was not confirmed.

The exit signs (red letters on white border) were located at all exits along the egress path. The exit signs all appear to be operating. The building entry vestibule, front porch, laundry, basement exterior egress route and each floor has an emergency light

There are no emergency generators at any of the buildings.

Recommendations

- 901 Arctic Ave: Continue to perform annual maintenance on the fire suppression system and maintain system as recommended by sprinkler contractor.
- Continue to perform annual maintenance on the fire alarm system and maintain system
- Continue to test Emergency battery packs and maintain equipment as needed.
- Firestop dry powder cans should be installed in each rangehood to prevent fires.

Critical Repairs:

- None

Non-Critical Repairs:

- Replace ABC type fire extinguishers
- Replace smoke, heat and CO detectors
- Replace exit signs and emergency lighting

Estimate Period Repairs:

- Replace fire alarm panels.
- Replace ABC fire extinguishers
- Replace exit signs and emergency lighting
- Replacement of dry-pipe system air compressor

Potential upgrades:

- Provide dry powder extinguishing canisters at ranges.

<u>Building Security:</u>
901 Arctic Ave has a secure entrance vestibule with a resident kiosk, pass through window and transaction counter to the reception room to its rear. Guests are electronically admitted through the secured set of interior doors to the reception room to access the elevators, which require no security protocol to operate. The elevator accesses the second-floor corridor, kitchen, bath and both stairs. Offices and the board room have keyed doors from the corridor. The building utilizes a closed-circuit security camera system with cameras in the vestibule, reception, corridors and board room. It was reported by maintenance that the rear stair is exterior to the building and has been used by vagrants for shelter, obstructing the emergency egress path. This stair could be secured with a one way locking exit gate. It was reported by maintenance that trespassing and drug use takes place in the ‘blind spot’ between the 2 outside condenser units. We recommend screening this area to prevent access by trespassers.

Exterior door from the Maryland Ave Stair does not properly lock without special effort. A traffic cone was found intentionally lodged between the crash bar and door panel, an improvised latch block. The hardware should be replaced.

Typical dwellings have a doorbell at the main entry. The buildings do not utilize a centralized video monitoring system. Tenants provide their own doorbell cameras. Several residents have their front or rear entry door secured with a bar, crutch or wooden dowel. Upgrades to these doors security should be considered to improve the safety of these doors. Some of these barred doors are in kitchens.

Recommendations:
- Secure blind spot at condenser units.

Critical Repairs:
- Replace door hardware at stair exterior door.
- Remove improvised security measure (traffic cone) at exit stair exterior door

Non-Critical Repairs:
- None

Estimate Period Repairs:
- None

Potential Upgrades:
- Add deadbolts to doors tenants have barred shut and instruct residents to not bar the exit doors.
- Secure bottom of exit stair at 901 Arctic Ave with a one way locking exit gate device.
- Provide screening around the condenser units at 901 Arctic Ave.

Residence security:
The property does not utilize an emergency call system or “Nurse call system.”

Typical unit entry doors have one peephole. The barrier-free units have an additional wide view peephole mounted at an accessible height.

Windows were observed to be broken in some units, documented in section 3.3.1 of this report.

Critical Repairs:
- None

Non-Critical Repairs:
- None

Estimate Period Repairs:
- None

Potential Upgrades:
- None

3.7 Interior Elements - Common

Interior Areas at 901 Arctic Ave:
The following chart reflects the areas accessible to the residents and employees and the current finishes:

	FLOORING						WALLS				CEILING							
Room/Existing Finish	**Conc - sealed**	**Hardwood or Laminate**	**CT**	**VCT/VB**	**Carpet**	**Metal tread**	**Masonry - ptd**	**GWB/Plaster**	**CT wainscot**	**Wd wainscot**	**None**	**Lay-in**	**Tin**	**GWB/Plaster**	**Window**	**Exterior Dr**	**Attic Hatch**	
Front Porch	X						X											
Vestibule		X						X							X			
Reception		X	X					X										
1st fl hall		X						X						X				
Stair 1				X				X						X	X	X		
2nd fl hall		X						X						X	X			
Stair 2						X	X							X				
Board Room					X			X						X				
Open Office					X			X				X						
Private Offices					X			X				X			X			
Kitchen				X				X						X	X	X		
Restroom				X				X					X	X				
Office Storage				X				X						X	X			
Maintenance	X							X						X	X			
Utility	X							X						X	X	X		
Storage	X							X						X	X			

Finishes throughout for floors are in fair to poor condition and should be replaced during the near term.

Walls and ceilings are typically painted plaster with 10” profiled wood base. Windows typically have interior wood casing, that requires painting. Walls and Ceilings are typically in fair condition. The 2x2 grid acoustic lay in ceiling in the reception room is incomplete because of temporary HVAC for the space ducts through the assembly. The fire inspector has notified building maintenance staff previously this is a code violation. The HVAC system deficiencies should be addressed, and the ceiling assembly should be repaired to bring it into compliance with code.

Floors in the vestibule, reception and second floor corridor are tongue-in-groove hardwood laminate. They are in fair condition in most locations but are starting to gap and wear at areas of high use, especially the second floor outside the board room. Gapping in flooring creates unhygienic seam spaces that cannot be cleaned. They are near the end of their useful life and should be replaced in the near term, before gapping becomes an unsafe condition. Carpets throughout are old and worn. They should be replaced in the near term. Vinyl Flooring in the kitchen and storage room are in fair condition but are near the end of their EUL and should be replaced in the near term. Ceramic 4”x4” tile is in the restrooms with 4” tile base in good condition.

Critical Repairs:

- Repair ceiling assembly at reception room. See mechanical section 3.4.1 of this report for additional critical repair scope for this item.

Non-Critical Repairs:
- Replace carpets.
- Replace wood flooring.
- Replace VCT throughout.
- Refinish original hardwood trim, stairs and railing systems.
- Refinish sealed concrete floors.
- Repaint walls.
- Repaint Wood trim.

Estimate Period Repairs:
- Replace mailboxes.
- Replace carpets
- Replace acoustic ceiling system.

Potential upgrades:
- None.

Office Kitchen:

There is a galley kitchen with 6 linear feet of base cabinet, p-lam counter and wall cabinet with ADA mount sink height and clearances. Condition is fair. There is one refrigerator in fair condition, General Electric 18.1 Cubic feet capacity with top freezer. Condition is fair. Sink is drop in single bowl stainless steel 18" wide with chrome goose neck faucet with 2 levers.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace faucet.

Estimate Period Repairs:
- Replace faucet.
- Replace refrigerator with Energy Star Certified.

Potential upgrades:
- None.

Second Floor Restroom:

Two single user toilet rooms are located near the kitchen on the second floor. They each have a wall hung ceramic lavatory with dual lever faucet, Mirror and soap dispenser. They each have a floor mounted tank toilet 1.6G/flush with grab bars and toilet paper holder. They each have a floor drain, recessed paper towel dispenser/ trash receptacle. They each have a vanity light. One restroom has a urinal with 1.0 G/flush. All aspects of the restrooms were in fair condition. Toilet, urinal and faucet all should be replaced in the estimate period.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace faucet.

Estimate Period Repairs:
- Replace faucet.
- Replace lavatory.
- Replace toilet.
- Replace urinal.

Potential upgrades:
- Add vertical grab bars at toilet rooms.

Shipping and Receiving:

A cast iron service sink with a standard trap is located in the sipping and receiving area. A service sink faucet with a vacuum breaker is provided. In addition, a trap primer is located below the sink to maintain trap seals at floor drains. The service sink and faucet appeared to be in fair condition.

Critical Repairs:
- None

Non-Critical Repairs:
- None.

Estimate Period Repairs:
- Replace faucet.

Trash Chute:
None exist in the subject properties.

3.8 Dwelling Unit Interior Evaluation

Interior Areas at Typical Residential Units:
The following chart reflects the areas within the typical unit and the current finishes:

	FLOORING						WALLS				CEILING							
Room/Existing Finish	**Conc - sealed**	**Hardwood or Laminate**	**CT**	**VCT/VB**	**Carpet**	**Wood Deck**	**Masonry - ptd**	**GWB/Plaster**	**CT wainscot**	**Wd wainscot**	**None**	**Lay-in**	**Tin**	**GWB/Plaster**	**Window**	**Exterior Dr**	**Attic Hatch**	**Vented Soffit**
Front Porch						X												X
Living Room		X		X	X			X						X	X	X		
Dining Room		X			X			X						X	X			
Kitchen		X	X	X				X						X	X	X		
Pantry				X				X						X				
Mechanical Closet				X				X						X				
Stair		X		X				X						X	X			
Back porch						X												X
Bathroom			X					X						X				
Bedrooms				X	X			X						X	X			
Upstairs Hall				X				X						X	X		X	

Walls, Floors and Ceilings:
Flooring: All bathrooms have ceramic tile floor and base. The kitchens are primarily VCT (90%), with the balance either LVT, wood laminate or 12x12 ceramic tile. The ceramic tile was in the more recently built buildings and observed to be in good condition. The ceramic tile should be cleaned and re-grouted. All other kitchen flooring needs replacement, wood laminate floors having the most degradation. We recommend not installing wood laminate floors in wet service areas like kitchens, instead install LVT or LVP.

The living rooms, dining rooms, closets, bedrooms and corridors outside bedrooms are typically VCT, with a few units having LVT. Some units had tenant-provided carpet in the living room. No destructive investigation was made to determine the flooring under the carpet. The carpets are in poor condition and should be replaced in the near term. Most VCT is beyond its EUL and should be replaced. VCT/LVT flooring should be replaced during the estimate period. Stair treads are either wood painted or rubber stair tread covers. They are typically in poor condition and all should be replaced.

Ceilings: Interior ceilings are typically painted plaster or GWB. Ceiling height in the residential floors is not standardized; 8'-0" ceiling occur in older units and 9'-0" occur at newer units. Three occupied units had open ceilings in bedrooms living rooms and garages (Locations: 118 N New Jersey Ave, 427 Grammercy Pl., 326c Robinson Ave, 1520 Penrose). These ceilings should be repaired immediately with properly finished GWB. Units should be repainted over the course of the evaluation period.

See table below for proposed finishes package.

	FLOORING						WALLS				CEILING							
Room/Existing Finish	**Conc - sealed**	**Hardwood or Laminate**	**CT**	**VCT/VB**	**Carpet**	**Wood Deck**	**Masonry - ptd**	**GWB/Plaster**	**CT wainscot**	**Wd wainscot**	**None**	**Lay-in**	**Tin**	**GWB/Plaster**	**Window**	**Exterior Dr**	**Attic Hatch**	
Front Porch						X												
Living Room		X		X				X						X	X	X		
Dining Room		X						X						X	X			
Kitchen				X				X						X	X	X		
Pantry				X				X						X				
Mechanical Closet				X				X						X				
Stair		X						X						X	X			
Back porch						X								X				
Bathroom			X					X						X				
Bedrooms				X				X						X	X			
Upstairs Hall				X				X						X	X		X	

Critical Repairs:
- None

Non-Critical Repairs:
- Replace flooring throughout.
- Clean and re-grout ceramic tile
- Repaint units.

Estimate Period Repairs:
- Replace carpet flooring throughout.
- Repaint units.

Potential upgrades:
- Change carpeting to a resilient surface.

Windows and Doors:
As discussed earlier, apartment exterior windows are double hung vinyl units with double paned glass set into the original wood frames. There are frequently missing security screens on first floor windows. Some windows were noted as not being easily operable. Windows have an interior wood sill and apron. Several need to be replaced due to age, wear and incidental water. Windows have mini-blinds of various materials, which are nearing their useful life and should be replaced. Room darkening blinds are recommended.

The unit entry doors are 6-panel, hollow metal, self-closing, with a latch, deadbolt and peephole. These doors are in fair to poor condition. Entry doors at the handicap accessible units have lever hardware but lack required kickplates. Doors generally have molded wood casing trim.

The bedroom and bathroom doors are typically hollow core wood in a variety of original 5-panel doors or replacement 6-panel doors, each with a latch, set in a wood door frame. These doors are in fair to poor condition and are beyond their EUL and should be replaced. Interior doors at the handicap accessible units have lever hardware but lack required kickplates.

Closet doors are pairs of 6-panel doors or single leaf doors, with lever hardware, set in a wood door frame. Some are bifold doors. The doors to the mechanical closet are fully louvered. Some are bifold. Door stops are typically hinge stops. These doors are in fair to poor condition. Many are missing especially at bedrooms.

Recommended:

Critical Repairs:
- None.

Non-Critical Repairs:
- Replace window blinds
- Replace all interior doors and hardware

Estimate Period Repairs:
- Replace windows blinds

Potential upgrades:
- None.

Kitchen Fixtures and Furnishings:
Kitchen layouts are primarily L-shape or U-shape kitchens. Cabinets have partial overlay panel and frame doors, with no pull hardware on the doors and no pulls on the drawers. These should be provided. Countertops are square edge plastic laminate with backsplash. Appliance package consist of a 30-inch gas range, recirculating range hood, refrigerator and single bowl drop-in stainless steel sink. The barrier-free units have an gas range/oven, roll-under counters, and lowered wall cabinets; and the sink is an offset drain with garbage disposal. There is no wall mounted splash guard behind the range.

The countertops are exhibiting signs of wear at the leading edge, ends, and at joints. The countertops are nearing the end of expected useful life and should be replaced. Cabinets are reaching the end of expected useful life. All appliances and fixtures should be replaced at the same time, using Energy Star appliances where available. A splash guard shall be provided at all ranges.

Recommendations:
- Provide HUD Severe-use cabinets

Critical Repairs:
- None

Non-Critical Repairs:
- Replace counters and cabinets, sink and garbage disposal
- Replace refrigerator (Energy Star)
- Replace range/hood, microwave
- Provide range splashguard panel.
- Replace faucets with low-flow model
- In the handicap accessible units, provide lever hardware and kickplates on all swing doors and Provide wire pulls on all cabinet doors and drawers.

Estimate Period Repairs:
- Replace appliances

Potential upgrades:
- Direct vent range hood

Bath Fixtures and Furnishings:
Full bath: vanity, towel bar, toilet paper dispenser, surface mounted medicine cabinet, tumbler holder, soap dish, ceramic tile tub surround with soap dish and shower rod. One acrylic tub surround is installed with too large a gap at the bottom and cannot prevent water intrusion into the wall and ceiling below.
Washer/dryer closet: washing machine plumbing box only, tenant provides machines.

Plumbing fixtures are discussed in another section of this report.

Recommended:
- Provide additional grab bars in the accessible tub/shower to comply with current barrier-free codes.
- Provide HUD Severe-use cabinet for vanity base.
- Provide two 24” towel bars in each bathroom.

Critical Repairs:
- Reinstall surround where gapping allows water to enter wall cavity (310c Robinson).

Non-Critical Repairs:
- Assess, repair ceramic tile tub surrounds. (clean and re-grout)
- Replace vanity base, top and faucet
- Replace bath accessories
- Add additional grab bars to every HC unit

Estimate Period Repairs:
- Replace bath accessories

Potential upgrades:
- None.

4.0 Additional Considerations

Indoor air quality and mold:
Plumbing leaks from bathtubs and toilets appear to have caused the most damage to the units over time. Because of the lack of an exhaust fan in the bathroom, residents should be educated on how to properly vent the bathroom using the existing window.

Because of the general lack of vented range hood, the property manager should consider a modernization program to replace older recirculating range hoods or to educate the residents on how to properly vent the kitchen using the existing windows.

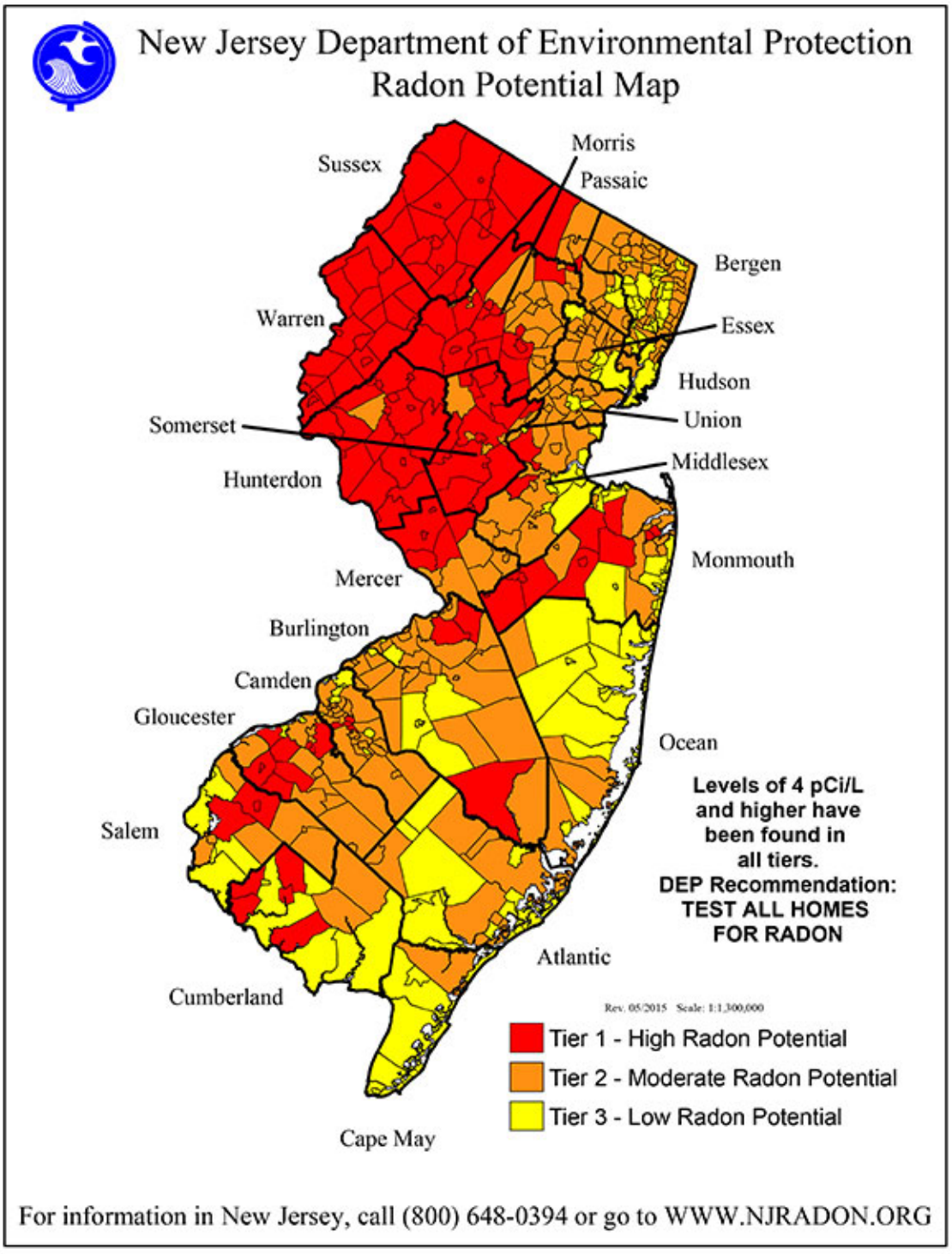
Through property management, the tenants should be educated on methods to improve air quality:

- Utilize non-toxic cleaning products that can often be made with common household products such as baking soda, vinegar and lemon juice
- Designate a smoking area outdoors away from operable windows, doors and HVAC air intakes.
- Minimize allergy and asthma triggers from pests like cockroaches and mice by keeping food tightly sealed and only allow eating in certain areas. Those areas should be cleaned daily.
- When dusting, wipe down surfaces with a damp cloth to keep down dust re-entering the atmosphere. Mop regularly.
- Carpets hold a lot of dust and can also hold moisture. Clean up spills immediately and get the area very dry to reduce possibility of mold growth.
- If there are hardwood floors or other smooth surfaces underneath carpet, consider removing the carpeting completely.
- Eliminate ‘dust catchers’ from sleeping areas. These include fabric curtains and stuffed animals.
- Plants can purify some toxins from the air, but also can hold a lot of dust, and if overwatered, mold. Dust plants regularly ad don’t overwater. Remove plants rom rooms where sensitive individuals spend a lot of time, especially the bedroom.
- Wash bedding at least weekly in hot water to eliminate dust mites. Cold water washes designed to eliminate dust mites can also be found in online stores.
- Enclose mattresses in zippered covers to protect against dust mites and bed bugs.
- Check apartment temperature and humidity levels. High temperatures and humidity levels can lead to mold growth.
- If carpeting desired, consider products sourced from those naturally void of VOCs and other toxins. Moving away from petrochemical-based products, even if they are recycled, and towards using natural fibers such as wool, jute, sisal, hemp or coir (coconut husks), benefits both environmentally-sensitive tenants and the environment.
- Install rubber ‘walk-off’ mats or rugs for inside or outside of apartment unit doorways that can be washed in hot water to eliminate dust and other particulates.

Environmental

An environmental site assessment for ACBM, lead, radon and PCB is outside the scope of this report. Based on the age of the property, analysis and testing is recommended before finalizing any renovation scope of work. ACHA does not have any available prior environmental reports for this property.

The site in Altantic County is located in EPA Radon Zone 3, low potential, with a predicted average indoor radon screening level below 2 pCi/L. See EPA Map of Radon Zones following:



5.0 Document Review & Interviews

ACHA representatives Jackson Mohr and Deirdre Brock- provided responses to the property features interview questions in person at the Stanley Holmes Village Office at 1539 Adriatic Ave on April 24th 2025. Representatives of Thriven Design, Joseph Lulis, Ade Cornelius and Mike Rosado performed site reconnaissance on five days; April 24, 29, May 1, 6, 8 2025. No drawings were available to review prior to reviewing the subject properties.

6.0 Opinions of Probable Costs

Please refer to the attached worksheets for detailed breakouts of project expenditures. Following is a rolled-up summary:

- Critical repairs (must be completed before tax credit awarded): $-67,800
- Initial Year physical needs & Rehabilitation Scope: $-8,326,000
- Long term physical needs (years 1-20) $-17,770,432

7.1 Accessibility

Accessibility:

The State of New Jersey enacts ICC/ANSI A117.1-2009 as the State's Barrier-Free Subcode, as amended. Projects receiving Federal funds or subsidies, often routed through State housing agencies, have to further comply with the Fair Housing Act Amendments Act of 1988 and Section 504 of the Rehabilitation Act of 1973, as amended, and the Uniform Federal Accessibility Standards (UFAS). Under these standards, 5% of the dwelling units must be accessible by persons with mobility impairments. An additional 2% of the total dwelling units must be accessible by persons with hearing or vision impairment. Buildings and site facilities provided for the use of tenants must be accessible to persons with disabilities.

Section 504 of the Rehabilitation Act of 1972 is a Federal accessibility law that was enacted on June 2, 1988. Section 504 applies to multifamily properties that have or are currently receiving funding from a Federal source. In the case of new construction, substantial rehabilitation (15 or more units with the cost of alteration is 75 percent or more of the replacement cost of the competed facility), and other alterations (modernizations and alterations to the property), the property must have a minimum of five percent mobility accessible units and two percent of the units for visual / audio hearing impairments. The percentage can be increased by HUD involved at their discretion. In the case of other alterations, exceptions can be considered due to undue financial burdens or structural restrictions. However, the exceptions do not relieve the recipients from compliance utilizing other units/buildings or other methods.

Reasonable accommodations as described in 24 CFR 8.4(b)(i), 8.24 and 8.33 are described as follows: When a family member requires an accessible feature(s) or policy modification to accommodate a disability, property owners must provide such feature(s) or policy modification unless doing so would result in a fundamental alteration in the nature of its program or result in a financial and administrative burden.

The Uniform Federal Accessibility Standard (UFAS) 24 CFR part 40 was adopted by HUD and made effective October 4, 1984. UFAS applies only to new construction or to alterations to the existing buildings. Alterations are defined as work that costs 50 percent or more of the building's value when the work performed occurs within a twelve-month period.

The Fair Housing Amendments Act (FHA) of 1988 amended Title VIII of the Civil Rights Act of 1968 to aid in the prohibitions against discrimination in housing on the basis of disability and familial status. The Fair Housing Act also made it unlawful to design and construct certain "covered multi-family dwellings" for first occupancy after March 13, 1991, in a manner that makes them inaccessible to persons with disabilities. The Fair Housing Act also established design and construction requirements to make such dwellings readily accessible to, and usable by, persons with disabilities. Covered multi-family structures meeting the FFHA criteria, and firs occupied on or after March 13, 1991, are required to comply fully with FHA. Existing facilities constructed prior to this date are not addressed by FHA unless the property receives Federal subsidies.

The Fair Housing Act (FHA) requires that certain "covered multi-family buildings" be accessible. FHA indicates that all ground floor unis on a property be upgradeable to accommodate persons that are mobility impaired.

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Buildings completed and occupied after January 26, 1992, are required to comply fully with ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of complying to the

extent allowed by structural feasibility and the financial resources available; otherwise a reasonable accommodation must be made.

Applicability of Accessibility Standards:
These structures were first occupied for residential use circa 1956, and last comprehensively renovated in 2013. Based on the original construction date for this occupancy, these properties are subject to Section 504/UFAS requirements for the renovation of the apartments. Areas of public accommodation are subject to both ADAAG and UFAS.

Site accessibility:
901 Arctic has 2 marked handicap accessible spaces. An accessible route is provided from the city sidewalk to the building entrances by way of a ramp. The units designated as accessible all have off street parking adjacent to the ramp or platform lift that accesses the main floor of the residence. An accessible route from the building to the public sidewalk is provided.

A full, detailed survey analysis was not undertaken. Please see attached Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act and the ASTM E2018-15 Uniform Abbreviated Screening Checklist Fair Housing Act.

Common area accessibility:
901 Arctic Ave has an accessible route to all public spaces. The at grade portion of the building, mechanical, storage and maintenance areas, is accessed by an exterior double door near the parking lot. The hardware at these doors

Dwelling unit mobility accessibility:
As currently configured, four units or 7% are designated as accessible, which exceeds the required 5%.

A full, detailed survey analysis was not undertaken to verify compliance with ANSI A117.1-2009 or UFAS. Please see attached Uniform Abbreviated Screening Checklist for the 2010 Americans with disabilities Act and the ASTM E2018-15 Uniform Abbreviated Screening Checklist Fair Housing Act.

Dwelling unit hearing and visually impaired accessibility:
Two percent of the units shall be equipment with devices to provide accessibility for hearing and visually impaired persons. No H&VI units were observed. Three H&VI accessible unit shall be provided. In addition, all accessible units shall receive H&VI equipment packages.

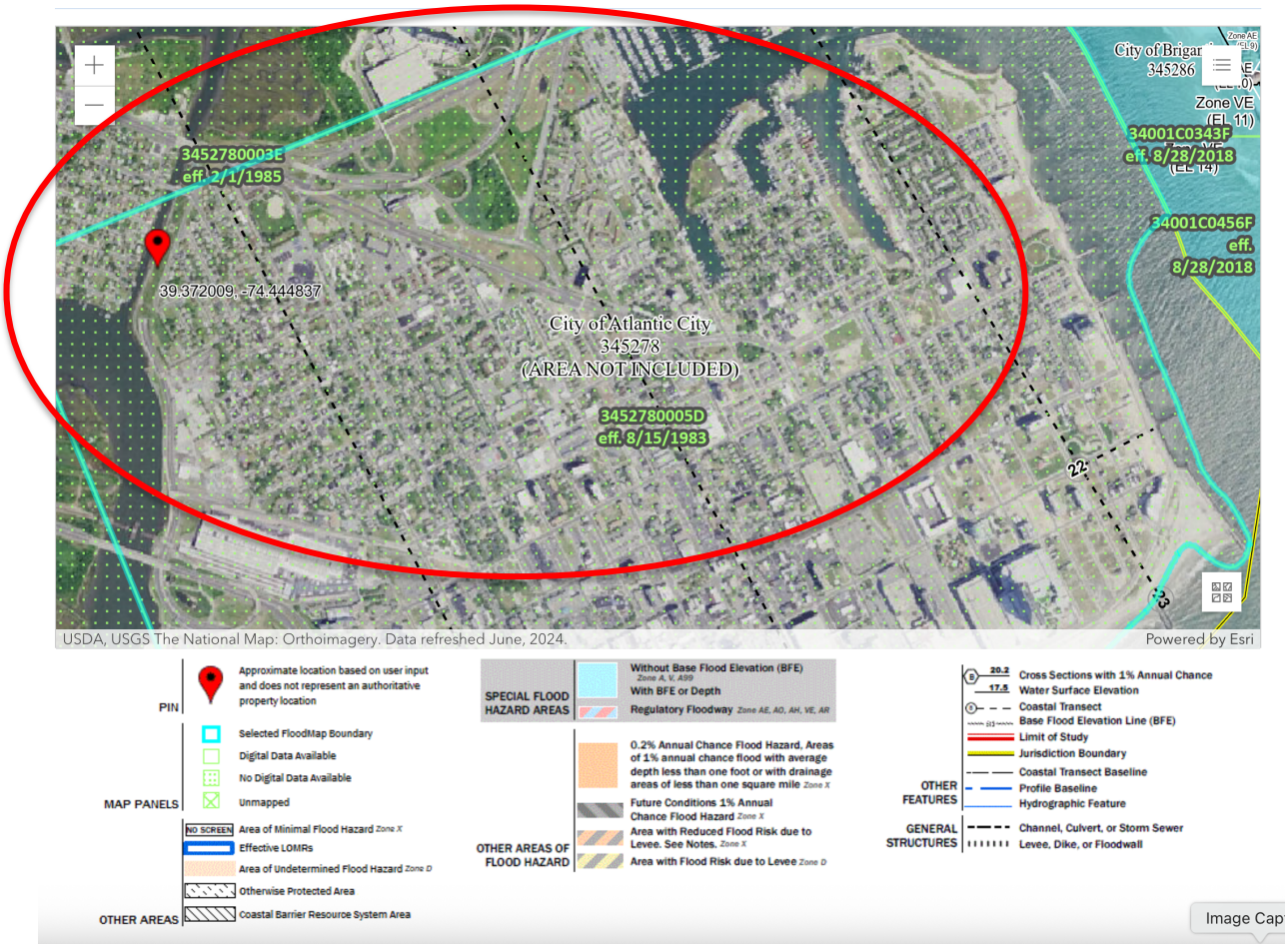
7.2 Intrusive and Other Examinations

Environmental

No environmental reports were provided at this time.

Flood Hazard

The site in Atlantic County, is within Zone A8, base elevation 10, of the FEMA Advisory Base Flood Elevation area, meaning it is within floodplain (100-year flood). The base grade plane and the crawl space level is below the base elevation. Verification of local wetlands and streams is outside the scope of this report. See FEMA map excerpt following with the project areas circled:



7.3 Owner Proposed Improvements

ACHA has contracted Thriven Design to conduct drone surveys for investigating options for reroofing all properties within the scattered sites portfolio.

8.0 Acknowledgements

Personnel who conducted the assessment:

- Ade Cornelius
- Joseph Lulis, RA LEED ® AP
- Michael Rosado
- Carlos Sesto
- William Yang, PE

Assessment preparation overseen by:

- Milton D. Smith, RA

9.0 Limiting Conditions

This report has been prepared for, and can be relied upon, by the client and the United States Department of Housing and Urban Development (HUD). This report was prepared in accordance with generally accepted industry standards of practice for building inspection services, including the ASTM E-2018-24 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.* No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from the author of this report.

The statements in this report are professional opinions about the present condition of the subject property. They are based upon visual evidence available during the inspection of reasonably accessible areas of the subject property. We did not remove any surface materials, perform any destructive testing, or move any furnishings. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope of work then was determined for this project. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection. We did not undertake activities that would completely assess the stability of the building or the underlying foundation soil since this effort would require excavation and destructive testing. Likewise, this is not a seismic assessment, nor do we make any conclusions or comments regarding wood destroying organisms/insects. Our on-site observations pertain only to specific locations at specific times on specific dates. Our observations and conclusions do not reflect variations in conditions that may exist, in unexplored areas of the site, or at times other than those represented by our observations.

EXHIBITS

1. Photographic Record

425-427 Grammercy Pl.

131 Delaware Ave.

217 Grammercy Pl.

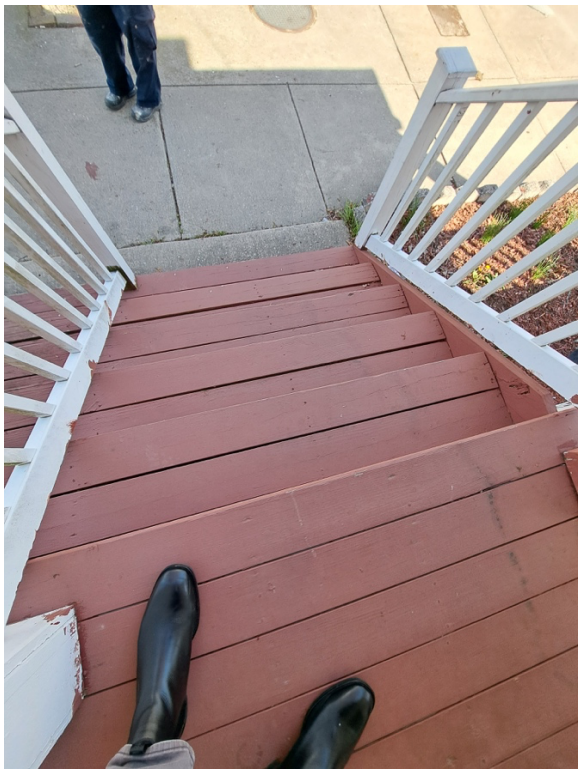
340 Dr Martin Luther King Jr Blvd.

1121 City Ave.

103-105 Congress Ave.

52 N. Massachusetts Ave.

201d N. South Carolina Ave.



Loose Stair Treads

Unsecured Railing

Sidewalk Trip Hazard

Broken Stair Treads

901 Arctic Front and Parking Lot Façade

HC Parking Stalls and Ramp

901 Arctic Parking Lot Façade

Open Exit Stair and Condenser Units

Masonry Repointing, Crack Repair, Graffiti Removal

Masonry Damage and Open Storm Boot

Trash Enclosure

Masonry Bulges at top of arched window down to sill.

Exit door does not latch properly

Fire Stair Tower

Light Pole Needs to be Painted.

Replace Cracked Sidewalk Panel and Storm Pipe.

Typical Window

Reception Room with temporary air conditioning

Failed floor at 2nd Floor Corridor

Maintenance space

File Storage Room

Kitchen

Elevator Cab

Board Room

Toilet Room

Second Floor Corridor

2. Accessibility Screening Checklists

E2018−15

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act

	Item	Yes	No	NA	Comments
A.	**History**				
1.	Has an ADA survey previously been completed for this property.			X	
2.	Have any ADA improvements been made to the property since original construction?	X			901 Arctic has undergone renovation for a ramp and elevator to access both levels of the building used by the public
3.	Has building ownership/management reported any ADA complaints or litigation?		X		
B.	**Parking**				
1.	Does the required number of standard ADA-designated spaces appear to be provided?	X			
2.	Does the required number of van-accessible designated spaces appear to be provided?	X			
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	X			
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	X			
5.	Does each accessible space have an adjacent access aisle?	X			
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	X			
C.	**Exterior Accessible Route**				
1.	Is an accessible route present from public transportation stops and municipal sidewalks on the property?	X			
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	X			
3.	Do the curb cut ramps appear to have the proper slope for all components?	X			
4.	Do ramps on an accessible route appear to have a compliant slope?	X			
5.	Do ramps on an accessible route appear to have a compliant length and width?	X			
6.	Do ramps on an accessible route appear to have compliant end and intermediate landings?	X			

7.	Do ramps on an accessible route appear to have compliant handrails?		X		Handrail extensions are not possible at 502 Baltic Ave.
D.	**Building Entrances**				
1.	Do a sufficient number of accessible entrances appear to be provided?	X			
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3.	Is signage provided indicating the location of alternate accessible entrances?	X			
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?		X		Not all unit accessible doors have clear floor space. 901 Arctic appears compliant.
5.	Do doors at accessible entrances appear to have compliant hardware?		X		Some doors on apparent accessible paths need lever hardware.
6.	Do doors at accessible entrances appear to have a compliant clear opening width?	X			
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	X			
8.	Do thresholds at accessible entrances appear to have a compliant height?	X			
E.	**Interior Accessible Routes and Amenities**				
1.	Does an accessible route appear to connect with all public areas inside the building?	X			
2.	Do accessible routes appear free of obstructions and/or protruding objects?	X			
3.	Do ramps on accessible routes appear to have a compliant slope?	X			
4.	Do ramps on accessible routes appear to have a compliant length and width?	X			
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?	X			
6.	Do ramps on accessible routes appear to have compliant handrails?			X	None exist.
7.	Are adjoining public areas and areas of egress identified with accessible signage?	X			
8.	Do public transaction areas have an accessible, lowered counter section?	X			
9.	Do public telephones appear mounted with an accessible height and location?			X	None exist.
10	Are publicly-accessible swimming pools equipped with an entrance lift?			X	None exist.
F.	**Interior Doors**				
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	X			

2.	Do doors at interior accessible routes appear to have compliant hardware?		X		
3.	Do doors at interior accessible routes appear to have compliant opening force?	X			
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	X			
G.	**Elevators**				
1.	Are hallway call buttons configured with the “UP” button above the “DOWN” button?	X			
2.	Is accessible floor identification signage present on the hoistway sidewalls?	X			
3.	Do the elevators have audible and visual arrival indicators at the entrances?	X			
4.	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area?	X			
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	X			
6.	Do elevator car control buttons appear to be mounted at a compliant height?	X			
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?	X			
8.	Are audible and visual floor position indicators provided in the elevator car?	X			
9.	Is the emergency call system at the base of the control panel and not require voice communication?	X			
H.	**Toilet Rooms**				
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?	X			
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	X			
3.	Does the lavatory faucet have compliant handles?	X			
4.	Is the plumbing piping under lavatories configured to protect against contact?	X			
5.	Are grab bars provided at compliant locations around the toilet?	X			
6.	Do toilet stall doors appear to provide the minimum compliant clear width?	X			
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?			X	
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?	X			
9.	Do accessories and mirrors appear to be mounted at a compliant height?	X			
I.	**Hospitality Guestrooms**				
1.	Does property management report the minimum required accessible guestrooms?			X	
2.	Does property management report the minimum required accessible guestrooms with roll-in showers?			X	

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EXHIBITS

3. Structural Report

None.

EXHIBITS

4. Environmental Assessment Reports

None.

EXHIBITS

5. Roof Survey Data Table

EXHIBITS

5. Roof Survey Data Table

SCATTERED SITES PROPERTIES
ATLANTIC CITY HOUSING AUTHORITY

	LOCATION	OWNED/SOLD	ACTION REQUIRED	MAIN ROOF	FRONT ROOF	REAR ROOF	SPECIAL ROOF	GUTTER/DS	RIDGE VENT	MISC ISSUES	AKA	ROOF MATERIAL
1	1110 ADRIATIC AVE		replace	1860	160	60		K-TYPE/GRADE	Y (domer only)	vents rusting		Asphalt Shingles
2	1112 ADRIATIC AVE		replace	1860	160	60		K-TYPE/GRADE	Y (domer only)	vents rusting		Asphalt Shingles
3	1114 ADRIATIC AVE		replace	1860	160	60		K-TYPE/GRADE	Y (domer only)	vents rusting		Asphalt Shingles
4	1116 ADRIATIC AVE		replace	1860	160	60		K-TYPE/GRADE	Y (domer only)	vents rusting		Asphalt Shingles
5	1118 ADRIATIC AVE		replace	1860	160	60		K-TYPE/GRADE	Y (domer only)	vents rusting		Asphalt Shingles
6	1120 ADRIATIC AVE		replace	1860	160	60		K-TYPE/GRADE	Y (domer only)	fascia mtl		Asphalt Shingles
7	901-03 ARCTIC AVE		10-15 years	5500	350(EPDM)	600 (EPDM)	300 (Mtl @ stair	ROUND/BOOT	N	oken DS/cornice trim replace		Unique Shingles/EPDM/Mtl
8	500 BALTIC AVE		10-15 years	2100		160		K-TYPE/GRADE	Y	10cap/boot		Asphalt Shingles
9	502 BALTIC AVE		15-20 years	1828				K-TYPE/GRADE	Y	mtl & boot		Asphalt Shingles
10	504 BALTIC AVE		15-20 years	1828				K-TYPE/GRADE	Y	replace front		Asphalt Shingles
11	706 BALTIC AVE		15-20 years	1000	160	120		K-TYPE/GRADE	N	replace front		Asphalt Shingles
12	708 BALTIC AVE		15-20 years	1000	160	120		K-TYPE/GRADE	N	replace front		Asphalt Shingles
13	710 BALTIC AVE		15-20 years	1000	160	120		K-TYPE/GRADE	N	replace front		Asphalt Shingles
14	716 BALTIC AVE		15-20 years	960	160	120		K-TYPE/GRADE	N	replace front		Asphalt Shingles
15	718 BALTIC AVE	SOLD		960	160	120						
16	720 BALTIC AVE		15-20 years	960	160	120		K-TYPE/GRADE	N	replace front		Asphalt Shingles
17	314 BEACH AVE		replace	1000	375		120 (garage)	K-TYPE/GRADE	Y	mtl/twin opp. Private		Asphalt Shingles
18	1618 CASPIAN AVE		5-10 years	1950				K-TYPE/GRADE	Y	deck issues/boot		Asphalt Shingles
19	204 N CHALFONTE AVE		10-15 years	800				K-TYPE/GRADE	N			Asphalt Shingles
20	206 N CHALFONTE AVE		10-15 years	800				K-TYPE/GRADE	N			Asphalt Shingles
21	104 CHESAPEAKE BAY COURT		replace	800	160	300		K-TYPE/GRADE	N	vents rusting		Asphalt Shingles
22	106 CHESAPEAKE BAY COURT		replace	800	160	300		K-TYPE/GRADE	N	vents rusting		Asphalt Shingles
23	108 CHESAPEAKE BAY COURT		replace	2400				K-TYPE/GRADE	N	solar		Asphalt Shingles
24	109 CHESAPEAKE BAY COURT		replace	2400				K-TYPE/GRADE	N	solar		Asphalt Shingles
25	110 CHESAPEAKE BAY COURT		replace	800	160	300		K-TYPE/GRADE	N	vents rusting		Asphalt Shingles
26	112 CHESAPEAKE BAY COURT		replace	800	160	300		K-TYPE/GRADE	N	vents rusting		Asphalt Shingles
27	1121 CITY AVE		replace	1125	40	120		K-TYPE/GRADE	N	broken DS		Mod Bit (main)/Shingle (Po
28	1125 CITY AVE		replace	1125	40	120		K-TYPE/GRADE	N	broken DS		Mod Bit (main)/Shingle (Po
29	100 N CONGRESS AVE		10-15/replace (rear)	1000	80	80		K-TYPE/GRADE		algae growth		Asphalt Shingles
30	102 N CONGRESS AVE	SOLD		1239	144	100						
31	103 N CONGRESS AVE		5-10 years	1560	70			K-TYPE/GRADE	N	multi-planes		Asphalt Shingles
32	105 N CONGRESS AVE		5-10 years	1375	100			K-TYPE/GRADE	N	multi-planes		Asphalt Shingles
33	109 N CONGRESS AVE		5-10 years	1250	80	80		K-TYPE/GRADE	Y	all cap now		Asphalt Shingles
34	115 N CONGRESS AVE	SOLD		1250	80	80						
35	117 N CONGRESS AVE		5-10 years	1250	80	80		K-TYPE/GRADE	Y	ar/cap/algae/few shingles		Asphalt Shingles
36	103 N DELAWARE AVE		10-15 years	1800	175		60 (bay wdw)	K-TYPE/GRADE	N	50sqft patch		Asphalt Shingles
37	105 N DELAWARE AVE		15-20 years	1350	160	450		K-TYPE/GRADE	N	replace boots		Asphalt Shingles
38	107 N DELAWARE AVE		15-20 years	1350	160	450		K-TYPE/GRADE	N	h @ main front/1boot		Asphalt Shingles
39	113 N DELAWARE AVE		15-20 years	1350	160	450		K-TYPE/GRADE	N	main front & rear/2boot		Asphalt Shingles
40	115 N DELAWARE AVE		15-20 years	1350	160	450		K-TYPE/GRADE	N	h @ main front/2boot		Asphalt Shingles
41	117 N DELAWARE AVE		10-15 years	1100	160	160		K-TYPE/GRADE	N	2 boots		Asphalt Shingles
42	119 N DELAWARE AVE		10-15 years	1100	160	160		K-TYPE/GRADE	N	2 boots/algae		Asphalt Shingles
43	340 N DR MLK BLVD		replace	1575				K-TYPE/GRADE	N			Asphalt Shingles
44	725 N DR MLK BLVD		replace	1575				K-TYPE/GRADE	N	atch chimney cap		Asphalt Shingles
45	1122 DREXEL AVE		replace	1500	120	180		K-TYPE/GRADE	N	place lead flashing on 2 boots		Mod Bit (main)/Shingle (Po
46	1126 DREXEL AVE		replace	1000	96	80		K-TYPE/GRADE	N			Mod Bit (main)/Shingle (Po
47	125 FOLSOM AVE	SOLD		800	160							
48	127 FOLSOM AVE	SOLD		800	160							
49	217 GRAMMERCY PL		replace	1000	160		375	K-TYPE/GRADE	Y	mtl rake		Asphalt Shingles
50	401 GRAMMERCY PL		10-15 years	2400				K-TYPE/GRADE	Y	replace ridge		Asphalt Shingles
51	403 GRAMMERCY PL		10-15 years	1500	144	200		K-TYPE/GRADE	N	ch 100sqft/2 boots		Asphalt Shingles
52	425 GRAMMERCY PL		5-10 years	1050	180	350		K-TYPE/GRADE	N	eal headwall nails front and rear		Asphalt Shingles
53	427 GRAMMERCY PL		5-10 years	1050	180	350		K-TYPE/GRADE	N	eal headwall nails front and rear		Asphalt Shingles
54	500 GRAMMERCY PL		replace	1300		250		K-TYPE/GRADE	Y		52 N MASS. AVE	Asphalt Shingles
55	600 N GREEN ST		5-10 years	1400				K-TYPE/GRADE	Y	s/patch chimney cap		Asphalt Shingles
56	615 N GREEN ST		replace	1400				K-TYPE/GRADE	N	ace chimney flashing		Asphalt Shingles
57	701 HOBART AVE		replace	1350	50			K-TYPE/GRADE	Y	steep/fascia mtl		Asphalt Shingles
58	107 HOUSTON AVE		5-10 years	1950				K-TYPE/GRADE	Y	ranual loss/boots		Asphalt Shingles
59	111 HOUSTON AVE		10-15 years	1000	160	500		K-TYPE/GRADE	Y	t back tree/3 boots		Asphalt Shingles
60	116 HOUSTON AVE	SOLD		760	160							
61	118 HOUSTON AVE	SOLD		760	160							
62	131 HOUSTON AVE		10-15 years	1400				K-TYPE/GRADE	Y	EV/steep/2 boots		Asphalt Shingles
63	638 N HOWARD AVE	SOLD		1200								
64	311 N INDIANA AVE		replace	800				K-TYPE/GRADE	Y			Asphalt Shingles
65	313 N INDIANA AVE		replace	800				K-TYPE/GRADE	Y			Asphalt Shingles
66	700 N INDIANA AVE	SOLD		1000		120						
67	1713 LEEDS/BISHOP RICHARD ALLEN		replace (main and rear)	840	120	150		K-TYPE/GRADE	N	Scupper		BUR(main&rear)/shingle(p
68	1801 LEEDS/BISHOP RICHARD ALLEN		replace	1000		160		K-TYPE/GRADE	Y			Asphalt Shingles
69	1803 LEEDS/BISHOP RICHARD ALLEN		replace	1000		160		K-TYPE/GRADE	Y			Asphalt Shingles
70	1805 LEEDS/BISHOP RICHARD ALLEN		15-20 years	1000		160		K-TYPE/GRADE	N			Asphalt Shingles
71	1807 LEEDS/BISHOP RICHARD ALLEN		15-20 years	1000		160		K-TYPE/GRADE	N			Asphalt Shingles
72	1811 LEEDS/BISHOP RICHARD ALLEN	SOLD		1500		240						
73	232 MADISON AVE		replace	723	165			K-TYPE/GRADE	Y	valley		Asphalt Shingles
74	234 MADISON AVE		replace	723	165			K-TYPE/GRADE	Y			Asphalt Shingles
75	236 MADISON AVE		replace	723	165			K-TYPE/GRADE	Y	valley		Asphalt Shingles
76	400 MADISON AVE		5-10 years	920	190			K-TYPE/GRADE	Y	next dr nonACHA		Asphalt Shingles
77	404 MADISON AVE		5-10 years	920	190			K-TYPE/GRADE	Y			Asphalt Shingles
78	406 MADISON AVE		5-10 years	920	190			K-TYPE/GRADE	Y	100sqft patch		Asphalt Shingles
79	2017 MAGELLAN AVE	SOLD		1150								
80	1807 MARMORA AVE		5-10 years	1000				K-TYPE/GRADE	Y			Asphalt Shingles
81	1809 MARMORA AVE		5-10 years	1000				K-TYPE/GRADE	Y			Asphalt Shingles
82	1815 MARMORA AVE	SOLD		1000								
83	123 N MARYLAND AVE		replace	1225	250	200		K-TYPE/GRADE	Y			Asphalt Shingles
84	221 N MARYLAND AVE	SOLD		1350	240	300						
85	48 N MASSACHUSETTS AVE		5-10 years	1100	160			K-TYPE/GRADE	N	30% patched		Asphalt Shingles
86	104 N MASSACHUSETTS AVE	SOLD		1375	80							
87	106 N MASSACHUSETTS AVE		10-15 years	1375	80			K-TYPE/GRADE		nextdr nonACHA		Asphalt Shingles
88	110 N MASSACHUSETTS AVE		5-10 years	900	80	80		K-TYPE/GRADE	Y	anual loss/2 boots		Asphalt Shingles
89	112 N MASSACHUSETTS AVE		replace	1250	200			K-TYPE/GRADE		sheathing		Asphalt Shingles
90	115 N MASSACHUSETTS AVE	SOLD		800	160							
91	117 N MASSACHUSETTS AVE	SOLD		800	160							
92	118 N MASSACHUSETTS AVE	SOLD		900	80	80						
93	119 N MASSACHUSETTS AVE		5-10 years	1400	280			K-TYPE/GRADE	Y (dormer)	steep/replace cap		Asphalt Shingles
94	133 N MASSACHUSETTS AVE		10-15 years	1250	160	160		K-TYPE/GRADE	Y	granual loss		Asphalt Shingles
95	222 N MASSACHUSETTS AVE	SOLD		1000								
96	316 N MASSACHUSETTS AVE	SOLD		1000	160	25						
97	901 MEDITERRANEAN AVE	SOLD		1000	100	100						
98	903 MEDITERRANEAN AVE	SOLD		1000	100	100						
99	905 MEDITERRANEAN AVE	SOLD		800	16	20						
100	907 MEDITERRANEAN AVE	SOLD		800	16	20						
101	909 MEDITERRANEAN AVE	SOLD		800	16	20						
102	911 A MEDITERRANEAN AVE	SOLD		1500	16							
103	911 B MEDITERRANEAN AVE	SOLD		1500	16							

	LOCATION	OWNED/SOLD	ACTION REQUIRED	MAIN ROOF	FRONT ROOF	REAR ROOF	SPECIAL ROOF	GUTTER/DS	RIDGE VENT	MISC ISSUES	AKA	ROOF MATERIAL
104	913 MEDITERRANEAN AVE	SOLD		900	16	120						
105	915 MEDITERRANEAN AVE	SOLD		900	16	120						
106	917 MEDITERRANEAN AVE	SOLD		900	16	120						
107	919 MEDITERRANEAN AVE	SOLD		900	16	120						
108	1121 MEDITERRANEAN AVE		replace	800	80	80		K-TYPE/GRADE	N	arch porch		Mod Bit (main)/Shingle (Po
109	1122 MEDITERRANEAN AVE		replace	800	80	80		K-TYPE/GRADE	N	arch porch		Mod Bit (main)/Shingle (Po
110	1125 MEDITERRANEAN AVE		replace	800	80	80		K-TYPE/GRADE	N			Mod Bit (main)/Shingle (Po
111	1126 MEDITERRANEAN AVE		replace	800	80	80		K-TYPE/GRADE	N			Mod Bit (main)/Shingle (Po
112	1715 MEDITERRANEAN AVE		5-10 years	1200				K-TYPE/GRADE	Y			Asphalt Shingles
113	1717 MEDITERRANEAN AVE		5-10 years	800				K-TYPE/GRADE	Y	3 boots		Asphalt Shingles
114	1719 MEDITERRANEAN AVE		5-10 years	1200				K-TYPE/GRADE	Y	boots/addkickout		Asphalt Shingles
115	1721 MEDITERRANEAN AVE		5-10 years	1600				K-TYPE/GRADE	Y	line shifts/trim tree		Asphalt Shingles
116	619 MELROSE AVE	SOLD		700								
117	621 MELROSE AVE	SOLD		700								
118	623 MELROSE AVE	SOLD		700								
119	625 MELROSE AVE	SOLD		700								
120	1040 N MONROE AVE		replace	960		450		K-TYPE/GRADE	Y	ear gutters/chimney flashing		Asphalt Shingles
121	511 MORGAN TERRACE		15-20 years	1500				K-TYPE/GRADE	Y	dd gutter guards		Asphalt Shingles
122	227 N NO CAROLINA AVE		10-15 years	850	175	300		K-TYPE/GRADE	N	s/domer soffit repair/2boot		Asphalt Shingles
123	231 N NO CAROLINA AVE		10-15 years	850	175	300		K-TYPE/GRADE	N	ranual loss/2boot		Asphalt Shingles
124	243 N NO CAROLINA AVE		5-10 years	850	175	300		K-TYPE/GRADE	N	00sqft patch/boot		Asphalt Shingles
125	247 N NO CAROLINA AVE		5-10 years	850	175	300		K-TYPE/GRADE	N	boot		Asphalt Shingles
126	309 N NO CAROLINA AVE		5-10 years	850	175	300		K-TYPE/GRADE	Y	ot/rear headwall patch 2		Asphalt Shingles
127	313 N NO CAROLINA AVE		5-10 years	850	175	300		K-TYPE/GRADE	Y	1 boot		Asphalt Shingles
128	325 N NO CAROLINA AVE		replace	850	175	300		K-TYPE/GRADE	N	ps/domers/valleys		Asphalt Shingles
129	329 N NO CAROLINA AVE		replace	850	175	300		K-TYPE/GRADE	N	ps/domers/valleys		Asphalt Shingles
130	428 N NO CAROLINA AVE		replace	1100	200	160		K-TYPE/GRADE	Y			Asphalt Shingles
131	430 N NO CAROLINA AVE		replace	1100	200	175		K-TYPE/GRADE	Y			Asphalt Shingles
132	112 N NEW JERSEY AVE		15-20 years	1250	250	100		K-TYPE/GRADE	Y	steep		Asphalt Shingles
133	118 N NEW JERSEY AVE		15-20 years	1450	200			K-TYPE/GRADE	N	wall repair/3boots/exhaust		Asphalt Shingles
134	120 N NEW JERSEY AVE		15-20 years	1450	200			K-TYPE/GRADE	N	eadwall repair/3 boots		Asphalt Shingles
135	122 N NEW JERSEY AVE		15-20 years	1175	175	400		K-TYPE/GRADE	N			Asphalt Shingles
136	124 N NEW JERSEY AVE		15-20 years	1175	175	400		K-TYPE/GRADE	N			Asphalt Shingles
137	638 N NEW YORK AVE		replace	1575				K-TYPE/GRADE	Y	DS & gutters		Asphalt Shingles
138	814 N OHIO AVE		5-10 years	900	175			K-TYPE/GRADE	Y	00sqft patch/sheathing		Asphalt Shingles
139	816 N OHIO AVE		replace	900	175			K-TYPE/GRADE	Y			Asphalt Shingles
140	1137 N OHIO AVE		replace	1200	225	200		K-TYPE/GRADE	N			Shingles(main)/mod bit(po
141	103 N PENNSYLVANIA AVE	SOLD		1125	180	120						
142	105 N PENNSYLVANIA AVE		5-10 years	1125	180	120		K-TYPE/GRADE	N	2boots		Asphalt Shingles
143	135 N PENNSYLVANIA AVE		5-10 years	1040	140	100		K-TYPE/GRADE	N			Asphalt Shingles
144	137 N PENNSYLVANIA AVE		5-10 years	1040	140	100		K-TYPE/GRADE	N	100sqft patch		Asphalt Shingles
145	230 N PENNSYLVANIA AVE		5-10 years	1100	200	160		K-TYPE/GRADE	N			Asphalt Shingles
146	234 N PENNSYLVANIA AVE		5-10 years	1100	200	160		K-TYPE/GRADE	N			Asphalt Shingles
147	238 N PENNSYLVANIA AVE		5-10 years	1100	200	160		K-TYPE/GRADE	N	nextdr nonACHA		Asphalt Shingles
148	242 N PENNSYLVANIA AVE	SOLD		1100	200	160						
149	308 N PENNSYLVANIA AVE		5-10 years	1100	200	160		K-TYPE/GRADE	N	mlt ptd peel		Asphalt Shingles
150	312 N PENNSYLVANIA AVE		5-10 years	1100	200	160		K-TYPE/GRADE	N	ptd peel/2headwall		Asphalt Shingles
151	316 N PENNSYLVANIA AVE		5-10 years	1100	200	160		K-TYPE/GRADE	N			Asphalt Shingles
152	320 N PENNSYLVANIA AVE		5-10 years	1100	200	160		K-TYPE/GRADE	N			Asphalt Shingles
153	1520 PENROSE AVE		10-15 years	1500			30 (wdw bay)	K-TYPE/GRADE	Y	porch DS missing		Asphalt Shingles
154	1522 PENROSE AVE		10-15 years	1500			30 (wdw bay)	K-TYPE/GRADE	Y			Asphalt Shingles
155	1524 PENROSE AVE		10-15 years	1500			30 (wdw bay)	K-TYPE/GRADE	Y	ingles/heavy algae @ porch		Asphalt Shingles
156	102 N PRESBYTERIAN AVE		5-10 years	1100	160	120		K-TYPE/GRADE	N	2boots		Asphalt Shingles
157	104 N PRESBYTERIAN AVE	SOLD		1100	160	120						
158	106 N PRESBYTERIAN AVE		5-10 years	900	80			K-TYPE/GRADE	N	16 cap/steep		Asphalt Shingles
159	134 N PRESBYTERIAN AVE		replace	1000	160	120		K-TYPE/GRADE	N	rake repair&mtl.		Asphalt Shingles
160	136 N PRESBYTERIAN AVE		5-10 years	1000	160	120		K-TYPE/GRADE	N	consider replace		Asphalt Shingles
161	138 N PRESBYTERIAN AVE		5-10 years	800	80			K-TYPE/GRADE	N	20cap/2boot		Asphalt Shingles
162	107 N RHODE ISLAND AVE		replace	1625				K-TYPE/GRADE				Asphalt Shingles
163	109 N RHODE ISLAND AVE		5-10 years	1300	160	160		K-TYPE/GRADE				Asphalt Shingles
164	110 N RHODE ISLAND AVE		replace	1400	320			K-TYPE/GRADE		solar & steep		Asphalt Shingles
165	111 N RHODE ISLAND AVE		5-10 years	1360	160	160		K-TYPE/GRADE				Asphalt Shingles
166	120 N RHODE ISLAND AVE		replace	900			480	K-TYPE/GRADE				Asphalt Shingles
167	132 N RHODE ISLAND AVE		5-10 years	1000	160	160		K-TYPE/GRADE		15 cap		Asphalt Shingles
168	136 N RHODE ISLAND AVE		5-10 years	1000	160	160		K-TYPE/GRADE		replace hip cap		Asphalt Shingles
169	310 ROBINSON AVE		replace					K-TYPE/GRADE	Y		Units A, B & C	Asphalt Shingles
170	326 ROBINSON AVE		10-15 years					K-TYPE/GRADE	Y	ft patch/b-vent	Units A, B, C & D	Asphalt Shingles
171	735 SEWELL AVE	SOLD		1350	64							
172	201 B N SO CAROLINA AVE		10-15 years	1140	115			K-TYPE/GRADE	Y	3boot/1 shingle		Asphalt Shingles
173	201 C N SO CAROLINA AVE		10-15 years	1140	115			K-TYPE/GRADE	Y	3boot/1 shingle		Asphalt Shingles
174	201 D N SO CAROLINA AVE		10-15 years	1140	115			K-TYPE/GRADE	Y	sqft patch/3boots		Asphalt Shingles
175	401 N SO CAROLINA AVE		replace	2400				K-TYPE/GRADE	N			Asphalt Shingles
176	405 N SO CAROLINA AVE		replace	1012	180	337		K-TYPE/GRADE	Y (dormer)			Asphalt Shingles
177	407 N SO CAROLINA AVE		replace	1012	180	337		K-TYPE/GRADE	Y (dormer)			Asphalt Shingles
178	415 N SO CAROLINA AVE		replace	1800	240	450	30(baywdw)	K-TYPE/GRADE	Y			Asphalt Shingles
179	425 N SO CAROLINA AVE		replace	1625	200		30(baywdw)	K-TYPE/GRADE	N			Asphalt Shingles
180	433 N SO CAROLINA AVE		replace	800	160	200 shingles	200 mod bit	K-TYPE/GRADE	Y (dormer)	rear 10-15		Asphalt Shingles/mod bit(re
181	435 N SO CAROLINA AVE		replace	800	160	200 shingles	200 mod bit	K-TYPE/GRADE	Y (dormer)	rear 10-15		Asphalt Shingles/mod bit(re
182	441 N SO CAROLINA AVE		replace	2400				K-TYPE/GRADE	Y (dormer)			Asphalt Shingles
183	200 N TENNESSEE AVE		replace	2000				K-TYPE/GRADE	N	ing/40' additional gutter		Asphalt Shingles
184	206 N TENNESSEE AVE	SOLD		1600		375						
185	129 N VERMONT AVE	SOLD		700	160							
186	24 WINDJAMMER COURT		10-15 years	1100				K-TYPE/GRADE	Y	tch (dormer & cap)		Asphalt Shingles

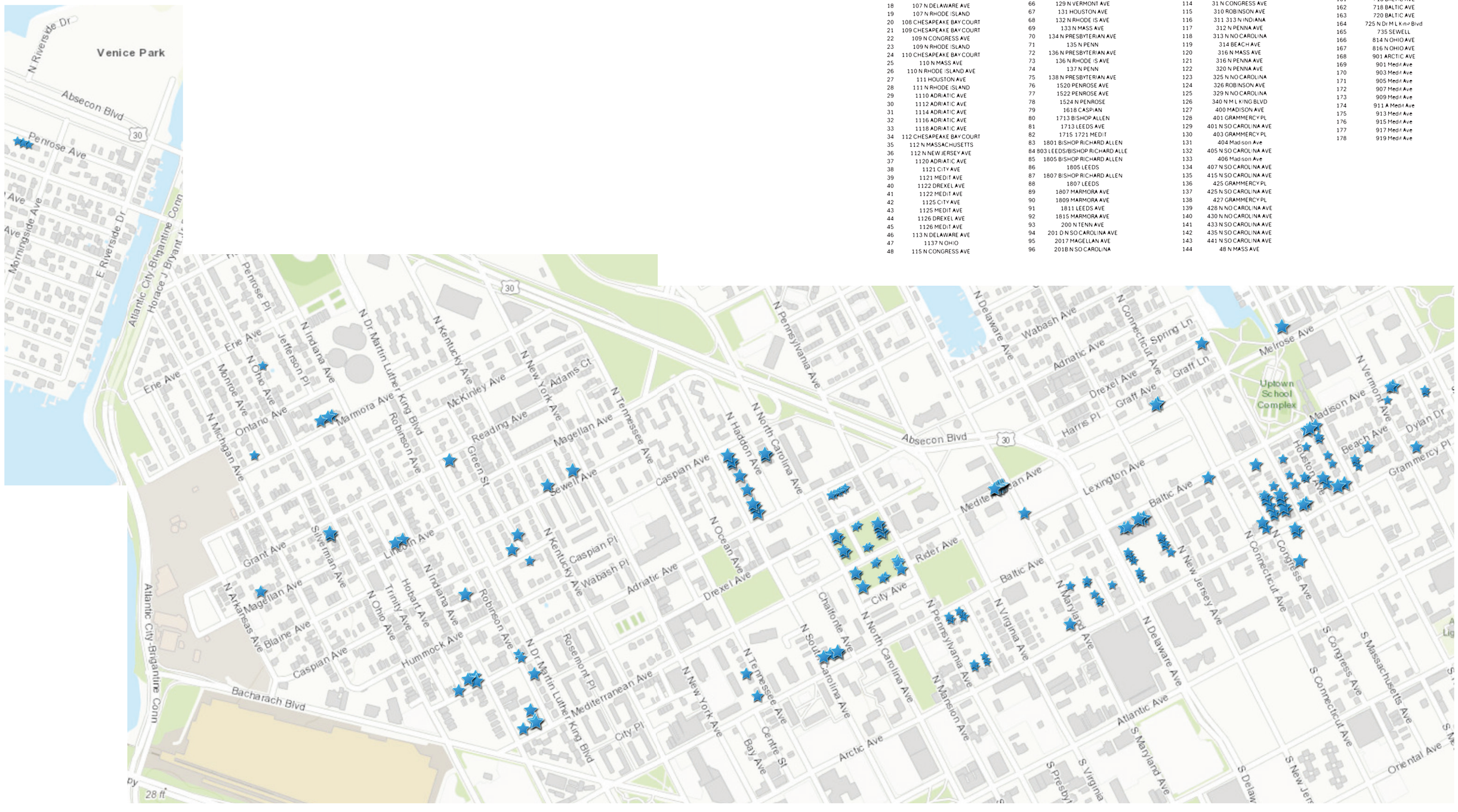
Notes

1. All roof sqft indicated is an estimate, contractor to verfiy areas in field.
2. All gutters and downspouts shall be cleared of all debris and flushed clean.
3. Existing powered attic vent to be removed and reinstalled.

EXHIBITS

6. Site Maps

1	100 N CONGRESS AVE
2	102 N CONGRESS AVE
3	102 N PRESBYTERIAN AVE
4	103 N CONGRESS AVE
5	103 N DELAWARE AVE
6	103 N PENNSYLVANIA
7	104 CHESAPEAKE BAY COURT
8	104 N MASS AVE
9	104 N PRESBYTERIAN AVE
10	1040 N MONROE AVE
11	105 N CONGRESS AVE
12	105 N DELAWARE AVE
13	105 N PENNSYLVANIA
14	106 CHESAPEAKE BAY COURT
15	106 M PRESBYTERIAN
16	106 N MASS AVE
17	107 HOUSTON AVE
18	107 N DELAWARE AVE
19	107 N RHODE ISLAND
20	108 CHESAPEAKE BAY COURT
21	109 CHESAPEAKE BAY COURT
22	109 N CONGRESS AVE
23	109 N RHODE ISLAND
24	110 CHESAPEAKE BAY COURT
25	110 N MASS AVE
26	110 N RHODE ISLAND AVE
27	111 HOUSTON AVE
28	111 N RHODE ISLAND
29	1110 ADRIATIC AVE
30	1112 ADRIATIC AVE
31	1114 ADRIATIC AVE
32	1116 ADRIATIC AVE
33	1118 ADRIATIC AVE
34	112 CHESAPEAKE BAY COURT
35	112 N MASSACHUSETTS
36	112 N NEW JERSEY AVE
37	1120 ADRIATIC AVE
38	1121 CITY AVE
39	1121 MEDIT AVE
40	1122 DREXEL AVE
41	1122 MEDIT AVE
42	1125 CITY AVE
43	1125 MEDIT AVE
44	1126 DREXEL AVE
45	1126 MEDIT AVE
46	113 N DELAWARE AVE
47	1137 N OHIO
48	115 N CONGRESS AVE
49	115 N DELAWARE AVE
50	115 117 N MASSACHUSETTS
51	116 HOUSTON AVE
52	117 N CONGRESS AVE
53	117 N DELAWARE AVE
54	118 HOUSTON AVE
55	118 N MASS AVE
56	118 N NEW JERSEY AVE
57	119 N DELAWARE AVE
58	119 N MASS AVE
59	120 N NEW JERSEY AVE
60	120 N Rhode Island Ave
61	122 N NEW JERSEY AVE
62	123 N Maryland Ave
63	124 N NEW JERSEY AVE
64	125 FOLSOM AVE
65	127 FOLSOM AVE
66	129 N VERMONT AVE
67	131 HOUSTON AVE
68	132 N RHODE IS AVE
69	133 N MASS AVE
70	134 N PRESBYTERIAN AVE
71	135 N PENN
72	136 N PRESBYTERIAN AVE
73	136 N RHODE IS AVE
74	137 N PENN
75	138 N PRESBYTERIAN AVE
76	1520 PENROSE AVE
77	1522 PENROSE AVE
78	1524 N PENROSE
79	1618 CASPIAN
80	1713 BISHOP ALLEN
81	1713 LEEDS AVE
82	1715 1721 MEDIT
83	1801 BISHOP RICHARD ALLEN
84	803 LEEDS/BISHOP RICHARD ALLE
85	1805 BISHOP RICHARD ALLEN
86	1805 LEEDS
87	1807 BISHOP RICHARD ALLEN
88	1807 LEEDS
89	1807 MARMORA AVE
90	1809 MARMORA AVE
91	1811 LEEDS AVE
92	1815 MARMORA AVE
93	200 N TENN AVE
94	201 0 N SO CAROLINA AVE
95	2017 MAGELLAN AVE
96	201B N SO CAROLINA
97	204 CHALFONTE AVE
98	206 CHALFONTE AVE
99	206 N TENN AVE
100	217 GRAMMERCY PL
101	221 N Maryland Ave
102	221 N Maryland Ave
103	230 N PENNA AVE
104	231 N NO CAROLINA
105	234 MADISON AVE
106	236 MADISON AVE
107	238 N PENNA AVE
108	24 WINDJAMMER COURT
109	242 N PENNA AVE
110	243 N NO CAROLINA
111	247 N NO CAROLINA
112	308 N PENNA AVE
113	309 N NO CAROLINA
114	31 N CONGRESS AVE
115	310 ROBINSON AVE
116	311 313 N INDIANA
117	312 N PENNA AVE
118	313 N NO CAROLINA
119	314 BEACH AVE
120	316 N MASS AVE
121	316 N PENNA AVE
122	320 N PENNA AVE
123	325 N NO CAROLINA
124	326 ROBINSON AVE
125	329 N NO CAROLINA
126	340 N M L KING BLVD
127	400 MADISON AVE
128	401 GRAMMERCY PL
129	401 N SO CAROLINA AVE
130	403 GRAMMERCY PL
131	404 Madison Ave
132	405 N SO CAROLINA AVE
133	406 Madison Ave
134	407 N SO CAROLINA AVE
135	415 N SO CAROLINA AVE
136	425 GRAMMERCY PL
137	425 N SO CAROLINA AVE
138	427 GRAMMERCY PL
139	428 N NO CAROLINA AVE
140	430 N NO CAROLINA AVE
141	433 N SO CAROLINA AVE
142	435 N SO CAROLINA AVE
143	441 N SO CAROLINA AVE
144	48 N MASS AVE
145	500 BALTIC AVE
146	500 GRAMMERCY PL
147	502 BALTIC AVE
148	504 BALTIC AVE
149	511 MORGAN TERRACE
150	600 N GREEN ST
151	615 N GREEN
152	619 MELROSE AVE
153	623 MELROSE AVE
154	638 N HOWARD AVE
155	638 N NEW YORK
156	700 N INDIANA AVE
157	701 HOBART AVE
158	706 BALTIC AVE
159	708 BALTIC AVE
160	710 BALTIC AVE
161	716 BALTIC AVE
162	718 BALTIC AVE
163	720 BALTIC AVE
164	725 N Dr M L King Blvd
165	735 SEWELL
166	814 N OHIO AVE
167	816 N OHIO AVE
168	901 ARCTIC AVE
169	901 Medit Ave
170	903 Medit Ave
171	905 Medit Ave
172	907 Medit Ave
173	909 Medit Ave
174	911 A Medit Ave
175	913 Medit Ave
176	915 Medit Ave
177	917 Medit Ave
178	919 Medit Ave



EXHIBITS

7. Owner Provided Records

HIERARCHY_NAME	FACILITY_ACTIVE_INDICATOR	FACILITY_NAME	ACCOUNT_ACTIVE_INDICATOR	ACCOUNT_NUMBER	METER_ACTIVE_INDICATOR	METER_NUMBER	LOCATION	COMMODITY_TYPE	VENDOR_NAME
Scattered Sites AMP 6	ACTIVE	13001	ACTIVE	11662	ACTIVE	11662	1110 ADRIATIC	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	13001	ACTIVE	13246010	ACTIVE	13246010	1110 ADRIATIC AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	13002	ACTIVE	11663	ACTIVE	11663	1112 ADRIATIC	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	13002	ACTIVE	13247010	ACTIVE	13247010	1112 ADRIATIC AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	13003	ACTIVE	11664	ACTIVE	11664	1114 ADRIATIC	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	13003	ACTIVE	13248010	ACTIVE	13248010	1114 ADRIATIC AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	13004	ACTIVE	11665	ACTIVE	11665	1116 ADRIATIC	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	13004	ACTIVE	13249010	ACTIVE	13249010	1116 ADRIATIC AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	13005	ACTIVE	11666	ACTIVE	11666	1118 ADRIATIC	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	13005	ACTIVE	13250010	ACTIVE	13250010	1118 ADRIATIC AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	13006	ACTIVE	11667	ACTIVE	11667	1120 ADRIATIC	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	13006	ACTIVE	13251010	ACTIVE	13251010	1120 ADRIATIC AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	13008	INACTIVE	11700	INACTIVE	11700	206 N TENN	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	13008	INACTIVE	13386010	INACTIVE	13386010	206 N TENN AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	13009	ACTIVE	11703	ACTIVE	11703	200 N TENN	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	13009	ACTIVE	13383010	ACTIVE	13383010	200 N TENN AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	13010	ACTIVE	110070	ACTIVE	110070	340 N DR M L KING BLVD	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	13010	ACTIVE	4427010	ACTIVE	4427010	340 N M L KING BLVD	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	13011	ACTIVE	309440	ACTIVE	309440	725 N Dr M L King Blvd	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	13011	ACTIVE	4417010	ACTIVE	4417010	725 M L KING BLVD	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	13012	ACTIVE	11764	ACTIVE	11764	1811 LEEDS AVE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	13012	ACTIVE	9205010	ACTIVE	9205010	1811 LEEDS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	13018	ACTIVE	811440	ACTIVE	811440	1040 N MONROE AVE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	13018	ACTIVE	9799010	ACTIVE	9799010	1040 MONROE AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	13019	ACTIVE	13548010	ACTIVE	13548010	123 N MARYLAND AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	13019	ACTIVE	820230	ACTIVE	820230	123 N Maryland Ave	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	013019a	ACTIVE	14275010	ACTIVE	14275010	221 N Maryland Ave	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	13020	ACTIVE	11299010	ACTIVE	11299010	131 HOUSTON AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	13020	ACTIVE	11299010	ACTIVE	FIRE SERVICE	131 HOUSTON AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	13020	ACTIVE	1319010	ACTIVE	1319010	131 HOUSTON AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	13020	ACTIVE	21268	ACTIVE	21268	131 HOUSTON	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	13023	ACTIVE	13534010	ACTIVE	13534010	104 CHESAPEAKE BAY COURT	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	13023	ACTIVE	41834	ACTIVE	41834	104 CHESAPEAKE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	13024	ACTIVE	13535010	ACTIVE	13535010	106 CHESAPEAKE BAY COURT	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	13024	ACTIVE	41836	ACTIVE	41836	106 CHESAPEAKE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	13025	ACTIVE	13536010	ACTIVE	13536010	108 CHESAPEAKE BAY COURT	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	13025	ACTIVE	41838	ACTIVE	41838	108 CHESAPEAK	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	13026	ACTIVE	13543010	ACTIVE	13543010	109 CHESAPEAKE BAY COURT	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	13026	ACTIVE	418390	ACTIVE	41839	109 CHESAPEAKE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	13027	ACTIVE	13537010	ACTIVE	13537010	110 CHESAPEAKE BAY COURT	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	13027	ACTIVE	41840	ACTIVE	41840	110 CHESAPEAKE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	13028	ACTIVE	13538010	ACTIVE	13538010	112 CHESAPEAKE BAY COURT	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	13028	ACTIVE	41842	ACTIVE	41842	112 CHESAPEAKE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1115m	ACTIVE	11725010	ACTIVE	11725010	1715-21 MEDIT AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1115m	ACTIVE	81520	ACTIVE	81520	1715-1721 MEDIT	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1118	ACTIVE	4134010	ACTIVE	4134010	638 N HOWARD AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1118	INACTIVE	11032	INACTIVE	11032	638 HOWARD ST	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1202	ACTIVE	626430	ACTIVE	626430	1713 LEEDS AVE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1202	ACTIVE	9034010	ACTIVE	9034010	1713 BISHOP ALLEN	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1204	ACTIVE	81868	ACTIVE	81868	316 N MASS	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1204	INACTIVE	12898010	INACTIVE	12898010	316 N MASS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1205	ACTIVE	11545	ACTIVE	11545	314 BEACH	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1205	ACTIVE	12927010	ACTIVE	12927010	314 BEACH AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1210	ACTIVE	14094010	ACTIVE	14094010	814 N OHIO AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1210	ACTIVE	729460	ACTIVE	729460	814 N OHIO	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1211	ACTIVE	14112010	ACTIVE	14112010	500 GRAMMERCY PL	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1211	ACTIVE	626100	ACTIVE	62610	500 GRAMMERCY	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1212	ACTIVE	14149010	ACTIVE	14149010	1801 BISHOP RICHARD ALLEN	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1212	ACTIVE	41944	ACTIVE	41944	1801 LEEDS/BISHOP RICHARD ALLEN	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1212a	ACTIVE	14150010	ACTIVE	14150010	1803 BISHOP RICHARD ALLEN	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1212a	ACTIVE	41945	ACTIVE	41945	1803 LEEDS/BISHOP RICHARD ALLEN	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1213	ACTIVE	14125010	ACTIVE	14125010	1805 BISHOP RICHARD ALLEN	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY

Scattered Sites AMP 6	ACTIVE	1213	ACTIVE	310910	ACTIVE	310910	1805 LEEDS	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1213a	ACTIVE	31092	ACTIVE	31092	1807 LEEDS	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1213a	INACTIVE	14124010	INACTIVE	14124010	1807 BISHOP RICHARD ALLEN	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1321	ACTIVE	11786	ACTIVE	11786	119 N MASS	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1321	ACTIVE	13563010	ACTIVE	13563010	119 N MASS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1322	ACTIVE	1115010	ACTIVE	1115010	110 N RHODE ISLAND AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1322	ACTIVE	11787	ACTIVE	11787	110 N RHODE IS	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1322	ACTIVE	13564010	ACTIVE	13564010	110 N RHODE IS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1322a	ACTIVE	12826010	ACTIVE	12826010	120 N Rhode IS Ave	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1322a	ACTIVE	310230	ACTIVE	310230	120 N Rhode Island Ave	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1323	ACTIVE	11810	ACTIVE	11810	415 N SO CAROLINA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1323	ACTIVE	13499010	ACTIVE	13499010	415 N SO CAROLINA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1324	ACTIVE	11813	ACTIVE	11813	425 N SO CAROLINA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1324	ACTIVE	13502010	ACTIVE	13502010	425 N SO CAROLINA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1325	ACTIVE	11816	ACTIVE	11816	433 N SO CAROLINA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1325	ACTIVE	13505010	ACTIVE	13505010	433 N SO CAROLINA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1325a	ACTIVE	11817	ACTIVE	11817	435 N SO CAROLINA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1325a	ACTIVE	13506010	ACTIVE	13506010	435 N SO CAROLINA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1326	ACTIVE	11818	ACTIVE	11818	441 N SO CAROLINA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1326	ACTIVE	13507010	ACTIVE	13507010	441 N SO CAROLINA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1327	ACTIVE	13718010	ACTIVE	13718010	48 N MASS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1327	ACTIVE	81918	ACTIVE	81918	48 N MASS	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1328	ACTIVE	13717010	ACTIVE	13717010	31 N CONGRESS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1328	ACTIVE	81919	ACTIVE	81919	31 N Congress Ave	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1329	ACTIVE	11846	ACTIVE	11846	133 N MASS	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1329	ACTIVE	13637010	ACTIVE	13637010	133 N MASS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1330	ACTIVE	11844	ACTIVE	11844	132 N RHODE IS	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1330	ACTIVE	11845	ACTIVE	11845	136 N RHODE IS	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1330	ACTIVE	13625010	ACTIVE	13625010	136 N RHODE IS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1330	ACTIVE	13626010	ACTIVE	13626010	132 N RHODE IS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1331	ACTIVE	11852	ACTIVE	11852	107 HOUSTON	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1331	ACTIVE	13630010	ACTIVE	13630010	107 HOUSTON AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1332	ACTIVE	11853	ACTIVE	11853	111 HOUSTON	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1332	ACTIVE	13631010	ACTIVE	13631010	111 HOUSTON AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1333	ACTIVE	11850	ACTIVE	11850	425 GRAMMERCY	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1333	ACTIVE	13635010	ACTIVE	13635010	425 GRAMMERCY PL	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1333a	ACTIVE	118510	ACTIVE	11851	427 GRAMMERCY	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1333a	ACTIVE	13636010	ACTIVE	13636010	427 GRAMMERCY PL	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1334	ACTIVE	11847	ACTIVE	11847	401 GRAMMERCY	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1334	ACTIVE	13627010	ACTIVE	13627010	401 GRAMMERCY PL	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1335	ACTIVE	11848	ACTIVE	11848	403 GRAMMERCY	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1335	ACTIVE	13628010	ACTIVE	13628010	403 GRAMMERCY PL	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1336	ACTIVE	13575010	ACTIVE	13575010	428 N NO CAROLINA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1336	ACTIVE	41863	ACTIVE	41863	428 N NO CAROLINA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1336a	ACTIVE	10634322233	ACTIVE	0476529	430 N NO CAROLINA	UTILITY GAS	SOUTH JERSEY GAS
Scattered Sites AMP 6	ACTIVE	1336a	ACTIVE	13576010	ACTIVE	13576010	430 N NO CAROLINA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1336a	ACTIVE	41864	ACTIVE	41864	430 N NO CAROLINA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1338	ACTIVE	11922	ACTIVE	11922	227 N NO CAROLINA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1338	ACTIVE	13312010	ACTIVE	13312010	227 N NO CAROLINA	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1338a	ACTIVE	11923	ACTIVE	11923	231 N NO CAROLINA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1338a	ACTIVE	13313010	ACTIVE	13313010	231 N NO CAROLINA	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1339	ACTIVE	11926	ACTIVE	11926	243 N NO CAROLINA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1339	ACTIVE	13316010	ACTIVE	13316010	243 N NO CAROLINA	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1339a	ACTIVE	11927	ACTIVE	11927	247 N NO CAROLINA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1339a	ACTIVE	13317010	ACTIVE	13317010	247 N NO CAROLINA	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1340	ACTIVE	11930	ACTIVE	11930	309 N NO CAROLINA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1340	ACTIVE	13320010	ACTIVE	13320010	309 N NO CAROLINA	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1340a	ACTIVE	11931	ACTIVE	11931	313 N NO CAROLINA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1340a	ACTIVE	13321010	ACTIVE	13321010	313 N NO CAROLINA	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1341	ACTIVE	11934	ACTIVE	11934	325 N NO CAROLINA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1341	ACTIVE	13324010	ACTIVE	13324010	325 N NO CAROLINA	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1341a	ACTIVE	11935	ACTIVE	11935	329 N NO CAROLINA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1341a	ACTIVE	13325010	ACTIVE	13325010	329 N NO CAROLINA	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY

Scattered Sites AMP 6	ACTIVE	1342	ACTIVE	13892010	ACTIVE	13892010	308 N PENNA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1342	ACTIVE	81956	ACTIVE	81956	308 N PA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1342a	ACTIVE	13893010	ACTIVE	13893010	312 N PENNA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1342a	ACTIVE	81957	ACTIVE	81957	312 N PA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1343	ACTIVE	13894010	ACTIVE	13894010	316 N PENNA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1343	ACTIVE	819580	ACTIVE	819580	316 N PA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1343a	ACTIVE	13895010	ACTIVE	13895010	320 N PENNA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1343a	ACTIVE	81959	ACTIVE	81959	320 N PA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1344	ACTIVE	13872010	ACTIVE	13872010	230 N PENNA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1344	ACTIVE	81952	ACTIVE	81952	230 N PA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1344a	ACTIVE	13873010	ACTIVE	13873010	234 N PENNA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1344a	ACTIVE	81953	ACTIVE	81953	234 N PA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1345	ACTIVE	13874010	ACTIVE	13874010	238 N PENNA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1345	ACTIVE	81954	ACTIVE	81954	238 N PA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1345a	ACTIVE	13875010	ACTIVE	13875010	242 N PENNA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1345a	ACTIVE	81955	ACTIVE	81955	242 N PA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1346	ACTIVE	13888010	ACTIVE	13888010	1121 MEDIT AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1346	ACTIVE	81960	ACTIVE	81960	1121 MEDIT	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1346a	ACTIVE	13887010	ACTIVE	13887010	1125 MEDIT AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1346a	ACTIVE	81961	ACTIVE	81961	1125 MEDIT	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1347	ACTIVE	12068	ACTIVE	12068	1121 CITY	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1347	ACTIVE	12069	ACTIVE	12069	1125 CITY	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1347	ACTIVE	13869010	ACTIVE	13869010	1125 CITY AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1347	ACTIVE	13870010	ACTIVE	13870010	1121 CITY AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1348	ACTIVE	12070	ACTIVE	12070	1122 MEDIT	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1348	ACTIVE	13879010	ACTIVE	13879010	1122 MEDIT AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1348a	ACTIVE	120710	ACTIVE	120710	1126 MEDIT	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1348a	ACTIVE	13880010	ACTIVE	13880010	1126 MEDIT AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1349	ACTIVE	12079	ACTIVE	12079	1122 DREXEL	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1349	ACTIVE	13883010	ACTIVE	13883010	1122 DREXEL AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1349a	ACTIVE	12080	ACTIVE	12080	1126 DREXEL	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1349a	ACTIVE	13884010	ACTIVE	13884010	1126 DREXEL AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1351	ACTIVE	4352010	ACTIVE	4352010	600 GREEN	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1351	ACTIVE	518790	ACTIVE	518790	600 N GREEN ST	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1352	ACTIVE	10191	ACTIVE	10191	615 N GREEN	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1352	ACTIVE	4357010	ACTIVE	4357010	615 GREEN	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1353	ACTIVE	11401	ACTIVE	11401	1618 CASPIAN	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1353	ACTIVE	4338010	ACTIVE	4338010	1618 CASPIAN	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1354	ACTIVE	12149	ACTIVE	12149	103 N CONGRESS	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1354	ACTIVE	14046010	ACTIVE	14046010	103 N CONGRESS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1354a	ACTIVE	12150	ACTIVE	12150	105 N CONGRESS	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1354a	ACTIVE	14047010	ACTIVE	14047010	105 N CONGRESS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1355	INACTIVE	12157	INACTIVE	12157	104 N MASS	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1355	INACTIVE	14048010	INACTIVE	14048010	104 N MASS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1355a	ACTIVE	12158	ACTIVE	12158	106 N MASS	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1355a	ACTIVE	14049010	ACTIVE	14049010	106 N MASS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1356	ACTIVE	12168	ACTIVE	12168	401 N SO CAROLINA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1356	ACTIVE	13494010	ACTIVE	13494010	401 N SO CAROLINA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1357	ACTIVE	12169	ACTIVE	12169	405 N SO CAROLINA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1357	ACTIVE	13495010	ACTIVE	13495010	405 N SO CAROLINA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1357a	ACTIVE	12170	ACTIVE	12170	407 N SO CAROLINA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1357a	ACTIVE	13496010	ACTIVE	13496010	407 N SO CAROLINA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1358	ACTIVE	12329	ACTIVE	12329	1520 N PENROSE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1358	ACTIVE	14055010	ACTIVE	14055010	1520 PENROSE AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1359	ACTIVE	10334557419	ACTIVE	0574842	1522 PENROSE	UTILITY GAS	SOUTH JERSEY GAS
Scattered Sites AMP 6	ACTIVE	1359	ACTIVE	12330	ACTIVE	12330	1522 N PENROSE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1359	ACTIVE	14054010	ACTIVE	14054010	1522 PENROSE AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1360	ACTIVE	12331	ACTIVE	12331	1524 N PENROSE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1360	ACTIVE	9917010	ACTIVE	9917010	1524 PENROSE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1361	ACTIVE	114160	ACTIVE	114160	217 GRAMMERCY	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1361	ACTIVE	12766010	ACTIVE	12766010	217 GRAMMERCY PL	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1362	ACTIVE	12197	ACTIVE	12197	103 N DELAWARE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1362	ACTIVE	13975010	ACTIVE	13975010	103 N DELAWARE AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY

Scattered Sites AMP 6	ACTIVE	1363	ACTIVE	12198	ACTIVE	12198	105 N DELAWARE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1363	ACTIVE	13976010	ACTIVE	13976010	105 N DELAWARE AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1363a	ACTIVE	12199	ACTIVE	12199	107 N DELAWARE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1363a	ACTIVE	13977010	ACTIVE	13977010	107 N DELAWARE AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1364	ACTIVE	12202	ACTIVE	12202	113 N DELAWARE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1364	ACTIVE	13980010	ACTIVE	13980010	113 N DELAWARE AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1364a	ACTIVE	12203	ACTIVE	12203	115 N DELAWARE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1364a	ACTIVE	13981010	ACTIVE	13981010	115 N DELAWARE AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1365	ACTIVE	12204	ACTIVE	12204	117 N DELAWARE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1365	ACTIVE	13982010	ACTIVE	13982010	117 N DELAWARE AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1365a	ACTIVE	12205	ACTIVE	12205	119 N DELAWARE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1365a	ACTIVE	13983010	ACTIVE	13983010	119 N DELAWARE AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1366	ACTIVE	122180	ACTIVE	12218	112 N NEW JERSEY	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1366	ACTIVE	14005010	ACTIVE	14005010	112 N NEW JERSEY AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1367	ACTIVE	12219	ACTIVE	12219	118 N NEW JERSEY	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1367	ACTIVE	14004010	ACTIVE	14004010	118 N NEW JERSEY AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1367a	ACTIVE	12220	ACTIVE	12220	120 N NEW JERSEY	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1367a	ACTIVE	14003010	ACTIVE	14003010	120 N NEW JERSEY AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1368	ACTIVE	12221	ACTIVE	12221	122 N NEW JERSEY	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1368	ACTIVE	14002010	ACTIVE	14002010	122 N NEW JERSEY AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1368a	ACTIVE	12222	ACTIVE	12222	124 N NEW JERSEY	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1368a	ACTIVE	14001010	ACTIVE	14001010	124 N NEW JERSEY AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1369	ACTIVE	13995010	ACTIVE	13995010	706 BALTIC AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1369	ACTIVE	41937	ACTIVE	41937	706 BALTIC	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1369a	ACTIVE	13994010	ACTIVE	13994010	708 BALTIC AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1369a	ACTIVE	41938	ACTIVE	41938	708 BALTIC	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1369b	ACTIVE	13993010	ACTIVE	13993010	710 BALTIC AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1369b	ACTIVE	41939	ACTIVE	41939	710 BALTIC	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1370	ACTIVE	13990010	ACTIVE	13990010	716 BALTIC AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1370	ACTIVE	41940	ACTIVE	41940	716 BALTIC	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1370a	INACTIVE	13989010	INACTIVE	13989010	718 BALTIC AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1370a	INACTIVE	41941	INACTIVE	41941	718 BALTIC	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1370b	ACTIVE	13988010	ACTIVE	13988010	720 BALTIC AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1370b	ACTIVE	41942	ACTIVE	41942	720 BALTIC	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1371	ACTIVE	12404	ACTIVE	12404	109 N RHODE ISLAND	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1371	ACTIVE	14008010	ACTIVE	14008010	109 N RHODE IS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1372	ACTIVE	12405	ACTIVE	12405	111 N RHODE ISLAND	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1372	ACTIVE	14009010	ACTIVE	14009010	111 N RHODE IS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1373	ACTIVE	12253	ACTIVE	12253	201B N SO CAROLINA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1373	ACTIVE	14102010	ACTIVE	14102010	201 B N SO CAROLINA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1373a	ACTIVE	12254	ACTIVE	12254	201C N SO CAROLINA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1373a	ACTIVE	14103010	ACTIVE	14103010	201 C N SO CAROLINA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1373b	ACTIVE	12255	ACTIVE	12255	201D N SO CAROLINA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1373b	ACTIVE	14104010	ACTIVE	14104010	201 D N SO CAROLINA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1374	ACTIVE	12256	ACTIVE	12256	204 N CHALFONTE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1374	ACTIVE	14118010	ACTIVE	14118010	204 CHALFONTE AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1374a	ACTIVE	12257	ACTIVE	12257	206 N CHALFONTE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1374a	ACTIVE	14119010	ACTIVE	14119010	206 CHALFONTE AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1375	ACTIVE	606880	ACTIVE	60688	1137 N OHIO	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1375	ACTIVE	9368010	ACTIVE	9368010	1137 N OHIO	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1376	ACTIVE	11312	ACTIVE	11312	24 WINDJAMMER	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1376	ACTIVE	11632010	ACTIVE	11632010	24 WINDJAMMER COURT	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1378	ACTIVE	3905010	ACTIVE	3905010	638 N NEW YORK	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1378	ACTIVE	40661	ACTIVE	40661	638 N NEW YORK	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1379	ACTIVE	12339	ACTIVE	12339	107 N RHODE ISLAND	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1379	ACTIVE	14010010	ACTIVE	14010010	107 N RHODE IS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1380	ACTIVE	14146010	ACTIVE	14146010	110 N MASS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1380	ACTIVE	626150	ACTIVE	62615	110 N MASS	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1381	ACTIVE	14136010	ACTIVE	14136010	118 N MASS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1381	ACTIVE	626140	ACTIVE	62614	118 N MASS	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1382	ACTIVE	14151010	ACTIVE	14151010	100 N CONGRESS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1382	ACTIVE	626160	ACTIVE	626160	100 N CONGRESS AVE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1383	ACTIVE	14157010	ACTIVE	14157010	109 N CONGRESS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY

Scattered Sites AMP 6	ACTIVE	1383	ACTIVE	81973	ACTIVE	81973	109 N CONGRESS	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1384	INACTIVE	12408	INACTIVE	12408	115 N CONGRESS	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1384	INACTIVE	14165010	INACTIVE	14165010	115 N CONGRESS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1385	ACTIVE	12109	ACTIVE	12109	117 N CONGRESS	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1385	ACTIVE	12409	ACTIVE	12409	117 N CONGRESS	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1385	ACTIVE	14166010	ACTIVE	14166010	117 N CONGRESS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1386	ACTIVE	12375	ACTIVE	12375	138 N PRESBYTERIAN AVE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1386	ACTIVE	14142010	ACTIVE	14142010	138 N PRESBY AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1387	ACTIVE	14141010	ACTIVE	14141010	137 N PENNA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1387	ACTIVE	21347	ACTIVE	21347	137 N PENN	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1387a	ACTIVE	14140010	ACTIVE	14140010	135 N PENNA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1387a	ACTIVE	21346	ACTIVE	21346	135 N PENN	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1388	ACTIVE	12407	ACTIVE	12407	105 N PENNSYLVANIA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1388	ACTIVE	2848010	ACTIVE	2848010	105 N PENNA	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1388a	ACTIVE	2846010	ACTIVE	2846010	103 N PENNA	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1388a	INACTIVE	12406	INACTIVE	12406	103 N PENNSYLVANIA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1389	ACTIVE	14170010	ACTIVE	14170010	102 N PRESBY AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1389	ACTIVE	626180	ACTIVE	62618	102 N PRESBYTERIAN AVE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1389a	ACTIVE	14171010	ACTIVE	14171010	104 N PRESBY AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1389a	ACTIVE	626190	ACTIVE	62619	104 N PRESBYTERIAN AVE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1389b	ACTIVE	12410	ACTIVE	12410	106 M PRESBYTERIAN	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1389b	ACTIVE	14176010	ACTIVE	14176010	106 N PRESBY AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1390	ACTIVE	14177010	ACTIVE	14177010	134 N PRESBY AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1390	ACTIVE	41948	ACTIVE	41948	134 N PRESBYTERIAN AVE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1390a	ACTIVE	14178010	ACTIVE	14178010	136 N PRESBY AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1390a	ACTIVE	41949	ACTIVE	41949	136 N PRESBYTERIAN AVE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1391	ACTIVE	12390	ACTIVE	12390	112 N MASSACHUSETTS	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1391	ACTIVE	14181010	ACTIVE	14181010	112 N MASS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1392	ACTIVE	14184010	ACTIVE	14184010	500 BALTIC AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1392	ACTIVE	626200	ACTIVE	62620	500 BALTIC	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1393	ACTIVE	14185010	ACTIVE	14185010	502 BALTIC AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1393	ACTIVE	626210	ACTIVE	62621	502 BALTIC	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1393a	ACTIVE	14186010	ACTIVE	14186010	504 BALTIC AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1393a	ACTIVE	626220	ACTIVE	626220	504 BALTIC	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1393a	INACTIVE	14218010	INACTIVE	14218010	901 Medit Ave	WATER	Atlantic City MUA
Scattered Sites AMP 6	ACTIVE	1393a	INACTIVE	14231010	INACTIVE	14231010	901 Medit Ave	WATER	Atlantic City MUA
Scattered Sites AMP 6	ACTIVE	1393a	INACTIVE	14232010	INACTIVE	14232010	903 Medit Ave	WATER	Atlantic City MUA
Scattered Sites AMP 6	ACTIVE	1393a	INACTIVE	14233010	INACTIVE	14233010	905 Medit Ave	WATER	Atlantic City MUA
Scattered Sites AMP 6	ACTIVE	1393a	INACTIVE	14234010	INACTIVE	14234010	907 Medit Ave	WATER	Atlantic City MUA
Scattered Sites AMP 6	ACTIVE	1393a	INACTIVE	14235010	INACTIVE	14235010	909 Medit Ave	WATER	Atlantic City MUA
Scattered Sites AMP 6	ACTIVE	1393a	INACTIVE	14236010	INACTIVE	14236010	911 A Medit Ave	WATER	Atlantic City MUA
Scattered Sites AMP 6	ACTIVE	1393a	INACTIVE	14237010	INACTIVE	14237010	911 B Medit Ave	WATER	Atlantic City MUA
Scattered Sites AMP 6	ACTIVE	1393a	INACTIVE	14238010	INACTIVE	14238010	913 Medit Ave	WATER	Atlantic City MUA
Scattered Sites AMP 6	ACTIVE	1393a	INACTIVE	14239010	INACTIVE	14239010	913 Medit Ave	WATER	Atlantic City MUA
Scattered Sites AMP 6	ACTIVE	1393a	INACTIVE	14240010	INACTIVE	14240010	915 Medit Ave	WATER	Atlantic City MUA
Scattered Sites AMP 6	ACTIVE	1393a	INACTIVE	14241010	INACTIVE	14241010	917 Medit Ave	WATER	Atlantic City MUA
Scattered Sites AMP 6	ACTIVE	1393a	INACTIVE	14242010	INACTIVE	14242010	919 Medit Ave	WATER	Atlantic City MUA
Scattered Sites AMP 6	ACTIVE	1395	ACTIVE	14179010	ACTIVE	14179010	102 N CONGRESS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	1395	INACTIVE	12444	INACTIVE	12444	102 N CONGRESS AVE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	1395	INACTIVE	4069000000	INACTIVE	0569471	102 N CONGRESS AVE	UTILITY GAS	SOUTH JERSEY GAS
Scattered Sites AMP 6	ACTIVE	1395	INACTIVE	55005286798	INACTIVE	1ND356231875	102 N CONGRESS	ELECTRIC	ATLANTIC CITY ELECTRIC
Scattered Sites AMP 6	ACTIVE	2017m	INACTIVE	0948200000	INACTIVE	0383797	2017 MAGELLAN	UTILITY GAS	SOUTH JERSEY GAS
Scattered Sites AMP 6	ACTIVE	2017m	INACTIVE	12213	INACTIVE	12213	2017 MAGELLAN	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	2017m	INACTIVE	14073010	INACTIVE	14073010	2017 MAGELLAN AVE	WATER	Atlantic City MUA
Scattered Sites AMP 6	ACTIVE	2017m	INACTIVE	55014318509	INACTIVE	99G028621977	2017 MAGELLAN	ELECTRIC	ATLANTIC CITY ELECTRIC
Scattered Sites AMP 6	ACTIVE	2311	ACTIVE	120740	ACTIVE	120740	1809 MARMORA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	2311	ACTIVE	13765010	ACTIVE	13765010	1809 MARMORA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	2311a	INACTIVE	12077	INACTIVE	12077	1815 MARMORA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	2311a	INACTIVE	13768010	INACTIVE	13768010	1815 MARMORA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	2311b	ACTIVE	12073	ACTIVE	12073	1807 Marmora Ave	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	2311b	ACTIVE	13764010	ACTIVE	13764010	1807 MARMORA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	2317	ACTIVE	14087010	ACTIVE	14087010	816 N OHIO AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	2317	ACTIVE	729470	ACTIVE	729470	816 N OHIO	SEWERAGE	ATLANTIC CITY SEWERAGE

Scattered Sites AMP 6	ACTIVE	2320	ACTIVE	12377	ACTIVE	12377	735 SEWELL	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	2323	ACTIVE	14145010	ACTIVE	14145010	222 N MASS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	2323	INACTIVE	41946	INACTIVE	41946	222 N MASS	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	2324	ACTIVE	12393	ACTIVE	12393	511 MORGAN TERRACE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	2324	ACTIVE	14169010	ACTIVE	14169010	511 MORGAN TERR	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	8116	INACTIVE	11722010	INACTIVE	11722010	116 HOUSTON AVE	WATER	Atlantic City MUA
Scattered Sites AMP 6	ACTIVE	8116	INACTIVE	13221010	INACTIVE	13221010	118 HOUSTON AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	8116	INACTIVE	21222	INACTIVE	21222	116-118 HOUSTON	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	8117	ACTIVE	11720010	ACTIVE	11720010	400 MADISON AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	8117	ACTIVE	13227010	ACTIVE	13227010	404 MADISON AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	8117	ACTIVE	13228010	ACTIVE	13228010	406 MADISON AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	8117	ACTIVE	21444	ACTIVE	21444	404 Madison Ave	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	8117	ACTIVE	21445	ACTIVE	21445	406 Madison Ave	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	8117	ACTIVE	81525	ACTIVE	81525	400-406 MADISON	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	811b	ACTIVE	11721010	ACTIVE	11721010	115 N MASS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	811b	INACTIVE	13225010	INACTIVE	13225010	117 N MASS AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	811b	INACTIVE	21223	INACTIVE	21223	115-117 N MASSACHUSETTS	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	8120	ACTIVE	11717010	ACTIVE	11717010	232 MADISON AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	8120	ACTIVE	13215010	ACTIVE	13215010	234 MADISON AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	8120	ACTIVE	13216010	ACTIVE	13216010	236 MADISON AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	8120	ACTIVE	311520	ACTIVE	311520	236 MADISON AVE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	8120	ACTIVE	311530	ACTIVE	311530	234 MADISON AVE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	8120	ACTIVE	81523	ACTIVE	81523	232-236 MADISON	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	8121	INACTIVE	11719010	INACTIVE	11719010	127 FOLSOM AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	8121	INACTIVE	13219010	INACTIVE	13219010	125 FOLSOM AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	8121	INACTIVE	81524	INACTIVE	81524	125-127 FOLSOM	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	812b	ACTIVE	11718010	ACTIVE	11718010	129 N VERMONT AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	812b	ACTIVE	81528	ACTIVE	81528	129 N VERMONT	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	8429	ACTIVE	11723010	ACTIVE	11723010	625 MELROSE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	8429	ACTIVE	13781010	ACTIVE	13781010	621 MELROSE AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	8429	INACTIVE	13782010	INACTIVE	13782010	623 MELROSE AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	8429	INACTIVE	13783010	INACTIVE	13783010	619 MELROSE AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	8429	INACTIVE	21221	INACTIVE	21221	619-625 MELROSE	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	8466	ACTIVE	11726010	ACTIVE	11726010	310 ROBINSON AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	8466	ACTIVE	11727010	ACTIVE	11727010	326 ROBINSON AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	8466	ACTIVE	81521	ACTIVE	81521	310 ROBINSON	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	8466	ACTIVE	81522	ACTIVE	81522	326 ROBINSON	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	846b	ACTIVE	11724010	ACTIVE	11724010	311-13 N INDIANA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	846b	ACTIVE	81527	ACTIVE	81527	311-313 N INDIANA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	8618	INACTIVE	11728010	INACTIVE	11728010	700 N INDIANA AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	8618	INACTIVE	212190	INACTIVE	212190	700 N INDIANA	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	861b	ACTIVE	11729010	ACTIVE	11729010	701 HOBART AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	861b	ACTIVE	21220	ACTIVE	21220	701 HOBART	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	901a	ACTIVE	11315010	ACTIVE	11315010	901-03 ARCTIC AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	901a	ACTIVE	11315010	ACTIVE	71268194	901-03 ARCTIC AVE	WATER	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Scattered Sites AMP 6	ACTIVE	901a	ACTIVE	21103	ACTIVE	21103	901 ARCTIC	SEWERAGE	ATLANTIC CITY SEWERAGE
Scattered Sites AMP 6	ACTIVE	901a	ACTIVE	5284100000	ACTIVE	0838638	901 ARCTIC AVE	UTILITY GAS	SOUTH JERSEY GAS
Scattered Sites AMP 6	ACTIVE	901a	ACTIVE	55003849191	ACTIVE	KZD396307879	901 ARCTIC AVE	ELECTRIC	ATLANTIC CITY ELECTRIC
Scattered Sites AMP 6	ACTIVE	901a	ACTIVE	69621663463	ACTIVE	69621663463-ESP	901 ARCTIC AVE	BROKERED GAS	NRG Business Marketing (32179)
Scattered Sites AMP 6	ACTIVE	901a	ACTIVE	728795710	ACTIVE	99A083996219-ESP	901 ARCTIC AVE	ELECTRIC - 3rd Party	Constellation NewEnergy Inc. (4640)

Stanley Holmes Village & Extension

1539 Adriatic Ave
Atlantic City, NJ 08401

Project Capital Needs Assessment

Issue: 12/2/2024
REVISED: 1/21/2025
Thriven Design Project No.: 24066

thriven.design
756 Haddon Avenue · Collingswood NJ 08108 · 856.854.1880

OWNER
Housing Authority and Urban Redevelopment
Agency of the City of Atlantic City
227 N Vermont Ave, 17th Floor
Atlantic City, NJ 08401
Phone: 609-344-1107
Contact: Tom Shalin, Executive Director

ARCHITECT/ENGINEER
Thriven Design, Inc.
756 Haddon Avenue
Collingswood, NJ 08108
Phone: 856-854-1880
Contact: Alkesh Taylor, PE

January 21, 2025

Tom Shalin
Executive Director
Housing Authority and Urban Redevelopment Agency of the City of Atlantic City
227 N Vermont Ave,, 17th Floor
Atlantic City, NJ 08401

REF: Stanley Holmes Village & Extension
Atlantic City, NJ
Thriven Project Number 24066

SUB: Certification

Dear Mr. Shalin:

Thriven Design, Inc., (Thriven), certifies that the data presented in this report is representative of the site conditions observed during our inspections on August 26-28, 2024. Thriven, it's officers and employees, have no present contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions. This investigation and report have been prepared in accordance with ASTM E-2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

Thriven Design understands that this report will be used by the Housing Authority to document to NJHMFA the existing conditions of the property and the opinions of probable costs to remedy physical deficiencies observed. Thriven has no financial interest or family relationship with the officers, directors, stockholders or partners of the Housing Authority and Urban Redevelopment Agency , the general contractor, any subcontractors, the buyer or seller of the property nor engage in any business that might present a conflict of interest.

Thriven Design certifies that Thriven has no undisclosed interest in the subject property, TD's relationship with the Client is at arms-length, and that Thriven's employment and compensation are not contingent upon the findings or estimated costs to remedy any deficiencies due to deferred maintenance and any noted component or system replacements.

Sincerely,

Alkesh Taylor, PE, LEED AP
Principal

/Volumes/Projects/2024/24066_ACHA_14-1_PCNA/project_data/PCNA/report/24066_certification.docx

HUD PCNA
Stanley Holmes Village & Extension
Atlantic City, NJ

Table of Contents

Certification

PART 1 –Physical Capital Needs Assessment
- 1.0 Executive Summary
- 2.0 Purpose & Scope
- 3.1 Overall General Description
- 3.2 Site
- 3.3 Structural Frame – Building Envelope
- 3.4 Mechanical & Electrical Systems
- 3.5 Vertical Transportation
- 3.6 Life & Fire Safety
- 3.7 Interior Elements – Common
- 3.8 Interior Elements – Tenant
- 4.0 Additional Considerations
- 5.0 Document Review & Interviews
- 6.0 Opinions of Probable Costs
- 7.1 Accessibility
- 7.2 Intrusive & Other Examinations
- 7.3 Owner Proposed Improvements
- 8.0 Assessor Qualifications
- 9.0 Limiting Conditions

EXHIBITS
1. Photographic Record
2. Accessibility Screening Checklists
3. Pre-Survey Questionnaire
4. Seismic Maps / Seismic Evaluation
5. Required Annual Life Safety Systems Test Reports

PART 1 –Physical Capital Needs Assessment

1. Executive Summary

General Description:

Project Name:	William Stanley Holmes Village and Extension
Address:	1539 Adriatic Avenue, Atlantic City, NJ
Property Type:	Income restricted apartments
Date of Construction:	1938 and 1948
Last Renovation:	unknown, partial upgrades made during unit turns
Zoning:	RM-1 (Multi-Family Walk-up Apartment Residential)
Use Group:	R-2
Land size:	14.75 acres (existing)
Building Size/type:	32 Building / total gross area = ~477,800 GSF
Number/Type Units:	(420) apartments; (200) 1-Bedroom (2 have been converted to non-residential use), (154) 2-Bedroom, (58) 3-bedroom, (8) 4-bedroom
On-site Amenities:	Community building, three tot lots, seating area, clothes lines.
On-site Parking:	32 spaces (aggregate)
Building Construction:	Wood frame with perimeter composite masonry bearing walls. Footings/ grade beams on piles.
Roof Construction:	Asphalt shingle on truss applied over original flat roof parapets.
Exterior Finishes:	Brick
HVAC:	Central heat (hydronic), tenant supplied window air conditioners. Community Building has ductless mini-split systems, thru the wall electric cooling, and central heat (hydronic).
Life Safety:	Apartments: Interconnected smoke detectors and single station CO detectors. Community Building has fire alarm system, automatic smoke detection, fire extinguishers. Boiler House has fire alarm system and limited area automatic fire suppression system.
Overall condition:	Fair
Date of last visit:	August 28, 2024

General Physical Condition

The purpose of this report is to provide guidance to the building owner for renovation of the facility to upgrade the buildings and systems to extend building life 20 years without mid-term systems renovation needs. Base renovation year is 2025. The property is over 75 years old, and there has never been a comprehensive building rehabilitation. There have been some interim renovations, such as the conversion from coal to oil to gas, site improvements, and new windows.

Thriven Design has reviewed the property for the reasonableness of the identified repair and renovation costs and the Long-Term Viability of the development. The Long-term viability review includes whether there are serious Structural Deficiencies at the property. HUD's definition of a Structural Deficiency can include infrastructure as well as building structure.

Opinions of Probable Costs:

Critical Needs	$8,521,000
Year 0 Renovations	$70,410,000
Continency (20%)	$14,082,000
Total:	$93,013,000

Excerpted from the HUD PCNA, Work items that are classified as "**Critical Needs**:"

- Critical needs have been identified:

Critical Needs Summary

Project Name: Stanley Holmes Village
Street Address: 1539 Adriatic Ave
City, State: Atlantic City, NJ
Zip Code: 08401

Critical Repair Description	PCA Contractor Estimate	Actual Cost	Included in Rehab or To Be Completed Prior To Closing?
Replace two boilers. Replace two constant volume pumps with VFD pumps. Provide temporary boilers as required. (At Boiler House) Replace one large window with louvers for additional ventilation.	$3,003,000		To Be Completed Prior To Closing
Replace hydronic heat supply and return mains and butterfly valves throughout the site except at the 'mothballed' buildings. Provide pressure, temperature and flow sensors.	$5,000,000		To Be Completed Prior To Closing
Replace domestic hot water valves and piping in select areas of the Extension.	$500,000		To Be Completed Prior To Closing
Remove abandoned play area surfaces (trip hazard) and replace with lawn	$17,600		To Be Completed Prior To Closing

TOTAL: All Critical Needs	**$8,520,600**	**$0**
TOTAL: Citical Needs Included in Rehab	**$0**	**$0**
TOTAL: Critical Needs To Be Completed Prior To Closing	**$8,520,600**	**$0**

Work identified as "Year 0", or 'short term needs' includes the following:

- Accessibility: Increase the quantity of fully accessible units to 5%, or 21 units. Includes the renovation of the existing 'reasonable accommodation' barrier-free units and exterior entrance ramps. Minimum standard is UFAS. Provide 2% of the units (9 units) with hearing and visually impaired accessible devices. Renovate the Community Building interior and exterior accessible route to fully comply with barrier-free standards. Minimum standard is ANSI A117.1.

- Site work: Replace sidewalks, playgrounds, landscape, furnishings and fencing. Replace bituminous pavements and concrete aprons. Replace flagpole and trash enclosures. Replace unit entry stairs, ramps and railings. Landscape refurbishment. Refurbish electrical blockhouses in the Extension and trash enclosures at the Village.

- On-site Infrastructure: Replace antiquated underground cold water, hot water, heating water (supply and return), sewer and gas lines. Replace transformers. Resiliency improvements.

- Building structure: Insulate first floor slab. Repair concrete stoops and guardrails.

- Building shell: Replace windows with modern Energy Star units with safety features. Replace exterior doors, security storm doors. Replace exterior porch and balcony railings. Replace ventilated soffits and roofing. Repoint all buildings and replace lintels. Replace fascia, downspouts and gutters. Replace foundation vents. Repair second floor balconies.

- Building Systems: Replace central boilers, controls, pumps, pipes, insulation, valves and hot water storage tanks. Replace fresh air louvers. Relocate gas meters, transformers and electrical distribution panels out of the flood plain. Upgrade site lighting and building mounted entry lighting to LED. Replace plumbing fixtures with Water Sense fixtures. Replace apartment domestic water distribution system and sanitary system. Upgrade CCTV system.

- Community Building Interiors: Replace finishes. Upgrade all toilet rooms and replace toilet accessories. Replace cooling systems. Replace radiators.

- Apartment Interiors: Replace lath and plaster ceilings throughout that are failing due to age, plumbing leaks and roof leaks. Replace interior stairs, flooring, ceramic tile and trim. Replace interior doors and hardware. Replace kitchen cabinetry and appliances. Provide recirculating range hoods. Replace bath accessories and tub surround. Relocate electrical panel, replace electrical devices and fixtures. Replace baseboard radiation.

- Life Safety: Provide an automatic fire suppression system throughout the entire site. Provide individual unit fire extinguishers. Replace smoke detection system and upgrade CO detection system. Replace fire alarm system and exit signs in Community Building and Boiler Plant.

- Flood Proofing: Providing flood vents and door barriers. Remediate ground floor walls with water-resistant building materials. Provide submersible ground-set transformers.

- Environmental Remediation: Remediate entire site from expected heavy metals. Remediate ACBM flooring and roofing. Remove conditions that breed mold from crawlspaces.

Project Name	**Stanley Holmes Village**	**Total # of Units:**	**418**
Street Address	**1539 Adriatic Ave**	**Original PCA Submission Date:**	10/30/24
City, State	**Atlantic City, NJ**	**Last Time All Bids (Budget) Updated:**	
Zip Code	**08401**		

Please use this 'radio' button now -------- >>>
Rehab results have been modified: run 'Display Non-Zero Costs' again

REHABILITATION SPECIFICATIONS
IMPROVEMENTS

WORK

Work Item (A)		Description of Improvements Work (B)	Quantity (C)	Unit Cost (D)	Budget (E)	Date of Bid Expiration (F)
Rehab Items (Code, Description)		***Increase row height to fully display description text***				
3.2.2	Storm Water Drainage		12,675	$150.00	$1,901,250	
3.2.4	Parking and Driveways		28,300	$17.25	$488,175	
3.2.4.01	Parking and Driveways Other #1		92,000	$28.75	$2,645,000	
3.2.4.02	Building: Rat slabs		150,700	$23.00	$3,466,100	
3.2.6	Land and Grounds: Irrigation		12,000	$2.01	$24,150	
3.2.9.01	Site Other #1 Trash enclosures		10,000	$36.00	$360,000	
3.2.9.02	Site Other #2 Fencing		1,000	$180.00	$180,000	
3.2.9.03	Site Other #3 site furnishings		16	$2,000.00	$32,000	
3.2.9.04	Site Other #4 Flagpole & signage		2	$12,770.00	$25,540	
3.3.2.2	Exterior Walls		287,200	$23.00	$6,605,600	
3.3.2.3	Insulation		150,700	$9.43	$1,421,101	
3.3.2.4.01	Sliding Glass Doors		1	$2,725.00	$2,725	
3.3.2.4.02	Windows		2,260	$768.75	$1,737,375	
3.3.2.5.01	Exterior Doors		806	$3,000.00	$2,418,000	
3.3.2.5.02	Storm Doors		806	$800.00	$644,800	
3.3.2.9.01	Bldg Envelope Other #1: Lintels		9,200	$63.25	$581,900	
3.3.2.9.02	Bldg Envelope Other #2:		13,250	$27.03	$358,081	
3.3.2.9.03	Bldg Envelope Other #3: ventilated		39,750	$5.92	$235,419	
3.3.4	Roofs		2,160	$405.00	$874,800	
3.4.1.2.01	DHW #1 - storage tank		3	$17,250.00	$51,750	
3.4.1.2.02	DHW #2: domestic circulation		3	$2,990.00	$8,970	
3.4.1.2.04	DHW #4: Boiler plant make-up air		300	$126.50	$37,950	
3.4.1.3.01	Water Savers: Faucets		1,314	$500.00	$657,000	
3.4.1.3.02	Water Savers: Shower Heads		444	$950.00	$421,800	
3.4.1.3.03	Water Savers: Toilets		459	$800.00	$367,200	
3.4.2.1.02	HVAC In-Unit Heating		7,663	$115.00	$881,188	
3.4.3.1.02	HVAC Common Area Cooling		9	$3,000.00	$27,000	
3.4.9.01	Programmable Thermostats		443	$150.00	$66,450	
3.4.9.03	M&E Other #2 water distribution		40,000	$80.00	$3,200,000	
3.4.9.04	M&E Other #3: electric distribution		31	$3,500.00	$108,500	
3.6.01	CO Detectors/Alarms		886	$75.00	$66,450	
3.6.02	Smoke Detectors		2,215	$50.00	$110,750	
3.6.03	Life Safety Other #1 fire		443	$125.00	$55,375	
3.7.1.01	Common Area Floor Coverings		6,000	$9.50	$57,000	
3.7.1.03	Common Area Interior Lighting		93	$375.00	$34,875	
3.7.1.04	Exit Signs		5	$200.00	$1,000	
3.7.1.05	Exterior Lighting		575	$700.00	$402,500	
3.7.1.9.01	Common Area Other #1 toilet stalls		14	$1,150.00	$16,100	
3.7.1.9.02	Common Area Other #2: Interior		27	$1,500.00	$40,500	
3.7.2.1.01	Kitchen Cabinets		3,025	$400.00	$1,210,000	
3.7.2.1.02	Kitchen Counter Tops, Sinks		3,025	$77.00	$232,925	
3.7.2.11.02	Range Hoods		443	$550.00	$243,650	
3.7.2.11.03	Ranges		443	$1,000.00	$443,000	
3.7.2.11.04	Refrigerators 1		443	$750.00	$332,250	
3.7.2.19	Other Appliances - small emergency		1	$50,000.00	$50,000	
3.7.2.19.02	Kitchen Other #1 Community bldg		23	$500.00	$11,500	
3.7.2.19.03	Kitchen Other #2: Community bldg		1	$10,000.00	$10,000	
3.7.2.19.04	Kitchen Other #3: Washer hookup		420	$1,000.00	$420,000	
3.7.2.2.01	Bath Counter Tops, Sinks		458	$500.00	$229,000	
3.7.2.2.02	Bath Floor Covering		6,330	$37.00	$234,210	
3.7.2.29.01	Bath Other #1: tile wainscot		41,220	$37.00	$1,525,140	
3.7.2.29.02	Bath Other #2: bathtub		448	$1,900.00	$851,200	
3.7.2.29.03	Bath Other #3: Commom Area bath		13	$850.00	$11,050	
3.7.2.3.02	Interior Doors		2,657	$950.00	$2,524,150	
3.7.2.3.03	Interior Painting		448	$1,000.00	$448,000	
3.7.2.39.01	Interior Other #1 VCT floor		295,000	$32.00	$9,440,000	
3.7.2.39.02	Interior Other #2 - Stairs		348	$1,800.00	$626,400	
3.7.2.39.03	Interior Other #3: Ceiling repair		3,675	$61.00	$224,175	
3.7.2.39.04	Interior Other #4: fire rate between		200	$2,000.00	$400,000	
3.7.2.4.03	In-Unit Lighting Fixtures		2,165	$196.00	$424,340	
3.7.2.4.04	In-Unit Electrical Other #1 -		2,575	$45.00	$115,875	
3.7.2.4.05	In-Unit Electrical Other #2 - electric		443	$3,500.00	$1,550,500	
3.8.01	Other #01- mail boxes		338	$150.00	$50,700	
3.8.02	Other #02 - gas distribution		4,250	$140.00	$595,000	
3.8.03	Other #03 - transformers		15	$75,000.00	$1,125,000	
3.8.04	Other #04 - concrete stoops		13,600	$30.00	$408,000	

WORK						
Work Item (A)		Description of Improvements Work (B)	Quantity (C)	Unit Cost (D)	Budget (E)	Date of Bid Expiration (F)
3.8.05	Other #05 - Porch railings		5,020	$200.00	$1,004,000	
3.8.06	Other #06 - concrete balconies		3,250	$25.00	$81,250	
3.8.07	Other #07 - foundation vents		1,236	$1,500.00	$1,854,000	
3.8.08	Other #08 - Playgrounds		3	##########	$330,000	
3.8.09	Other #09 - landscaping		2,064,500	$1.00	$2,064,500	
3.8.10	Other #10 - Common Area ADA		6,000	$115.00	$690,000	
3.8.11	Other #11 - Apartment ADA		21	$45,000.00	$945,000	
3.8.12	Other #12 - Apartment H&VI		9	$1,000.00	$9,000	
3.8.13	Other #13 - Site CCTV System		1	$25,000.00	$25,000	
3.8.14	Other #14: automatic fire		301,000	$15.00	$4,515,000	
				Total Improvements Eligible for Rehab Escrow	**$71,589,579**	
				20.0% Contingency	**$14,317,916**	
				Total Rehab Escrow Improvements Plus Contingency = TOTAL FUNDING	**$85,907,495**	

Comment cells provided below:

Comments:

Additional comments:

Excluded are any costs relating to mold/mildew, lead and asbestos abatement, remediation, or encapsulation. Also excluded are costs for architectural/engineering design services, construction contingency, and ACHA administration fees.

End of Section

2. Purpose and Scope

The Housing Authority and Urban Redevelopment Agency of Atlantic City (ACHA) has retained Thriven Design to provide a HUD Physical Needs Assessment of Stanley Holmes Village and Extension located at 1539 Adriatic Avenue, Atlantic City, New Jersey. The purpose of this investigation is to evaluate the physical condition of the major building components and to provide an objective, independent, professional opinion of the potential repair and deferred maintenance costs associated with the subject property. This report includes a description of the overall condition of the building components and systems, discussion on any conditions that may limit estimated useful life (EUL) and includes capital reserves for the immediate and long-term future. The assessment process includes field visits, interviews of existing management and maintenance staff, and review of existing construction documents. Field observations by Thriven Design architects and engineers are based on visual analysis; no destructive sampling was performed.

Field Reconnaissance:
Inspected were 85 of the 418 leasable apartments, non-residential areas, building exteriors and the site.

Methodology:
Based on site reconnaissance, research and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Thriven Design submits as to when a system or component will most probably require replacement. Accurate historical replacement records, if provided, are typically the best sources of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventative maintenance exercised, and other similar items, are all factors that impact the effective remaining useful life of a system or component. The Remaining Useful Life (RUL) or effective remaining life of a component or system equals the EUL less its effective age. The estimated useful life calculations are based on those found in the Fannie Mae (FNMA) Document; FNMA, Delegated Underwriting Services (DUS) Guide Section 3 entitled, “Physical Needs Assessment Guidance to the Property Evaluator,” and HUD “CNA e-Tool Estimated Useful Life Table.”

Definitions:
Excellent: Component or system is in “as new” condition requiring no rehabilitation and should perform in accordance with expected performance.
Good: Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.
Fair: A component or system is of a capacity that is defined as enough for hat is required, sufficient, suitable, conforms to standard construction practices, and/or is approaching end of expected performance/useful life. Replacement is anticipated in the near term of the loan.
Poor: Component or system falls into one or more of the following categories: (a) Evidence or previous repairs not in compliance with commonly accepted practices, (b) Workmanship not in compliance with commonly accepted standards, (c) Component or system is obsolete, (d) Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, (e) Evidence of excessive deferred maintenance, or state of disrepair, and/or (f) Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.
Critical Repairs: Physical deficiencies that require immediate action as a result of existing potentially unsafe conditions, building code violations, poor or deteriorated conditions of a critical element or system, or a condition that if left “as is” would result in a critical element or system failure. Also included are issues that affect sustainable occupancy or ingress and egress to the property, as well as accessibility related deficiencies when applicable.
Non-Critical Repairs (within 1 year): Physical deficiencies which include deferred maintenance, that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventative maintenance work within a zero to one-year time frame. Included are such physical deficiencies resulting from improper design, faulty installation, and/or substandard quality of original systems or materials. Components or systems that have exceeded their expected useful life that may require replacement within a zero to one-year time frame are also included. Non-Critical Repairs also include “useful repairs”

construed to permit updating, modernization, and improvement of projects provided that proposed repairs improve marketability, efficient use of energy and resources, or reduce operating expenses, and when considered in the aggregate, do not propose a scope of work equivalent to substantial rehabilitation.

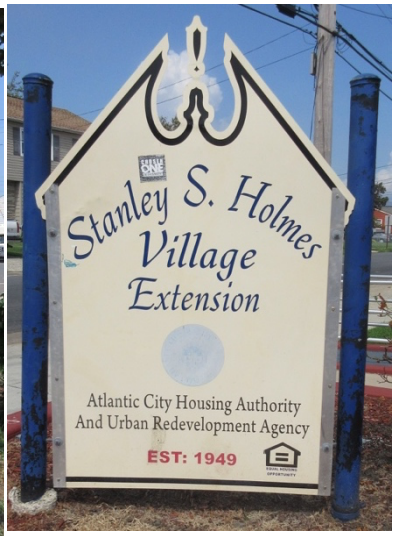
Estimate Period (1-20 years): All schedules for component replacement, major maintenance, cost estimates and related inflation adjustments must be for the lesser of 20 years or the remaining life of the mortgage plus 2 years (the Estimate Period)

Market Comparable Improvements:
This report identifies short term and long term physical needs. The standard is a non-luxury standard adequate for the rental market intended at the original approval of Project-based assistance. The market upgrades identified are intended to reflect those necessary for the project to retain its original market position as an affordable project in a decent, safe, and sanitary condition. Recognition is made of any evolution of standards appropriate for such a project. The intent is to include those improvements that the project requires to compete in the non-subsidized market, resulting in a marketable project that competes on rent rather than amenities.

Owner Provided Documentation:
Relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extend and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The following documents were provided for review:

- J. Vaughan Mathis, Vivian Smith and Herman Turon (10/5/1935). *Housing Project H-5001, Atlantic City, NJ.*
- Howard A. Stout, J. Vaughan Mathis, Architects (1/3/1950). *The Stanley S. Holmes Village Extension.*
- Anastasio & Melick Associates, Inc., Consulting Engineers (1/18/1993). *Stanley Holmes Village/ Extension Mechanical/Electrical Upgrade*.
- Catalano Surveyors (2/7/2014). *Elevation Certificate*.
- Pennoni Associates (4/20/2023). *Stanley Village Gas Distribution*.
- Pennoni Associates (12/27/2023). *Atlantic City Housing Authority – Boiler Plant Assessment*.
- Pennoni Associates (1/10/2024). *Atlantic City Housing Authority – Electrical Assessment and Interim Heating Plan.*
- Thriven Design (progress set, 9/10/2024). *Stanley S. Holmes Heating Modernization*.

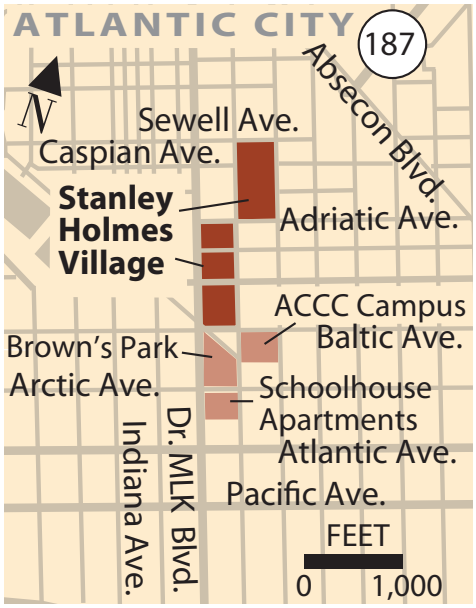
3.1 Development Synopsis



Stanley Holmes Village was originally constructed for the Atlantic City Housing Authority in 1938, and the Extension constructed in 1949. The property is 100% affordable family housing. The property contains 31 brick residential apartment buildings and one masonry community building within two 'superblocks' located diagonally across the intersection of Adriatic and North Kentucky Avenues.

The property was constructed on open land a few blocks from the train station, where the Convention Center is located. The surrounding properties are a mix of housing, commercial interests, and schools. The property contains 420 apartment units, primarily configured as stacked flats or townhouses, with extremely limited on-site parking. The unit mix is (200) 1-bedroom (two units have been converted to non-residential use), (154) 2-bedroom , (58) 3-bedroom and eight (8) 4-bedroom . There are no UFAS compliant units, and there are no known hearing and visually impaired (H&VI) accessible units. All apartments are accessed from the building exterior. Please note that the PIC data does not match the on-the-ground unit mix data.

KRISHNA MATHIAS / PRESS GRAPHIC



Arrangement of residential and non-residential spaces within the building is as follows:

Bldg	1BR	2BR	3BR	4BR	Use/Amenity Description
1539					Office, Community Room, Kitchen, Toilet Rooms, Janitor Closet, Storage Closet, Computer lab, Police sub-station.

Bldg	1BR	2BR	3BR	4BR	Use/Amenity Description
1-1	Y	Y	N	N	Twenty-three apartments
1-2	Y	Y	N	N	Fifteen apartments
1-3	Y	Y	N	N	Seventeen apartments
1-4	Y	Y	N	N	Seventeen apartments
1-5	Y	Y	N	N	Twenty-one apartments
1-6	N	Y	N	N	Thirteen apartments
1-7	N	Y	N	N	Thirteen apartments
1-8	Y	Y	N	N	Sixteen apartments, Boiler House, Maintenance Shops
2-1	Y	Y	N	N	Twenty-one apartments
2-2	Y	Y	N	N	Thirteen apartments
2-3	Y	N	N	N	Thirteen apartments
2-4	Y	Y	N	N	Twenty-one apartments
2-5	Y	Y	N	N	Twenty-three apartments
2-6	Y	Y	N	N	Fifteen apartments
2-7	Y	Y	N	N	Fifteen apartments
2-8	Y	Y	N	N	Twenty-three apartments
3-1	Y	Y	N	Y	Twelve apartments
3-2	Y	Y	Y	N	Twelve apartments
3-3	Y	Y	Y	N	Twelve apartments
3-4	Y	Y	Y	N	Twelve apartments
3-5	Y	Y	N	N	Nine apartments
3-6	Y	Y	Y	N	Twelve apartments
3-7	N	Y	Y	N	Twelve apartments
3-8	Y	Y	Y	N	Eight apartments
3-9	Y	Y	N	N	Eight apartments
3-10	Y	Y	Y	N	Twelve apartments
3-11	N	Y	Y	N	Twelve apartments
3-12	Y	Y	Y	N	Ten apartments
3-13	Y	Y	N	N	Eight apartments
3-14	Y	Y	N	N	Twelve apartments
3-15	Y	Y	N	N	Twelve apartments

This property has 8 different apartment plan types: (2) 1-bedroom plans, (3) 2-bedroom plans, (2) 3-bedroom plan and (1) 4-bedroom plan. Only the 1-bedroom plan has an accessible design, however, it is not compliant with current standards. Apartment type mix varies by building. At time of the 2024 survey, the property was currently 68% leased, with 135 units out of commission, with a typical annual turnover of about 10%. Summary of apartment types inspected:

Apartment	Size	Accessibility	Residency
409 Westminster	2-BR		Vacant
525 Westminster	3-BR		Vacant
532 Westminster	3-BR		Vacant
539 Westminster	2-BR		Vacant
540 Westminster	1-BR		Vacant
1519 Westminster	2-BR		Vacant
1521 Westminster	3-BR		Vacant
400 New York	1-BR		Vacant
406 New York	2-BR		Vacant
428 New York	3-BR		Vacant
434 New York	2-BR		Vacant
532 New York	2-BR		Vacant

Apartment	Size	Accessibility	Residency
538 New York	3-BR		Vacant
1513 Caspian	3-BR		Vacant
1515 Caspian	3-BR		Vacant
1517 Caspian	3-BR		Vacant
1518 Caspian	2-BR		Vacant
1521 Caspian	3-BR		Vacant
1522 Caspian	2-BR		Vacant
1525 Caspian	2-BR		Vacant
1526 Caspian	2-BR		Vacant
1527 Caspian	2-BR		Vacant
1529 Caspian	2-BR		Vacant
206 Kentucky	1-BR		Vacant
214 Kentucky	1-BR		Vacant
218 Kentucky	1-BR		Vacant
220 Kentucky	1-BR		Vacant
222 Kentucky	1-BR		Vacant
238 Kentucky	1-BR		Vacant
300 Kentucky	1-BR		Vacant
308 Kentucky	1-BR		Vacant
320 Kentucky	1-BR		Vacant
330 Kentucky	1-BR		Vacant
344 Kentucky	1-BR		Vacant
348 Kentucky	2-BR		Vacant
433 Kentucky	1-BR		Vacant
509 Kentucky	3-BR		Vacant
519 Kentucky	1-BR		Vacant
535 Kentucky	4-BR		Occupied
208 Rosemont	1-BR		Vacant
210 Rosemont	1-BR		Vacant
213 Rosemont	1-BR		Vacant
220 Rosemont	2-BR		Vacant
222 Rosemont	2-BR		Vacant
224 Rosemont	2-BR		Vacant
229 Rosemont	2-BR		Vacant
230 Rosemont	2-BR		Vacant
233 Rosemont	2-BR		Vacant
248 Rosemont	2-BR		Vacant
300 Rosemont	1-BR		Vacant
302 Rosemont	1-BR		Vacant
324 Rosemont	1-BR		Vacant
325 Rosemont	1-BR		Vacant
336 Rosemont	1-BR		Vacant
337 Rosemont	1-BR		Vacant
338 Rosemont	1-BR		Vacant
340 Rosemont	2-BR		Vacant
344 Rosemont	1-BR		Vacant
1601 Baltic	2-BR		Vacant
217MLK	1-BR		Vacant
303 MLK	1-BR		Vacant
337 MLK	1-BR		Vacant
341 MLK	1-BR		Vacant
347 MLK	1-BR		Vacant

Apartment	Size	Accessibility	Residency
349 MLK	2-BR		Vacant
1601 City Pl	2-BR		Vacant
1602 City Pl	2-BR		Vacant
1605 City Pl	2-BR		Vacant
1606 City Pl	2-BR		Vacant
1610 City Pl	2-BR		Vacant
1611 City Pl	2-BR		Vacant
1613 City Pl	1-BR		Vacant
1616 City Pl	2-BR		Vacant
1617 City Pl	2-BR		Vacant
1623 City Pl	1-BR		Vacant
1605 Drexel Pl	1-BR		Vacant
1606 Drexel Pl	2-BR		Vacant
1610 Drexel Pl	2-BR		Vacant
1612 Drexel Pl	1-BR		Vacant
1619 Drexel Pl	2-BR		Vacant
413 Wabash	2-BR		Vacant
1516 Wabash	3-BR		Vacant
1519 Wabash	2-BR		Vacant
1522 Wabash	2-BR		Vacant
1523 Wabash	2-BR		Vacant

Unit size inspection distribution summary: (35) 1-BR; (38) 2-BR; (11) 3-BR; (1) 4-BR; 20% of all apartments.

The property has experienced moderate to heavy wear and tear based on its use and occupancy. Fixtures, finishes and furnishings within the dwelling units and common areas, in most cases, have exceeded their expected useful lives (EUL). Mechanical systems, appliances and exterior fenestration should be replaced in accordance with ASHRAE EUL guidelines. Certain structural systems at the residential mechanical rooms and bathrooms should be replaced. Certain aspects of the site improvements such as parking lots, streets, sidewalk, lighting and exterior building elements should be replaced and/or repaired due to the age of the facility and potentially hazardous conditions caused by wear and tear.

3.2 Site Improvement Evaluation and Analysis

General:
The current 14.75-acre site is essentially level. The original site is bounded by Baltic, North Dr Martin Luther King Jr, Blvd, Adriatic Ave, and North Kentucky Ave, and bisected by Mediterranean Ave. The Extension is bounded by Adriatic Ave, North Kentucky Ave, Sewell Ave and North New York Ave. There is no on-site storm water management system.

The property topography and adjacent uses do not appear to present conditions detrimental to the property. No significant areas of erosion were observed affecting the property.

The property is currently Zones RM-1, Multi-family Walk-up Apartment Residential District. Multifamily developments are permitted. Limited on-site parking is provided at the Extension in three small parking areas; otherwise street parking.

Figure 1 Atlantic City Zoning map excerpt (subject site in center)

Figure 2: Current aerial view. Original site center and lower right. Extension at upper left.

Utilities:
Public utilities include water (domestic), sewer, gas, phone, electric, telephone and cable TV. Within the site, utilities are underground. Television, internet and telephone service is provided by either Comcast or satellite at the choice of and contracted by the resident.

Utility	Utility Provider
Water	City of Atlantic City
Sewer	City of Atlantic City
Electric	Atlantic City Electric
Telephone	Verizon
Cable TV	Comcast or satellite
Natural Gas	South Jersey Gas
Oil	N/A
Propane	N/A
Solar	N/A
Wind	N/A

Tenants pay for telephone/data. ACHA pays all other utilities.

The water, electric, gas, sewer, telephone and cable TV are assumed to be of sufficient capacity for the current usages and occupancy of these buildings.

Electrical service is overhead on the public streets surrounding the site, then drops at various utility poles for underground distribution within the site to various pad-mounted transformers. The pad-mounted transformers are owned by the agency.

Telephone service is overhead to each building, then distributed internally from the building's utility closet.

Satellite service is contracted directly by the tenant. The site is littered with individual unit satellite dishes. Recommendation is to centralize the satellite dish system to reduce site clutter, with one dish per block.

Domestic cold water service is provided at multiple entry points around the property. Hot water is provided from the central boiler plant, with distribution lines crossing beneath several city streets. (Hot water distribution system assessed in a later section). Fire suppression service is only installed at the Boiler House. Should a substantial rehabilitation be undertaken, or new construction, all residential units must receive automatic fire suppression.

Natural gas service is provided at multiple entry points around the property. Each building has a meter.

Recommendations:

- Sanitary, sewer, domestic water and gas piping has exceeded expected useful life and should be replaced in the near term.
- It is recommended that property management perform regular visual assessments of known underground piping locations, and exterior lighting. These assessments can be performed as part of routine activities such as trash pickup, lawn mowing, or while walking from one area of the property to another. The purpose is to look for tell-tale signs of utility piping leakage and for electricity waste. Leaking pipe manifest themselves as wet spots, non-weather related puddles, areas always wet, sanitary waste, soil undermining, and noticeable increases in domestic water consumption. Such occurrences should be repaired immediately.
- Light fixtures should not be 'on' during daylight hours nor have broken lenses. Repair the fixture or light sensing equipment and controls immediately.

Critical Repairs:

- Ensure recent gas piping construction scope completed

Non-Critical Repairs:

- Replace domestic water distribution system
- Replace sanitary system.
- Replace storm water trunks

Estimate Period Repairs:

- None

Potential upgrades:

- None.

Parking:

There are three small internal parking lots at the "Extension" striped for approximately 36 cars. All other parking is curbside on city streets.

Recommendations:

- All parking areas shall be restriped with regular spaces and one barrier-free stall installed per local jurisdiction requirements be provided at the leasing office. Proper AASHTO signage should be provided at each designated handicap parking stall.

Critical Repairs:

- None

Non-Critical Repairs:

- Mill and Restripe
- Provide designated handicap parking and accessible route at Community Building lot.

Estimate Period Repairs:

- Restripe

Potential upgrades:

- None.

Paving:
There are no internal streets. There are internal driveways leading to several trash dumpster enclosures at both the original site and at the Extension. The pavements have reached their expected useful life and should be replaced. Over the course of the assessment period, the paved areas should be sealed.

Site plans follow:

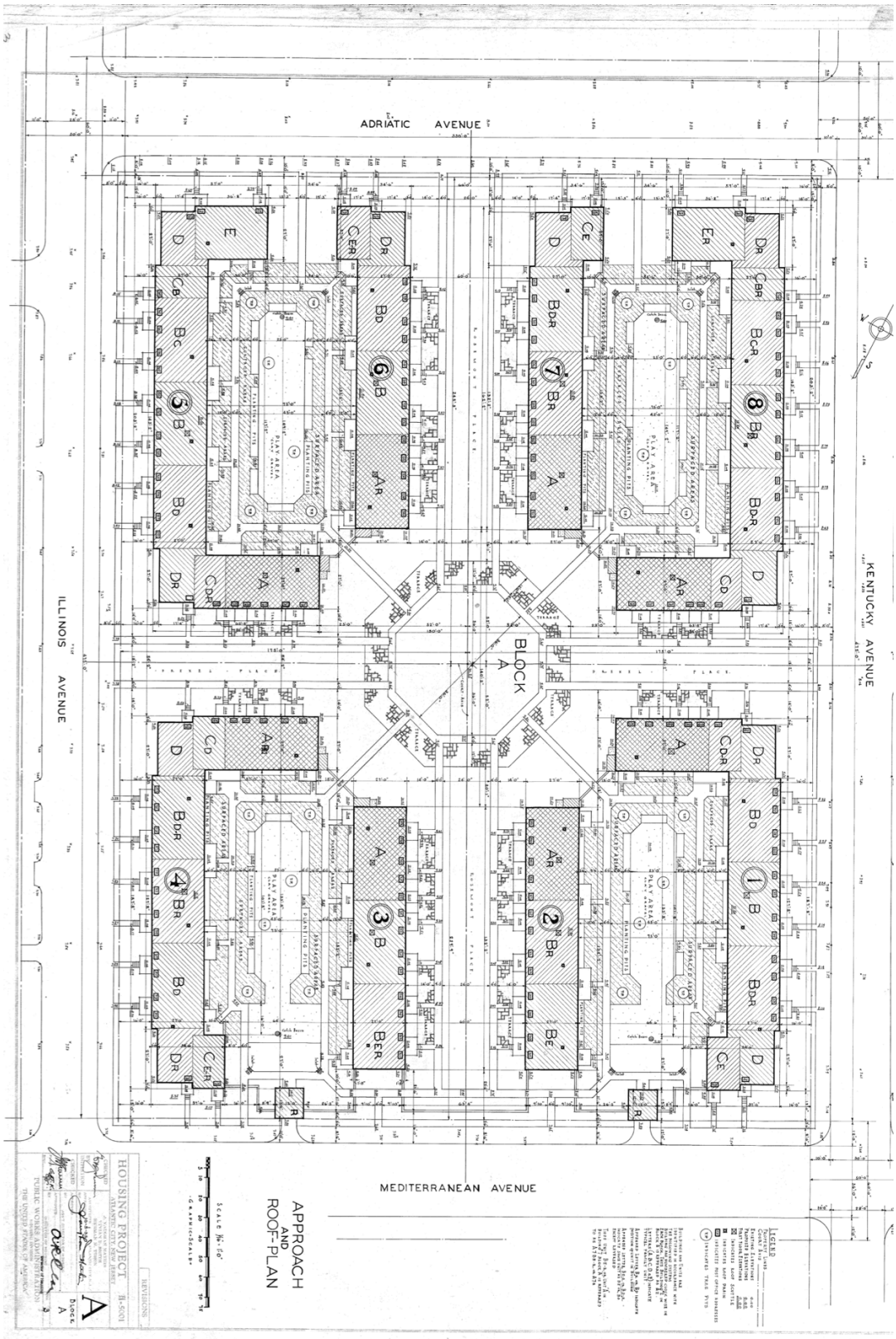


Figure 3: circa 1936 plan of the northern block of the original Village site

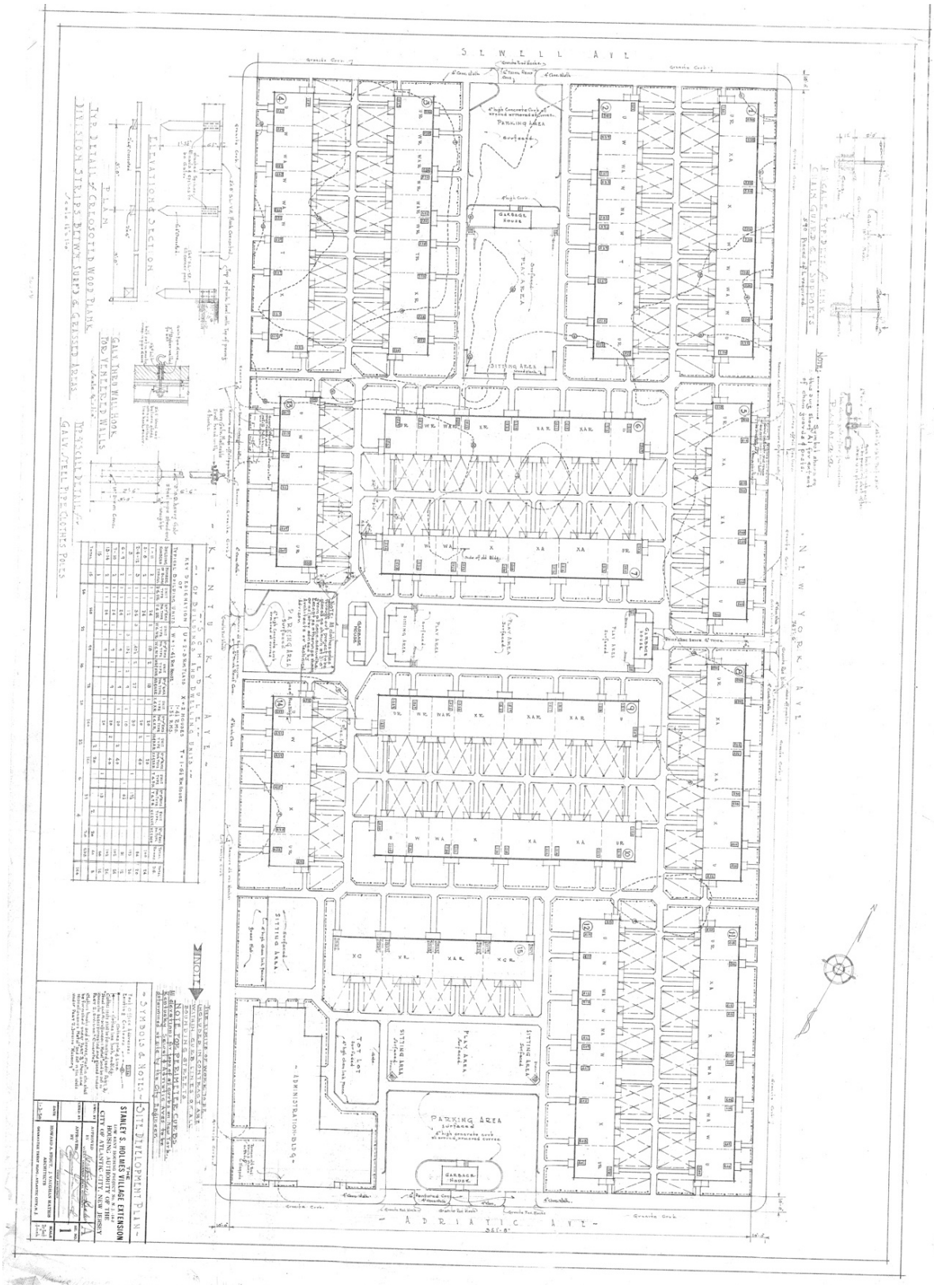


Figure 4: Circa 1950 Stanley Homes Extension site plan. Parking stalls are not enumerated.

Critical Repairs:
- None.

Non-Critical Repairs:
- Replace bituminous traffic surface pavement and restripe

Estimate Period Repairs:
- Sealcoat and restripe.

Potential upgrades:
- None.

Sidewalks, Railings and Fences:
There is an extensive series of sidewalks throughout the site, both along the perimeter streets as well as the interior routes to the apartment front and rear doors. Street sidewalks and curb cuts were not assessed as they are on municipal property though it is noticed that curb cuts are provided at all street corners. The sidewalks are nearing the end of their expected useful life. The Community Building has an exterior concrete ramp leading from the city sidewalk to entrances both the Community Room and the Leasing Office. Wall mounted stair and ramp railings are missing at the Community Building.

Several residential buildings in the original blocks have accessible concrete ramps installed to provide access to four unit entrances. It should be noted that the apartments themselves are not accessible. Stairs constructed in conjunction with the ramps do not have proper railing extensions at the bottom landing and should be replaced. (The running railings extend twelve inches beyond code requirements). Ramp slope is within acceptable barrier-free limits, however the cross slope exceeded 2% which is not compliant with barrier-free limits. Railings have been damaged and are no longer in compliance with barrier-free limits.

Several apartments in the original blocks have wood decks and ramps at the kitchen / rear entrance. None of these are compliant with the barrier-free guidelines and have also reached end of expected useful life.

At the original blocks, there is decorative fencing along Mediterranean Avenue, Adriatic Avenue and Baltic Avenue, primarily at site entrances. The fencing is missing in some areas and the remaining fencing has reached the end of expected useful life. At the Extension, there is decorative fencing at the playgrounds and seating areas adjacent the Community building, and at building corners to prevent 'cut-thrus' across the grass. The fencing has reached the end of expected useful life.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace non-code compliant stair railings at Village and Extension (Community Building)
- Provide missing wall railings at ramps at Extension (Community Building)
- Replace concrete ramps and railings at Village
- Remove rear entry wood decks and ramps.
- Replace sidewalks
- Replace decorative fencing

Estimate Period Repairs:
- None

Potential upgrades:
- None

Sewer and Drainage:
The site has a storm water system tied to the City's storm sewer system. Inlets are provided along the interior of the site and connected by concrete pipes. There is no on-site storm water management system.

Recommendations:

- Camera scope all sanitary and storm lines from the buildings to the street.
- Based on age and the property's location within the flood elevation, the pipes should be relined.

Critical Repairs:

- None

Non-Critical Repairs:

- Camera scope all sanitary and storm lines from the buildings to the street.

Estimate Period Repairs:

- None

Potential upgrades:

- None

Landscaping and Site Amenities:

Each apartment has a front and rear concrete stoop. The rear stoops at the original site are often combined with an adjacent stoop to provide adequate room for a two-person table with chairs. The original site the front stoops have aluminum railing system with anchorages cast into the concrete. The concrete is spalling at this connection. All units have access to clotheslines in the 'rear' yards. Tenants responsible for providing the line; the poles are permanently installed. At the original site, about 50% of the poles have been cut off flush with the footing.

There are mature trees scattered throughout the grassy site, with some mature plantings at certain pedestrian entrances into the site. The northern portion of the Extension lacks trees and shade. The landscaping has not been refreshed in many decades and has surpassed its expected useful life.

There are two children's play areas in the original section of the property and one play area adjacent to the Community Building. Play equipment was manufactured by Landscape Structures and installed on a poured rubber mat. The edges of the mats have pulled away from the surrounding sidewalks creating a trip hazard. The equipment has exceeded it's expected useful life. There are no on-site play areas for older youth. There is no specific inclusive play area. There are benches in the vicinity of the play areas and in the quiet seating area behind the Community Building. There are two abandoned play areas in the original section of the property where the poured play surface is rotting away and is a tripping hazard.

The original site has three property signs; the extension has one. Each building also has a sign indicating the building address or number, and the apartment numbers the building contains. These building identification signs are sun fading and should be replaced. Each apartment front and rear door has the unit number in cast numerals attached. There is a tapered steel flagpole adjacent the Community Building. Due to it's location adjacent utility poles and overhead wiring, flying a flag is not recommended. This flagpole should be relocated to another area away from overhead wires.

Mail delivery: On the original sections of the site, mail is delivered to cluster boxes located at four central locations. Apartment doors retain the now abandoned mail slots. The ratio of mail boxes to parcel lockers is 1:20; current USPS standards the ratio should be 1:10. At the Extension, mail is delivered to each apartment at the front door mail slot.

Critical Repairs:

- Remove abandoned playground surfaces (trip hazard) and replace with sod.

Non-Critical Repairs:

- Repair concrete stoops
- Refurbish landscape.
- Replace tot lot ground surface (3)
- Replace tot lot equipment (3)
- Provide accessible site furnishings in picnic grove.
- Replace missing clothesline poles.

- Replace flagpole at Community Building
- Provide 42 cluster parcel lockers distributed across the Village and Extension
- Site signage replacement allowance.

Estimate Period Repairs:

- Refurbish play equipment at three areas (3)
- Replace cluster mailboxes at Village (296 boxes)

Potential upgrades:

- Provide basketball half court.

Trash enclosures:

There are eight trash container enclosures at the original site and four at the Extension. Each enclosure is composite brick/block and about four feet high with concrete pavement. There is evidence that they originally all had gates. The trash areas contain several low-capacity dumpsters which cannot hold large furniture or mattresses. All trash areas have a pedestrian access route separate from the carting route. The enclosures have reached the end of their expected useful life and should be reconstructed.

Critical Repairs:

- None

Non-Critical Repairs:

- Rebuild 12 composite masonry trash enclosures.

Estimate Period Repairs:

- None.

Potential upgrades:

- None.

3.3 Structural Frame and Building Envelope

3.3.1 Occupied Structures

Foundations and Basement:

The buildings are built on crawl spaces, with masonry and concrete foundations on piles and concrete pile caps. The crawl space floors are finished in the original site, and unfinished in the Extension. Buildings are in a flood plain according to the Flood Certifications. (basement and first floor). There is no insulation in the crawl spaces of the original site; spray foam has been installed under the first floor deck in the Extension. All buildings have foundation vents with cast metal grates. Water can flow in and out in case of flooding. There are no crawl space sump pumps. Each building has an exterior access point to the crawl space.

Recommendations:

- Building utility panels and meters should not be located within the flood plain.
- Survey all crawl spaces to determine ventilation and water management needs, due to flood plain construction.
- Determine proper number of foundation vents required per building code.
- Determine proper number of flood foundation vents required for flood zone mitigation.
- Provide rat slabs to protect crawl space utility lines from ground moisture.

Critical Repairs:

- None

Non-Critical Repairs:

- Provide rat slab in crawl spaces.
- Replace existing foundation vents
- Insulate first floor deck

Estimate Period Repairs:

- None.

Potential upgrades:

- None.

Superstructure and Floors:

The original blocks are reinforced concrete with structural composite masonry perimeter walls and interior columns. The exterior walls of the buildings are composite brick and block, with header rows every six courses or so. The steel lintels at the windows are beginning to rust and fail, expanding and creating horizontal cracking in the mortar allowing water intrusion. The floor-to-floor heights are 9’-0”. There are cast stone frames around the entry doors exhibiting failure from water intrusion. Many second-floor units have integral concrete balconies with metal railings with anchorage cast into the concrete balcony slabs. These attachments are frequently showing concrete failure that allows water inside the slab. The concrete slabs are no longer sealed from weather. There are plumbing chases at the kitchen wet walls where the plumbing stacks are located.

The extension has a reinforced concrete first floor with central beam, then wood framed second floor and roof, with exterior brick veneer. Doors and windows have soldier course headers. Floor to floor height is approximately 8’-10”. There is a masonry party wall every other unit. The original attics below the flat roofs were ventilated, before a later roof truss system was installed.

It is not known if crawl space insulation attached to the floor joists meets current energy code levels or if roof/attic insulation meets current energy code levels. Based on age of construction and exterior wall type, the exterior walls are un-insulated.

At all stacked apartments it is not known if there is an adequate one-hour construction assembly separating the stacked units from each other, both horizontally and vertically. Destructive testing to verify is outside the scope of this project.

At the ends of several buildings in the Extension, patched ladder cracks were observed. No open cracks were observed. Crawl spaces were not accessible to observe any foundation damage.

Critical Repairs:
- None

Non-Critical Repairs:
- Provide protective coating on 2nd floor balconies.
- Provide proper-height balcony railing
- Patch slabs where water intrusion occurs
- Improve fire rating between stacked apartments (assume 200)

Estimate Period Repairs:
- None

Potential upgrades:
- None.

Roof Structures and Roofing:
The buildings originally had a flat roof with a slag covered BUR system. At an unidentified later date, roof trusses were installed spanning the entire width of the buildings with a 3-tab asphalt shingle installed. The roof drain discharge to grade still remains. Ventilated soffits were installed, however with only ¼ vents instead of 1/3 vents. Resultant attics were not accessed. The roofing system has surpassed it's expected useful life and should be replaced. Property management reports ridge vents hare being destroyed by feeding seagulls. Roof drainage at the residential buildings is by gutter and 3x4 inch downspouts discharging at grade. Numerous buildings had gutters overflowing with environmental debris. At the Village, one-story blockhouses at the end of each building providing access to the crawl spaces have silver-coated BUR system which has surpassed its expected useful life.

Recommendations:
- Replace roofing system. Roofing system shall be Energy Star compliant.
- Alternatively, demolish overframed roofs, sheathing and framing down to the original roof deck, reroof and provide drainage per the original system strategy conducting to internal drains. Provide overflow drains to daylight.
- Investigate remaining low-slope roofing to determine if hazardous building materials are present.

Critical Repairs:
- None.

Non-Critical Repairs:
- Replace roofing and underlayment
- Replace ventilated soffits
- Replace gutters and downspouts with clean out ports, and provide splash blocks

Estimate Period Repairs:
- None

Potential upgrades:
- None.

Exterior Walls:
At the original site, exterior walls are composite masonry. At the Extension, the façade is brick veneer. There are no weepholes due to the composite wall construction. The repointing should be replaced with mortar designed to match the original mortar composition after a mortar analysis is conducted. Many areas of the façade are water stained from leaking downspouts. At the original site, ample evidence reveals window and door lintels failing due to water intrusion. Over time, 30% of the upper floor lintels have been replaced. To extend the life of the brick façade past it's expired useful life, a remediation project should be considered.

Recommendations:
- Replace 80% window lintels at Village and install proper cavity weep system
- Repoint all brick veneer using mortar compatible with the brick

Critical Repairs:
- None

Non-Critical Repairs:
- Repoint the brick masonry.
- Replace steel lintels

Estimate Period Repairs:
- None

Potential upgrades:
- None.

Windows and Exterior Doors:
Residential units have insulated metal flush front and rear doors at each apartment. There is a vision lite protected by a security grille and a mail slot. Doors are custom sized resulting in a premium for replacement cost. There are also heavy duty storm doors, again which are custom sized resulting in a premium for replacement cost. The condition of the doors is in fair to poor condition.

Community Building:
- The flush metal doors are either flush or flush with vision lite with security grille.

Boiler House:
- Storage area garage door: Overhead coiling door, operated from the interior.
- Exterior entry: Flush insulated metal doors

Recommendations:
- Exterior hollow-metal doors to be replaced with thermally-broken insulated, Energy Star steel doors. Any glazed lites shall be double-glazed.
- Door hardware and door security systems to be coordinated with owner and existing system integrator.

Community Center windows are 1/1 vinyl replacement windows, most with exterior security screens. The leasing office lobby door has a rent drop box built into it.

Boiler House: The original steel single pane operable windows remain. Windows protected by exterior security guards. There are also louvered areas that allow combustion air for the boilers within. There is a brick panel beneath one to the louvers that is removable to allow for movement of oversized equipment into and out of the building. The maintenance shop windows are replacement vinyl clad double-glazed 1/1 windows with external screens.

Residential windows: The windows are replacement vinyl clad double-glazed 1/1 windows with external screens. Where tenants have installed window air conditioning, the screens are presumed lost.

Recommendations:
- Replace windows with Energy Star qualified products (Double glazed, Low-E, argon filled), with integral limiters.

Critical Repairs:
- None.

Non-Critical Repairs:
- Replace exterior doors with Energy Star qualified product.
- Replace exterior screen doors with heavy duty screen door.

- Replace windows with Energy Star qualified product with sash limiters.

Estimate Period Repairs:

- None.

Potential upgrades:

- None.

3.3.2 Other Structures Evaluation

There are no other permanent structures on the site. The 10x20 pre-engineered modular building and grounds storage shed behind the Boiler Plant was not assessed but will reach end of expected useful life during the estimate period.

Critical Repairs:

- N/A.

Non-Critical Repairs:

- N/A

Estimate Period Repairs:

- Replace 10x20 pre-engineered modular shed

3.4 Mechanical and Electrical Systems Evaluation

3.4.1 House Mechanical and Electrical Systems Evaluation

Space Heating and Cooling:
Heating for the Community Building is served by the below grade site hot water system distribution provided by the central boiler plant. Hot water is fed to radiators housed in cabinets located throughout. While residential heating system was upgraded in 1993, there is no indication that this system was upgraded. Life expectancy for a system of this type is 20 years.

Cooling for this facility is provided by multiple separate mini-split systems (with wall mounted indoor units and outdoor condensing units), window units and through wall units. These mini-splits serve the community room spaces and MDF/IT room. The mini-split systems serving the various spaces appear to be in good operating condition and should be maintained. The office areas generally are served by window units. The window units should be evaluated for the operability and replaced as necessary.

Ventilation for the various spaces is through operable windows, including the toilet rooms are there are no exhaust fans.

Recommendations:
- The hot water heating system including piping, radiation heating and controls should be replaced.
- The window units should be evaluated for the operability and replaced as necessary.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace radiators with new baseboard fin-tube radiation (office) and cabinet heaters (community).

Estimate Period Repairs:
- None

Potential upgrades:
- When replacing furnaces and heat pumps consider high efficiency models.

Space Heating and Cooling: Site Distribution

The Boiler Plant located at the corner of Mediterranean and Kentucky Avenues generates the hot water for space heating and domestic hot water distribution to the apartments and community building. Water for both systems is distributed through below grade piping distribution system then through crawl spaces of the apartment buildings and the community buildings. It is observed and reported the system has many leaks through-out as pipe runs need continual maintenance and replacements.

Heating hot water and domestic hot water is created by three Cleaver Brooks 350 Boiler-HP (11,700 MBH), gas fired, firetube dry-back hot water boilers installed circa 10/1962 (Model CB655-350). The boilers are piped in parallel. These boiler/burners are set up for dual fuel, but appear to be served by gas only. Oil tank was removed some time ago. The existing oil piping and pumps have been abandoned in place. Gas by-products are vented directly through the roof via individual breeching approximately 22-inch diameter. According to ASHRAE, High MBH, steel fire-tube central boilers have a median life expectancy of 25 years, with some operating far longer with proper maintenance. The most recent maintenance records indicate that two (Boiler #2 and Boiler #3) of the three boilers cannot be sealed because the fired tubes have been compromised. Boiler #1 is currently operating, but is discharging soot, which indicates there is incomplete combustion occurring. Effort to weld the tubes on Boiler #1 & Boiler #2 were attempted by McNeil USA, the boiler repair contractor. Unfortunately, during the welding process, it was discovered the plate was also failing at the weld points. McNeil indicated the welds will not hold and could not seal the boilers. The primary reason the tubes could not be welded and sealed was due to high corrosion. The high corrosion is a result of improper maintenance of the boilers and the lack of chemical

treatment. It is our understanding the chemical treatment system has not been operational for quite some time. We also observed the high amount of makeup water is being utilized to supplement the water leaks from the corrosion and leaking hydronic piping distribution underground and in the crawlspaces.

To properly restore and repair the Cleaver Brooks boilers, the steel tubes will need to be welded to the steel plates. McNeil recommends replacement of the tubes and the steel plates. The price quoted to repair the two boilers was significantly high, and did not guarantee other issues will not arise which may cause the boiler failure due to its age and extensive corrosion. McNeil estimated boiler repairs will likely be between 6-8 weeks, barring an unforeseen condition. And did not include any other issues related to the burners. The uncertainty of success of the repairs, in addition to the uncertainty repairs of the other components, we lack complete knowledge about potential future failures that could occur, beyond the ones already identified or anticipated. Essentially meaning there's a degree of unknown risk associated with potential issues that might arise in the boilers and distribution system. The uncertainty of satisfactory boilers operation after repairs makes it difficult to accurately predict the likelihood and impact of meeting the heating demand for the villages this winter and beyond if this option was selected.

The hydronic hot water is distributed via three vertical pumps operating in parallel, with each pump rated for 339 GPM and having 15HP motors. The pumps are located in the pump room, an adjoining space next to the boilers. The hydronic pumps distributed heating hot water through-out the site in 8-inch supply and return mains feeding Village1, Village 2 & Village 3. The pumps appear to be in good condition. Each pump has two 6” isolation control valves, one appears to be for used for by-pass and the other for boiler feed. These valves show noticeable corrosion and appears to be leaking. It’s likely these valves will need to be replaced soon.

Boilers are served by a 6-inch natural gas service that enters the building from Mediterranean Avenue. Gas meter and appurtenance are located outside on the corner of the building on Mediterranean Avenue.

The heating piping system within the boiler room is steel and shows noticeable corrosion in many locations. Many of the valves appear to be inoperable due to corrosion. The Insulation is worn and frayed or does not exist in many of the piping locations. Hydronic hot water piping distribution has a 50-year life expectancy. The existing piping appears to be beyond its useful life.

Hydronic hot water from the boilers is also utilized to generate domestic hot water via two 1864-gallon domestic water tanks using indirect heating coils manufactured in 1991 by Old Dominion Fabricators, Inc. model number PB-118-GG. These tanks are located within the boiler plant. Each tank has an in-line domestic hot water pump for distribution of hot water to the site. There is noticeable exterior corrosion on pipe and pump bodies. Insulation is missing at various locations. The tanks have a life expectancy of 15 years. The tanks are beyond their useful life and several repairs have been conducted on the tanks due to leaks.

Three vertical 339 GPM, 15HP pumps located in the pump room (an adjoining space) pump hydronic hot water throughout the site. These pumps appear to be in good condition and may have recently been replaced. Each pump has two 6” isolation control valves, one appears to be for used for by-pass and the other for boiler feed. These valves show noticeable corrosion.

Three vertical 30 GPM, 1.5HP pumps are located in the pump room for domestic hot water generation. These pumps appear to be in fair condition, one was observed to be leaking.

Boilers are served by a 6” natural gas service. Gas meter and appurtenance are located outside near the entry way on Mediterranean Avenue.

The hydronic piping system within the boiler room is steel and shows noticeable corrosion in many locations. Many of the valves appear to be inoperable due to corrosion. Insulation is worn and frayed or does not exist in many of the piping locations. Hot water piping distribution has a 50-year life expectancy.

Not Recommended:

- Based on the repair cost provided by McNeil for boiler tube and tube sheet replacement and repairs for Boiler #1 and Boiler #2, we do not recommend repairing the tubes in the boilers.

Recommendations:

- It is recommended to replace Boiler #1 and Boiler #2 with high efficiency (96%) boilers set-up in a modular arrangement similar to AERCO Benchmark Platinum (or similar) (total of 6 sized at 4000 MBH each).
- Boiler #3 is developing excessive soot discharge and is in need of immediate maintenance. Excessive soot can be a result of dirty or clogged burner, insufficient draft, low air-to-fuel ratio or a cracked heat-exchanger. Any of these conditions point to an imminent failure. It is recommended that Boiler #3 be replace as soon as possible.
- Boiler support saddles require gaskets to prevent galvanic action.
- It is recommended to replace the existing constant volume hydronic distribution pumps with new pumps having a VFD motor. Adding pressure sensors will allow the system to be modulated to maintain flow and temperature to take advantage of hot water reset and reduce energy consumption.
- It is recommended the domestic hot water tanks be replaced with similar capacity storage tanks yet utilizing smaller instantaneous plate and frame type heat exchangers to generate hot water served from the new modular boiler system. We also recommend replacing the hot water pumps and piping due to age and noticeable corrosion.
- Based on the age of the boilers (1962) and the visual exterior corrosion the piping system including valves, we recommend replacing the equipment, piping, and appurtenances all have passed their life expectancy.
- It's recommended to add a modern DDC controls system to monitor the boiler system and the overall hydronic piping loop by adding pressure & temperature sensors and water flow meters at various points throughout the distribution system. This will alert the maintenance staff to potential leaks and temperature issues so they can react, and repair piping as needed in the event there is a future leak.
- Replace existing 8-inch hydronic supply and return mains and valves in the crawlspaces from the boiler room serving Village 1, 2 and 3. Replace existing hydronic supply and return distribution loops in the crawlspace of each building.

Critical Repairs:

- Replace Boilers #1, #2, & #3 with new High-efficiency boilers. Provide temporary boiler during construction phase.
- Replace existing hydronic distribution pumps with high-efficiency pumps with VFD
- Provide New DDC controls system with temperature, pressure sensors & flow meters.
- Replace 8-inch hydronic mains in crawlspaces serving Village1, 2 & 3
- Replace 3-inch hydronic loops in crawlspace of each building in Village 1, 2, & 3

Non-Critical Repairs:

- Replace DHW storage tank and heat exchangers
- Replace DHW pumps

Estimate Period Repairs:

- None

Potential upgrades:

- None

<u>Combustion air</u>

Combustion air is provided through several louvers along the perimeter of the Boiler Plant. The louvers appear to remain open with no control.

Recommendations:

- Repair existing motor operators on the dampers and interlock with boilers to modulate open and close to match combustion air requirements.
- Replace one existing window with louvers to provide additional combustion air.

Critical Repairs:
- Replace one existing window with louvers to provide additional combustion air.

Non-Critical Repairs:
- Maintain exterior louvers and provide new dampers at inside face of louvers operated by a new central combustion air control system.

Estimate Period Repairs:
- None

Potential upgrades:
- None

Ventilation:
Ventilation for the various spaces is through operable windows, including the toilet rooms; there are no exhaust fans.

Recommendations:
- Consider adding a ducted HVAC system for the facility to introduce outside ventilation air.
- In-conjunction add exhaust fans to the toilet rooms.

Critical Repairs:
- None.

Non-Critical Repairs:
- None.

Estimate Period Repairs:
- None.

Potential upgrades:
- None.

Natural Gas Distribution:
Natural gas is distributed across the property for domestic cooking. In most of the Village, distribution piping has been recently replaced. In the Extension, the designed distribution piping system has not been replaced. Refer to Pennoni Associates' 2023 design and Thriven Design's 2024 assessment.

Recommendations:
- Complete the gas distribution piping replacement as previously documented by Pennoni Associates.

Not Recommended:
- Electrification of the property due to insufficient power distribution.

Critical Repairs:
- None.

Non-Critical Repairs:
- Replace the gas distribution system in the Extension.

Estimate Period Repairs:
- None.

Potential upgrades:
- None.

Domestic Water Heating and Plumbing:
The domestic hot water for the community building is generated in the two large indirect (internal heat exchanger) storage tanks in the central boiler plant. The two storage tanks and internal heat exchangers have a manufacture date of 1991. Both storage tanks and internal heat exchangers have an expected useful life of 15 years. These domestic hot water system components have exceeded their expected useful life. The exterior appears to be in fair condition, but due to age, replacement of the two large indirect storage tanks should be anticipated in the near term. Natural gas piping is black steel and is in fair condition.

Domestic water distribution piping is all copper. The Copper piping was most likely original and nearing the end of its useful life. Hot water pipes leading from the water heater and storage tank are not insulated. Installation of insulation on both cold water and hot water pipes is recommended to prevent the formation and dripping of condensation and to minimize energy losses.

Sanitary risers and vents were not observed (hidden condition). Maintenance staff has indicated the sanitary piping is deteriorating and there are frequent and significant breaks in the sanitary piping in the crawlspace. This is primarily due to tenant flushing inappropriate items causing blocked sewer lines and breaks in piping. The sanitary leaking in crawlspace leas to unsanitary conditions in the tenant spaces of the affected buildings.

Roof drain leaders in the Community Building are cast iron. The original clay tile or steel sanitary pipes have exceeded their EUL and should be replaced in the crawl spaces and on to the connection at the City's collection system.

The buildings have exterior hose bibs, one at each apartment entrance, and at least one per principal elevation at the Community Building. The exterior hose bibs were not tested. In most instances, the knob or key was not present to operate the hose bib.

Recommendations:
- Utilize PEX for domestic water supply thru the crawl spaces and within the buildings to the plumbing fixture.
- Utilize CPVC for domestic sanitary piping thru the crawl spaces.

Critical Repairs:
- Replace primary DHW hot water supply and return mains in every building
- Replace sanitary mains in crawlspaces of every building

Non-Critical Repairs:
- Replace the water heater vent pipe.
- Insulate all exposed domestic hot water piping
- Replace the sanitary lines

Estimate Period Repairs:
- Replace domestic water storage tanks

Potential upgrades:
- None.

<u>Plumbing Fixtures:</u>
Boiler House:
The staff toilet and shower room fixtures have exceeded their expected useful life. (Showerhead, toilet, sillcock, lavatory)

Community Building:
Plumbing fixtures appear to be in fair to good condition.

Community room kitchen includes a double bowl, self-rimming stainless steel sink with single handle faucet and sidespray. The public restrooms include wall hung vitreous China lavatory with either a single- or two-handle faucet. The exposed water supplies and trap at this fixture are partially insulated. Water closets are floor mounted, gravity type flush, elongated bowls with open front seat and no cover. Water closets located in the ADA stall have the trip lever located on the incorrect side of the tank. In addition to these fixtures, the public men's restroom contains a wall mounted vitreous China urinal with flush valve. Bathrooms are provided with floor drains. There are no drinking fountains present.

In the management office portion of the building the public restrooms contain similar fixtures to the community building. Included are wall hung vitreous China lavatories and floor mounted, gravity type

flush, vitreous China water closets. The women's room lavatory faucets are separate handles and spouts for hot and cold water; No mixed temperature water is available at this fixture. The janitor's closet contains a cast iron janitor sink with a standard trap. There is no faucet installed at this fixture; Water is provided to the sink through two sillcock valves. A separate janitor closet is provided with a fiberglass laundry tub style fixture with a two handle utility faucet. There are no drinking fountains present.

In both areas of this building, all exposed fixture stops appeared to be past their expected useful life. Exposed fixture stops and faucet or water closet supplies should be replaced prior to failure.

Critical Repairs:
- None

Non-Critical Repairs:
- Repair insulation on any exposed traps and water supplies to fixtures.
- replace water appliances in the toilet rooms and shower rooms
- Replace lavatory faucets with low-flow, WaterSense labeled faucets.
- Replace all exposed fixture stops and faucet or water closet supplies.

Estimate Period Repairs:
- None

Proposed Upgrades:
- Provide dual-height water fountain in the Community Room.

Power:
The incoming service to each building is a 120/208-volt, 3 phase 4 wire, 200amp system that feeds a series of branch panels located throughout the building.

Transformers which serve the buildings appear to be in fair to good condition and are mounted on elevated concrete pads. The elevated pads were provided to raise the transformers off the ground but are not of sufficient height to clear the flood plain elevation. At the Village, there are eight transformers serving the residential buildings and a ninth transformer serving the Boiler House. At the Extension there are several transformers centrally located. Based on the field observations and the 1993 electrical renovation drawing, each transformer appears to feed 2 buildings.

Electrical distribution panels which feed apartment load centers are in brick enclosures at ends of the buildings. Distribution panels are severely deteriorated and are recommended to be replaced. The location of these panels is in the flood plain zone, therefore, the new panels should be relocated to a higher elevation. Based on current National Electrical Code load calculations for multifamily dwelling buildings, it is recommended the distribution panels and the feeders which serve the apartments be replaced to accommodate the increased electrical loads.

The incoming 120/208-volt, 3 phase, 4 wire service to the Boiler House feeds a series of distribution and branch panels located throughout the structure. The panels have been well maintained and appear to be in fair to good condition.

Based on the survey data and engineering calculations it is estimated that the generator size at the Boiler House is 180KW/225KVA, 208/120volt, 3 phase, 4-wire. Based on the observed size of the main incoming distribution panel compared to the size of the generator it is assumed that all Boiler House power is backed up by the generator. This generator was installed in 2011.

The Community Building is provided with a generator. Based on the survey data, the generator size was calculated to be 60KW/75 KVA, 120/208-volt, 3 phase 4 wire. The generator serves equipment and lighting in the management office as well as miscellaneous lighting and receptacles in the community room area.

Several buildings in the Extension have been decommissioned and the power shut off. Further discussion about buildings being decommissioned is in Section 7.3.

Recommendations:

- Preventative maintenance should be performed on the generator on a monthly basis.
- Due to the age of the facility, it is recommended that branch circuit wiring be tested to determine the if there are any short or open circuit conditions and to determine the condition of the wire insulation
- Relocate electrical distribution panels out of damp crawl spaces.
- Consider specifying submersible transformers to avoid building platforms at each location to get above flood plane.

Critical Repairs:

- None

Non-Critical Repairs:

- Replace Community Building emergency generator
- Replace 12 ground-set transformers on riser pads and/or submersible models.
- Relocate electrical distribution panels (31)

Estimate Period Repairs:

- Replace Boiler House emergency generator.

Potential upgrades:

- None

Lighting:

The Community Building is provided with 2' x 4' fluorescent troffer lighting fixtures installed in acoustical lay-in ceiling tiles throughout. Some areas have surface mounted 2' x 4' fluorescent lighting fixtures.

The Boiler House is provided with 1' x 4' fluorescent strip lighting fixtures with wire guards suspended from ceiling with chains.

Throughout the site, exterior surface mounted flood lights are a variety of types, lamping, and ages. These fixtures should be replaced with energy efficient fixtures. Several circuits were powering these lights during mid-day.

Critical Repairs:

- None

Non-Critical Repairs:

- Replace/upgrade light fixtures in all common areas to LED.
- Upgrade emergency lighting system in all common areas.
- Replace exterior flood lights with LED and replace automatic control equipment

Estimate Period Repairs:

- None.

Potential upgrades:

- Provide motion sensor controlled two-stage lighting in all Community Center spaces except the mechanical room and shop area. When the occupancy sensor is activated, the light levels automatically raise from a low-light level to a high-light level.

3.4.2 Dwelling Unit Mechanical and Electrical Systems Evaluation

Residence Heating and Cooling:

Heating system is from hot water finned tube radiation. Each room is provided with baseboard finned tube radiation, except the bathrooms with a finned tube cabinet radiator located high on the wall. The original radiators have reached end of expected useful life. Heating hot water is generated within the central boiler plant and is distributed below grade, through crawl spaces under each apartment building complex, then to the apartment unit baseboard radiation. The baseboard radiation heating is control via self-contained control valves. The piping within the crawl spaces and the baseboard finned tube system

was installed in 1993. This is a copper piping system. The management reports issues with the valves properly working, resulting in many residents leaving the windows open during the heating season.

Cooling is through tenant supplied window units.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace Danfoss Valves and thermostats.
- Replace baseboard radiation units.

Estimate Period Repairs:
- None

Potential upgrades:
- None

Residence Ventilation:

There are no bath exhaust fans at this property. There are no kitchen direct vent range hoods. Both rooms are currently vented by operable windows.

Passive ventilation is provided for the crawl spaces through grilles located around the building perimeter.

Critical Repairs:
- None.

Non-Critical Repairs:
- None.

Estimate Period Repairs:
- None

Potential upgrades:
- Add bath exhaust fans
- Add vented range hoods

Residence Domestic Water Heating and Plumbing:

The domestic hot water for the residential buildings is generated in the two large indirect (internal heat exchanger) storage tanks in the central boiler plant. The two storage tanks and internal heat exchangers have a manufacture date of 1991. These domestic hot water system components have exceeded their expected useful life. The exterior appears to be in fair condition, but due to age, replacement of the two large indirect storage tanks should be anticipated in the near term.

Kitchen plumbing fixtures include a double bowl, self-rimming, stainless steel sink with single lever faucet. The sink basins are in fair condition. The sink faucets are generally in fair condition. Observed faucets were not low-flow. There are no dishwashers. Most units have extended the cold and hot water piping in the cabinet below the kitchen sink to clothes washer supply valves. Clothes washers are supplied with water from these points and drain to the sink. Clothes washer standpipes are required to be 2” and the sink drain is only 1-1/2”. It is recommended that kitchen sinks be replaced and low-flow faucets be installed. Fixture replacement shall include stop valves, water supplies, and exposed traps. Clothes washers should be provided with properly sized drains and standpipes.

Bathroom plumbing fixtures include a wall hung vitreous China lavatory with single-handle faucet, cast iron bathtub with fixed showerhead and mixing valve, and floor mounted, gravity type flush, vitreous China with round bowls. Showerheads appear to be a variety of models. Installation of low-flow shower heads is recommended. Water closets were 1.6 gallon per flush. It is recommended to replace these fixtures with 1.28 gallon per flush fixtures. The fixtures were observed to be in fair to poor condition and are approaching the end of their expected useful life based on visual observation. The lavatory and water closet have individual shut-off valves that appeared to be in poor condition. Due to the age and condition of the fixtures, it is recommended that all bathroom fixtures be replaced. Bathroom fixture replacement

shall include low-flow, WaterSense labeled lavatory faucet and shower head, bath spout, control, and mixing valve, individual fixture stop valves, water supplies, and traps.

The sanitary drainage system is comprised of a network of horizontal drain lines and vertical waste and vent stacks. In a majority of the apartments there was evidence of plumbing leaks under bathtubs and toilets. All observed sanitary piping is in fair condition and is original to the building. Some exposed fixture traps have been replaced due to leaks.

- Recommendations:
  - When replacing water closets, make sure the installed model has been flush tested and has a minimum MaP score of 500.

  Critical Repairs:
  - None

  Non-Critical Repairs:
  - Replace bathroom supply and waste lines
  - Replace kitchen sink, faucet, stops, and traps.
  - Replace bathroom fixtures (bathtub, wall hung lavatory, floor mounted water closet), bathtub shower head, controls, mixing valve, and tub spout, lavatory faucet, fixture stop valves, water supplies, sanitary drops and traps.
  - Provide adequately sized drains and standpipes for clothes washers.
  - Replace building sanitary laterals.

  Estimate Period Repairs:
  - None

  Potential upgrades:
  - Provide 1.28 gpf toilets
  - Low-flow shower head.

<u>Residence Electrical:</u>
<u>Power:</u>
The apartment units are provided with a 40 Amp, 6 circuit 120/240 single phase load center electrical panel. The panel is installed over top of the kitchen countertop area. Apartment load centers are in poor condition. Based on current National Electrical Code load calculations for dwelling units, it is recommended that load center be replaced with a new 60 Amp main circuit breaker, 12 circuit load centers to accommodate the increased electrical loads. Based on current National Electrical Code requirements, the load center should be relocated to new location in apartment.

Smoke detectors appear to be hardwired. They appear to be old and past their expected useful life.

Receptacles and light switches in various area of apartments show signs of arcing that may have caused damage.

Tenant power usage is master metered.

Recommendations:
- Due to the age of the apartments, it is recommended that branch circuit wiring be tested to determine if there are any short or open circuit conditions and to determine the condition of the wire insulation.
- Relocate load centers to a readily accessible wall from above the range.
- Replace all receptacles and switches.
- Upgrade load centers to 60A

Critical Repairs:
- None.

Non-Critical Repairs:

- Replace receptacles and switches.
- Replace load centers and service connection. Relocate load center. Increase load center capacity to 60A.
- Replace the distribution panels and the feeders which serve the apartments to accommodate the increased electrical loads.
- A separate branch circuit will be required in each apartment for the oven ignitors.

Estimate Period Repairs:

- None

Potential upgrades:

- Provide AFCI receptacles for all general use receptacle and lighting circuits.

Lighting:

The apartments are provided with ceiling mounted glass globe incandescent fixtures located in the Living room, bedrooms, the top of stairs and the kitchen. The bathroom is provided with an incandescent glass covered light bar mounted over the bathroom mirror.

Each apartment is provided with an LED porch light at both the front and rear doors which also appears to have been recently replaced. This fixture is tied to the house panel. The exterior lighting is controlled by contactors and timeclocks located at each building.

Critical Repairs:

- None

Non-Critical Repairs:

- Replace existing light fixtures with LED Energy Star certified fixtures.

Estimate Period Repairs:

- None

Potential upgrades:

- None.

3.5 Vertical Transportation

Elevator Equipment Room:
There are no elevators at this site.

Elevators:
There are no elevators at this site.

3.6 Fire and Life Safety

Life Safety:
The Community Building has a central fire alarm detection and signaling system. The Fire Alarm Control Panel is a manufactured by Gamewell System Technology and is in the main office. Fire alarm pull stations are located at the building exits. Horn and strobe lights are located as needed per code.

Emergency lighting and exit signs are provided by battery powered lighting fixtures connected to operate under failure of utility company power.

None of the buildings have an automatic fire suppression system. The range hood in the Community Room Kitchen does not have an Ansul Hood. It was uncertain what the last test date of this system was.

Critical Repairs:
- None

Non-Critical Repairs:
- Provide strobe device in living rooms, bedrooms and bathrooms of hearing and vision impaired outfitted apartment units tied to building alarm.
- Replace / update the fire/smoke detection and alarm system when the Community Building is remodeled.
- Provide commercial hood in Community Room Kitchen
- Update testing and repair of Boiler House fire suppression systems
- Replace CO detectors
- Replace hard wired smoke detectors
- Replace fire extinguishers

Estimate Period Repairs:
- None.

Potential upgrades:
- Provide fire suppression system throughout all structures.

Building Security:
- Building perimeter:
  - Perimeter CCTV: There are building mounted and pole mounted cameras located throughout the site, with coverage of all building facades and open areas. The monitoring equipment is installed in the Community Building and linked to a central station in the ACHA offices. The City Police department has access to the video feed and camera controllers.

  - Perimeter lighting: Area lighting is provided by various surface mounted fixtures. These fixtures are in fair condition and provide sufficient light to comply with minimal security requirements.

    Recommended:
    - Replacing the area lighting with more energy efficient LED fixtures.
    - Upgrade the back end of the CCTV system.

Residence Life Safety:
Each unit is equipped with a 120 volt with battery backup automatic fire detection devices including single station smoke alarms in the hallways in front of the bedrooms in the apartments. Some units are equipped with combination carbon monoxide detector or standalone carbon monoxide detectors.

Within future designated Hearing & Visually Impaired accessible units, to meet State barrier-free code scoping requirements, requires horns in bedrooms and strobe units in common/central spaces. In addition, the apartment bathrooms should be equipped with a strobe-only notification device.

Currently the units do not have an automatic fire suppression system. Because no change of use is contemplated, an upgrade is not required. However, due to the magnitude of the proposed renovations, a

NFPA R13 fire suppression system should be installed to meet current code requirements. There are no manual fire suppression devices in the apartments (fire extinguishers).

Critical Repairs:
- Replace fire/smoke/CO detectors
- Provide fire extinguishers in every dwelling unit.

Non-Critical Repairs:
- Provide visual notification devices in living rooms, bedrooms and toilet rooms of apartments provided for designated hearing & visually impaired units.
- Provide automatic fire suppression system throughout all structures.

Estimate Period Repairs:
- Replace fire extinguishers
- Replace CO detectors
- Replace smoke detectors

Potential Upgrades:
- None

Residence security:

The property does not utilize an emergency call system often called a “Nurse call system.”

Each apartment entry door has a vision lite.

Recommendation:
- Provide a peephole below the vision lite to allow for greater tenant observation of their front and rear stoops.

Critical Repairs:
- None

Non-Critical Repairs:
- Adjust door hardware complement when doors replaced.

Estimate Period Repairs:
- None

Potential Upgrades:
- None

3.7 Interior Elements - Common

Common Areas:
The following chart reflects the areas accessible to the residents in the Community Building and the current finishes.

		FLOORING							WALLS					CEILING				
	Room/Existing Finish	**Conc - ptd**	**Conc - sealed**	**VCT/VB**	**Rubber tile**	**CT/Porc Tle**	**Carpet**		**Masonry - ptd**	**GWB - ptd**	**Crash Rail**	**CT Wainscot**		**Lay-in**	**GWB Clg**		**Window**	**Ext Door**
1	Vestibule			X						X				X			X	X
2	Reception			X						X				X			X	
3	Open Office			X						X				X			X	
4	Break Room					X				X					X		X	X
5	Staff – women					X						X		X			X	
6	Electrical			X						X								
7	Mgr Office			X						X				X			X	
8	Office Hall			X						X				X				
9	IT						X			X					X		X	
10	Staff – Men					X						X		X			X	
11/12	Security Office			X						X				X			X	
13	Storage Vault			X					X									
14	Closet		X							X				X				
15	Storage			X						X				X				
16	Data		X							X				X				
17	Office			X						X				X			X	
18	Women					X						X		X			X	
19	Janitor					X				X					X			
20	Men's					X						X		X			X	
21	Community Rm			X						X					X		X	X
21B	Back Stage			X						X				X			X	X
21C	Office			X						X				X			X	X
22	Storage		X						X						X			X
23	Kitchen			X						X				X			X	
24	Men-HC					X						X		X			X	
25	Storage		X						X						X			X
26	Women-HC					X						X		X			X	

FEMA recommends to mitigate against future flood damage and potential mold growth, the bottom three feet of all interior walls should be reconstructed with pressure-treated studs, rigid insulation in lieu of batts, and non-paper-faced drywall.

Signage for all rooms is either not located in accordance to the barrier-free codes, or is lacking. All rooms shall be identified with Braille ADAAG-compliant signage.

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Recommendations:

- Reconstruct interior partitions and perimeter envelop walls to minimize future damage from floods.

Critical Repairs:

- None

Non-Critical Repairs:
- ADA signage
- Upgrade finishes in Community Room.
- Upgrade finishes throughout
- Design and build additional barrier-free toilet rooms in the Community Center
- Design and build accessible route from Leasing Office to all offices.
- Reconstruct interior partitions and perimeter envelop walls.

Estimate Period Repairs:
- Replace finishes.

Potential upgrades:
- None

Maintenance Areas:
Areas generally not accessible to residents within the Boiler House include mechanical and service areas. The following chart depicts the rooms and their current finishes. Crawl spaces are underneath all residential buildings.

	FLOORING								WALLS				CEILING				
Room/ Existing Finish	**Conc - ptd**	**Conc - sealed**	**VCT/VB**	**Rubber tile**	**CT**	**Carpet**			**Masonry**	**GWB - ptd**	**Crash Rail**	**CT Wainscot**	**Lay-in**	**GWB Clg**	**Concrete**	**Window**	**Ext Door**
Maintenance shop	X								X						X	X	X
Maint Rm 1			X							X					X	X	
Maint Rm 2			X							X					X	X	
Maint Rm 3			X							X					X	X	
Central Boiler Room		X							X						X	X	X
Water tank room		X							X						X	X	
Pump room	X								X	X					X	X	
Storeroom (former coal room)		X							X						X	X	X
Bathroom	X								X						X		
Crawl space		X							X						X		X

Critical Repairs:
- None

Non-Critical Repairs:
- ADA signage
- Repaint
- Replace floors

Estimate Period Repairs:
- None

Potential upgrades:
- None.

Trash Chute:

There are neither trash chutes nor incinerators at this site.

3.8 Dwelling Unit Interior Evaluation

Walls, Floors and Ceilings:
Flooring: All rooms have VCT flooring with 2- piece wood base. The condition of the flooring is poor. The flooring in the bathrooms is ceramic tile. All flooring should be replaced as part of a preservation rehabilitation. Stair tread covers range from paint to carpet pads, to vinyl treads; there is no consistency. Stair railings are wood located on the unit interior side of the stair, and in many cases, require replacement, especially of the wall brackets.

	FLOORING								WALLS				CEILING				
Room/ Existing Finish	**Conc - ptd**	**Conc - sealed**	**VCT**	**Vinyl Tread**	**CT**	**Carpet**	**Wood**		**Masonry - ptd**	**Plaster/GWB**	**Crash Rail**	**CT Wainscot**	**Lay-in**	**Plaster/GWB**		**Window**	**Ext Door**
Entry			X							X				X			X
Coat Closet			X							X				X			
Kitchen			X							X				X		X	X
Kitchen Closet			X							X				X			
Living Room			X							X				X		X	
Hall			X							X				X			
Hall Closet			X							X				X			
Bathroom					X					X		X		X		X	
Bedroom			X							X				X		X	
Bedroom Closet			X							X				X			
Stair				X			X			X				X			

Walls: Interior partitions are typically wood with lath and plaster. All walls are painted. The original bathtub surrounds are ceramic tile. FEMA recommends to mitigate against future flood damage and potential mold growth, the bottom three feet of all interior walls should be reconstructed with pressure-treated studs, rigid insulation in lieu of batts, and non-paper-faced drywall.

Ceilings: Interior ceilings are typically lath and plaster in the Extension and concrete in the original section. Standard ceiling height in the residential floors is about 8'-0". In areas of high humidity, the ceiling paint was pealing. Underneath bathrooms was evidence of patching due to old plumbing leaks.

See table below for proposed finishes package.

	FLOORING							WALLS				CEILING					
Room/ Proposed Finish	**Ptd conc**	**LVT/wd base**	**RT/VB**	**Epoxy Coat**	**Porcelain tile**	**CT**	**Carpet**	**CMU Wall ptd**	**Conc Wall ptd**	**GWB/Plaster ptd**	**CT Wainscot**	**Conc Clg ptd**	**Conc/Insul ptd**	**Lay-in Clg**	**GWB/Plaster ptd**		
Entry		X								X					X		
Coat Closet		X								X					X		
Kitchen		X								X					X		
Kitchen Closet		X								X					X		
Living Room		X								X					X		

	FLOORING							WALLS				CEILING					
Room/ Proposed Finish	**Ptd conc**	**LVT/wd base**	**RT/VB**	**Epoxy Coat**	**Porcelain tile**	**CT**	**Carpet**	**CMU Wall ptd**	**Conc Wall ptd**	**GWB/Plaster ptd**	**CT Wainscot**	**Conc Clg ptd**	**Conc/Insul ptd**	**Lay-in Clg**	**GWB/Plaster ptd**		
Hall		X								X					X		
Hall Closet		X								X					X		
Bathroom						X				X	X				X		
Bedroom		X								X					X		
Bedroom Closet		X								X					X		
Stair			X							X					X		

Recommendations:

- Reconstruct ground floor interior partitions and perimeter envelop walls to minimize future damage from floods.

Critical Repairs:

- None

Non-Critical Repairs:

- Replace stairs, railings and brackets
- Replace flooring and underlayment throughout.
- Repaint units
- Replace bathroom ceramic tile floor and walls.
- Reconstruct ground floor interior partitions and perimeter envelop walls.

Estimate Period Repairs:

- Repaint units.

Potential upgrades:

- N/A

Windows and Doors:

As discussed earlier, apartment exterior windows are single hung vinyl clad aluminum units with double paned glass. Screens are for most part missing. No window guards were observed, and no windows had the building-code required sash limiters. Windows have a wood sill and apron on the apartment side. Approximately 10% of the wood sills need to be refinished. Windows have pull shades, which have exceeded their useful life and should be replaced. Room darkening blinds are recommended.

Most units have both front and rear painted metal doors with heavy duty aluminum screen doors. The doors have a mail slot. Front doors are 2'-10" wide, rear doors are 2'-10" wide. Typical door hardware package includes hinges, latch set (knob or rosette), deadbolt threshold, weatherstripping, mail slot and stop.

The bedroom and bathroom doors are flush wood doors, 1-3/8", set in a wood door frame. Hardware includes a privacy knob set, hinges and a stop. Stops are generally missing in the bathrooms. Door heights are 6'-6", which is no longer a stock door size. These doors are in poor to fair condition.

When present, closet doors are typically flush wood door set in a wood door frame. These doors are in poor to fair condition.

Recommended:

- In the handicap units, provide lever hardware on all swing doors and wire pulls on all cabinet doors and drawers.
- Provide room darkening blinds on all windows.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace door hardware in handicap units.
- Replace windows pull blinds
- Replace all interior doors (custom sized) and hardware

Estimate Period Repairs:
- Replace windows pull blinds

Potential upgrades:
- Replace swing doors with solid core doors

Kitchen Fixtures and Furnishings:
Kitchen layouts are typically single galley. Cabinets are wood face frame with solid plywood faces with no pull hardware. Countertops are plastic laminate with backsplash. There are a variety of counters as they have been replaced over time. Drawer boxes are wood. Appliance package consists of a 20-inch gas range, 24" dummy range hood, double bowl drop-in stainless steel sink with single lever faucet, and a refrigerator. There are no fire extinguishers within the unit.

- Refrigerators are not required appliances by code. However, to increase energy efficiency in the building and control electrical expenses, a recommendation would be to provide Energy Star refrigerators for each unit.

The countertops are exhibiting signs of wear at the ends, and at joints. The countertops have reached the end of expected useful life and should be replaced. The cabinet doors are getting harder to operate and should be replaced. Cabinets are reaching the end of expected useful life. All appliances and fixtures should be replaced at the same time, using Energy Star appliances where available. As discussed earlier, a splash guard shall be provided at all ranges. A dummy range hood can help reduce grease buildup on the cabinets above and serve as a host location for magnetized dry chemical fire suppression systems.

Each unit has connections for a clothes washer. Such appliances are provided by the tenant. Refer to earlier section on Residential Plumbing for discussion.

For residential developments, a hand-held 5-pound ABC fire extinguisher should be provided in every unit. In addition, we strongly encourage the installation of either dry powder fire extinguishing canisters in the range hoods above gas ranges or providing automatic shut off burners.

None of the kitchens in the designated handicap units meet current design standards regarding counter heights, knee space, pull hardware or appliance mounting heights.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace cabinets and counters.
- Provide Energy Star replacement appliances (refrigerator, range, range hood)
- Replace range splashguard panel.

Estimate Period Repairs:
- Appliance package

Potential upgrades:
- Recirculating range hood

Bath Fixtures and Furnishings:
Each apartment bathroom has a cast iron tub with a ceramic tile surround sometimes encased in a three-piece wall surround, a wall hung lavatory , and a two-piece, tank-type, floor-mounted water closet. Accessories include a shower rod, towel bar, mirrored surface mount medicine cabinet, toilet paper roll holder, soap dish and toothbrush holder, and tub soap dish . Kitchen faucet is not low-flow.

Plumbing fixtures appear to be in fair to good condition. Water closets are 1.6 gallon per flush or larger. Lavatory sinks are provided with two handle faucets and are either original or replaced during unit turns; and are not low-flow. Shower heads vary by apartment and are not low-flow.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace faucets and showerheads with low-flow models.
- Replace toilet with low-flow / Water Sense model
- Replace bathtubs and surrounds.
- Replace bathtub supply and waste lines
- Replace bath accessories

Estimate Period Repairs:
- Replace bath accessories

Potential upgrades:
- None.

4.0 Additional Considerations

Indoor air quality and mold:
Plumbing leaks from bathtubs and toilets appear to have caused the most damage to the units over time. In addition, there is evidence that over time, roof drains have become clogged and caused water damage into the top floor of the units.

Because of the lack of an exhaust fan in the bathroom, residents should be educated on how to properly vent the bathroom using the existing window.

Because of the general lack of vented range hood, the Housing Authority should consider a modernization program to provide recirculating range hoods or to educate the residents on how to properly vent the kitchen using the existing windows.

FEMA recommends to mitigate against future flood damage and potential mold growth, the bottom three feet of all interior ground floor walls should be reconstructed with pressure-treated studs, rigid insulation in lieu of batts, and non-paper-faced drywall.

Crawl spaces should have rat slabs installed, and foam insulation applied against the floor deck above to minimize dampness from high groundwater and floods from damaging heating pipes and creating conditions were mold growth could thrive.

Through property management, the tenants should be educated on methods to improve air quality:

- Utilize non-toxic cleaning products that can often be made with common household products such as baking soda, vinegar and lemon juice
- Designate a smoking area outdoors away from operable windows, doors and HVAC air intakes.
- Minimize allergy and asthma triggers from pests like cockroaches and mice by keeping food tightly sealed and only allow eating in certain areas. Those areas should be cleaned daily.
- When dusting, wipe down surfaces with a damp cloth to keep down dust re-entering the atmosphere. Mop regularly.
- Carpets hold a lot of dust and can also hold moisture. Clean up spills immediately and get the area very dry to reduce possibility of mold growth.
- If there are hardwood floors or other smooth surfaces underneath carpet, consider removing the carpeting completely.
- Eliminate ‘dust catchers’ from sleeping areas. These include fabric curtains and stuffed animals.
- Plants can purify some toxins from the air, but also can hold a lot of dust, and if overwatered, mold. Dust plants regularly ad don’t overwater. Remove plants rom rooms where sensitive individuals spend a lot of time, especially the bedroom.
- Wash bedding at least weekly in hot water to eliminate dust mites. Cold water washes designed to eliminate dust mites can also be found in online stores.
- Enclose mattresses in zippered covers to protect against dust mites and bed bugs.
- Check apartment temperature and humidity levels. High temperatures and humidity levels can lead to mold growth.
- If carpeting desired, consider products sourced from those naturally void of VOCs and other toxins. Moving away from petrochemical-based products, even if they are recycled, and towards using natural fibers such as wool, jute, sisal, hemp or coir (coconut husks), benefits both environmentally-sensitive tenants and the environment.
- Install rubber ‘walk-off’ mats or rugs for inside or outside of apartment unit doorways that can be washed in hot water to eliminate dust and other particulates.

Environmental

An environmental site assessment for ACBM, lead, radon and PCB is outside the scope of this report. Based on the age of the property, analysis and testing is recommended before finalizing any renovation scope of work. ACHA does not have any available prior environmental reports for this property. ACHA reported that an UST was removed along with spill mitigation after Superstorm Sandy in 2012. No other Environmental reports were provided by ACHA or contracted by Thriven Design.

Building Materials:

Because the property was developed prior to 1950, it is safe to assume that building materials and building practices utilized hazardous materials. Areas where presence of hazardous building materials can be found include:

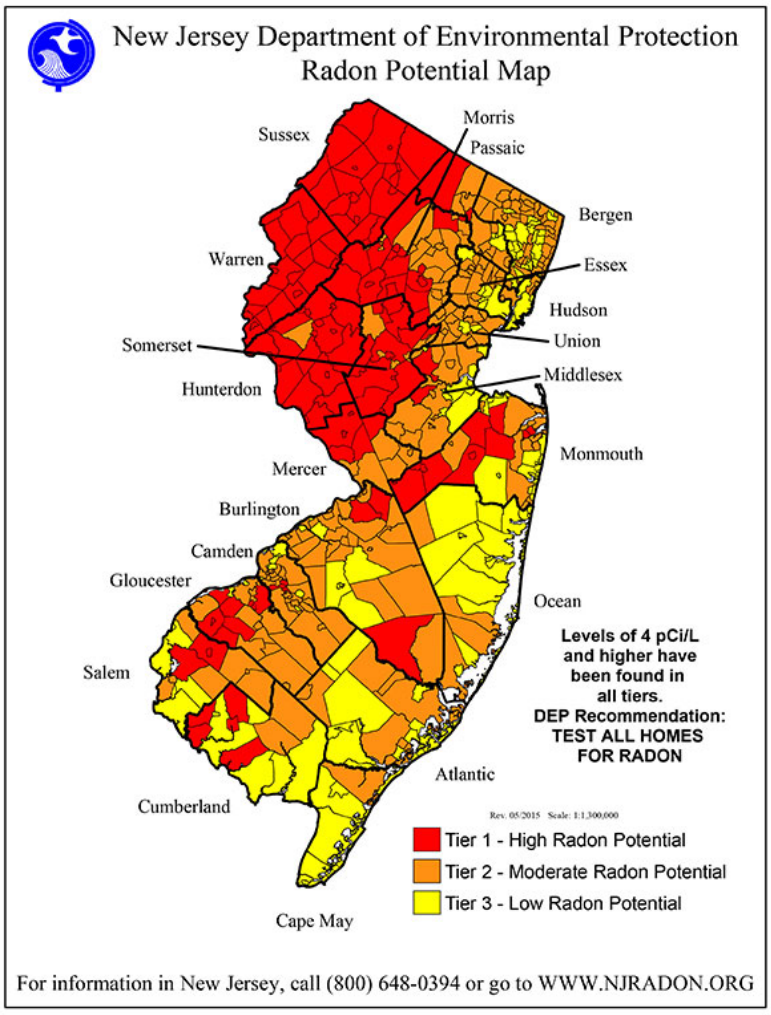
- Lead-based paint within dwelling units.
- Lead leaching into domestic water pipes.
- Coal dust in Boiler House
- Coal dust and lead dust in all soils.
- PCBs in electrical transformers
- PCBs in T12 fluorescent light fixture ballasts.
- Mercury in fluorescent lamps.
- Asbestos in Boiler House window glazing and calking
- Asbestos in resilient flooring and mastic
- Asbestos in plaster and joint compound
- Asbestos in ceramic tile grout
- Asbestos in building felts remaining on the roofs prior to installation of the roof truss system.

Recommendations:

- Create project allowance to mitigate asbestos containing building materials throughout the site.
- Create project allowance to mitigate lead-based paints within the dwelling units
- Create project allowance to test and replace topsoil throughout the site.
- Replace domestic water distribution system.
- Replace transformers and fluorescent light fixtures.

Radon:

The site in Atlantic County is located in EPA Radon Zone 3, low potential, with a predicted average indoor radon screening level less than 2 pCi/L. See NJ DEP Map of Radon Zones following:



	Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L (picocuries per liter) **(red zones)**	**Highest Potential**
	Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L **(orange zones)**	**Moderate Potential**
	Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L **(yellow zones)**	**Low Potential**

Flood Mitigation:

As shown later in this report, the project site is within the 100-year floodplain. EMA 499 recommends ne and reconstructed residential buildings be elevatored above the effective base floor elevations (BFE) with freeboard equal to that specified in ASCE 24-05, plus 3 feet. When new DFIRMs are available and adopted, 400 additionally recommends new and reconstructed residential buildings be elevated to or above the freeboard elevation specified by ASCE 24-05.

Areas of concern at the site for flooding are:

- Boiler House (boilers are set below street level, Boiler room entry doors are in flood plane)
- All ground-set transformers are set lower than the ground floor elevations
- Community Building emergency generator is set lower than the ground floor elevation.
- Residential apartment unit entry doors are lower than the flood elevation.
- Residential apartment building crawl space and utility access doors are lower than the flood elevation.
- While apartment building crawl spaces have air vents, the quantity is insufficient to allow for flood ventilation.
- The bottom three feet of all interior walls should be reconstructed with pressure-treated studs, rigid insulation in lieu of batts, and non-paper-faced drywall.

Figure 9. Recommended wet floodproofing techniques for interior wall construction. The following flood damage-resistant materials and methods will prevent wicking and limit flood damage:

1) construct walls with horizontal gaps in wallboard;

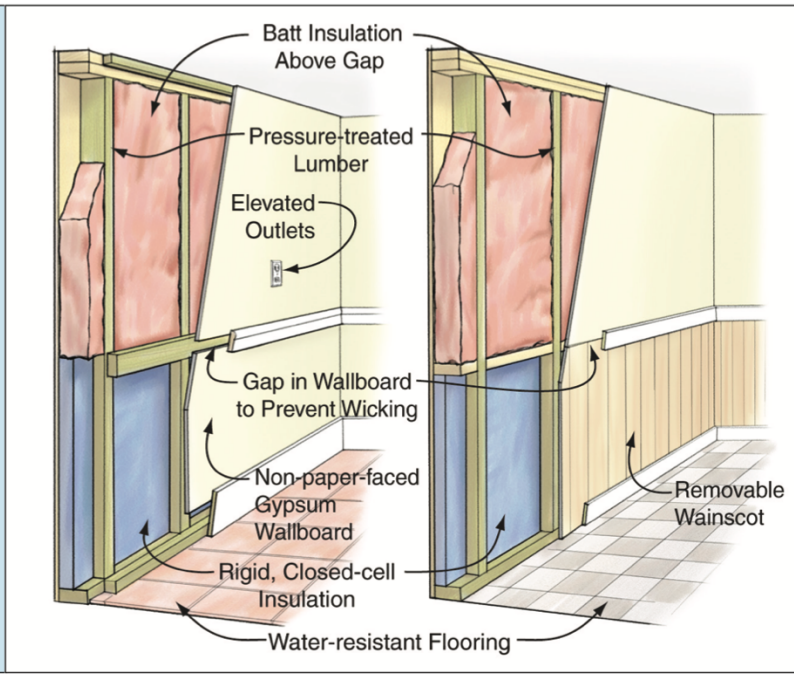
2) use non-paper-faced gypsum wallboard below gap, painted with latex paint;

3) use rigid, closed-cell insulation in lower portion of walls;

4) use water-resistant flooring with waterproof adhesive; and

5) use pressure treated wood framing

(SOURCE: LSU AGCENTER AND COASTAL CONTRACTOR MAGAZINE).



Recommendations:

- At Boiler House entry doors, install removable flood barriers.
- At Apartment entry doors, install removable flood barrier.
- At Apartment Building crawl space doors, install removable flood barrier.
- Increase number of crawl space vents to two per unit and utilize flood vent product.
- Raise all ground set transformers.
- Raise Community Building emergency generator.
- Reconstruct interior partitions and perimeter envelop walls.

5.0 Document Review & Interviews

Thriven Design and ACHA representative Jimmy Adderly, Building Superintendent, performed site reconnaissance on August 26-28, 2024. Property condition interviews were held with Stephanie of the ACHA and Jackson Mohr of the 360 Group on August 26, 2024. A draft of this report has been reviewed by the Executive Director.

6.0 Opinions of Probable Costs

For work to be executed both immediately and in the short term, years 0, see the following summary tables for renovation cost per unit. Work indicated in years 1-20 are functions of expected useful life expiring of elements installed in year 0. Following this page are detailed breakdowns.

HUD Section 18 discussion: Base level renovation for immediate needs and in the short term and year 0 is approximately $221,460/ unit. 57.14% of the pro-rated published HUD 2023 TDC value of $346,496 for multifamily properties in Atlantic City, NJ is $197,988/ unit. Thus, the proposed renovation exceeds the TDC value required to recommend demolition.

Critical Needs	$8,521,000
Year 0 Renovations	$70,410,000
Continency (20%)	$14,082,000
Total:	$93,013,000

Included are costs related to barrier-free improvements to the site, apartments and amenity areas.

Excluded are any costs relating to mold/mildew, lead and asbestos abatement, remediation, or encapsulation.

Costs for the 20-year reserve period including comprehensive remodeling of the building and site follows, uninflated, excluding immediate needs, equates to approximately $34,000/ unit.

Critical Needs	$0
Year 1-20 Renovations	$11,640,000
Contingency (20%)	$2,328,000
Total:	$13,968,000

20 Year Schedule for: Stanley Holmes Village

Replacement Component	Rehab	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
3.2.2 Storm Water Drainage	450,000	0	0	0	0	0	0	0	0	0	0
3.2.4 Parking and Driveways	488,175	0	0	0	0	0	0	0	0	0	0
3.2.4.01 Parking and Driveways Other #1	1,207,500	0	0	0	0	0	0	0	0	0	0
3.2.4.02 Parking and Driveways Other #2	3,466,100	0	0	0	0	0	0	0	0	0	0
3.2.6 Land and Grounds: Irrigation	24,150	0	0	0	0	0	0	0	0	0	0
3.2.9.01 Site Other #1 Trash enclosures	360,000	0	0	0	0	0	0	0	0	0	0
3.2.9.02 Site Other #2 Fencing	180,000	0	0	0	0	0	0	0	0	0	0
3.2.9.03 Site Other #3 site furnishings	32,000	0	0	0	0	0	0	0	0	0	0
3.2.9.04 Site Other #4 Flagpole & signage	25,540	0	0	0	0	0	0	0	0	0	0
3.3.2.2 Exterior Walls	6,605,600	0	0	0	0	0	0	0	0	0	0
3.3.2.3 Insulation	1,421,101	0	0	0	0	0	0	0	0	0	0
3.3.2.4.01 Sliding Glass Doors	2,725	0	0	0	0	0	0	0	0	0	0
3.3.2.4.02 Windows	1,737,375	0	0	0	0	0	0	0	0	0	0
3.3.2.5.01 Exterior Doors	2,418,000	0	0	0	0	0	0	0	0	0	0
3.3.2.5.02 Storm Doors	644,800	0	0	0	0	0	644,800	0	0	0	0
3.3.2.9.01 Bldg Envelope Other #1: Lintels	581,900	0	0	0	0	0	0	0	0	0	0
3.3.2.9.02 Bldg Envelope Other #2: gutters/downs	358,081	0	0	0	0	0	0	0	0	0	0
3.3.2.9.03 Bldg Envelope Other #3: ventilated soffi	235,419	0	0	0	0	0	0	0	0	0	0
3.3.2.9.04 Bldg Envelope Other #4 flood proof wal	4,671,390	0	0	0	0	0	0	0	0	0	0
3.3.4 Roofs	874,800	0	0	0	0	0	0	0	0	0	0
3.4.1.2.01 DHW #1 - storage tank	51,750	0	0	0	0	0	0	0	0	0	0
3.4.1.2.02 DHW #2: domestic circulation pumps	8,970	0	0	0	0	0	0	0	0	0	0
3.4.1.2.03 DHW #3: heating circulation pumps	0	0	0	0	0	0	0	0	0	0	0
3.4.1.2.04 DHW #4: Boiler plant make-up air louv	37,950	0	0	0	0	0	0	0	0	0	0
3.4.1.3.01 Water Savers: Faucets	657,000	0	0	0	0	0	0	0	0	0	0
3.4.1.3.02 Water Savers: Shower Heads	421,800	0	0	0	0	0	0	0	0	0	0
3.4.1.3.03 Water Savers: Toilets	367,200	0	0	0	0	0	0	0	0	0	0
3.4.2.1.01 HVAC Common Area Heating	0	0	0	0	0	0	0	0	0	0	0
3.4.2.1.02 HVAC In-Unit Heating	881,188	0	0	0	0	0	0	0	0	0	0
3.4.3.1.01 Bath Exhaust Fans	0	0	0	0	0	0	0	0	0	0	0
3.4.3.1.02 HVAC Common Area Cooling	27,000	0	0	0	0	0	0	0	0	0	0
3.4.3.1.03 HVAC In-Unit Cooling	0	0	0	0	0	0	0	0	0	0	0
3.4.9.01 Programmable Thermostats	66,450	0	0	0	0	0	0	0	0	0	0
3.4.9.02 M&E Other #1 underground heat pipe loop	0	0	0	0	0	0	0	0	0	0	0
3.4.9.03 M&E Other #2 water distribution system	3,200,000	0	0	0	0	0	0	0	0	0	0
3.4.9.04 M&E Other #3: electric distribution syste	108,500	0	0	0	0	0	0	0	0	0	0
3.5 Elevators	0	0	0	0	0	0	0	0	0	0	0
3.5.01 Elevators Other #1	0	0	0	0	0	0	0	0	0	0	0
3.6.01 CO Detectors/Alarms	66,450	0	0	0	0	0	0	0	0	0	0
3.6.02 Smoke Detectors	110,750	0	0	0	0	0	0	0	0	0	0
3.6.03 Life Safety Other #1 fire extinguishers	55,375	0	0	0	0	0	0	0	0	0	0
3.7.1.01 Common Area Floor Coverings	57,000	0	0	0	0	0	0	0	0	0	0
3.7.1.02 Common Area Inter. Lighting Bulbs	0	0	0	0	0	0	0	0	0	0	0
3.7.1.03 Common Area Inter. Lighting Fixtures	34,875	0	0	0	0	0	0	0	0	0	0
3.7.1.04 Exit Signs	1,000	0	0	0	0	0	0	0	0	0	0
3.7.1.05 Exterior Lighting	402,500	0	0	0	0	0	0	0	0	0	0
3.7.1.9.01 Common Area Other #1 toilet stalls	16,100	0	0	0	0	0	0	0	0	0	0
3.7.1.9.02 Common Area Other #2: Interior doors	40,500	0	0	0	0	0	0	0	0	0	0

20 Year Schedule for: Stanley Holmes Village

Replacement Component	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	20 Year Total	20 Year + Rehab
3.2.2 Storm Water Drainage	0	0	0	0	0	0	0	0	0	0	0	450,000
3.2.4 Parking and Driveways	0	0	0	0	0	0	0	0	0	0	0	488,175
3.2.4.01 Parking and Driveways Other #1	0	0	0	0	0	0	0	0	0	0	0	1,207,500
3.2.4.02 Parking and Driveways Other #2	0	0	0	0	0	0	0	0	0	0	0	3,466,100
3.2.6 Land and Grounds: Irrigation	0	0	0	0	0	0	0	0	0	0	0	24,150
3.2.9.01 Site Other #1 Trash enclosures	0	0	0	0	0	0	0	0	0	0	0	360,000
3.2.9.02 Site Other #2 Fencing	0	0	0	0	0	0	0	0	0	0	0	180,000
3.2.9.03 Site Other #3 site furnishings	32,000	0	0	0	0	0	0	0	0	0	32,000	64,000
3.2.9.04 Site Other #4 Flagpole & signage	0	0	0	0	0	0	0	0	0	0	0	25,540
3.3.2.2 Exterior Walls	0	0	0	0	0	0	0	0	0	0	0	6,605,600
3.3.2.3 Insulation	0	0	0	0	0	0	0	0	0	0	0	1,421,101
3.3.2.4.01 Sliding Glass Doors	0	0	0	0	0	0	0	0	0	0	0	2,725
3.3.2.4.02 Windows	0	0	0	0	0	0	0	0	0	0	0	1,737,375
3.3.2.5.01 Exterior Doors	0	0	0	0	0	0	0	0	0	0	0	2,418,000
3.3.2.5.02 Storm Doors	644,800	0	0	0	0	644,800	0	0	0	0	1,934,400	2,579,200
3.3.2.9.01 Bldg Envelope Other #1: Lintels	0	0	0	0	0	0	0	0	0	0	0	581,900
3.3.2.9.02 Bldg Envelope Other #2: gutters/downs	0	0	0	0	0	0	0	0	0	0	0	358,081
3.3.2.9.03 Bldg Envelope Other #3: ventilated soffi	0	0	0	0	0	0	0	0	0	0	0	235,419
3.3.2.9.04 Bldg Envelope Other #4 flood proof wal	0	0	0	0	0	0	0	0	0	0	0	4,671,390
3.3.4 Roofs	0	0	0	0	0	0	0	0	0	0	0	874,800
3.4.1.2.01 DHW #1 - storage tank	0	0	0	0	0	0	0	0	0	0	0	51,750
3.4.1.2.02 DHW #2: domestic circulation pumps	0	0	0	0	0	0	0	0	0	0	0	8,970
3.4.1.2.03 DHW #3: heating circulation pumps	0	0	0	0	0	0	0	0	0	0	0	0
3.4.1.2.04 DHW #4: Boiler plant make-up air louv	0	0	0	0	0	0	0	0	0	0	0	37,950
3.4.1.3.01 Water Savers: Faucets	0	0	0	0	0	657,000	0	0	0	0	657,000	1,314,000
3.4.1.3.02 Water Savers: Shower Heads	0	0	0	0	0	421,800	0	0	0	0	421,800	843,600
3.4.1.3.03 Water Savers: Toilets	0	0	0	0	0	0	0	0	0	0	0	367,200
3.4.2.1.01 HVAC Common Area Heating	0	0	0	0	0	0	0	0	0	0	0	0
3.4.2.1.02 HVAC In-Unit Heating	0	0	0	0	0	0	0	0	0	0	0	881,188
3.4.3.1.01 Bath Exhaust Fans	0	0	0	0	0	0	0	0	0	0	0	0
3.4.3.1.02 HVAC Common Area Cooling	0	0	0	0	0	27,000	0	0	0	0	27,000	54,000
3.4.3.1.03 HVAC In-Unit Cooling	0	0	0	0	0	0	0	0	0	0	0	0
3.4.9.01 Programmable Thermostats	0	0	0	0	0	0	0	0	0	0	0	66,450
3.4.9.02 M&E Other #1 underground heat pipe loop	0	0	0	0	0	0	0	0	0	0	0	0
3.4.9.03 M&E Other #2 water distribution system	0	0	0	0	0	0	0	0	0	0	0	3,200,000
3.4.9.04 M&E Other #3: electric distribution syste	0	0	0	0	0	0	0	0	0	0	0	108,500
3.5 Elevators	0	0	0	0	0	0	0	0	0	0	0	0
3.5.01 Elevators Other #1	0	0	0	0	0	0	0	0	0	0	0	0
3.6.01 CO Detectors/Alarms	66,450	0	0	0	0	0	0	0	0	0	66,450	132,900
3.6.02 Smoke Detectors	110,750	0	0	0	0	0	0	0	0	0	110,750	221,500
3.6.03 Life Safety Other #1 fire extinguishers	55,375	0	0	0	0	0	0	0	0	0	55,375	110,750
3.7.1.01 Common Area Floor Coverings	0	0	0	0	0	57,000	0	0	0	0	57,000	114,000
3.7.1.02 Common Area Inter. Lighting Bulbs	0	0	0	0	0	0	0	0	0	0	0	0
3.7.1.03 Common Area Inter. Lighting Fixtures	0	0	0	0	0	0	0	0	0	0	0	34,875
3.7.1.04 Exit Signs	0	0	0	0	0	0	0	0	0	0	0	1,000
3.7.1.05 Exterior Lighting	0	0	0	0	0	402,500	0	0	0	0	402,500	805,000
3.7.1.9.01 Common Area Other #1 toilet stalls	0	0	0	0	0	0	0	0	0	0	0	16,100
3.7.1.9.02 Common Area Other #2: Interior doors	0	0	0	0	0	0	0	0	0	0	0	40,500

20 Year Schedule for: Stanley Holmes Village

Replacement Component	Rehab	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
3.7.2.1.01 Kitchen Cabinets	1,210,000	0	0	0	0	0	0	0	0	0	0
3.7.2.1.02 Kitchen Counter Tops, Sinks	232,925	0	0	0	0	0	0	0	0	0	0
3.7.2.1.03 Kitchen Floor Coverings	1,050,000	0	0	0	0	0	0	0	0	0	0
3.7.2.11.01 Dishwashers	0	0	0	0	0	0	0	0	0	0	0
3.7.2.11.02 Range Hoods	243,650	0	0	0	0	0	0	0	0	0	0
3.7.2.11.03 Ranges	443,000	0	0	0	0	0	0	0	0	0	0
3.7.2.11.04 Refrigerators 1	332,250	0	0	0	0	0	0	0	0	0	0
3.7.2.11.05 Refrigerators 2	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19 Other Appliances - small emergency generat	50,000	0	0	0	0	0	0	0	0	0	0
3.7.2.19.01 Kitchen Exhaust Fans	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19.02 Kitchen Other #1 Community bldg cab	11,500	0	0	0	0	0	0	0	0	0	0
3.7.2.19.03 Kitchen Other #2: Community bldg app	10,000	0	0	0	0	0	0	0	0	0	0
3.7.2.19.04 Kitchen Other #3: Washer hookup	420,000	0	0	0	0	0	0	0	0	0	0
3.7.2.2.01 Bath Counter Tops, Sinks	229,000	0	0	0	0	0	0	0	0	0	0
3.7.2.2.02 Bath Floor Covering	234,210	0	0	0	0	0	0	0	0	0	0
3.7.2.2.03 Bath Vanities	0	0	0	0	0	0	0	0	0	0	0
3.7.2.29.01 Bath Other #1: tile wainscot	1,525,140	0	0	0	0	0	0	0	0	0	0
3.7.2.29.02 Bath Other #2: bathtub	851,200	0	0	0	0	0	0	0	0	0	0
3.7.2.29.03 Bath Other #3: Commom Area bath fix	11,050	0	0	0	0	0	0	0	0	0	0
3.7.2.29.04 Bath Other #4	0	0	0	0	0	0	0	0	0	0	0
3.7.2.3.01 Interior Carpet	0	0	0	0	0	0	0	0	0	0	0
3.7.2.3.02 Interior Doors	2,524,150	0	0	0	0	0	0	0	0	0	0
3.7.2.3.03 Interior Painting	448,000	0	0	0	0	0	0	0	0	0	0
3.7.2.39.01 Interior Other #1 VCT floor	9,440,000	0	0	0	0	0	0	0	0	0	0
3.7.2.39.02 Interior Other #2 - Stairs	626,400	0	0	0	0	0	0	0	0	0	0
3.7.2.39.03 Interior Other #3: Ceiling repair	224,175	0	0	0	0	0	0	0	0	0	0
3.7.2.39.04 Interior Other #4: fire rate between unit	400,000	0	0	0	0	0	0	0	0	0	0
3.7.2.4.01 Ceiling Fans	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.02 In-Unit Lighting Bulbs	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.03 In-Unit Lighting Fixtures	424,340	0	0	0	0	0	0	0	0	0	0
3.7.2.4.04 In-Unit Electrical Other #1 - recept/switc	115,875	0	0	0	0	0	0	0	0	0	0
3.7.2.4.05 In-Unit Electrical Other #2 - electric pane	1,550,500	0	0	0	0	0	0	0	0	0	0
3.8.01 Other #01- mail boxes	50,700	0	0	0	0	0	0	0	0	0	0
3.8.02 Other #02 - gas distribution	595,000	0	0	0	0	0	0	0	0	0	0
3.8.03 Other #03 - transformers	1,125,000	0	0	0	0	0	0	0	0	0	0
3.8.04 Other #04 - concrete stoops	408,000	0	0	0	0	0	0	0	0	0	0
3.8.05 Other #05 - Porch railings	1,004,000	0	0	0	0	0	0	0	0	0	0
3.8.06 Other #06 - concrete balconies	81,250	0	0	0	0	0	0	0	0	0	0
3.8.07 Other #07 - foundation vents	1,854,000	0	0	0	0	0	0	0	0	0	0
3.8.08 Other #08 - Playgrounds	330,000	0	0	0	0	0	0	0	0	0	0
3.8.09 Other #09 - landscaping	2,064,500	0	0	0	0	0	0	0	0	0	0
3.8.10 Other #10 - Common Area ADA improveme	690,000	0	0	0	0	0	0	0	0	0	0
3.8.11 Other #11 - Apartment ADA improvements	945,000	0	0	0	0	0	0	0	0	0	0
3.8.12 Other #12 - Apartment H&VI Improvements	9,000	0	0	0	0	0	0	0	0	0	0
3.8.13 Other #13 - Site CCTV System	25,000	0	0	0	0	0	0	0	0	0	0
3.8.14 Other #14: automatic fire suppression	4,515,000	0	0	0	0	0	0	0	0	0	0
3.8.15 Other #15 - Boiler plant generator	0	0	0	0	0	0	0	0	0	0	0
Total	**68,700,829**	**0**	**0**	**0**	**0**	**0**	**644,800**	**0**	**0**	**0**	**0**
Inflated Total	**68,700,829**	**0**	**0**	**0**	**0**	**0**	**729,532**	**0**	**0**	**0**	**0**

20 Year Schedule for: Stanley Holmes Village

Replacement Component	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	20 Year Total	20 Year + Rehab
3.7.2.1.01 Kitchen Cabinets	0	0	0	0	0	0	0	0	0	0	0	1,210,000
3.7.2.1.02 Kitchen Counter Tops, Sinks	0	0	0	0	0	232,925	0	0	0	0	232,925	465,850
3.7.2.1.03 Kitchen Floor Coverings	0	0	0	0	0	0	0	0	0	0	0	1,050,000
3.7.2.11.01 Dishwashers	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.11.02 Range Hoods	0	0	0	0	0	243,650	0	0	0	0	243,650	487,300
3.7.2.11.03 Ranges	0	0	0	0	0	443,000	0	0	0	0	443,000	886,000
3.7.2.11.04 Refrigerators 1	0	0	332,250	0	0	0	0	0	0	0	332,250	664,500
3.7.2.11.05 Refrigerators 2	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19 Other Appliances - small emergency gener	0	0	0	0	0	0	0	0	0	0	0	50,000
3.7.2.19.01 Kitchen Exhaust Fans	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19.02 Kitchen Other #1 Community bldg cab	0	0	0	0	0	0	0	0	0	0	0	11,500
3.7.2.19.03 Kitchen Other #2: Community bldg app	0	0	10,000	0	0	0	0	0	0	0	10,000	20,000
3.7.2.19.04 Kitchen Other #3: Washer hookup	0	0	0	0	0	420,000	0	0	0	0	420,000	840,000
3.7.2.2.01 Bath Counter Tops, Sinks	0	0	0	0	0	0	0	0	0	0	0	229,000
3.7.2.2.02 Bath Floor Covering	0	0	0	0	0	0	0	0	0	0	0	234,210
3.7.2.2.03 Bath Vanities	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.29.01 Bath Other #1: tile wainscot	0	0	0	0	0	0	0	0	0	0	0	1,525,140
3.7.2.29.02 Bath Other #2: bathtub	0	0	0	0	0	0	0	0	0	0	0	851,200
3.7.2.29.03 Bath Other #3: Commom Area bath fix	0	0	0	0	0	0	0	0	0	0	0	11,050
3.7.2.29.04 Bath Other #4	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.3.01 Interior Carpet	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.3.02 Interior Doors	0	0	0	0	0	0	0	0	0	0	0	2,524,150
3.7.2.3.03 Interior Painting	448,000	0	0	0	0	0	0	0	0	0	448,000	896,000
3.7.2.39.01 Interior Other #1 VCT floor	0	0	0	0	0	0	0	0	0	0	0	9,440,000
3.7.2.39.02 Interior Other #2 - Stairs	0	0	0	0	0	0	0	0	0	0	0	626,400
3.7.2.39.03 Interior Other #3: Ceiling repair	0	0	0	0	0	0	0	0	0	0	0	224,175
3.7.2.39.04 Interior Other #4: fire rate between unit	0	0	0	0	0	0	0	0	0	0	0	400,000
3.7.2.4.01 Ceiling Fans	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.02 In-Unit Lighting Bulbs	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.03 In-Unit Lighting Fixtures	0	0	0	0	0	0	0	0	0	0	0	424,340
3.7.2.4.04 In-Unit Electrical Other #1 - recept/switc	0	0	0	0	0	0	0	0	0	0	0	115,875
3.7.2.4.05 In-Unit Electrical Other #2 - electric pane	0	0	0	0	0	0	0	0	0	0	0	1,550,500
3.8.01 Other #01- mail boxes	0	0	0	0	0	50,700	0	0	0	0	50,700	101,400
3.8.02 Other #02 - gas distribution	0	0	0	0	0	0	0	0	0	0	0	595,000
3.8.03 Other #03 - transformers	0	0	0	0	0	0	0	0	0	0	0	1,125,000
3.8.04 Other #04 - concrete stoops	0	0	0	0	0	0	0	0	0	0	0	408,000
3.8.05 Other #05 - Porch railings	0	0	0	0	0	0	0	0	0	0	0	1,004,000
3.8.06 Other #06 - concrete balconies	0	0	0	0	0	0	0	0	0	0	0	81,250
3.8.07 Other #07 - foundation vents	0	0	0	0	0	0	0	0	0	1,854,000	1,854,000	3,708,000
3.8.08 Other #08 - Playgrounds	330,000	0	0	0	0	0	0	0	0	0	330,000	660,000
3.8.09 Other #09 - landscaping	0	0	0	0	0	0	0	0	0	0	0	2,064,500
3.8.10 Other #10 - Common Area ADA improveme	0	0	0	0	0	0	0	0	0	0	0	690,000
3.8.11 Other #11 - Apartment ADA improvements	0	0	0	0	0	0	0	0	0	0	0	945,000
3.8.12 Other #12 - Apartment H&VI Improvements	0	0	0	0	0	0	0	0	0	0	0	9,000
3.8.13 Other #13 - Site CCTV System	0	0	0	0	0	0	0	0	0	0	0	25,000
3.8.14 Other #14: automatic fire suppression	0	0	0	0	0	0	0	0	0	0	0	4,515,000
3.8.15 Other #15 - Boiler plant generator	0	0	0	0	0	0	75,000	0	0	0	75,000	75,000
Total	**1,687,375**	**0**	**342,250**	**0**	**0**	**3,600,375**	**75,000**	**0**	**0**	**1,854,000**	**8,203,800**	**76,904,629**
Inflated Total	**2,159,983**	**0**	**460,288**	**0**	**0**	**5,214,417**	**111,338**	**0**	**0**	**2,963,897**	**11,639,455**	**80,340,284**

7.1 Accessibility and VisitAbility

Accessibility: The State of New Jersey enacts ICC/ANSI A117.1-2017 as the State's Barrier-Free Subcode, as amended. Projects receiving Federal funds or subsidies, often routed through State housing agencies, have to further comply with the Fair Housing Act Amendments Act of 1988 and Section 504 of the Rehabilitation Act of 1973, as amended, and the Uniform Federal Accessibility Standards (UFAS). Under these standards, 5% of the dwelling units must be accessible by persons with mobility impairments. An additional 2% of the total dwelling units must be accessible by persons with hearing or vision impairment. Buildings and site facilities provided for the use of tenants must be accessible to persons with disabilities.

Section 504 of the Rehabilitation Act of 1972 is a Federal accessibility law that was enacted on June 2, 1988. Section 504 applies to multifamily properties that have or are currently receiving funding from a Federal source. In the case of new construction, substantial rehabilitation (15 or more units with the cost of alteration is 75 percent or more of the replacement cost of the competed facility), and other alterations (modernizations and alterations to the property), the property must have a minimum of five percent mobility accessible units and two percent of the units for visual / audio hearing impairments. The percentage can be increased by HUD involved at their discretion. In the case of other alterations, exceptions can be considered due to undue financial burdens or structural restrictions. However, the exceptions do not relieve the recipients from compliance utilizing other units/buildings or other methods.

Reasonable accommodations as described in 24 CFR 8.4(b)(i), 8.24 and 8.33 are described as follows: When a family member requires an accessible feature(s) or policy modification to accommodate a disability, property owners must provide such feature(s) or policy modification unless doing so would result in a fundamental alteration in the nature of its program or result in a financial and administrative burden.

The Uniform Federal Accessibility Standard (UFAS) 24 CFR part 40 was adopted by HUD and made effective October 4, 1984. UFAS applies only to new construction or to alterations to the existing buildings. Alterations are defined as work that costs 50 percent or more of the building's value when the work performed occurs within a twelve month period.

Attachment B of the M2M Program Operating Procedures Guide indicates that Accessibility for Persons with Disabilities should be assessed when required y the program or for newly built properties.

The Fair Housing Amendments Act (FHA) of 1988 amended Title VIII of the Civil Rights Act of 1968 to aid in the prohibitions against discrimination in housing on the basis of disability and familial status. The Fair Housing Act also made it unlawful to design and construct certain "covered multi-family dwellings" for first occupancy after March 13, 1991, in a manner that makes them inaccessible to persons with disabilities. The Fair Housing Act also established design and construction requirements to make such dwellings readily accessible to, and usable by, persons with disabilities. Covered multi-family structures meeting the FFHA criteria, and firs occupied on or after March 13, 1991, are required to comply fully with FHA. Existing facilities constructed prior to this date are not addressed by FHA unless the property receives Federal subsidies.

The Fair Housing Act (FHA) requires that certain "covered multi-family buildings" be accessible. FHA indicates that all ground floor units on a property be upgradeable to accommodate persons that are mobility impaired.

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Buildings completed and occupied after January 26, 1992, are required to comply fully with ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of complying to the extent allowed by structural feasibility and the financial resources available; otherwise a reasonable accommodation must be made.

VisitAbility: VisitAbility(cm) is a design criterion that affords all persons basic access to residential buildings. The VisitAbility(cm) standard is lower than full accessibility, therefore, VisitAbility(cm) is not the same as Americans with Disabilities Act (ADA) compliant accessibility. ADA compliant

dwellings will automatically be VisitAble, however, VisitAble dwellings are not necessarily ADA compliant.

To meet VisitAble design features, the building and dwelling units must have at least one zero-step entrance with a 36 inch wide door; all doorways and passages on the dwelling entry level floor must have a width of 36 inches; there must be a clear pathway to a bathroom or powder room; the bathroom or powder room must include a minimum 24 inch grab bar beside the toilet on a reinforced wall, which can also serve as a towel bar; and there must be a clear pathway to the living room and dining area of the unit. The powder room and bathroom must meet the Fair Housing Act maneuverability clearances.

Applicability of Accessibility Standards:
This property was first occupied for residential use in 1938 and 1949 for the Atlantic City Housing Authority. Based on the original construction date for this occupancy, the property is subject to Section 504/UFAS requirements for the renovation of the apartments. Areas of public accommodation are subject to both ADAAG and UFAS.

Site accessibility:
The site has public sidewalk curb cuts at all street crossings, that appear to be recently replaced. As mentioned later, the Leasing Office and Community Room do have exterior accessible routes. The tot lots do not have a paved accessible route to the equipment owing to the gap between the public sidewalks and the poured rubber playground surface. The site furnishings do not have handicap accessible features.

Common area accessibility:
Potential tenants can reach the Leasing Office and the Community Room via existing curbed concrete ramps or stairs. While the ramp runs are within the maximum allowed slope, the ramp railings do not have proper extension at the bottom landing, wall mounted ramp railings are missing, and the stairs are missing wall mounted railings altogether. The Community Room entry door is not accessible as each leaf in the pair of doors is individually less than 34 inches wide. The Community Room has accessible restrooms which require modifications to the grab bars to be fully compliant. No other restrooms within the facility are accessible. While both public restroom doors have a Braille sign, the signage is not located in neither the proper location nor height. No other rooms currently have a Braille sign.

Dwelling unit mobility accessibility:
As currently configured, there are no barrier-free apartments complying with the current New Jersey Barrier-Free Subcode or UFAS. The first-floor one-bedroom units designated as barrier-free should be reviewed for accessibility and renovation plans developed. A project goal would be to renovate 5% of the dwelling units to be handicap accessible. Unit plans are constrained by certain dimensions of rooms within the overall building footprint and structural frame. The unit entry doors should be provided with lever sets. Provide a Braille identification plaque adjacent to the accessible door jamb. At the Village site, buildings A-2, A-3, A-6, A-7, B-6 and B-7, a curbed concrete ramp and landing system was installed to provide access to nine units at each building. None of the units have an accessible entry door, however. About 50% of the ramp runs exceed the maximum allowable slope, and nearly all ramps exceed the maximum allowable cross-slope. In many cases, the ramp handrails have been destroyed or nearing destruction by aggressive forces being applied. Railings that remain do not have code-compliant extensions at the bottom landing of both the stairs and the ramps. Several units have a wood ramp constructed to the kitchen door but none of these are code compliant in regard to handrails and landing sizes.

Dwelling unit hearing and visually impaired accessibility:
Two percent of the units shall be equipment with devices to provide accessibility for hearing and visually impaired persons.

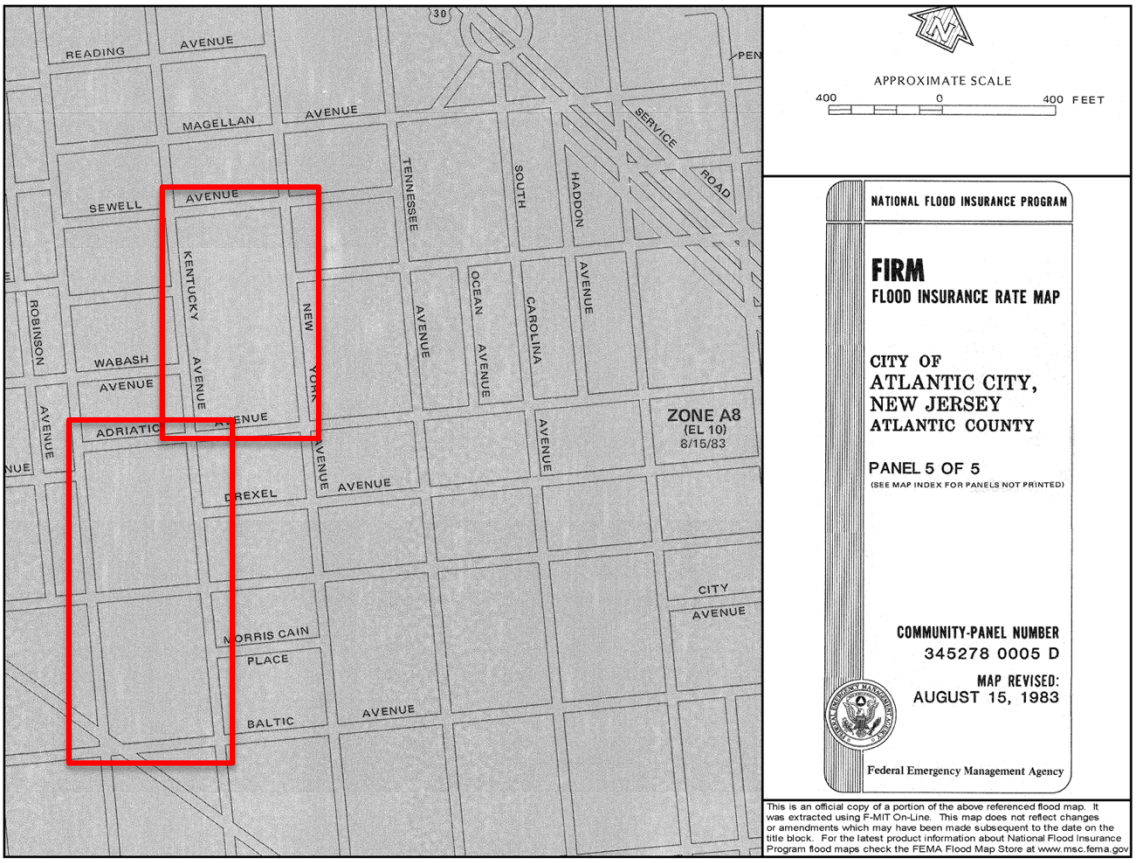
7.2 Intrusive and Other Examinations

Environmental

No new environmental reports were contracted at this time. ACHA reports mold in the crawl spaces due to leaks in sanitary, domestic and heating system piping.

Flood Hazard

The site in Atlantic County, is within Zone A8, base elevation 10, of the FEMA Advisory Base Flood Elevation area, meaning it is within floodplain (100-year flood). The base grade plane and the crawl space level is below the base elevation. Verification of local wetlands and streams is outside the scope of this report. See FEMA map excerpt following with the project areas circled:



Seismic Evaluation

Properties located in an area of moderate to high seismic activity, that are undergoing significant rehabilitation and/or are applying for refinancing through certain programs, may be required to comply with the relevant standards published by the American Society of Civil Engineers (ASCE) 41-17 “Seismic Evaluation and Retrofit of Existing Buildings.” Property location and data was obtained from the US Geological Survey (USGS) website to determine whether or not a more detailed seismic risk evaluation may be warranted and is included as an Exhibit to this report.

7.3 Owner Proposed Improvements

The Housing Authority has announced plans to vacate certain portions of the Extension in 2024, consisting of buildings 3-1, 3-2, 3-3, 3-5, 3-6, 3-7 and 3-8. These buildings have been to a greater extent already vacated by the time of our site visit, with several buildings having had the electricity shut off.

At the time of the property assessment, ACHA has separately contracted with Thriven Design to:

- Investigate the recent gas service piping replacement project designed by others to determine what areas had not been completed by the incumbent contractor.
- Investigate and design a series of renovations to the central heating system loop and domestic water distribution systems within the crawl spaces and underground between buildings.
- Add temperature and flow sensors on the hydronic heading supply and return mains. Add new temperature control system at the central boiler plant.
- Replace two of three central boilers with modular boiler array of similar capacity at the central boiler plant, with provision of temporary boilers.

8.0 Acknowledgements

Founded in 1971, Thriven Design, Inc., (Thriven Design) is a 65 person, full-service, architecture, engineering, planning and interior design firm with its main office located in Collingswood, NJ. Specializing in both new construction and rehabilitation of existing structures, the firm's primary focus is in providing creative problem-solving techniques translating the unique needs of the client into successful, economical, sustainable and functional projects.

TD's experience working with municipalities, public housing authorities and similar entities can be seen in the range and number of project types we have successfully completed over the course of our four and a half decades our history. As in all design and planning services that TD provides, our commitment to providing quality affordable housing and vibrant, sustainable communities is always paramount.

Working in partnership with a variety of neighborhoods, cities, housing authorities, zoning and planning staffs throughout the country, TD has helped our clients build consensus in implementing their specific housing and transformation plans within their local communities — Ensuring not only that the revitalization efforts are successful in achieving the stated collective vision and goals of the community, but also that those efforts are understood, supported and ultimately adopted by all relevant stakeholders in the development process.

No destructive observations were made and no electrical panels opened in the course of the assessment.

Thriven Design is a proud partner with the New Jersey Board of Public Utilities *Pay for Performance Program*, and is an Energy Star provider.

Personnel who conducted the assessment:

- Milton D. Smith, RA
- Joseph Lulis, RA
- Michael Rosado
- David Shepta, PE
- Alkesh Taylor, PE, LEED AP

Assessment preparation overseen by:

- Milton Smith, RA

9.0 Limiting Conditions

This report has been prepared for, and can be relied upon, by the client and the United States Department of Housing and Urban Development (HUD). This report was prepared in accordance with generally accepted industry standards of practice for building inspection services, including the ASTM E-2018-15 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.* No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from Thriven Design.

The statements in this report are professional opinions about the present condition of the subject property. They are based upon visual evidence available during the inspection of reasonably accessible areas of the subject property. We did not remove any surface materials, perform any destructive testing, or move any furnishings. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope of work then was determined for this project. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection. We did not undertake activities that would completely assess the stability of the building or the underlying foundation soil since this effort would require excavation and destructive testing. Likewise, this is not a seismic assessment, nor do we make any conclusions or comments regarding wood destroying organisms/insects. Our on-site observations pertain only to specific locations at specific times on specific dates. Our observations and conclusions do not reflect variations in conditions that may exist, in unexplored areas of the site, or at times other than those represented by our observations.

EXHIBITS

1. **Photographic Record**

Community Bldg Playgrond and picnic area

Comununity Bldg Parking lot

Non- Accessible Playground at Community Bldg

Extension bldg transformers ~~Parking Area, electrical bunkers, trash area~~

Typical Cluster Mail Boxes at Village

Trash Enclosure at Village (typ)

Village typ elevations

Village typ elevations

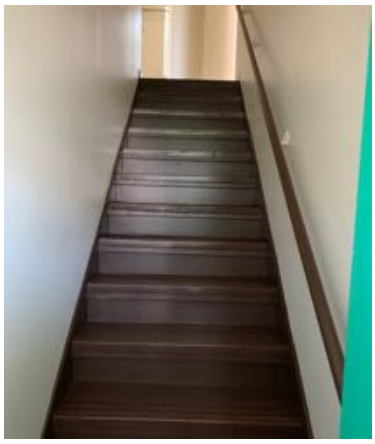
Extension typ elevations

Extension typ elevations

One of several property signs

Community Building

1539 Adriatic Ave



Typical unit interior stair

Typical unit kitchen sink

Typical unit toilet 1.6 GPF

Typical unit lavatory

Typical Unit Shower Head

Typical Unit Kitchen Lighting

Typical Residential electrical Panel

Typical Building Electrical Distribution Panel

Typical Residential smoke detector and light fixture

Typical transformer

Typical Residential Danfoss valve

Typical building heat, water and sanitary distribution

Central boilers

Community Room heating and cooling

Boiler Plant emergency generator

Community bldg emergency generator

Boiler Plant pump room

Community Building Fire Alarm Panel

Community Room

Community Room Kitchenette

Leasing Office

IT Office

Public Restroom

Private Restroom

Unit Entry Door (typ)

Kitchen (typ)

Bathroom (typ)

Living Room (typ)

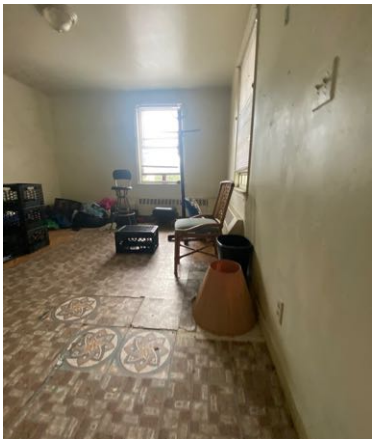
Bedroom (typ)

Interior Doors (typ)

Unit Entry Door (poor)

Kitchen (poor)

Bathroom (poor)



Living Room (poor)

Bedroom (poor)

Interior Doors (poor)

EXHIBITS

2. Accessibility Screening Checklists

VILLAGE

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act

	Item	Yes	No	NA	Comments
A.	**History**				
1.	Has an ADA survey previously been completed for this property.		X		
2.	Have any ADA improvements been made to the property since original construction?	X			
3.	Has building ownership/management reported any ADA complaints or litigation?				
B.	**Parking**				
1.	Does the required number of standard ADA-designated spaces appear to be provided?			X	NO ON-SITE PARKING
2.	Does the required number of van-accessible designated spaces appear to be provided?			X	
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?			X	
4.	Is a sign with the International Symbol of Accessibility at the head of each space?			X	
5.	Does each accessible space have an adjacent access aisle?			X	
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?			X	
C.	**Exterior Accessible Route**				
1.	Is an accessible route present from public transportation stops and municipal sidewalks on the property?	X			STREET CORNERS
2.	Are curb cut ramps present at transitions through curbs on an accessible route?				
3.	Do the curb cut ramps appear to have the proper slope for all components?	X			
4.	Do ramps on an accessible route appear to have a compliant slope?		X		CROSS SLOPE = NO
5.	Do ramps on an accessible route appear to have a compliant length and width?	X			
6.	Do ramps on an accessible route appear to have compliant end and intermediate landings?		X		
7.	Do ramps on an accessible route appear to have compliant handrails?		X		
D.	**Building Entrances**				
1.	Do a sufficient number of accessible entrances appear to be provided?	X			
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			NOT COMPLIANT
3.	Is signage provided indicating the location of alternate accessible entrances?		X		
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?		X		
5.	Do doors at accessible entrances appear to have compliant hardware?				
6.	Do doors at accessible entrances appear to have a compliant clear opening width?		X		
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?			X	
8.	Do thresholds at accessible entrances appear to have a compliant height?		X		
E.	**Interior Accessible Routes and Amenities**				
1.	Does an accessible route appear to connect with all public areas inside the building?			X	NO PUBLIC AMENITIES
2.	Do accessible routes appear free of obstructions and/or protruding objects?			X	
3.	Do ramps on accessible routes appear to have a compliant slope?			X	
4.	Do ramps on accessible routes appear to have a compliant length and width?			X	
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?			X	
6.	Do ramps on accessible routes appear to have compliant handrails?			X	
7.	Are adjoining public areas and areas of egress identified with accessible signage?			X	
8.	Do public transaction areas have an accessible, lowered counter section?			X	
9.	Do public telephones appear mounted with an accessible height and location?			X	
10	Are publicly-accessible swimming pools equipped with an entrance lift?			X	
F.	**Interior Doors**				
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?			X	
2.	Do doors at interior accessible routes appear to have compliant hardware?			X	
3.	Do doors at interior accessible routes appear to have compliant opening force?			X	
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?			X	
G.	**Elevators**				
1.	Are hallway call buttons configured with the "UP" button above the "DOWN" button?			X	NO ELEVATORS
2.	Is accessible floor identification signage present on the hoistway sidewalls?			X	
3.	Do the elevators have audible and visual arrival indicators at the entrances?			X	
4.	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area?			X	
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?			X	
6.	Do elevator car control buttons appear to be mounted at a compliant height?			X	
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?			X	
8.	Are audible and visual floor position indicators provided in the elevator car?			X	
9.	Is the emergency call system at the base of the control panel and not require voice communication?			X	
H.	**Toilet Rooms**				
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?			X	NO PUBLIC RESTROOMS
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?			X	
3.	Does the lavatory faucet have compliant handles?			X	
4.	Is the plumbing piping under lavatories configured to protect against contact?			X	
5.	Are grab bars provided at compliant locations around the toilet?			X	
6.	Do toilet stall doors appear to provide the minimum compliant clear width?			X	
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?			X	
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?			X	
9.	Do accessories and mirrors appear to be mounted at a compliant height?			X	
I.	**Hospitality Guestrooms**				
1.	Does property management report the minimum required accessible guestrooms?			X	
2.	Does property management report the minimum required accessible guestrooms with roll-in showers?			X	

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ASTM E 2018-15 Uniform Abbreviated Screening Checklist Fair Housing Act (FHA)

	Item	Yes	No	NA	Comments
A.	**History**				
1.	Was first occupancy at the subject property achieved after March 13, 1991?		X		1938
2.	Does the subject property consist of four or more dwelling units?	X			279
3.	Was property management or the owner aware of any areas of non-compliance resulting in litigation?				
B.	**Requirement 1– Accessible Routes; Site**				
1.	Do designated accessible parking spaces appear to be provided in sufficient number at appropriate locations?			X	
2.	Do appropriate transitions from paved areas to sidewalks appear to be provided?	X			
3.	Do walkway slopes/cross slopes appear to be adequate and not excessive?		X		
4.	Do walkways appear to be the correct width, and clear of obstructions, including overhanging vehicles?	X			
5.	Do ramps appear to have appropriate handrails and edge protection?		X		
6.	Do building entry point/access doors appear to be provided along an apparent accessible route?	X			
7.	Do the main entrances appear to be barrier free and readily accessible (that is, no steps, obstacles, or revolving doors)?	X			
C.	**Requirement 2– Accessible Common Areas**				
1.	Does a continuous accessible route appear to be provided throughout the subject property, including the site, parking areas and amenities?.	X			
2.	Do common area/visitor restrooms appear to be barrier free and readily accessible?			X	
3.	Do the amenities appear to be barrier free and readily accessible?		X		PLAYGROUND
D.	**Requirement 3– Usable Doors**				
1.	Do appropriate doors/entries appear to be designed for accessibility?		X		
2.	Do interior doors appear to be designed for accessibility?			X	
E.	**Requirement 4– Accessible Routes; Covered Units**			X	
1.	Do the interiors of the covered units appear to provide adequate maneuverability?				
F.	**Requirement 5– Environmental Controls; Covered Units**				
1.	Do the environmental controls within the covered units appear to be at appropriate heights/locations?				
G.	**Requirement 6– Reinforces Walls; Covered Units**			X	
1.	Are reinforcements reportedly provided for future installation of grab bars at appropriate locations in the covered units?				
H.	**Requirement 7– Usable Kitchens/Bathrooms; Covered Units**			X	
1.	Do the interior kitchen areas of the covered units appear to provide adequate clearances for maneuverability?				
2.	Do the interiors of the covered units appear to provide adequate clearances in the bathrooms?				

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 EXTENSION

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act

	Item	Yes	No	NA	Comments
A.	**History**				
1.	Has an ADA survey previously been completed for this property.		X		
2.	Have any ADA improvements been made to the property since original construction?	X			
3.	Has building ownership/management reported any ADA complaints or litigation?				
B.	**Parking**				COMMUNITY BLDG
1.	Does the required number of standard ADA-designated spaces appear to be provided?		X		
2.	Does the required number of van-accessible designated spaces appear to be provided?		X		
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?		X		
4.	Is a sign with the International Symbol of Accessibility at the head of each space?		X		
5.	Does each accessible space have an adjacent access aisle?		X		
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?		X		
C.	**Exterior Accessible Route**				
1.	Is an accessible route present from public transportation stops and municipal sidewalks on the property?	X			
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	X			
3.	Do the curb cut ramps appear to have the proper slope for all components?		X		
4.	Do ramps on an accessible route appear to have a compliant slope?	X			COMMUNITY BLDG
5.	Do ramps on an accessible route appear to have a compliant length and width?	X			
6.	Do ramps on an accessible route appear to have compliant end and intermediate landings?	X			
7.	Do ramps on an accessible route appear to have compliant handrails?		X		
D.	**Building Entrances**				COMMUNITY BLDG
1.	Do a sufficient number of accessible entrances appear to be provided?	X			
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3.	Is signage provided indicating the location of alternate accessible entrances?			X	
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	X			
5.	Do doors at accessible entrances appear to have compliant hardware?	X			
6.	Do doors at accessible entrances appear to have a compliant clear opening width?		X		
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?			X	
8.	Do thresholds at accessible entrances appear to have a compliant height?				
E.	**Interior Accessible Routes and Amenities**				COMMUNITY BLDG
1.	Does an accessible route appear to connect with all public areas inside the building?	X			
2.	Do accessible routes appear free of obstructions and/or protruding objects?		X		LOOSE FURNISHINGS
3.	Do ramps on accessible routes appear to have a compliant slope?			X	
4.	Do ramps on accessible routes appear to have a compliant length and width?			X	
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?			X	
6.	Do ramps on accessible routes appear to have compliant handrails?			X	
7.	Are adjoining public areas and areas of egress identified with accessible signage?		X		
8.	Do public transaction areas have an accessible, lowered counter section?		X		
9.	Do public telephones appear mounted with an accessible height and location?			X	
10	Are publicly-accessible swimming pools equipped with an entrance lift?			X	
F.	**Interior Doors**				COMMUNITY BLDG
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	X			
2.	Do doors at interior accessible routes appear to have compliant hardware?		X		
3.	Do doors at interior accessible routes appear to have compliant opening force?	X			
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	X			
G.	**Elevators**				
1.	Are hallway call buttons configured with the "UP" button above the "DOWN" button?			X	NO ELEVATORS
2.	Is accessible floor identification signage present on the hoistway sidewalls?			X	
3.	Do the elevators have audible and visual arrival indicators at the entrances?			X	
4.	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area?			X	
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?			X	
6.	Do elevator car control buttons appear to be mounted at a compliant height?			X	
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?			X	
8.	Are audible and visual floor position indicators provided in the elevator car?			X	
9.	Is the emergency call system at the base of the control panel and not require voice communication?			X	
H.	**Toilet Rooms**		X		AT OFFICE
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?	X			AT COMMUNITY RM
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	X			
3.	Does the lavatory faucet have compliant handles?	X			
4.	Is the plumbing piping under lavatories configured to protect against contact?		X		
5.	Are grab bars provided at compliant locations around the toilet?		X		
6.	Do toilet stall doors appear to provide the minimum compliant clear width?	X			
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?	X			
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?		X		
9.	Do accessories and mirrors appear to be mounted at a compliant height?		X		
I.	**Hospitality Guestrooms**				
1.	Does property management report the minimum required accessible guestrooms?			X	
2.	Does property management report the minimum required accessible guestrooms with roll-in showers?			X	

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 EXTENSION

ASTM E 2018-15 Uniform Abbreviated Screening Checklist Fair Housing Act (FHA)

	Item	Yes	No	NA	Comments
A.	**History**				
1.	Was first occupancy at the subject property achieved after March 13, 1991?		X		1948
2.	Does the subject property consist of four or more dwelling units?	X			163
3.	Was property management or the owner aware of any areas of non-compliance resulting in litigation?				
B.	**Requirement 1– Accessible Routes; Site**				
1.	Do designated accessible parking spaces appear to be provided in sufficient number at appropriate locations?		X		
2.	Do appropriate transitions from paved areas to sidewalks appear to be provided?	X			
3.	Do walkway slopes/cross slopes appear to be adequate and not excessive?				
4.	Do walkways appear to be the correct width, and clear of obstructions, including overhanging vehicles?	X			
5.	Do ramps appear to have appropriate handrails and edge protection?		X		
6.	Do building entry point/access doors appear to be provided along an apparent accessible route?	X			COMMUNITY BLDG
7.	Do the main entrances appear to be barrier free and readily accessible (that is, no steps, obstacles, or revolving doors)?	X			COMMUNITY BLDG
C.	**Requirement 2– Accessible Common Areas**				
1.	Does a continuous accessible route appear to be provided throughout the subject property, including the site, parking areas and amenities?.		X		
2.	Do common area/visitor restrooms appear to be barrier free and readily accessible?		X		
3.	Do the amenities appear to be barrier free and readily accessible?		X		
D.	**Requirement 3– Usable Doors**				
1.	Do appropriate doors/entries appear to be designed for accessibility?	X			
2.	Do interior doors appear to be designed for accessibility?	X			
E.	**Requirement 4– Accessible Routes; Covered Units**				
1.	Do the interiors of the covered units appear to provide adequate maneuverability?			X	
F.	**Requirement 5– Environmental Controls; Covered Units**				
1.	Do the environmental controls within the covered units appear to be at appropriate heights/locations?			X	
G.	**Requirement 6– Reinforces Walls; Covered Units**				
1.	Are reinforcements reportedly provided for future installation of grab bars at appropriate locations in the covered units?			X	
H.	**Requirement 7– Usable Kitchens/Bathrooms; Covered Units**				
1.	Do the interior kitchen areas of the covered units appear to provide adequate clearances for maneuverability?			X	
2.	Do the interiors of the covered units appear to provide adequate clearances in the bathrooms?			X	

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EXHIBITS

3. Pre-Survey Questionnaire

MEMORANDUM

To:	Tom Shalin **Atlantic City Housing Authority**
From:	Milton Smith, RA
Project:	Stanley Holmes PCNA
Project No.:	24066.002
Subject:	PCNA Pre-Survey Questionnaire & Document Request
Date:	August 26, 2024

thriven design

Remarks

QUESTIONNAIRE:

Site contact person (name, title, phone) – **STEPHANIE, PROPERTY MANAGER; JACKSON MOHR, 360GROUP**

Site guide (name, title, phone) – **JIMMY ADDERLY (SITE MAINTENANCE STAFF)**

Property (name, address) – **STANLEY HOLMES VILLAGE & EXTENSION, 1539 ADRIATIC AVE**

Year(s) built – **1938 (BRASS PLAQUE) (1936 CORNERSTONE) AND 1949 (BRASS PLAQUE)**

Year last renovated – **NOT SURE**

Family? Senior? Disabled? Combination*?* **FAMILY**

HUD # (iREMS#) – **14-4**

Unit mix & total # units & sizes –**418**

PIC DATA: (zero)0-BR (198)1-BR (154)2-BR (58)3-BR (8)4-BR (zero)5-BR
(THE 4-BR UNITS WERE CREATED BY COMBINING A 3-BR AND A 1-BR)
(TWO 1-BR UNITS 'DOWN' – CONVERTED TO NON-RESIDENTIAL USE – BRINGS TOTAL TO 420 UNITS)

UFAS and/or Handicap units? (if yes, quantity): **NO COMPLIANT ACCESSIBLE UNITS; SEVERAL HAVE RAMPS TO THE ENTRY DOORS.**

Hearing & Visually Impaired Accessible units? (if yes, quantity): **NONE**

Quantity vacant units – **SEVERAL BUILDINGS IN THE EXTENSION HAVE BEEN COMPLETELY VACATED. <NEED UPDATE FROM RENT ROLL>. TURN OVER 35-50 UNITS A YEAR.**

Quantity 'down' units – **2 (food pantry and resident council office; both formerly 1-br units)**

Are existing drawings available? **YES**

Electric utility: **ATLANTIC CITY ELECTRIC**

Gas utility: **SOUTH JERSEY GAS**

LP utility: **N/A**

Water utility: **CITY OF ATLANTIC CITY**

Sewer utility: **CITY OF ATLANTIC CITY**

Phone utility: **VERIZON**

Cable TV utility: **COMCAST OR DISH, TENANT OPTION/ TENANT PAYS**

Fire suppression? **NONE IN DWELLINGS; LIMITED SPRINKLER SYSTEM IN BOILER PLANT.**

Which utilities are tenant paid? **PROPERTY PAYS WATER-SEWER-ELECTRIC-GAS**

Any on-site energy generating devices/systems (solar, geothermal, wind, biomass, co-gen) **N/A**

How are apartments heated / cooled? **CENTRAL BOILER PLANT FEEDS HOT WATER RADIATORS IN EACH UNIT. NO UNIT TEMPERATURE CONTROL. BOILERS ORIGINALLY OIL; NOW HAVE DUAL-FUEL BURNERS. UNDERGROUND HEAT AND DOMESTIC WATER DISTRIBUTION. TENANTS PROVIDE THRU-WINDOW A/C UNITS.**

How are common areas / offices heated / cooled? **COMMUNITY/LEASING OFFICE HAS COMBINATION OF PERMANENT THRU-WALL AC UNITS (OFFICE, COMMUNITY ROOM), DUCTLESS MINI-SPLITS (COMMUNITY ROOM, IT ROOM, POLICE SUB-STATION), AND RADIATORS. MAINTENANCE SHOP ATTACHED TO BOILER PLANT HAS PERMANENT THRU-WALL AC UNITS AND RADIATORS.**

Irrigation (yard)? **ABANDONED SYSTEM AT COMMUNITY CENTER ONLY.**

When was roof last replaced? **THE ORIGINAL BUR FLAT ROOFS ARE STILL PRESENT UNDER THE LATER-ADDED TRUSS ROOFS WITH ASPHALT SHINGLES ON THE RESIDENTIAL BUILDINGS. HOUSING AUTHORITY PROVIDED A LIST OF BUILDINGS AND RECENT ROOF REPLACEMENTS (2013-18).**

When were windows last replaced? **NOT KNOWN; OVER 19 YEARS? ONLY THE BOILER PLANT HAS THE ORIGINAL STEEL FRAMED SINGLE GLAZED WINDOWS; ALL OTHERS WERE CHANGED TO ALUMINUM DOUBLE GLAZED UNITS WITH EXTERIOR STORMS.**

What are your most common service calls?

- **WATER LEAKS (DOMESTIC AND HEAT) WHEN CENTRAL BOILER ACTIVATED EACH SEASON (HAVE TO SHUT DOWN ENTIRE BUILDING TO FIX).**
- **ROOF LEAKS HARD TO TRACE.**
- **DOORS.**
- **MOLD.**
- **TOO HOT IN WINTER.**
- **ELECTRIC BREAKERS.**
- **CLOGGED TOILETS.**
- **GAS RANGE BURNERS.**
- **BROKEN WINDOW GLAZING**

What capital improvements done in past 5 years?

- **$500,000 PUT INTO THE CENTRAL BOILER AND UNDERGROUND DISTRIBUTION SYSTEM IN LAST FEW YEARS, INCLUDING A PUBLIC STREET OPENING.**
- **10 ROOFS REPLACED SINCE 2013**
- **DOMESTIC GAS SERVICE DISTRIBUTION UPGRADES, 2023**

What work is done during a typical unit turn? **TOUCH UP; REPAIR WHAT IS NEEDED.**

Did the property participate in the NJHMFA Weatherization Assistance Program (stimulus energy reduction program)? If yes, what was the scope of work?

Are the laundry room appliances owned or leased? Turnkey operation? **NO CENTRAL LAUNDRY. UNITS HAVE WASHING MACHINE HOOK-UPS. OUTSIDE CLOTHES LINES.**

Are there any areas of the building leased to a business? **NO**

Any outstanding municipal inspection items (Fire Marshal, for example): **<JACKSON MOHR TO VERIFY IF ANY OPEN VIOLATIONS>.**

What was your latest REAC score? **NSPIRE HUD INSPECTION CONDUCTED IN 2024**

Are the smoke detectors inside the apartments connected to anything outside the apartment? **HARDWIRED SMOKE DETECTORS SIGNAL WITHIN APARTMENT ONLY.**

Are there signaling devices for the building within the apartment? **NO. (N/A.)**

DOCUMENT REQUEST:

Site Plan(s): **THRIVEN DESIGN PROVIDED WITH UTILITY SITE PLANS FOR EACH PROPERTY SECTION**.

Building / apartment plans and elevations: **PROVIDED TO THRIVEN DESIGN**

Rent roll – **THRIVEN DESIGN HAS A COPY DATED 7/2/2018**

REAC Inspection Report: **ASKED FOR NSPIRE REPORT.**

5-Year capital improvements list and costs. (eg: stoves, refrigerators, dishwashers, microwaves, water heaters, furnaces, boilers, floor coverings, cabinetry, bathtubs, tub surrounds, toilets, windows, doors, roofs, asphalt or concrete surfaces, siding, etc)

- **2011 NEW EMERGENCY GENERATOR INSTALLED TO SERVE BOILERS; SET AT THEN-CURRENT FLOOD ELEVATION**
- ~~**ROOFS (ONGOING – GREEN SHINGLES)**~~
- **GAS RANGE REPLACEMENT REQUIRES 110V RECEPTACLE FOR BURNER STARTER.**
- **CUSTOM SIZE UNIT ENTRY DOORS: $2500-3000**
- **CUSTOM SIZE HEAVY DUTY ALUM STORM DOORS: $800**
- **CUSTOM SIZE INTERIOR SCW DOORS: $800**
- **CABINETS AS NEEDED (SOLID WOOD, AVERAGE 25 YEARS OLD)**
- **VCT FLOORS TYP; CT IN BATHROOMS**
- **SITE AREA LIGHTING IS LED**
- **GAS DISTRIBUTION LINE REPLACEMENT (2023)**

5-year unit turn list

Phase I/II Environmental Assessment Report: **NONE. DURING SANDY, AN OLD OIL TANK SPILLED AND WAS THEN REMOVED/CLOSED AND AREA REMEDIATED.**

Municipal Fire Inspection certificates and/or deficiency report**: ACHA TO PROVIDE DATA.**

Boiler inspection reports: **POSTED IN BOILER PLANT. SYSTEM HAS REMOTE MONITORING SYSTEM.**

Elevator certification: **N/A**

Fire alarm inspection report

Fire suppression inspection report

Fire pump inspection report: **N/A**

Lead-free certification

Asbestos-free certification

Radon inspection report

Elevation certification – **THRIVEN DESIGN HAS A COPY DATED 2/7/2014**

Other:

- **PROPERTY OWNS THE ELECTRICAL TRANSFORMERS THROUGHOUT THE INTERIOR OF THE SITE.**
- **USPS MAIL DELIVERY TO DOOR AT EXTENSION; TO PEDESTAL GANG BOXES AT ORIGINAL SITE.**
- **WINDOW GLAZING REPAIRED BY SITE STAFF**
- **EXTENSIVE WIRELESS MESH CCTV SYSTEM (SEVERAL PROPERTIES ARE ALL CONNECTED TO CENTRAL MONITORING STATION AT HOUSING AUTHORITY OFFICE). BLDG MOUNTED AND POLE MOUNTED EQUIPMENT. CITY POLICE HAVE ACCESS AND CONTROL CAPABILITIES.**

End of Memorandum

/Volumes/Projects/2024/24066_ACHA_14-1_PCNA/project_data/PCNA/report/24066-pre-survey_questionaire-answers.docx

EXHIBITS

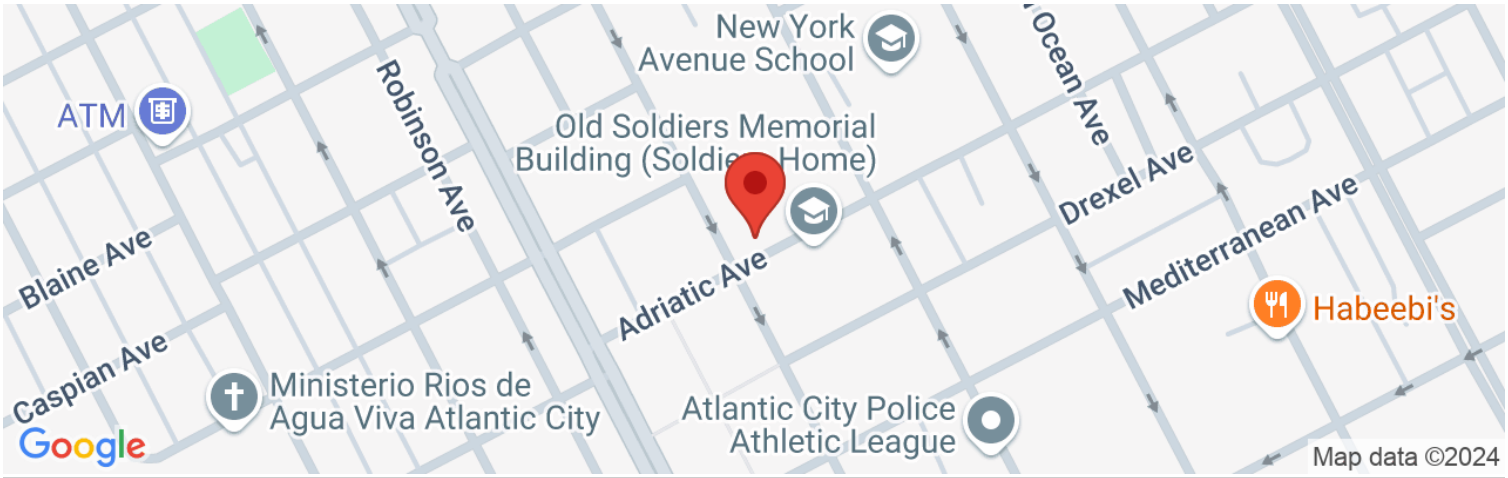
4. Seismic Maps / Seismic Evaluation

USGS web services were down for some period of time and as a result this tool wasn't operational, resulting in *timeout* error.
USGS web services are now operational so this tool should work as expected.

Stanley Holmes Village

1539 Adriatic Ave, Atlantic City, NJ 08401, USA

Latitude, Longitude: 39.3667823, -74.43406039999999



Date	9/19/2024, 11:44:42 AM
Design Code Reference Document	ASCE41-17
Custom Probability	
Site Class	D - Default (See Section 11.4.3)

Type	Description	Value
Hazard Level		BSE-2N
S_S	spectral response (0.2 s)	0.12
S_1	spectral response (1.0 s)	0.04
S_{XS}	site-modified spectral response (0.2 s)	0.191
S_{X1}	site-modified spectral response (1.0 s)	0.095
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4
ssuh	max direction uniform hazard (0.2 s)	0.128
crs	coefficient of risk (0.2 s)	0.931
ssrt	risk-targeted hazard (0.2 s)	0.12
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.043
cr1	coefficient of risk (1.0 s)	0.926
s1rt	risk-targeted hazard (1.0 s)	0.04
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S_{XS}	site-modified spectral response (0.2 s)	0.127
S_{X1}	site-modified spectral response (1.0 s)	0.064

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.076
S_1	spectral response (1.0 s)	0.027
S_{XS}	site-modified spectral response (0.2 s)	0.121
S_{X1}	site-modified spectral response (1.0 s)	0.066
f_a	site amplification factor (0.2 s)	1.6
f_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		BSE-1E
S_S	spectral response (0.2 s)	0.03
S_1	spectral response (1.0 s)	0.012
S_{XS}	site-modified spectral response (0.2 s)	0.048
S_{X1}	site-modified spectral response (1.0 s)	0.029
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		TL Data
T-Sub-L	Long-period transition period in seconds	6

DISCLAIMER

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EXHIBITS

5. Required Annual Life Safety Systems Test Reports

WARNING
PROTECTED BY
ATLANTIC COAST ALARM
(609)823-0096
(800)728-4928

INSPECTION AND TESTING FORM

DATE: MAY 15, 2023

TIME: 2:45

SERVICE ORGANIZATION

Name: **Atlantic Coast Alarm, Inc.**

Address: **5100 Harding Highway, Suite 203**

Mays Landing, NJ 08330

Representative: K. Clancy

License No.: **P00462**
Telephone: **609-625-0944**

PROPERTY NAME (USER)

Name: STANLEY HOLMS VILLAGE

Address: 1539 ADRIATIC AVE
AC

Owner Contact:

Telephone:

MONITORING ENTITY

Contact: **Atlantic Coast Alarm, Inc. – Central Office**

Telephone: **609-625-0944 Extension 1**

Monitoring Account Ref. No.: 4728

APPROVING AGENCY

Contact:

Telephone:

TYPE TRANSMISSION

- ☐ McCulloh
- ☐ Multiplex
- ☒ Digital
- ☐ Reverse Priority
- ☐ RF
- ☐ Other (Specify) DMP XR100

SERVICE

- ☐ Weekly
- ☐ Monthly
- ☐ Quarterly
- ☐ Semiannually
- ☒ Annually
- ☐ Other (Specify)

Control Unit Manufacturer: Fire lite

Model No.: MINI SCAN

Circuit Styles: B - Y

Number of Circuits: 2 - 2

Software Rev.:

Last Date System Had Any Service Performed: 1-12-22 BATTERIES Replaced

Last Date that Any Software or Configuration Was Revised: 2-10-23 Phone # change

ALARM-INITIATING DEVICES AND CIRCUIT INFORMATION

Quantity	Circuit Style	
8	B	Manual Fire Alarm Boxes
		Ion Detectors
21	B	Photo Detectors
		Duct Detectors
5	B	Heat Detectors
		Water flow Switches
		Supervisory Switches
		Other (Specify):

Alarm verification feature is disabled ✓ enabled _____ .

ALARM NOTIFICATION APPLIANCES AND CIRCUIT INFORMATION

Quantity	Circuit Style	
4	Y	Bells
1	Y	Horns
		Chimes
		Strobes
		Speakers
		Other (Specify):

No. of alarm notification appliance circuits: 2
Are circuits monitored for integrity? ☒ Yes ☐ No

SUPERVISORY SIGNAL-INITIATING DEVICES AND CIRCUIT INFORMATION

Quantity	Circuit Style	
N/A		Building Temp.
		Site Water Temp.
		Site Water Level
		Fire Pump Power
		Fire Pump Running
		Fire Pump Auto Position
		Fire Pump or Pump Controller Trouble
		Fire Pump Running
		Generator In Auto Position
		Generator or Controller Trouble
		Switch Transfer
		Generator Engine Running
		Other:

SIGNALING LINE CIRCUITS

Quantity and style of signaling line circuits connected to system *(see NFPA 72, Table 6.6.1)*:

Quantity N/A Style(s)

SYSTEM POWER SUPPLIES

(a) Primary (Main): Nominal Voltage 120 Amps 3

Overcurrent Protection: Type BKR Amps 20

Location (of Primary Supply Panel board): FRONT ROOM FACP

Disconnecting Means Location: DMP Closet (IT) Rm LP1 BKR 35

(b) Secondary (Standby):

2K12 Storage Battery: Amp-Hr. Rating 2 x 7

Calculated capacity to operate system, in hours: 24 60

Engine-driven generator dedicated to fire alarm system:

Location of fuel storage:

TYPE BATTERY

☐ Dry Cell
☐ Nickel-Cadmium
☒ Sealed Lead-Acid
☐ Lead-Acid
☐ Other (Specify):

(c) Emergency or standby system used as a backup to primary power supply, instead of using a secondary power supply:

_____Emergency system described in NFPA 70, Article 700

_____Legally required standby described in NFPA 70, Article 701

_____Optional standby system described in NFPA 70, Article 702, which also meets the performance requirements of Article 700 or 701.

PRIOR TO ANY TESTING

NOTIFICATIONS ARE MADE	Yes	No	Who	Time
Monitoring Entity	☑	☐		
Building Occupants	☑	☐		
Building Management	☑	☐		
Other (Specify)	☐	☐		
AHJ Notified of Any Impairments	☐	☐		

SYSTEM TESTS AND INSPECTIONS

TYPE	Visual	Functional	Comments
Control Unit	☑	☑	
Interface Equipment	☑	☑	B.DMP DIALER
Lamps/LEDS	☑	☑	
Fuses	☑	☑	
Primary Power Supply	☑	☑	
Trouble Signals	☑	☑	
Disconnect Switches	☑	☑	
Ground-Fault Monitoring	☑	☑	

SECONDARY POWER

TYPE	Visual	Functional	Comments
Battery Condition	☑		
Load Voltage		☐	
Discharge Test		☐	
Charger Test		☑	
Specific Gravity		☐	
TRANSIENT SUPPRESSORS	☐		
REMOTE ANNUNCIATORS	☑	☑	DMP ONLY
NOTIFICATION APPLIANCES			
Audible	☑	☑	
Visible	☐	☐	
Speakers	☐	☐	
Voice Clarity		☐	

INITIATING AND SUPERVISORY DEVICE TESTS AND INSPECTIONS

Loc. & S/N Type	Device Check	Visual Test	Functional	Factory Setting	Measured Setting	Pass	Fail
Common	SD	☑	☑			☑	☐
Rooms	SD	☑	☑			☑	☐
Exits	PS	☑	☑			☑	☐
Kitchen	HD	☑	☑			☑	☐
		☐	☐			☐	☐
		☐	☐			☐	☐

Comments:

EMERGENCY COMMUNICATIONS EQUIPMENT	Visual	Functional	Comments
Phone Set	☐	☐	
Phone Jacks	☐	☐	
Off-Hook Indicator	☐	☐	
Amplifier(s)	☐	☐	N/A
Tone Generator(s)	☐	☐	
Call-in Signal	☐	☐	
System Performance	☐	☐	

INTERFACE EQUIPMENT	Visual	Device Operation	Simulated Operation
(Specify) DMP XR100	☑	☑	☐
(Specify)	☐	☐	☐
(Specify)	☐	☐	☐
SPECIAL HAZARD SYSTEMS			
(Specify)	☐	☐	☐
(Specify) N/A	☐	☐	☐
(Specify)	☐	☐	☐

Special Procedures:

Comments:_____

_____

_____

SUPERVISING STATION MONITORING	Yes	No	Time	Comments
Alarm Signal	☑	☐		
Alarm Restoration	☑	☐		
Trouble Signal	☑	☐		
Supervisory Signal	☑	☐		
Supervisory Restoration	☑	☐		

NOTIFICATIONS THAT TESTING IS COMPLETE	Yes	No	Who	Time
Building Management	☑	☐		
Monitoring Agency	☑	☐		
Building Occupants	☑	☐		
Other (Specify)	☐	☐		

The following did not operate correctly:_____

_____

_____

System restored to normal operation: Date: 5-15-23 Time: 4:35

THIS TESTING WAS PERFORMED IN ACCORDANCE WITH APPLICABLE NFPA STANDARDS.

Name of Inspector: Kevin Clancy Date: 5-15-23 Time: 4:35

Signature: Kevin Clancy

Name of Owner or Representative:_____

Date: _____ Time:_____

Signature:_____

HARRING
Fire Protection, LLC

WATER BASED FIRE PROTECTION INSPECTION & TEST REPORT

DATE 02/21/2024

SITE Stanley Holmes - ACHA **CONTACT**

ADDRESS 1539 Adriatic Avenue **PHONE**

CITY Atlantic City **STATE** NJ **ZIP** 08401

This inspection is: ☐ Annual ☐ Semi-Annual ☑ Quarterly ☐ Monthly ☐ Weekly ☐ Other

1. OWNERS SECTION

This section is to be answered by the Owner or Representative

	YES	N/A	NO
A. Is the building occupied?	✔		
B. Has the occupancy classification and hazard contents remained the same since the last inspection? (If NO, an Engineering Survey is required)	✔		
C. Are all fire protection systems in service?	✔		
D. Has the system remained in service without modification since the last inspection?	✔		
E. Was the system free of actuation of devices or alarms since the last inspection? (Water Flow Alarms and Supervisory Alarms)	✔		
F. Are all Wet Sprinkler System piping and Wet portions of Dry systems protected from temperatures below 40°F?		✔	

2. GENERAL

	YES	N/A	NO
A. Have the sprinkler systems been extended to all visible areas of the building? Limited			✔
B. Does there appear to be proper clearance between the top of all storage and the sprinkler deflector?	✔		
C. Are the sprinkler systems free of any equipment that is part of the manufacturer's recall or replacement program?	✔		
D. Are the hydraulic nameplate(s) securely attached to the riser and legible? (Answer N/A if system is Pop Scheduled)		✔	
E. Is there a spare head box with the proper number and type of spare sprinklers and wrenches?	✔		
F. Are Fire Dept. Connections in satisfactory condition, couplings free, caps/plugs in place, ball drip in place, chuck valves tight?	✔		
G. Are Fire Dept. Connections visible, accessible, and marked with ID signs?	✔		
H. Have all gauges 5 or more years old been replaced or calibrated?	✔		
I. Has an internal inspection of the Pipe, Check Valves and Strainers been performed within the last 5 years?	✔		
J. Are all hoses and hose valves in good condition, free from physical damage and no leaks?		✔	
K. Hose (more than 5 years old) connected to the system has been service tested in accordance with NFPA 1962?		✔	

3. CONTROL VALVES

	YES	N/A	NO
A. Are all sprinkler system main control valves and all other control valves in the appropriate open or closed position?	✔		
B. Are all control valves supervised in the appropriate open or closed position? (Select Supervision Type) Tamper	✔		
C. Were all control valves operated through the full range of motion, lubricated and returned to normal position?	✔		
D. Did all electrical supervisory switches actuate supervisory alarms?	✔		
E. Are all valves easily accessible and marked with ID signs? (Check All That Apply) ☐ *Fire Pump Room* ☑ *Riser Room* ☐ *Vault*	✔		

4. WATER SUPPLY

	YES	N/A	NO
A. Did flow results have the same or greater PSI readings than previous tests? *(If NO, and Engineering Report is required*	✔		

Riser #	Size	Static PSI	Residual PSI	Return PSI	Alarm Time	Hydraulic Information: Design Density	Design Area	PSI @ Base	GPM Demand	Riser #	Size	Static PSI	Residual PSI	Return PSI	Alarm Time	Hydraulic Information: Design Density	Design Area	PSI @ Base	GPM Demand
1	2	40	30	40	:45														

5. FLOW ALARMS

	YES	N/A	NO
A. Did waterflow through the inspector's test actuate all mechanical alarms?		✔	
B. Did waterflow through the inspector's test actuate all electrical alarms?	✔		
C. Did the System have an external alarm device at the Riser –Electric or Mechanical (Check All That Apply) ☐ *WMAG* ☑ *Electric Bell*	✔		

SITE Stanley Holmes - ACHA DATE 02/21/2024

6. WET SYSTEMS – *Provide Make and Model of Alarm Valves Below*

					Yes	N/A	NO
Number of systems	1	Size	2	Flow & Tamper Boiler room only			
A. Alarm valves, riser check valves, gauges and associated trim are free from physical damage					✔		
B. Trim valves, alarm and supervisory lines in the appropriate open or closed position? *(Are Appropriate Signs provided)*						✔	
C. Location of Antifreeze System?						✔	

D. The antifreeze tests indicate protection to	#1	#2	#3	#4	#5	#6	degrees

7. DRY / PRE-ACTION / DELUGE SYSTEMS ***It is the owner's responsibility to maintain auxiliary drains between inspections*** **Owner Notified** X

Number of Dry Systems	0	Make and Model		☐ Trip test report attached	☐ Trip test not required
Number of Pre-Action Systems	0	Make and Model		☐ Trip test report attached	☐ Trip test not required
Number of Deluge Systems	0	Make and Model		☐ Trip test report attached	☐ Trip test not required

	YES	N/A	NO
A. Valves, gauges, and associated trim are free from physical damage?		✔	
B. Trim valves, alarm, and supervisory lines are in the appropriate open or closed positions?		✔	
C. Is the air pressure and priming water level normal?		✔	
D. Did the air compressor operate satisfactory?		✔	
E. Did the low air pressure alarm operate during the test?		✔	
F. Auxiliary drains that were identified by the owner were drained during this inspection?		✔	
G. Valves and trim appear to be protected from temperatures below 40°F?		✔	
H. Pipe that passes through freezers is free of ice blockage?		✔	

8. SPRINKLERS, PIPE, AND HANGERS

	YES	N/A	NO
A. Is all visible pipe in good condition with no external corrosion, physical damage and no leaks?	✔		
B. Are visible pip hangers and seismic braces free of physical damage?	✔		
C. Are all sprinkles free of Physical Damage, free of Obstructions to Spray Patterns and free of Foreign Materials including Paint?	✔		
D. Have all standard response sprinklers 50 or more years old been replaced or successfully tested? (NFPA 25 Chapter 5 for Testing Procedures)		✔	
E. Have all fast response sprinklers 20 or more years old been replaced or successfully tested? (NFPA 25 Chapter 5 for Testing Procedures)		✔	
F. Have all dry type sprinklers 10 or more years old been replaced or successfully tested? (NFPA 25 Chapter 5 for Testing Procedures)		✔	
		✔	

9. FIRE PUMPS AND STORAGE TANKS

Fire Pump on System: YES ☐ NO ☑ Pump Test Performed This Inspection: YES ☐ NO ☑ Report Attached: YES ☐ NO ☐ N/A ☑

	YES	N/A	NO
A. Are gravity, surface or pressure tanks at the proper pressure and/or water levels?		✔	
B. Storage tank water appears to be protected from temperature below 40°F?		✔	
C. is the storage tank exterior structure, ladders, and foundation free from physical damage?		✔	
C. Storage tank exterior is free from corrosion and signs of degradation?		✔	

☐ Explanation of "NO" answers, system deficiencies, and/or inspector recommendations are listed on SERVICE FOLLOW UP # _____, which is attached to this form.

☑ No SERVICE FOLLOW UP REPORT was required during this inspection.

I state that the information on this form is correct at the time and place of this inspection. All test and inspections were performed in accordance with applicable NFPA 25 test and inspection sections. All equipment tested at this time was left in operational condition upon completion of this inspection except as noted on any SERVICE FOLLOW UP REPORT as stated above.

Name of Inspector DON JARVIS **Signature** Donald Jarvis

I acknowledge that the inspection, deficiencies, and suggested improvements were discussed with me upon completion of the inspection. It is understood that all information contained herein is provided to the best of the knowledge of the person providing the information and that, if requested, will be forwarded to the authority having jurisdiction.

Name of Owner or Representative Michele Davis. micheledavis@atlanticcityha.org **Signature** On File

Altman Terrace

1000 Arctic Ave
Atlantic City, NJ 08401

Project Capital Needs Assessment

Issue: 4/4/2025
Thriven Design Project No.: 24132.150

thriven.design
756 Haddon Avenue · Collingswood NJ 08108 · 856.854.1880

OWNER
Housing Authority and Urban Redevelopment
Agency of the City of Atlantic City
227 N Vermont Ave, 17th Floor
Atlantic City, NJ 08401
Phone: 609-344-1107
Contact: Tom Sahlin, Executive Director

ARCHITECT/ENGINEER
Thriven Design, Inc.
756 Haddon Avenue
Collingswood, NJ 08108
Phone: 856-854-1880
Contact: Alkesh Taylor, PE

HUD PCNA
Altman Terrace Apartments
Atlantic City, NJ

Table of Contents

Certification

PART 1 –Physical Capital Needs Assessment
- 1.0 Executive Summary
- 2.0 Purpose & Scope
- 3.1 Overall General Description
- 3.2 Site
- 3.3 Structural Frame – Building Envelope
- 3.4 Mechanical & Electrical Systems
- 3.5 Vertical Transportation
- 3.6 Life & Fire Safety
- 3.7 Interior Elements – Common
- 3.8 Interior Elements – Tenant
- 4.0 Additional Considerations
- 5.0 Document Review & Interviews
- 6.0 Opinions of Probable Costs
- 7.1 Accessibility
- 7.2 Intrusive & Other Examinations
- 7.3 Owner Proposed Improvements
- 8.0 Assessor Qualifications
- 9.0 Limiting Conditions

PART 2 – Energy Audit (Will be submitted under separate cover)
1. Executive Summary
2. Utilities and Benchmarking
3. Load sizing
4. Green Energy technology
5. Energy Conservation Measures
6. Operations and Maintenance

EXHIBITS
1. Photographic Record
2. Accessibility Screening Checklists
3. Pre-Survey Questionnaire
4. Seismic Maps / Seismic Evaluation

April 4, 2025

Tom Sahlin
Executive Director
Housing Authority and Urban Redevelopment Agency of the City of Atlantic City
227 N Vermont Ave,, 17th Floor
Atlantic City, NJ 08401

REF: Altman Terrace
Atlantic City, NJ
Thriven Project Number 24132.150

SUB: Certification

Dear Mr. Shalin:

Thriven Design, Inc., (Thriven), certifies that the data presented in this report is representative of the site conditions observed during our inspections on November 20-21, 2024. Thriven, it's officers and employees, have no present contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions. This investigation and report have been prepared in accordance with ASTM E-2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

Thriven Design understands that this report will be used by the Housing Authority to document to NJHMFA the existing conditions of the property and the opinions of probable costs to remedy physical deficiencies observed. Thriven has no financial interest or family relationship with the officers, directors, stockholders or partners of the Alpert Group, the general contractor, any subcontractors, the buyer or seller of the property nor engage in any business that might present a conflict of interest.

Thriven Design certifies that Thriven has no undisclosed interest in the subject property, TD's relationship with the Client is at arms-length, and that Thriven's employment and compensation are not contingent upon the findings or estimated costs to remedy any deficiencies due to deferred maintenance and any noted component or system replacements.

Sincerely,

Alkesh Taylor, PE, LEED AP
Principal

/Volumes/Projects/2024/24132_ACHA_PCNA_EA/project_data/PCNA/report/altman_certification.docx

PART 1 –Physical Capital Needs Assessment

1. Executive Summary

General Description:

Project Name:	Altman Terrace Apartments
Address:	1000 Arctic Avenue, Atlantic City, NJ
Property Type:	Senior and disabled income restricted apartments
Date of Construction:	1969
Last Renovation:	unknown, partial upgrades made during unit turns
Zoning:	CBD (Central Business District)
Use Group:	R-2
Land size:	2.03 acres
Building Size/type:	6 story Residential Tower Building / total gross area = ~126,000GSF
Number/Type Units:	(190) apartments; (78) Studios (112) 1-Bedroom
On-site Amenities:	Community room with kitchen, Laundry Room with 8 Washers and 8 Dryers, outdoor picnic area with 12x20' metal shade structure for covered seating, open patio with fixed seating
On-site Parking:	26 spaces (one occupied by storage shed)
Building Construction:	Reinforced concrete slab and column and shear wall structure with balconies.
Roof Construction:	Modified Bituminous, 1996
Exterior Finishes:	Architectural Reinforced Concrete, panelized façade system with grey brick infill, repaired extensively and sealed in some locations with multiple apparently dissimilar sealants.
HVAC:	Central heat (hydronic base board).
Life Safety:	Corridors and common areas have fire suppression service, Apartments: Interconnected smoke detectors and single station CO detectors. Common areas have fire alarm system, automatic smoke detection.
Overall condition:	Poor
Date of last visit:	November 21, 2024

General Physical Condition

The purpose of this report is to provide guidance to the building owner for renovation of the facility to upgrade the buildings and systems to extend building life 20 years without mid-term systems renovation needs. Base renovation year is 2025. The property is over 56 years old, and there has never been a comprehensive building rehabilitation.

Thriven Design has reviewed the property for the reasonableness of the identified repair and renovation costs and the Long-Term Viability of the development. The Long-term viability review includes whether there are serious Structural Deficiencies at the property. HUD's definition of a Structural Deficiency can include infrastructure as well as building structure.

Opinions of Probable Costs:

Critical Needs	$84,000
Year 0 Renovations	$14,869,264
Contingency	$2,973,000
Total:	$17,926,264

Critical Needs Summary

Project Name: Altman Terrace
Street Address: 1000 Arctic Ave
City, State: Atlantic City, NJ
Zip Code: 08401

Critical Repair Description	PCA Contractor Estimate	Actual Cost	Included in Rehab or To Be Completed Prior To Closing?
Remove broken concrete at exposed structure	$25,000		To Be Completed Prior To Closing
Replace buldging bricks and loose mortar	$50,000		To Be Completed Prior To Closing
Replace Gas shutoff valves in laundry room	$5,000		To Be Completed Prior To Closing
Thoroughly clean trash chute	$4,000		To Be Completed Prior To Closing

TOTAL: All Critical Needs	**$84,000**	**$0**
TOTAL: Citical Needs Included in Rehab	**$0**	**$0**
TOTAL: Critical Needs To Be Completed Prior To Closing	**$84,000**	**$0**

Excerpted from the HUD PCNA, Work items that are classified as "**Critical Needs**:"

Critical needs have been identified:

- Replace compactor/trash room exhaust fan
- Replace all loose bricks
- Remove loose spalled concrete fragments and repair surface
- Replace leaking pipes
- Replace fire/smoke/CO detectors
- Provide fire extinguishers

Work identified as "Year 0", or 'short term needs' includes the following:

- Accessibility: Increase the quantity of fully accessible units to 5%, or 10 units. Includes the renovation of the existing 'reasonable accommodation' barrier-free units and exterior entrance ramps. Minimum standard is UFAS. Provide 2% of the units (4 units) with hearing and visually impaired accessible devices. Renovate the Community spaces interior and exterior accessible route to fully comply with barrier-free standards. Minimum standard is UFAS or ANSI A117.1.

- Site work: Provide guard rail at terrace wall perimeter where fall is greater than 30", full length front. Repair (grind down trip hazards and remove vegetation at sidewalks 20%, concrete curbs 10% concrete patios 10%, refresh landscape, shrubs, beds and lawns. Replace site furnishings and fencing and masonry piers. Prime and paint shade structure. Replace bituminous pavements at parking lots, drop off loop and driveway. Provide accessible handicap parking spaces. Replace ramp and railings.

- On-site Infrastructure: None.

- Building structure: Seal penetrations left behind from previous façade mounted construction. Patch exposed concrete at any cracks, spalling and rust stained locations where rebar may be exposed to air.

- Building shell: Replace broken bricks, repoint where mortar is missing or damaged and reflash at the panel head, side and base joints. Replace apartment windows and corridor windows. Replace storefront system at first floor. Reroof all roofs and add rigid insulation to meet current building code.

- Building Systems: Replace any corroded pipe sections and corroded valves. Replace corroded Grundfos pumps with similar pumps. Replace Sanyo wall mounted ductless mini-split with similar wall mounted ductless mini-split in the manager's office. Insulate pipes per code and replace any damaged insulations with new insulations per code in the boiler room, and chair storage room. Remove abandoned HVAC unit in community room closet. Replace through the wall window A/C units with similar through the wall window A/C units in the housing assistance storage rooms, storage room (Doc Office 1), storage room (Doc Office 2), and tenant association office. Brush off rust with wire brush on the radiators in the main vestibule. Reseal the radiator cover with anti-rusting paint. Replace plumbing fixtures with Water Sense fixtures. Replace apartment domestic water distribution system and sanitary system. Upgrade CCTV system.

- Community Spaces Interiors: Replace finishes. Upgrade all toilet rooms and replace toilet accessories. Replace Lighting.

- Apartment Interiors: Repair gypsum board walls and base where damaged by wear; typical of bedroom and closet walls and unit demising walls. Replace walls exposed to water damage; typical for corridor demising walls, kitchen walls and bathroom walls. Replace flooring, ceramic tile and trim. Replace interior doors and hardware. Replace kitchen cabinetry and appliances. Provide recirculating range hoods. Replace bath accessories and tub surround. Relocate electrical panel, replace electrical devices and fixtures. Replace radiators.

- Life Safety: Extend automatic fire suppression system throughout the entire building. Provide individual unit fire extinguishers. Replace smoke detection system and upgrade CO detection system. Replace fire alarm system and exit signs in Community spaces.

Project Name	**Altman Terrace**	**Total # of Units:**	**190**
Street Address	**1000 Arctic Ave**	**Original PCA Submission Date:**	2/14/25
City, State	**Atlantic City, NJ**	**Last Time All Bids (Budget) Updated:**	
Zip Code	**08401**		

REHABILITATION SPECIFICATIONS
IMPROVEMENTS

WORK

Work Item (A)		Description of Improvements Work (B)	Quantity (C)	Unit Cost (D)	Budget (E)	Date of Bid Expiration (F)
Rehab Items (Code, Description)		***Increase row height to fully display description text***				
3.2.2	Storm Water Drainage		200	$150.00	$30,000	
3.2.4	Parking and Driveways		24,000	$17.25	$414,000	
3.2.4.01	Parking and Driveways Other #1		6,300	$28.75	$181,125	
3.2.9.02	Site Other #2 Fencing		675	$180.00	$121,500	
3.2.9.03	Site Other #3 site furnishings		14	$2,000.00	$28,000	
3.2.9.04	Site Other #4 Flagpole & signage		1	$6,000.00	$6,000	
3.3.2.2	Exterior Walls		25,800	$23.00	$593,400	
3.3.2.3	Insulation		21,500	$9.43	$202,745	
3.3.2.4.01	Sliding Glass Doors		1	$7,000.00	$7,000	
3.3.2.4.02	Windows		1,208	$768.75	$928,650	
3.3.2.9.01	Bldg Envelope Other #1: Cleaning		5,700	$30.00	$171,000	
3.3.2.9.02	Bldg Envelope Other #2:		360	$27.03	$9,729	
3.3.2.9.04	Other#4 damaged wall reconstruction		4,560	$31.00	$141,360	
3.3.4	Roofs		21,500	$12.00	$258,000	
3.4.1.2.01	DHW		1	$8,000.00	$8,000	
3.4.1.2.02	Booster Pump		2	$15,000.00	$30,000	
3.4.1.2.03	Expansion Tank		1	$2,500.00	$2,500	
3.4.1.2.04	DHW #4: Domestic Piping		50	$75.00	$3,750	
3.4.1.3.01	Water Savers: Faucets		380	$500.00	$190,000	
3.4.1.3.02	Water Savers: Shower Heads		190	$950.00	$180,500	
3.4.1.3.03	Water Savers: Toilets		190	$800.00	$152,000	
3.4.2.1.01	HVAC Common Area Heating		2	##########	$300,000	
3.4.3.1.01	Bath Exhaust Fans		34	$2,000.00	$68,000	
3.4.3.1.02	HVAC Common Area Cooling		6	$3,500.00	$21,000	
3.4.9.01	Programmable Thermostats		190	$150.00	$28,500	
3.4.9.02	Baseboard Radiators		8,300	$30.00	$249,000	
3.4.9.03	Common Area Wall Mounted		145	$80.00	$11,600	
3.6.01	CO Detectors/Alarms		190	$75.00	$14,250	
3.6.02	Smoke Detectors		302	$50.00	$15,100	
3.6.03	Life Safety Other #1 fire		190	$125.00	$23,750	
3.7.1.01	Common Area Floor Coverings		15,000	$9.50	$142,500	
3.7.1.03	Common Area Interior Lighting		205	$500.00	$102,500	
3.7.1.04	Exit Signs		40	$200.00	$8,000	
3.7.1.05	Exterior Lighting		35	$900.00	$31,500	
3.7.1.9.01	Common Area Other #1 toilet stalls		4	$1,800.00	$7,200	
3.7.1.9.02	Common Area Other #2: Interior		57	$1,800.00	$102,600	
3.7.2.1.01	Kitchen Cabinets		1,900	$400.00	$760,000	
3.7.2.1.02	Kitchen Counter Tops, Sinks		1,900	$77.00	$146,300	
3.7.2.1.03	Kitchen Floor Coverings		7,600	$8.00	$60,800	
3.7.2.11.02	Range Hoods		190	$550.00	$104,500	
3.7.2.11.03	Ranges		190	$1,000.00	$190,000	
3.7.2.11.04	Refrigerators 1		190	$750.00	$142,500	
3.7.2.19.04	Kitchen Other #3: Washer hookup		1	$1,000.00	$1,000	
3.7.2.2.01	Bath Counter Tops, Sinks		190	$500.00	$95,000	
3.7.2.2.02	Bath Floor Covering		9,800	$37.00	$362,600	
3.7.2.29.01	Bath Other #1: tile wainscot		10,450	$37.00	$386,650	
3.7.2.29.02	Bath Other #2: bathtub		190	$1,900.00	$361,000	
3.7.2.29.03	Bath Other #3: Commom Area bath		6	$850.00	$5,100	
3.7.2.3.02	Interior Doors		872	$950.00	$828,400	
3.7.2.3.03	Interior Painting		190	$1,000.00	$190,000	
3.7.2.39.01	Interior Other #1 VCT floor		106,630	$32.00	$3,412,160	
3.7.2.39.03	Interior Other #3: Ceiling repair		1,000	$61.00	$61,000	
3.7.2.4.03	In-Unit Lighting Fixtures		570	$196.00	$111,720	
3.7.2.4.04	In-Unit Electrical Other #1 -		1,900	$45.00	$85,500	
3.7.2.4.05	In-Unit Electrical Other #2 - electric		190	$3,500.00	$665,000	
3.8.01	Other #01- Laundry Room		1	$25,000.00	$25,000	
3.8.02	HVAC Demo		1	$5,000.00	$5,000	
3.8.04	Common radiators		200	$80.00	$16,000	
3.8.05	Pipes and Valves in Boiler Room		1	$6,000.00	$6,000	
3.8.06	Pipe Insulation		100	$40.00	$4,000	
3.8.07	Other #07 - Through Wall Common		5	$7,500.00	$37,500	
3.8.08	Unit Gas Valves		190	$110.00	$20,900	
3.8.11	Other #11 - Apartment ADA		10	$45,000.00	$450,000	
3.8.12	Other #12 - Apartment H&VI		4	$1,000.00	$4,000	
3.8.13	Other #13 - Site CCTV System		1	$25,000.00	$25,000	
3.8.14	Other #14: automatic fire		112,000	$15.00	$1,680,000	

Total Improvements Eligible for Rehab Escrow	**$15,027,389**
20.0% Contingency	**$3,005,478**
Total Rehab Escrow Improvements Plus Contingency = TOTAL FUNDING	**$18,032,867**

Comment cells provided below:

Comments:

Additional comments:

Excluded are any costs relating to mold/mildew, lead and asbestos abatement, remediation, or encapsulation. Also excluded are costs for architectural/engineering design services, construction contingency, and ACHA administration fees.

End of Section

2. Purpose and Scope

The Housing Authority and Urban Redevelopment Agency of Atlantic City (ACHA) has retained Thriven Design to provide a HUD Physical Needs Assessment of Altman Terrace Apartments located at 1000 Arctic Avenue, Atlantic City, New Jersey. The purpose of this investigation is to evaluate the physical condition of the major building components and to provide an objective, independent, professional opinion of the potential repair and deferred maintenance costs associated with the subject property. This report includes a description of the overall condition of the building components and systems, discussion on any conditions that may limit estimated useful life (EUL) and includes capital reserves for the immediate and long-term future. The assessment process includes field visits, interviews of existing management and maintenance staff, and review of existing construction documents. Field observations by Thriven Design architects and engineers are based on visual analysis; no destructive sampling was performed.

Field Reconnaissance:
Inspected were 39 of the 190 leasable apartments, non-residential areas, building exteriors and the site.

Methodology:
Based on site reconnaissance, research and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Thriven Design submits as to when a system or component will most probably require replacement. Accurate historical replacement records, if provided, are typically the best sources of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventative maintenance exercised, and other similar items, are all factors that impact the effective remaining useful life of a system or component. The Remaining Useful Life (RUL) or effective remaining life of a component or system equals the EUL less its effective age. The estimated useful life calculations are based on those found in the Fannie Mae (FNMA) Document; FNMA, Delegated Underwriting Services (DUS) Guide Section 3 entitled, “Physical Needs Assessment Guidance to the Property Evaluator,” and HUD “CNA e-Tool Estimated Useful Life Table.”

Definitions:
Excellent: Component or system is in “as new” condition requiring no rehabilitation and should perform in accordance with expected performance.
Good: Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.
Fair: A component or system is of a capacity that is defined as enough for hat is required, sufficient, suitable, conforms to standard construction practices, and/or is approaching end of expected performance/useful life. Replacement is anticipated in the near term of the loan.
Poor: Component or system falls into one or more of the following categories: (a) Evidence or previous repairs not in compliance with commonly accepted practices, (b) Workmanship not in compliance with commonly accepted standards, (c) Component or system is obsolete, (d) Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, (e) Evidence of excessive deferred maintenance, or state of disrepair, and/or (f) Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.
Critical Repairs: Physical deficiencies that require immediate action as a result of existing potentially unsafe conditions, building code violations, poor or deteriorated conditions of a critical element or system, or a condition that if left “as is” would result in a critical element or system failure. Also included are issues that affect sustainable occupancy or ingress and egress to the property, as well as accessibility related deficiencies when applicable.
Non-Critical Repairs (within 1 year): Physical deficiencies which include deferred maintenance, that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventative maintenance work within a zero to one-year time frame. Included are such physical deficiencies resulting from improper design, faulty installation, and/or substandard quality of original systems or materials. Components or systems that have exceeded their expected useful life that may require replacement within a zero to one-year time frame are also included. Non-Critical Repairs also include “useful repairs” construed to permit updating, modernization, and improvement of projects provided that proposed

repairs improve marketability, efficient use of energy and resources, or reduce operating expenses, and when considered in the aggregate, do not propose a scope of work equivalent to substantial rehabilitation.

Estimate Period (1-20 years): All schedules for component replacement, major maintenance, cost estimates and related inflation adjustments must be for the lesser of 20 years or the remaining life of the mortgage plus 2 years (the Estimate Period)

Green Building Principles:

An objective of this report is to identify all opportunities to improve energy efficiency, maximize water efficiency, use re-used and recycled materials where practical, safeguard the indoor air quality of the property, be of less harm to the environment generally, and remove/ re-use replaced materials and construction debris appropriately. 'Green Building' or 'Sustainable Building" is the practice of reducing the impact of buildings on the environment; both during construction and as part of the operation of the building systems. Their use of water, energy and materials should be reduced through the use of new planning methods and material usage. The owner has not designated a 'green building standard' for this project.

Market Comparable Improvements:

This report identifies short term and long term physical needs. The standard is a non-luxury standard adequate for the rental market intended at the original approval of Project-based assistance. The market upgrades identified are intended to reflect those necessary for the project to retain its original market position as an affordable project in a decent, safe, and sanitary condition. Recognition is made of any evolution of standards appropriate for such a project. The intent is to include those improvements that the project requires to compete in the non-subsidized market, resulting in a marketable project that competes on rent rather than amenities.

Owner Provided Documentation:

Relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extend and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The following documents were provided for review:

- LWDM Associates, (3/25/1996). *Reroofing at Altman Terrace, Inlet Towers and Shore Park Tower.*
- Zuckerkandel and Haining, (3/9/1967). *Apartment Buildings for the Elderly.*
- Giovanetti-Shulman Associates, (8/24/1987). *Sprinkler System Altman Terrace.*

3.1 Development Synopsis

Altman Terrace was originally constructed for the Atlantic City Housing Authority in 1969. The property is 100% affordable senior and disabled housing. The property contains one six story concrete and masonry residential apartment tower.

The surrounding properties are a mix of housing, commercial interests along Atlantic Avenue, churches and schools. The property contains 190 apartment units. The unit mix is 78 0-bedroom, 112 1-bedroom. There are no UFAS compliant units, and there are no known hearing and visually impaired (H&VI) accessible units. All apartments are accessed from the interior corridor.
Arrangement of residential and non-residential spaces within the building is as follows:

Figure 1 Property signage

floor	0BR	1BR	Use/Amenity Description
1	8	12	Vestibule, Lobby, security, waiting room, management offices (2), Community Room, Kitchen, Toilet Rooms (3), offices (4), Janitor Closets, Laundry Room, Mechanical Rooms, Maintenance, Storage, Trash room, Twenty apartments
2	14	20	Thirty-Four apartments
3	14	20	Thirty-Four apartments
4	14	20	Thirty-Four apartments
5	14	20	Thirty-Four apartments
6	14	20	Thirty-Four apartments

This property has two (2) different apartment plan types: (1) 0-bedroom plan, (1) 1-bedroom plan. At time of the 2024 survey, the property was currently 70% leased, with a typical annual turnover of about 10%.
Summary of apartment types inspected:

Apartment	Size	Accessibility	Residency
107	0-BR		Vacant
110	1-BR		Vacant
111	1-BR		Vacant
114	0-BR		Vacant
119	1-BR		Vacant
205	0-BR		Vacant
219	1-BR		Vacant
223	1-BR		Vacant
226	1-BR		Vacant
301	1-BR		Vacant
302	1-BR		Vacant
311	1-BR		Vacant
317	1-BR		Vacant
319	1-BR		Vacant
325	1-BR		Vacant
326	1-BR		Vacant
330	0-BR		Vacant
334	1-BR		Vacant
403	1-BR		Vacant
413	0-BR		Vacant
414	0-BR		Vacant

Apartment	Size	Accessibility	Residency
501	1-BR		Vacant
507	0-BR		Vacant
516	0-BR		Vacant
518	1-BR		Vacant
519	1-BR		Vacant
524	1-BR		Vacant
527	0-BR		Vacant
530	0-BR		Vacant
601	1-BR		Vacant
604	1-BR		Vacant
606	0-BR		Vacant
616	0-BR		Vacant
619	1-BR		Vacant
622	0-BR		Vacant
625	1-BR		Vacant
629	0-BR		Vacant
633	1-BR		Vacant

Unit size inspection distribution summary: (14) 0-BR; (24) 1-BR; 20% of all apartments.

The property has experienced heavy wear and tear based on its use and occupancy, age of 56 years and its exposure to shoreline elements of wind, wind driven rain, marine birds and salt air. Fixtures, finishes and furnishings within the dwelling units and common areas, in most cases, have exceeded their expected useful lives (EUL). Mechanical systems, appliances and exterior fenestration should be replaced in accordance with ASHRAE EUL guidelines. Certain aspects of the site improvements such as parking lots, driveways, sidewalk, lighting and exterior building elements should be replaced and/or repaired due to the age of the facility and potentially hazardous conditions caused by wear and tear.

3.2 Site Improvement Evaluation and Analysis

General:
The current 2.03-acre site is essentially level. The original site is bounded by North Virginia, Arctic Ave, Pennsylvania Ave. and Altman Terrace. There is no on-site storm water management system.

The property topography and adjacent uses do not appear to present conditions detrimental to the property. No significant areas of erosion were observed affecting the property.

The property is currently Zoned CBD,(Central Business District). Multifamily developments are permitted. On-site parking is provided in two contiguous small parking areas; otherwise street parking.

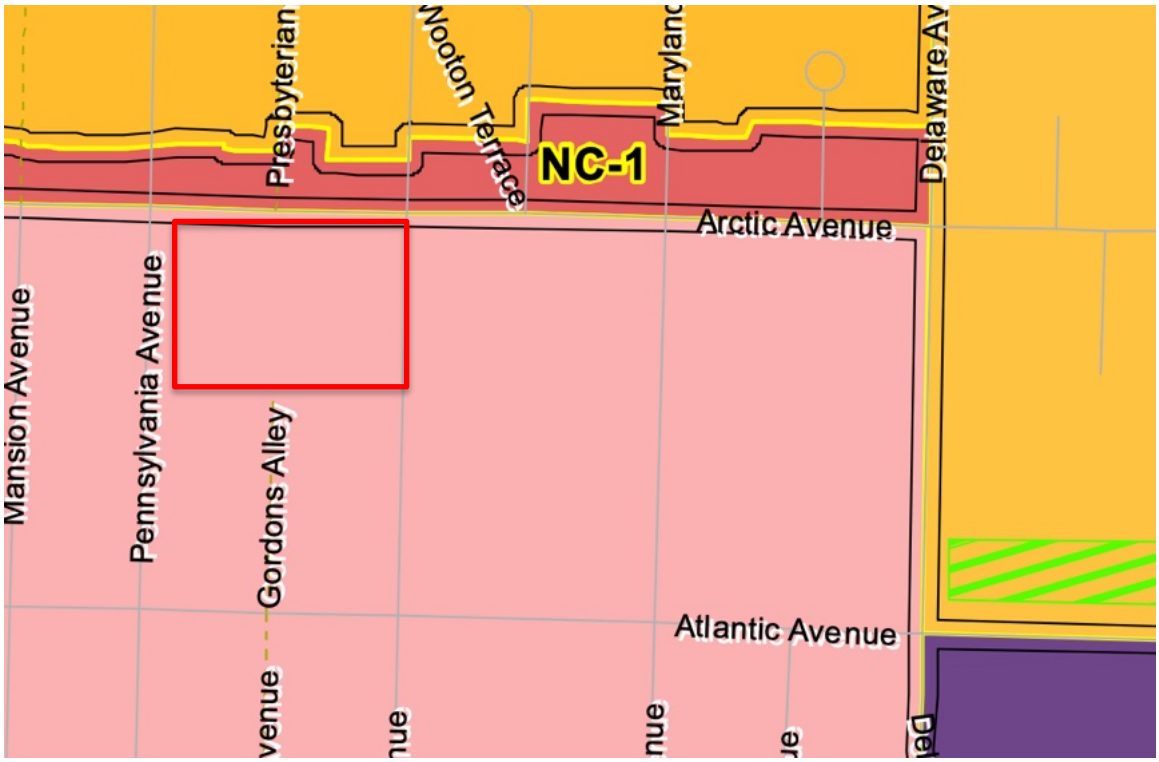

Figure 2 Atlantic City Zoning map excerpt

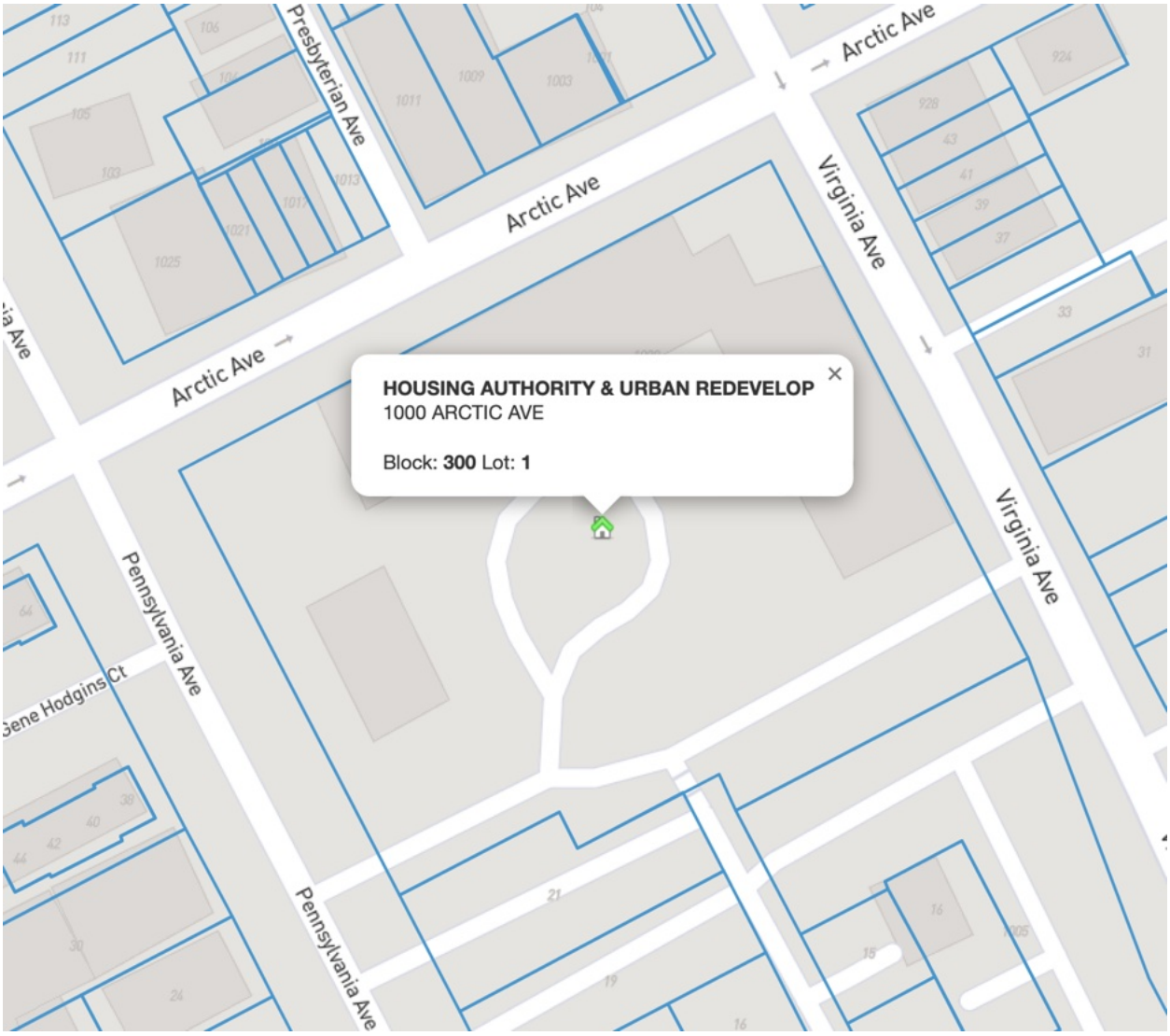

Figure 3 Tax Map Excerpt

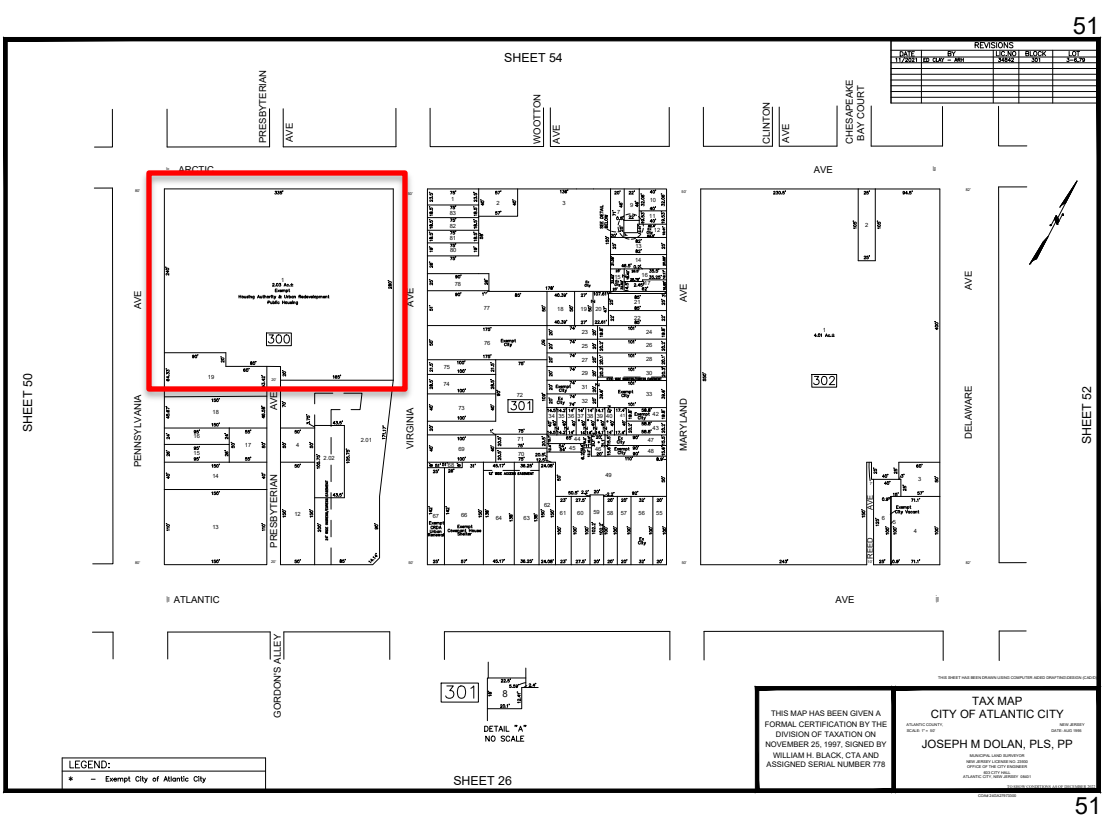

Figure 4 Tax Parcel Excerpt

Figure 5 Current aerial view. Site in foreground.

Utilities:
Public utilities include water (domestic), sewer, gas, electric, telephone and cable TV. Within the site, utilities are underground. Electric service is delivered by Atlantic City Electric. Television, internet and telephone service is provided by either Comcast and contracted by the resident.

Utility	Utility Provider
Water	City of Atlantic City
Sewer	City of Atlantic City
Electric	Atlantic City Electric
Telephone	Verizon
Cable TV	Comcast or satellite
Natural Gas	South Jersey Gas
Oil	N/A
Propane	N/A
Solar	N/A
Wind	N/A

Tenants pay for telephone/data. ACHA pays all other utilities.

The water, electric, gas, sewer, telephone and cable TV are assumed to be of sufficient capacity for the current usages and occupancy of these buildings.

Electrical service is overhead on the public streets surrounding the site, then drops at a utility pole for underground distribution within the site to three pad-mounted transformers at the northwest corner of the tower.

Telephone service is overhead to the building, then distributed internally from the building's utility closet.

Domestic water service is provided from a water meter pit along Arctic Avenue. Fire suppression service is only at the common spaces. Should a substantial rehabilitation be undertaken, or new construction, all residential units must receive automatic fire suppression.

Natural gas service is provided at the property.

Sanitary sewer and domestic water has exceeded expected useful life and should be replaced in the near term. There are current leaks and service outages at the main lobby women's room.

Green Building Principles: It is recommended that property management perform regular visual assessments of known underground piping locations, and exterior lighting. These assessments can be performed as part of routine activities such as trash pickup, lawn mowing, or while walking from one area of the property to another. The purpose is to look for tell-tale signs of utility piping leakage and for electricity waste. Leaking pipe manifest themselves as wet spots, non-weather related puddles, areas always wet, sanitary waste, soil undermining, and noticeable increases in domestic water consumption. Such occurrences should be repaired immediately. Light fixtures should not be 'on' during daylight hours nor have broken lenses. Repair the fixture or light sensing equipment and controls immediately.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace domestic water distribution system
- Replace sanitary system.
- Replace storm water trunks

Estimate Period Repairs:

- None

Potential upgrades:

- None.

Parking:
There is one internal parking lots striped for approximately 40 cars, although three are occupied by two maintenance sheds in poor condition. All other parking is curbside on city streets. No stalls are marked as handicap accessible.

All parking areas shall be restriped with regular spaces and two barrier-free stall sizing per local jurisdiction requirements be provided. Proper AASHTO signage should be provided at each designated handicap parking stall.

Critical Repairs:

- None

Non-Critical Repairs:

- Restripe
- Designate 2 HC parking stalls with striping and signage.
- Provide designated handicap parking and accessible route from lot to building entrance.

Estimate Period Repairs:

- Restripe

Potential upgrades:

- None.

Paving:
There is a paved drop off loop that approaches the front entrance from the Parking lot side of the building streets. Due to age and exposure to elements the bituminous pavements have broken down extensively, formed many potholes, and should be replaced. Over the course of the assessment period, the bituminous paved areas should be sealed.

Figure 6 Aerial view of Altman Terrace

Critical Repairs:
- None.

Non-Critical Repairs:
- Mill and overlay, Restripe

Estimate Period Repairs:
- Sealcoat and restripe.

Potential upgrades:
- None.

Sidewalks, Railings and Fences:
There are public sidewalks on the site along Arctic and N Virginia Aves. The interior of the site has sidewalks around the drop off loop and to the front door from the parking areas. Street sidewalks and curb cuts were not assessed as they are on municipal property. The sidewalks are nearing the end of their expected useful life. The ramp at the south stair tower has excessive cross slope because it has subsided at both the top and bottom landings. The ramp has only one side with a railing provided. The ramp should be rebuilt with proper railings provided both sides. Portions of an exterior concrete patio out of service with chain-link fencing and scaffolding preventing access by residents. The area is closed or obstructed due to façade failures and falling building brick and concrete fragments.

Architectural metal picket infill panel and 6' chainlink fencing exists along North Virginia Avenue and Arctic Avenue, with openings for driveways at site entrances. The fencing is in need of replacement, and the masonry piers are in need of repointing.

Critical Repairs:

- None

Non-Critical Repairs:
- Replace fencing
- Grind down trip hazards.
- Replace broken sidewalk panels.

Estimate Period Repairs:
- None

Potential upgrades:
- None

Sewer and Drainage:
The site has a storm water system tied to the City's storm sewer system. Inlets are provided along the interior of the site and connected by concrete pipes. There is no on-site storm water management system.

Recommendations:
- Camera scope all sanitary and storm lines from the buildings to the street.

Critical Repairs:
- None

Non-Critical Repairs:
- Camera scope all sanitary and storm lines from the buildings to the street.

Estimate Period Repairs:
- None

Potential upgrades:
- None

Landscaping and Site Amenities:
There are lawn panels between sidewalks and parking lots and the building and a lawn in the infield of the drop off loop. There are mature Sycamores, American Elms, Cherry trees, Dogwoods and ornamental Cedar trees on site. They are in good shape and should be protected during construction activities. There are dead trees needing removal in tree pits near the southeast corner of the site.

The landscaping has not been refreshed in many decades and has surpassed its expected useful life.

There is a pre-engineered metal canopy shade structure with tables and benches. The tables and benches need replacement. The shade structure needs to be painted.

The property has one building mounted identification sign, but it was obscured by scaffolding being used as protection from falling façade debris. These building identification signs should be replaced.

There are scaffolding and chain-link barricades deployed on site to protect against falling façade materials. The scaffolding on site cuts off light intended to illuminate walking surfaces on required accessible routes and should be removed for safety, once the façade is stabilized.

The entire site is provided with exterior pole mounted LED floodlighting which appears to have been replaced within the past 10 years. Most building mounted wall packs appear to be LED fixtures.

Critical Repairs:
- None

Non-Critical Repairs:
- Remove scaffolding and ensure light levels are met at all required accessible routes
- Refurbish landscape.
- Evaluate shade trees at patio and parking areas and terraces
- Paint shade structure

- Replace missing pole light heads and non LED fixtures with LED,
- Provide accessible site furnishings at patios.
- Replace walks and railings at accessible routes.

Estimate Period Repairs:

- None

Potential upgrades:

- Provide landscape screening for the dumpster and loading dock areas.
- Provide plantings to provide shade and to break the strong winds near the patio and parking lot.

Trash enclosures:

There are three 5-cubic yard trash dumpsters at the rear of the building near the trash room. One 40-yard dumpster was located at the drop off loop. It is not clear if this large capacity dumpster is temporary or typically situated here.

Critical Repairs:

- None

Non-Critical Repairs:

- None.

Estimate Period Repairs:

- None.

Potential upgrades:

- Enclose the dumpster area

3.3 Structural Frame and Building Envelope

3.3.1 Occupied Structures

Foundations and Basement:
The buildings are built on concrete foundations on piles and shared concrete pile caps. Buildings are in a flood plain according to the Flood Certifications.

Recommendations:
- Building boilers, pumps, emergency systems, utility panels / switchgear and meters should not be located within the flood plain.

Critical Repairs:
- None

Non-Critical Repairs:
- None

Estimate Period Repairs:
- None.

Potential upgrades:
- None.

Superstructure and Floors:
The building structure is reinforced concrete walls and columns. The exterior columns and spandrel face of the slab exhibit cracking, spalling, rusting and exposed rebar. The rusting and exposed rebar could indicate compromised structural capacity and should be investigated.

The floors of the tower are reinforced concrete slabs. They are in good shape. All existing penetrations should be re-sealed with appropriate fire resistance rated sealant. The stairs are poured-in-place concrete within masonry shafts. Balconies are provided by pulling the exterior wall in from the structural slab edge.

Critical Repairs:
- Remove and repair cracked concrete at exposed concrete structure

Non-Critical Repairs:
- Repair all cracks in concrete.
- All rust stains should be explored to confirm the structural integrity of the concrete reinforcing.
- All exposed rebar should be covered properly with concrete patch to match existing.
- Seal all floor penetrations with code required rated sealant system.

Estimate Period Repairs:
- None

Potential upgrades:
- None.

Roof Structures and Roofing:
The existing roof is a modified bituminous roof system documented for replacement in 1996. This system has exceeded its expected useful life. Lightning protection appears to be continuous around the perimeter.

The scuppers look to be in decent shape. The downspout for the stair tower roof is rusting. It is recommended that the downspout be replaced.

Figure 7 Main Roof

Recommendations:

- Replace roofing system. Roofing system shall be Energy Star compliant.

Critical Repairs:

- None.

Non-Critical Repairs:

- Replace roofing system. Roofing system shall be Energy Star compliant.
- Confirm completeness and condition of lightning protection system.
- Replace stair tower storm water downspout

Estimate Period Repairs:

- None

Potential upgrades:

- Upgrade roof Insulation R-values to new construction levels when re-roofing for increased energy savings.

Exterior Walls:
All of the exterior walls are non-load bearing brick and masonry backup, some with narrow openings for bedroom windows. The brick infill panels have failed by allowing water intrusion to crack and spall the face of the brick. The panels have been retrofitted with sealant around their perimeter and provided weeps at an unknown date in response to the deteriorating brick condition. There is extensive staining across the façade.

Critical Repairs:

- Replace all deteriorated bricks and reflash all four sides of the masonry infill panel. Or replace the exterior cladding system.

Non-Critical Repairs:

- Clean the concrete and brick facade

Estimate Period Repairs:

- None

Potential upgrades:

- Reconfigure fenestration to take advantage of marketable views.

Windows and Exterior Doors:

Exterior doors are a mix of aluminum sliders at the main entry and storefront door systems at Corridor egress points and Elevator Lobbies. All are beyond their expected useful life and should be replaced. Doors in community room require panic hardware. Most door glazing on first floor is uninsulated. Flush Hollow Metal doors and frames are typical at the back of house spaces. The Boiler Room has an exterior overhead coil door and removable wall sections to allow for boiler replacement.

Figure 8 Main entry vestibule

Storefront windows line the first floor public corridors and amenity rooms.

Residential units have ribbon windows that appear to be replacements from an unknown date within the last 25 years. Glazing is insulated.

Recommendations:
- Replace windows with Energy Star compliant products (Double glazed, Low-E, argon filled), with integral limiters where required by Building Code.

Critical Repairs:
- None.

Non-Critical Repairs:
- Replace windows with Energy Star compliant product with sash limiters.
- Replace all doors with Energy Star compliant products.
- Replace storefront systems.

Estimate Period Repairs:
- Replace automatic entry doors at front vestibule.

Potential upgrades:
- None.

3.3.2 Other Structures Evaluation

Two small pre-engineered wooden maintenance storage sheds are located at the South East corner of the site. They we not able to be opened but appear to be beyond their expected useful life and should be replaced. There are no other structures on the property.

Figure 9 Two pre-engineered storage sheds

Critical Repairs:
- N/A.

Non-Critical Repairs:
- Replace pre-engineered storage sheds

Estimate Period Repairs:
- N/A

3.4 Mechanical and Electrical Systems Evaluation

3.4.1 House Mechanical and Electrical Systems Evaluation

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Space Heating and Cooling:

The building heating hot water system is provided by two Cleaver Brooks boilers, model number CB 266-200, manufactured in 1968 and has exceeded its useful life. The Cleaver Brooks boilers have a useful life expectancy of 40 years. It is recommended that the two Cleaver Brooks boilers be replaced. There are numerous pipe sections without insulation. It is recommended that the pipes are insulated with proper insulation per code. Many of the pipe sections and shut off valves are rusted. It is recommended that the rusted pipes and rusted shut off valves be replaced. The Grundfos hot water pumps, model number CR32-1-1 A-G-A-E-KUBE, and CR32-1 A-G-A-E-HQQE, is rusting and looks to be in need of replacement.

The HVAC unit in the community room closet has been partially disassembled. It is no longer in operation per the maintenance personnel. It is recommended that the HVAC system be removed entirely and the ceiling diffusers removed. The community room is served by eight (8) Daikin ceiling cassettes. The model numbers of the ceiling cassettes were not accessible during the time of the visit. Their respective outdoor units are mounted on the exterior walls. It is assumed that the outdoor units are multi-zoned since there are four (4) outdoor Daikin units. The nameplates of the Daikin units were not accessible at the time of the visit. Replacement of the ceiling cassettes and the outdoor units are not recommended at this time. The thermostats for the ceiling cassettes look to be in good shape. Hot water baseboard are located on the perimeter walls of the community room. Replacement of the hot water baseboard are not recommended at this time.

The elevator lobbies and corridors are served by hot water baseboard radiators. Some of the baseboard radiators' housing are in bad shape but it's functional.

The housing assistance storage rooms are cooled by through the wall window units. The make and model information were not accessible. They were installed around 2001. Window units of this type have an expected useful life of 10 years. It is recommended that the two window units be replaced. The housing assistance storage rooms are heated by perimeter hot water baseboard.

The laundry room is cooled by Fujitsu wall mounted ductless mini-split, model number ASU36CLX. The outdoor condensing unit is mounted on the exterior wall and accessibility to the condensing unit was unavailable during the time of the visit. It is not known when the air conditioning mini-split was installed. The laundry room is heated by hot water baseboard located by the exterior perimeter wall. Replacement of the wall mounted ductless mini-split is recommended as it looks to have exceeded it's expected useful life.

The first floor elevator lobby is served by an Fujitsu horizontal ductless mini-split. It is not known what the model number of the horizontal ductless mini-split is. The condensing unit for the horizontal ductless mini-split is in the side yard of the building. The model number of the condensing unit is AOUH36LUAS1. The unit is installed around 2023 and have an expected useful life of 20 years.

The mailroom/admin office is cooled by a Fujitsu wall mounted ductless mini-split, model number ASUH24LPAS. The Fujitsu unit looks new and is in good working condition. Replacement of the wall mounted ductless mini-split is currently not recommended. The mailroom/admin office is heated by hot water baseboard radiators. Replacement of the hot water baseboard radiators are not recommended at this time.

The main vestibule is heated by a hot water baseboard radiator. It is recommended that the baseboard heater casing be cleaned.

The manager's office is cooled by Sanyo wall mounted ductless mini-split, model number KHS2672R. The unit looks to be old and appears to be contaminated with black mold. It is recommended that the unit

be replace and mold remediation treatment to be performed. The manager's office is heated by hot water baseboard radiators at the perimeter wall.

The rear vestibule is heated by hot water floor mounted radiators. There is rust on both floor mounted radiators in the rear vestibule. It is recommended that the rust be brushed and clean off and paint with anti-rusting paint.

The security & reception room is cooled by Mitsubishi wall mounted ductless mini-split, model number MSZ-WR09NA, and heat by hot water baseboard radiator. The outdoor condensing unit is mounted by the main entrance side yard by the gas meter. The condenser's model number is MUZ-WR09NA. The wall mounted ductless mini-split is manufactured in 2024 and have an expected useful life of 20 years. Replacement is not recommended at this time.

There were no heaters observed in the stair towers. It is recommended that electric wall mounted heaters are installed on every other floor in the stair towers.

Heating systems were not observed in the chair storage room due to blockage from storage materials. It is recommended that the chair storage room is heated since it is sharing a wall with the exterior and numerous domestic waters and heating hot water piping. It is recommended that an electric unit heater is installed in the chair storage room. There are numerous heating hot water pipe sections in the chair storage room that are not insulated. It is recommended that the pipes are insulated.

The storage room, previously Doc Office 1, is cooled by a through wall window unit. Make and model was unable to be obtained during the time of the visit. From a visual inspection, the window unit seems to have exceeded its useful life. It is recommended that the window unit be replaced. An alternative is to replace the window unit with a wall-mounted mini-split heat pump and seal and insulate the existing opening. The storage room is heated by hot water baseboard radiators. The baseboard radiators look to be in good shape.

The storage room, previously Doc Office 2, is cool by a through wall window unit. Make and model was unable to be obtain during the time of the visit. From a visual inspection, the window unit seems to have exceeded its useful life. It is recommended that the window unit is replace. An alternative is to replace the window unit with a wall-mounted mini-split heat pump and seal and insulate the existing opening. The storage room is heated by heating hot water baseboard radiators. The baseboard radiators are damaged. It is recommended that the damaged fins be replaced, and the baseboard radiator housing be repair.

The tenant association office is cool by a through the wall window unit. Make and model was unable to be obtained during the time of the visit. From a visual inspection, the window unit seems to have exceeded its useful life. It is recommended that the window unit be replaced. An alternative is to replace the window unit with a wall-mounted mini-split heat pump and seal and insulate the existing opening. The tenant association office is heated by hot water baseboard radiator. The baseboard radiator looks to be in good condition.

The flue exhaust chimney terminates 6' above the roof. It is recommended that a chimney cap be installed at the chimney terminal.

Critical Repairs:

- None

Non-Critical Repairs:

- Replace two (2) Cleaver Brooks boilers
- Replace corroded pipe and valves in boiler room
- Replace two (2) Grundfos heating pumps in boiler room
- Replace Sanyo wall mounted ductless mini-split with similar wall mounted ductless mini-split in the manager's office
- Insulate pipes per code and replace any damaged insulation with new insulation per code in the boiler room and in the chair storage room

- Remove abandoned HVAC unit in community room closet
- Replace through the wall window A/C units with similar through the wall window A/C units in the housing assistance storage rooms, storage room (Doc Office 1), storage room (Doc Office 2), and tenant association office. Alternatively, replace through the wall window A/C units with wall mounted mini-split A/C units.
- Brush off rust with wire comb brush on the radiators in the main vestibule. Reseal the radiator cover with anti-rusting paint.

Estimate Period Repairs:
- None

Potential upgrades:
- Install electric wall mounted units on every other floor level in each stair tower
- Install electric unit heater in the chair storage room

Combustion Air:
The combustion air louvers with motorized dampers in the boiler room are open during the time of the visit. It is not known rather the motorized dampers are operable or if they have failed open.

Critical Repairs:
- None

Non-Critical Repairs:
- Verify if dampers work and replace nonfunctioning devices.

Estimate Period Repairs:
- None

Potential upgrades:
- None

Ventilation:
There is an exhaust fan in the community kitchen that appears to have exceeded its useful life. It is not known rather the exhaust fan is operable. It is recommended that the exhaust fan be replaced.
There is a grille in the maintenance restroom. It is not known if the grill is for exhaust, return, or supply. The grille looks to be rusting. It is recommended that the restroom exhaust be replaced with a working exhaust fan.

The unique power ventilators on the roof are listed below:
- Dayton 4YC886
- Unknown DB24
- Dayton D6C906
- PennBarry DX16R
- PennBarry DX14B
- Greenheck AE-12-433-A4-X
- Greenheck GB-240-5-1-34-X
- Greenheck 6-150-B

Some of the exhaust fans are new and many are not operable. The maintenance personnel indicated that replacements for some of the power ventilators are in place. Power ventilators' model number with missing name plates were not recorded. There are some decommissioned power ventilators near the stair tower. It is recommended that the decommissioned power ventilators be removed from the site.

There is an exhaust grille in Admin Men's Room, previously Toilet Room #2. It is not known where the exhaust fan is and thus the make and model were not observed. There is an exhaust grille in toilet room #4 and it is not known where the exhaust fan is and thus the make and model were not observed.

It is observed that some of the dryer exhaust in the community laundry room have a combined exhaust duct. It is recommended that the dryers are exhaust individually in their own respective ducts with their own respective cleanout.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace rusted grilles in the maintenance restroom
- Install chimney cap
- Re-duct dryer exhaust to exhaust individual with their individual cleanouts
- Replace exhaust fan in community kitchen

Estimate Period Repairs:
- None

Potential upgrades:
- None

Natural Gas Distribution:

The natural gas shut off valves in the laundry room is without levers. It is recommended that a proper natural gas shut off valves be installed. It is recommended that a drip leg be installed downstream of the shutoff valve at every dryer.

Critical Repairs:
- Replace natural gas shut off valves in laundry room
- Install drip legs downstream of shutoff valve at every dryer in laundry room

Non-Critical Repairs:
- None

Estimate Period Repairs:
- None

Potential upgrades:
- None

Domestic Water Heating and Plumbing:

The domestic water meter is located in the manhole outside of the maintenance room. The incoming domestic water service is 4" to the boiler room. The Grundfos domestic booster pump, model number 29N6-2013*-12006X-1822P, is new per the maintenance personnel. The older Paco Pumps domestic booster pump's model number is 29201361200611822E1, and it looks to have exceeded it's expected useful life. It is recommended that the Paco Pumps booster pump be replaced.

The hot water generator in the boiler room looks to be in good condition. The insulation on the hot water generator is falling apart. It is recommended that the insulation on the hot water generator be stripped off and replaced with new insulation.

The Adamson Co. expansion tank in the boiler room was manufactured in 1968 and has exceeded it's expected useful life of 15 years. It is recommended that the domestic hot water storage tank be replaced. There are domestic water pipes in the boiler room that are cut downstream of a shut off valve but not capped. It is recommended that the pipes are capped if not in use.

There seems to be a leak in the sanitary stack in the laundry room. It is not known whether the leak is existing or fixed. It is recommended that any plumbing leaks are remediated immediately.
On the roof, all sanitary vents are covered in lead boots. The condition and material of the sanitary vent was not determined during the visit.

There are numerous pipes in the chair storage room that are without insulation. It is recommended that all domestic water pipes are insulated as needed. There are numerous pipes that are cut downstream of a shut off valve that are not capped. It is recommended that any cut pipes are capped.

Critical Repairs:
- None

Non-Critical Repairs:

- Strip off old insulation on domestic hot water generator and reinsulate
- Insulate domestic water pipes in chair storage room
- Replace Paco domestic booster pump in boiler room
- Replace Adamson Co. expansion tank in boiler room
- Cap discontinued domestic water pipes that are cut

Estimate Period Repairs:

- None

Potential upgrades:

- None

Plumbing Fixtures:

The kitchen sink and faucet in the community kitchen are in good shape. The shut off valve handles are missing from the shut off valves. It is recommended that the shut off valves below the sink be replaced. The 6th floor janitor closet was observed and the service sink looks to have exceeded its useful life of 20 years. It is recommended that the fixtures in the janitor closets be replaced.

The laundry room washer shut-off valves look to be in working condition. It is recommended that the shut off valves be replaced with ball valves for immediate shut off. The floor drain looks to be in good condition. It is not known whether the floor drain is provided with a trap primer. It is recommended that the floor drain is provided with a trap primer if it is not already installed.

The service sink in the maintenance room looks to have exceeded its useful life. It is recommended that the service sink be replaced.

The flush-tank water closet in the maintenance restroom looks to be in good shape. Replacement is not currently recommended.

The flush-tank water closet and the vanity in Admin Men’s Room looks to be in good shape. Replacement is not currently recommended.

The flush-tank water closet and the vanity in Toilet Room #4 looks to be in good shape. Replacement is not currently recommended.

Critical Repairs:

- None

Non-Critical Repairs:

- Replace domestic cold and hot water shutoff valves under the community kitchen sink.
- Replace service sink in maintenance room

Estimate Period Repairs:

- None

Potential upgrades:

- Replace washer shut-off valves with ball valves in laundry room
- Provide trap primer in laundry room floor drain

Storm Water:

The primary storm water drains look to be in decent shape.

Critical Repairs:

- None

Non-Critical Repairs:

- None

Estimate Period Repairs:

- None

Potential upgrades:

- None

Power:
The main power incoming service is in a first-floor electrical room. A 2000 Amp, 120/208 volt, 3 phase main switchboard feeds a series of house panels. The house panels are located throughout the building to provide power to all building common spaces. The main distribution panel also feds a distribution panels which feed 90-amp 120/208-volt single phase riser feeds. Each 90-amp riser feeds 6 apartments.

The electrical service equipment in in good to excellent condition and is not expected to require replacement during the estimated repair period.

The building is provided with a 125 KW,120/208 volt, 3 phase generator which provides emergency power to the elevator and various other life safety systems in the building.

The electrical service equipment in in good condition and is not expected to require replacement during the estimated repair period.

Recommendations
- Recommend annual maintenance service of the main switchboard and panelboards to extend useful life of equipment.

Critical Repairs:
- None

Non-Critical Repairs:
- Recommend annual maintenance service of the main switchboard and panelboards to extend useful life of equipment.

Estimate Period Repairs:
- None

Potential upgrades:
- None

Lighting:
The corridor areas are lit with wall mounted 4-foot wrap around fluorescent fixtures. Common areas such as the Laundry and meeting spaces are lit by 2x2 and 2x4 T-12 lay-in fluorescent and surface mounted 4-foot surface wrap around fluorescent fixtures.

Back of house area such as utility and storage areas are provided strip fluorescent T-12 fixtures. Exterior lighting generally consists of ceiling mounted fluorescent fixtures at the front entry along with fluorescent sconces. Building façade is provided with HID wall pack fixtures. Parking lot and rear patio area are equipped with pole mounted HID fixtures.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace existing common and public area lighting fixtures with LED type.
- Replace fluorescent fixtures in stair tower with 2-stage LED fixtures with motion sensors to improve energy efficiency.
- Add motion sensors in laundry rooms, mechanical closets, basements and other common area rooms to improve energy efficiency.

Estimate Period Repairs:
- None

Potential upgrades:
- None

3.4.2 Dwelling Unit Mechanical and Electrical Systems Evaluation

Residential Heating and Cooling:
Heating for dwelling units is provided by hot water baseboard radiators. Some dwelling unit bathrooms are not provided heat. It is recommended that electrical wall mounted heater be provided in any bathrooms with an exterior wall. Some dwelling units' baseboard heaters are damaged. It is recommended that any damaged radiator fins and/or damaged radiator housing are replaced.

Critical Repairs:
- None

Non-Critical Repairs:
- Provide electrical wall mounted heater at dwelling bathrooms with an exterior wall.
- Replace damaged radiator fins
- Replace damaged radiator housing

Estimate Period Repairs:
- None

Potential upgrades:
- None

Residential Ventilation:
Dwelling Units are observed to have exhaust grilles in the kitchen and bathroom. The exhaust grille in the kitchen has a grease filter and is located in the wall immediately above the range. There are grease buildups on the exhaust grille. It is recommended that the grease buildup be cleaned off from the exhaust grille. If the grease cannot be cleaned off, it is recommended that a new grille be installed.

In some units, the bathroom exhaust grille opening is very close to the shower head, either on the wall or in the ceiling. It is recommended that the exhaust grille be replaced at the ceiling or away from the shower head. It is recommended that CAR dampers be installed at the bathroom exhaust grille to improve ventilation rates across the exhaust stack.

Critical Repairs:
- None

Non-Critical Repairs:
- Clean grease buildups on the grease filters. Replacement is recommended if grease cannot be cleaned off.

Estimate Period Repairs:
- None

Potential upgrades:
- Move bathroom exhaust grilles away from the shower heads.
- Install CAR dampers at the bathroom exhaust grilles.

Residential Domestic Water Heating and Plumbing:
Hot water is a centralized system. The plumbing fixtures in some of the dwelling units needs to be replaced. The functional plumbing fixtures does not need to be replaced. The kitchen gas valves for some of the units are missing the valve lever. Replace gas valves that are not readily functional with functional gas valves.

Critical Repairs:
- Replace damaged plumbing fixtures where necessary
- Replace natural gas shutoff valve where necessary

Non-Critical Repairs:
- None

Estimate Period Repairs:
- None

Potential upgrades:

- None

Residential Electrical:
Power:
Each apartment is provided with a 100 Amp, 12 pole,120/208, single phase load center. The panel is located over the kitchen counter between the sink and range. The panel and breakers exhibit rust. The receptacle serving the refrigerator is located not within the refrigerator niche, but outside the niche.

Figure 10 Typical apartment load center

Recommendations
- Service the GFCI receptacles and replace as necessary.
- Replace all receptacles and switches
- Replace all unit smoke detectors with combination CO/smoke detectors.
- Provide AFCI circuit breakers for all unit receptacle and lighting circuits.
- Relocate the electrical panel and riser to an accessible, code compliant, location.

Critical Repairs:
- None.

Non-Critical Repairs:
- Service the GFCI receptacles and replace as necessary.
- Replace all unit smoke detectors with combination CO/smoke detectors.

Estimate Period Repairs:
- Replace all unit smoke detectors with combination CO/smoke detectors.

Potential upgrades:
- Relocate the electrical panel and riser to an accessible, code compliant, location.

Lighting:
Typically unit bathroom, kitchen and hall are provided with wall or ceiling-mounted incandescent lighting fixtures.

Recommendations
- Replace all fluorescent and incandescent fixtures with LED fixtures.

Critical Repairs:
- None

Non-Critical Repairs:
- None

Estimate Period Repairs:
- Replace all fluorescent and incandescent fixtures with LED fixtures.

Potential upgrades:
- None

3.5 Vertical Transportation

Elevator Equipment Room:
The elevator room is served by Fujitsu wall mounted ductless mini-split, model number ASU18CL. The outdoor condensing unit is mounted on the second floor corridor exterior wall. The condensing unit model number was not accessible during the time of the visit. The manufactured date was not determined. The Fujitsu wall mounted ductless mini-split looks to be in good condition. Replacement is not recommended at this time.

Critical Repairs:
- None

Non-Critical Repairs:
- None.

Estimate Period Repairs:
- Replace ventilation system.
- Replace HVAC system.

Elevators:
There are two (2) hydraulic elevators at this site manufactured by Otis. Both appear to operate normally. The finishes in both elevators are beyond their expected useful life and require updating.

Critical Repairs:
- None.

Non-Critical Repairs:
- N/A

Estimate Period Repairs:
- Replace controllers and motors; rebuild cab, replace cab finishes, replace cab doors, replace call stations.

Figure 11 Elevator Machine Room

3.6 Fire and Life Safety

Life Safety:
The fire pump is in the maintenance room. The make and model of the fire pump is Peerless Pump 6AEF16. The fire pump is rusted and looks to have exceeded it's useful life. It is recommended that the fire pump be replaced. The Grundfos jockey pump model number is CR3-11 A-FGJ-A-E-HQQE. It is estimated that the jockey pump is installed around 2009. The pump looks to be in decent shape. A fire suppression system for the corridors, standpipes, and first floor was designed in 1987.

Critical Repairs:
- Replace fire pump

Non-Critical Repairs:
- Extend fire suppression system into each apartment.

Estimate Period Repairs:
- None

Potential upgrades:
- None

Building Security:
- Building perimeter:
  - Perimeter CCTV: There are building mounted and pole mounted cameras located throughout the site, with coverage of all building facades and open areas. The monitoring equipment is installed in the main office and linked to a central station in the ACHA offices. The City Police department has access to the video feed and camera controllers. Many camera on site are inactive or missing.

  - Perimeter lighting: Area lighting is provided by various surface mounted fixtures. These fixtures are in fair condition and provide sufficient light to comply with minimal security requirements.

    Recommendations:
    - Replacing the area lighting with more energy efficient LED fixtures is recommended.
    - Upgrade the back end of the CCTV system.

Residence Life Safety:
It appears both fire stairs exit the building by way of the first-floor corridor. Per current building code this would require the first-floor corridor walls and doors and floor/ceiling assembly above to have a fire resistance rating of at least 1 hour. Confirming this was not part of the investigation as it would require above ceiling inspections. It is recommended this be fully investigated and remediated if needed to bring into conformance with current code requirements.

Each unit is equipped with a 120 volt with battery backup automatic fire detection devices including single station smoke alarms in the hallways in front of the bedrooms in the apartments. Some units are equipped with combination carbon monoxide detector or standalone carbon monoxide detectors.

Within future designated Hearing & Visually Impaired accessible units, to meet State code scoping requirements, requires horns in bedrooms and strobe units in common/central spaces. In addition, the apartment bathrooms should be equipped with a strobe-only notification device.

Currently the units do not have an automatic fire suppression system. Because no change of use is contemplated, an upgrade is not required. However, due to the magnitude of the proposed renovations, a R13 fire suppression system should be installed to meet current code requirements. There are no manual fire suppression devices in the apartments (fire extinguishers).

Critical Repairs:
- None

Non-Critical Repairs:

- Provide visual notification devices in living rooms, bedrooms and toilet rooms of apartments provided for designated hearing & visually impaired units.
- Replace CO detectors
- Replace hardwired smoke detectors
- Confirm fire rating of exit access corridor at first floor.

Estimate Period Repairs:

- Replace fire extinguishers
- Replace CO detectors
- Replace smoke detectors

Potential Upgrades:

- Provide automatic fire suppression system throughout

Residence security:

The property utilizes an internet based emergency call system or “Nurse call system.” But has a partially decommissioned hard-wired system with alarm bells and visual identifier over the apartment entry door. This system is not being used but is not visually clear that it is not the current system. This could potentially cause confusion.

. Each apartment entry door has a combination door viewer/chime.

Critical Repairs:

- None

Non-Critical Repairs:

- Decommission the older emergency call system and replace door light indicators with blank face plates.
- Adjust door hardware complement when doors replaced.

Estimate Period Repairs:

- None

Potential Upgrades:

- None

3.7 Interior Elements - Common

Common Areas:
The following chart reflects the areas accessible to the residents and the current finishes.

		FLOORING							WALLS					CEILING				
	Room/Existing Finish	**Conc - ptd**	**Conc - sealed**	**VCT/VB**	**Rubber tile**	**CT/Porc Tle**	**Carpet**		**Masonry - ptd**	**GWB - ptd**	**Crash Rail**	**CT Wainscot**		**Lay-in**	**GWB Clg**	**Conc**	**Window**	**Ext Door**
1	Vestibule						X			X				X				
2	Lobby			X						X				X			X	X
3	Security			X						X				X			X	
	Leasing Office			X						X				X			X	
	Waiting			X						X				X				
	Management Office			X						X				X			X	
	Office 3			X						X				X			X	
	Storage			X						X				X				
	Office 4			X						X				X			X	
	Office 5			X						X				X			X	
	Office 6			X						X				X			X	
4	Community Room			X						X				X			X	X
5	Kitchenette			X						X				X	X		X	
6	Elevator Lobby			X						X				X			X	
7	Men's					X				X		X		X				
8	Women's					X				X		X		X			X	
9	Laundry			X						X				X				
10	Office			X						X				X			X	
11	Toilet					X				X		X		X			X	
12	Trash		X						X							X		X
13	Maintenance + Storage		X						X							X		X
14	Mechanical		X						X							X		X
15	Switchgear		X						X							X		X
	Fl 2-6 Elevator Lobby			X					X					X			X	
	Fl 2-6 Corridor			X					X	X				X			X	
	Fl 2-6 Trash		X						X							X		
	Stair Towers	X							X							X	X	

Mail delivery: Mail boxes are located in the main lobby. The mailboxes have exceeded expected useful life and should be replaced.

Public restrooms have metal toilet partitions, tile wainscot, and a smattering of bath accessories. The restrooms do not comply with current accessibility standards. Staff single-use restrooms are not accessible.

Community Room Kitchenette has a refrigerator, gas range and single bowl drop-in sink into the plastic laminate counter. There is a roll-up counter door to the Community Room. This room is not accessible.

On typical floors, the Trash Chute is not accessible due to the narrow door size to the corridor.

Before any action to replace drop ceiling components, ensure all plumbing systems above the ceiling are not leaking.
Signage for all rooms is either not located in accordance to the barrier-free codes, or is lacking. All rooms shall be identified with Braille ADAAG-compliant signage.

Critical Repairs:
- None

Non-Critical Repairs:
- ADA signage
- Replace finishes throughout

Estimate Period Repairs:
- Replace finishes.

Potential upgrades:
- Modify public restrooms and kitchenette for handicap accessibility.

Maintenance Areas:
Areas generally not accessible to residents within the building include mechanical and service areas. The chart above depicts the rooms and their current finishes.

Critical Repairs:
- None

Non-Critical Repairs:
- ADA signage
- Repaint
- Replace floors

Estimate Period Repairs:
- Repaint.

Potential upgrades:
- None.

Trash Chute:
There is one trash chute with no trash compactor at this site. Trash is discharged directly into rolling open top trash bins. Trash room is open to maintenance room.

Critical Repairs:
- Thoroughly clean the chute

Non-Critical Repairs:
- Replace hopper doors at each residential floor

Estimate Period Repairs:
- Thoroughly clean the chute

3.8 Dwelling Unit Interior Evaluation

Walls, Floors and Ceilings:
Flooring: All rooms have VCT flooring with vinyl base. The condition of the flooring is poor. The flooring in the bathrooms is ceramic tile. All flooring should be replaced as part of a preservation rehabilitation.

	FLOORING								WALLS				CEILING				
Room/ Existing Finish	**Conc - ptd**	**Conc - sealed**	**VCT**	**Vinyl Tread**	**CT**	**Carpet**	**Wood**		**Masonry - ptd**	**Plaster/GWB**	**CT Wainscot**		**Lay-in**	**Plastered conc**		**Window**	**Ext Door**
Entry			X							X				X			
Coat Closet			X							X				X			
Kitchen			X							X				X			
Kitchen Closet			X							X				X			
Living Room			X							X				X		X	
Hall			X							X				X			
Hall Closet			X							X				X			
Bathroom					X					X	X		X				
Bedroom			X							X				X		X	
Bedroom Closet			X							X				X			

Walls: Interior partitions are typically gypsum board on metal stud. All walls are painted. The original bathtub surrounds are ceramic tile.

Ceilings: Interior ceilings are typically popcorn coated concrete. Standard ceiling height in the residential floors is about 8'-0". Bathrooms have drop ceilings. In areas of high humidity, the ceiling tiles were sagging. Underneath bathrooms was evidence of patching due to old plumbing leaks.

See table below for proposed finishes package.

	FLOORING							WALLS				CEILING					
Room/ Proposed Finish	**Ptd conc**	**LVT/wd base**	**RT/VB**	**Epoxy Coat**	**Porcelain tile**	**CT**	**Carpet**	**CMU Wall ptd**	**Conc Wall ptd**	**GWB/**	**CT Wainscot**	**Conc Clg ptd**	**Conc/Insul ptd**	**Lay-in Clg**	**GWB/**		
Entry		X								X		X					
Coat Closet		X								X		X					
Kitchen		X								X		X					
Kitchen Closet		X								X		X					
Living Room		X								X		X					
Hall		X								X		X					
Hall Closet		X								X		X					
Bathroom						X				X	X			X			
Bedroom		X								X		X					

	FLOORING							WALLS				CEILING					
Room/ Proposed Finish	**Ptd conc**	**LVT/wd base**	**RT/VB**	**Epoxy Coat**	**Porcelain tile**	**CT**	**Carpet**	**CMU Wall ptd**	**Conc Wall ptd**	**GWB/**	**CT Wainscot**	**Conc Clg ptd**	**Conc/Insul ptd**	**Lay-in Clg**	**GWB/**		
Bedroom Closet		X								X		X					

Critical Repairs:
- None

Non-Critical Repairs:
- Replace flooring and underlayment throughout.
- Repaint units
- Replace bathroom ceramic tile floor and walls.

Estimate Period Repairs:
- Repaint Units

Potential upgrades:
- N/A

Windows and Doors:
As discussed earlier, apartment exterior windows are aluminum units with double paned glass. Screens are for most part missing. No window guards were observed, and no windows had the building-code required sash limiters. Windows treatments have exceeded their useful life and should be replaced. Room darkening blinds are recommended.

Units have flush painted metal interior corridor entry doors, typically 3'-0" wide. Typical door hardware package includes hinges, combination lever latch set deadbolt, threshold, combination peep/chime, self-closing hinges. gaskets and stop.

The bedroom and bathroom doors are flush wood doors, 1-3/8", set in a hollow metal door frame. Hardware includes a privacy knob set, hinges and a stop. Stops are generally missing in the bathrooms. Door heights are 6'-8". These doors are in poor to fair condition.

When present, closet doors are typically flush wood bi-pass doors with large finger cups. These doors are in poor to fair condition.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace door hardware in units converted to handicap accessible.
- Replace windows treatments
- Replace all interior doors and hardware

Estimate Period Repairs:
- Replace windows treatments

Potential upgrades:
- Replace swing doors with solid core doors

Kitchen Fixtures and Furnishings:

Kitchen layouts are typically double galley open to the living rooms. Cabinets are wood face frame with plywood panels faces with no pull hardware. Countertops are plastic laminate with backsplash. There are a variety of counters as they have been replaced over time. Drawer boxes are wood. Appliance package consists of a 20-inch gas range with stainless steel splash panels, 24" dummy range hood, single bowl drop-in stainless steel sink with single lever faucet, and a refrigerator. There are no fire extinguishers within the unit.

Refrigerators are not required appliances by code. However, to increase energy efficiency in the building and control electrical expenses, a recommendation would be to provide Energy Star refrigerators for each unit.

The countertops are beyond the end of expected useful life and should be replaced. The cabinet doors are getting harder to operate and should be replaced. Cabinets are reaching the end of expected useful life. All appliances and fixtures should be replaced at the same time, using Energy Star appliances where available. As discussed earlier, a splash guard shall be provided at all ranges. The dummy range hood helps reduce grease buildup on the cabinets above and serve as a host location for magnetized dry chemical fire suppression systems.

For residential developments, a hand-held 5-pound ABC fire extinguisher should be provided in every unit. In addition, we strongly encourage the installation of a dry powder fire extinguishing canisters in the range hoods above gas ranges.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace cabinets and counters and sink.
- Provide Energy Star replacement appliances (refrigerator, range, range hood)
- Replace range splashguard panel.

Estimate Period Repairs:
- Appliance package

Potential upgrades:
- Recirculating range hood
- Opening layout to entry and living room for circulation and light

Bath Fixtures and Furnishings:
Each apartment bathroom has a cast iron tub with a ceramic tile surround a porcelain lavatory, and a two-piece, tank-type, floor-mounted water closet. Accessories include a shower rod, towel bar, mirrored recessed medicine cabinet, toilet paper roll holder, soap dish, tumbler / toothbrush holder, and tub soap dish, toilet side grab bar, tub side and head grab bar. Faucet is not low-flow. Grab bars are 'reasonable accommodations.' Tub surrounds are fully tiled.

Plumbing fixtures are typically beyond their expected useful life and should be replaced. Water closets are 1.6 gallon per flush or larger. Lavatory sinks are provided with single handle faucets and are either original or replaced during unit turns; and are not low-flow. Shower heads vary by apartment and are not low-flow.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace faucets and showerheads with low-flow WaterSense models.
- Replace toilet with low-flow / WaterSense model
- Replace bathtubs and surrounds.
- Replace all supply and waste lines
- Replace bath accessories

Estimate Period Repairs:

- Replace bath accessories

Potential upgrades:

- None.

4.0 Additional Considerations

Indoor air quality and mold:
Plumbing leaks from bathtubs and toilets, water intrusion from exterior walls, balcony doors and roof leaks appear to have caused damage to the units over time. Mold has been remediated several times in the building. Residue of plumbing leaks was observed in some bathrooms. In some cases, there were obvious repairs made to the soffits.

Exhaust grilles in the kitchen and bathroom, and their fire damper, all exhibited varying degrees of grease build-up especially in the gap between the grille and damper. The grilles should be removed and the entire area cleaned thoroughly.

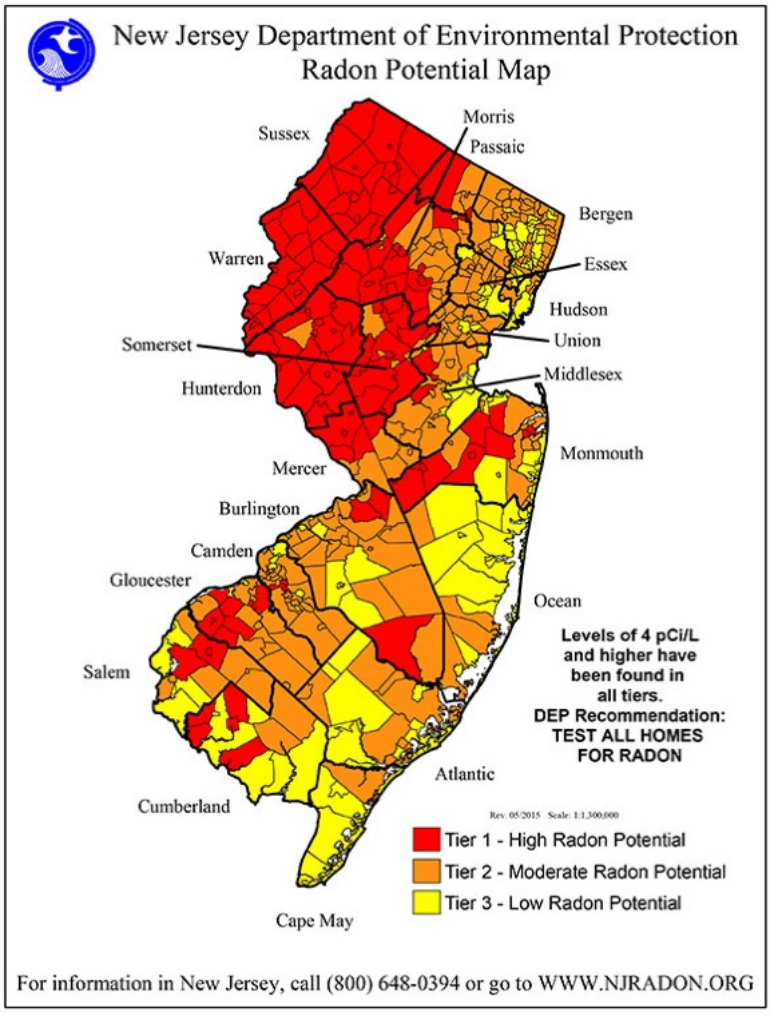
Through property management, the tenants should be educated on methods to improve air quality:

- Utilize non-toxic cleaning products that can often be made with common household products such as baking soda, vinegar and lemon juice
- Designate a smoking area outdoors away from operable windows, doors and HVAC air intakes.
- Minimize allergy and asthma triggers from pests like cockroaches and mice by keeping food tightly sealed and only allow eating in certain areas. Those areas should be cleaned daily.
- When dusting, wipe down surfaces with a damp cloth to keep down dust re-entering the atmosphere. Mop regularly.
- Carpets hold a lot of dust and can also hold moisture. Clean up spills immediately and get the area very dry to reduce possibility of mold growth.
- If there are hardwood floors or other smooth surfaces underneath carpet, consider removing the carpeting completely.
- Eliminate ‘dust catchers’ from sleeping areas. These include fabric curtains and stuffed animals.
- Plants can purify some toxins from the air, but also can hold a lot of dust, and if overwatered, mold. Dust plants regularly ad don’t overwater. Remove plants from rooms where sensitive individuals spend a lot of time, especially the bedroom.
- Wash bedding at least weekly in hot water to eliminate dust mites. Cold water washes designed to eliminate dust mites can also be found in online stores.
- Enclose mattresses in zippered covers to protect against dust mites and bed bugs.
- Check apartment temperature and humidity levels. High temperatures and humidity levels can lead to mold growth.
- If carpeting desired, consider products sourced from those naturally void of VOCs and other toxins. Moving away from petrochemical-based products, even if they are recycled, and towards using natural fibers such as wool, jute, sisal, hemp or coir (coconut husks), benefits both environmentally-sensitive tenants and the environment.
- Install rubber ‘walk-off’ mats or rugs for inside or outside of apartment unit doorways that can be washed in hot water to eliminate dust and other particulates.

Environmental

An environmental site assessment for ACBM, lead, radon and PCB is outside the scope of this report. Based on the age of the property, analysis and testing is recommended before finalizing any renovation scope of work. ACHA does not have any available prior environmental reports for this property. No other Environmental reports were provided by ACHA or contracted by Thriven Design.

The site in Atlantic County is located in EPA Radon Zone 3, low potential, with a predicted average indoor radon screening level less than 2 pCi/L. See NJ DEP Map of Radon Zones following:



Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L (picocuries per liter) **(red zones)**	**Highest Potential**
Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L **(orange zones)**	**Moderate Potential**
Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L **(yellow zones)**	**Low Potential**

Figure 12 NJ Radon Map

5.0 Document Review & Interviews

Thriven Design and ACHA representative Megan Cavuto and the Building Superintendent Okeese, performed site reconnaissance on November 21, 2024. Property condition interviews were held with Brian of the ACHA on November 21, 2024.

6.0 Opinions of Probable Costs

For work to be executed both immediately and in the short term, years 1, see the following summary tables for renovation cost per unit. Work indicated in years 2-20 are functions of expected useful life expiring of elements installed in year 1. Following this page are detailed breakdowns.

Base level renovation for immediate needs and in the short term and year 0 is approximately $94,500/ unit.

Critical Needs	$84,000
Year 0 Renovations	$14,869,264
Continency	$2,973,000
Total:	$17,926,264

Included are costs related to barrier-free improvements to the site, apartments and amenity areas.

Excluded are any costs relating to mold/mildew, lead and asbestos abatement, remediation, or encapsulation.

Costs for the 20-year reserve period including comprehensive remodeling of the building and site follows, uninflated, excluding immediate needs, equates to approximately $7,100/ unit.

Critical Needs	$0
Year 1-20 Renovations	$1,109,800
Contingency	$221,960
Total:	$1,330,760

20 Year Schedule for: Altman Terrace

	2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Replacement Component	Rehab	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
3.2.2 Storm Water Drainage	30,000	0	0	0	0	0	0	0	0	0	0
3.2.4 Parking and Driveways	414,000	0	0	0	0	0	0	0	0	0	0
3.2.4.01 Parking and Driveways Other #1	23,000	0	0	0	0	0	0	0	0	0	0
3.2.4.02 Parking and Driveways Other #2	0	0	0	0	0	0	0	0	0	0	0
3.2.6 Land and Grounds: Irrigation	0	0	0	0	0	0	0	0	0	0	0
3.2.9.01 Site Other #1 Trash enclosures	0	0	0	0	0	0	0	0	0	0	0
3.2.9.02 Site Other #2 Fencing	121,500	0	0	0	0	0	0	0	0	0	0
3.2.9.03 Site Other #3 site furnishings	28,000	0	0	0	0	0	0	0	0	0	0
3.2.9.04 Site Other #4 Flagpole & signage	6,000	0	0	0	0	0	0	0	0	0	0
3.3.2.2 Exterior Walls	593,400	0	0	0	0	0	0	0	0	0	0
3.3.2.3 Insulation	202,745	0	0	0	0	0	0	0	0	0	0
3.3.2.4.01 Sliding Glass Doors	7,000	0	0	0	0	0	0	0	0	0	0
3.3.2.4.02 Windows	928,650	0	0	0	0	0	0	0	0	0	0
3.3.2.5.01 Exterior Doors	0	0	0	0	0	0	0	0	0	0	0
3.3.2.5.02 Storm Doors	0	0	0	0	0	0	0	0	0	0	0
3.3.2.9.01 Bldg Envelope Other #1: Cleaning and	171,000	0	0	0	0	0	0	0	0	0	0
3.3.2.9.02 Bldg Envelope Other #2: gutters/downs	9,729	0	0	0	0	0	0	0	0	0	0
3.3.2.9.03 Bldg Envelope Other #3:	0	0	0	0	0	0	0	0	0	0	0
3.3.2.9.04 Other#4 damaged wall reconstruction	141,360	0	0	0	0	0	0	0	0	0	0
3.3.4 Roofs	258,000	0	0	0	0	0	0	0	0	0	0
3.4.1.2.01 DHW	8,000	0	0	0	0	0	0	0	0	0	0
3.4.1.2.02 Booster Pump	30,000	0	0	0	0	0	0	0	0	0	0
3.4.1.2.03 Expansion Tank	2,500	0	0	0	0	0	0	0	0	0	0
3.4.1.2.04 DHW #4: Domestic Piping	3,750	0	0	0	0	0	0	0	0	0	0
3.4.1.3.01 Water Savers: Faucets	190,000	0	0	0	0	0	0	0	0	0	0
3.4.1.3.02 Water Savers: Shower Heads	180,500	0	0	0	0	0	0	0	0	0	0
3.4.1.3.03 Water Savers: Toilets	152,000	0	0	0	0	0	0	0	0	0	0
3.4.2.1.01 HVAC Common Area Heating	300,000	0	0	0	0	0	0	0	0	0	0
3.4.2.1.02 HVAC In-Unit Heating	0	0	0	0	0	0	0	0	0	0	0
3.4.3.1.01 Bath Exhaust Fans	68,000	0	0	0	0	0	0	0	0	0	0
3.4.3.1.02 HVAC Common Area Cooling	21,000	0	0	0	0	0	0	0	0	0	0
3.4.3.1.03 HVAC In-Unit Cooling	0	0	0	0	0	0	0	0	0	0	0
3.4.9.01 Programmable Thermostats	28,500	0	0	0	0	0	0	0	0	0	0
3.4.9.02 Baseboard Radiators	249,000	0	0	0	0	0	0	0	0	0	0
3.4.9.03 Common Area Wall Mounted Lighting	11,600	0	0	0	0	0	0	0	0	0	0
3.4.9.04 Decorative Lighting	0	0	0	0	0	0	0	0	0	0	0
3.5 Elevators	0	0	0	0	0	0	0	0	0	0	0
3.5.01 Elevators Other #1	0	0	0	0	0	0	0	0	0	0	0
3.6.01 CO Detectors/Alarms	14,250	0	0	0	0	0	0	0	0	0	0
3.6.02 Smoke Detectors	15,100	0	0	0	0	0	0	0	0	0	0
3.6.03 Life Safety Other #1 fire extinguishers	23,750	0	0	0	0	0	0	0	0	0	0
3.7.1.01 Common Area Floor Coverings	142,500	0	0	0	0	0	0	0	0	0	0
3.7.1.02 Common Area Inter. Lighting Bulbs	0	0	0	0	0	0	0	0	0	0	0
3.7.1.03 Common Area Inter. Lighting Fixtures	102,500	0	0	0	0	0	0	0	0	0	0
3.7.1.04 Exit Signs	8,000	0	0	0	0	0	0	0	0	0	0
3.7.1.05 Exterior Lighting	31,500	0	0	0	0	0	0	0	0	0	0
3.7.1.9.01 Common Area Other #1 toilet stalls	7,200	0	0	0	0	0	0	0	0	0	0
3.7.1.9.02 Common Area Other #2: Interior doors	102,600	0	0	0	0	0	0	0	0	0	0

20 Year Schedule for: Altman Terrace

Replacement Component	2030 Year 11	2031 Year 12	2032 Year 13	2033 Year 14	2034 Year 15	2035 Year 16	2036 Year 17	2037 Year 18	2038 Year 19	2039 Year 20	20 Year Total	20 Year + Rehab
3.2.2 Storm Water Drainage	0	0	0	0	0	0	0	0	0	0	0	30,000
3.2.4 Parking and Driveways	0	0	0	0	0	0	0	0	0	0	0	414,000
3.2.4.01 Parking and Driveways Other #1	0	0	0	0	0	0	0	0	0	0	0	23,000
3.2.4.02 Parking and Driveways Other #2	0	0	0	0	0	0	0	0	0	0	0	0
3.2.6 Land and Grounds: Irrigation	0	0	0	0	0	0	0	0	0	0	0	0
3.2.9.01 Site Other #1 Trash enclosures	0	0	0	0	0	0	0	0	0	0	0	0
3.2.9.02 Site Other #2 Fencing	0	0	0	0	0	0	0	0	0	0	0	121,500
3.2.9.03 Site Other #3 site furnishings	28,000	0	0	0	0	0	0	0	0	0	28,000	56,000
3.2.9.04 Site Other #4 Flagpole & signage	0	0	0	0	0	0	0	0	0	0	0	6,000
3.3.2.2 Exterior Walls	0	0	0	0	0	0	0	0	0	0	0	593,400
3.3.2.3 Insulation	0	0	0	0	0	0	0	0	0	0	0	202,745
3.3.2.4.01 Sliding Glass Doors	0	0	0	0	0	0	0	0	0	0	0	7,000
3.3.2.4.02 Windows	0	0	0	0	0	0	0	0	0	0	0	928,650
3.3.2.5.01 Exterior Doors	0	0	0	0	0	0	0	0	0	0	0	0
3.3.2.5.02 Storm Doors	0	0	0	0	0	0	0	0	0	0	0	0
3.3.2.9.01 Bldg Envelope Other #1: Cleaning and	0	0	0	0	0	0	0	0	0	0	0	171,000
3.3.2.9.02 Bldg Envelope Other #2: gutters/downs	0	0	0	0	0	0	0	0	0	0	0	9,729
3.3.2.9.03 Bldg Envelope Other #3:	0	0	0	0	0	0	0	0	0	0	0	0
3.3.2.9.04 Other#4 damaged wall reconstruction	0	0	0	0	0	0	0	0	0	0	0	141,360
3.3.4 Roofs	0	0	0	0	0	0	0	0	0	0	0	258,000
3.4.1.2.01 DHW	0	0	0	0	0	0	0	0	0	0	0	8,000
3.4.1.2.02 Booster Pump	0	0	0	0	0	0	0	0	0	0	0	30,000
3.4.1.2.03 Expansion Tank	0	0	0	0	0	0	0	0	0	0	0	2,500
3.4.1.2.04 DHW #4: Domestic Piping	0	0	0	0	0	0	0	0	0	0	0	3,750
3.4.1.3.01 Water Savers: Faucets	0	0	0	0	0	0	0	0	0	0	0	190,000
3.4.1.3.02 Water Savers: Shower Heads	0	0	0	0	0	0	0	0	0	0	0	180,500
3.4.1.3.03 Water Savers: Toilets	0	0	0	0	0	0	0	0	0	0	0	152,000
3.4.2.1.01 HVAC Common Area Heating	0	0	0	0	0	0	0	0	0	0	0	300,000
3.4.2.1.02 HVAC In-Unit Heating	0	0	0	0	0	0	0	0	0	0	0	0
3.4.3.1.01 Bath Exhaust Fans	0	0	0	0	0	0	0	0	0	0	0	68,000
3.4.3.1.02 HVAC Common Area Cooling	0	0	0	0	0	0	0	0	0	0	0	21,000
3.4.3.1.03 HVAC In-Unit Cooling	0	0	0	0	0	0	0	0	0	0	0	0
3.4.9.01 Programmable Thermostats	0	0	0	0	0	0	0	0	0	0	0	28,500
3.4.9.02 Baseboard Radiators	0	0	0	0	0	0	0	0	0	0	0	249,000
3.4.9.03 Common Area Wall Mounted Lighting	0	0	0	0	0	0	0	0	0	0	0	11,600
3.4.9.04 Decorative Lighting	0	0	0	0	0	0	0	0	0	0	0	0
3.5 Elevators	0	0	0	0	0	0	0	0	0	0	0	0
3.5.01 Elevators Other #1	0	0	0	0	0	0	0	0	0	0	0	0
3.6.01 CO Detectors/Alarms	14,250	0	0	0	0	0	0	0	0	0	14,250	28,500
3.6.02 Smoke Detectors	15,100	0	0	0	0	0	0	0	0	0	15,100	30,200
3.6.03 Life Safety Other #1 fire extinguishers	23,750	0	0	0	0	0	0	0	0	0	23,750	47,500
3.7.1.01 Common Area Floor Coverings	0	0	0	28,500	0	142,500	0	0	0	0	171,000	313,500
3.7.1.02 Common Area Inter. Lighting Bulbs	0	0	0	0	0	0	0	0	0	0	0	0
3.7.1.03 Common Area Inter. Lighting Fixtures	0	0	0	0	0	0	0	0	0	0	0	102,500
3.7.1.04 Exit Signs	0	0	0	0	0	0	0	0	0	0	0	8,000
3.7.1.05 Exterior Lighting	0	0	0	0	0	0	0	0	0	0	0	31,500
3.7.1.9.01 Common Area Other #1 toilet stalls	0	0	0	0	0	0	0	0	0	0	0	7,200
3.7.1.9.02 Common Area Other #2: Interior doors	0	0	0	0	0	0	0	0	0	0	0	102,600

20 Year Schedule for: Altman Terrace

	2020	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Replacement Component	**Rehab**	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
3.7.2.1.01 Kitchen Cabinets	760,000	0	0	0	0	0	0	0	0	0	0
3.7.2.1.02 Kitchen Counter Tops, Sinks	146,300	0	0	0	0	0	0	0	0	0	0
3.7.2.1.03 Kitchen Floor Coverings	60,800	0	0	0	0	0	0	0	0	0	0
3.7.2.11.01 Dishwashers	0	0	0	0	0	0	0	0	0	0	0
3.7.2.11.02 Range Hoods	104,500	0	0	0	0	0	0	0	0	0	0
3.7.2.11.03 Ranges	190,000	0	0	0	0	0	0	0	0	0	0
3.7.2.11.04 Refrigerators 1	142,500	0	0	0	0	0	0	0	0	0	0
3.7.2.11.05 Refrigerators 2	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19 Other Appliances - small emergency genera	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19.01 Kitchen Exhaust Fans	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19.02 Kitchen Community Second Floor	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19.03 Kitchen Community Second Floor	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19.04 Kitchen Other #3: Washer hookup	1,000	0	0	0	0	0	0	0	0	0	0
3.7.2.2.01 Bath Counter Tops, Sinks	95,000	0	0	0	0	0	0	0	0	0	0
3.7.2.2.02 Bath Floor Covering	362,600	0	0	0	0	0	0	0	0	0	0
3.7.2.2.03 Bath Vanities	0	0	0	0	0	0	0	0	0	0	0
3.7.2.29.01 Bath Other #1: tile wainscot	386,650	0	0	0	0	0	0	0	0	0	0
3.7.2.29.02 Bath Other #2: bathtub	361,000	0	0	0	0	0	0	0	0	0	0
3.7.2.29.03 Bath Other #3: Commom Area bath fi	5,100	0	0	0	0	0	0	0	0	0	0
3.7.2.29.04 Bath Other #4	0	0	0	0	0	0	0	0	0	0	0
3.7.2.3.01 Interior Carpet	0	0	0	0	0	0	0	0	0	0	0
3.7.2.3.02 Interior Doors	828,400	0	0	0	0	0	0	0	0	0	0
3.7.2.3.03 Interior Painting	190,000	0	0	0	0	0	0	0	0	0	0
3.7.2.39.01 Interior Other #1 VCT floor	3,412,160	0	0	0	0	0	0	0	0	0	0
3.7.2.39.02 Interior Other #2 - Unused	0	0	0	0	0	0	0	0	0	0	0
3.7.2.39.03 Interior Other #3: Ceiling repair	61,000	0	0	0	0	0	0	0	0	0	0
3.7.2.39.04 Interior Other #4: fire rate between unit	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.01 Ceiling Fans	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.02 In-Unit Lighting Bulbs	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.03 In-Unit Lighting Fixtures	111,720	0	0	0	0	0	0	0	0	0	0
3.7.2.4.04 In-Unit Electrical Other #1 - recept/switc	85,500	0	0	0	0	0	0	0	0	0	0
3.7.2.4.05 In-Unit Electrical Other #2 - electric pane	665,000	0	0	0	0	0	0	0	0	0	0
3.8.01 Other #01- Laundry Room	25,000	0	0	0	0	0	0	0	0	0	0
3.8.02 HVAC Demo	5,000	0	0	0	0	0	0	0	0	0	0
3.8.03 Other #03 - transformers	0	0	0	0	0	0	0	0	0	0	0
3.8.04 Common radiators	16,000	0	0	0	0	0	0	0	0	0	0
3.8.05 Pipes and Valves in Boiler Room	6,000	0	0	0	0	0	0	0	0	0	0
3.8.06 Pipe Insulation	4,000	0	0	0	0	0	0	0	0	0	0
3.8.07 Other #07 - Through Wall Common HVAC	37,500	0	0	0	0	0	0	0	0	0	0
3.8.08 Unit Gas Valves	20,900	0	0	0	0	0	0	0	0	0	0
3.8.09 Other #09 - landscaping	0	0	0	0	0	0	0	0	0	0	0
3.8.10 Other #10 - Common Area ADA improveme	0	0	0	0	0	0	0	0	0	0	0
3.8.11 Other #11 - Apartment ADA improvements	450,000	0	0	0	0	0	0	0	0	0	0
3.8.12 Other #12 - Apartment H&VI Improvements	4,000	0	0	0	0	0	0	0	0	0	0
3.8.13 Other #13 - Site CCTV System	25,000	0	0	0	0	0	0	0	0	0	0
3.8.14 Other #14: automatic fire suppression	1,680,000	0	0	0	0	0	0	0	0	0	0
3.8.15 Unused	0	0	0	0	0	0	0	0	0	0	0
Total	**14,869,264**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Inflated Total	**14,869,264**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

20 Year Schedule for: Altman Terrace

Replacement Component	2030 Year 11	2031 Year 12	2032 Year 13	2033 Year 14	2034 Year 15	2035 Year 16	2036 Year 17	2037 Year 18	2038 Year 19	2039 Year 20	20 Year Total	20 Year + Rehab
3.7.2.1.01 Kitchen Cabinets	0	0	0	0	0	0	0	0	0	0	0	760,000
3.7.2.1.02 Kitchen Counter Tops, Sinks	0	0	0	0	0	146,300	0	0	0	0	146,300	292,600
3.7.2.1.03 Kitchen Floor Coverings	0	0	0	0	0	0	0	0	0	0	0	60,800
3.7.2.11.01 Dishwashers	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.11.02 Range Hoods	0	0	0	0	0	104,500	0	0	0	0	104,500	209,000
3.7.2.11.03 Ranges	0	0	0	0	0	190,000	0	0	0	0	190,000	380,000
3.7.2.11.04 Refrigerators 1	0	0	142,500	0	0	0	0	0	0	0	142,500	285,000
3.7.2.11.05 Refrigerators 2	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19 Other Appliances - small emergency genera	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19.01 Kitchen Exhaust Fans	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19.02 Kitchen Community Second Floor	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19.03 Kitchen Community Second Floor	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19.04 Kitchen Other #3: Washer hookup	0	0	0	0	0	1,000	0	0	0	0	1,000	2,000
3.7.2.2.01 Bath Counter Tops, Sinks	0	0	0	0	0	0	0	0	0	0	0	95,000
3.7.2.2.02 Bath Floor Covering	0	0	0	0	0	0	0	0	0	0	0	362,600
3.7.2.2.03 Bath Vanities	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.29.01 Bath Other #1: tile wainscot	0	0	0	0	0	0	0	0	0	0	0	386,650
3.7.2.29.02 Bath Other #2: bathtub	0	0	0	0	0	0	0	0	0	0	0	361,000
3.7.2.29.03 Bath Other #3: Commom Area bath fi	0	0	0	0	0	0	0	0	0	0	0	5,100
3.7.2.29.04 Bath Other #4	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.3.01 Interior Carpet	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.3.02 Interior Doors	0	0	0	0	0	0	0	0	0	0	0	828,400
3.7.2.3.03 Interior Painting	190,000	0	0	0	0	0	0	0	0	0	190,000	380,000
3.7.2.39.01 Interior Other #1 VCT floor	0	0	0	0	0	0	0	0	0	0	0	3,412,160
3.7.2.39.02 Interior Other #2 - Unused	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.39.03 Interior Other #3: Ceiling repair	0	0	0	0	0	0	0	0	0	0	0	61,000
3.7.2.39.04 Interior Other #4: fire rate between unit	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.01 Ceiling Fans	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.02 In-Unit Lighting Bulbs	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.03 In-Unit Lighting Fixtures	0	0	0	0	0	0	0	0	0	0	0	111,720
3.7.2.4.04 In-Unit Electrical Other #1 - recept/switc	0	0	0	0	0	0	0	0	0	0	0	85,500
3.7.2.4.05 In-Unit Electrical Other #2 - electric panc	0	0	0	0	0	0	0	0	0	0	0	665,000
3.8.01 Other #01- Laundry Room	25,000	0	0	0	0	0	0	0	0	0	25,000	50,000
3.8.02 HVAC Demo	0	0	0	0	0	0	0	0	0	0	0	5,000
3.8.03 Other #03 - transformers	0	0	0	0	0	0	0	0	0	0	0	0
3.8.04 Common radiators	0	0	0	0	0	0	0	0	0	0	0	16,000
3.8.05 Pipes and Valves in Boiler Room	0	0	0	0	0	0	0	0	0	0	0	6,000
3.8.06 Pipe Insulation	0	0	0	0	0	0	0	0	0	0	0	4,000
3.8.07 Other #07 - Through Wall Common HVAC	0	0	0	0	0	0	0	0	0	37,500	37,500	75,000
3.8.08 Unit Gas Valves	20,900	0	0	0	0	0	0	0	0	0	20,900	41,800
3.8.09 Other #09 - landscaping	0	0	0	0	0	0	0	0	0	0	0	0
3.8.10 Other #10 - Common Area ADA improveme	0	0	0	0	0	0	0	0	0	0	0	0
3.8.11 Other #11 - Apartment ADA improvements	0	0	0	0	0	0	0	0	0	0	0	450,000
3.8.12 Other #12 - Apartment H&VI Improvements	0	0	0	0	0	0	0	0	0	0	0	4,000
3.8.13 Other #13 - Site CCTV System	0	0	0	0	0	0	0	0	0	0	0	25,000
3.8.14 Other #14: automatic fire suppression	0	0	0	0	0	0	0	0	0	0	0	1,680,000
3.8.15 Unused	0	0	0	0	0	0	0	0	0	0	0	0
Total	**317,000**	**0**	**142,500**	**28,500**	**0**	**584,300**	**0**	**0**	**0**	**37,500**	**1,109,800**	**15,979,064**
Inflated Total	**405,787**	**0**	**191,647**	**39,288**	**0**	**846,241**	**0**	**0**	**0**	**59,949**	**1,542,912**	**16,412,176**

7.1 Accessibility and Visit-Ability

Accessibility:

The State of New Jersey enacts ICC/ANSI A117.1-2017 as the State's Barrier-Free Subcode, as amended. Projects receiving Federal funds or subsidies, often routed through State housing agencies, have to further comply with the Fair Housing Act Amendments Act of 1988 and Section 504 of the Rehabilitation Act of 1973, as amended, and the Uniform Federal Accessibility Standards (UFAS). Under these standards, 5% of the dwelling units must be accessible by persons with mobility impairments. An additional 2% of the total dwelling units must be accessible by persons with hearing or vision impairment. Buildings and site facilities provided for the use of tenants must be accessible to persons with disabilities.

Section 504 of the Rehabilitation Act of 1972 is a Federal accessibility law that was enacted on June 2, 1988. Section 504 applies to multifamily properties that have or are currently receiving funding from a Federal source. In the case of new construction, substantial rehabilitation (15 or more units with the cost of alteration is 75 percent or more of the replacement cost of the competed facility), and other alterations (modernizations and alterations to the property), the property must have a minimum of five percent mobility accessible units and two percent of the units for visual / audio hearing impairments. The percentage can be increased by HUD involved at their discretion. In the case of other alterations, exceptions can be considered due to undue financial burdens or structural restrictions. However, the exceptions do not relieve the recipients from compliance utilizing other units/buildings or other methods.

Reasonable accommodations as described in 24 CFR 8.4(b)(i), 8.24 and 8.33 are described as follows: When a family member requires an accessible feature(s) or policy modification to accommodate a disability, property owners must provide such feature(s) or policy modification unless doing so would result in a fundamental alteration in the nature of its program or result in a financial and administrative burden.

The Uniform Federal Accessibility Standard (UFAS) 24 CFR part 40 was adopted by HUD and made effective October 4, 1984. UFAS applies only to new construction or to alterations to the existing buildings. Alterations are defined as work that costs 50 percent or more of the building's value when the work performed occurs within a twelve month period.

Attachment B of the M2M Program Operating Procedures Guide indicates that Accessibility for Persons with Disabilities should be assessed when required y the program or for newly built properties.

The Fair Housing Amendments Act (FHA) of 1988 amended Title VIII of the Civil Rights Act of 1968 to aid in the prohibitions against discrimination in housing on the basis of disability and familial status. The Fair Housing Act also made it unlawful to design and construct certain "covered multi-family dwellings" for first occupancy after March 13, 1991, in a manner that makes them inaccessible to persons with disabilities. The Fair Housing Act also established design and construction requirements to make such dwellings readily accessible to, and usable by, persons with disabilities. Covered multi-family structures meeting the FFHA criteria, and firs occupied on or after March 13, 1991, are required to comply fully with FHA. Existing facilities constructed prior to this date are not addressed by FHA unless the property receives Federal subsidies.

The Fair Housing Act (FHA) requires that certain "covered multi-family buildings" be accessible. FHA indicates that all ground floor units on a property be upgradeable to accommodate persons that are mobility impaired.

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Buildings completed and occupied after January 26, 1992, are required to comply fully with ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of complying to the extent allowed by structural feasibility and the financial resources available; otherwise a reasonable accommodation must be made.

Visit-Ability: Visit-Ability(cm) is a design criterion that affords all persons basic access to residential buildings. The Visit-Ability(cm) standard is lower than full accessibility, therefore, Visit-Ability(cm) is not the same as Americans with Disabilities Act (ADA) compliant accessibility. ADA compliant

dwellings will automatically be Visit-Able, however, Visit-Able dwellings are not necessarily ADA compliant.

To meet Visit-Able design features, the building and dwelling units must have at least one zero-step entrance with a 36 inch wide door; all doorways and passages on the dwelling entry level floor must have a width of 36 inches; there must be a clear pathway to a bathroom or powder room; the bathroom or powder room must include a minimum 24 inch grab bar beside the toilet on a reinforced wall, which can also serve as a towel bar; and there must be a clear pathway to the living room and dining area of the unit. The powder room and bathroom must meet the Fair Housing Act maneuverability clearances.

Applicability of Accessibility Standards:
This property was first occupied for residential use in 1969 for the Atlantic City Housing Authority. Based on the original construction date for this occupancy, the property is subject to Section 504/UFAS requirements for the renovation of the apartments. Areas of public accommodation are subject to both ADAAG and UFAS.

Site accessibility:
The site furnishings do not have handicap accessible features.

Common area accessibility:
Potential tenants can reach the Leasing Office and the Community Room via existing concrete ramps and front main entrance of the building. The Community Room has non-accessible restrooms which require modification. No other public restrooms within the facility are provided.

Dwelling unit mobility accessibility:
As currently configured, there are no barrier-free apartments complying with the current New Jersey Barrier-Free Subcode or UFAS. A project goal would be to renovate 5% of the dwelling units to be handicap accessible. Unit plans are constrained by certain dimensions of rooms within the overall building footprint and structural frame. The unit entry doors typically have lever sets. Provide a Braille identification plaque adjacent to the accessible door jamb.

Dwelling unit hearing and visually impaired accessibility:
Two percent of the units shall be equipment with devices to provide accessibility for hearing and visually impaired persons.

7.2 Intrusive and Other Examinations

Environmental
No new environmental reports were contracted at this time. See Exhibits for provided reports.

Flood Hazard
The site in Atlantic County, is within Zone A8, base elevation 10, of the FEMA Advisory Base Flood Elevation area, meaning it is within floodplain (100-year flood). The base grade plane and the crawl space level is below the base elevation. Verification of local wetlands and streams is outside the scope of this report. See FEMA map excerpt following with the project areas circled:

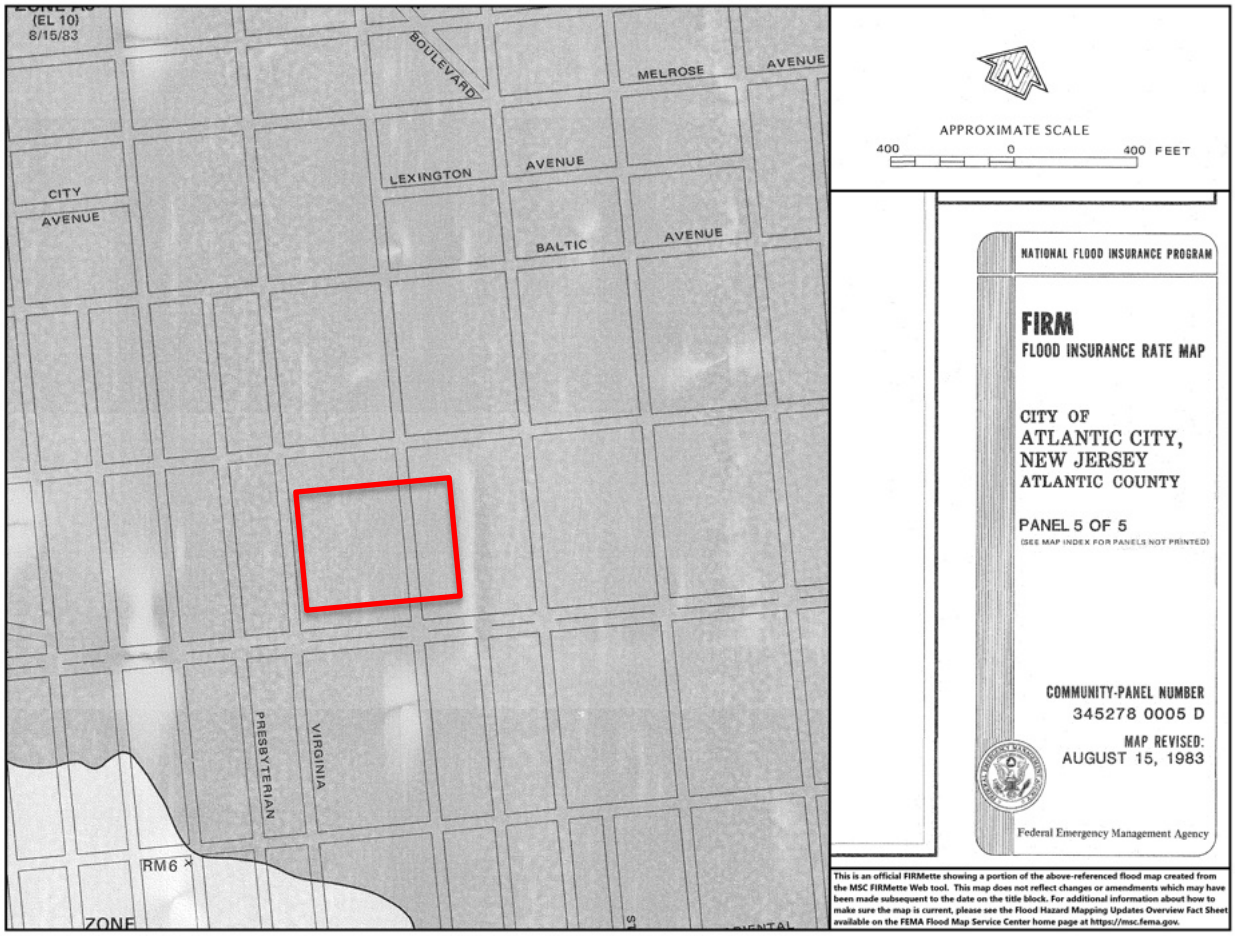


Figure 13 Excerpt from Flood Insurance Rate Map

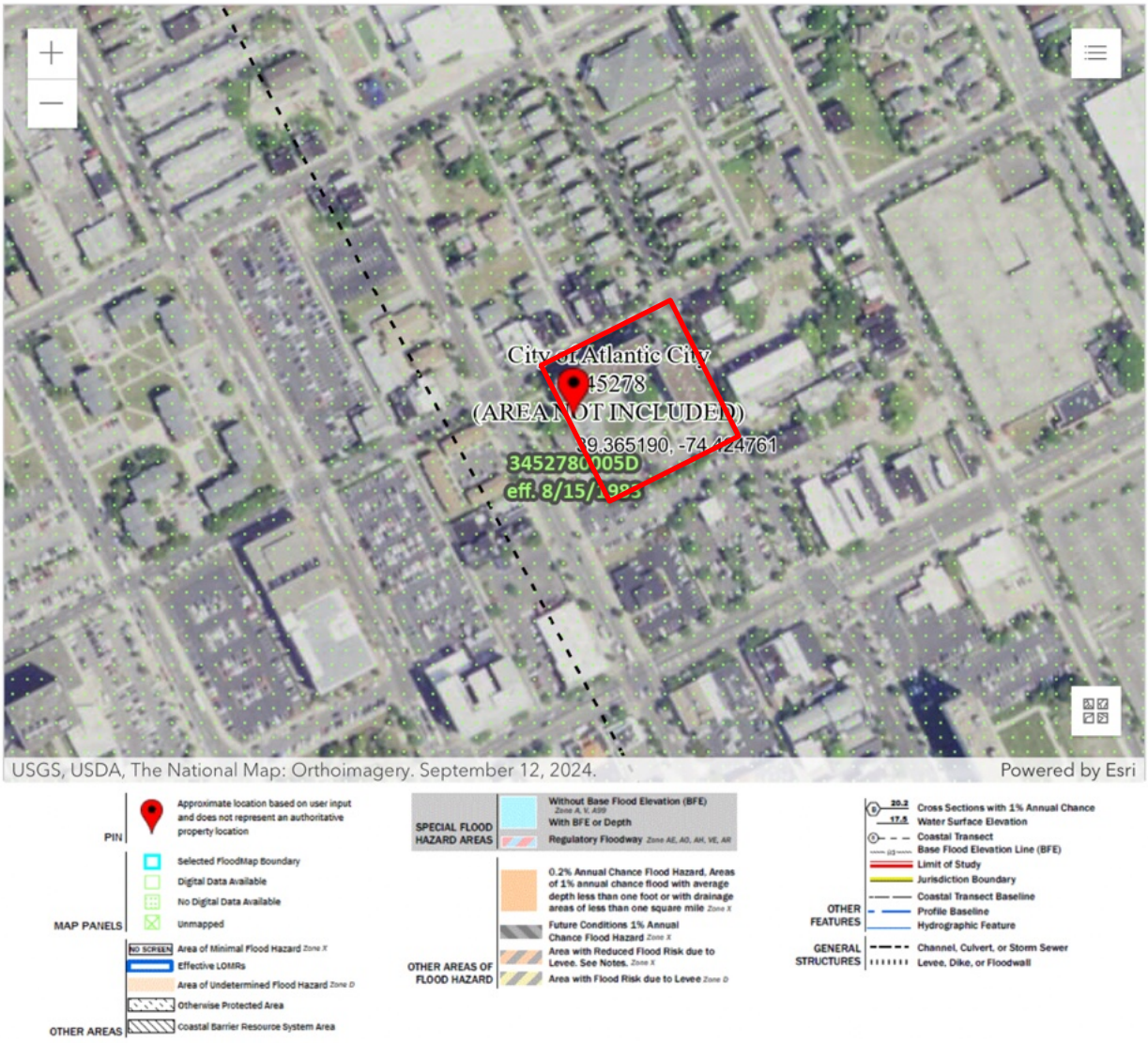


Figure 14 USGS Flood Map

Seismic Evaluation

Properties located in an area of moderate to high seismic activity, that are undergoing significant rehabilitation and/or are applying for refinancing through certain programs, may be required to comply with the relevant standards published by the American Society of Civil Engineers (ASCE) 41-13 “Seismic Evaluation and Retrofit of Existing Buildings.” Property location and data was obtained from the US Geological Survey (USGS) website to determine whether or not a more detailed seismic risk evaluation may be warranted and is included as an Exhibit to this report.

7.3 Owner Proposed Improvements

At the time of the property assessment, ACHA has not separately contracted with Thriven Design to perform any other work on the property.

8.0 Acknowledgements

Founded in 1971, Thriven Design, Inc., (Thriven Design) is a 65 person, full-service, architecture, engineering, planning and interior design firm with its main office located in Collingswood, NJ. Specializing in both new construction and rehabilitation of existing structures, the firm's primary focus is in providing creative problem-solving techniques translating the unique needs of the client into successful, economical, sustainable and functional projects.

TD's experience working with municipalities, public housing authorities and similar entities can be seen in the range and number of project types we have successfully completed over the course of our four and a half decades our history. As in all design and planning services that TD provides, our commitment to providing quality affordable housing and vibrant, sustainable communities is always paramount.

Working in partnership with a variety of neighborhoods, cities, housing authorities, zoning and planning staffs throughout the country, TD has helped our clients build consensus in implementing their specific housing and transformation plans within their local communities — Ensuring not only that the revitalization efforts are successful in achieving the stated collective vision and goals of the community, but also that those efforts are understood, supported and ultimately adopted by all relevant stakeholders in the development process.

No destructive observations were made and no electrical panels opened in the course of the assessment.

Thriven Design is a proud partner with the New Jersey Board of Public Utilities *Pay for Performance Program* and is an Energy Star provider.

Personnel who conducted the assessment:

- Joseph Lulis, RA
- Michael Rosado
- Ade Cornelius
- David Shepta, PE
- Will Yang

Assessment preparation overseen by:

- Milton Smith, RA

9.0 Limiting Conditions

This report has been prepared for, and can be relied upon, by the client and the United States Department of Housing and Urban Development (HUD). This report was prepared in accordance with generally accepted industry standards of practice for building inspection services, including the ASTM E-2018-01 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.* No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from Thriven Design.

The statements in this report are professional opinions about the present condition of the subject property. They are based upon visual evidence available during the inspection of reasonably accessible areas of the subject property. We did not remove any surface materials, perform any destructive testing, or move any furnishings. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope of work then was determined for this project. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection. We did not undertake activities that would completely assess the stability of the building or the underlying foundation soil since this effort would require excavation and destructive testing. Likewise, this is not a seismic assessment, nor do we make any conclusions or comments regarding wood destroying organisms/insects. Our on-site observations pertain only to specific locations at specific times on specific dates. Our observations and conclusions do not reflect variations in conditions that may exist, in unexplored areas of the site, or at times other than those represented by our observations.

EXHIBITS

1. Photographic Record

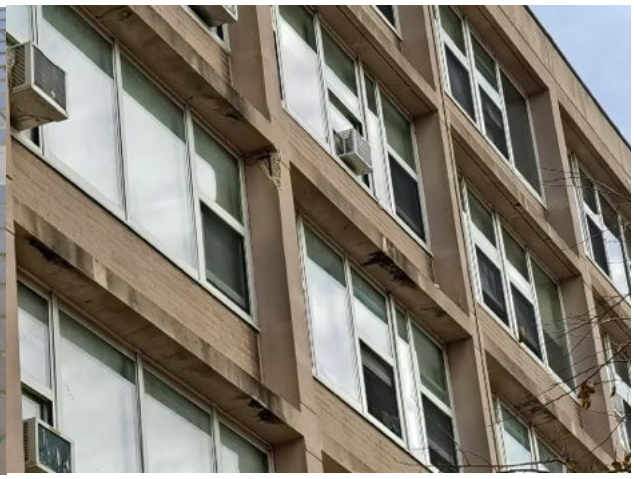
Entry Façade faces south to internal parking lot

West Façade

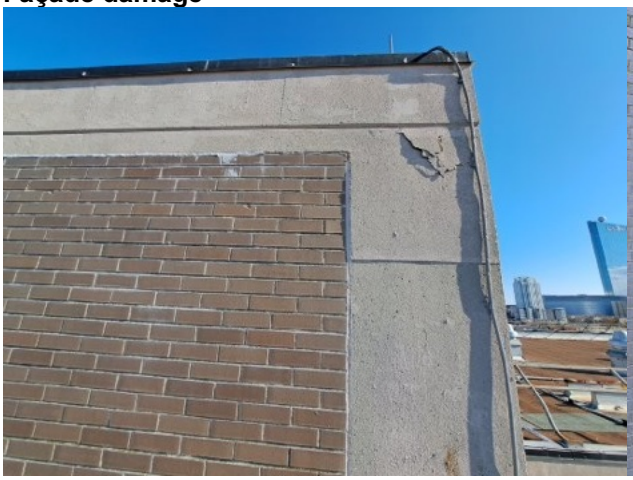
Parking lot

Outdoor picnic canopy

Sidewalk panels with gaps between



Façade damage



Façade damage

Boliler Room ventilation and exterior access door

Ground floor egress door

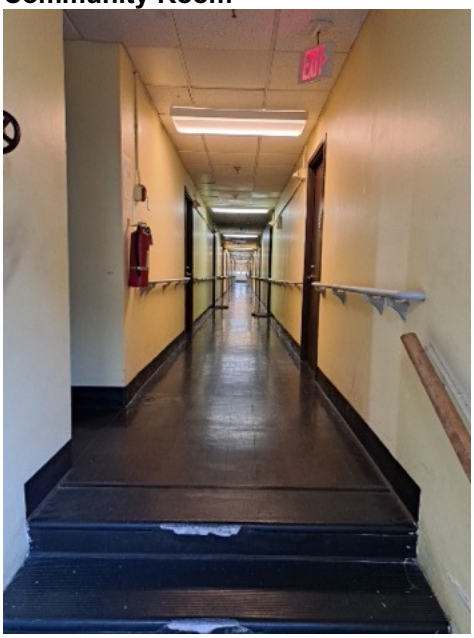
Lobby

Ground floor corridor

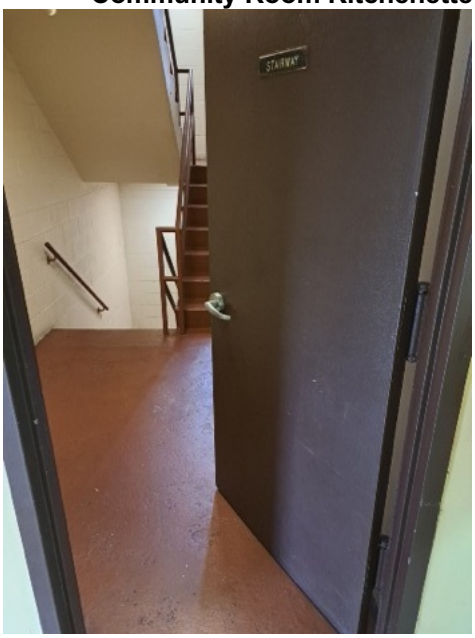
Mailboxes

Community Room

Community Room Kitchenette



Typical corridor



Typical Stair tower

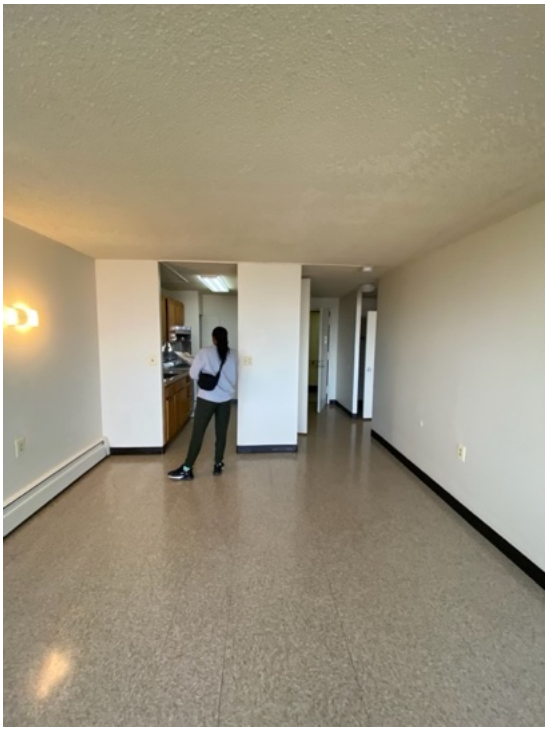
Laundry Room

Public Restrooms

Trash Chute

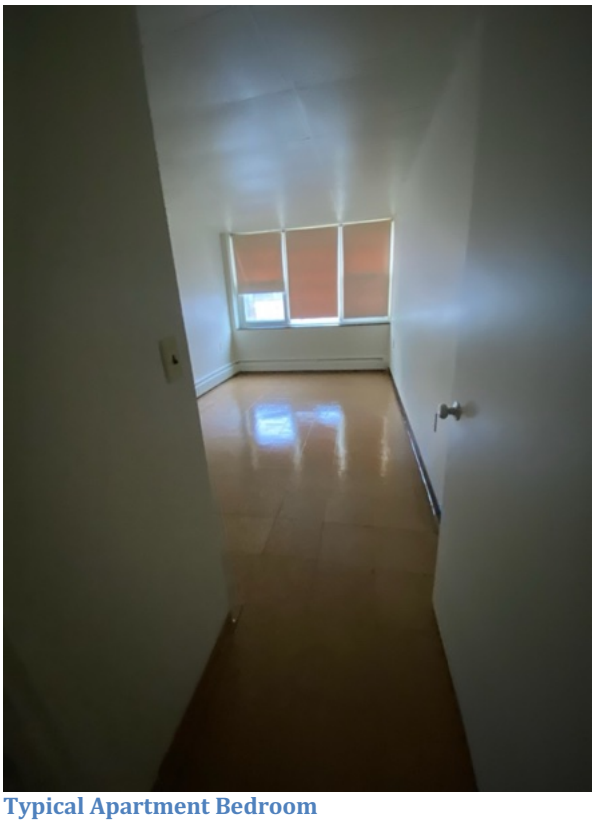
Elevator Lobby

Typical Apartment Kitchen



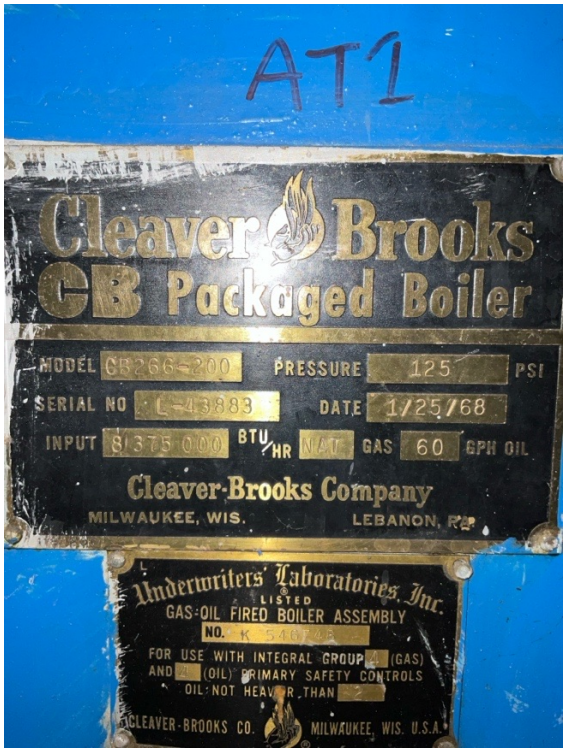
Typical Apartment Living Room

Typical Apartment Bathroom



Typical Apartment Bedroom

Boiler



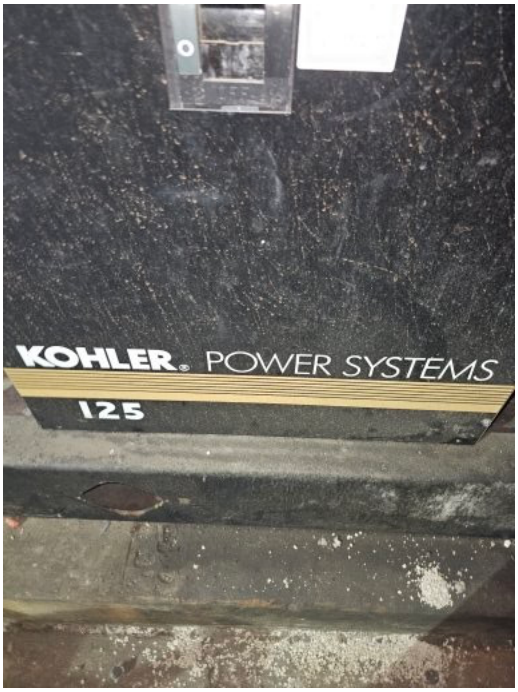
Boiler

DHW Pump

DHW Pump

DHW Storage Tank

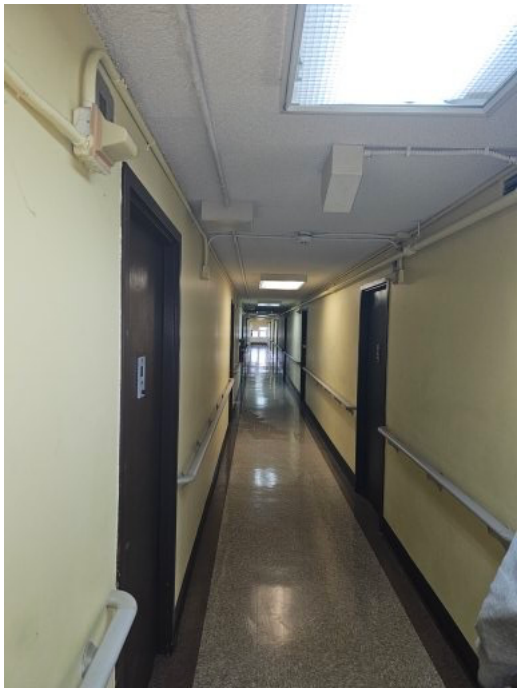
Domestic Booster Pump



Emergency Generator

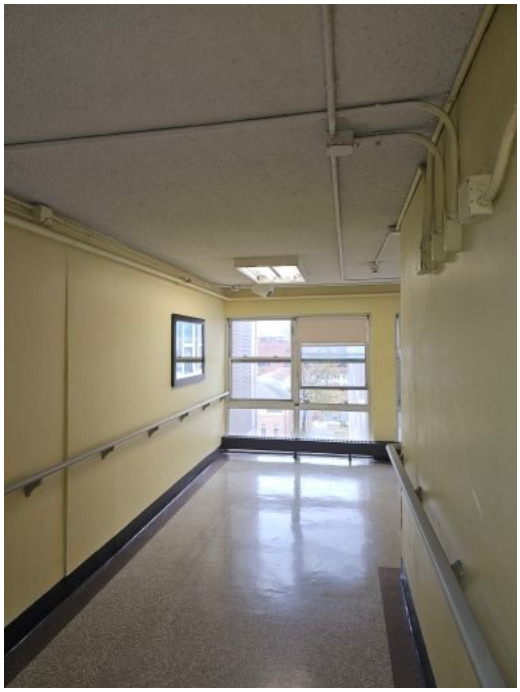
Electrical Distribution Panel

Maintenance Room Electrical Panel



Typical Corridor Lighting

Typical Electrical Distribution Panel per Floor.



Typical Corridor Lighting

EXHIBITS

2. Accessibility Screening Checklists

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act

	Item	Yes	No	NA	Comments
A.	**History**				
1.	Has an ADA survey previously been completed for this property.			X	
2.	Have any ADA improvements been made to the property since original construction?		X		
3.	Has building ownership/management reported any ADA complaints or litigation?		X		
B.	**Parking**				
1.	Does the required number of standard ADA-designated spaces appear to be provided?		X		*STRIPES AND MARKINGS TOO FADED*
2.	Does the required number of van-accessible designated spaces appear to be provided?		X		
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?		X		
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	X			*TOO FADED*
5.	Does each accessible space have an adjacent access aisle?		X		
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?		X		
C.	**Exterior Accessible Route**				
1.	Is an accessible route present from public transportation stops and municipal sidewalks on the property?	X			
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	X			
3.	Do the curb cut ramps appear to have the proper slope for all components?	X			
4.	Do ramps on an accessible route appear to have a compliant slope?			X	
5.	Do ramps on an accessible route appear to have a compliant length and width?			X	
6.	Do ramps on an accessible route appear to have compliant end and intermediate landings?			X	
7.	Do ramps on an accessible route appear to have compliant handrails?			X	
D.	**Building Entrances**				
1.	Do a sufficient number of accessible entrances appear to be provided?	X			
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
3.	Is signage provided indicating the location of alternate accessible entrances?			X	
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	X			
5.	Do doors at accessible entrances appear to have compliant hardware?	X			
6.	Do doors at accessible entrances appear to have a compliant clear opening width?	X			
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	X			
8.	Do thresholds at accessible entrances appear to have a compliant height?	X			
E.	**Interior Accessible Routes and Amenities**				
1.	Does an accessible route appear to connect with all public areas inside the building?	X			
2.	Do accessible routes appear free of obstructions and/or protruding objects?	X			
3.	Do ramps on accessible routes appear to have a compliant slope?	X			
4.	Do ramps on accessible routes appear to have a compliant length and width?			X	
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?			X	
6.	Do ramps on accessible routes appear to have compliant handrails?			X	
7.	Are adjoining public areas and areas of egress identified with accessible signage?	X			
8.	Do public transaction areas have an accessible, lowered counter section?	X			
9.	Do public telephones appear mounted with an accessible height and location?			X	
10	Are publicly-accessible swimming pools equipped with an entrance lift?			X	

F.	**Interior Doors**				
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	X			
2.	Do doors at interior accessible routes appear to have compliant hardware?	X			
3.	Do doors at interior accessible routes appear to have compliant opening force?	X			
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	X			
G.	**Elevators**				
1.	Are hallway call buttons configured with the “UP” button above the “DOWN” button?		X		
2.	Is accessible floor identification signage present on the hoistway sidewalls?	X			
3.	Do the elevators have audible and visual arrival indicators at the entrances?		X		
4.	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area?	X			
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	X			
6.	Do elevator car control buttons appear to be mounted at a compliant height?	X			
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?	X			
8.	Are audible and visual floor position indicators provided in the elevator car?		X		
9.	Is the emergency call system at the base of the control panel and not require voice communication?	X			
H.	**Toilet Rooms**				
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?	X			
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	X			
3.	Does the lavatory faucet have compliant handles?	X			
4.	Is the plumbing piping under lavatories configured to protect against contact?	X			
5.	Are grab bars provided at compliant locations around the toilet?	X			
6.	Do toilet stall doors appear to provide the minimum compliant clear width?	X			
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?	X			
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?	X			
9.	Do accessories and mirrors appear to be mounted at a compliant height?	X			
I.	**Hospitality Guestrooms**				
1.	Does property management report the minimum required accessible guestrooms?			X	
2.	Does property management report the minimum required accessible guestrooms with roll-in showers?			X	

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ASTM E 2018-15 Uniform Abbreviated Screening Checklist Fair Housing Act (FHA)

	Item	Yes	No	NA	Comments
A.	**History**				
1.	Was first occupancy at the subject property achieved after March 13, 1991?		X		
2.	Does the subject property consist of four or more dwelling units?	X			
3.	Was property management or the owner aware of any areas of non-compliance resulting in litigation?		X		
B.	**Requirement 1– Accessible Routes; Site**				
1.	Do designated accessible parking spaces appear to be provided in sufficient number at appropriate locations?		X		
2.	Do appropriate transitions from paved areas to sidewalks appear to be provided?		X		
3.	Do walkway slopes/cross slopes appear to be adequate and not excessive?		X		
4.	Do walkways appear to be the correct width, and clear of obstructions, including overhanging vehicles?		X		
5.	Do ramps appear to have appropriate handrails and edge protection?			X	

6.	Do building entry point/access doors appear to be provided along an apparent accessible route?	X			
7.	Do the main entrances appear to be barrier free and readily accessible (that is, no steps, obstacles, or revolving doors)?	X			
C.	**Requirement 2– Accessible Common Areas**				
1.	Does a continuous accessible route appear to be provided throughout the subject property, including the site, parking areas and amenities?.	X			
2.	Do common area/visitor restrooms appear to be barrier free and readily accessible?	X			
3.	Do the amenities appear to be barrier free and readily accessible?	X			
D.	**Requirement 3– Usable Doors**				
1.	Do appropriate doors/entries appear to be designed for accessibility?	X			
2.	Do interior doors appear to be designed for accessibility?	X			
E.	**Requirement 4– Accessible Routes; Covered Units**				
1.	Do the interiors of the covered units appear to provide adequate maneuverability?		X		
F.	**Requirement 5– Environmental Controls; Covered Units**				
1.	Do the environmental controls within the covered units appear to be at appropriate heights/locations?	X			
G.	**Requirement 6– Reinforces Walls; Covered Units**				
1.	Are reinforcements reportedly provided for future installation of grab bars at appropriate locations in the covered units?		X		
H.	**Requirement 7– Usable Kitchens/Bathrooms; Covered Units**				
1.	Do the interior kitchen areas of the covered units appear to provide adequate clearances for maneuverability?		X		
2.	Do the interiors of the covered units appear to provide adequate clearances in the bathrooms?		X		

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EXHIBITS

3. Pre-Survey Questionnaire

MEMORANDUM

TO:

FROM:

PROJECT: ACHA Altman Terrace PCNA
SUBJECT: PCNA Pre-Survey Questionnaire
ISSUE DATE: 4/4/2025

Site contact person (name, title, phone) – Megan Cavuto, 609.335.3256

Site guide (name, title, phone) – O'keese

Property (name, address) **– Altman Terrace 1000 Arctic Avenue Atlantic City, NJ 08401**

Year built – 1969

Year last renovation – 1996 Re-Roofing

Family? Senior? Disabled? Combination*?* ***Senior***

Unit mix & total # units & sizes –

(78) 0-BR ***(64) 1-BR 544sf*** ~~*2-BR 776sf*~~ ~~*3-BR*~~ ~~*4-BR*~~ ~~*5-BR*~~

HC (handicap accessible) units? No.

H&VI (hearing & visually impaired accessible) units? No

Quantity vacant units – 57

Quantity 'down' units - 4

Are existing drawings available? Yes. Not all disciplines and not complete sets.

Electric utility: AC Electric

Gas utility: South Jersey Gas

LP utility: **N/A**

Water utility: Atlantic City Municipal Utilities Authority

Sewer utility: Atlantic City Municipal Utilities Authority

Phone utility: **VERIZON**

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756 Haddon Avenue · Collingswood NJ 08108 · 856.854.1880

Cable TV utility: By Tenant

Fire suppression? Common Areas

Which utilities are tenant paid? Cable/Satelite

Any on-site energy generating devices/systems (solar, geothermal, wind, biomass, co-gen)? **NONE**

Irrigation (yard)? None

When was roof last replaced? 1996

When were windows last replaced? Unknown date in units. Some glazing is original in community room.

What are your most common service calls? Clogged Toilets, Leaks

What capital improvements done in past 5 years? None

What work is done during a typical unit turn? Clean, Patch, Paint, replace damaged and non-functioning appliances

Did the property participate in the NJHMFA WAP (circa 2009) (stimulus energy reduction program)? If yes, what was the scope of work? No.

Are the laundry room appliances owned or leased? Turnkey operation? Unknown

Are there any areas of the building leased to a business? No.

Any outstanding municipal inspection items (Fire Marshal, for example). None

What was your latest REAC/NSPIRE score? Unknown

Are the smoke detectors in the apartments connected to anything outside the apartment? No.

Are there fire signaling devices for the building alarm within the apartment? No.

Boiler inspection reports:

Elevator certification

Fire alarm inspection report

Fire suppression inspection report

Fire pump inspection report

Lead-free certification.

Asbestos-free certification

Radon tests

OTHER NOTES:

- **ELEVATOR AGE: 55 years, cabs refinished recently**

- **DOOR ACCESS CONTROL SYSTEM SEQUENCE. Automatic door. Guarded building.**
- **NURSE CALL SYSTEN MONITOR: Online**
- **FIRE ALARM SYSTEM MONITOR: Yes.**
- **EMERGENCY GENERATOR. Yes**
- **TRASH COMPACTOR: Yes.**
- **RECYCLING: No.**

End of Memorandum

/Volumes/Projects/2024/24132_ACHA_PCNA_EA/project_data/PCNA/pcna-forms/TEMPLATE_PNCA-questionnaire.docx

4. Existing Plans

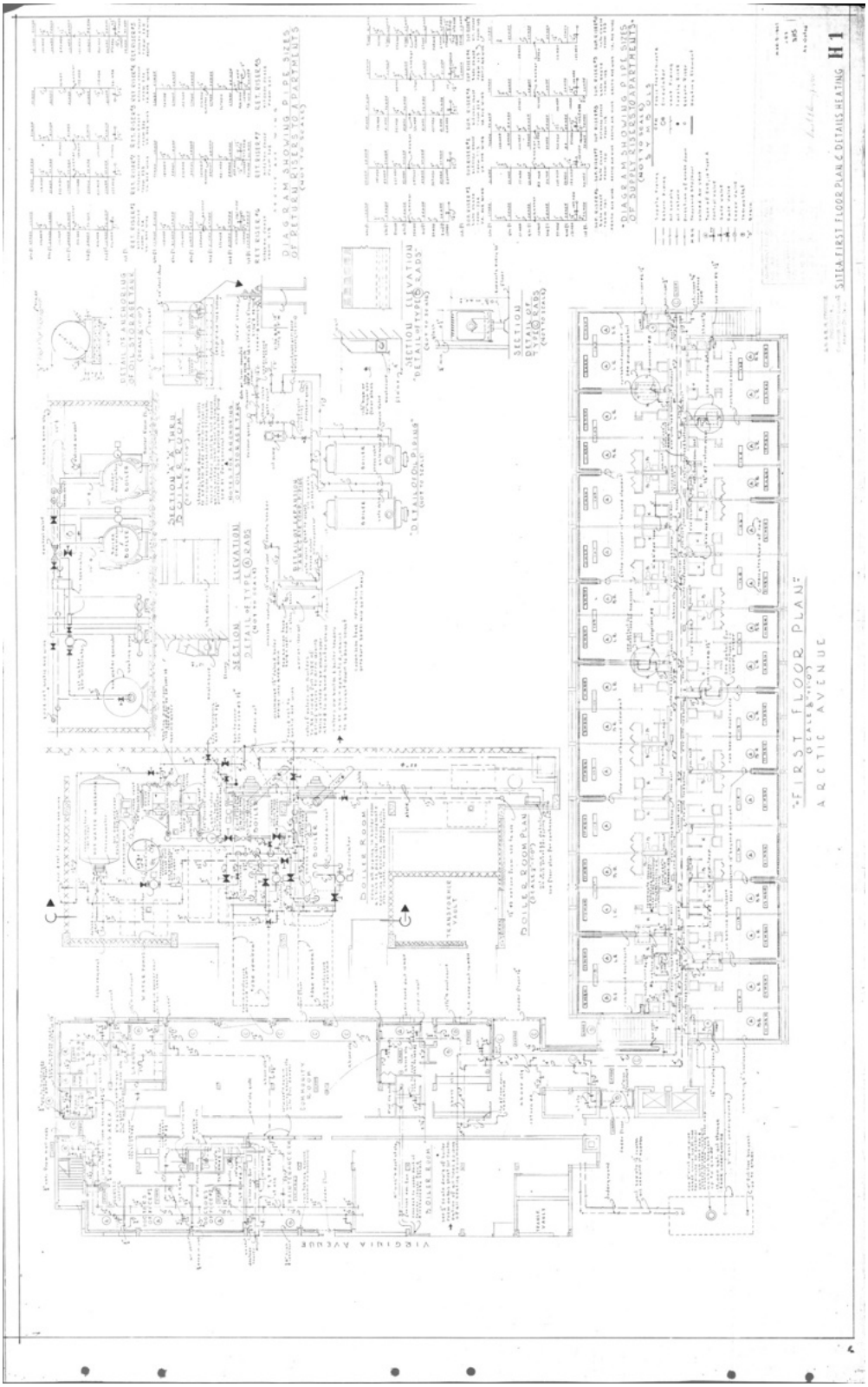


Figure 10: Ground Floor Plan (Heating)

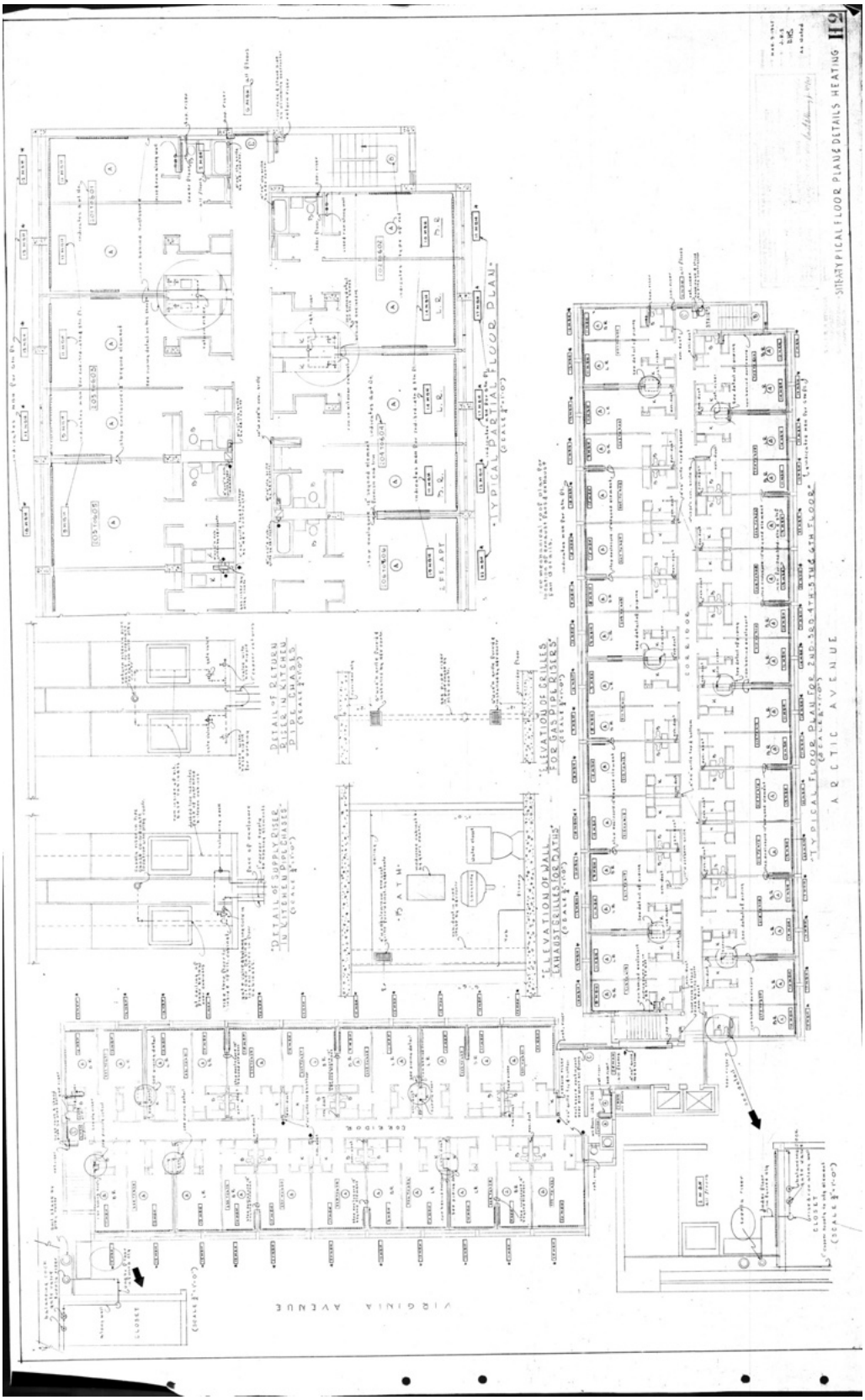


Figure 11: Typical Upper Floor Plan (Heating)

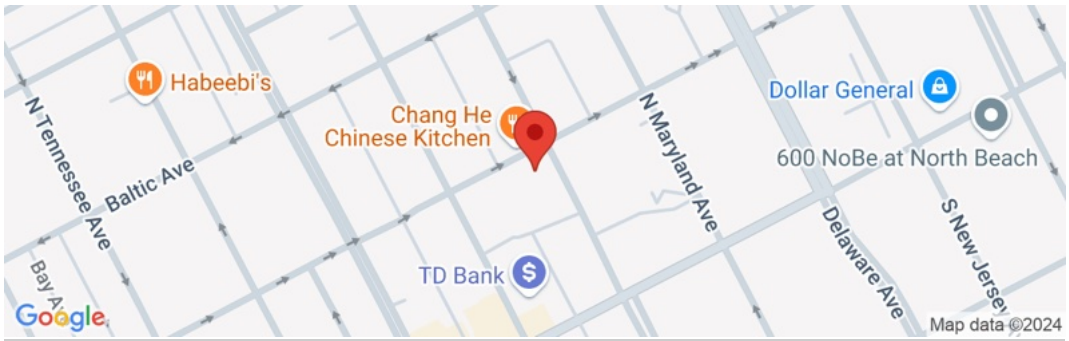
5. Seismic Maps / Seismic Evaluation

USGS web services were down for some period of time and as a result this tool wasn't operational, resulting in *timeout* error.
USGS web services are now operational so this tool should work as expected.

Altman Terrace

Altman Terrace, 1000 Arctic Ave, Atlantic City, NJ 08401, USA

Latitude, Longitude: 39.36540129999999, -74.42424009999999



Date	11/25/2024, 1:47:51 PM
Design Code Reference Document	ASCE41-17
Custom Probability	
Site Class	D - Default (See Section 11.4.3)

Type	Description	Value
Hazard Level		BSE-2N
S_S	spectral response (0.2 s)	0.119
S_1	spectral response (1.0 s)	0.04
S_{XS}	site-modified spectral response (0.2 s)	0.191
S_{X1}	site-modified spectral response (1.0 s)	0.095
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4
ssuh	max direction uniform hazard (0.2 s)	0.128
crs	coefficient of risk (0.2 s)	0.931
ssrt	risk-targeted hazard (0.2 s)	0.119
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.043
cr1	coefficient of risk (1.0 s)	0.926
s1rt	risk-targeted hazard (1.0 s)	0.04
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S_{XS}	site-modified spectral response (0.2 s)	0.127
S_{X1}	site-modified spectral response (1.0 s)	0.063

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.076
S_1	spectral response (1.0 s)	0.027
S_{XS}	site-modified spectral response (0.2 s)	0.121
S_{X1}	site-modified spectral response (1.0 s)	0.066
f_a	site amplification factor (0.2 s)	1.6
f_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		BSE-1E
S_S	spectral response (0.2 s)	0.03
S_1	spectral response (1.0 s)	0.012
S_{XS}	site-modified spectral response (0.2 s)	0.048
S_{X1}	site-modified spectral response (1.0 s)	0.029
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		TL Data
T-Sub-L	Long-period transition period in seconds	6

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Inlet Tower

220 N New Hampshire Ave
Atlantic City, NJ 08401

Project Capital Needs Assessment

Issue: 4/4/2025
Thriven Design Project No.: 24132.120

thriven.design
756 Haddon Avenue · Collingswood NJ 08108 · 856.854.1880

OWNER
Housing Authority and Urban Redevelopment
Agency of the City of Atlantic City
227 N Vermont Ave, 17th Floor
Atlantic City, NJ 08401
Phone: 609-344-1107
Contact: Tom Sahlin, Executive Director

ARCHITECT/ENGINEER
Thriven Design, Inc.
756 Haddon Avenue
Collingswood, NJ 08108
Phone: 856-854-1880
Contact: Alkesh Taylor, PE

HUD PCNA
Inlet Tower
Atlantic City, NJ

Table of Contents

Certification

PART 1 –Physical Capital Needs Assessment
- 1.0 Executive Summary
- 2.0 Purpose & Scope
- 3.1 Overall General Description
- 3.2 Site
- 3.3 Structural Frame – Building Envelope
- 3.4 Mechanical & Electrical Systems
- 3.5 Vertical Transportation
- 3.6 Life & Fire Safety
- 3.7 Interior Elements – Common
- 3.8 Interior Elements – Tenant
- 4.0 Additional Considerations
- 5.0 Document Review & Interviews
- 6.0 Opinions of Probable Costs
- 7.1 Accessibility
- 7.2 Intrusive & Other Examinations
- 7.3 Owner Proposed Improvements
- 8.0 Assessor Qualifications
- 9.0 Limiting Conditions

PART 2 – Energy Audit (Will be submitted under separate cover)
1. Executive Summary
2. Utilities and Benchmarking
3. Load sizing
4. Green Energy technology
5. Energy Conservation Measures
6. Operations and Maintenance

EXHIBITS
1. Photographic Record
2. Accessibility Screening Checklists
3. Pre-Survey Questionnaire
4. Seismic Maps / Seismic Evaluation

April 4, 2025

Tom Sahlin
Executive Director
Housing Authority and Urban Redevelopment Agency of the City of Atlantic City
227 N Vermont Ave,, 17th Floor
Atlantic City, NJ 08401

REF: Inlet Tower
Atlantic City, NJ
Thriven Project Number 24132.120

SUB: Certification

Dear Mr. Sahlin:

Thriven Design, Inc., (Thriven), certifies that the data presented in this report is representative of the site conditions observed during our inspections on November 13-14, 2024. Thriven, it's officers and employees, have no present contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions. This investigation and report have been prepared in accordance with ASTM E-2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

Thriven Design understands that this report will be used by the Housing Authority to document to NJHMFA the existing conditions of the property and the opinions of probable costs to remedy physical deficiencies observed. Thriven has no financial interest or family relationship with the officers, directors, stockholders or partners of the Alpert Group, the general contractor, any subcontractors, the buyer or seller of the property nor engage in any business that might present a conflict of interest.

Thriven Design certifies that Thriven has no undisclosed interest in the subject property, TD's relationship with the Client is at arms-length, and that Thriven's employment and compensation are not contingent upon the findings or estimated costs to remedy any deficiencies due to deferred maintenance and any noted component or system replacements.

Sincerely,

Alkesh Taylor, PE, LEED AP
Principal

/Volumes/Projects/2024/24132_ACHA_PCNA_EA/project_data/PCNA/report/inlet_certification.docx

PART 1 –Physical Capital Needs Assessment

1. Executive Summary

General Description:

Project Name:	Inlet Tower
Address:	220 N New Hampshire Avenue, Atlantic City, NJ 08401
Property Type:	Income restricted apartments
Date of Construction:	1969
Last Renovation:	unknown, partial upgrades made during unit turns
Zoning:	NEIRA (North East Inlet Redevelopment Area)
Use Group:	R-2
Land size:	1.67 acres (includes J.P. Whittington Senior Living Center)
Building Size/type:	14 story Residential Tower Building / total gross area = ~105,300GSF
Number/Type Units:	(156) apartments; (56) Studios (100) 1-Bedroom, (1) 1BR unit has been converted to the security office
On-site Amenities:	Community room, Laundry room, adjacent and provided access to Jeffries tower amenities; Social Services Tenant, outdoor picnic area with grills, open patio with fixed seating, outdoor fitness equipment.
On-site Parking:	28 spaces
Building Construction:	Reinforced concrete slab and column and shear wall structure with balconies.
Roof Construction:	White TPO Membrane, unknown age
Exterior Finishes:	Sealed Architectural Reinforced Concrete, panelized façade system with grey brick infill, repaired extensively and sealed in some locations with multiple apparently dissimilar sealants.
HVAC:	Through-wall electric cooling, and central heat (hydronic).
Life Safety:	Apartments: Interconnected smoke detectors and single station CO detectors. Common areas have fire alarm system, automatic smoke detection.
Overall condition:	Poor
Date of last visit:	November 13, 2024

General Physical Condition

The purpose of this report is to provide guidance to the building owner for renovation of the facility to upgrade the buildings and systems to extend building life 20 years without mid-term systems renovation needs. Base renovation year is 2025. The property is over 56 years old, and there has never been a comprehensive building rehabilitation.

Thriven Design has reviewed the property for the reasonableness of the identified repair and renovation costs and the Long-Term Viability of the development. The Long-term viability review includes whether there are serious Structural Deficiencies at the property. HUD's definition of a Structural Deficiency can include infrastructure as well as building structure.

Opinions of Probable Costs:

Critical Needs	$421,000
Year 0 Renovations	$11,816,647
Contingency	$2,363,329
Total:	$14,179,976

Critical Needs Summary

Project Name: Inlet Tower
Street Address: 220 N New Hampshire Ave
City, State: Atlantic City, NJ
Zip Code: 08401

Critical Repair Description	PCA Contractor Estimate	Actual Cost	Included in Rehab or To Be Completed Prior To Closing?
Remove broken concrete at balcony edge and slab edge and cover reinforcing	$25,000		To Be Completed Prior To Closing
Replace broken sanitary line above first floor women's room	$25,000		To Be Completed Prior To Closing
Replace Paco heating pump in the boiler room	$30,000		To Be Completed Prior To Closing
Replace Grundfos pumps in the boiler room	$30,000		To Be Completed Prior To Closing
Replace Adamson Co. Expansion tank in the boiler room	$1,000		To Be Completed Prior To Closing
Replace Trash room and compactor room exhaust fan	$4,000		To Be Completed Prior To Closing
Replace leaking pipes	$3,000		To Be Completed Prior To Closing
Thoroughly clean trash chute	$3,000		To Be Completed Prior To Closing
Replace previously decommissioned boilers	$300,000		To Be Completed Prior To Closing

TOTAL: All Critical Needs	**$421,000**	**$0**
TOTAL: Citical Needs Included in Rehab	**$0**	**$0**
TOTAL: Critical Needs To Be Completed Prior To Closing	**$421,000**	**$0**

Excerpted from the HUD PCNA, Work items that are classified as "**Critical Needs**:"

Critical needs have been identified:

- Remove cracked concrete at balcony edges and exposed concrete structure
- Remove overbuilt balcony surfaces, planks or concrete topping in 2 locations that create guard rail non conformities.
- Replace compactor/trash room exhaust fan
- Replace leaking pipes
- Replace heating pump in boiler room
- Replace Grundfos Pump in boiler room
- Replace expansion tank in boiler room
- Thoroughly clean trash chute
- Replace Boilers

Work identified as "Year 0", or 'short term needs' includes the following:

- Accessibility: Increase the quantity of fully accessible units to 5%, or 9 units. Includes the renovation of the existing 'reasonable accommodation' barrier-free units and exterior entrance ramps. Minimum standard is UFAS. Provide 2% of the units (3 units) with hearing and visually impaired accessible devices. Renovate the Community spaces interior and exterior accessible route to fully comply with barrier-free standards. Minimum standard is UFAS or ANSI A117.1.

- Site work: Repair sidewalks 20%,concrete curbs 30% concrete patios 50%, replace landscape, site furnishings and fencing and masonry piers. Replace bituminous pavements at parking lots and driveway. Provide accessible handicap parking spaces. Repair stairs, ramps railings.

- On-site Infrastructure: None.

- Building structure: Seal penetrations left behind from previous façade mounted construction. Patch precast concrete at any cracks, spalling and rust stained locations where rebar may be exposed to air.

- Building shell: Replace broken bricks, repoint where mortar is missing or damaged and reflash at the panel head, side and base joints. Replace balcony doors, replace apartment windows. Replace storefront system at first floor. Remove temporary scaffolding.

- Building Systems: Replace central boilers, controls, pumps, pipes, insulation, valves and hot water storage tanks. Replace fresh air louvers. Upgrade site lighting and building mounted entry lighting to LED. Replace plumbing fixtures with Water Sense fixtures. Replace apartment domestic water distribution system and sanitary system. Upgrade CCTV system.

- Community Spaces Interiors: Replace finishes. Upgrade all toilet rooms and replace toilet accessories. Replace cooling systems. Replace radiators. Replace Lighting.

- Apartment Interiors: Repair gypsum board walls and base where damaged by wear; typical of bedroom and closet walls and unit demising walls. Replace walls exposed water damage; typical for corridor demising walls, kitchen walls and bathroom walls. Replace flooring, ceramic tile and trim. Replace interior doors and hardware. Replace kitchen cabinetry and appliances. Provide recirculating range hoods. Replace bath accessories and tub surround. Relocate electrical panel, replace electrical devices and fixtures. Replace through wall HVAC terminals.

- Life Safety: Provide an automatic fire suppression system throughout the entire site. Provide individual unit fire extinguishers. Replace smoke detection system and upgrade CO detection system. Replace fire alarm system and exit signs in Community spaces and connector corridor to Inlet Tower.

Project Name	**Inlet Tower**	**Total # of Units:**	**156**
Street Address	**220 N New Hampshire Ave**	**Original PCA Submission Date:**	2/14/25
City, State	**Atlantic City, NJ**	**Last Time All Bids (Budget) Updated:**	
Zip Code	**08401**		

REHABILITATION SPECIFICATIONS
IMPROVEMENTS

WORK

Work Item (A)		Description of Improvements Work (B)	Quantity (C)	Unit Cost (D)	Budget (E)	Date of Bid Expiration (F)
Rehab Items (Code, Description)		*Increase row height to fully display description text*				
3.2.2	Storm Water Drainage		100	$150.00	$15,000	
3.2.4	Parking and Driveways		13,200	$17.25	$227,700	
3.2.4.01	Parking and Driveways Other #1		6,100	$28.75	$175,375	
3.2.4.02	Building: shade structure		1	$2,000.00	$2,000	
3.2.6	Land and Grounds: Irrigation		9,000	$2.00	$18,000	
3.2.9.01	Site Other #1 Trash enclosure		560	$36.00	$20,160	
3.2.9.02	Site Other #2 Fencing		420	$180.00	$75,600	
3.2.9.03	Site Other #3 site furnishings		6	$2,000.00	$12,000	
3.2.9.04	Site Other #4 Flagpole & signage		2	$12,770.00	$25,540	
3.3.2.2	Exterior Walls		8,600	$35.00	$301,000	
3.3.2.3	Insulation		8,200	$9.43	$77,326	
3.3.2.4.01	Sliding Glass Doors		2	$2,725.00	$5,450	
3.3.2.4.02	Windows		256	$768.75	$196,800	
3.3.2.5.01	Exterior Doors		156	$3,000.00	$468,000	
3.3.2.9.01	Bldg Envelope Other #1: Cleaning		4,000	$23.00	$92,000	
3.3.2.9.04	Other#4 damaged wall reconstruction		19,000	$31.00	$589,000	
3.4.1.2.01	DHW #1 - storage tank		3	$17,250.00	$51,750	
3.4.1.2.02	DHW #2: domestic circulation		3	$2,990.00	$8,970	
3.4.1.3.01	Water Savers: Faucets		312	$500.00	$156,000	
3.4.1.3.02	Water Savers: Shower Heads		156	$950.00	$148,200	
3.4.1.3.03	Water Savers: Toilets		156	$800.00	$124,800	
3.4.2.1.02	HVAC In-Unit Heating		4,200	$115.00	$483,000	
3.4.3.1.01	Bath Exhaust Fans		6	$1,100.00	$6,600	
3.4.3.1.02	HVAC Common Area Cooling		1	$3,000.00	$3,000	
3.4.9.01	Programmable Thermostats		156	$155.00	$24,180	
3.4.9.02	Trash compactor		1	$150.00	$150	
3.4.9.03	Common Area Wall Mounted		60	$80.00	$4,800	
3.5	Elevators		6	$66,667.00	$400,002	
3.6.01	CO Detectors/Alarms		156	$75.00	$11,700	
3.6.02	Smoke Detectors		256	$50.00	$12,800	
3.6.03	Life Safety Other #1 fire		156	$125.00	$19,500	
3.7.1.01	Common Area Floor Coverings		12,000	$9.50	$114,000	
3.7.1.03	Common Area Interior Lighting		104	$500.00	$52,000	
3.7.1.04	Exit Signs		40	$200.00	$8,000	
3.7.1.05	Exterior Lighting		20	$700.00	$14,000	
3.7.1.9.01	Common Area Other #1 toilet stalls		4	$1,150.00	$4,600	
3.7.1.9.02	Common Area Other #2: Interior		60	$1,600.00	$96,000	
3.7.2.1.01	Kitchen Cabinets		1,250	$400.00	$500,000	
3.7.2.1.02	Kitchen Counter Tops, Sinks		1,250	$77.00	$96,250	
3.7.2.1.03	Kitchen Floor Coverings		11,000	$8.00	$88,000	
3.7.2.11.02	Range Hoods		156	$550.00	$85,800	
3.7.2.11.03	Ranges		156	$1,000.00	$156,000	
3.7.2.11.04	Refrigerators 1		156	$750.00	$117,000	
3.7.2.19	Other Appliances - small emergency		1	$50,000.00	$50,000	
3.7.2.19.02	Kitchen Community First Floor		20	$500.00	$10,000	
3.7.2.19.03	Kitchen Community First Floor		1	$10,000.00	$10,000	
3.7.2.19.04	Kitchen Other #3: Washer hookup		6	$1,000.00	$6,000	
3.7.2.2.01	Bath Counter Tops, Sinks		156	$500.00	$78,000	
3.7.2.2.02	Bath Floor Covering		3,800	$37.00	$140,600	
3.7.2.2.03	Bath Vanities		156	$650.00	$101,400	
3.7.2.29.01	Bath Other #1: tile wainscot		10,400	$37.00	$384,800	
3.7.2.29.02	Bath Other #2: bathtub		156	$1,900.00	$296,400	
3.7.2.29.03	Bath Other #3: Commom Area bath		10	$850.00	$8,500	
3.7.2.3.02	Interior Doors		724	$950.00	$687,800	
3.7.2.3.03	Interior Painting		156	$1,000.00	$156,000	
3.7.2.39.01	Interior Other #1 VCT floor		55,400	$32.00	$1,772,800	
3.7.2.39.03	Interior Other #3: Ceiling repair		3,500	$61.00	$213,500	
3.7.2.4.03	In-Unit Lighting Fixtures		624	$196.00	$122,304	
3.7.2.4.04	In-Unit Electrical Other #1 -		1,872	$45.00	$84,240	
3.7.2.4.05	In-Unit Electrical Other #2 - electric		156	$3,500.00	$546,000	
3.8.01	Other #01- Laundry Room		1	$23,000.00	$23,000	
3.8.03	Other #03 - transformers		1	$75,000.00	$75,000	
3.8.09	Other #09 - landscaping		15,000	$1.00	$15,000	
3.8.11	Other #11 - Apartment ADA		8	$45,000.00	$360,000	
3.8.12	Other #12 - Apartment H&VI		4	$1,000.00	$4,000	
3.8.13	Other #13 - Site CCTV System		1	$25,000.00	$25,000	
3.8.14	Other #14: automatic fire		115,000	$15.00	$1,725,000	

Total Improvements Eligible for Rehab Escrow	**$11,983,397**
20.0% Contingency	**$2,396,679**
Total Rehab Escrow Improvements Plus Contingency = TOTAL FUNDING	**$14,380,076**

Comment cells provided below:

Comments:

Additional comments:

Excluded are any costs relating to mold/mildew, lead and asbestos abatement, remediation, or encapsulation. Also excluded are costs for architectural/engineering design services, construction contingency, and ACHA administration fees.

End of Section

2. Purpose and Scope

The Housing Authority and Urban Redevelopment Agency of Atlantic City (ACHA) has retained Thriven Design to provide a HUD Physical Needs Assessment of Inlet Tower Apartments located at 220 N New Hampshire Avenue, Atlantic City, New Jersey. The purpose of this investigation is to evaluate the physical condition of the major building components and to provide an objective, independent, professional opinion of the potential repair and deferred maintenance costs associated with the subject property. This report includes a description of the overall condition of the building components and systems, discussion on any conditions that may limit estimated useful life (EUL) and includes capital reserves for the immediate and long-term future. The assessment process includes field visits, interviews of existing management and maintenance staff, and review of existing construction documents. Field observations by Thriven Design architects and engineers are based on visual analysis; no destructive sampling was performed.

Field Reconnaissance:
Inspected were 32 of the 156 leasable apartments, non-residential areas, building exteriors and the site.

Methodology:
Based on site reconnaissance, research and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Thriven Design submits as to when a system or component will most probably require replacement. Accurate historical replacement records, if provided, are typically the best sources of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventative maintenance exercised, and other similar items, are all factors that impact the effective remaining useful life of a system or component. The Remaining Useful Life (RUL) or effective remaining life of a component or system equals the EUL less its effective age. The estimated useful life calculations are based on those found in the Fannie Mae (FNMA) Document; FNMA, Delegated Underwriting Services (DUS) Guide Section 3 entitled, “Physical Needs Assessment Guidance to the Property Evaluator,” and HUD “CNA e-Tool Estimated Useful Life Table.”

Definitions:
Excellent: Component or system is in “as new” condition requiring no rehabilitation and should perform in accordance with expected performance.
Good: Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.
Fair: A component or system is of a capacity that is defined as enough for hat is required, sufficient, suitable, conforms to standard construction practices, and/or is approaching end of expected performance/useful life. Replacement is anticipated in the near term of the loan.
Poor: Component or system falls into one or more of the following categories: (a) Evidence or previous repairs not in compliance with commonly accepted practices, (b) Workmanship not in compliance with commonly accepted standards, (c) Component or system is obsolete, (d) Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, (e) Evidence of excessive deferred maintenance, or state of disrepair, and/or (f) Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.
Critical Repairs: Physical deficiencies that require immediate action as a result of existing potentially unsafe conditions, building code violations, poor or deteriorated conditions of a critical element or system, or a condition that if left “as is” would result in a critical element or system failure. Also included are issues that affect sustainable occupancy or ingress and egress to the property, as well as accessibility related deficiencies when applicable.
Non-Critical Repairs (within 1 year): Physical deficiencies which include deferred maintenance, that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventative maintenance work within a zero to one-year time frame. Included are such physical deficiencies resulting from improper design, faulty installation, and/or substandard quality of original systems or materials. Components or systems that have exceeded their expected useful life that may require replacement within a zero to one-year time frame are also included. Non-Critical Repairs also include “useful repairs”

construed to permit updating, modernization, and improvement of projects provided that proposed repairs improve marketability, efficient use of energy and resources, or reduce operating expenses, and when considered in the aggregate, do not propose a scope of work equivalent to substantial rehabilitation.

Estimate Period (1-20 years): All schedules for component replacement, major maintenance, cost estimates and related inflation adjustments must be for the lesser of 20 years or the remaining life of the mortgage plus 2 years (the Estimate Period)

Green Building Principles:

An objective of this report is to identify all opportunities to improve energy efficiency, maximize water efficiency, use re-used and recycled materials where practical, safeguard the indoor air quality of the property, be of less harm to the environment generally, and remove/ re-use replaced materials and construction debris appropriately. 'Green Building' or 'Sustainable Building" is the practice of reducing the impact of buildings on the environment; both during construction and as part of the operation of the building systems. Their use of water, energy and materials should be reduced through the use of new planning methods and material usage. The owner has not designated a 'green building standard' for this project.

Market Comparable Improvements:

This report identifies short term and long term physical needs. The standard is a non-luxury standard adequate for the rental market intended at the original approval of Project-based assistance. The market upgrades identified are intended to reflect those necessary for the project to retain its original market position as an affordable project in a decent, safe, and sanitary condition. Recognition is made of any evolution of standards appropriate for such a project. The intent is to include those improvements that the project requires to compete in the non-subsidized market, resulting in a marketable project that competes on rent rather than amenities.

Owner Provided Documentation:

Relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extend and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The following documents were provided for review:

- Giovanetti Schulman Associates (8/24/1987). *Sprinkler System Inlet Tower*
- Zuckerkandel and Haining (3/9/1967). *Apartment Building for the Elderly*

3.1 Development Synopsis

Inlet Tower was originally constructed for the Atlantic City Housing Authority in 1969. The property is 100% affordable senior housing. The property contains one thirteen story concrete residential apartment tower and one maintenance garage and one shed.

Figure 1: Site Identification Sign

The property was constructed on the same superblock Charles P. Jeffries Tower was built 12 years later and J.P. Whittington SLC 35 years later. The surrounding properties are a mix of housing, commercial interests, and schools.

The property contains 156 apartment units. The unit mix is 100 1-bedroom, 56 studios. There are no UFAS compliant units, and there are no known hearing and visually impaired (H&VI) accessible units. All apartments are accessed from the interior corridor.
Arrangement of residential and non-residential spaces within the building is as follows:

floor	0BR	1BR	Use/Amenity Description
1	N	N	Office, Lobby, Community Room, Kitchen, Toilet Rooms, Janitor Closet, Laundry Room, Mechanical Rooms, Enclosed Connector to Charles P. Jeffries Tower.
2	4	8	Twelve apartments
3	4	8	Twelve apartments
4	4	8	Twelve apartments
5	4	8	Twelve apartments
6	4	8	Twelve apartments
7	4	8	Twelve apartments
8	4	8	Twelve apartments
9	4	8	Twelve apartments
10	4	8	Twelve apartments
11	4	8	Twelve apartments
12	4	8	Twelve apartments
13	4	8	Twelve apartments
14	4	8	Twelve apartments

This property has 2 different apartment plan types: (1) 0-bedroom plans, (1) 1-bedroom plans. Apartment type mix varies by building. At time of the 2024 survey, the property was currently 74% leased, with a typical annual turnover of about 10%. Summary of apartment types inspected:

Apartment	Size	Accessibility	Residency
302	0-BR		Vacant
304	1-BR		Vacant
307	0-BR		Vacant
311	1-BR		Vacant
402	0-BR	HC	Vacant
410	1-BR	HC	Vacant
503	1-BR	HC	Vacant
504	1-BR		Vacant

Apartment	Size	Accessibility	Residency
507	0-BR		Vacant
509	1-BR		Vacant
703	1-BR	HC	Vacant
704	1-BR	HC	Vacant
707	0-BR	HC	Vacant
708	1-BR		Vacant
801	0-BR		Vacant
803	1-BR		Vacant
808	1-BR		Vacant
810	1-BR	HC	Vacant
1002	0-BR		Vacant
1003	1-BR	HC	Vacant
1004	1-BR	HC	Vacant
1109	1-BR		Vacant
1111	1-BR		Vacant
1202	0-BR		Vacant
1208	1-BR		Vacant
1211	1-BR		Vacant
1301	0-BR		Vacant
1312	1-BR		Vacant
1401	0-BR		Vacant
1402	0-BR		Vacant
1407	0-BR		Vacant
1411	1-BR		Vacant

Unit size inspection distribution summary: (12) 0-BR; (20) 1-BR; 20% of all apartments.

The property has experienced heavy wear and tear based on its use and occupancy, age of 56 years and its exposure to shoreline elements of wind, wind driven rain, marine birds and salt air. Fixtures, finishes and furnishings within the dwelling units and common areas, in most cases, have exceeded their expected useful lives (EUL). Mechanical systems, appliances and exterior fenestration should be replaced in accordance with ASHRAE EUL guidelines. Certain aspects of the site improvements such as parking lots, streets, sidewalk, lighting and exterior building elements should be replaced and/or repaired due to the age of the facility and potentially hazardous conditions caused by wear and tear.

3.2 Site Improvement Evaluation and Analysis

General:
The current 1.67-acre site is essentially level. The original site is bounded by North Vermont, Melrose Ave, Maddison Ave., and Jeffries Tower. There is no on-site storm water management system.

The property topography and adjacent uses do not appear to present conditions detrimental to the property. No significant areas of erosion were observed affecting the property.

The property is currently Zones NEIRA,(North East Inlet Redevelopment Area). Multifamily developments are permitted. On-site parking is provided at the Extension in two small parking areas; otherwise street parking.

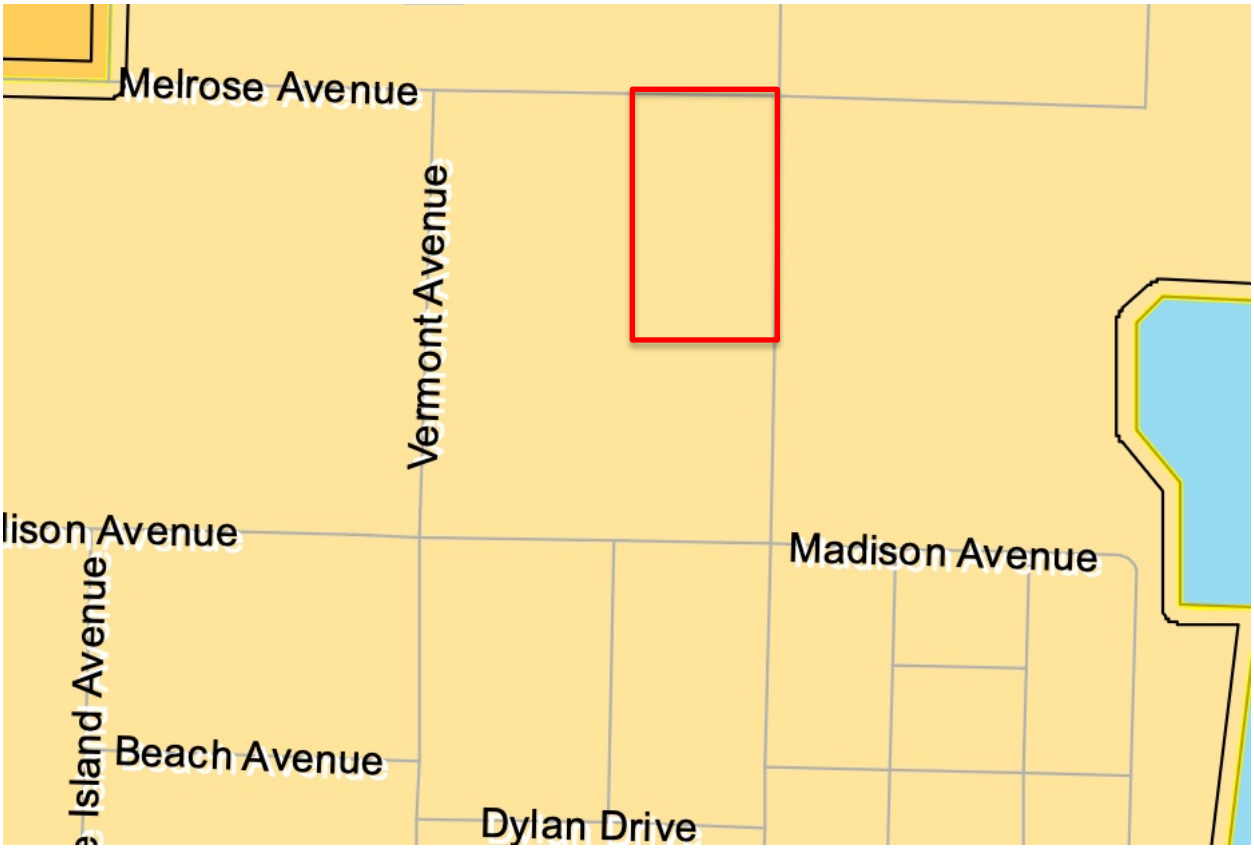


Figure 2: Atlantic City Zoning map excerpt

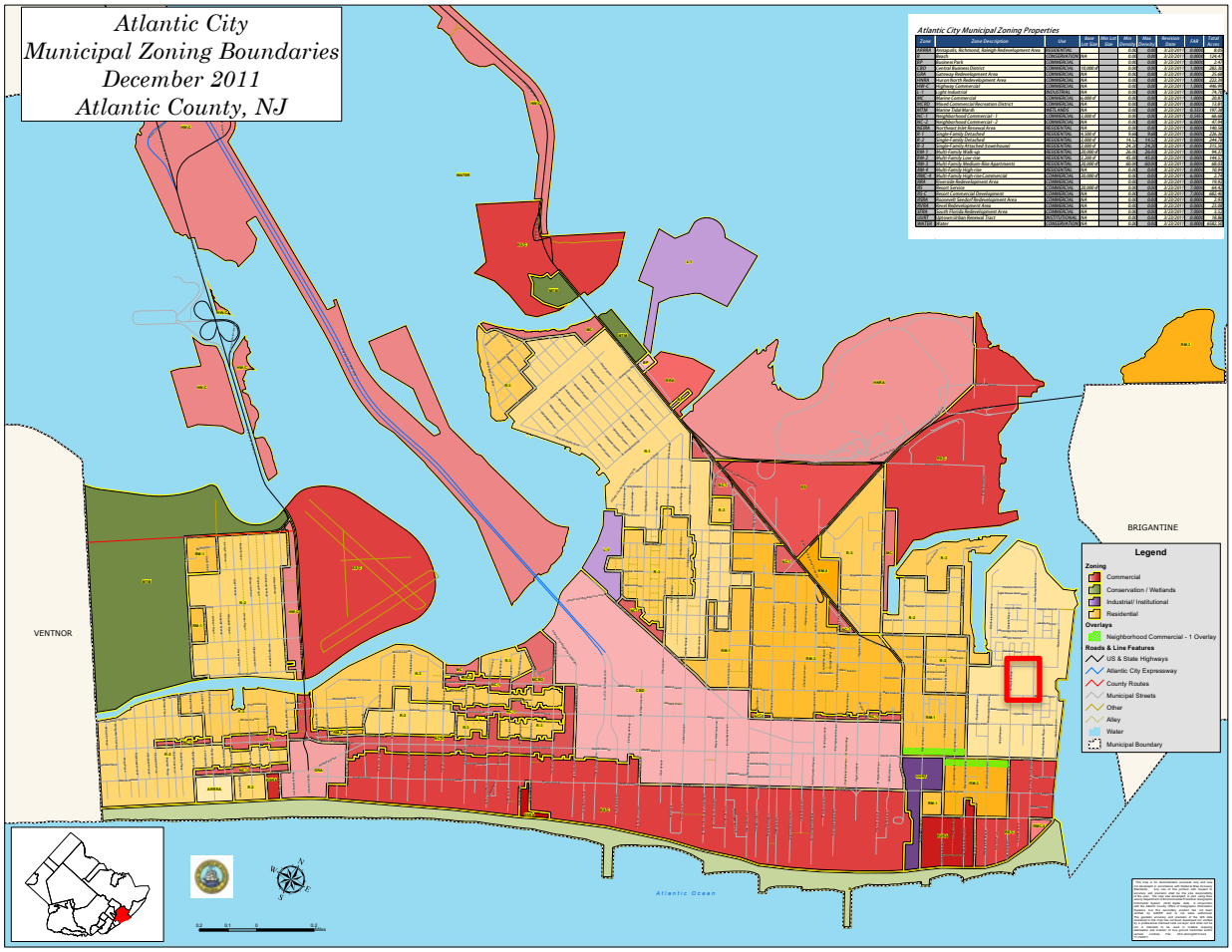


Figure 3: Atlantic City Zoning map excerpt

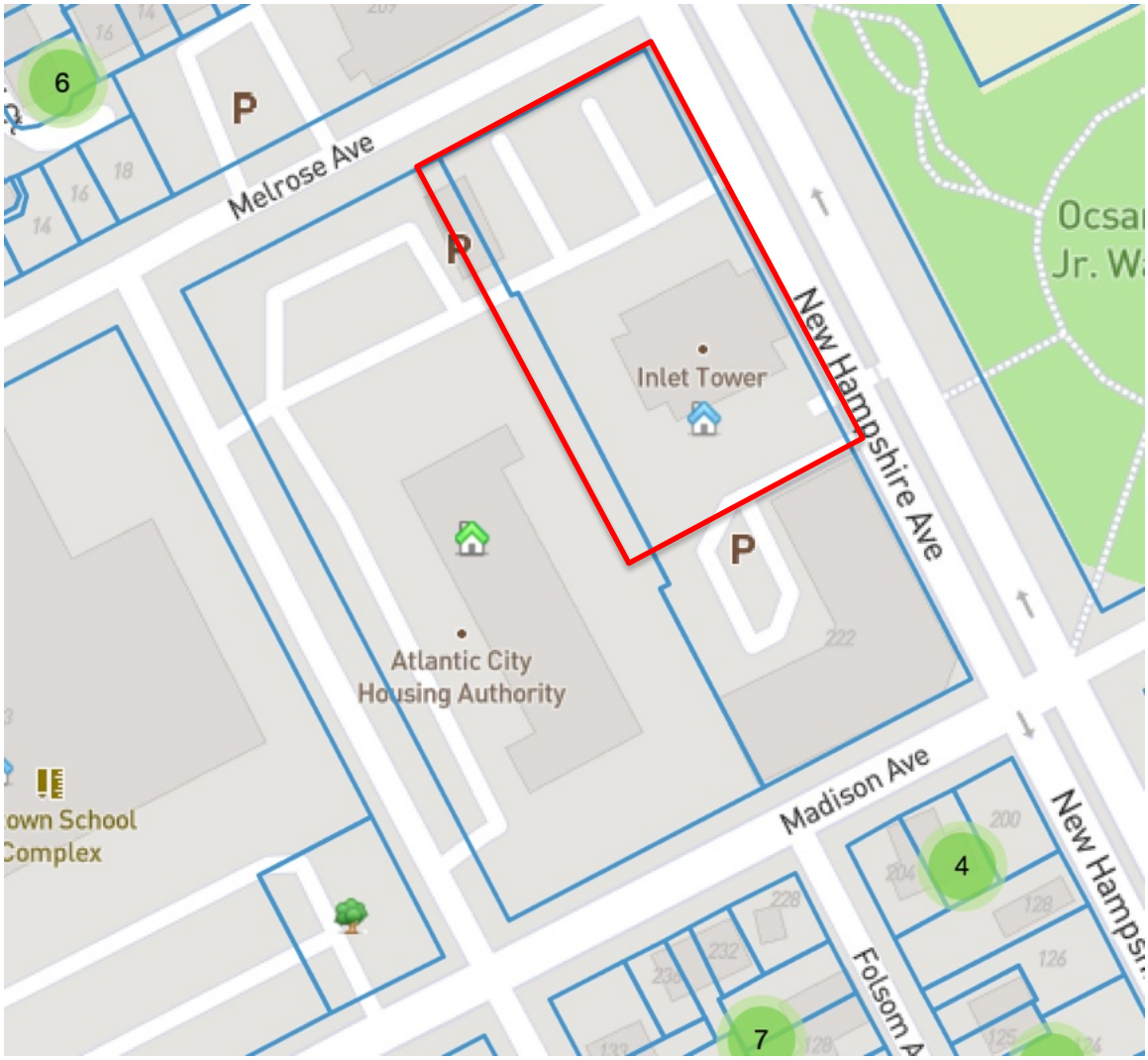


Figure 4: Tax map excerpt

Figure 5: Current aerial view. Site at center.

Utilities:
Public utilities include water (domestic), sewer, gas, electric, telephone and cable TV. Within the site, utilities are underground. Electric service is delivered by Atlantic City Electric. Television, internet and telephone service is provided by either Comcast or satellite at the choice of and contracted by the resident.

Utility	Utility Provider
Water	City of Atlantic City
Sewer	City of Atlantic City
Electric	Atlantic City Electric
Telephone	Verizon
Cable TV	Comcast or satellite
Natural Gas	South Jersey Gas
Oil	N/A
Propane	N/A
Solar	N/A
Wind	N/A

Tenants pay for telephone/data. ACHA pays all other utilities.

The water, electric, gas, sewer, telephone and cable TV are assumed to be of sufficient capacity for the current usages and occupancy of these buildings.

Electrical service is overhead on the public streets surrounding the site, then drops at a utility pole for underground distribution within the site to three pad-mounted transformers at the north corner of the tower.

Telephone service is overhead to the building, then distributed internally from the building's utility closet.

Satellite service is contracted directly by the tenant.

Cold water service is provided from a water meter pit along North Vermont Avenue. Fire suppression service is only in the common areas and corridors. Should a substantial rehabilitation be undertaken, or new construction, all residential units must receive automatic fire suppression.

Natural gas service is provided at the property.

Sanitary sewer and domestic water have exceeded expected useful life and should be replaced in the near term. There are current leaks and service outages at the main lobby women's room.

Green Building Principles: It is recommended that property management perform regular visual assessments of known underground piping locations, and exterior lighting. These assessments can be performed as part of routine activities such as trash pickup, lawn mowing, or while walking from one area of the property to another. The purpose is to look for tell-tale signs of utility piping leakage and for electricity waste. Leaking pipe manifest themselves as wet spots, non-weather related puddles, areas always wet, sanitary waste, soil undermining, and noticeable increases in domestic water consumption. Such occurrences should be repaired immediately. Light fixtures should not be 'on' during daylight hours nor have broken lenses. Repair the fixture or light sensing equipment and controls immediately.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace domestic water distribution system
- Replace sanitary system.
- Replace storm water trunks

Estimate Period Repairs:
- None

Potential upgrades:
- None.

Parking:
There is one small internal parking lots striped for approximately 28 cars. All other parking is curbside on city streets. Two stalls are marked as handicap accessible but do not meet the current Barrier-Free Subcode requirements.

All parking areas shall be restriped with regular spaces and two barrier-free stall sizing per local jurisdiction requirements be provided at the leasing office. Proper AASHTO signage should be provided at each designated handicap parking stall.

Critical Repairs:
- None

Non-Critical Repairs:
- Mill and overlay, Restripe
- Provide designated handicap parking and accessible route from lot to building entrance.

Estimate Period Repairs:
- Restripe

Potential upgrades:
- None.

Paving:
There are no internal streets. There are internal driveways leading to a central trash dumpster. The pavements have reached their expected useful life and should be replaced. Over the course of the assessment period, the paved areas should be sealed.

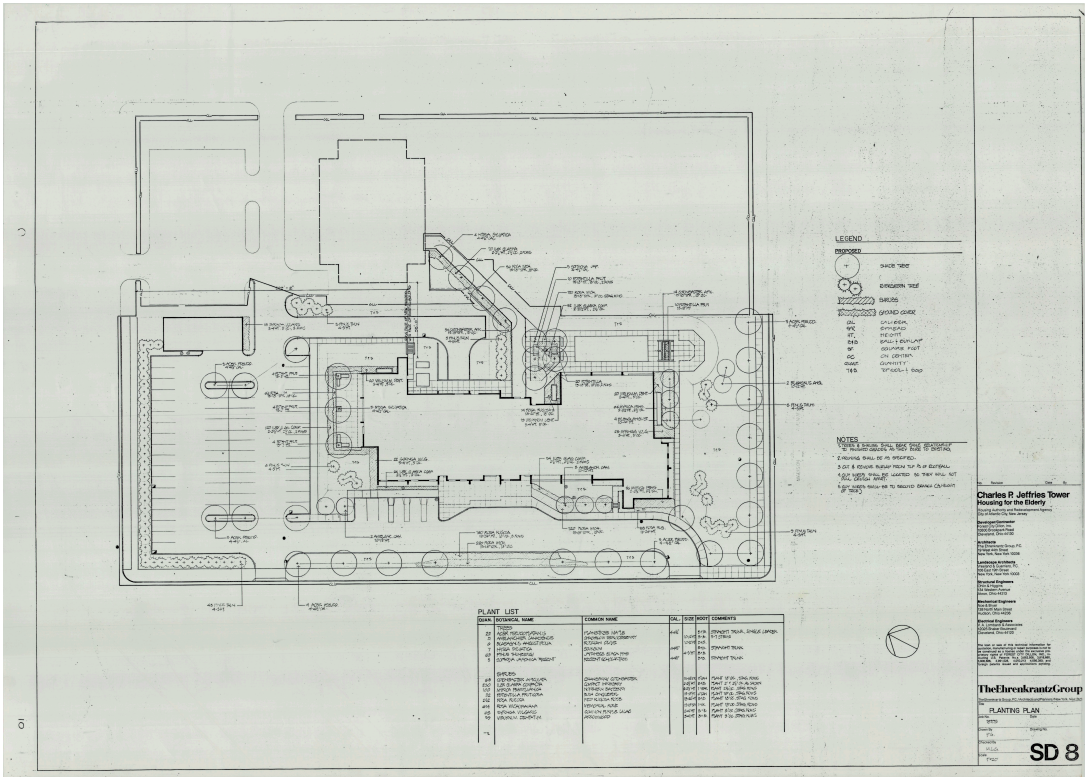


Figure 6: Circa 1981 plan connector to Jeffries Tower from Inlet Tower. (North to left)

Critical Repairs:

- None.

Non-Critical Repairs:

- Mill and overlay, Restripe

Estimate Period Repairs:

- Sealcoat and restripe.

Potential upgrades:

- None.

Sidewalks, Railings and Fences:

There are sidewalks on the site, both along the perimeter streets as well as the routes to the front and rear doors, around the perimeter of the building and to an enclosed walkway connector to Charles P. Jeffries Tower. Street sidewalks and curb cuts were not assessed as they are on municipal property. The sidewalks are nearing the end of their expected useful life. The Community Room has an exterior concrete patio out of service with chain-link fencing preventing access by residents. The area is closed due to façade failures and falling building brick and concrete fragments. Exterior concrete stairs and ramps do not have proper railing extensions and should be replaced. Concrete panels have cracked at corners and where previously ground down and are in need of replacement.

Masonry pier and architectural metal picket infill panel fencing exists along North New Hampshire Avenue and Melrose Avenue, with openings for driveways at site entrances. The fence masonry piers are in need of repointing and cleaning and the fence metal panels are in need of priming and repainting.

Critical Repairs:

- None

Non-Critical Repairs:

- Repoint masonry piers and repaint decorative fencing
- Reopen patio blocked by fencing and scaffolding once façade repaired.
- Grind down trip hazards on sidewalk panels.
- Replace broken sidewalk panels.
- Provide proper railings with extensions at stairs and ramps.

Estimate Period Repairs:
- None

Potential upgrades:
- None

Sewer and Drainage:
The site has a storm water system tied to the City's storm sewer system. Inlets are provided along the interior of the site and connected by concrete pipes. There is no on-site storm water management system.

Critical Repairs:
- None

Non-Critical Repairs:
- Camera scope all sanitary and storm lines from the buildings to the street.

Estimate Period Repairs:
- None

Potential upgrades:
- None

Landscaping and Site Amenities:
There are lawn panels between sidewalks and parking lots, and to the right of the main entrance and sodded parking islands within the lot.

There are mature trees around the northern parking lot. The balance of the site lacks trees and shade. The landscaping has not been refreshed in many decades and has surpassed its expected useful life.

The property has one building identification sign. These building identification sign is sun fading and damaged and should be replaced.

There are scaffolding and chain-link barricades deployed on site to protect against falling façade materials. The scaffolding on site cuts off light intended to illuminate walking surfaces on required accessible routes and should be removed for safety, once the façade is stabilized.

Site is remarkably windy with its proximity to the Absecon Inlet and Oscar E. McClinton Waterfront Park, a full block park with no mature trees, immediately east of the site.

The entire site is provided with exterior pole mounted LED floodlighting which appears to have been replaced within the past 10 years. Most building mounted wall packs are high pressure sodium lamps, metal halide and are inefficient and beyond their expected useful life.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace existing light fixtures with LED Energy Star certified fixtures. Remove retrofit wall-pack lighting not original to the design and supplement lighting levels of original architectural lighting with fixtures concealed from public view.
- Remove scaffolding and ensure light levels are met at all required accessible routes
- Refurbish landscape.

- Provide shade trees at patio and parking areas and near connector to Charles P. Jeffries Tower
- Replace missing pole light heads and non-LED fixtures with LED,
- Provide accessible site furnishings at patios.
- Replace property signage

Estimate Period Repairs:

- Remove trip hazards at sidewalks

Potential upgrades:

- Provide landscape screening for the dumpster and loading dock areas.
- Provide plantings to provide shade and to break the strong winds near the patio and parking lot.

Trash enclosures:

There is one large 40 cubic yard trash dumpster and eight smaller (2 cubic yard) dumpsters at the rear of the building near the trash room. These dumpsters are shared with Jeffries Tower. The dumpsters are not screened from view of Jeffries Tower apartments, Inlet Tower apartments, Whittington Senior Apartments and the connector walkway.

Critical Repairs:

- None

Non-Critical Repairs:

- Screen dumpster area with vegetation.

Estimate Period Repairs:

- None.

Potential upgrades:

- Enclose the dumpster area

3.3 Structural Frame and Building Envelope

3.3.1 Occupied Structures

Foundations and Basement:
The building is built on concrete foundations on piles and shared concrete pile caps. Building is in a flood plain according to the Flood Certifications.

Critical Repairs:
- None

Non-Critical Repairs:
- None

Estimate Period Repairs:
- None.

Potential upgrades:
- None.

Superstructure and Floors:
The building structure is reinforced concrete walls and columns. The exterior columns and spandrel face of the slab show cracking, spalling, rusting and exposed rebar. The rusting and exposed rebar could indicate compromised structural capacity and should be investigated.

The floors of the tower are reinforced concrete slabs. They are in good shape. All existing penetrations should be re-sealed with appropriate fire resistance rated sealant.

Critical Repairs:
- Remove cracked concrete at balcony edges and exposed concrete structure and repair.

Non-Critical Repairs:
- Repair all cracks in concrete.
- All rust stains should be explored to confirm the structural integrity of the concrete reinforcing.
- All exposed rebar should be covered properly with concrete patch to match existing.
- Seal all floor penetrations with code required rated sealant system.

Estimate Period Repairs:
- None

Potential upgrades:
- None.

Roof Structures and Roofing:
The existing roof is a white TPO membrane system documented for replacement in 2011. It is in good condition for its age and appears to have lightning protection continuous around the perimeter.

The primary roof drain looks to be in good shape. A secondary/emergency roof drain was not identified.

Figure 7: Main Roof

Critical Repairs:
- None.

Non-Critical Repairs:
- Confirm completeness and condition of lightning protection system.

Estimate Period Repairs:
- Replace roofing system. Roofing system shall be Energy Star compliant.

Potential upgrades:

- None.

Exterior Walls:
All of the exterior walls are non-load bearing brick and masonry backup, some with narrow openings for bedroom windows. The brick infill panels have failed by allowing water intrusion to crack and spall the face of the brick. The panels have been retrofitted with sealant around their perimeter and provided weeps at an unknown date in response to the deteriorating brick condition. There are reinforced concrete balconies at every living room. Two balconies appear to have tenant installed surfacing that raises the finished floor level without raising the guard rail level, creating a building code non-conforming condition. The exterior building walls at the balconies have been plastered with a cement stucco system. They are in fair shape and need to be cleaned of algae and stains and touched up with appropriate stucco repairs in many locations, particularly near doors.

Balconies are frequently covered in seabird excrement. At Shore Park Tower the balconies are enclosed in a metal mesh panelized system. This mesh appears to be effective in not only keeping birds away from the balconies but appears to have a positive effect on limiting seabirds on site overall.

Critical Repairs:
- Remove overbuilt balcony surfaces, planks or concrete topping in two locations that create guard rail non conformities.

Non-Critical Repairs:
- Replace all deteriorated bricks and reflash all four sides of the masonry infill panel. Or replace the exterior cladding system.
- Replace the unit façade at each unit with a new insulated façade system with double hung windows and balcony sliding door.
- Clean the concrete walls and balcony
- Provide closure plate at balcony ends.

Estimate Period Repairs:
- None

Potential upgrades:
- Enclose the balconies with a metal wire mesh screening system similar to Shore Park.
- Reconfigure fenestration to take advantage of marketable views.

Windows and Exterior Doors:
Residential units have insulated glass balcony doors that do not appear to be original to the building. The doors are not thermally broken. Glazing is insulated. Doors appear to be of the same vintage as the Jeffries Tower doors and windows. Windows and doors on the first floor appear to have been replaced at the same time with the exception of the Community Room storefront system which appears to be the original mill finished aluminum storefront system with un-insulated glazing. All windows and doors should be replaced.

Residential windows: The windows are replacement vinyl clad double-glazed 1/1 windows with external screens. Where tenants have installed window air conditioning units, the screens are presumed lost.

Critical Repairs:
- None.

Non-Critical Repairs:
- Replace exterior doors with Energy Star qualified product.
- Replace exterior screen doors with heavy duty screen door
- Replace windows with Energy Star qualified product with sash limiters.

Estimate Period Repairs:
- None.

Potential upgrades:
- None.

3.3.2 Other Structures Evaluation

There are no other structures on the property.

Critical Repairs:
- N/A.

Non-Critical Repairs:
- N/A

Estimate Period Repairs:
- N/A

3.4 Mechanical and Electrical Systems Evaluation

3.4.1 House Mechanical and Electrical Systems Evaluation

Space Heating and Cooling:
Heating at Inlet Towers is provided by four boilers. The boilers are Lochinvar PBN2001. Boiler 4 is down and not in operation. The other three boilers look to be in good shape. The expected useful life of the boilers are 25 years. The boilers were installed around 2016. Replacement of the boilers are not recommended at this time. The circulation pumps are Taco 1935E1E1 and they look to be in good shape. The heating hot water Taco circulation pumps are installed around 2016. It is not recommended that the circulation pumps be replaced at this time. There are two heating hot water distribution pumps, Paco Pump and Grundfos Pump. The Paco heating hot water distribution pump's stock number is 91818532 and provides 125 GPM at 50 TDH. Per the maintenance personnel, the Paco pump works but is not in operation due to noise. The Grundfos Pump's name plate does not have any identification. Each pump looks to be near the end of it's expected useful life and is recommended to be replaced. The red circulation pump above the louvers has an existing leak. The pump make and model is Bell & Gossett PD 37S. The Bell & Gossett PD 37S pump is installed around 2021, which is relatively recent. It is recommended that the pump be examine and replace as needed. The green taco 138EAE20138119 circulation pump is installed in 2024 and is in good shape.

The expansion tank in the boiler room is Adamson Co., serial number 2314D. It is manufactured in 1968. The expansion tank is at the end of its useful life and is recommended to be replaced.
It is recommended that a contractor make an assessment on boiler 4 and provide a solution to fixing boiler 4. There is an existing cleaver brook boiler that is not in operation. It is recommended that the cleaver brook boiler and its respective pump be removed and salvage. There are numerous missing insulations and damaged insulations on the pipes. It is recommended that the pipes are insulated properly.
The air separators, and several valves looks to be rusted and has exceeded its useful life. Air separator and valve replace is recommended.

Heating hot water radiator heat is provided in the community kitchen, community room, laundry room, first floor corridor, management office, management office restrooms, lobby men's restroom, and security & reception. The radiators look to be in good shape and replacement is not recommended at this time. Cooling in the management office is provided by a Honeywell portable air conditioner, model MO08CESWK6. The existing through the wall window units are not operable per the maintenance personnel. The management office uses supplemental heating from a 1500 watt portal electric heater from Ecotronic, model number GD9315BCW-NP. It is recommended that a multi-zone mini-split heat pump be installed to provide cooling in the summer and supplemental heating in the winter. Removal of the through the wall window units is recommended and the opening sealed.

There are two Trane units in the maintenance room. The large Trane unit serves the first floor while the small Trane unit serves the stairs. The nameplate model number was not accessible and was not noted.

There are signs of rusting in the large Trane unit and the maintenance personnel stated that the unit started to vibrate in an unsafe manner recently. The large Trane unit looks to be at the end of its useful life and is recommended to be replaced. The small Trane unit serving the stair towers looks to be in good shape. The expected useful life of the units are 20 years. There are numerous exposed pipes with no insulations. It is recommended that all pipes be insulated properly.

The Trane condenser in the yard by the gas meters looks to be in fair condition. The model number of the Trane condenser is RAUCC30ECW10A00F0H010. The condensing unit is estimated to be installed around 2002. The expected useful life of the condensing unit is 20 years. The condensing unit has exceeded it's expected useful life and is recommended to be replaced.
Cooling in the security & reception room is by Mitsubishi's wall mounted ductless mini-split, model number MSZ-WR09NA. The wall mounted ductless mini-split looks to be in good shape. Replacement is not recommended at this time.

Cooling in the community room is provided by three air conditioning units above the grid ceiling. The make and model is not accessible and are not noted.
Cooling in the first-floor corridor is provided by the Trane unit in the maintenance room.

The air curtain at the main entrance to the lobby is of Marley Engineered Products, model E42091425H. It is estimated that the air curtain is installed in 2004. The maintenance personnel stated that the air curtain is no longer operable. It is recommended that the air curtain be replaced.

Critical Repairs:
- Replace Paco heating pump in the Boiler room
- Replace Grundfos pumps in the Boiler room
- Replace Adamson Co. expansion tank in the Boiler room

Non-Critical Repairs:
- Remove abandoned in place Cleaver Brook boiler
- Replace boiler #4 in-kind in the Boiler room
- Insulate exposed pipes in Maintenance office
- Replace air separators and shut off valves in the Boiler room
- Replace through the wall air conditioner units in the Management office. Alternatively, replace the through the wall air conditioner units with wall mounted heat pumps.
- Replace large Trane unit in the Maintenance office
- Replace Trane condenser in the yard
- Replace air curtain in-kind in the Lobby area

Estimate Period Repairs:
- None

Potential upgrades:
- None

<u>Exhaust Air:</u>
The flue gas exhaust ducts in the boiler room looks to be stainless steel and is in good shape. There is an existing flue main that goes up the flue gas chimney that is currently not in use. It is recommended that the opening is capped off to prevent backdraft.

Critical Repairs:
- None

Non-Critical Repairs:
- Capped off flue opening to chimney

Estimate Period Repairs:
- None

Potential upgrades:
- None

<u>Ventilation:</u>
Ten of the thirteen exhaust fans on the roof does not have a nameplate and looks to be at the end of it's expected useful life. It is recommended that the ten exhaust fans are replaced. There are two Greenheck exhaust fans, model number G-120-5-VG-1-19-X. The Greenheck exhaust fans are installed in 2021 and have an expected useful life of 20 years. Replacement of the two Greenheck exhaust fans are not recommended at this time. There is a PennBarry exhaust fan, model number KB420, that is manufactured in 2020. The expected useful life of an exhaust fan is 20 years thus a replacement is currently not recommended. There is an abandoned exhaust fan that should be removed from the roof.

There is no exhaust hood or recirculation hood in the Community Kitchen. It is recommended that an exhaust hood is installed in the Community Kitchen.

The dryer exhaust in the dryer room is exhaust out the exterior wall. The flexible duct is compressed behind the dryer. It is recommended that the dryer exhaust ductworks are decompressed and shorten to

avoid compression of excess flexible ducts. There is an exhaust fan above the dryer exhaust terminals. The fan does not seem to be operable and looks to have exceeded it's expected useful life. It is recommended that the fan be replaced in kind.

There is an exhaust grille in the lobby men's restroom. There is evidence of water damage to the grid ceiling and the exhaust grille. Judging from the damages to the exhaust grille, the exhaust fan might not have been properly maintained. It is recommended that the exhaust grille be replaced.

Critical Repairs:
- Replace compactor/trash room exhaust fan

Non-Critical Repairs:
- Replace ten of thirteen exhaust fans that have exceeded their expected useful life.
- Remove abandoned in place exhaust fan

Estimate Period Repairs:
- Replace three of thirteen exhaust fans.

Potential upgrades:
- None

Natural Gas Distribution:

The incoming natural gas service is through the boiler room. There are two incoming natural gas service lines into the building. The two incoming natural gas pipe sizes are 4" and 6". Both 4" shutoff valves downstream of the gas meters looks to be rusted. It is recommended that the 4" shutoff valves be replaced.

The natural gas line serving the dryers in the dryer room does not have a drip leg. It is recommended that a drip leg is installed per code.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace two 4" natural gas shutoff valves.
- Install natural gas drip legs at each dryer shutoff valve per code

Estimate Period Repairs:
- None

Potential upgrades:
- None

Domestic Water Heating and Plumbing:

The domestic cold water incoming service was not examined due to the meter being inaccessible. The domestic hot water is heated by the four boiler that also serves as the heating hot water boilers. There are three domestic cold-water pumps. There are two Grundfos CR5-7 A-FGJ-A-E-HQQE pumps and one abandon pump. One of the Grundfos pump is rusting and looks to be at the end of it's expected useful life. It is recommended that the abandon pump be removed and the old Grundfos pump be replaced. The domestic hot water tank looks to be at the end of its expected useful life. It is recommended that the domestic hot water generator tank be replaced.

Critical Repairs:
- Repair or replace leaking sanitary overhead at first floor women's room and return room to service.

Non-Critical Repairs:
- Remove domestic abandoned in place booster pump
- Replace Grundfos pump that's at the end of it's expected useful life
- Replace domestic hot water generator tank

Estimate Period Repairs:
- None

Potential upgrades:

- None

Plumbing Fixtures:
The hose bib outside of the boiler room looks to be old. It is recommended that the existing hose bib is replaced with freeze protection hose bib.

The PVC vent stacks and boots on the roof looks to be in good shape. It is not recommended that the boots be replaced at this time.

The plumbing fixtures look to be in good shape in the community kitchen.

The mop sink in the janitor's closet looks to be in good shape. A replacement is not recommended at this time.

The shutoff valves in the laundry room looks to be old. It is recommended that the valves be replaced with shut off ball valves for quick shut off in case of an emergency. It is recommended that water hammer arrestors be installed at every shut-off valve. The washer standpipe looks to be in good shape and at proper height.

The plumbing fixtures in the management office's women and men restroom looks to be in good shape and consisted of 1 toilet 1 lavatory each. Replacement of fixtures are not recommended at this time.

The plumbing fixtures in the lobby men's restroom looks to be in good shape. During the site visit, the lobby women's restroom is being demolished due to a sanitary leak from the main lateral above the ceiling. Both men's and women's room had 2 fixtures and one lavatory.

Critical Repairs:

- Repair the sanitary line above the public women's room

Non-Critical Repairs:

- Replace laundry valves
- Replace the fixtures in the public women's room.

Estimate Period Repairs:

- None

Potential upgrades:

- Replace hose bib with freeze protection hose bib around the parameter of the building.
- Replace washer shutoff valves with shut off ball valves in the laundry room

Storm Water:
No discussion.

Critical Repairs:

- None

Non-Critical Repairs:

- None

Estimate Period Repairs:

- None

Potential upgrades:

- Install secondary storm water drain from roof

Power:
The main power incoming service is in a first-floor electrical room. A 2000 Amp, 120/208 volt, 3 phase main switchboard feeds a series of house panels. The house panels are located throughout the building to provide power to all building common spaces. The main distribution panel also feds a distribution panels which feed 90-amp 120/208-volt single phase riser feeds. Each 90-amp riser feeds 4 apartments.

The main building distribution panel shows signs of exterior cabinet damage due to previous water leaks.

The remaining electrical service equipment in in good to excellent condition and is not expected to require replacement during the estimated repair period.

The building is provided with a 125 KW,120/208 volt, 3 phase generator which provides emergency power to the elevator and various other life safety systems in the building.

The electrical service equipment in in good condition and is not expected to require replacement during the estimated repair period.

Critical Repairs:
- None

Non-Critical Repairs:
- None

Estimate Period Repairs:
- Recommend testing of main switchboard for any signs of interior damage
- Recommend annual maintenance service of the main switchboard and panelboards to extend useful life of equipment.

Potential upgrades:
- None

Lighting:

The corridor areas are lit with wall mounted 4-foot wrap around fluorescent fixtures. Common areas such as the Laundry and meeting spaces are lit by 2x2 and 2x4 T-12 lay-in fluorescent and surface mounted 4-foot surface wrap around fluorescent fixtures. The ground floor lobby is provided with 2x2 and 2x4 T-12 lay-in fluorescent fixtures.

Back of house area such as utility and storage areas are provided strip fluorescent T-12 fixtures. Exterior lighting generally consists of ceiling mounted fluorescent fixtures at the front entry along with fluorescent sconces. Building façade is provided with HID wall pack fixtures. Parking lot and rear patio area are equipped with pole mounted HID fixtures.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace existing common and public area lighting fixtures with LED type.
- Replace fluorescent fixtures in stair tower with 2-stage LED fixtures with motion sensors to improve energy efficiency

Estimate Period Repairs:
- None

Potential upgrades:
- None

3.4.2 Dwelling Unit Mechanical and Electrical Systems Evaluation

Residential Heating and Cooling:
Heating is provided by the four (4) boilers in the boiler room. Reference Space Heating and Cooling under section 3.4.1 House Mechanical and Electrical Systems Evaluation.

Critical Repairs:
- None

Non-Critical Repairs:
- None

Estimate Period Repairs:
- None

Potential upgrades:
- None

Residential Ventilation:
The bathrooms and kitchens in the residential dwelling units are exhausted through a common exhaust fan on the roof. It is recommended that a CAR damper be installed at every bathroom exhaust grille. It is recommended that a grease filter is present at every kitchen exhaust grille and that they are cleaned routinely. There are grease buildups on several kitchen exhaust grilles. It is recommended that the grilles are cleaned and degreased. Several dwelling units are without kitchen exhaust. It is recommended that exhaust or recirculation hood be added to the kitchens without exhaust grilles.

Critical Repairs:
- None

Non-Critical Repairs:
- Install grease filters at every kitchen exhaust grille.
- Clean grease filters and replace if required.
- Install kitchen exhaust at dwelling units that does not currently have kitchen exhaust.

Estimate Period Repairs:
- None

Potential upgrades:
- Install CAR dampers at every bathroom exhaust grille.

Residential Domestic Water Heating and Plumbing:
There are damages to the fixtures in some of the dwelling units while others are in good shape. It is recommended that any damaged fixture be replaced. Typical unit bathroom has porcelain wall hung lavatory, porcelain coated steel tub and floor mounted tank toilet.

Critical Repairs:
- Replace leaking pipes
- Replace damaged plumbing fixtures

Non-Critical Repairs:
- Replace fixtures past their expected useful life

Estimate Period Repairs:
- None

Potential upgrades:
- Replace cast iron sanitary and vent pipes with PVC pipes

Residential Electrical:
Power:
Each apartment is provided with a 100 Amp, 12 pole,120/208, single phase load center.

Critical Repairs:
- None.

Non-Critical Repairs:

- Service the GFCI receptacles and replace as necessary.
- Replace all receptacles and switches
- Replace all unit smoke detectors with combination CO/smoke detectors.

Estimate Period Repairs:

- None

Potential upgrades:

- Provide AFCI circuit breakers for all unit receptacle and lighting circuits.

Figure 8: Typical Apartment Load Center

Lighting:

Typically unit bedrooms, kitchens and common areas are provided with wall and ceiling-mounted fluorescent or incandescent lighting fixtures.

Critical Repairs:

- None

Non-Critical Repairs:

- Replace all fluorescent and incandescent fixtures with LED fixtures.

Estimate Period Repairs:

- None

Potential upgrades:

- None

3.5 Vertical Transportation

Elevator Equipment Room:
The elevator machine room is rooftop located.
The elevator machine room is cooled by a wall mounted ductless mini-split. The indoor fan coil unit is Daikin FTK24NMVJU and the outdoor condensing unit is Daikin RK24NMVJU. The air conditioning system is installed around 2016 and has an expected useful life of 20 years. Replacement of the wall mounted ductless mini-split is not recommended at this time. The elevator machine room is heated by heating hot water baseboard radiators. The hot water radiator looks to be in decent shape.

Critical Repairs:
- None

Non-Critical Repairs:
- None.

Estimate Period Repairs:
- Replace ventilation system.
- Replace HVAC system.

Elevators:
There are two (2) traction elevators at this site, each with 2500# capacity serving all 14 floors. Both appear to operate normally. The finishes in both elevators are beyond their expected useful life and require updating.

Critical Repairs:
- None.

Non-Critical Repairs:
- N/A

Estimate Period Repairs:
- Replace controllers and motors; rebuild cab, replace cab finishes, replace cab doors, replace call stations.

Figure 9: Elevator Machine Room

3.6 Fire and Life Safety

Life Safety:
The fire pump in the fire pump room looks to have exceeded it's expected useful life. The fire pump nameplate cannot be identified. Replacement of the fire pump is recommended. The jockey pump is Grundfos CR2.UH. The jockey pump looks to be in good shape and replacement is not recommended at this time.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace fire pump in the fire pump room

Estimate Period Repairs:
- None

Potential upgrades:
- None

Building Security:
- Building perimeter:
  - Perimeter CCTV: There are building mounted and pole mounted cameras located throughout the site, with coverage of all building facades and open areas. The monitoring equipment is installed in the main office and linked to a central station in the ACHA offices. The City Police department has access to the video feed and camera controllers. Many cameras on site are inactive or missing.

  - Perimeter lighting: Area lighting is provided by various surface mounted fixtures. These fixtures are a mix of older Lumineers and might not provide sufficient light to comply with minimal security requirements.

    Critical Repairs:
    - None

    Non-Critical Repairs:
    - Replacing the area lighting with more energy efficient LED fixtures is recommended.
    - Upgrade the back end of the CCTV system.

    Estimate Period Repairs:
    - None

    Potential Upgrades:
    - None

Residence Life Safety:
Each unit is equipped with a 120 volt with battery backup automatic fire detection devices including single station smoke alarms in the hallways in front of the bedrooms in the apartments. Some units are equipped with combination carbon monoxide detector or standalone carbon monoxide detectors.

Within future designated Hearing & Visually Impaired accessible units, to meet State code scoping requirements, requires horns in bedrooms and strobe units in common/central spaces. In addition, the apartment bathrooms should be equipped with a strobe-only notification device.

Currently the units do not have an automatic fire suppression system. Because no change of use is contemplated, an upgrade is not required. However, due to the magnitude of the proposed renovations, a R13 fire suppression system should be installed to meet current code requirements. There are no manual fire suppression devices in the apartments (fire extinguishers).

Critical Repairs:
- Replace non-functioning devices

Non-Critical Repairs:

- Provide visual notification devices in living rooms, bedrooms and toilet rooms of apartments provided for designated hearing & visually impaired units.
- Replace CO detectors
- Replace hardwired smoke detectors
- Provide portable fire extinguishers

Estimate Period Repairs:

- Replace portable fire extinguishers
- Replace CO detectors
- Replace smoke detectors

Potential Upgrades:

- Provide automatic fire suppression system throughout

Residence security:

The property utilizes an internet based emergency call system or “Nurse call system.” But has a partially decommissioned hard wired system with alarm bells and visual identifier over the apartment entry door. This system is not being used, but is not visually clear that it is not the current system. This could potentially cause confusion.

Each apartment entry door has a combination chime/peep.

Critical Repairs:

- None

Non-Critical Repairs:

- Decommission the older emergency call system and replace door light indicators with blank face plates.
- Adjust door hardware complement when doors replaced.

Estimate Period Repairs:

- None

Potential Upgrades:

- None

3.7 Interior Elements - Common

Common Areas:
The following chart reflects the areas accessible to the residents and the current finishes.

		FLOORING							WALLS					CEILING				
	Room/Existing Finish	**Conc - ptd**	**Conc - sealed**	**VCT/VB**	**Rubber tile**	**CT/Porc Tle**	**Carpet**		**Masonry - ptd**	**GWB - ptd**	**Crash Rail**	**CT Wainscot**		**Lay-in**	**GWB Clg**		**Window**	**Ext Door**
1	Vestibule																	
2	Lobby			X						X				X			X	X
3	Security			X						X				X			X	
4	Kitchen			X						X				X			X	
5	Community Room			X						X				X	X		X	X
6	Elevator Lobby			X						X				X			X	
7	Men's					X				X		X		X				
8	Women's					X				X		X		X			X	
9	Laundry			X						X				X				
10	Office			X						X				X	X		X	
11	Office			X						X				X			X	
12	Toilet					X				X		X		X			X	
13	Office			X						X				X				
14	Trash		X						X									X
15	Maintenance + Storage		X						X									X
16	Mechanical		X						X									X
17	Transformer		X						X									X
18	Janitor			X					X									

Mail delivery: Mail boxes are located in the main lobby.

Signage for all rooms is either not located in accordance to the barrier-free codes or is lacking. All rooms shall be identified with Braille ADAAG-compliant signage.

The kitchen has 10 linear feet of base and wall cabinets Plastic laminate counters, a 2-bowl stainless steel sink and counter height wooden bi-folding doors opening to the community room. All are beyond their expected useful life and should be replaced.

The public men's and women's rooms have resin toilet partitions not configured to allow either fixture to be accessible. The rooms can either be enlarged to accommodate the required accessible fixture, or one fixture might be able to be removed to allow the remaining to be configured according to accessibility standards.

Critical Repairs:
- None

Non-Critical Repairs:
- ADA signage
- Replace finishes throughout
- Replace cabinets and counters in community kitchen.
- Provide accessible toilet fixture at common men's and women's room at the first floor

Estimate Period Repairs:
- Replace finishes.

Potential upgrades:
- None

Maintenance Areas:
Areas generally not accessible to residents within the building include mechanical and service areas. The chart above depicts the rooms and their current finishes.

Critical Repairs:
- None

Non-Critical Repairs:
- ADA signage
- Repaint
- Replace floors

Estimate Period Repairs:
- None

Potential upgrades:
- None.

Trash Chute:
There is one trash chute with one trash compactor at this site. Trash room exits through maintenance room and has no ventilation.

Critical Repairs:
- Thoroughly clean the chute

Non-Critical Repairs:
- Replace compactor
- Replace hopper doors at each residential floor

Estimate Period Repairs:
- Thoroughly clean the chute

3.8 Dwelling Unit Interior Evaluation

Walls, Floors and Ceilings:
Flooring: All rooms have VCT flooring with vinyl base. The condition of the flooring is poor. The flooring in the bathrooms is ceramic tile. All flooring should be replaced as part of a preservation rehabilitation.

	FLOORING								WALLS				CEILING					
Room/ Existing Finish	**Conc - ptd**	**Conc - sealed**	**VCT**	**Vinyl Tread**	**CT**	**Carpet**	**Wood**		**Masonry - ptd**	**Plaster/GWB**	**Crash Rail**	**CT Wainscot**	**Lay-in**	**Plastered concrete**		**Window**	**Ext Door**
Entry			X							X				X			
Coat Closet			X							X				X			
Kitchen			X							X				X			
Kitchen Closet			X							X				X			
Living Room			X							X				X		X	X
Hall			X							X				X			
Hall Closet			X							X				X			
Bathroom					X					X		X	X				
Bedroom			X							X				X		X	
Bedroom Closet			X							X				X			

Walls: Interior partitions are typically gypsum board on metal stud. All walls are painted. The original bathtub surrounds are ceramic tile. Finishes are typically original to the building and are beyond their expected useful life.

Ceilings: Interior ceilings are typically decorative plaster over concrete slab. Standard ceiling height in the residential floors is about 8'-0". In areas of high humidity, the ceiling paint was pealing. Underneath bathrooms was evidence of patching due to old plumbing leaks.

See table below for proposed finishes package.

	FLOORING							WALLS				CEILING					
Room/ Proposed Finish	**Ptd conc**	**LVT/wd base**	**RT/VB**	**Epoxy Coat**	**Porcelain tile**	**CT**	**Carpet**	**CMU Wall ptd**	**Conc Wall ptd**	**GWB/Plaster ptd**	**CT Wainscot**	**Conc Clg ptd**	**Conc/Insul ptd**	**Lay-in Clg**	**GWB/Plaster ptd**		
Entry		X								X		X					
Coat Closet		X								X		X					
Kitchen		X								X		X					
Kitchen Closet		X								X		X					
Living Room		X								X		X					
Hall		X								X		X					
Hall Closet		X								X		X					
Bathroom						X				X	X			X			
Bedroom		X								X		X					

	FLOORING							WALLS				CEILING					
Room/ Proposed Finish	**Ptd conc**	**LVT/wd base**	**RT/VB**	**Epoxy Coat**	**Porcelain tile**	**CT**	**Carpet**	**CMU Wall ptd**	**Conc Wall ptd**	**GWB/Plaster ptd**	**CT Wainscot**	**Conc Clg ptd**	**Conc/Insul ptd**	**Lay-in Clg**	**GWB/Plaster ptd**		
Bedroom Closet		X								X		X					

Critical Repairs:
- None

Non-Critical Repairs:
- Replace flooring throughout.
- Repaint units
- Replace bathroom ceramic tile floor and walls.

Estimate Period Repairs:
- Repaint units

Potential upgrades:
- N/A

Windows and Doors:
As discussed earlier, apartment exterior windows are single aluminum units with double paned glass. Screens are for most part missing. No window guards were observed. Guards not required for windows opening onto balconies. Windows have miniblinds, which have exceeded their useful life and should be replaced. Room darkening blinds are recommended.

Units have painted metal interior corridor entry doors, typically 3'-0" wide. Typical door hardware package includes self-closing hinges, interconnected latch / deadbolt, threshold, gaskets, combination chime/peep and stop.

The bedroom and bathroom doors are flush wood doors, 1-3/8", set in a wood door frame. Hardware includes a privacy knob set, hinges and a stop. Stops are generally missing in the bathrooms. Door heights are 6'-8". These doors are in poor to fair condition.

Some bedroom closet doors are flush wood bi-pass system with small finger cups. Other hall closet doors are flush wood door set in a hollow metal door frame. These doors are in poor to fair condition.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace door hardware in handicap units.
- Replace windows pull blinds
- Replace all interior doors and hardware

Estimate Period Repairs:
- Replace windows pull blinds

Potential upgrades:
- Replace swing doors with solid core doors

Kitchen Fixtures and Furnishings:
Kitchen layouts are typically single galley. Cabinets are wood face frame with solid plywood faces with no pull hardware. Countertops are plastic laminate with backsplash. There are a variety of counters as they

have been replaced over time. Drawer boxes are wood. Appliance package consists of a 20-inch gas range, 24" dummy range hood, single bowl drop-in stainless steel sink with single lever faucet, and a refrigerator. There are no fire extinguishers within the unit.

Refrigerators are not required appliances by code. However, to increase energy efficiency in the building and control electrical expenses, a recommendation would be to provide Energy Star refrigerators for each unit.

The countertops are worn at the ends and at the joints. The countertops are beyond the end of expected useful life and should be replaced. The cabinet doors are getting harder to operate and should be replaced. Cabinets are reaching the end of expected useful life. All appliances and fixtures should be replaced at the same time, using Energy Star appliances where available. As discussed earlier, a splash guard shall be provided at all ranges. A dummy range hood can help reduce grease buildup on the cabinets above and serve as a host location for magnetized dry chemical fire suppression systems.

For residential developments, a hand-held 5-pound ABC fire extinguisher should be provided in every unit. In addition, we strongly encourage the installation of a dry powder fire extinguishing canisters in the range hoods above gas ranges.

None of the kitchens in the handicap units meet current design standards regarding counter heights, knee space, pull hardware or appliance mounting heights.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace cabinets and counters and sink.
- Provide Energy Star replacement appliances (refrigerator, range, range hood)
- Replace range splashguard panel.

Estimate Period Repairs:
- Replace appliance package

Potential upgrades:
- Recirculating range hood

Bath Fixtures and Furnishings:
Each apartment bathroom has a cast iron tub with a fiberglass wall surround, a porcelain lavatory, and a two-piece, tank-type, floor-mounted water closet. Accessories include a shower rod, towel bar, mirrored recessed medicine cabinet, toilet paper roll holder, soap dish and toothbrush holder, and tub soap dish molded into the plastic tub surround. Kitchen faucet is not low-flow.

Plumbing fixtures are typically beyond their expected useful life and should be replaced. Water closets are 1.6 gallon per flush or larger. Lavatory sinks are provided with two handle faucets and are either original or replaced during unit turns; and are not low-flow. Shower heads vary by apartment and are not low-flow.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace faucets and showerheads with low-flow WaterSense models.
- Replace toilet with low-flow / WaterSense model
- Replace bathtubs and surrounds.
- Replace all supply and waste lines
- Replace bath accessories

Estimate Period Repairs:
- Replace bath accessories

Potential upgrades:

- None.

4.0 Additional Considerations

Indoor air quality and mold:
Plumbing leaks from bathtubs and toilets, water intrusion from exterior walls, balcony doors and roof leaks appear to have caused damage to the units over time. Mold has been remediated several times in the building.

Exhaust grilles in the kitchen and bathroom, and their fire damper, all exhibited varying degrees of grease build-up especially in the gap between the grille and damper. The grilles should be removed and the entire area cleaned thoroughly.

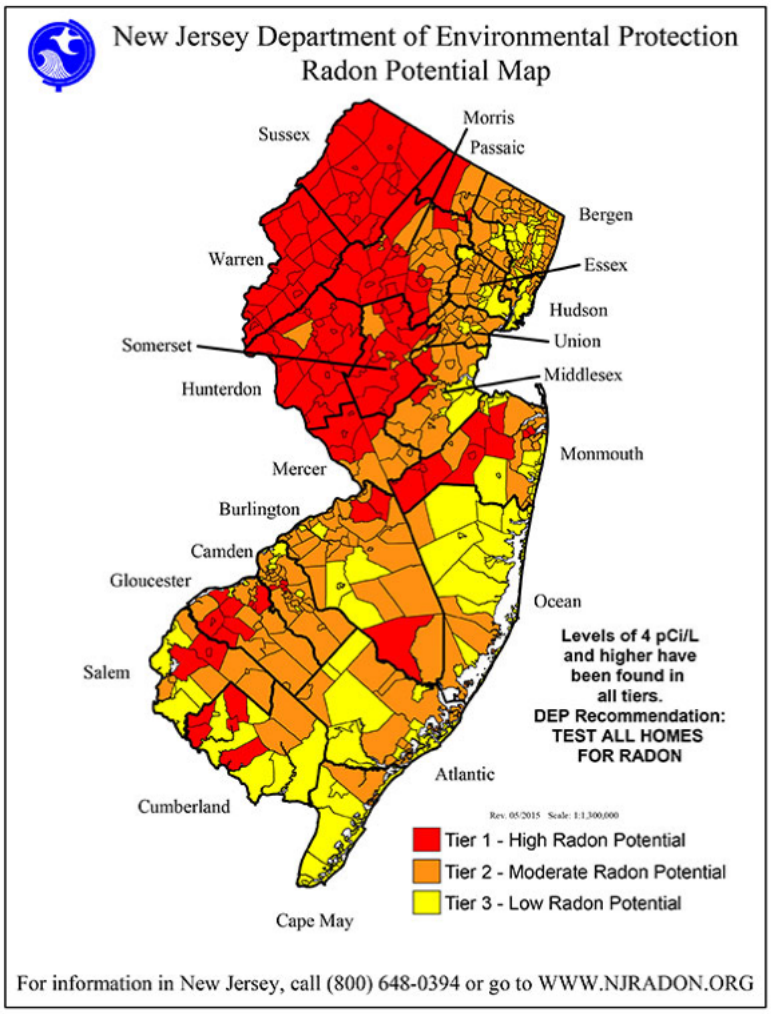
Through property management, the tenants should be educated on methods to improve air quality:

- Utilize non-toxic cleaning products that can often be made with common household products such as baking soda, vinegar and lemon juice
- Designate a smoking area outdoors away from operable windows, doors and HVAC air intakes.
- Minimize allergy and asthma triggers from pests like cockroaches and mice by keeping food tightly sealed and only allow eating in certain areas. Those areas should be cleaned daily.
- When dusting, wipe down surfaces with a damp cloth to keep down dust re-entering the atmosphere. Mop regularly.
- Carpets hold a lot of dust and can also hold moisture. Clean up spills immediately and get the area very dry to reduce possibility of mold growth.
- If there are hardwood floors or other smooth surfaces underneath carpet, consider removing the carpeting completely.
- Eliminate ‘dust catchers’ from sleeping areas. These include fabric curtains and stuffed animals.
- Plants can purify some toxins from the air, but also can hold a lot of dust, and if overwatered, mold. Dust plants regularly ad don’t overwater. Remove plants from rooms where sensitive individuals spend a lot of time, especially the bedroom.
- Wash bedding at least weekly in hot water to eliminate dust mites. Cold water washes designed to eliminate dust mites can also be found in online stores.
- Enclose mattresses in zippered covers to protect against dust mites and bed bugs.
- Check apartment temperature and humidity levels. High temperatures and humidity levels can lead to mold growth.
- If carpeting desired, consider products sourced from those naturally void of VOCs and other toxins. Moving away from petrochemical-based products, even if they are recycled, and towards using natural fibers such as wool, jute, sisal, hemp or coir (coconut husks), benefits both environmentally-sensitive tenants and the environment.
- Install rubber ‘walk-off’ mats or rugs for inside or outside of apartment unit doorways that can be washed in hot water to eliminate dust and other particulates.

Environmental

An environmental site assessment for ACBM, lead, radon and PCB is outside the scope of this report. Based on the age of the property, analysis and testing is recommended before finalizing any renovation scope of work. ACHA does not have any available prior environmental reports for this property. ACHA reported that an UST was removed along with spill mitigation after Superstorm Sandy in 2012. No other Environmental reports were provided by ACHA or contracted by Thriven Design.

The site in Atlantic County is located in EPA Radon Zone 3, low potential, with a predicted average indoor radon screening level less than 2 pCi/L. See NJ DEP Map of Radon Zones following:



Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L (picocuries per liter) **(red zones)**	**Highest Potential**
Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L **(orange zones)**	**Moderate Potential**
Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L **(yellow zones)**	**Low Potential**

Figure 10: NJ Radon Map

5.0 Document Review & Interviews

Thriven Design and ACHA representative Megan Cavuto and Brian, performed site reconnaissance on November 13, 2024. Property condition interviews were held with Megan Cavuto of the ACHA on November 13, 2024.

6.0 Opinions of Probable Costs

For work to be executed both immediately and in the short term, years 1, see the following summary tables for renovation cost per unit. Work indicated in years 2-20 are functions of expected useful life expiring of elements installed in year 1. Following this page are detailed breakdowns.

Base level renovation for immediate needs and in the short term and year 0 is approximately $91,000/ unit.

Critical Needs	$421,000
Year 0 Renovations	$11,816,647
Continency	$2,363,329
Total:	$14,179,976

Included are costs related to barrier-free improvements to the site, apartments and amenity areas.

Excluded are any costs relating to mold/mildew, lead and asbestos abatement, remediation, or encapsulation.

Costs for the 20-year reserve period including comprehensive remodeling of the building and site follows, uninflated, excluding immediate needs, equates to approximately $13,500/ unit.

Critical Needs	$0
Year 1-20 Renovations	$1,747,850
Contingency	$349,570
Total:	$2,097,320

20 Year Schedule for: Inlet Tower

Replacement Component	2020 Rehab	2020 Year 1	2021 Year 2	2022 Year 3	2023 Year 4	2024 Year 5	2025 Year 6	2026 Year 7	2027 Year 8	2028 Year 9	2029 Year 10
3.2.2 Storm Water Drainage	15,000	0	0	0	0	0	0	0	0	0	0
3.2.4 Parking and Driveways	227,700	0	0	0	0	0	0	0	0	0	0
3.2.4.01 Parking and Driveways Other #1	8,625	0	0	0	0	0	0	0	0	0	0
3.2.4.02 Parking and Driveways Other #2	2,000	0	0	0	0	0	0	0	0	0	0
3.2.6 Land and Grounds: Irrigation	18,000	0	0	0	0	0	0	0	0	0	0
3.2.9.01 Site Other #1 Trash enclosure	20,160	0	0	0	0	0	0	0	0	0	0
3.2.9.02 Site Other #2 Fencing	75,600	0	0	0	0	0	0	0	0	0	0
3.2.9.03 Site Other #3 site furnishings	12,000	0	0	0	0	0	0	0	0	0	0
3.2.9.04 Site Other #4 Flagpole & signage	25,540	0	0	0	0	0	0	0	0	0	0
3.3.2.2 Exterior Walls	301,000	0	0	0	0	0	0	0	0	0	0
3.3.2.3 Insulation	77,326	0	0	0	0	0	0	0	0	0	0
3.3.2.4.01 Sliding Glass Doors	5,450	0	0	0	0	0	0	0	0	0	0
3.3.2.4.02 Windows	196,800	0	0	0	0	0	0	0	0	0	0
3.3.2.5.01 Exterior Doors	468,000	0	0	0	0	0	0	0	0	0	0
3.3.2.5.02 Storm Doors	0	0	0	0	0	0	0	0	0	0	0
3.3.2.9.01 Bldg Envelope Other #1: Cleaning and	92,000	0	0	0	0	0	0	0	0	0	0
3.3.2.9.02 Bldg Envelope Other #2: gutters/downs	0	0	0	0	0	0	0	0	0	0	0
3.3.2.9.03 Bldg Envelope Other #3: ventilated soff	0	0	0	0	0	0	0	0	0	0	0
3.3.2.9.04 Other#4 damaged wall reconstruction	589,000	0	0	0	0	0	0	0	0	0	0
3.3.4 Roofs	0	0	0	0	0	0	0	0	0	0	0
3.4.1.2.01 DHW #1 - storage tank	51,750	0	0	0	0	0	0	0	0	0	0
3.4.1.2.02 DHW #2: domestic circulation pumps	8,970	0	0	0	0	0	0	0	0	0	0
3.4.1.2.03 DHW #3: heating circulation pumps	0	0	0	0	0	0	0	0	0	0	0
3.4.1.2.04 DHW #4: Boiler plant make-up air louv	0	0	0	0	0	0	0	0	0	0	0
3.4.1.3.01 Water Savers: Faucets	156,000	0	0	0	0	0	0	0	0	0	0
3.4.1.3.02 Water Savers: Shower Heads	148,200	0	0	0	0	0	0	0	0	0	0
3.4.1.3.03 Water Savers: Toilets	124,800	0	0	0	0	0	0	0	0	0	0
3.4.2.1.01 HVAC Common Area Heating	0	0	0	0	0	0	0	0	0	0	0
3.4.2.1.02 HVAC In-Unit Heating	483,000	0	0	0	0	0	0	0	0	0	0
3.4.3.1.01 Bath Exhaust Fans	6,600	0	0	0	0	0	0	0	0	0	0
3.4.3.1.02 HVAC Common Area Cooling	3,000	0	0	0	0	0	0	0	0	0	0
3.4.3.1.03 HVAC In-Unit Cooling	0	0	0	0	0	0	0	0	0	0	0
3.4.9.01 Programmable Thermostats	24,180	0	0	0	0	0	0	0	0	0	0
3.4.9.02 Trash compactor	150	0	0	0	0	0	0	0	0	0	0
3.4.9.03 Common Area Wall Mounted Lighting	4,800	0	0	0	0	0	0	0	0	0	0
3.4.9.04 Decorative Lighting	0	0	0	0	0	0	0	0	0	0	0
3.5 Elevators	400,002	0	0	0	0	0	0	0	0	0	0
3.5.01 Elevators Other #1	0	0	0	0	0	0	0	0	0	0	0
3.6.01 CO Detectors/Alarms	11,700	0	0	0	0	0	0	0	0	0	0
3.6.02 Smoke Detectors	12,800	0	0	0	0	0	0	0	0	0	0
3.6.03 Life Safety Other #1 fire extinguishers	19,500	0	0	0	0	0	0	0	0	0	0
3.7.1.01 Common Area Floor Coverings	114,000	0	0	0	0	0	0	0	0	0	0
3.7.1.02 Common Area Inter. Lighting Bulbs	0	0	0	0	0	0	0	0	0	0	0
3.7.1.03 Common Area Inter. Lighting Fixtures	52,000	0	0	0	0	0	0	0	0	0	0
3.7.1.04 Exit Signs	8,000	0	0	0	0	0	0	0	0	0	0
3.7.1.05 Exterior Lighting	14,000	0	0	0	0	0	0	0	0	0	0
3.7.1.9.01 Common Area Other #1 toilet stalls	4,600	0	0	0	0	0	0	0	0	0	0
3.7.1.9.02 Common Area Other #2: Interior doors	96,000	0	0	0	0	0	0	0	0	0	0

20 Year Schedule for: Inlet Tower

Replacement Component	2030 Year 11	2031 Year 12	2032 Year 13	2033 Year 14	2034 Year 15	2035 Year 16	2036 Year 17	2037 Year 18	2038 Year 19	2039 Year 20	20 Year Total	20 Year + Rehab
3.2.2 Storm Water Drainage	0	0	0	0	0	0	0	0	0	0	0	15,000
3.2.4 Parking and Driveways	0	0	0	0	0	0	0	0	0	0	0	227,700
3.2.4.01 Parking and Driveways Other #1	0	0	0	0	0	0	0	0	0	0	0	8,625
3.2.4.02 Parking and Driveways Other #2	0	0	0	0	0	0	0	0	0	0	0	2,000
3.2.6 Land and Grounds: Irrigation	0	0	0	0	0	0	0	0	0	0	0	18,000
3.2.9.01 Site Other #1 Trash enclosure	0	0	0	0	0	0	0	0	0	0	0	20,160
3.2.9.02 Site Other #2 Fencing	0	0	0	0	0	0	0	0	0	0	0	75,600
3.2.9.03 Site Other #3 site furnishings	12,000	0	0	0	0	0	0	0	0	0	12,000	24,000
3.2.9.04 Site Other #4 Flagpole & signage	0	0	0	0	0	0	0	0	0	0	0	25,540
3.3.2.2 Exterior Walls	0	0	0	0	0	0	0	0	0	0	0	301,000
3.3.2.3 Insulation	0	0	0	0	0	0	0	0	0	0	0	77,326
3.3.2.4.01 Sliding Glass Doors	0	0	0	0	0	0	0	0	0	0	0	5,450
3.3.2.4.02 Windows	0	0	0	0	0	0	0	0	0	0	0	196,800
3.3.2.5.01 Exterior Doors	0	0	0	0	0	0	0	0	0	0	0	468,000
3.3.2.5.02 Storm Doors	0	0	0	0	0	0	0	0	0	0	0	0
3.3.2.9.01 Bldg Envelope Other #1: Cleaning and	0	0	0	0	0	0	0	0	0	0	0	92,000
3.3.2.9.02 Bldg Envelope Other #2: gutters/downs	0	0	0	0	0	0	0	0	0	0	0	0
3.3.2.9.03 Bldg Envelope Other #3: ventilated soff	0	0	0	0	0	0	0	0	0	0	0	0
3.3.2.9.04 Other#4 damaged wall reconstruction	0	0	0	0	0	0	0	0	0	0	0	589,000
3.3.4 Roofs	0	106,600	0	0	0	0	0	0	0	0	106,600	106,600
3.4.1.2.01 DHW #1 - storage tank	0	0	0	0	0	0	0	0	0	0	0	51,750
3.4.1.2.02 DHW #2: domestic circulation pumps	0	0	0	0	0	0	0	0	0	0	0	8,970
3.4.1.2.03 DHW #3: heating circulation pumps	0	0	0	0	0	0	0	0	0	0	0	0
3.4.1.2.04 DHW #4: Boiler plant make-up air louv	0	0	0	0	0	0	0	0	0	0	0	0
3.4.1.3.01 Water Savers: Faucets	0	0	0	0	0	156,000	0	0	0	0	156,000	312,000
3.4.1.3.02 Water Savers: Shower Heads	0	0	0	0	0	148,200	0	0	0	0	148,200	296,400
3.4.1.3.03 Water Savers: Toilets	0	0	0	0	0	0	0	0	0	0	0	124,800
3.4.2.1.01 HVAC Common Area Heating	0	0	0	0	0	0	500,000	0	0	0	500,000	500,000
3.4.2.1.02 HVAC In-Unit Heating	0	0	0	0	0	0	0	0	0	0	0	483,000
3.4.3.1.01 Bath Exhaust Fans	0	0	0	0	0	0	0	0	0	0	0	6,600
3.4.3.1.02 HVAC Common Area Cooling	0	0	0	0	0	3,000	0	0	0	0	3,000	6,000
3.4.3.1.03 HVAC In-Unit Cooling	0	0	0	0	0	0	0	0	0	0	0	0
3.4.9.01 Programmable Thermostats	0	0	0	0	0	0	0	0	0	0	0	24,180
3.4.9.02 Trash compactor	0	0	0	0	0	0	0	0	0	0	0	150
3.4.9.03 Common Area Wall Mounted Lighting	0	0	0	0	0	0	0	0	0	0	0	4,800
3.4.9.04 Decorative Lighting	0	0	0	0	0	0	0	0	0	0	0	0
3.5 Elevators	0	0	0	0	0	0	0	0	0	0	0	400,002
3.5.01 Elevators Other #1	0	0	0	0	0	0	0	0	0	0	0	0
3.6.01 CO Detectors/Alarms	11,700	0	0	0	0	0	0	0	0	0	11,700	23,400
3.6.02 Smoke Detectors	12,800	0	0	0	0	0	0	0	0	0	12,800	25,600
3.6.03 Life Safety Other #1 fire extinguishers	19,500	0	0	0	0	0	0	0	0	0	19,500	39,000
3.7.1.01 Common Area Floor Coverings	0	0	0	0	0	114,000	0	0	0	0	114,000	228,000
3.7.1.02 Common Area Inter. Lighting Bulbs	0	0	0	0	0	0	0	0	0	0	0	0
3.7.1.03 Common Area Inter. Lighting Fixtures	0	0	0	0	0	0	0	0	0	0	0	52,000
3.7.1.04 Exit Signs	0	0	0	0	0	0	0	0	0	0	0	8,000
3.7.1.05 Exterior Lighting	0	0	0	0	0	14,000	0	0	0	0	14,000	28,000
3.7.1.9.01 Common Area Other #1 toilet stalls	0	0	0	0	0	0	0	0	0	0	0	4,600
3.7.1.9.02 Common Area Other #2: Interior doors	0	0	0	0	0	0	0	0	0	0	0	96,000

20 Year Schedule for: Inlet Tower

Replacement Component	2020 Rehab	2020 Year 1	2021 Year 2	2022 Year 3	2023 Year 4	2024 Year 5	2025 Year 6	2026 Year 7	2027 Year 8	2028 Year 9	2029 Year 10
3.7.2.1.01 Kitchen Cabinets	500,000	0	0	0	0	0	0	0	0	0	0
3.7.2.1.02 Kitchen Counter Tops, Sinks	96,250	0	0	0	0	0	0	0	0	0	0
3.7.2.1.03 Kitchen Floor Coverings	88,000	0	0	0	0	0	0	0	0	0	0
3.7.2.11.01 Dishwashers	0	0	0	0	0	0	0	0	0	0	0
3.7.2.11.02 Range Hoods	85,800	0	0	0	0	0	0	0	0	0	0
3.7.2.11.03 Ranges	156,000	0	0	0	0	0	0	0	0	0	0
3.7.2.11.04 Refrigerators 1	117,000	0	0	0	0	0	0	0	0	0	0
3.7.2.11.05 Refrigerators 2	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19 Other Appliances - small emergency genera	50,000	0	0	0	0	0	0	0	0	0	0
3.7.2.19.01 Kitchen Exhaust Fans	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19.02 Kitchen Community First Floor	10,000	0	0	0	0	0	0	0	0	0	0
3.7.2.19.03 Kitchen Community First Floor	10,000	0	0	0	0	0	0	0	0	0	0
3.7.2.19.04 Kitchen Other #3: Washer hookup	6,000	0	0	0	0	0	0	0	0	0	0
3.7.2.2.01 Bath Counter Tops, Sinks	78,000	0	0	0	0	0	0	0	0	0	0
3.7.2.2.02 Bath Floor Covering	140,600	0	0	0	0	0	0	0	0	0	0
3.7.2.2.03 Bath Vanities	101,400	0	0	0	0	0	0	0	0	0	0
3.7.2.29.01 Bath Other #1: tile wainscot	384,800	0	0	0	0	0	0	0	0	0	0
3.7.2.29.02 Bath Other #2: bathtub	296,400	0	0	0	0	0	0	0	0	0	0
3.7.2.29.03 Bath Other #3: Commom Area bath fix	8,500	0	0	0	0	0	0	0	0	0	0
3.7.2.29.04 Bath Other #4	0	0	0	0	0	0	0	0	0	0	0
3.7.2.3.01 Interior Carpet	0	0	0	0	0	0	0	0	0	0	0
3.7.2.3.02 Interior Doors	687,800	0	0	0	0	0	0	0	0	0	0
3.7.2.3.03 Interior Painting	156,000	0	0	0	0	0	0	0	0	0	0
3.7.2.39.01 Interior Other #1 VCT floor	1,772,800	0	0	0	0	0	0	0	0	0	0
3.7.2.39.02 Interior Other #2 - Unused	0	0	0	0	0	0	0	0	0	0	0
3.7.2.39.03 Interior Other #3: Ceiling repair	213,500	0	0	0	0	0	0	0	0	0	0
3.7.2.39.04 Interior Other #4: fire rate between unit	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.01 Ceiling Fans	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.02 In-Unit Lighting Bulbs	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.03 In-Unit Lighting Fixtures	122,304	0	0	0	0	0	0	0	0	0	0
3.7.2.4.04 In-Unit Electrical Other #1 - recept/switc	84,240	0	0	0	0	0	0	0	0	0	0
3.7.2.4.05 In-Unit Electrical Other #2 - electric pane	546,000	0	0	0	0	0	0	0	0	0	0
3.8.01 Other #01- Laundry Room	23,000	0	0	0	0	0	0	0	0	0	0
3.8.02 Other #02 - gas distribution	0	0	0	0	0	0	0	0	0	0	0
3.8.03 Other #03 - transformers	75,000	0	0	0	0	0	0	0	0	0	0
3.8.04 Other #04 - Commercial Kitchen First Floor	0	0	0	0	0	0	0	0	0	0	0
3.8.05 Other #05 - Porch railings	0	0	0	0	0	0	0	0	0	0	0
3.8.06 Other #06 - concrete balconies	0	0	0	0	0	0	0	0	0	0	0
3.8.07 Other #07 - foundation vents	0	0	0	0	0	0	0	0	0	0	0
3.8.08 Other #08 - Playgrounds	0	0	0	0	0	0	0	0	0	0	0
3.8.09 Other #09 - landscaping	15,000	0	0	0	0	0	0	0	0	0	0
3.8.10 Other #10 - Common Area ADA improveme	0	0	0	0	0	0	0	0	0	0	0
3.8.11 Other #11 - Apartment ADA improvements	360,000	0	0	0	0	0	0	0	0	0	0
3.8.12 Other #12 - Apartment H&VI Improvements	4,000	0	0	0	0	0	0	0	0	0	0
3.8.13 Other #13 - Site CCTV System	25,000	0	0	0	0	0	0	0	0	0	0
3.8.14 Other #14: automatic fire suppression	1,725,000	0	0	0	0	0	0	0	0	0	0
3.8.15	0	0	0	0	0	0	0	0	0	0	0
Total	**11,816,647**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Inflated Total	**11,816,647**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

20 Year Schedule for: Inlet Tower

Replacement Component	2030 Year 11	2031 Year 12	2032 Year 13	2033 Year 14	2034 Year 15	2035 Year 16	2036 Year 17	2037 Year 18	2038 Year 19	2039 Year 20	20 Year Total	20 Year + Rehab
3.7.2.1.01 Kitchen Cabinets	0	0	0	0	0	0	0	0	0	0	0	500,000
3.7.2.1.02 Kitchen Counter Tops, Sinks	0	0	0	0	0	96,250	0	0	0	0	96,250	192,500
3.7.2.1.03 Kitchen Floor Coverings	0	0	0	0	0	0	0	0	0	0	0	88,000
3.7.2.11.01 Dishwashers	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.11.02 Range Hoods	0	0	0	0	0	85,800	0	0	0	0	85,800	171,600
3.7.2.11.03 Ranges	0	0	0	0	0	156,000	0	0	0	0	156,000	312,000
3.7.2.11.04 Refrigerators 1	0	0	117,000	0	0	0	0	0	0	0	117,000	234,000
3.7.2.11.05 Refrigerators 2	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19 Other Appliances - small emergency genera	0	0	0	0	0	0	0	0	0	0	0	50,000
3.7.2.19.01 Kitchen Exhaust Fans	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19.02 Kitchen Community First Floor	0	0	0	0	0	0	0	0	0	0	0	10,000
3.7.2.19.03 Kitchen Community First Floor	0	0	10,000	0	0	0	0	0	0	0	10,000	20,000
3.7.2.19.04 Kitchen Other #3: Washer hookup	0	0	0	0	0	6,000	0	0	0	0	6,000	12,000
3.7.2.2.01 Bath Counter Tops, Sinks	0	0	0	0	0	0	0	0	0	0	0	78,000
3.7.2.2.02 Bath Floor Covering	0	0	0	0	0	0	0	0	0	0	0	140,600
3.7.2.2.03 Bath Vanities	0	0	0	0	0	0	0	0	0	0	0	101,400
3.7.2.29.01 Bath Other #1: tile wainscot	0	0	0	0	0	0	0	0	0	0	0	384,800
3.7.2.29.02 Bath Other #2: bathtub	0	0	0	0	0	0	0	0	0	0	0	296,400
3.7.2.29.03 Bath Other #3: Commom Area bath fi	0	0	0	0	0	0	0	0	0	0	0	8,500
3.7.2.29.04 Bath Other #4	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.3.01 Interior Carpet	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.3.02 Interior Doors	0	0	0	0	0	0	0	0	0	0	0	687,800
3.7.2.3.03 Interior Painting	156,000	0	0	0	0	0	0	0	0	0	156,000	312,000
3.7.2.39.01 Interior Other #1 VCT floor	0	0	0	0	0	0	0	0	0	0	0	1,772,800
3.7.2.39.02 Interior Other #2 - Unused	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.39.03 Interior Other #3: Ceiling repair	0	0	0	0	0	0	0	0	0	0	0	213,500
3.7.2.39.04 Interior Other #4: fire rate between unit	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.01 Ceiling Fans	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.02 In-Unit Lighting Bulbs	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.03 In-Unit Lighting Fixtures	0	0	0	0	0	0	0	0	0	0	0	122,304
3.7.2.4.04 In-Unit Electrical Other #1 - recept/swite	0	0	0	0	0	0	0	0	0	0	0	84,240
3.7.2.4.05 In-Unit Electrical Other #2 - electric pane	0	0	0	0	0	0	0	0	0	0	0	546,000
3.8.01 Other #01- Laundry Room	23,000	0	0	0	0	0	0	0	0	0	23,000	46,000
3.8.02 Other #02 - gas distribution	0	0	0	0	0	0	0	0	0	0	0	0
3.8.03 Other #03 - transformers	0	0	0	0	0	0	0	0	0	0	0	75,000
3.8.04 Other #04 - Commercial Kitchen First Floor	0	0	0	0	0	0	0	0	0	0	0	0
3.8.05 Other #05 - Porch railings	0	0	0	0	0	0	0	0	0	0	0	0
3.8.06 Other #06 - concrete balconies	0	0	0	0	0	0	0	0	0	0	0	0
3.8.07 Other #07 - foundation vents	0	0	0	0	0	0	0	0	0	0	0	0
3.8.08 Other #08 - Playgrounds	0	0	0	0	0	0	0	0	0	0	0	0
3.8.09 Other #09 - landscaping	0	0	0	0	0	0	0	0	0	0	0	15,000
3.8.10 Other #10 - Common Area ADA improveme	0	0	0	0	0	0	0	0	0	0	0	0
3.8.11 Other #11 - Apartment ADA improvements	0	0	0	0	0	0	0	0	0	0	0	360,000
3.8.12 Other #12 - Apartment H&VI Improvements	0	0	0	0	0	0	0	0	0	0	0	4,000
3.8.13 Other #13 - Site CCTV System	0	0	0	0	0	0	0	0	0	0	0	25,000
3.8.14 Other #14: automatic fire suppression	0	0	0	0	0	0	0	0	0	0	0	1,725,000
3.8.15	0	0	0	0	0	0	0	0	0	0	0	0
Total	**235,000**	**106,600**	**127,000**	**0**	**0**	**779,250**	**500,000**	**0**	**0**	**0**	**1,747,850**	**13,564,497**
Inflated Total	**300,820**	**139,868**	**170,801**	**0**	**0**	**1,128,586**	**742,253**	**0**	**0**	**0**	**2,482,328**	**14,298,975**

7.1 Accessibility and VisitAbility

Accessibility: The State of New Jersey enacts ICC/ANSI A117.1-2017 as the State's Barrier-Free Subcode, as amended. Projects receiving Federal funds or subsidies, often routed through State housing agencies, have to further comply with the Fair Housing Act Amendments Act of 1988 and Section 504 of the Rehabilitation Act of 1973, as amended, and the Uniform Federal Accessibility Standards (UFAS). Under these standards, 5% of the dwelling units must be accessible by persons with mobility impairments. An additional 2% of the total dwelling units must be accessible by persons with hearing or vision impairment. Buildings and site facilities provided for the use of tenants must be accessible to persons with disabilities.

Section 504 of the Rehabilitation Act of 1972 is a Federal accessibility law that was enacted on June 2, 1988. Section 504 applies to multifamily properties that have or are currently receiving funding from a Federal source. In the case of new construction, substantial rehabilitation (15 or more units with the cost of alteration is 75 percent or more of the replacement cost of the competed facility), and other alterations (modernizations and alterations to the property), the property must have a minimum of five percent mobility accessible units and two percent of the units for visual / audio hearing impairments. The percentage can be increased by HUD involved at their discretion. In the case of other alterations, exceptions can be considered due to undue financial burdens or structural restrictions. However, the exceptions do not relieve the recipients from compliance utilizing other units/buildings or other methods.

Reasonable accommodations as described in 24 CFR 8.4(b)(i), 8.24 and 8.33 are described as follows: When a family member requires an accessible feature(s) or policy modification to accommodate a disability, property owners must provide such feature(s) or policy modification unless doing so would result in a fundamental alteration in the nature of its program or result in a financial and administrative burden.

The Uniform Federal Accessibility Standard (UFAS) 24 CFR part 40 was adopted by HUD and made effective October 4, 1984. UFAS applies only to new construction or to alterations to the existing buildings. Alterations are defined as work that costs 50 percent or more of the building's value when the work performed occurs within a twelve month period.

Attachment B of the M2M Program Operating Procedures Guide indicates that Accessibility for Persons with Disabilities should be assessed when required y the program or for newly built properties.

The Fair Housing Amendments Act (FHA) of 1988 amended Title VIII of the Civil Rights Act of 1968 to aid in the prohibitions against discrimination in housing on the basis of disability and familial status. The Fair Housing Act also made it unlawful to design and construct certain "covered multi-family dwellings" for first occupancy after March 13, 1991, in a manner that makes them inaccessible to persons with disabilities. The Fair Housing Act also established design and construction requirements to make such dwellings readily accessible to, and usable by, persons with disabilities. Covered multi-family structures meeting the FFHA criteria, and firs occupied on or after March 13, 1991, are required to comply fully with FHA. Existing facilities constructed prior to this date are not addressed by FHA unless the property receives Federal subsidies.

The Fair Housing Act (FHA) requires that certain "covered multi-family buildings" be accessible. FHA indicates that all ground floor units on a property be upgradeable to accommodate persons that are mobility impaired.

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Buildings completed and occupied after January 26, 1992, are required to comply fully with ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of complying to the extent allowed by structural feasibility and the financial resources available; otherwise a reasonable accommodation must be made.

VisitAbility: VisitAbility(cm) is a design criterion that affords all persons basic access to residential buildings. The VisitAbility(cm) standard is lower than full accessibility, therefore, VisitAbility(cm) is not the same as Americans with Disabilities Act (ADA) compliant accessibility. ADA compliant

dwellings will automatically be VisitAble, however, VisitAble dwellings are not necessarily ADA compliant.

To meet VisitAble design features, the building and dwelling units must have at least one zero-step entrance with a 36 inch wide door; all doorways and passages on the dwelling entry level floor must have a width of 36 inches; there must be a clear pathway to a bathroom or powder room; the bathroom or powder room must include a minimum 24 inch grab bar beside the toilet on a reinforced wall, which can also serve as a towel bar; and there must be a clear pathway to the living room and dining area of the unit. The powder room and bathroom must meet the Fair Housing Act maneuverability clearances.

Applicability of Accessibility Standards:
This property was first occupied for residential use in 1969 for the Atlantic City Housing Authority. Based on the original construction date for this occupancy, the property is subject to Section 504/UFAS requirements for the renovation of the apartments. Areas of public accommodation are subject to both ADAAG and UFAS.

Site accessibility:
While the site has public sidewalk curb cuts at all street crossings, the curb cuts do not have proper side flare slope for accessibility – they are too steep and should all be replaced. The Community Room does have an exterior accessible routes and connection to the amenities in Jeffries Tower. The site furnishings do not have handicap accessible features.

Common area accessibility:
Potential tenants can reach the Leasing Office and the Community Room via existing concrete ramps and front main entrance of the building. The Community Room has non-accessible restrooms which require modification. No other public restrooms within the facility are provided.

Dwelling unit mobility accessibility:
As currently configured, there are no barrier-free apartments complying with the current New Jersey Barrier-Free Subcode or UFAS. A project goal would be to renovate 5% of the dwelling units to be handicap accessible. Unit plans are constrained by certain dimensions of rooms within the overall building footprint and structural frame. The unit entry doors typically have lever sets. Provide a Braille identification plaque adjacent to the accessible door jamb.

Dwelling unit hearing and visually impaired accessibility:
An additional two percent of the units shall be equipment with devices to provide accessibility for hearing and visually impaired persons.

7.2 Intrusive and Other Examinations

Environmental
No new environmental reports were contracted at this time. See Exhibits for provided reports.

Flood Hazard
The site in Atlantic County, is within Zone A8, base elevation 10, of the FEMA Advisory Base Flood Elevation area, meaning it is within floodplain (100-year flood). The base grade plane and the crawl space level is below the base elevation. Verification of local wetlands and streams is outside the scope of this report. See FEMA map excerpt following with the project areas circled:

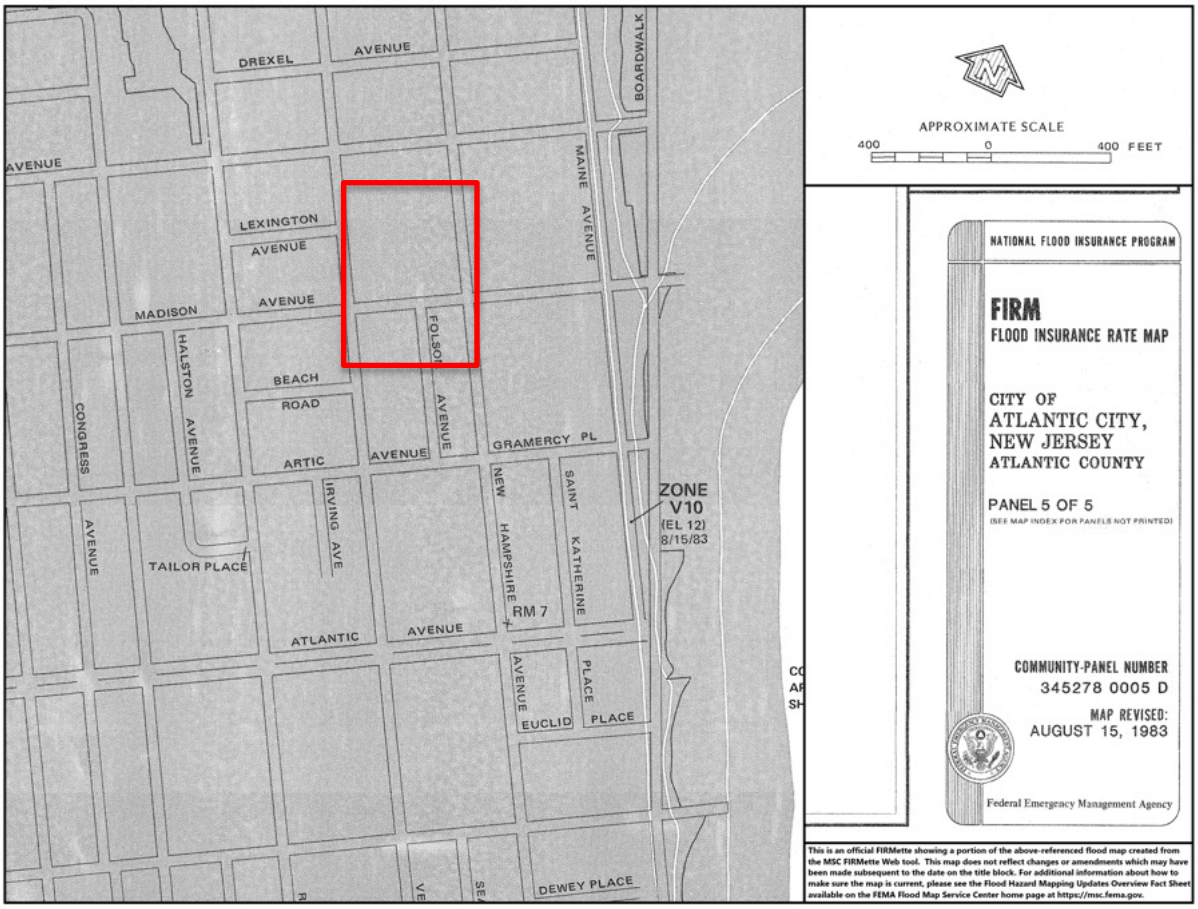


Figure 11: Excerpt from Flood Insurance Rate Map

Figure 10: USGS Flood Map

Seismic Evaluation

Properties located in an area of moderate to high seismic activity, that are undergoing significant rehabilitation and/or are applying for refinancing through certain programs, may be required to comply with the relevant standards published by the American Society of Civil Engineers (ASCE) 41-13 "Seismic Evaluation and Retrofit of Existing Buildings." Property location and data was obtained from the US Geological Survey (USGS) website to determine whether or not a more detailed seismic risk evaluation may be warranted and is included as an Exhibit to this report.

7.3 Owner Proposed Improvements

At the time of the property assessment, ACHA has separately contracted with Thriven Design to:

- Supplement the existing central boilers with three (3) additional 2MBtuH boilers at the central boiler plant, with provision of temporary boilers.

8.0 Acknowledgements

Founded in 1971, Thriven Design, Inc., (Thriven Design) is a 65 person, full-service, architecture, engineering, planning and interior design firm with its main office located in Collingswood, NJ. Specializing in both new construction and rehabilitation of existing structures, the firm's primary focus is in providing creative problem-solving techniques translating the unique needs of the client into successful, economical, sustainable and functional projects.

TD's experience working with municipalities, public housing authorities and similar entities can be seen in the range and number of project types we have successfully completed over the course of our four and a half decades our history. As in all design and planning services that TD provides, our commitment to providing quality affordable housing and vibrant, sustainable communities is always paramount.

Working in partnership with a variety of neighborhoods, cities, housing authorities, zoning and planning staffs throughout the country, TD has helped our clients build consensus in implementing their specific housing and transformation plans within their local communities — Ensuring not only that the revitalization efforts are successful in achieving the stated collective vision and goals of the community, but also that those efforts are understood, supported and ultimately adopted by all relevant stakeholders in the development process.

No destructive observations were made and no electrical panels opened in the course of the assessment.

Thriven Design is a proud partner with the New Jersey Board of Public Utilities *Pay for Performance Program* and is an Energy Star provider.

Personnel who conducted the assessment:

- Joseph Lulis, RA
- Michael Rosado
- Ade Cornelius
- David Shepta, PE
- Will Yang

Assessment preparation overseen by:

- Milton Smith, RA

9.0 Limiting Conditions

This report has been prepared for, and can be relied upon, by the client and the United States Department of Housing and Urban Development (HUD). This report was prepared in accordance with generally accepted industry standards of practice for building inspection services, including the ASTM E-2018-01 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.* No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from Thriven Design.

The statements in this report are professional opinions about the present condition of the subject property. They are based upon visual evidence available during the inspection of reasonably accessible areas of the subject property. We did not remove any surface materials, perform any destructive testing, or move any furnishings. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope of work then was determined for this project. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection. We did not undertake activities that would completely assess the stability of the building or the underlying foundation soil since this effort would require excavation and destructive testing. Likewise, this is not a seismic assessment, nor do we make any conclusions or comments regarding wood destroying organisms/insects. Our on-site observations pertain only to specific locations at specific times on specific dates. Our observations and conclusions do not reflect variations in conditions that may exist, in unexplored areas of the site, or at times other than those represented by our observations.

EXHIBITS

1. Photographic Record

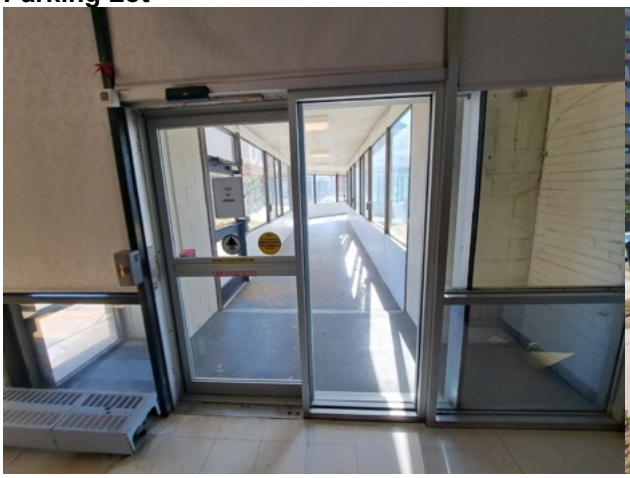
Building Facades

Main Entry

Loading Dock at Service Yard

Parking Lot

Accessible Route to Main Entry



Enclosed Breezeway to Jeffries tower

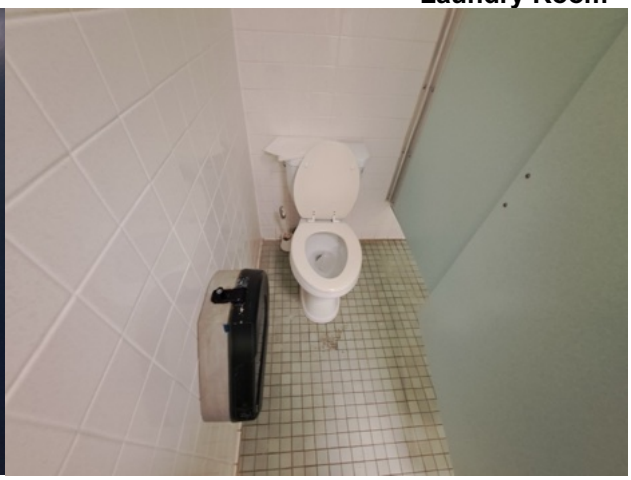
Typical Apartment Balcony

Main Lobby

Community Room

Kitchenette

Laundry Room



Public Restroom

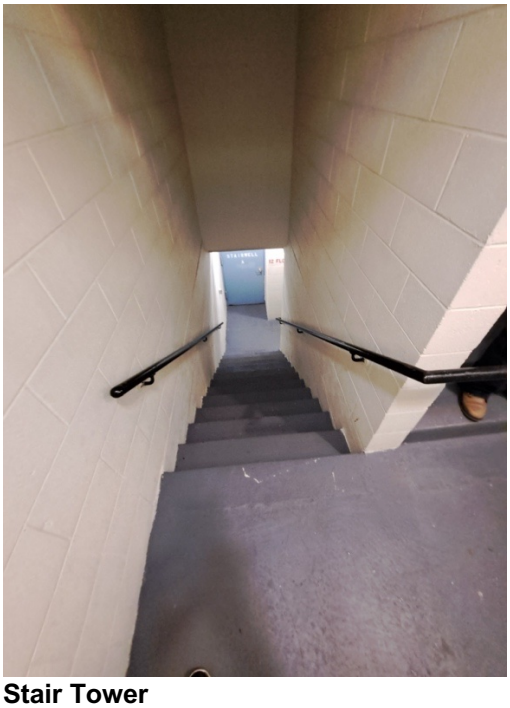
Staff Toilet Room (partial)

Typical Elevator Lobby

Typical Residential corridor

Trash Chute room

Janitor Closet



Stair Tower

Typical Apartment Entry door

Typical Apartment Kitchen

Typical Apartment Living Room

Typical Apartment Bathroom

Typical Apartment Bedroom

Boilers

Fire Pump

DHW Tank

Central Boiler

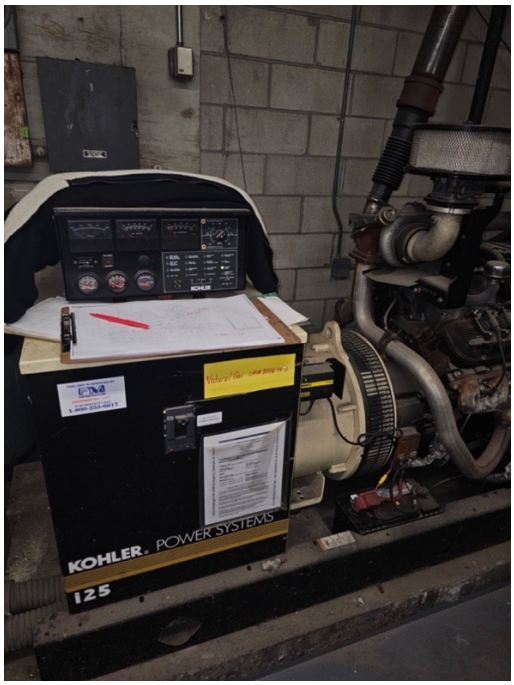
DHW Pumps

Through Wall Unit in Common Spaces

Natural Gas Service and Boiler Room Access

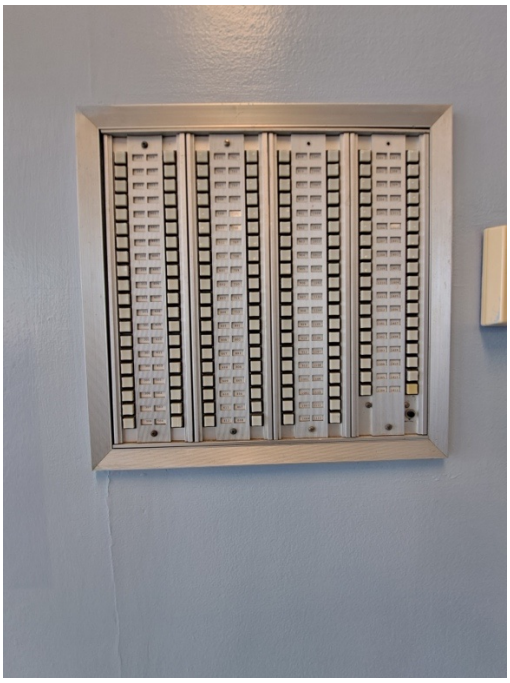
Public Area Air Handler

Typical Corridor Life Safety Devices



Emergency Generator (Partial)

Main Switch Gear



Nurse Call Central Panel in Main Lobby

Fire Command Center in Main Lobby

EXHIBITS

2. Accessibility Screening Checklists

E2018−15

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act

	Item	Yes	No	NA	Comments
A.	**History**				
1.	Has an ADA survey previously been completed for this property.		X		
2.	Have any ADA improvements been made to the property since original construction?		X		
3.	Has building ownership/management reported any ADA complaints or litigation?		X		
B.	**Parking**				
1.	Does the required number of standard ADA-designated spaces appear to be provided?		X		
2.	Does the required number of van-accessible designated spaces appear to be provided?		X		
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	X			
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	X			
5.	Does each accessible space have an adjacent access aisle?		X		
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?		X		
C.	**Exterior Accessible Route**				
1.	Is an accessible route present from public transportation stops and municipal sidewalks on the property?	X			
2.	Are curb cut ramps present at transitions through curbs on an accessible route?		X		
3.	Do the curb cut ramps appear to have the proper slope for all components?		X		
4.	Do ramps on an accessible route appear to have a compliant slope?	X			
5.	Do ramps on an accessible route appear to have a compliant length and width?	X			
6.	Do ramps on an accessible route appear to have compliant end and intermediate landings?	X			
7.	Do ramps on an accessible route appear to have compliant handrails?		X		*No extensions at top or bottom*
D.	**Building Entrances**				
1.	Do a sufficient number of accessible entrances appear to be provided?	X			
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			*Temporarily blocked by fencing*
3.	Is signage provided indicating the location of alternate accessible entrances?		X		
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	X			
5.	Do doors at accessible entrances appear to have compliant hardware?	X			
6.	Do doors at accessible entrances appear to have a compliant clear opening width?	X			
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	X			
8.	Do thresholds at accessible entrances appear to have a compliant height?	X			
E.	**Interior Accessible Routes and Amenities**				
1.	Does an accessible route appear to connect with all public areas inside the building?	X			
2.	Do accessible routes appear free of obstructions and/or protruding objects?	X			
3.	Do ramps on accessible routes appear to have a compliant slope?			X	
4.	Do ramps on accessible routes appear to have a compliant length and width?			X	
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?			X	
6.	Do ramps on accessible routes appear to have compliant handrails?			X	
7.	Are adjoining public areas and areas of egress identified with accessible signage?			X	
8.	Do public transaction areas have an accessible, lowered counter section?	X			
9.	Do public telephones appear mounted with an accessible height and location?			X	
10	Are publicly-accessible swimming pools equipped with an entrance lift?			X	
F.	**Interior Doors**				

1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	X			
2.	Do doors at interior accessible routes appear to have compliant hardware?	X			
3.	Do doors at interior accessible routes appear to have compliant opening force?	X			
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	X			
G.	**Elevators**				
1.	Are hallway call buttons configured with the “UP” button above the “DOWN” button?		X		
2.	Is accessible floor identification signage present on the hoistway sidewalls?	X			
3.	Do the elevators have audible and visual arrival indicators at the entrances?	X			
4.	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area?	X			
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	X			
6.	Do elevator car control buttons appear to be mounted at a compliant height?	X			
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?	X			
8.	Are audible and visual floor position indicators provided in the elevator car?	X			
9.	Is the emergency call system at the base of the control panel and not require voice communication?	X			
H.	**Toilet Rooms**				
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?	X			
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	X			
3.	Does the lavatory faucet have compliant handles?	X			
4.	Is the plumbing piping under lavatories configured to protect against contact?	X			
5.	Are grab bars provided at compliant locations around the toilet?		X		
6.	Do toilet stall doors appear to provide the minimum compliant clear width?		X		
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?		X		
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?		X		
9.	Do accessories and mirrors appear to be mounted at a compliant height?		X		
I.	**Hospitality Guestrooms**				
1.	Does property management report the minimum required accessible guestrooms?		X		
2.	Does property management report the minimum required accessible guestrooms with roll-in showers?		X		

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ASTM E 2018-15 Uniform Abbreviated Screening Checklist Fair Housing Act (FHA)

	Item	Yes	No	NA	Comments
A.	**History**				
1.	Was first occupancy at the subject property achieved after March 13, 1991?		X		
2.	Does the subject property consist of four or more dwelling units?	X			
3.	Was property management or the owner aware of any areas of non-compliance resulting in litigation?			X	
B.	**Requirement 1– Accessible Routes; Site**				
1.	Do designated accessible parking spaces appear to be provided in sufficient number at appropriate locations?		X		
2.	Do appropriate transitions from paved areas to sidewalks appear to be provided?		X		
3.	Do walkway slopes/cross slopes appear to be adequate and not excessive?	X			
4.	Do walkways appear to be the correct width, and clear of obstructions, including overhanging vehicles?	X			
5.	Do ramps appear to have appropriate handrails and edge protection?		X		
6.	Do building entry point/access doors appear to be provided along an apparent accessible route?	X			

7.	Do the main entrances appear to be barrier free and readily accessible (that is, no steps, obstacles, or revolving doors)?	X			
C.	**Requirement 2– Accessible Common Areas**				
1.	Does a continuous accessible route appear to be provided throughout the subject property, including the site, parking areas and amenities?.	X			
2.	Do common area/visitor restrooms appear to be barrier free and readily accessible?		X		
3.	Do the amenities appear to be barrier free and readily accessible?	X			
D.	**Requirement 3– Usable Doors**				
1.	Do appropriate doors/entries appear to be designed for accessibility?	X			
2.	Do interior doors appear to be designed for accessibility?	X			
E.	**Requirement 4– Accessible Routes; Covered Units**				
1.	Do the interiors of the covered units appear to provide adequate maneuverability?				
F.	**Requirement 5– Environmental Controls; Covered Units**				
1.	Do the environmental controls within the covered units appear to be at appropriate heights/locations?		X		
G.	**Requirement 6– Reinforces Walls; Covered Units**				
1.	Are reinforcements reportedly provided for future installation of grab bars at appropriate locations in the covered units?		X		
H.	**Requirement 7– Usable Kitchens/Bathrooms; Covered Units**				
1.	Do the interior kitchen areas of the covered units appear to provide adequate clearances for maneuverability?		X		
2.	Do the interiors of the covered units appear to provide adequate clearances in the bathrooms?		X		

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EXHIBITS

3. Pre-Survey Questionnaire

MEMORANDUM

TO:

FROM:

PROJECT: ACHA Inlet Tower PCNA
SUBJECT: PCNA Pre-Survey Questionnaire
ISSUE DATE: 4/4/2025

Site contact person (name, title, phone) – Megan Cavuto, 609.335.3256

Site guide (name, title, phone) – Brian

Property (name, address) **– Inlet Tower 220 New Hampshire Avenue Atlantic City, NJ 08401**

Year built – 1969

Year last renovation – *1996 re-roofing*

Family? Senior? Disabled? Combination*?* ***Senior***

Unit mix & total # units & sizes –

(56) 0-BR 364sf ***(100) 1-BR. 580sf*** ~~*( ) 2 BR 3 BR 4 BR 5 BR*~~

HC (handicap accessible) units? No.

H&VI (hearing & visually impaired accessible) units? No.

Quantity vacant units – 55

Quantity 'down' units - 0

Are existing drawings available? Yes. Not all disciplines and not complete sets.

Electric utility: AC Electric

Gas utility: South Jersey Gas

LP utility: **N/A**

Water utility: Atlantic City Municipal Utilities Authority

Sewer utility: Atlantic City Municipal Utilities Authority

Phone utility: **VERIZON**

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Cable TV utility: By Tenant

Fire suppression? Common Areas

Which utilities are tenant paid? Cable/Satelite

Any on-site energy generating devices/systems (solar, geothermal, wind, biomass, co-gen)? **NONE**

Irrigation (yard)? None

When was roof last replaced? 2011

When were windows last replaced? 1980s

What are your most common service calls? Clogged Toilets, Leaks

What capital improvements done in past 5 years? None

What work is done during a typical unit turn? Clean, Patch, Paint, replace damaged and non-functioning appliances

Did the property participate in the NJHMFA WAP (circa 2009) (stimulus energy reduction program)? If yes, what was the scope of work? No.

Are the laundry room appliances owned or leased? Turnkey operation? Unknown

Are there any areas of the building leased to a business? No.

Any outstanding municipal inspection items (Fire Marshal, for example). None

What was your latest REAC/NSPIRE score? Unknown

Are the smoke detectors in the apartments connected to anything outside the apartment? No.

Are there fire signaling devices for the building alarm within the apartment? No.

Boiler inspection reports:

Elevator certification

Fire alarm inspection report

Fire suppression inspection report

Fire pump inspection report

Lead-free certification.

Asbestos-free certification

Radon tests

OTHER NOTES:

- **ELEVATOR AGE: 55 years**

- **DOOR ACCESS CONTROL SYSTEM SEQUENCE. Automatic door. Guarded building.**
- **NURSE CALL SYSTEN MONITOR: Online**
- **FIRE ALARM SYSTEM MONITOR: Yes.**
- **EMERGENCY GENERATOR. Yes**
- **TRASH COMPACTOR: Yes.**
- **RECYCLING: No.**

End of Memorandum

/Volumes/Projects/2024/24132_ACHA_PCNA_EA/project_data/PCNA/pcna-forms/TEMPLATE_PNCA-questionnaire.docx

EXHIBITS

4. Existing Plans

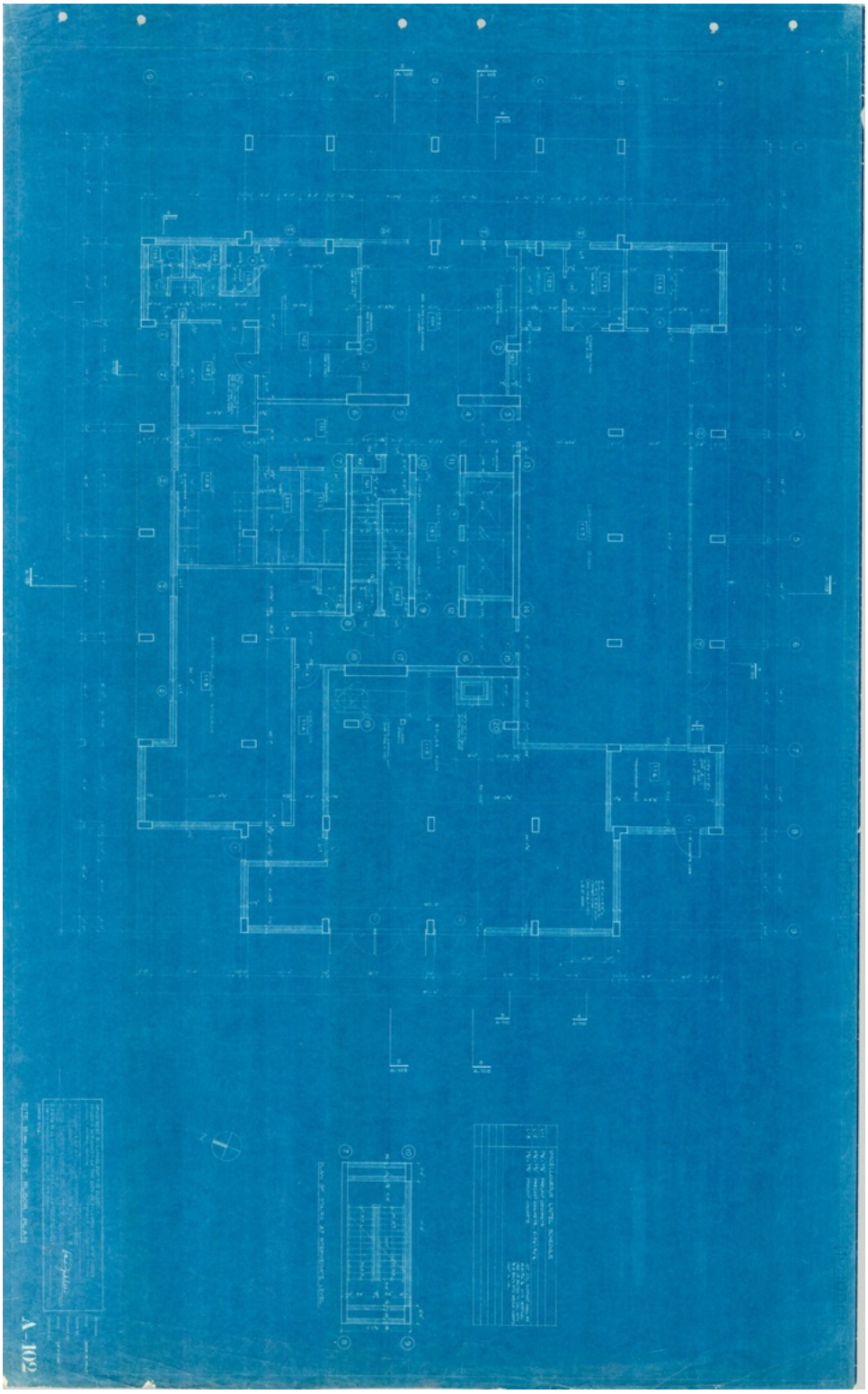


Figure 112: Ground Floor Plan

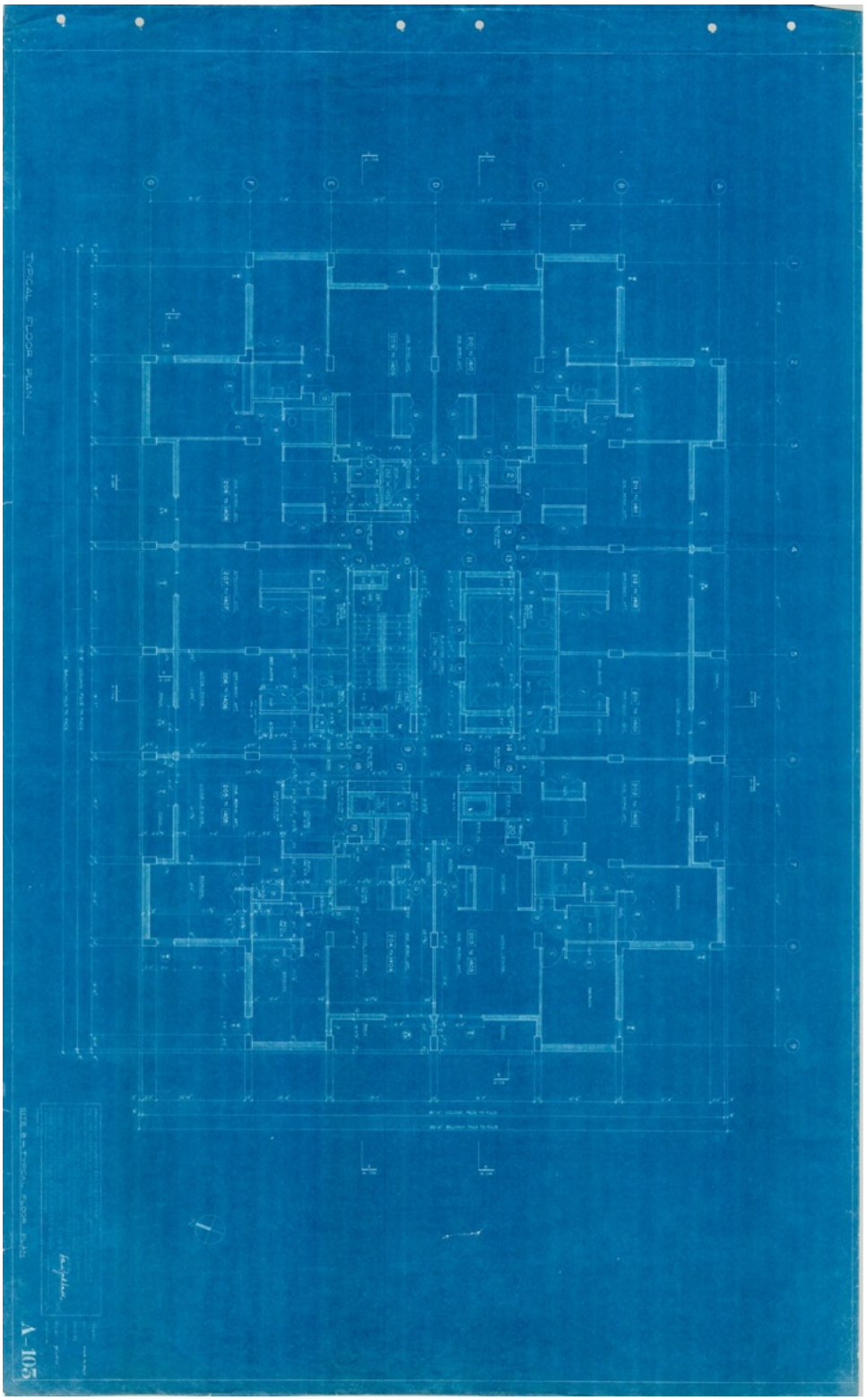


Figure 12: Second Floor Plan (Typical Upper Floor Pan)

EXHIBITS

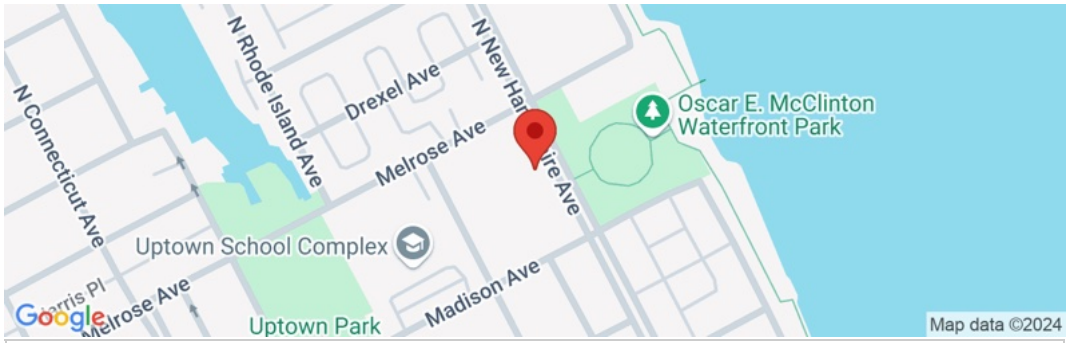
5. Seismic Maps / Seismic Evaluation

USGS web services were down for some period of time and as a result this tool wasn't operational, resulting in *timeout* error.
USGS web services are now operational so this tool should work as expected.

Inlet Tower

220 N New Hampshire Ave, Atlantic City, NJ 08401, USA

Latitude, Longitude: 39.3717122, -74.415632



Date	11/25/2024, 1:45:10 PM
Design Code Reference Document	ASCE41-17
Custom Probability	
Site Class	D - Default (See Section 11.4.3)

Type	Description	Value
Hazard Level		BSE-2N
S_S	spectral response (0.2 s)	0.119
S_1	spectral response (1.0 s)	0.04
S_{XS}	site-modified spectral response (0.2 s)	0.191
S_{X1}	site-modified spectral response (1.0 s)	0.095
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4
ssuh	max direction uniform hazard (0.2 s)	0.128
crs	coefficient of risk (0.2 s)	0.931
ssrt	risk-targeted hazard (0.2 s)	0.119
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.043
cr1	coefficient of risk (1.0 s)	0.926
s1rt	risk-targeted hazard (1.0 s)	0.04
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S_{XS}	site-modified spectral response (0.2 s)	0.127
S_{X1}	site-modified spectral response (1.0 s)	0.064

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.076
S_1	spectral response (1.0 s)	0.027
S_{XS}	site-modified spectral response (0.2 s)	0.121
S_{X1}	site-modified spectral response (1.0 s)	0.066
f_a	site amplification factor (0.2 s)	1.6
f_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		BSE-1E
S_S	spectral response (0.2 s)	0.03
S_1	spectral response (1.0 s)	0.012
S_{XS}	site-modified spectral response (0.2 s)	0.048
S_{X1}	site-modified spectral response (1.0 s)	0.029
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		TL Data
T-Sub-L	Long-period transition period in seconds	6

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Jeffries Tower

227 N Vermont Ave
Atlantic City, NJ 08401

Project Capital Needs Assessment

Issue: 4/4/2024
Thriven Design Project No.: 24132.110

thriven.design
756 Haddon Avenue · Collingswood NJ 08108 · 856.854.1880

OWNER
Housing Authority and Urban Redevelopment
Agency of the City of Atlantic City
227 N Vermont Ave, 17th Floor
Atlantic City, NJ 08401
Phone: 609-344-1107
Contact: Tom Sahlin, Executive Director

ARCHITECT/ENGINEER
Thriven Design, Inc.
756 Haddon Avenue
Collingswood, NJ 08108
Phone: 856-854-1880
Contact: Alkesh Taylor, PE

HUD PCNA
Charles P. Jeffries Tower
Atlantic City, NJ

Table of Contents

Certification

PART 1 –Physical Capital Needs Assessment
- 1.0 Executive Summary
- 2.0 Purpose & Scope
- 3.1 Overall General Description
- 3.2 Site
- 3.3 Structural Frame – Building Envelope
- 3.4 Mechanical & Electrical Systems
- 3.5 Vertical Transportation
- 3.6 Life & Fire Safety
- 3.7 Interior Elements – Common
- 3.8 Interior Elements – Tenant
- 4.0 Additional Considerations
- 5.0 Document Review & Interviews
- 6.0 Opinions of Probable Costs
- 7.1 Accessibility
- 7.2 Intrusive & Other Examinations
- 7.3 Owner Proposed Improvements
- 8.0 Assessor Qualifications
- 9.0 Limiting Conditions

PART 2 – Energy Audit (Will be submitted under separate cover)
1. Executive Summary
2. Utilities and Benchmarking
3. Load sizing
4. Green Energy technology
5. Energy Conservation Measures
6. Operations and Maintenance

EXHIBITS
1. Photographic Record
2. Accessibility Screening Checklists
3. Pre-Survey Questionnaire
4. Seismic Maps / Seismic Evaluation

April 4, 2025

Tom Sahlin
Executive Director
Housing Authority and Urban Redevelopment Agency of the City of Atlantic City
227 N Vermont Ave,, 17th Floor
Atlantic City, NJ 08401

REF: Jeffries Tower
Atlantic City, NJ
Thriven Project Number 24132.110

SUB: Certification

Dear Mr. Sahlin:

Thriven Design, Inc., (Thriven), certifies that the data presented in this report is representative of the site conditions observed during our inspections on November 7-8-14, 2024. Thriven, it's officers and employees, have no present contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions. This investigation and report have been prepared in accordance with ASTM E-2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

Thriven Design understands that this report will be used by the Housing Authority to document to NJHMFA the existing conditions of the property and the opinions of probable costs to remedy physical deficiencies observed. Thriven has no financial interest or family relationship with the officers, directors, stockholders or partners of the Alpert Group, the general contractor, any subcontractors, the buyer or seller of the property nor engage in any business that might present a conflict of interest.

Thriven Design certifies that Thriven has no undisclosed interest in the subject property, TD's relationship with the Client is at arms-length, and that Thriven's employment and compensation are not contingent upon the findings or estimated costs to remedy any deficiencies due to deferred maintenance and any noted component or system replacements.

Sincerely,

Alkesh Taylor, PE, LEED AP
Principal

/Volumes/Projects/2024/24132_ACHA_PCNA_EA/project_data/PCNA/report/jeffries_certification.docx

PART 1 –Physical Capital Needs Assessment

1. Executive Summary

General Description:

Project Name:	Charles P. Jeffries Tower
Address:	227 N Vermont Avenue, Atlantic City, NJ
Property Type:	Income restricted apartments
Date of Construction:	1981
Last Renovation:	unknown, partial upgrades made during unit turns
Zoning:	NEIRA (North East Inlet Redevelopment Area)
Use Group:	R-2
Land size:	2.14 acres (existing)
Building Size/type:	17 story Residential Tower Building / total gross area = ~266,734 GSF
Number/Type Units:	(299) apartments; (50) Studios (249) 1-Bedroom, (1) 1BR unit has been converted to the security office
On-site Amenities:	Community rooms (2), Laundry room, Social Services Tenant, Outdoor covered seating are, outdoor picnic area with grills, open patio with fixed seating, outdoor fitness equipment.
On-site Parking:	71 spaces (aggregate)
Building Construction:	Precast concrete and plank structure. Aluminum framed exterior envelope system with fiber reinforced plastic spandrel paneling and aluminum windows.
Roof Construction:	White TPO Membrane, bid set for re-roofing documented 11/14/2011
Exterior Finishes:	Exposed Aggregate Architectural Precast Concrete, panelized façade system with aluminum frame and fiber reinforced plastic spandrel panels.
HVAC:	Through-wall electric cooling, and central heat (hydronic).
Life Safety:	Apartments: Interconnected smoke detectors and single station CO detectors. Common areas have fire alarm system, automatic smoke detection.
Overall condition:	Poor
Date of last visit:	November 7th, 2024

General Physical Condition

The purpose of this report is to provide guidance to the building owner for renovation of the facility to upgrade the buildings and systems to extend building life 20 years without mid-term systems renovation needs. Base renovation year is 2025. The property is over 43 years old, and there has never been a comprehensive building rehabilitation.

Thriven Design has reviewed the property for the reasonableness of the identified repair and renovation costs and the Long-Term Viability of the development. The Long-term viability review includes whether there are serious Structural Deficiencies at the property. HUD's definition of a Structural Deficiency can include infrastructure as well as building structure.

Opinions of Probable Costs:

Critical Needs	$49,000
Year 0 Renovations	$28,497,763
Contingency	$5,700,000
Total:	$34,246,763

Critical Needs Summary

Project Name: Charles P. Jeffries Tower
Street Address: 227 N Vermont Ave
City, State: Atlantic City, NJ
Zip Code: 08401

Critical Repair Description	PCA Contractor Estimate	Actual Cost	Included in Rehab or To Be Completed Prior To Closing?
Replace Damaged Flues x3	$7,500		To Be Completed Prior To Closing
Bolt down existing roof mounted heat pump	$500		To Be Completed Prior To Closing
Install combustion air intake system in the 17th floor mechanical room	$5,000		To Be Completed Prior To Closing
Replace compactor/trash room exhaust fan	$2,000		To Be Completed Prior To Closing
Replace rusted gooseneck duct on roof	$2,000		To Be Completed Prior To Closing
Replace leaking shutoff valves in the maintenance room.	$1,000		To Be Completed Prior To Closing
Replace leaking wye-strainer on the domestic cold-water line.	$500		To Be Completed Prior To Closing
Replace p trap under the three-compartment sink in the activity room	$500		To Be Completed Prior To Closing
Replace leaking pipes	$24,000		To Be Completed Prior To Closing
Replace corroded natural gas pipes	$6,000		To Be Completed Prior To Closing

TOTAL: All Critical Needs	**$49,000**	**$0**
TOTAL: Citical Needs Included in Rehab	**$0**	**$0**
TOTAL: Critical Needs To Be Completed Prior To Closing	**$49,000**	**$0**

Excerpted from the HUD PCNA, Work items that are classified as "**Critical Needs**:"

Critical needs have been identified:

- Stop active water intrusion that leads to electrical rooms.
- Repair leaking pipes
- Replace fire/smoke/CO detectors
- Provide fire extinguishers
- Replace compactor/trash room exhaust fan

Work identified as "Year 0", or 'short term needs' includes the following:

- Accessibility: Increase the quantity of fully accessible units to 5%, or 15 units. Includes the renovation of the existing 'reasonable accommodation' barrier-free units and exterior entrance ramps. Minimum standard is UFAS. Provide 2% of the units (6 units) with hearing and visually impaired accessible devices. Renovate the Community Building interior and exterior accessible route to fully comply with barrier-free standards. Minimum standard is UFAS or ANSI A117.1.

- Site work: Repair sidewalks 10%, concrete curbs 30% concrete patios 20%, replace landscape, segmented masonry site walls, furnishings and fencing and masonry piers. Replace bituminous pavements at parking lots and driveway. Provide accessible curb ramp at handicap parking spaces. Replace stairs, ramps and railings.

- On-site Infrastructure: Replace building lights at existing post bases at building corners

- Building structure: Seal penetrations left behind from previous façade mounted construction. Patch precast concrete at any cracks, spalling and rust stained locations where rebar may be exposed to air.

- Building shell: Replace panelized exterior system, windows and doors at unit exterior. Replace all exterior glazing systems at common areas with thermally broken storefront with insulated glazing units. Replace swing doors and overhead door at mechanical and trash rooms with energy star rated doors. Clean algae and other stains from precast concrete façade. Provide balcony enclosures with metal mesh to prevent bird intrusion similar to Shore Park Hi Rise. Replace areas of roof at first floor and connector corridor to Inlet Tower.

- Building Systems: Replace central boilers, controls, pumps, pipes, insulation, valves and hot water storage tanks. Replace fresh air louvers. Upgrade site lighting and building mounted entry lighting to LED. Replace plumbing fixtures with Water Sense fixtures. Replace apartment domestic water distribution system and sanitary system. Upgrade CCTV system.

- Community Spaces Interiors: Replace finishes. Upgrade all toilet rooms and replace toilet accessories. Replace cooling systems. Replace radiators. Replace Lighting.

- Apartment Interiors: Repair gypsum board walls and base where damaged by wear; typical of bedroom and closet walls and unit demising walls. Replace walls exposed water damage; typical for corridor demising walls, kitchen walls and bathroom walls. Replace flooring, ceramic tile and trim. Replace interior doors and hardware. Replace kitchen cabinetry and appliances. Provide recirculating range hoods. Replace bath accessories and tub surround. Relocate electrical panel, replace electrical devices and fixtures. Replace through wall HVAC terminals.

- Life Safety: Provide an automatic fire suppression system throughout the entire site. Provide individual unit fire extinguishers. Replace smoke detection system and upgrade CO detection system. Replace fire alarm system and exit signs in Community spaces and connector corridor to Inlet Tower.

Project Name	**Charles P. Jeffries Tower**	**Total # of Units:**	**299**
Street Address	**227 N Vermont Ave**	**Original PCA Submission Date:**	2/14/25
City, State	**Atlantic City, NJ**	**Last Time All Bids (Budget) Updated:**	
Zip Code	**08401**		

Please use this 'radio' button now -------- >>>
Rehab results have been modified: run 'Display Non-Zero Costs' again

REHABILITATION SPECIFICATIONS
IMPROVEMENTS

WORK

Work Item (A)		Description of Improvements Work (B)	Quantity (C)	Unit Cost (D)	Budget (E)	Date of Bid Expiration (F)
Rehab Items (Code, Description)		***Increase row height to fully display description text***				
3.2.2	Storm Water Drainage		75	$150.00	$11,250	
3.2.4	Parking and Driveways		34,400	$17.25	$593,400	
3.2.9.02	Site Other #2 Fencing		800	$180.00	$144,000	
3.2.9.03	Site Other #3 site furnishings		12	$2,000.00	$24,000	
3.2.9.04	Site Other #4 Flagpole & signage		1	$5,000.00	$5,000	
3.3.2.2	Exterior Walls		53,200	$75.00	$3,990,000	
3.3.2.4.02	Windows		600	$768.75	$461,250	
3.3.2.5.01	Exterior Doors		303	$3,000.00	$909,000	
3.3.2.9.01	Bldg Envelope Other #1: Cleaning		48,627	$25.00	$1,215,675	
3.3.2.9.02	Bldg Envelope Other #2:		4	$150.00	$600	
3.3.2.9.04	Other#4 damaged wall reconstruction		196,000	$31.00	$6,076,000	
3.4.1.2.01	DHW		6	$25,000.00	$150,000	
3.4.1.3.01	Water Savers: Faucets		600	$500.00	$300,000	
3.4.1.3.02	Water Savers: Shower Heads		300	$950.00	$285,000	
3.4.1.3.03	Water Savers: Toilets		300	$800.00	$240,000	
3.4.2.1.01	HVAC Common Area Heating		64	$5,500.00	$352,000	
3.4.2.1.02	HVAC In-Unit Heating		600	$2,500.00	$1,500,000	
3.4.3.1.01	Bath Exhaust Fans		20	$1,600.00	$32,000	
3.4.3.1.02	HVAC Common Area Cooling		24	$3,000.00	$72,000	
3.4.9.01	Programmable Thermostats		300	$175.00	$52,500	
3.4.9.03	Common Area Wall Mounted		225	$250.00	$56,250	
3.4.9.04	Decorative Lighting		8	$250.00	$2,000	
3.5	Elevators		3	$25,000.00	$75,000	
3.5.01	Elevators Other #1		3	##########	$900,000	
3.6.01	CO Detectors/Alarms		300	$75.00	$22,500	
3.6.02	Smoke Detectors		550	$50.00	$27,500	
3.6.03	Life Safety Other #1 fire		300	$125.00	$37,500	
3.7.1.01	Common Area Floor Coverings		43,000	$9.50	$408,500	
3.7.1.03	Common Area Interior Lighting		320	$250.00	$80,000	
3.7.1.04	Exit Signs		110	$200.00	$22,000	
3.7.1.05	Exterior Lighting		25	$700.00	$17,500	
3.7.1.9.01	Common Area Other #1 toilet stalls		6	$1,800.00	$10,800	
3.7.1.9.02	Common Area Other #2: Interior		182	$1,500.00	$273,000	
3.7.2.1.01	Kitchen Cabinets		3,600	$400.00	$1,440,000	
3.7.2.1.02	Kitchen Counter Tops, Sinks		3,600	$77.00	$277,200	
3.7.2.1.03	Kitchen Floor Coverings		17,250	$8.00	$138,000	
3.7.2.11.02	Range Hoods		300	$150.00	$45,000	
3.7.2.11.03	Ranges		300	$1,000.00	$300,000	
3.7.2.11.04	Refrigerators 1		300	$750.00	$225,000	
3.7.2.11.05	Refrigerators 2		1	$15,000.00	$15,000	
3.7.2.19.02	Kitchen Community Second Floor		20	$500.00	$10,000	
3.7.2.19.03	Kitchen Community Second Floor		1	$10,000.00	$10,000	
3.7.2.2.01	Bath Counter Tops, Sinks		300	$500.00	$150,000	
3.7.2.2.03	Bath Vanities		330	$350.00	$115,500	
3.7.2.29.01	Bath Other #1: tile wainscot		16,500	$37.00	$610,500	
3.7.2.29.03	Bath Other #3: Commom Area bath		20	$850.00	$17,000	
3.7.2.3.02	Interior Doors		1,440	$950.00	$1,368,000	
3.7.2.3.03	Interior Painting		300	$1,000.00	$300,000	
3.7.2.39.01	Interior Other #1 VCT floor		127,500	$17.00	$2,167,500	
3.7.2.4.03	In-Unit Lighting Fixtures		900	$196.00	$176,400	
3.7.2.4.04	In-Unit Electrical Other #1 -		3,000	$45.00	$135,000	
3.8.03	Other #03 - transformers		1	$75,000.00	$75,000	
3.8.04	Other #04 - Commercial Kitchen		1	##########	$100,000	
3.8.05	Other #05 - Porch railings		3,450	$200.00	$690,000	
3.8.06	Other #06 - concrete balconies		3,250	$25.00	$81,250	
3.8.09	Other #09 - landscaping		43,000	$1.00	$43,000	
3.8.10	Other #10 - Common Area ADA		500	$115.00	$57,500	
3.8.11	Other #11 - Apartment ADA		15	$40,000.00	$600,000	
3.8.12	Other #12 - Apartment H&VI		6	$1,000.00	$6,000	
3.8.13	Other #13 - Site CCTV System		1	$25,000.00	$25,000	
3.8.14	Other #14: automatic fire		280,550	$1.25	$350,688	

Total Improvements Eligible for Rehab Escrow	**$28,497,763**
20.0% Contingency	**$5,699,553**
Total Rehab Escrow Improvements Plus Contingency = TOTAL FUNDING	**$34,197,315**

Comment cells provided below:

Comments:

Additional comments:

Excluded are any costs relating to mold/mildew, lead and asbestos abatement, remediation, or encapsulation. Also excluded are costs for architectural/engineering design services, construction contingency, and ACHA administration fees.

End of Section

2. Purpose and Scope

The Housing Authority and Urban Redevelopment Agency of Atlantic City (ACHA) has retained Thriven Design to provide a HUD Physical Needs Assessment of Charles P. Jeffries Tower located at 227 N Vermont Avenue, Atlantic City, New Jersey. The purpose of this investigation is to evaluate the physical condition of the major building components and to provide an objective, independent, professional opinion of the potential repair and deferred maintenance costs associated with the subject property. This report includes a description of the overall condition of the building components and systems, discussion on any conditions that may limit estimated useful life (EUL) and includes capital reserves for the immediate and long-term future. The assessment process includes field visits, interviews of existing management and maintenance staff, and review of existing construction documents. Field observations by Thriven Design architects and engineers are based on visual analysis; no destructive sampling was performed.

Field Reconnaissance:
Inspected were 60 of the 299 leasable apartments, non-residential areas, building exteriors and the site.

Methodology:
Based on site reconnaissance, research and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Thriven Design submits as to when a system or component will most probably require replacement. Accurate historical replacement records, if provided, are typically the best sources of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventative maintenance exercised, and other similar items, are all factors that impact the effective remaining useful life of a system or component. The Remaining Useful Life (RUL) or effective remaining life of a component or system equals the EUL less its effective age. The estimated useful life calculations are based on those found in the Fannie Mae (FNMA) Document; FNMA, Delegated Underwriting Services (DUS) Guide Section 3 entitled, “Physical Needs Assessment Guidance to the Property Evaluator,” and HUD “CNA e-Tool Estimated Useful Life Table.”

Definitions:
Excellent: Component or system is in “as new” condition requiring no rehabilitation and should perform in accordance with expected performance.
Good: Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.
Fair: A component or system is of a capacity that is defined as enough for hat is required, sufficient, suitable, conforms to standard construction practices, and/or is approaching end of expected performance/useful life. Replacement is anticipated in the near term of the loan.
Poor: Component or system falls into one or more of the following categories: (a) Evidence or previous repairs not in compliance with commonly accepted practices, (b) Workmanship not in compliance with commonly accepted standards, (c) Component or system is obsolete, (d) Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, (e) Evidence of excessive deferred maintenance, or state of disrepair, and/or (f) Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.
Critical Repairs: Physical deficiencies that require immediate action as a result of existing potentially unsafe conditions, building code violations, poor or deteriorated conditions of a critical element or system, or a condition that if left “as is” would result in a critical element or system failure. Also included are issues that affect sustainable occupancy or ingress and egress to the property, as well as accessibility related deficiencies when applicable.
Non-Critical Repairs (within 1 year): Physical deficiencies which include deferred maintenance, that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventative maintenance work within a zero to one-year time frame. Included are such physical deficiencies resulting from improper design, faulty installation, and/or substandard quality of original systems or materials. Components or systems that have exceeded their expected useful life that may require replacement within a zero to one-year time frame are also included. Non-Critical Repairs also include “useful repairs” construed to permit updating, modernization, and improvement of projects provided that proposed

repairs improve marketability, efficient use of energy and resources, or reduce operating expenses, and when considered in the aggregate, do not propose a scope of work equivalent to substantial rehabilitation.

Estimate Period (1-20 years): All schedules for component replacement, major maintenance, cost estimates and related inflation adjustments must be for the lesser of 20 years or the remaining life of the mortgage plus 2 years (the Estimate Period)

Green Building Principles:

An objective of this report is to identify all opportunities to improve energy efficiency, maximize water efficiency, use re-used and recycled materials where practical, safeguard the indoor air quality of the property, be of less harm to the environment generally, and remove/ re-use replaced materials and construction debris appropriately. 'Green Building' or 'Sustainable Building" is the practice of reducing the impact of buildings on the environment; both during construction and as part of the operation of the building systems. Their use of water, energy and materials should be reduced through the use of new planning methods and material usage. The owner has not designated a 'green building standard' for this project.

Market Comparable Improvements:

This report identifies short term and long term physical needs. The standard is a non-luxury standard adequate for the rental market intended at the original approval of Project-based assistance. The market upgrades identified are intended to reflect those necessary for the project to retain its original market position as an affordable project in a decent, safe, and sanitary condition. Recognition is made of any evolution of standards appropriate for such a project. The intent is to include those improvements that the project requires to compete in the non-subsidized market, resulting in a marketable project that competes on rent rather than amenities.

Owner Provided Documentation:

Relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extend and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The following documents were provided for review:

- The Ehrenkrantz Group (7/15/1981). *Charles P Jeffries Tower Housing for the Elderly, Atlantic City, NJ.*
- Joseph F McKernan Jr. Architects and Associates, (9/8/2011). *LOBBY and SECURITY ROOM RENOVATIONS and PARTIAL REROOFING*
- Joseph F McKernan Jr. Architects and Associates, (9/9/2011). *SECURITY OFFICE RENOVATIONS*
- Joseph F McKernan Jr. Architects and Associates, (11/14/2011). *LOBBY and SECURITY ROOM RENOVATIONS and PARTIAL REROOFING*

3.1 Development Synopsis

Charles P. Jeffries Tower was originally constructed for the Atlantic City Housing Authority in 1981. The property is 100% affordable family housing. The property contains (1) seventeen story concrete residential apartment tower and one maintenance garage and one shed.

Figure 1: Site Identification Sign

The property was constructed on the same superblock Inlet Tower was built 12 years earlier. The surrounding properties are a mix of housing, commercial interests, and school.

The property contains 299 apartment units, originally built as 300, one has been converted to a security office. The unit mix is 249 1-bedroom, 50 studios. There are no UFAS compliant units, and there are no known hearing and visually impaired (H&VI) accessible units. All apartments are accessed from the interior corridor.

Arrangement of residential and non-residential spaces within the building is as follows:

floor	0BR	1BR	Use/Amenity Description
1	N	N	Office, Lobby, Community Room, Kitchen, Toilet Rooms, Janitor Closet, Social Service Tenant, Mechanical Rooms, Enclosed Connector to Inlet Tower.
2	3	9	Laundry, Community Room with Kitchen, Security Office, 12 apartments
3	3	17	Twenty apartments
4	3	17	Twenty apartments
5	3	17	Twenty apartments
6	3	17	Twenty apartments
7	3	17	Twenty apartments
8	3	17	Twenty apartments
9	3	17	Twenty apartments
10	3	17	Twenty apartments
11	3	17	Twenty apartments
12	3	17	Twenty apartments
13	3	17	Twenty apartments
14	3	17	Twenty apartments
15	3	17	Twenty apartments
16	3	17	Twenty apartments
17	5	2	Housing Authority Offices, Mechanical Rooms, Seven apartments

This property has four different apartment plan types: (2) 0-bedroom plans, (2) 1-bedroom plans. Each has an accessible design. Apartment type mix varies by building. At time of the 2024 survey, the property was currently 82% leased, with a typical annual turnover of about 4%. Summary of apartment types inspected:

Apartment	Size	Accessibility	Residency
203	1-BR		Vacant
205	1-BR		Vacant
218	1-BR		Vacant

Apartment	Size	Accessibility	Residency
302	1-BR		Vacant
320	1-BR	HC	Vacant
410	1-BR	HC	Vacant
411	1-BR	HC	Vacant
415	0-BR		Vacant
506	1-BR		Vacant
508	1-BR		Vacant
509	1-BR	HC	Vacant
510	1-BR	HC	Vacant
511	1-BR	HC	Vacant
512	1-BR		Vacant
515	0-BR		Vacant
519	1-BR		Vacant
603	1-BR		Vacant
610	1-BR	HC	Vacant
705	1-BR		Vacant
720	1-BR	HC	Vacant
801	1-BR	HC	Vacant
804	1-BR		Vacant
813	1-BR		Vacant
903	1-BR		Vacant
904	1-BR		Vacant
905	1-BR		Vacant
908	1-BR		Vacant
909	1-BR		Vacant
912	1-BR		Vacant
916	0-BR		Vacant
917	0-BR		Vacant
1003	1-BR		Vacant
1009	1-BR		Vacant
1020	1-BR		Vacant
1102	1-BR		Vacant
1111	1-BR		Vacant
1115	0-BR		Vacant
1204	1-BR		Vacant
1209	1-BR		Vacant
1211	1-BR		Vacant
1220	1-BR		Vacant
1302	1-BR		Vacant
1303	1-BR		Vacant
1304	1-BR		Vacant
1314	1-BR		Vacant
1319	1-BR		Vacant
1410	1-BR		Vacant
1413	1-BR		Vacant
1504	1-BR		Vacant
1511	1-BR		Vacant
1512	1-BR		Vacant
1513	1-BR		Vacant
1515	0-BR		Vacant
1516	0-BR		Vacant
1517	0-BR		Vacant

Apartment	Size	Accessibility	Residency
1602	1-BR		Vacant
1604	1-BR		Vacant
1608	1-BR		Vacant
1616	0-BR		Vacant
1617	0-BR		Vacant

Unit size inspection distribution summary: (10) 0-BR; (50) 1-BR; 20% of all apartments.

The property has experienced moderate to heavy wear and tear based on its use and occupancy. Fixtures, finishes and furnishings within the dwelling units and common areas, in most cases, have exceeded their expected useful lives (EUL). Mechanical systems, appliances and exterior fenestration should be replaced in accordance with ASHRAE EUL guidelines. Certain aspects of the site improvements such as parking lots, streets, sidewalk, lighting and exterior building elements should be replaced and/or repaired due to the age of the facility and potentially hazardous conditions caused by wear and tear.

3.2 Site Improvement Evaluation and Analysis

General:
The current 2.14-acre site is essentially level. The original site is bounded by North Vermont, Melrose Ave Maddison Ave. There is no on-site storm water management system.

The property topography and adjacent uses do not appear to present conditions detrimental to the property. No significant areas of erosion were observed affecting the property.

The property is currently Zones NEIRA, North East Inlet Redevelopment Area. Multifamily developments are permitted. On-site parking is provided at the Extension in two small parking areas; otherwise street parking.

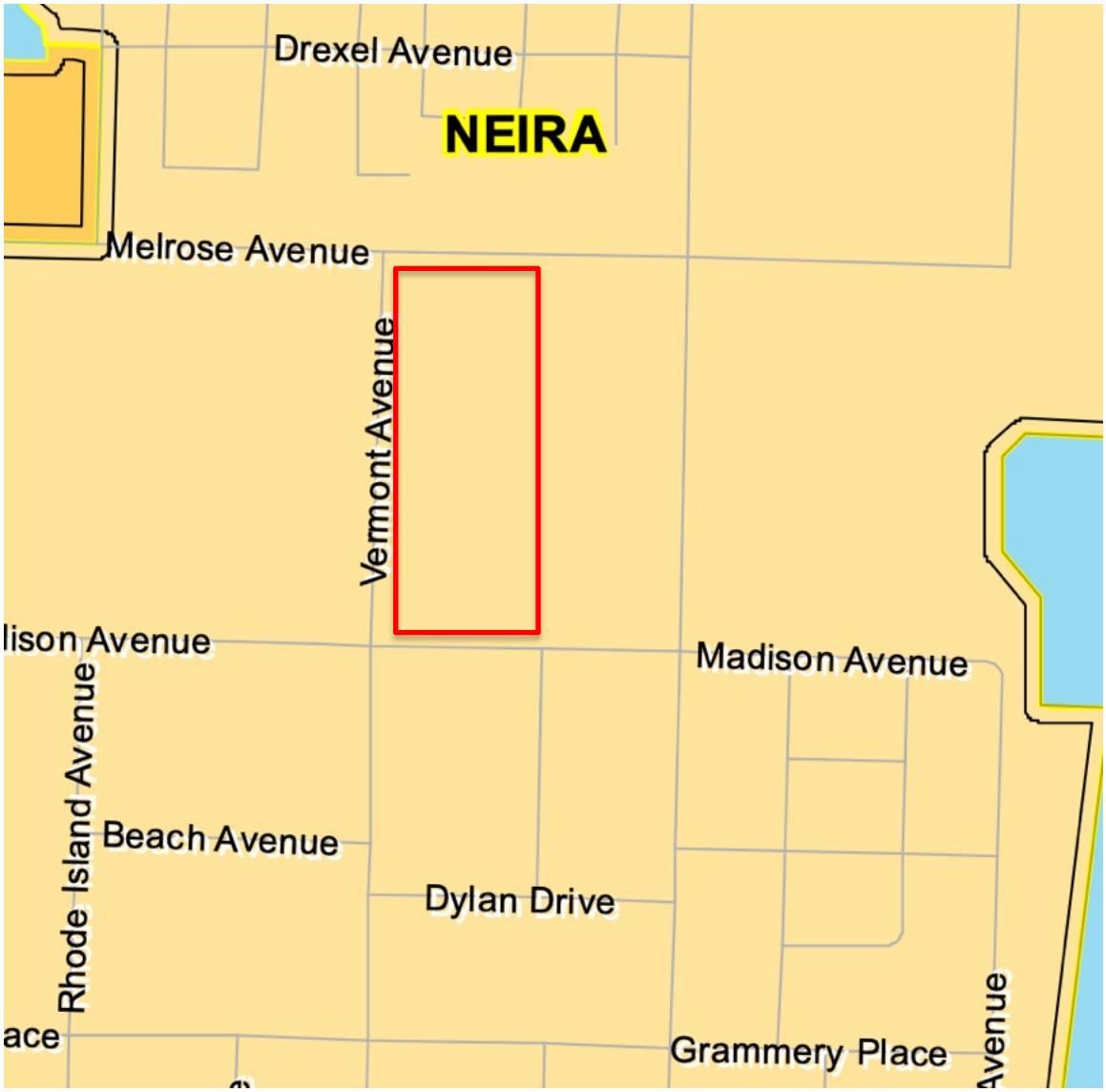


Figure 2: Atlantic City Zoning map excerpt

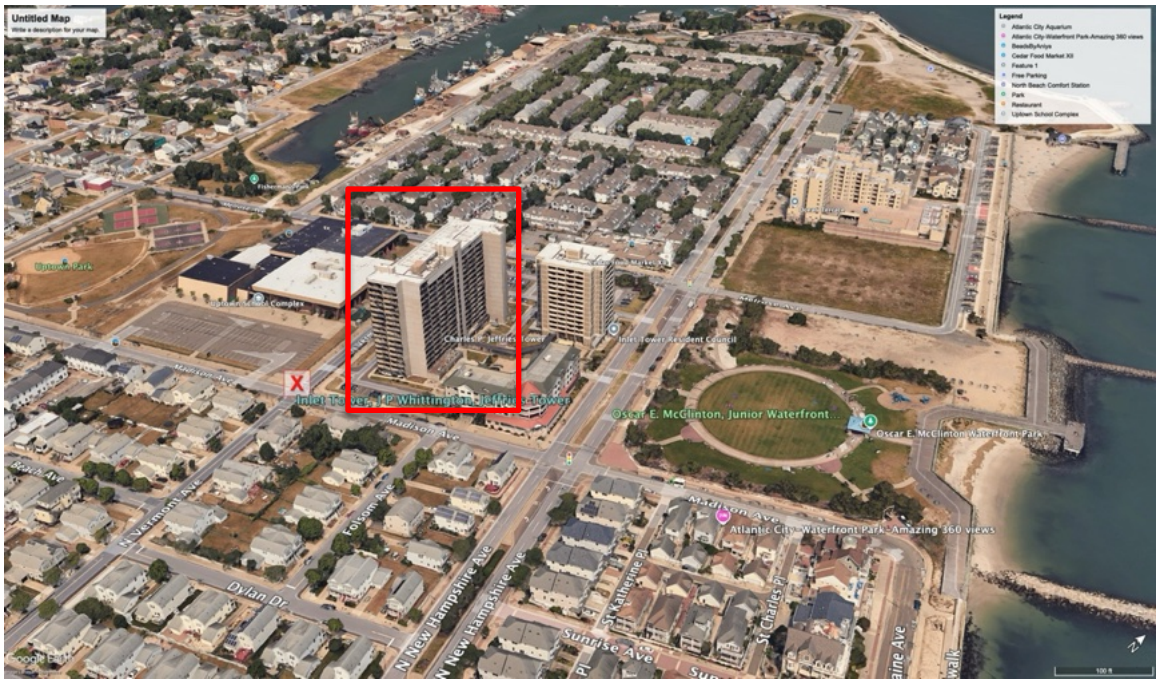


Figure 3: Current aerial view. Site at center.

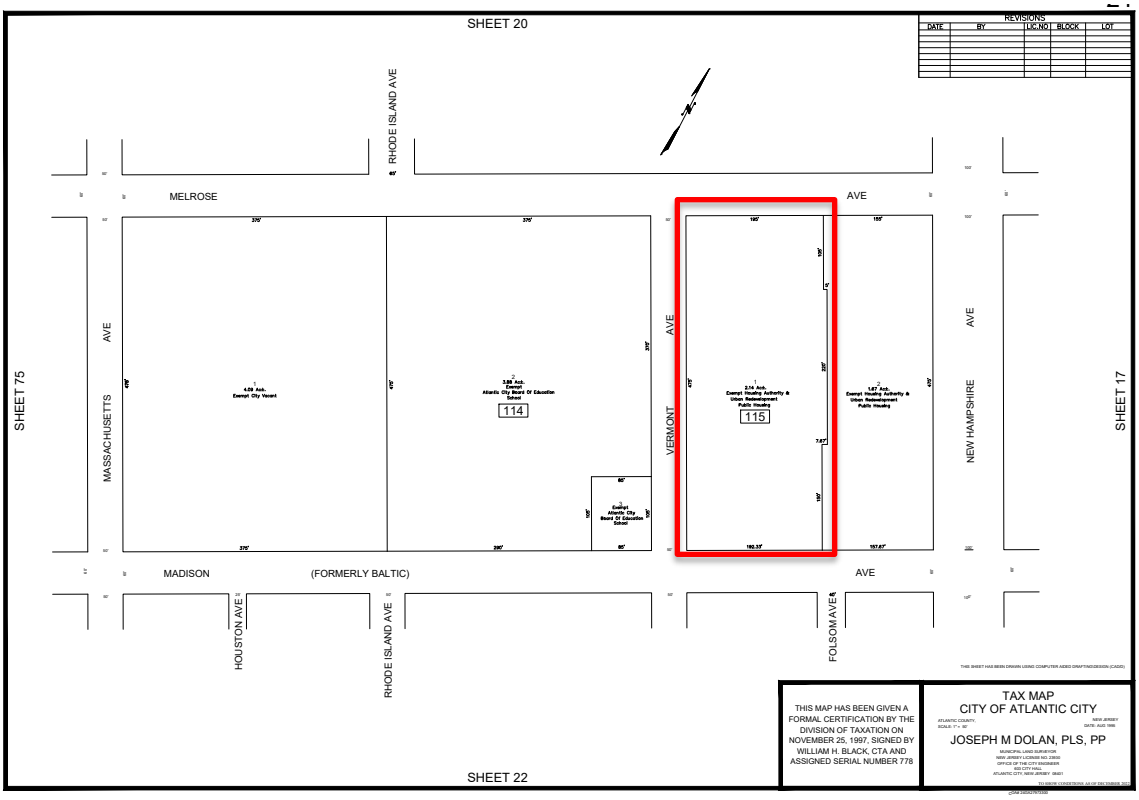


Figure 4: Tax Parcel Map Excerpt

Utilities:
Public utilities include water (domestic), sewer, gas, phone, electric, telephone and cable TV. Within the site, utilities except for teledata are underground. Electric service is delivered by Atlantic City Electric.

Television, internet and telephone service is provided by either Comcast or satellite at the choice of and contracted by the resident.

Utility	Utility Provider
Water	City of Atlantic City
Sewer	City of Atlantic City
Electric	Atlantic City Electric
Telephone	Verizon
Cable TV	Comcast or satellite
Natural Gas	South Jersey Gas
Oil	N/A
Propane	N/A
Solar	N/A
Wind	N/A

Tenants pay for telephone/data. ACHA pays all other utilities.

The water, electric, gas, sewer, telephone and cable TV are assumed to be of sufficient capacity for the current usages and occupancy of these buildings.

Electrical service is overhead on the public streets surrounding the site, then drops at a utility pole for underground distribution within the site to three pad-mounted transformers at the north corner of the tower.

Telephone service is overhead to the building, then distributed internally from the building's utility closet.

Satellite service is contracted directly by the tenant. Recommendation is to centralize the satellite dish system to reduce site clutter, with dishes less visible from the public right of way.

Cold water service is provided from a water meter pit along Melrose Avenue. Fire suppression service entrance is along the front façade of the building 80' from the main entrance facing N Vermont Avenue.

Natural gas service is provided at the property.

Sanitary sewer and domestic water are within 6 years of reaching their expected useful life. They should be cleared and scoped now and should be replaced in the near term.

Green Building Principles: It is recommended that property management perform regular visual assessments of known underground piping locations, and exterior lighting. These assessments can be performed as part of routine activities such as trash pickup, lawn mowing, or while walking from one area of the property to another. The purpose is to look for tell-tale signs of utility piping leakage and for electricity waste. Leaking pipe manifest themselves as wet spots, non-weather related puddles, areas always wet, sanitary waste, soil undermining, and noticeable increases in domestic water consumption. Such occurrences should be repaired immediately. Light fixtures should not be 'on' during daylight hours nor have broken lenses. Repair the fixture or light sensing equipment and controls immediately.

Critical Repairs:
- None

Non-Critical Repairs:
- Clear and scope sanitary system.
- Clear and scope storm water system.
- Repair exterior lighting controls

Estimate Period Repairs:
- None

Potential upgrades:

- None.

Parking:
There are two internal parking lots striped for a total of 71 cars. Five of these spaces are currently marked as handicap accessible but lack the clear side aisle. No van accessible spaces are provided. All other parking is curbside on city streets.

All parking areas shall be restriped with regular spaces and two barrier-free stall sizing per local jurisdiction requirements be provided at the leasing office. Proper AASHTO signage should be provided at each designated handicap parking stall.

Critical Repairs:

- None

Non-Critical Repairs:

- Mill and overlay, Restripe
- Provide designated handicap parking and accessible route.

Estimate Period Repairs:

- None

Potential upgrades:

- None.

Paving:
There are no internal streets. There are internal driveways leading to one unenclosed unscreened trash dumpster area. The pavements have reached their expected useful life and should be replaced. Over the course of the assessment period, the paved areas should be sealed.

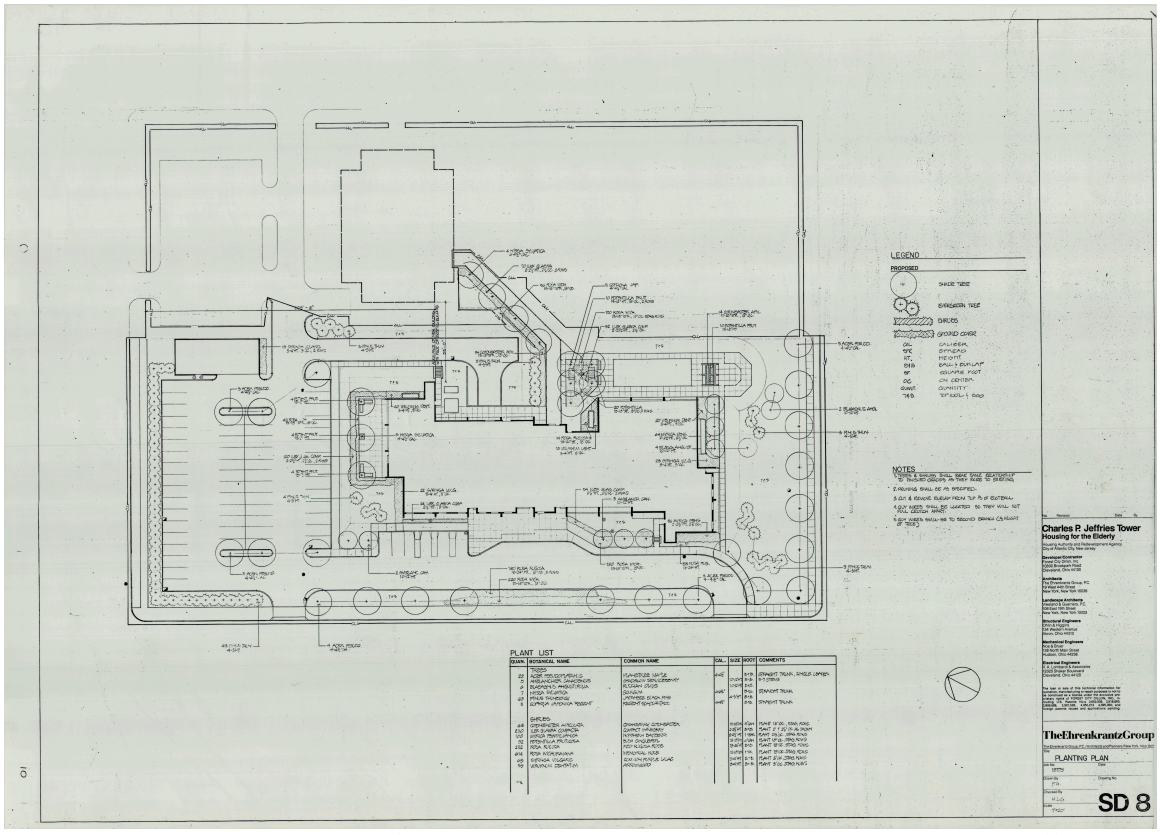


Figure 5: circa 1981 plan of the site with enclosed walkway to Inlet Tower (north to left)

Critical Repairs:
- None.

Non-Critical Repairs:
- Replace bituminous traffic surface pavement and restripe

Estimate Period Repairs:
- Sealcoat and restripe.

Potential upgrades:
- None.

Sidewalks, Railings and Fences:
There are sidewalks on the site both along the perimeter streets as well as the routes to the front and rear doors, exercise area, patio and enclosed walkway connector to Inlet Tower. Street sidewalks and curb cuts were not assessed as they are on municipal property. The sidewalks are nearing the end of their expected useful life. The Community Room has an exterior concrete patio not connected to the remainder of the site with an accessible route. Curb ramps need to be provided at accessible spaces. Exterior concrete stairs outside the South stair tower do not have proper railing extensions at the bottom landing and should be replaced. (The running railings extend twelve inches beyond code requirements).

Masonry pier and metal picket infill panel fencing exists along North Vermont Avenue, Madison Avenue and Melrose Avenue, with openings for driveways at site entrances. The fencing is missing in some areas and the remaining fencing has reached the end of expected useful life.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace non-code compliant stair railings
- Provide missing railings at ramps.
- Replace sidewalks
- Replace decorative fencing

Estimate Period Repairs:
- None

Potential upgrades:
- None

Sewer and Drainage:
The site has a storm water system tied to the City's storm sewer system. Inlets are provided along the interior of the site and connected by concrete pipes. There is no on-site storm water management system.

Critical Repairs:
- None

Non-Critical Repairs:
- Camera scope all sanitary and storm lines from the buildings to the street.

Estimate Period Repairs:
- None

Potential upgrades:
- None

Landscaping and Site Amenities:
There are lawn panels between sidewalks and parking lots, and to the right of the main entrance and sodded parking islands within the lot.

There are mature trees around the northern parking lot. The balance of the site lacks trees and shade. The landscaping has not been refreshed in many decades and has surpassed its expected useful life.

There is an exercise park with fixed fitness equipment on the property. Play equipment was manufactured by LifeTrail and installed on a concrete patio. There are benches in the area of the equipment and at the other patio to the North of the tower. The benches have failed and are missing pieces of the seat or back in all locations and need to be replaced.

The property has one building identification sign. This building identification sign is sun fading and damaged and should be replaced. There are electrified post bases at the building corners where architectural lighting was previously. This lighting should be restored.

Critical Repairs:
- None.

Non-Critical Repairs:
- Repair concrete sidewalks where trip hazard occur
- Refurbish landscape.
- Provide shade trees at exercise area, patio and parking areas
- Replace missing pole light heads and non LED fixtures with LED,
- Provide accessible site furnishings at patios.
- Replace property signage.

Estimate Period Repairs:
- Remove trip hazards at sidewalks

Potential upgrades:
- None.

Trash enclosures:
There is one large 40 cubic yard trash dumpster and eight smaller (2cubic yard) dumpsters at the rear of the building near the trash room. The dumpsters are not screened from view of Jeffries Tower apartments, Inlet Tower apartments, Whittington Apartments and the connector walkway.

Critical Repairs:
- None

Non-Critical Repairs:
- None.

Estimate Period Repairs:
- None.

Potential upgrades:
- Enclose dumpsters

3.3 Structural Frame and Building Envelope

3.3.1 Occupied Structures

Foundations and Basement:
The buildings are built on concrete foundations on piles and shared concrete pile caps. Buildings are in a flood plain according to the Flood Certifications.

Critical Repairs:
- None

Non-Critical Repairs:
- None

Estimate Period Repairs:
- None.

Potential upgrades:
- None.

Superstructure and Floors:
The building structure is reinforced concrete interior wall and interior columns. The exterior load bearing walls of the buildings are architecturally exposed aggregate concrete and have lost both aggregate and binder in some areas. A few areas of spalling were observed. Any exposed reinforcing should be cleaned and sealed.

The floors of the tower are constructed of precast concrete planks. They are in good shape but offer limited flexibility for new penetrations. All existing penetrations should be sealed with appropriate fire resistance rated sealant.

Critical Repairs:
- None

Non-Critical Repairs:
- Patch exterior spalled concrete at balcony edge, balcony underside, exterior walls and
- Confirm reinforcing is not compromised and fill openings at locations showing rust staining.

Estimate Period Repairs:
- None

Potential upgrades:
- None.

Roof Structures and Roofing:
The existing roof is a white TPO membrane system documented for replacement in 2011. It is in good condition for its age and appears to have lightning protection continuous around the perimeter.

There are noticeable debris around the primary storm water drain on the low roof. Clean and remove debris to prevent clogging the primary drain. Secondary storm water drainage is provided by scuppers, and they look to be in good condition.

Cell tower equipment, antennae arrays and duct banks are on the roof. Any re-roofing project will have to coordinate with the cellular service provider.

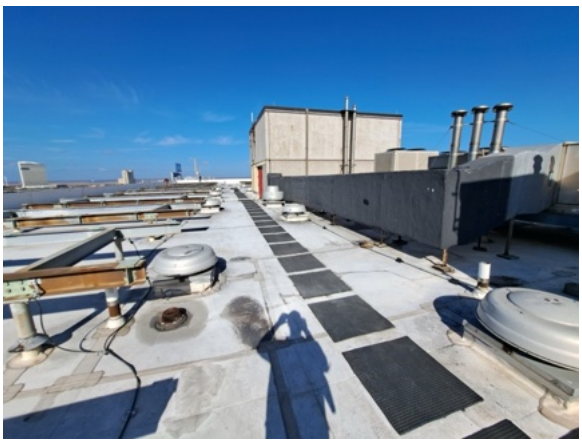


Figure 6: Main Roof

Critical Repairs:

- None.

Non-Critical Repairs:

- Confirm completeness and condition of lightning protection system.

Estimate Period Repairs:

- Replace roof system. Roofing system shall be Energy Star compliant.

Potential upgrades:

- None.

Exterior Walls:

Some of the exterior walls are load bearing concrete with no openings. They are in good shape and need to be cleaned of algae and stains. Between unit balconies are load bearing walls exposed both sides. They allow for a larger than 4" diameter sphere to pass through between them and the railings. A closure plate should be provided to make the condition code compliant. The exterior wall at typical unit exterior is a panelized system with an aluminum frame and fiber reinforced plastic spandrel, aluminum double hung windows and aluminum sliding glass doors.

Exterior walls at the first floor are brick infill and need to be cleaned, with minor repointing, and clearing of weeps required.

Balconies are frequently covered in seabird excrement. At Shore Park Tower the balconies are enclosed in a metal mesh panelized system. This mesh appears to be effective in not only keeping birds away from the balconies but appears to have a positive effect on limiting seabirds on site overall.

Critical Repairs:

- None

Non-Critical Repairs:

- Replace the unit façade at each unit with a new insulated façade system with double hung windows and balcony sliding door.
- Clean the concrete walls and balcony
- Provide closure plate at balcony ends.
- Clean and repoint brick facade

Estimate Period Repairs:

- None

Potential upgrades:

- Enclose the balconies with metal bird screening similar to Shore Park.

Windows and Exterior Doors:

Residential units have insulated glass balcony doors original to the building. The doors are not thermally broken. Glazing is insulated.

Storefront system at the first floor is original to the building and is approaching the end of its expected useful life and should be replaced with a thermally broken system with insulated glazing.

Doors at maintenance and trash rooms are beyond their expected life and should be replaced with energy star doors.

There is one overhead doors at the trash room. It is beyond its expected life and should be replaced.

Residential windows: The windows are replacement aluminum double-glazed 1/1 windows with external screens. Where tenants have installed window air conditioning, the screens are presumed lost.

Critical Repairs:

- None.

Non-Critical Repairs:

- Replace exterior flush doors with Energy Star qualified product.
- Replace exterior storefront doors with Energy Star qualified product.
- Replace windows with Energy Star qualified products.
- Replace storefront at first floor.
- Replace overhead doors with energy star qualified products

Estimate Period Repairs:

- None.

Potential upgrades:

- None.

3.3.2 Other Structures Evaluation

There is a small brick masonry maintenance building with garage doors and service bays currently being used for storage of maintenance equipment for the property. The building is in fair condition. Doors are old and need replacement. Two garage doors are beyond their expected life and should be replaced with energy star qualified products. Lighting is not LED and should be updated.

Figure 7: Maintenance Garage (left photo), Pre-engineered shed (right photo)

There is a small pre-engineered wood shed on the property, approximately 12'x 16'. It is older than 10 years and is in fair condition.

Critical Repairs:

- N/A.

Non-Critical Repairs:

- Replace doors with Energy Star certified products
- Replace windows with Energy Star certified products (Double glazed, Low-E, argon filled).
- Replace overhead doors with energy star qualified products

Estimate Period Repairs:

- Replace pre-engineered 12x16 shed.

3.4 Mechanical and Electrical Systems Evaluation

3.4.1 House Mechanical and Electrical Systems Evaluation

Space Heating and Cooling:
Air Curtain is observed at the entrance to the main vestibule. The air certain is made by Leading Edge, model number E042081450HE0, and provides 8 kW of heating. It is not known if the unit is currently in service. The air curtain is manufactured in 2011 and have a life expectancy of 20 years. The security vestibule is provided with heating and cooling by a ducted unit.

Stairs are heated by a wall mounted heaters on each floor. The wall mounted heater is of Marley Engineered Products, model number FRA4024B. The wall mounted heater is approximately 18 years old and have a useful life of 20 years. The observed wall mounted heaters are in good condition and replacement is not recommended at this time.

It is observed that there is an existing wall mounted heater in the elevator lobbies on each floor. Per the building maintenance personnel, the wall heater is not operable. It is unknown what the make and model is of the wall mounted heater. It is recommended that the wall mounted heater be replaced.

Heating and cooling in the offices, occupational therapy, and exam rooms are served by PTAC units. The make and model of the PTAC units is Seasons SP15EA2-20. The PTAC units are 2 years old and have a useful life of 15 years. Replacements of the PTAC units are not recommended at this time.
Heating and cooling in the staff breakroom is provided by a PTAC unit. The make and model of the PTAC unit is Amana PTH123G35AXXXCA. The age of the PTAC unit is not known and has a useful life of 15 years. The PTAC unit is in good working condition and is not recommended for replacement at this time.
Heating and cooling in the laundry room is provided a PTAC unit. The make and model of the PTAC unit is Amana HEC153H35AXXXGA. The PTAC unit is 3 years old and have a useful life of 15 years. Replacement of the PTAC unit is not recommended at this time.

Heating and cooling in the first-floor community room is served by ceiling cassettes. There are ceiling grilles around the community room. It is not known if the ducted unit serving the community room is in service. It is not known which of the outdoor units services the ceiling cassettes in the community room. The make and model of the ceiling cassettes was not observed during the time of the visit. The ceiling cassettes look to be in good condition and replacement is not recommended at this time. The thermostats in the community room looks to be in good condition and replacement is not recommended at this time. There are four (4) ceiling cassettes, one (1) horizontal unit, and several visible grilles in the activity room. The make and model of the ceiling cassettes and horizontal unit was not observed during the time of the visit. The cassettes and horizontal unit look to be in good condition and replacement is not recommended at this time. The thermostats in the activity room looks to be in good condition and replacement is not recommended at this time. It is unknown if the HVAC unit providing air to the grilles are in service.

Four (4) PTAC units are observed to be in the 2nd floor community room. They are in good working condition. The PTACs are Amana HEC153H35AXXXGA. The PTACs are installed around 2021 and have an expected useful life of 15 years. It is not recommended that the PTACs be replace at this time.
The lounge area is served by four (4) PTAC units and two large linear diffusers from an unknown HVAC unit. The PTAC units are HEC153H35AXXXGA, providing around 14.8 MBH of cooling and 12 MBH of resistance Heating each. It is not known what unit is providing air to the linear diffusers and rather it has outdoor air ventilation or not. The thermostats in the lounge area looks to be in good condition and is not recommend for replacement at this time. The four (4) PTAC units are 3 years old and is not recommended for replacement at this time.

The corridors are provided heating and cooling from roof top units per the building maintenance personnel. The make and model of the rooftop unit is Daikin RPS030DLAYY-F. Rooftop units have a life expectancy of 20 years and the existing RTU is 7 years old. Replacement is not recommended at this time.

There are two electrical unit heaters observed in the 17th floor Mechanical Room. It is not known to the maintenance personnel if the units are in service or serviceable. The electric unit heater is 43 years old and have a life expectancy of 20 years. The unit heater has well exceeded its useful life and a replacement is recommended.

There are three (3) gas furnaces observed in the 17th floor Mechanical Room. They served the executive offices. The executive offices were not inspected. The boilers are Weil-McLain HE II-6 and have a life expectancy of 25 years. The boilers are 34 years old but looks to be in good condition. A replacement is not recommended at this time. There are sections of the heating hot water return pipes with missing insulations. Install proper pipe insulation to all missing insulation sections and replace any damaged insulations. There are signs of damaged flues and corroded flue pipes. Any damage flue pipes must be replaced immediately to prevent backdrafts into the mechanical room. The drain pans are corroded and rusted. Replace the drain pans as needed. The executive office is not part of the scope of work but due to the fact that the executive office boilers share the same space as the rest of the building, it is critical that the damaged flues be replace as it is a life safety issue.

There are signs of corrosion on multiple hot water pumps and pump flanges. The pumps are high above the ceiling and accessibility to them was not available. It is recommended that the pumps and the flanges be replaced to prevent future leaks. Hydronic pumps have a life expectancy of 15 years.
There are several heat pumps and condensers on the roof and around the property. There are heat pumps and condensers mounted on rotted 2x6 lumber. There is a working heat pump that is not bolted down on its fiberglass pad and is close to tilting over the edge of the fiberglass pad. It is recommended that the heat pump is bolted down immediately. Many of the heat pumps and condensers does not seem to be in working condition and could be abandon in place. Maintenance personnel shall investigate rather the existing units are in service and either replace or remove the heat pump and condensers. Heat pumps and condensers have a life expectancy of 15 years.

There is a Daikin air-cool chiller, model number AMZ040AMSEP0094, on the roof. Maintenance personnel indicates that it serves the 17th floor management office. The air-cool chiller is 7 years old and have a life expectancy of 15 years. Replacement of the chiller is not recommended at this time.
It is recommended that a contractor investigate and trace all the existing HVAC units and provide proper tags to each unit for identification purposes.

Critical Repairs:
- Replace damaged flues from the executive office boilers
- Bolt down heat pump on roof

Non-Critical Repairs:
- Replace wall mounted heater in elevator lobbies on each floor
- Replace ceiling hung electric unit heater in elevator machine room
- Replace ceiling hung electric unit heater in 17th floor mechanical room
- Replace heat pump pads
- Investigate and mark out condensing unit/heat pump units on roof that are no longer in service. Remove if abandoned.

Estimate Period Repairs:
- None.

Potential upgrades:
- None

<u>Combustion Air:</u>
The galvanized steel flue ducts on the domestic hot water boilers are in good condition. The cleanout on some of the domestic hot water boiler flue pipes are rusting and is not closed properly. There are areas of the flue pipe that are not connected properly and is loose. Replace all damaged cleanouts and secure all loose flues.

The flue pipes on the hot water furnace are in poor condition. There is noticeable rust and holes on the flue pipe. Some parts of the flue pipes are falling apart. Replace any damaged flues and properly install any replacement flues.
The flue pipes on the roof looks to be in fair condition with minor rusting at the pipe seams. Replace the rusted flue pipes as needed.
Combustion air intake does not seem to be available to the 17th floor Mechanical Room. It is recommended that combustion air is provided to the 17th floor Mechanical Room.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace damaged flues and corroded flue pipes on the domestic hot water boilers.
- Replace damaged flues and corroded flue pipes on the heat hot water boilers.
- Install combustion air intake system in the 17th floor mechanical room

Estimate Period Repairs:
- None

Potential upgrades:
- None

Ventilation:
Outdoor air ventilation comes from the rooftop unit. It is unknown rather the rooftop units serve any of the first-floor community room, activity room, offices. The 2nd floor community room kitchen has an exhaust grille. It is unknown where the exhaust fan is. It is unknown rather each space has any outdoor air ventilation.

The compactor/trash room exhaust fan does not look like it's operable and it exceeded its useful life. The manufacturer is Broan and model are no longer visible. It is recommended that the exhaust fan be replaced.

The common dryer exhaust fan's made and model is Amca TDB16 and looks to be in fair condition. The life expectancy of the exhaust fan is 20 years.

There is a gooseneck duct vent on the roof that is completely rusted. It is not known what the gooseneck serves. Replace the rusted gooseneck duct.

Critical Repairs:
- Replace compactor/trash room exhaust fan
- Replace rusted gooseneck duct on roof

Non-Critical Repairs:
- None

Estimate Period Repairs:
- None

Potential upgrades:
- None

Natural Gas Distribution:
The incoming natural gas service is 2 ½" and split into one (1) 1 ½" natural gas service line and one (1) 2 ¼" natural gas service line upstream of the meters. The 2 ¼" natural gas line expands to 4 ½" natural gas line before entering the building, downstream of the meter. There are two (2) natural gas meter on the 17th floor. The dryers in the laundry room are natural gas and they look to be in good condition. The natural gas service lines look to be in good condition.

Critical Repairs:
- None

Non-Critical Repairs:

- None

Estimate Period Repairs:

- None

Potential upgrades:

- None

Domestic Water Heating and Plumbing:

The incoming domestic cold water service size is unknown due to insulation. The domestic cold water is split off to 8” fire water and 6” domestic cold water. The 6” domestic water is split into two submains: one 4” domestic cold water for the low side of the building and one 4” domestic cold water for the high side of the building. Each 4” submain feeds into two (2) booster pumps. The booster pumps look to be in good condition. The low domestic cold water serves 1st floor through 8th floor while high domestic cold water serves 9th floor through 17th floor. An existing Penn booster pump are on both low and high domestic cold-water system, and it does not look like it is in service. There are signs of existing water leaks from the valve connection. There are numerous signs of corrosion. Disconnect and plug any abandon pumps and replace any damaged shut off valves. There are numerous missing insulations. The y strainer on the domestic cold water is leaking. Replace y strainer valve and insulate.
See residential domestic water heating section for domestic water heating for the building.

Critical Repairs:

- Replace leaking shutoff valves in the maintenance room.
- Replace leaking wye-strainer on the domestic cold-water line.

Non-Critical Repairs:

- Remove abandoned booster pumps
- Insulate domestic cold-water pipes as needed

Estimate Period Repairs:

- None

Potential upgrades:

- None

Plumbing Fixtures:

The plumbing fixtures on the 1st floor Men’s south restroom, Men’s north restroom, and Women’s north restroom are in good condition. The fixtures in the 1st floor north janitor’s closet are in good condition. The vanity in the staff breakroom is in good condition. There are signs of rust on the three-compartment sink in the activity room. There are signs of a possible leak as there is a bucket under a p trap. The fixtures in the 2nd floor community room kitchen are in good condition.

Critical Repairs:

- Replace p trap under the three-bowl sink in the activity room

Non-Critical Repairs:

- Replace sink

Estimate Period Repairs:

- None

Potential upgrades:

- None

Storm Water:

The downspouts are in good condition. There are existing cast-iron vent pipes visible on the roof. It is recommended that the cast-iron vent pipes are replaced with PVC vent pipes.

Critical Repairs:

- None

Non-Critical Repairs:

- Clean and remove debris in the storm water primary drain

Estimate Period Repairs:

- None

Potential upgrades:

- Replace cast-iron vent pipes with PVC vent pipes

Power:

The main power incoming service is in a first-floor electrical room. A 2000 Amp, 120/208 volt, 3 phase distribution panel feeds a series of house panels. The house panels are located throughout the building to provide power to all building common spaces. The main distribution panel also feds a bus duct riser. The bus duct riser is in the building core are and feeds meter centers located in core area closets on each floor. The bus duct and meter centers were replaced about 5 years ago due to water damage.

Each meter center equipment with 100-amp, 120/208-volt single phases meters. One meter is provided for each apartment on the associated floor.

The building is also provided with a second incoming service which is also located in the first-floor main electrical room. The service feeds a series of disconnect switches and meters. The meters appear be feeding panels which may have once fed commercial tenants in the building.

The building is provided with a 150 KW,120/208 volt, 3 phase generator which provides emergency power to the elevator and various other life safety systems in the building. The generator is pad mounted exterior to the building outside the maintenance and trash rooms.

The electrical service equipment in in good to excellent condition and is not expected to require replacement during the estimated repair period.

Lighting:

The corridor areas are lit with wall mounted 4-foot wrap around fluorescent fixtures. Common areas such as the Laundry and meeting spaces are lit by 2x2 and 2x4 T-12 lay-in fluorescent and surface mounted 4-foot surface wrap around fluorescent fixtures. The ground floor lobby is provided with decorative pendant mounted linear fluorescent fixtures and fluorescent sconces.

Back of house area such as utility and storage areas are provided strip fluorescent T-12 fixtures. Exterior lighting generally consists of ceiling mounted fluorescent fixtures at the front entry along with fluorescent sconces. Building façade is provided with HID wall pack fixtures. Parking lot and rear patio area are equipped with pole mounted HID fixtures.

Battery pack emergency lighting is provided throughout common and public spaces of the building.

Critical Repairs:

- None

Non-Critical Repairs:

- Replace existing common and public area lighting fixtures with LED type.
- Replace fluorescent fixtures in stair tower with 2-stage LED fixtures with motion sensors to improve energy efficiency.
- Add motion sensors in laundry rooms, mechanical closets, basements and other common area rooms to improve energy efficiency.

Estimate Period Repairs:

- Recommend annual maintenance service of the main switchboard, meter centers and panelboards will extend useful life of equipment.

Potential upgrades:

- None

3.4.2 Dwelling Unit Mechanical and Electrical Systems Evaluation

Residential Heating and Cooling:
Heating and cooling in the residential dwelling units are provided by PTAC units. The typical one bedroom, one bath unit is provided a PTAC unit in the living room and a PTAC unit in the bedroom. The typical studio is provided with two (2) PTAC units. PTAC units observed are listed in Table 1.

Table 1: PTAC Units Observed in Studio and One Bedroom Dwelling Units

MADE	MODEL	COOLING (MBH)	HEATING (MBH)
Amana	PTH153G35AXXXCA	14.2	13.8
Amana	PTH153E35AXXXAC	14	13.5
Trane	PTHC0701EAC	7.4	6.8

Amana PTH153G35AXXXCA is likely the original units installed in the dwelling units and replacements were made over the years with the other unit types listed in table 1. The studios are currently provided with two PTACs with 14.2 MBH cooling each. That is a total of 28.4 MBH of cooling if both units are operating simultaneously. The second PTAC is redundant in the studio. It is recommended that the redundant PTAC unit be removed and the opening insulated and sealed with proper construction methods. The one-bedroom unit is provided with a 14.2 MBH PTAC unit in the living room and a 14.2 MBH PTAC unit in the bedroom. The observed PTAC units seems to be in good working condition. All existing PTAC units are standard efficiency, and it is recommended that they are upgraded to high efficiency PTAC units. The PTAC units observed in the dwelling units ranged from 10 to 28 years old. The expected useful life of PTAC units are 15 years and any PTAC units over the age of 15 is recommended to be replaced.

Critical Repairs:
- None

Non-Critical Repairs:
- Remove redundant PTAC unit in studio and seal opening
- Replace PTAC units that are over the age of 15

Estimate Period Repairs:
- Replace PTAC units that are under the age of 15

Potential upgrades:
- Install 500-watt recessed wall heater
- Replace existing oversized standard efficiency PTAC units with high efficiency PTAC units.
- Replace all standard efficiency PTAC units to high efficiency PTAC units

Residential Ventilation:
Ventilation is provided by the existing bathroom exhaust fan, kitchen exhaust fan, and operable windows in the living room and bedroom. The exhaust fans are operable by its respective switches. Bathroom and kitchen exhaust fan are exhausted to a common duct and up through the roof. The observed common duct is in good condition. Bathroom and kitchen exhaust fan model numbers were not observed. Bathroom and kitchen exhaust flow rates were not measured. The exhaust fans look to be close to or exceeded it's expected useful life. Replace both bathroom and kitchen exhaust fans as needed.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace bathroom and kitchen exhaust fans

Estimate Period Repairs:

- None

Potential upgrades:

- None

Residential Domestic Water Heating and Plumbing:

The domestic cold water is separated into two loops, where 1st floor to the 8th floor is in the low floor loop and floors 9 through 17 is considered the high floor loop. Booster pumps are provided for both loops. Booster pump looks to be in good condition. There are signs of leaks throughout the building.
The domestic hot water is generated by four gas hot water heaters that are stored in two hot water tanks. The hot water tanks are insulated, and the tank size was not observed. The hot water tanks are measured to be approximately 36" in diameter and 8' high. The "low" domestic hot water is generated by two hot water heaters and the "high" domestic hot water is generated by two other hot water heaters. The water heaters look to be in good working condition. There are signs of corrosion and rust in the black iron gas pipes. Replace corroded black iron gas pipes as needed. The stainless-steel flue pipes look to be new and in great condition. The pressure relief pipes on the "low" domestic hot water boilers are drained into the hot water boilers' drain pan. Provide drain hole and condensate pump for drain pan. One of the flue cleanouts seems to be in poor condition and the cleanout cap seems to be slightly open. It is recommended that this is replaced and fixed immediately. Missing and loose insulations are observed. Replace any damaged insulation and install missing insulations. Fix any loose flue connections. The existing hot water boilers' make and model are listed in Table 2.

Table 2: Domestic Hot Water Boilers

MADE	MODEL	QTY	INPUT (MBH/KW)	RECOVERY CAP (GPM)
RBI	FW500N0R1A2GAS1E1G1JZ	3	500/147	510
RBI	FW500N0R1A2GA00E1G1J2	1	500/147	510

There are two gas meters observed on the 17th floor.
Condensates and blowdowns are drain to a common floor drain with an air gap. There are abandon PVC pipes routed to the floor drain. Remove any abandon PVC pipes.

The plumbing fixtures in the dwelling units are in fair condition. Access panel is provided behind the shower in the kitchen. The access panel is approximately 19" width and 49" height. New copper pipes and ball valves in the dwelling units are apparent. There are signs of limescale buildup with copper corrosion on the existing shut-off gate valves and different sections of the domestic water copper pipes. This is a sign of a potentially existing leak or a past leak that has already been repaired. It is recommended that the existing shut-off gate valves be replaced with shut off ball valves and any existing leaks on the copper pipes be replace. Clean off any limescale buildups where necessary as to not confused with any new leaks and buildups in the future.
The existing sanitary and vent stacks are either cast iron or PVC. The sanitary and vent stacks observed are in good condition. Replace any known damaged stacks.

Critical Repairs:

- Replace leaking pipes
- Replace damaged flue pipes
- Replace damaged pipes that are currently leaking in the dwelling units
- Replace shut-off valves that are leaking

Non-Critical Repairs:

- Install or replace insulations where required
- Remove abandoned pvc pipes in the 17th floor mechanical room
- Replace corroded natural gas pipes

Estimate Period Repairs:

- None

Potential upgrades:

- Replace cast iron sanitary and vent pipes with PVC pipes
- Provide condensate pump for domestic hot water boiler drain pan
- Replace domestic water gate valves with ball valves

Residential Electrical:

Power:

Each apartment is provided with a 40 Amp, 12 pole,120/208, single phase load center manufactured by GE.

Figure 8: Typical apartment load center

Critical Repairs:

- None.

Non-Critical Repairs:

- Service the GFCI receptacles and replace as necessary.
- Replace all unit smoke detectors with combination CO/smoke detectors.
- Replace all receptacles and switches
- Provide AFCI circuit breakers for all unit receptacle and lighting circuits.

Estimate Period Repairs:

- None

Potential upgrades:

- None.

Lighting:

Typically, unit bedrooms, kitchens, bathrooms and halls are provided with wall or ceiling-mounted fluorescent or incandescent lighting fixtures.

Critical Repairs:

- None

Non-Critical Repairs:

- Replace all fluorescent and incandescent fixtures with LED fixtures.

Estimate Period Repairs:

- None

Potential upgrades:

- None

3.5 Vertical Transportation

Elevator Equipment Room:
The elevator machine room is on the roof and is served by a wall mounted cooling-only air conditioner unit. The made and model for the indoor and outdoor unit is Fujitsu ASUH24LPAS and Fujitsu AOUH24LPAS1, respectively. The cooling-only air conditioner is 3 years old and is in good working condition. A replacement of the air conditioning unit is not recommended at this time. There is an existing electric unit heater by Berko Electric. It is not known if the electrical unit heater is in service. The electric unit heater is 43 years old and have a life expectancy of 20 years. The unit heater has exceeded its expected useful life and a replacement is recommended.

Figure 9: Access to Elevator Machine Room

Access to the Elevator Machine Room is thru a floor hatch from a ship ladder from the main roof level.

Critical Repairs:
- None

Non-Critical Repairs:
- None.

Estimate Period Repairs:
- Replace ventilation system.
- Replace HVAC system.

Elevators:
There are three (3) traction elevators of 2500# capacity each at this site serving all 17 floors of the building. Two are front entrance only, one is front and rear. The rear doors access only the first and 17th floors. The interior cab finishes and lighting are beyond their expected useful life and should be replaced. Last modernization date is unknown.

Critical Repairs:
- None

Non-Critical Repairs:
- Modernize (3) elevator cabs, cab finishes, machinery and equipment

Estimate Period Repairs:
- None

Potential upgrades:
- None.

3.6 Fire and Life Safety

Life Safety:
The maintenance personnel does not know whether or not the building has any stair pressurization or elevator hoist pressurization fans. Pressurization fans were not identified anywhere on the roof. It is recommended that stair and elevator pressurization fans are installed as required by code.
The fire pump in the first floor mechanical room is leaking and there is a visual pool of water around the fire pump. The fire pump's manufacturer is Aurora and the model number is no longer visible. Fire pump have a life expectancy of 20 years and it is recommended that the fire pump be replace.

The building has portable fire extinguishers, exit signs, emergency lighting. manual fire alarm pull stations, signaling devices, smoke detectors, and a building alarm signal device in every apartment. There is a fire suppression system throughout the building.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace fire pump
- Install stair pressurization fan and elevator hoist pressurization fan

Estimate Period Repairs:
- None

Potential upgrades:
- None

Building Security:
- Building perimeter:
  - Perimeter CCTV: There are building mounted and pole mounted cameras located throughout the site, with coverage of all building facades and open areas. The monitoring equipment is installed in the Community building and linked to a central station in the ACHA offices. The City Police department has access to the video feed and camera controllers.

  - Perimeter lighting: Area lighting is provided by various surface mounted fixtures. These fixtures are in fair condition and provide sufficient light to comply with minimal security requirements.

    Recommended:
    - Replacing the area lighting with more energy efficient LED fixtures is recommended.
    - Upgrade the back end of the CCTV system.

Residence Life Safety:
Each unit is equipped with a 120 volt with battery backup automatic fire detection devices including single station smoke alarms in the hallways in front of the bedrooms in the apartments. Some units are equipped with combination carbon monoxide detector or standalone carbon monoxide detectors.

Within future designated Hearing & Visually Impaired accessible units, to meet State code scoping requirements, requires horns in bedrooms and strobe units in common/central spaces. In addition, the apartment bathrooms should be equipped with a strobe-only notification device.

Currently the units are provided with an automatic fire suppression system. There are no manual fire suppression devices in the apartments (fire extinguishers).

Critical Repairs:
- Provide fire extinguishers

Non-Critical Repairs:
- Provide visual notification devices in living rooms, bedrooms and toilet rooms of apartments provided for designated hearing & visually impaired units.

- Replace CO detectors
- Replace hardwired smoke detectors
- Replace automatic fire suppression system heads

Estimate Period Repairs:

- Replace fire extinguishers
- Replace CO detectors
- Replace smoke detectors

Potential Upgrades:

- None

Residence security:

The property utilizes an internet based emergency call system or “Nurse call system.” But has a partially decommissioned hard wired system with alarm bells and visual identifier over the apartment entry door. This system is not being used, but is not visually clear that it is not the current system. This could potentially cause confusion. Each apartment entry door has a door viewer.

Critical Repairs:

- None

Non-Critical Repairs:

- Decommission the older emergency call system and replace door light indicators with blank plates.
- Adjust door hardware complement when doors replaced.

Estimate Period Repairs:

- None

Potential Upgrades:

- None

3.7 Interior Elements - Common

Common Areas:
The following chart reflects the areas accessible to the residents in the Community spaces and the current finishes.

		FLOORING							WALLS					CEILING				
	Room/Existing Finish	**Conc - ptd**	**Conc - sealed**	**VCT/VB**	**Rubber tile**	**CT/Porc Tle**	**Carpet**		**Masonry - ptd**	**GWB - ptd**	**Crash Rail**	**CT Wainscot**		**Lay-in**	**GWB Clg**		**Window**	**Ext Door**
1	Vestibule			X						X				X			X	X
2	Security Office			X						X				X			X	
3	Storage			X						X				X			X	
4	Elevator Lobby			X						X				X			X	X
5	Lobby			X										X			X	
6	Women					X				X		X		X				
7	Men					X				X		X		X				
8	Mail Room			X						X				X				
9	Office Hall			X						X				X			X	
10	IT			X										X			X	
11	Staff – Toilet					X				X		X		X			X	
12	Manager Office			X										X			X	
13	Office			X						X				X				
14	Closet			X						X				X				
15	Storage			X						X				X				
16	Office			X						X				X			X	
17	Office			X										X			X	
18	Large Kitchen					X			X					X				X
19	Community Rm			X						X				X			X	X
20	Community Rm 2			X						X				X			X	X
21	Small Kitchen			X						X				X			X	
22	Community Rm 2			X						X				X			X	X
23	Closet			X						X				X			X	
24	Men					X						X		X			X	
25	Women					X						X		X				
26	Office			X						X				X			X	
27	Office			X						X				X			X	
28	Office			X						X				X			X	
29	Office			X						X				X			X	
30	Office			X						X				X			X	
31	Tenant Reception			X						X				X				
32	Tenant Men					X						X		X				
33	Tenant Women					X						X		X				
34	Conference Rm			X						X				X				
35	Storage			X						X				X				
36	Office			X						X				X			X	
37	Office			X						X				X			X	
38	Office			X						X				X			X	
39	Closet			X						X				X				

		FLOORING							WALLS					CEILING				
	Room/Existing Finish	Conc - ptd	Conc - sealed	VCT/VB	Rubber tile	CT/Porc Tle	Carpet		Masonry - ptd	GWB - ptd	Crash Rail	CT Wainscot		Lay-in	GWB Clg		Window	Ext Door
40	Closet			X						X				X				
41	Office			X						X				X				
42	Tenant hallway			X						X				X				X
43	Storage			X						X				X				
44	Community Rm 3			X						X				X				
45	Small Kitchen			X						X				X				
46	Laundry			X						X				X			X	X
47	Security Suite			X						X				X			X	X
48	Toilet Room					X						X		X				

Signage for all rooms is either not located in accordance to the barrier-free codes or is lacking. All rooms shall be identified with Braille ADAAG-compliant signage.

Restrooms finishes are all original to the building and are beyond their expected life. Toilet partitions are resin and are in fair condition. The fixture clearances at the toilets are not in conformance with current code and should be updated.

Community room finishes are original to the building, are beyond their expected life and should be replaced. Cabinets and appliances in the 2 small kitchens at the community rooms on the first floor and second floor are beyond their useful life and should be replaced. The cabinets have extensive mold growth and should be replaced immediately.

Mailboxes are located in an open room accessed from the main lobby on the first floor. The mailboxes are in good condition.

There is a 550 square foot commercial kitchen on the first floor. The equipment is of varying ages in fair condition including a walk-in cooler, gas range, deep frier and servery/buffet hot table, ice maker, and reach in refrigeration. The floor is quarry tile and is in good condition. There is a coiling counter door opening to the community room in fair condition.

Critical Repairs:
- None

Non-Critical Repairs:
- ADA signage
- Upgrade finishes in Community Room.
- Replace cabinets and appliances in kitchens at community rooms.
- Upgrade finishes throughout
- Design and build barrier-free toilet rooms
- Replace kitchen equipment older than 15 years
- Replace cabinets with mold growth

Estimate Period Repairs:
- Replace finishes.
- Replace kitchen equipment younger than 15 years at end of lifecycle.

Potential upgrades:
- None

<u>Maintenance Areas</u>:

Areas generally not accessible to residents include mechanical and service areas. The following chart depicts the rooms and their current finishes.

	FLOORING								WALLS				CEILING				
Room/ Existing Finish	**Conc - ptd**	**Conc - sealed**	**VCT/VB**	**Rubber tile**	**CT**	**Carpet**			**Masonry**	**GWB - ptd**	**Crash Rail**	**CT Wainscot**	**Lay-in**	**GWB Clg**	**Concrete**	**Window**	**Ext Door**
Maintenance shop	X								X	X					X	X	X
Trash Room	X								X	X					X	X	
Mechanical Room	X								X	X					X	X	
Mechanical room 17th	X								X	X					X	X	
Stair Towers	X								X						X		X
Janitors Closets			X						X	X							
Trash rooms			X						X								

Critical Repairs:
- None

Non-Critical Repairs:
- Repaint
- Replace floors

Estimate Period Repairs:
- None

Potential upgrades:
- None.

Trash Chute:

There is one trash chute accessed at each level at a trash room with a self-closing door in the elevator lobby. There are no incinerators at this site.

Critical Repairs:
- None

Non-Critical Repairs:
- Thoroughly clean the chute

Estimate Period Repairs:
- Replace compactor
- Thoroughly clean the chute

3.8 Dwelling Unit Interior Evaluation

Walls, Floors and Ceilings:
Flooring: All rooms have VCT flooring with 4" vinyl base. The condition of the flooring is poor. The flooring in the bathrooms is ceramic tile. All flooring should be replaced as part of a preservation rehabilitation.

	FLOORING								WALLS				CEILING				
Room/ Existing Finish	Conc - ptd	Conc - sealed	VCT	Vinyl Tread	CT	Carpet	Wood		Masonry - ptd	Plaster/GWB	Crash Rail	CT Wainscot	Lay-in	Plaster/GWB		Window	Ext Door
Entry			X							X				X			X
Coat Closet			X							X				X			
Kitchen			X							X				X		X	X
Kitchen Closet			X							X				X			
Living Room			X							X				X		X	
Hall			X							X				X			
Hall Closet			X							X				X			
Bathroom					X					X		X		X		X	
Bedroom			X							X				X		X	
Bedroom Closet			X							X				X			
Stair				X			X			X				X			

Walls: Interior partitions are typically metal stud with gypsum board. All walls are painted. The original bathtub surrounds are ceramic tile.

Ceilings: Interior ceilings are typically decorative plaster on concrete plank. Standard ceiling height in the residential floors is about 8'-0". In areas of high humidity, the ceiling paint was pealing. Underneath bathrooms was evidence of patching due to old plumbing leaks. Walls at kitchens and bathrooms typically show signs of past water damage. At the exterior wall there are many locations with water damage.

See table below for proposed finishes package.

	FLOORING							WALLS				CEILING					
Room/ Proposed Finish	Ptd conc	LVT/wd base	RT/VB	Epoxy Coat	Porcelain tile	CT	Carpet	CMU Wall ptd	Conc Wall ptd	GWB/Plaster ptd	CT Wainscot	Conc Clg ptd	Conc/Insul ptd	Lay-in Clg	GWB/Plaster ptd		
Entry		X								X					X		
Coat Closet		X								X					X		
Kitchen		X								X					X		
Kitchen Closet		X								X					X		
Living Room		X								X					X		
Hall		X								X					X		
Hall Closet		X								X					X		

	FLOORING							WALLS				CEILING					
Room/ Proposed Finish	**Ptd conc**	**LVT/wd base**	**RT/VB**	**Epoxy Coat**	**Porcelain tile**	**CT**	**Carpet**	**CMU Wall ptd**	**Conc Wall ptd**	**GWB/Plaster ptd**	**CT Wainscot**	**Conc Clg ptd**	**Conc/Insul ptd**	**Lay-in Clg**	**GWB/Plaster ptd**		
Bathroom						X				X	X				X		
Bedroom		X								X					X		
Bedroom Closet		X								X					X		

Critical Repairs:
- None

Non-Critical Repairs:
- Replace flooring.
- Repaint units
- Replace bathroom ceramic tile floor and walls.

Estimate Period Repairs:
- Repaint units.

Potential upgrades:
- N/A

Windows and Doors:
As discussed earlier, apartment exterior windows are single hung vinyl clad aluminum units with double paned glass. Screens are for most part missing. Windows have a wood sill and apron on the apartment side. Approximately 10% of the wood sills need to be refinished. Windows have pull shades, which have exceeded their useful life and should be replaced. Room darkening blinds are recommended.

The bedroom and bathroom doors are flush wood doors, 1-3/8", set in a wood door frame. Hardware includes a privacy knob set, hinges and a stop. Stops are generally missing in the bathrooms. Door heights are 6'-6", which is no longer a stock door size. These doors are in poor to fair condition.

When present, closet doors are typically flush wood door set in a wood door frame. These doors are in poor to fair condition.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace door hardware in handicap units.
- Replace windows pull blinds
- Replace all interior doors and hardware
- At handicap units, provide lever hardware on all swing doors and wire pulls on all cabinet doors and drawers.

Estimate Period Repairs:
- Replace windows pull blinds

Potential upgrades:
- Replace swing doors with solid core doors

Kitchen Fixtures and Furnishings:
Kitchen layouts are typically single galley. Cabinets are wood face frame with solid plywood faces with finger grip pulls. Countertops are plastic laminate with backsplash. There are a variety of counters as they have been replaced over time. Drawer boxes are wood. Appliance package consists of a 20-inch

gas range, 24” dummy range hood, double bowl drop-in stainless steel sink with single lever faucet, and a refrigerator. There are no fire extinguishers within the unit.

Refrigerators are not required appliances by code. However, to increase energy efficiency in the building and control electrical expenses, a recommendation would be to provide Energy Star refrigerators for each unit.

The countertops are exhibiting signs of wear at the ends, and at joints. The countertops have reached the end of expected useful life and should be replaced. The cabinet doors are getting harder to operate and should be replaced. Cabinets are reaching the end of expected useful life. All appliances and fixtures should be replaced at the same time, using Energy Star appliances where available. As discussed earlier, a splash guard shall be provided at all ranges.

For residential developments, a hand-held 5-pound ABC fire extinguisher should be provided in every unit. In addition, we strongly encourage the installation of a dry powder fire extinguishing canisters in the range hoods above gas ranges.

None of the kitchens in the handicap units meet current design standards regarding counter heights, knee space, pull hardware, appliance mounting heights or clear floor areas.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace cabinets and counters.
- Provide Energy Star replacement appliances (refrigerator, range) and dummy range hood
- Replace range splashguard panel.

Estimate Period Repairs:
- Replace appliance package

Potential upgrades:
- Recirculating range hood
- Convert gas range to electric range and upgrade apartment electrical service

Bath Fixtures and Furnishings:
Each apartment bathroom has a cast iron tub with a three-piece wall surround, a vanity with cultured marble lavatory, and a two-piece, tank-type, floor-mounted water closet. Accessories include a shower rod, towel bar, mirrored surface mount medicine cabinet, toilet paper roll holder, soap dish and toothbrush holder, and tub soap dish molded into the plastic tub surround. The current tub surrounds were installed directly over the original ceramic tile.

Plumbing fixtures appear to be in fair to good condition. Water closets are 1.6 gallon per flush or larger. Lavatory sinks are provided with two handle faucets and are either original or replaced during unit turns; and are not low-flow. Shower heads vary by apartment and are not low-flow.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace vanity base
- Replace faucets and showerheads with low-flow / WaterSense models.
- Replace toilet with low-flow / WaterSense model
- Replace bathtubs and surrounds.
- Replace bathtub supply and waste lines
- Replace bath accessories

Estimate Period Repairs:
- Replace bath accessories

Potential upgrades:

- None.

4.0 Additional Considerations

Indoor air quality and mold:
Plumbing leaks from bathtubs and toilets appear to have caused the most damage to the units over time. In addition, there is evidence of water intrusion from the façade and roof that's crosses the entire building.

Because of the general lack of vented range hood, the Housing Authority should consider a modernization program to provide recirculating range hoods or to educate the residents on how to properly vent the kitchen using the existing windows.

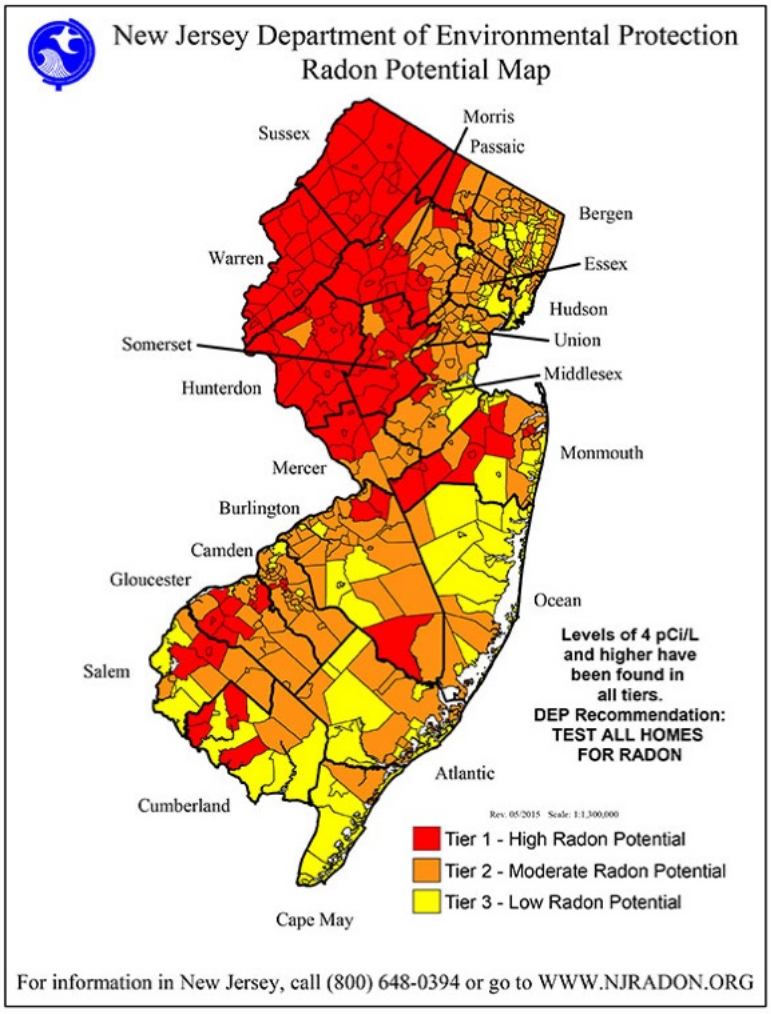
Through property management, the tenants should be educated on methods to improve air quality:

- Utilize non-toxic cleaning products that can often be made with common household products such as baking soda, vinegar and lemon juice
- Designate a smoking area outdoors away from operable windows, doors and HVAC air intakes.
- Minimize allergy and asthma triggers from pests like cockroaches and mice by keeping food tightly sealed and only allow eating in certain areas. Those areas should be cleaned daily.
- When dusting, wipe down surfaces with a damp cloth to keep down dust re-entering the atmosphere. Mop regularly.
- Carpets hold a lot of dust and can also hold moisture. Clean up spills immediately and get the area very dry to reduce possibility of mold growth.
- If there are hardwood floors or other smooth surfaces underneath carpet, consider removing the carpeting completely.
- Eliminate 'dust catchers' from sleeping areas. These include fabric curtains and stuffed animals.
- Plants can purify some toxins from the air, but also can hold a lot of dust, and if overwatered, mold. Dust plants regularly ad don't overwater. Remove plants rom rooms where sensitive individuals spend a lot of time, especially the bedroom.
- Wash bedding at least weekly in hot water to eliminate dust mites. Cold water washes designed to eliminate dust mites can also be found in online stores.
- Enclose mattresses in zippered covers to protect against dust mites and bed bugs.
- Check apartment temperature and humidity levels. High temperatures and humidity levels can lead to mold growth.
- If carpeting desired, consider products sourced from those naturally void of VOCs and other toxins. Moving away from petrochemical-based products, even if they are recycled, and towards using natural fibers such as wool, jute, sisal, hemp or coir (coconut husks), benefits both environmentally-sensitive tenants and the environment.
- Install rubber 'walk-off' mats or rugs for inside or outside of apartment unit doorways that can be washed in hot water to eliminate dust and other particulates.

Environmental

An environmental site assessment for ACBM, lead, radon and PCB is outside the scope of this report. Based on the age of the property, analysis and testing is recommended before finalizing any renovation scope of work. ACHA does not have any available prior environmental reports for this property. ACHA reported that an UST was removed along with spill mitigation after Superstorm Sandy in 2012. No other Environmental reports were provided by ACHA or contracted by Thriven Design.

The site in Atlantic County is located in EPA Radon Zone 3, low potential, with a predicted average indoor radon screening level less than 2 pCi/L. See NJ DEP Map of Radon Zones following:



	Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L (picocuries per liter) **(red zones)**	**Highest Potential**
	Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L **(orange zones)**	**Moderate Potential**
	Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L **(yellow zones)**	**Low Potential**

Figure 10: NJ Radon Map

5.0 Document Review & Interviews

Thriven Design and ACHA representatives Michael and Craig, Building Superintendents, performed site reconnaissance on November 6-7, 2024. Property condition interviews were held with Megan Cavuto of the ACHA and Jackson Mohr of the 360 Group on November 13, 2024.

6.0 Opinions of Probable Costs

For work to be executed both immediately and in the short term, years 1, see the following summary tables for renovation cost per unit. Work indicated in years 2-20 are functions of expected useful life expiring of elements installed in year 1. Following this page are detailed breakdowns.

Base level renovation for immediate needs and in the short term and year 0 is approximately $114,500/ unit.

Critical Needs	$49,000
Year 0 Renovations	$28,497,763
Contingency	$5,700,000
Total:	$34,246,763

Included are costs related to barrier-free improvements to the site, apartments and amenity areas.

Excluded are any costs relating to mold/mildew, lead and asbestos abatement, remediation, or encapsulation.

Costs for the 20-year reserve period including comprehensive remodeling of the building and site follows, uninflated, excluding immediate needs, equates to approximately $16,700/ unit.

Critical Needs	$0
Year 1-20 Renovations	$4,160,263
Contingency	$832,052
Total:	$4,992,316

20 Year Schedule for: Charles P. Jeffries Tower

Replacement Component	2020 Rehab	2020 Year 1	2021 Year 2	2022 Year 3	2023 Year 4	2024 Year 5	2025 Year 6	2026 Year 7	2027 Year 8	2028 Year 9	2029 Year 10
3.2.2 Storm Water Drainage	11,250	0	0	0	0	0	0	0	0	0	0
3.2.4 Parking and Driveways	593,400	0	0	0	0	0	0	0	0	0	0
3.2.4.01 Parking and Driveways Other #1	0	0	0	0	0	0	0	0	337,813	0	0
3.2.4.02 Parking and Driveways Other #2	0	0	0	0	0	0	0	0	0	0	0
3.2.6 Land and Grounds: Irrigation	0	0	0	0	0	0	0	0	0	0	0
3.2.9.01 Site Other #1 Trash enclosures	0	0	0	0	0	0	0	0	0	0	0
3.2.9.02 Site Other #2 Fencing	144,000	0	0	0	0	0	0	0	0	0	0
3.2.9.03 Site Other #3 site furnishings	24,000	0	0	0	0	0	0	0	0	0	0
3.2.9.04 Site Other #4 Flagpole & signage	5,000	0	0	0	0	0	0	0	0	0	0
3.3.2.2 Exterior Walls	3,990,000	0	0	0	0	0	0	0	0	0	0
3.3.2.3 Insulation	0	0	0	0	0	0	0	0	0	0	0
3.3.2.4.01 Sliding Glass Doors	0	0	0	0	0	0	0	0	0	0	0
3.3.2.4.02 Windows	461,250	0	0	0	0	0	0	0	0	0	0
3.3.2.5.01 Exterior Doors	909,000	0	0	0	0	0	0	0	0	0	0
3.3.2.5.02 Storm Doors	0	0	0	0	0	0	0	0	0	0	0
3.3.2.9.01 Bldg Envelope Other #1: Cleaning and	1,215,675	0	0	0	0	0	0	0	0	0	0
3.3.2.9.02 Bldg Envelope Other #2: gutters/downs	600	0	0	0	0	0	0	0	0	0	0
3.3.2.9.03 Bldg Envelope Other #3:	0	0	0	0	0	0	0	0	0	0	0
3.3.2.9.04 Other#4 damaged wall reconstruction	6,076,000	0	0	0	0	0	0	0	0	0	0
3.3.4 Roofs	0	0	0	0	0	0	0	0	256,750	0	0
3.4.1.2.01 DHW	150,000	0	0	0	0	0	0	0	0	0	0
3.4.1.2.02 Heat Pump	0	0	0	0	0	0	0	0	0	0	0
3.4.1.2.03 DHW #3: heating circulation pumps	0	0	0	0	0	0	0	0	0	0	0
3.4.1.2.04 DHW #4: Domestic Piping	0	0	0	0	0	0	0	0	0	0	0
3.4.1.3.01 Water Savers: Faucets	300,000	0	0	0	0	0	0	0	0	0	0
3.4.1.3.02 Water Savers: Shower Heads	285,000	0	0	0	0	0	0	0	0	0	0
3.4.1.3.03 Water Savers: Toilets	240,000	0	0	0	0	0	0	0	0	0	0
3.4.2.1.01 HVAC Common Area Heating	352,000	0	0	0	0	0	0	0	0	0	0
3.4.2.1.02 HVAC In-Unit Heating	1,500,000	0	0	0	0	0	0	0	0	0	0
3.4.3.1.01 Bath Exhaust Fans	32,000	0	0	0	0	0	0	0	0	0	0
3.4.3.1.02 HVAC Common Area Cooling	72,000	0	0	0	0	0	0	0	0	0	0
3.4.3.1.03 HVAC In-Unit Cooling	0	0	0	0	0	0	0	0	0	0	0
3.4.9.01 Programmable Thermostats	52,500	0	0	0	0	0	0	0	0	0	0
3.4.9.02 Unused	0	0	0	0	0	0	0	0	0	0	0
3.4.9.03 Common Area Wall Mounted Lighting	56,250	0	0	0	0	0	0	0	0	0	0
3.4.9.04 Decorative Lighting	2,000	0	0	0	0	0	0	0	0	0	0
3.5 Elevators	75,000	0	0	0	0	0	0	0	0	0	0
3.5.01 Elevators Other #1	900,000	0	0	0	0	0	0	0	0	0	0
3.6.01 CO Detectors/Alarms	22,500	0	0	0	0	0	0	0	0	0	0
3.6.02 Smoke Detectors	27,500	0	0	0	0	0	0	0	0	0	0
3.6.03 Life Safety Other #1 fire extinguishers	37,500	0	0	0	0	0	0	0	0	0	0
3.7.1.01 Common Area Floor Coverings	408,500	0	0	0	0	0	0	0	0	0	0
3.7.1.02 Common Area Inter. Lighting Bulbs	0	0	0	0	0	0	0	0	0	0	0
3.7.1.03 Common Area Inter. Lighting Fixtures	80,000	0	0	0	0	0	0	0	0	0	0
3.7.1.04 Exit Signs	22,000	0	0	0	0	0	0	0	0	0	0
3.7.1.05 Exterior Lighting	17,500	0	0	0	0	0	0	0	0	0	0
3.7.1.9.01 Common Area Other #1 toilet stalls	10,800	0	0	0	0	0	0	0	0	0	0
3.7.1.9.02 Common Area Other #2: Interior doors	273,000	0	0	0	0	0	0	0	0	0	0

20 Year Schedule for: Charles P. Jeffries Tower

Replacement Component	2030 Year 11	2031 Year 12	2032 Year 13	2033 Year 14	2034 Year 15	2035 Year 16	2036 Year 17	2037 Year 18	2038 Year 19	2039 Year 20	20 Year Total	20 Year + Rehab
3.2.2 Storm Water Drainage	0	0	0	0	0	0	0	0	0	0	0	11,250
3.2.4 Parking and Driveways	0	0	0	0	0	0	0	0	0	0	0	593,400
3.2.4.01 Parking and Driveways Other #1	0	0	0	0	0	0	0	0	0	0	337,813	337,813
3.2.4.02 Parking and Driveways Other #2	0	0	0	0	0	0	0	0	0	0	0	0
3.2.6 Land and Grounds: Irrigation	0	0	0	0	0	0	0	0	0	0	0	0
3.2.9.01 Site Other #1 Trash enclosures	0	0	0	0	0	0	0	0	0	0	0	0
3.2.9.02 Site Other #2 Fencing	0	0	0	0	0	0	0	0	0	0	0	144,000
3.2.9.03 Site Other #3 site furnishings	24,000	0	0	0	0	0	0	0	0	0	24,000	48,000
3.2.9.04 Site Other #4 Flagpole & signage	0	0	0	0	0	0	0	0	0	0	0	5,000
3.3.2.2 Exterior Walls	0	0	0	0	0	0	0	0	0	0	0	3,990,000
3.3.2.3 Insulation	0	0	0	0	0	0	0	0	0	0	0	0
3.3.2.4.01 Sliding Glass Doors	0	0	0	0	0	0	0	0	0	0	0	0
3.3.2.4.02 Windows	0	0	0	0	0	0	0	0	0	0	0	461,250
3.3.2.5.01 Exterior Doors	0	0	0	0	0	0	0	0	0	0	0	909,000
3.3.2.5.02 Storm Doors	0	0	0	0	0	0	0	0	0	0	0	0
3.3.2.9.01 Bldg Envelope Other #1: Cleaning and	0	0	0	0	0	0	0	0	0	0	0	1,215,675
3.3.2.9.02 Bldg Envelope Other #2: gutters/downs	0	0	0	0	0	0	0	0	0	0	0	600
3.3.2.9.03 Bldg Envelope Other #3:	0	0	0	0	0	0	0	0	0	0	0	0
3.3.2.9.04 Other#4 damaged wall reconstruction	0	0	0	0	0	0	0	0	0	0	0	6,076,000
3.3.4 Roofs	0	0	0	0	0	0	0	0	0	0	256,750	256,750
3.4.1.2.01 DHW	0	0	0	0	0	0	0	0	0	0	0	150,000
3.4.1.2.02 Heat Pump	0	0	0	0	0	0	0	0	0	0	0	0
3.4.1.2.03 DHW #3: heating circulation pumps	0	0	0	0	0	0	0	0	0	0	0	0
3.4.1.2.04 DHW #4: Domestic Piping	0	0	0	0	0	0	0	0	0	0	0	0
3.4.1.3.01 Water Savers: Faucets	0	0	0	0	0	300,000	0	0	0	0	300,000	600,000
3.4.1.3.02 Water Savers: Shower Heads	0	0	0	0	0	285,000	0	0	0	0	285,000	570,000
3.4.1.3.03 Water Savers: Toilets	0	0	0	0	0	0	0	0	0	0	0	240,000
3.4.2.1.01 HVAC Common Area Heating	0	0	0	0	0	0	0	0	0	0	0	352,000
3.4.2.1.02 HVAC In-Unit Heating	0	0	0	0	0	0	0	0	0	0	0	1,500,000
3.4.3.1.01 Bath Exhaust Fans	0	0	0	0	0	0	0	0	0	0	0	32,000
3.4.3.1.02 HVAC Common Area Cooling	0	0	0	0	0	72,000	0	0	0	0	72,000	144,000
3.4.3.1.03 HVAC In-Unit Cooling	0	0	0	0	0	0	0	0	0	0	0	0
3.4.9.01 Programmable Thermostats	0	0	0	0	0	0	0	0	0	0	0	52,500
3.4.9.02 Unused	0	0	0	0	0	0	0	0	0	0	0	0
3.4.9.03 Common Area Wall Mounted Lighting	0	0	0	0	0	0	0	0	0	0	0	56,250
3.4.9.04 Decorative Lighting	0	0	0	0	0	0	0	0	0	0	0	2,000
3.5 Elevators	0	0	0	0	0	0	0	0	0	0	0	75,000
3.5.01 Elevators Other #1	0	0	0	0	0	0	0	0	0	0	0	900,000
3.6.01 CO Detectors/Alarms	22,500	0	0	0	0	0	0	0	0	0	22,500	45,000
3.6.02 Smoke Detectors	27,500	0	0	0	0	0	0	0	0	0	27,500	55,000
3.6.03 Life Safety Other #1 fire extinguishers	37,500	0	0	0	0	0	0	0	0	0	37,500	75,000
3.7.1.01 Common Area Floor Coverings	0	0	0	0	0	408,500	0	0	0	0	408,500	817,000
3.7.1.02 Common Area Inter. Lighting Bulbs	0	0	0	0	0	0	0	0	0	0	0	0
3.7.1.03 Common Area Inter. Lighting Fixtures	0	0	0	0	0	0	0	0	0	0	0	80,000
3.7.1.04 Exit Signs	0	0	0	0	0	0	0	0	0	0	0	22,000
3.7.1.05 Exterior Lighting	0	0	0	0	0	17,500	0	0	0	0	17,500	35,000
3.7.1.9.01 Common Area Other #1 toilet stalls	0	0	0	0	0	0	0	0	0	0	0	10,800
3.7.1.9.02 Common Area Other #2: Interior doors	0	0	0	0	0	0	0	0	0	0	0	273,000

20 Year Schedule for: Charles P. Jeffries Tower

Replacement Component	2020 Rehab		2020 Year 1	2021 Year 2	2022 Year 3	2023 Year 4	2024 Year 5	2025 Year 6	2026 Year 7	2027 Year 8	2028 Year 9	2029 Year 10
3.7.2.1.01 Kitchen Cabinets	1,440,000		0	0	0	0	0	0	0	0	0	0
3.7.2.1.02 Kitchen Counter Tops, Sinks	277,200		0	0	0	0	0	0	0	0	0	0
3.7.2.1.03 Kitchen Floor Coverings	138,000		0	0	0	0	0	0	0	0	0	0
3.7.2.11.01 Dishwashers	0		0	0	0	0	0	0	0	0	0	0
3.7.2.11.02 Range Hoods	45,000		0	0	0	0	0	0	0	0	0	0
3.7.2.11.03 Ranges	300,000		0	0	0	0	0	0	0	0	0	0
3.7.2.11.04 Refrigerators 1	225,000		0	0	0	0	0	0	0	0	0	0
3.7.2.11.05 Refrigerators 2	15,000		0	0	0	0	0	0	0	0	0	0
3.7.2.19 Other Appliances - small emergency generat	0		0	0	0	0	0	0	0	0	0	0
3.7.2.19.01 Kitchen Exhaust Fans	0		0	0	0	0	0	0	0	0	0	0
3.7.2.19.02 Kitchen Community Second Floor	10,000		0	0	0	0	0	0	0	0	0	0
3.7.2.19.03 Kitchen Community Second Floor	10,000		0	0	0	0	0	0	0	0	0	0
3.7.2.19.04 Kitchen Other #3: Washer hookup	0		0	0	0	0	0	0	0	0	0	0
3.7.2.2.01 Bath Counter Tops, Sinks	150,000		0	0	0	0	0	0	0	0	0	0
3.7.2.2.02 Bath Floor Covering	555,000		0	0	0	0	0	0	0	0	0	0
3.7.2.2.03 Bath Vanities	115,500		0	0	0	0	0	0	0	0	0	0
3.7.2.29.01 Bath Other #1: tile wainscot	610,500		0	0	0	0	0	0	0	0	0	0
3.7.2.29.02 Bath Other #2: bathtub	0		0	0	0	0	0	0	0	0	0	0
3.7.2.29.03 Bath Other #3: Commom Area bath fi	17,000		0	0	0	0	0	0	0	0	0	0
3.7.2.29.04 Bath Other #4	0		0	0	0	0	0	0	0	0	0	0
3.7.2.3.01 Interior Carpet	0		0	0	0	0	0	0	0	0	0	0
3.7.2.3.02 Interior Doors	1,368,000		0	0	0	0	0	0	0	0	0	0
3.7.2.3.03 Interior Painting	300,000		0	0	0	0	0	0	0	0	0	0
3.7.2.39.01 Interior Other #1 VCT floor	2,167,500		0	0	0	0	0	0	0	0	0	0
3.7.2.39.02 Interior Other #2 - Unused	0		0	0	0	0	0	0	0	0	0	0
3.7.2.39.03 Interior Other #3: Ceiling repair	0		0	0	0	0	0	0	0	0	0	0
3.7.2.39.04 Interior Other #4: fire rate between unit	0		0	0	0	0	0	0	0	0	0	0
3.7.2.4.01 Ceiling Fans	0		0	0	0	0	0	0	0	0	0	0
3.7.2.4.02 In-Unit Lighting Bulbs	0		0	0	0	0	0	0	0	0	0	0
3.7.2.4.03 In-Unit Lighting Fixtures	176,400		0	0	0	0	0	0	0	0	0	0
3.7.2.4.04 In-Unit Electrical Other #1 - recept/switc	135,000		0	0	0	0	0	0	0	0	0	0
3.7.2.4.05 In-Unit Electrical Other #2 - electric pane	0		0	0	0	0	0	0	0	0	0	0
3.8.01 Other #01- Laundry Room	28,000		0	0	0	0	0	0	0	0	0	0
3.8.02 Other #02 - gas distribution	0		0	0	0	0	0	0	0	0	0	0
3.8.03 Other #03 - transformers	75,000		0	0	0	0	0	0	0	0	0	0
3.8.04 Other #04 - Commercial Kitchen First Floor	100,000		0	0	0	0	0	0	0	0	0	0
3.8.05 Other #05 - Porch milings	690,000		0	0	0	0	0	0	0	0	0	0
3.8.06 Other #06 - concrete balconies	81,250		0	0	0	0	0	0	0	0	0	0
3.8.07 Other #07 - foundation vents	0		0	0	0	0	0	0	0	0	0	0
3.8.08 Other #08 - Playgrounds	40,000		0	0	0	0	0	0	0	0	0	0
3.8.09 Other #09 - landscaping	43,000		0	0	0	0	0	0	0	0	0	0
3.8.10 Other #10 - Common Area ADA improveme	57,500		0	0	0	0	0	0	0	0	0	0
3.8.11 Other #11 - Apartment ADA improvements	600,000		0	0	0	0	0	0	0	0	0	0
3.8.12 Other #12 - Apartment H&VI Improvements	6,000		0	0	0	0	0	0	0	0	0	0
3.8.13 Other #13 - Site CCTV System	25,000		0	0	0	0	0	0	0	0	0	0
3.8.14 Other #14: automatic fire suppression	350,688		0	0	0	0	0	0	0	0	0	0
3.8.15 Other #15 - emergency generator	0		0	0	0	0	0	75,000	0	0	0	0
Total	**28,497,763**		**0**	**0**	**0**	**0**	**0**	**75,000**	**0**	**594,563**	**0**	**0**
Inflated Total	**28,497,763**		**0**	**0**	**0**	**0**	**0**	**84,856**	**0**	**706,748**	**0**	**0**

20 Year Schedule for: Charles P. Jeffries Tower

Replacement Component	2030 Year 11	2031 Year 12	2032 Year 13	2033 Year 14	2034 Year 15	2035 Year 16	2036 Year 17	2037 Year 18	2038 Year 19	2039 Year 20	20 Year Total	20 Year + Rehab
3.7.2.1.01 Kitchen Cabinets	0	0	0	0	0	0	0	0	0	0	0	1,440,000
3.7.2.1.02 Kitchen Counter Tops, Sinks	0	0	0	0	0	277,200	0	0	0	0	277,200	554,400
3.7.2.1.03 Kitchen Floor Coverings	0	0	0	0	0	0	0	0	0	0	0	138,000
3.7.2.11.01 Dishwashers	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.11.02 Range Hoods	0	0	0	0	0	45,000	0	0	0	0	45,000	90,000
3.7.2.11.03 Ranges	0	0	0	0	0	300,000	0	0	0	0	300,000	600,000
3.7.2.11.04 Refrigerators 1	0	0	225,000	0	0	0	0	0	0	0	225,000	450,000
3.7.2.11.05 Refrigerators 2	0	0	0	0	0	15,000	0	0	0	0	15,000	30,000
3.7.2.19 Other Appliances - small emergency gener	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19.01 Kitchen Exhaust Fans	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19.02 Kitchen Community Second Floor	0	0	0	0	0	0	0	0	0	0	0	10,000
3.7.2.19.03 Kitchen Community Second Floor	0	0	10,000	0	0	0	0	0	0	0	10,000	20,000
3.7.2.19.04 Kitchen Other #3: Washer hookup	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.2.01 Bath Counter Tops, Sinks	0	0	0	0	0	0	0	0	0	0	0	150,000
3.7.2.2.02 Bath Floor Covering	0	0	0	0	0	0	0	0	0	0	0	555,000
3.7.2.2.03 Bath Vanities	0	0	0	0	0	0	0	0	0	0	0	115,500
3.7.2.29.01 Bath Other #1: tile wainscot	0	0	0	0	0	0	0	0	0	0	0	610,500
3.7.2.29.02 Bath Other #2: bathtub	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.29.03 Bath Other #3: Commom Area bath fi	0	0	0	0	0	0	0	0	0	0	0	17,000
3.7.2.29.04 Bath Other #4	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.3.01 Interior Carpet	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.3.02 Interior Doors	0	0	0	0	0	0	0	0	0	0	0	1,368,000
3.7.2.3.03 Interior Painting	300,000	0	0	0	0	0	0	0	0	0	300,000	600,000
3.7.2.39.01 Interior Other #1 VCT floor	0	0	0	0	0	0	0	0	0	0	0	2,167,500
3.7.2.39.02 Interior Other #2 - Unused	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.39.03 Interior Other #3: Ceiling repair	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.39.04 Interior Other #4: fire rate between unit	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.01 Ceiling Fans	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.02 In-Unit Lighting Bulbs	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.03 In-Unit Lighting Fixtures	0	0	0	0	0	0	0	0	0	0	0	176,400
3.7.2.4.04 In-Unit Electrical Other #1 - recept/swite	0	0	0	0	0	0	0	0	0	0	0	135,000
3.7.2.4.05 In-Unit Electrical Other #2 - electric pan	0	1,050,000	0	0	0	0	0	0	0	0	1,050,000	1,050,000
3.8.01 Other #01- Laundry Room	28,000	0	0	0	0	0	0	0	0	0	28,000	56,000
3.8.02 Other #02 - gas distribution	0	0	0	0	0	0	0	0	0	0	0	0
3.8.03 Other #03 - transformers	0	0	0	0	0	0	0	0	0	0	0	75,000
3.8.04 Other #04 - Commercial Kitchen First Floor	0	0	0	0	0	0	0	0	0	0	0	100,000
3.8.05 Other #05 - Porch railings	0	0	0	0	0	0	0	0	0	0	0	690,000
3.8.06 Other #06 - concrete balconies	0	0	0	0	0	0	0	0	0	0	0	81,250
3.8.07 Other #07 - foundation vents	0	0	0	0	0	0	0	0	0	0	0	0
3.8.08 Other #08 - Playgrounds	40,000	0	0	0	0	0	0	0	0	0	40,000	80,000
3.8.09 Other #09 - landscaping	0	0	0	0	0	0	0	0	0	0	0	43,000
3.8.10 Other #10 - Common Area ADA improveme	0	0	0	0	0	0	0	0	0	0	0	57,500
3.8.11 Other #11 - Apartment ADA improvements	0	0	0	0	0	0	0	0	0	0	0	600,000
3.8.12 Other #12 - Apartment H&VI Improvements	6,000	0	0	0	0	0	0	0	0	0	6,000	12,000
3.8.13 Other #13 - Site CCTV System	0	0	0	0	0	0	0	0	0	0	0	25,000
3.8.14 Other #14: automatic fire suppression	0	0	0	0	0	0	0	0	0	0	0	350,688
3.8.15 Other #15 - emergency generator	0	0	0	0	0	0	0	0	0	0	75,000	75,000
Total	**485,500**	**1,050,000**	**235,000**	**0**	**0**	**1,720,200**	**0**	**0**	**0**	**0**	**4,160,263**	**32,658,025**
Inflated Total	**621,481**	**1,377,691**	**316,049**	**0**	**0**	**2,491,363**	**0**	**0**	**0**	**0**	**5,598,188**	**34,095,951**

7.1 Accessibility and VisitAbility

Accessibility: The State of New Jersey enacts ICC/ANSI A117.1-2017 as the State's Barrier-Free Subcode, as amended. Projects receiving Federal funds or subsidies, often routed through State housing agencies, have to further comply with the Fair Housing Act Amendments Act of 1988 and Section 504 of the Rehabilitation Act of 1973, as amended, and the Uniform Federal Accessibility Standards (UFAS). Under these standards, 5% of the dwelling units must be accessible by persons with mobility impairments. An additional 2% of the total dwelling units must be accessible by persons with hearing or vision impairment. Buildings and site facilities provided for the use of tenants must be accessible to persons with disabilities.

Section 504 of the Rehabilitation Act of 1972 is a Federal accessibility law that was enacted on June 2, 1988. Section 504 applies to multifamily properties that have or are currently receiving funding from a Federal source. In the case of new construction, substantial rehabilitation (15 or more units with the cost of alteration is 75 percent or more of the replacement cost of the competed facility), and other alterations (modernizations and alterations to the property), the property must have a minimum of five percent mobility accessible units and two percent of the units for visual / audio hearing impairments. The percentage can be increased by HUD involved at their discretion. In the case of other alterations, exceptions can be considered due to undue financial burdens or structural restrictions. However, the exceptions do not relieve the recipients from compliance utilizing other units/buildings or other methods.

Reasonable accommodations as described in 24 CFR 8.4(b)(i), 8.24 and 8.33 are described as follows: When a family member requires an accessible feature(s) or policy modification to accommodate a disability, property owners must provide such feature(s) or policy modification unless doing so would result in a fundamental alteration in the nature of its program or result in a financial and administrative burden.

The Uniform Federal Accessibility Standard (UFAS) 24 CFR part 40 was adopted by HUD and made effective October 4, 1984. UFAS applies only to new construction or to alterations to the existing buildings. Alterations are defined as work that costs 50 percent or more of the building's value when the work performed occurs within a twelve month period.

Attachment B of the M2M Program Operating Procedures Guide indicates that Accessibility for Persons with Disabilities should be assessed when required y the program or for newly built properties.

The Fair Housing Amendments Act (FHA) of 1988 amended Title VIII of the Civil Rights Act of 1968 to aid in the prohibitions against discrimination in housing on the basis of disability and familial status. The Fair Housing Act also made it unlawful to design and construct certain "covered multi-family dwellings" for first occupancy after March 13, 1991, in a manner that makes them inaccessible to persons with disabilities. The Fair Housing Act also established design and construction requirements to make such dwellings readily accessible to, and usable by, persons with disabilities. Covered multi-family structures meeting the FFHA criteria, and firs occupied on or after March 13, 1991, are required to comply fully with FHA. Existing facilities constructed prior to this date are not addressed by FHA unless the property receives Federal subsidies.

The Fair Housing Act (FHA) requires that certain "covered multi-family buildings" be accessible. FHA indicates that all ground floor units on a property be upgradeable to accommodate persons that are mobility impaired.

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Buildings completed and occupied after January 26, 1992, are required to comply fully with ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of complying to the extent allowed by structural feasibility and the financial resources available; otherwise a reasonable accommodation must be made.

VisitAbility: VisitAbility(cm) is a design criterion that affords all persons basic access to residential buildings. The VisitAbility(cm) standard is lower than full accessibility, therefore, VisitAbility(cm) is not the same as Americans with Disabilities Act (ADA) compliant accessibility. ADA compliant

dwellings will automatically be VisitAble, however, VisitAble dwellings are not necessarily ADA compliant.

To meet VisitAble design features, the building and dwelling units must have at least one zero-step entrance with a 36 inch wide door; all doorways and passages on the dwelling entry level floor must have a width of 36 inches; there must be a clear pathway to a bathroom or powder room; the bathroom or powder room must include a minimum 24 inch grab bar beside the toilet on a reinforced wall, which can also serve as a towel bar; and there must be a clear pathway to the living room and dining area of the unit. The powder room and bathroom must meet the Fair Housing Act maneuverability clearances.

Applicability of Accessibility Standards:
This property was first occupied for residential use in 1981 for the Atlantic City Housing Authority. Based on the original construction date for this occupancy, the property is subject to Section 504/UFAS requirements for the renovation of the apartments. Areas of public accommodation are subject to both ADAAG and UFAS.

Site accessibility:
While the site has public sidewalk curb cuts at all street crossings, the curb cuts do not have proper side flare slope for accessibility – they are too steep and should all be replaced. The marked accessible spaces do not connect to the sidewalk with an accessible ramp. The asphalt flash ramps are too steep and narrow. The sidewalks should be provided curb ramps to connect the spaces to the accessible route. The site furnishings do not have handicap accessible features.

Common area accessibility:
Potential tenants can reach the Leasing Office and the Community Rooms from the first and second floors of the tower. Community Room has accessible restrooms which require modifications to the grab bars. No other restrooms within the facility are accessible. While both public restroom door shave a Braille sign, the signage is not located in either the proper location or height. No other rooms currently have a braille sign.

Dwelling unit mobility accessibility:
As currently configured, there are no barrier-free apartments complying with the current New Jersey Barrier-Free Subcode or UFAS. The studio and one-bedroom units designated as barrier-free should be reviewed for accessibility and renovation plans developed. A project goal would be to renovate 5% of the dwelling units to be handicap accessible. Unit plans are constrained by certain dimensions of rooms within the overall building footprint and structural frame. Provide a Braille identification plaque adjacent to the accessible door jamb.

Dwelling unit hearing and visually impaired accessibility:
An additional two percent of the units shall be equipment with devices to provide accessibility for hearing and visually impaired persons.

7.2 Intrusive and Other Examinations

Environmental
No new environmental reports were contracted at this time. See Exhibits for provided reports.

Flood Hazard
The site in Atlantic County, is within Zone A8, base elevation 10, of the FEMA Advisory Base Flood Elevation area, meaning it is within floodplain (100-year flood). The base grade plane and the crawl space level is below the base elevation. Verification of local wetlands and streams is outside the scope of this report. See FEMA map excerpt following with the project areas circled:

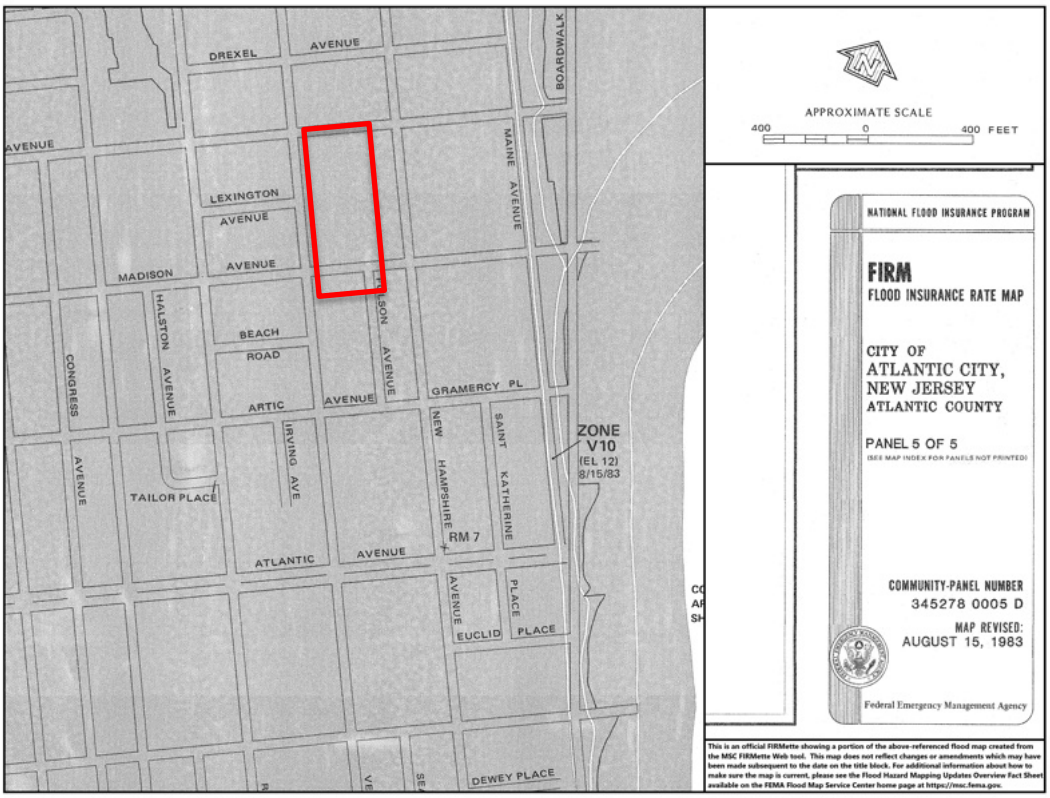


Figure 11: Excerpt from Flood Insurance Rate Map

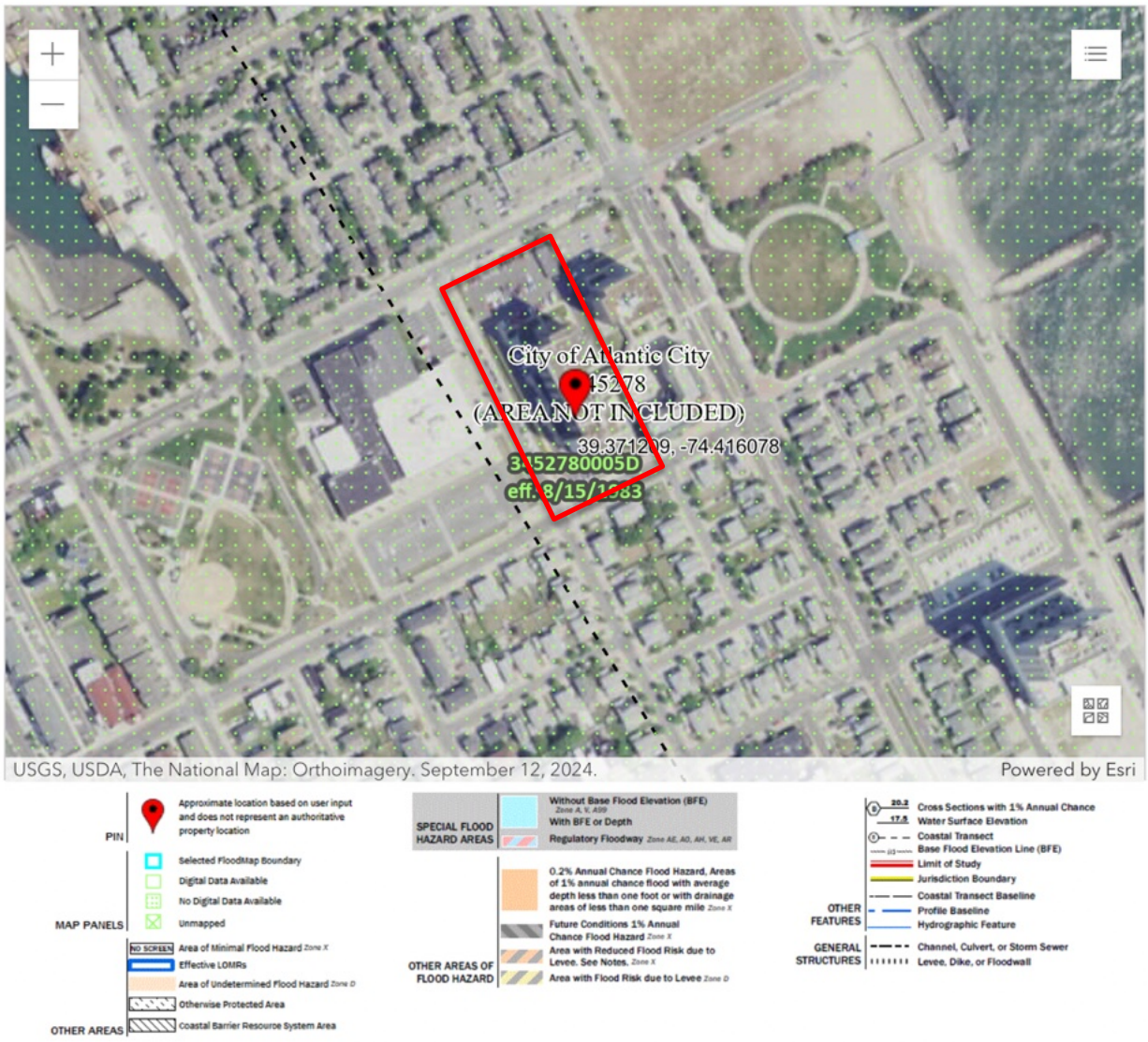


Figure 12: USGS Flood Map

Seismic Evaluation

Properties located in an area of moderate to high seismic activity, that are undergoing significant rehabilitation and/or are applying for refinancing through certain programs, may be required to comply with the relevant standards published by the American Society of Civil Engineers (ASCE) 41-13 “Seismic Evaluation and Retrofit of Existing Buildings.” Property location and data was obtained from the US Geological Survey (USGS) website to determine whether or not a more detailed seismic risk evaluation may be warranted and is included as an Exhibit to this report.

7.3 Owner Proposed Improvements

At the time of the property assessment, ACHA has not separately contracted with Thriven Design for any other work on the property.

8.0 Acknowledgements

Founded in 1971, Thriven Design, Inc., (Thriven Design) is a 65 person, full-service, architecture, engineering, planning and interior design firm with its main office located in Collingswood, NJ. Specializing in both new construction and rehabilitation of existing structures, the firm's primary focus is in providing creative problem-solving techniques translating the unique needs of the client into successful, economical, sustainable and functional projects.

TD's experience working with municipalities, public housing authorities and similar entities can be seen in the range and number of project types we have successfully completed over the course of our four and a half decades our history. As in all design and planning services that TD provides, our commitment to providing quality affordable housing and vibrant, sustainable communities is always paramount.

Working in partnership with a variety of neighborhoods, cities, housing authorities, zoning and planning staffs throughout the country, TD has helped our clients build consensus in implementing their specific housing and transformation plans within their local communities — Ensuring not only that the revitalization efforts are successful in achieving the stated collective vision and goals of the community, but also that those efforts are understood, supported and ultimately adopted by all relevant stakeholders in the development process.

No destructive observations were made and no electrical panels opened in the course of the assessment.

Thriven Design is a proud partner with the New Jersey Board of Public Utilities *Pay for Performance Program*, and is an Energy Star provider.

Personnel who conducted the assessment:

- Joseph Lulis, RA
- Michael Rosado
- Ade Cornelius
- Carlos Sesto
- David Shepta, PE
- William Yang, PE

Assessment preparation overseen by:

- Milton Smith, RA

9.0 Limiting Conditions

This report has been prepared for, and can be relied upon, by the client and the United States Department of Housing and Urban Development (HUD). This report was prepared in accordance with generally accepted industry standards of practice for building inspection services, including the ASTM E-2018-01 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.* No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from Thriven Design.

The statements in this report are professional opinions about the present condition of the subject property. They are based upon visual evidence available during the inspection of reasonably accessible areas of the subject property. We did not remove any surface materials, perform any destructive testing, or move any furnishings. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope of work then was determined for this project. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection. We did not undertake activities that would completely assess the stability of the building or the underlying foundation soil since this effort would require excavation and destructive testing. Likewise, this is not a seismic assessment, nor do we make any conclusions or comments regarding wood destroying organisms/insects. Our on-site observations pertain only to specific locations at specific times on specific dates. Our observations and conclusions do not reflect variations in conditions that may exist, in unexplored areas of the site, or at times other than those represented by our observations.

EXHIBITS

1. Photographic Record

West elevation

South elevation

East elevation

Worn pavement and striping at main parking lot

Masonry pier and architectural fence

One sided and non-compliant handrails at stairs

Outdoor fitness

HC stalls with non-compliant patch ramps

Community Patio with no accessible route

Covered Entry Canopy

Dumpster, loading area, Connector to Inlet (rear)

Wind screening at main entry

Typical apartment balcony

Typical fiber reinforced panel façade at unit

Main Lobby

Second floor community room kitchen

Suspected Mold growth

Second floor community room

Laundry Room

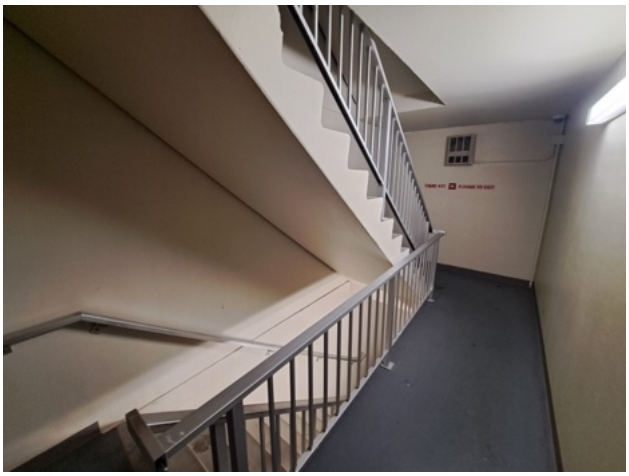
Laundry sinks

Lobby Men's room

Non-compliant HC toilet at lobby men's room

Elevator Lobby

Trash Chute

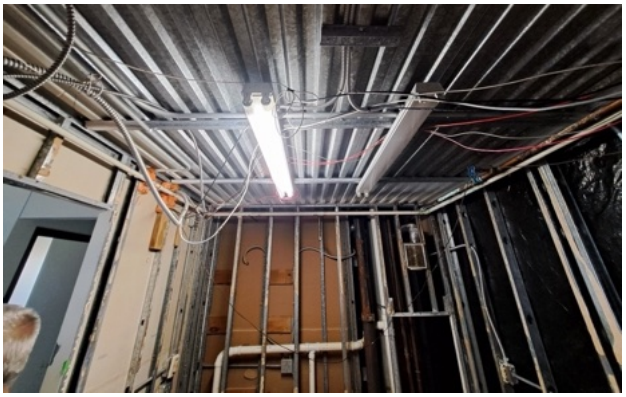


Stair tower

Apartment Entry door

Typical apartment living room with pass through to kitchen

Typical apartment kitchen



Partially demolished unit kitchen

Typical apartment bathroom

Typical apartment bedroom

Unit heater in elevator lobby

Roof Mounted Heat Pump

Corroded and disconnected flues

Expansion tank

Compromised controller box

Boiler Room

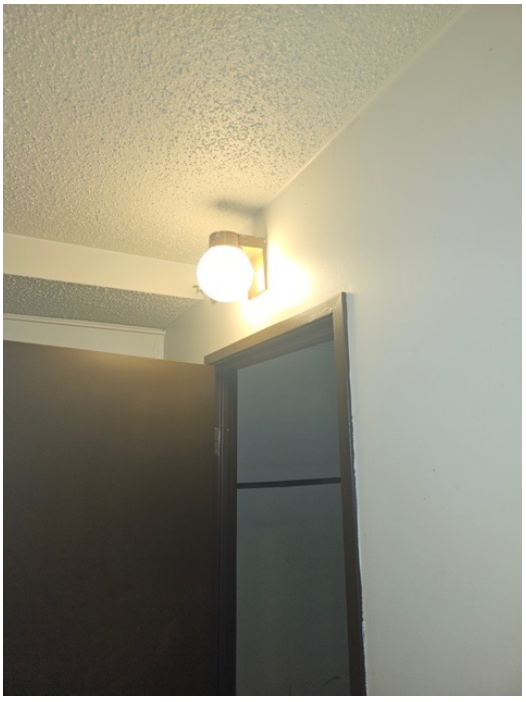
Fire Pump

Incoming natural gas service

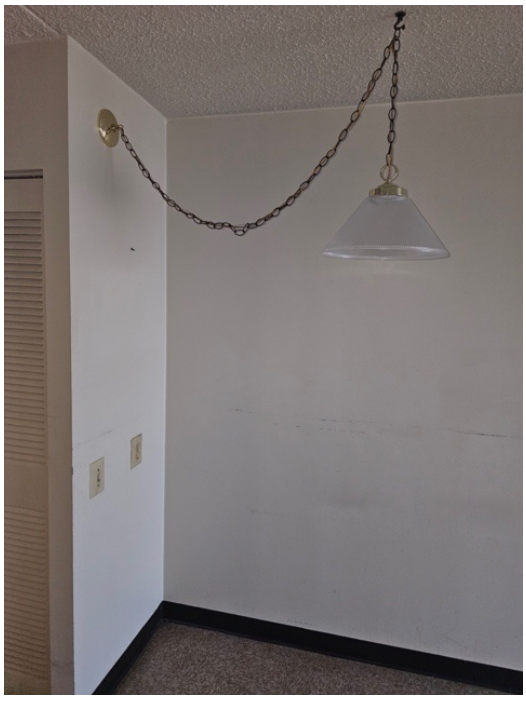
Rooftop air handlers

Rooftop stack exhaust fans

Typical Apartment life safety devices



Typical apartment entry light



Typical apartment living room swag light fixture

Emergency Generator

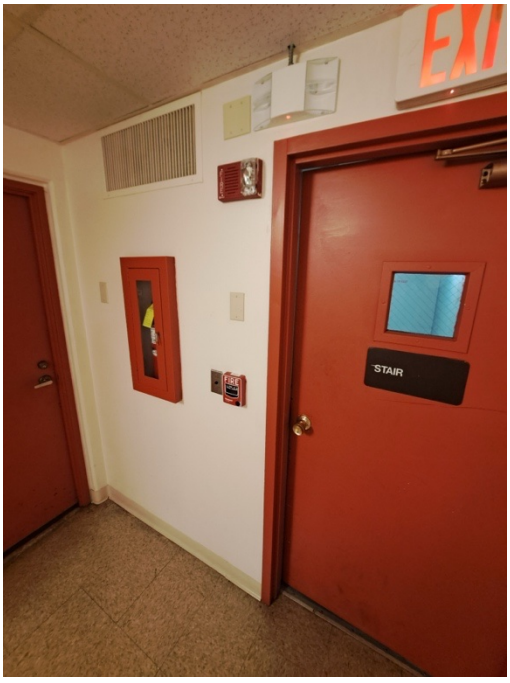
Transformers (3)

Typical corridor lighting and ventilation

Typical electric meter room per floor

Typical emergency lights

Electrical switchgear



Residential Corridor life safety devices

Elevator Machine Room

EXHIBITS

2. Accessibility Screening Checklists

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act

	Item	Yes	No	NA	Comments
A.	**History**				
1.	Has an ADA survey previously been completed for this property.			x	
2.	Have any ADA improvements been made to the property since original construction?		x		
3.	Has building ownership/management reported any ADA complaints or litigation?		x		
B.	**Parking**				
1.	Does the required number of standard ADA-designated spaces appear to be provided?	x			
2.	Does the required number of van-accessible designated spaces appear to be provided?		x		
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	x			
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	x			
5.	Does each accessible space have an adjacent access aisle?		x		*3' aisles are shared by 2 spaces. There are asphalt ramps within the clear aisle that needs to be removed.*
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?		x		
C.	**Exterior Accessible Route**				
1.	Is an accessible route present from public transportation stops and municipal sidewalks on the property?		x		*Crosses drive lanes unmarked.*
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	x			
3.	Do the curb cut ramps appear to have the proper slope for all components?		x		*Accessible spaces have asphalt ramps within the free space aisle next to the stalls and need curb ramps instead.*
4.	Do ramps on an accessible route appear to have a compliant slope?	x			
5.	Do ramps on an accessible route appear to have a compliant length and width?	x			
6.	Do ramps on an accessible route appear to have compliant end and intermediate landings?	x			
7.	Do ramps on an accessible route appear to have compliant handrails?		x		
D.	**Building Entrances**				
1.	Do a sufficient number of accessible entrances appear to be provided?	X			
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3.	Is signage provided indicating the location of alternate accessible entrances?		X		
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	X			
5.	Do doors at accessible entrances appear to have compliant hardware?	X			
6.	Do doors at accessible entrances appear to have a compliant clear opening width?	X			
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	X			
8.	Do thresholds at accessible entrances appear to have a compliant height?	X			
E.	**Interior Accessible Routes and Amenities**				
1.	Does an accessible route appear to connect with all public areas inside the building?	X			
2.	Do accessible routes appear free of obstructions and/or protruding objects?	X			
3.	Do ramps on accessible routes appear to have a compliant slope?	X			
4.	Do ramps on accessible routes appear to have a compliant length and width?			X	
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?			X	
6.	Do ramps on accessible routes appear to have compliant handrails?			X	
7.	Are adjoining public areas and areas of egress identified with accessible signage?			X	

8.	Do public transaction areas have an accessible, lowered counter section?	X			
9.	Do public telephones appear mounted with an accessible height and location?			X	
10	Are publicly-accessible swimming pools equipped with an entrance lift?			X	
F.	**Interior Doors**				
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	X			
2.	Do doors at interior accessible routes appear to have compliant hardware?	X			
3.	Do doors at interior accessible routes appear to have compliant opening force?	X			
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	X			
G.	**Elevators**				
1.	Are hallway call buttons configured with the “UP” button above the “DOWN” button?	X			
2.	Is accessible floor identification signage present on the hoistway sidewalls?	X			
3.	Do the elevators have audible and visual arrival indicators at the entrances?	X			
4.	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area?	X			
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	X			
6.	Do elevator car control buttons appear to be mounted at a compliant height?	X			
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?	X			
8.	Are audible and visual floor position indicators provided in the elevator car?	X			
9.	Is the emergency call system at the base of the control panel and not require voice communication?	X			
H.	**Toilet Rooms**				
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?	X			
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	X			
3.	Does the lavatory faucet have compliant handles?	X			
4.	Is the plumbing piping under lavatories configured to protect against contact?	X			
5.	Are grab bars provided at compliant locations around the toilet?		X		
6.	Do toilet stall doors appear to provide the minimum compliant clear width?	X			
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?	X			
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?	X			
9.	Do accessories and mirrors appear to be mounted at a compliant height?	X			
I.	**Hospitality Guestrooms**				
1.	Does property management report the minimum required accessible guestrooms?			X	
2.	Does property management report the minimum required accessible guestrooms with roll-in showers?			X	

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ASTM E 2018-15 Uniform Abbreviated Screening Checklist Fair Housing Act (FHA)

	Item	Yes	No	NA	Comments
A.	**History**				
1.	Was first occupancy at the subject property achieved after March 13, 1991?		X		
2.	Does the subject property consist of four or more dwelling units?	X			
3.	Was property management or the owner aware of any areas of non-compliance resulting in litigation?		X		
B.	**Requirement 1– Accessible Routes; Site**				
1.	Do designated accessible parking spaces appear to be provided in sufficient number at appropriate locations?	X			
2.	Do appropriate transitions from paved areas to sidewalks appear to be provided?		X		

3.	Do walkway slopes/cross slopes appear to be adequate and not excessive?	X			
4.	Do walkways appear to be the correct width, and clear of obstructions, including overhanging vehicles?	X			
5.	Do ramps appear to have appropriate handrails and edge protection?		X		
6.	Do building entry point/access doors appear to be provided along an apparent accessible route?	X			
7.	Do the main entrances appear to be barrier free and readily accessible (that is, no steps, obstacles, or revolving doors)?	X			
C.	**Requirement 2– Accessible Common Areas**				
1.	Does a continuous accessible route appear to be provided throughout the subject property, including the site, parking areas and amenities?.		X		
2.	Do common area/visitor restrooms appear to be barrier free and readily accessible?		X		
3.	Do the amenities appear to be barrier free and readily accessible?		X		
D.	**Requirement 3– Usable Doors**				
1.	Do appropriate doors/entries appear to be designed for accessibility?	X			
2.	Do interior doors appear to be designed for accessibility?	X			
E.	**Requirement 4– Accessible Routes; Covered Units**				
1.	Do the interiors of the covered units appear to provide adequate maneuverability?	X			
F.	**Requirement 5– Environmental Controls; Covered Units**				
1.	Do the environmental controls within the covered units appear to be at appropriate heights/locations?	X			
G.	**Requirement 6– Reinforces Walls; Covered Units**				
1.	Are reinforcements reportedly provided for future installation of grab bars at appropriate locations in the covered units?		x		
H.	**Requirement 7– Usable Kitchens/Bathrooms; Covered Units**				
1.	Do the interior kitchen areas of the covered units appear to provide adequate clearances for maneuverability?		x		
2.	Do the interiors of the covered units appear to provide adequate clearances in the bathrooms?		x		

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EXHIBITS

3. Pre-Survey Questionnaire

thriven design

MEMORANDUM

TO:

FROM:

PROJECT:
SUBJECT: PCNA Pre-Survey Questionnaire
ISSUE DATE:

Site contact person (name, title, phone) – Megan Canuto

Site guide (name, title, phone) – MIKE

Property (name, address) – Jeffries Tower

Year built – 1970

Year last renovation –

Family? Senior? Disabled? Combination? ***AGE-RESTRICTED.***

HUD # (iREMS#)

Unit mix & total # units & sizes –

(X) *0-BR* (X) *1-BR* ( ) 2-BR NO ~~3-BR 4-BR 5-BR~~

HC (handicap accessible) units? Yes

H&VI (hearing & visually impaired accessible) units? NO

Quantity vacant units – 50

Quantity 'down' units - 54

Are existing drawings available? YES

Electric utility: AC ELECTRIC

Gas utility: ?

LP utility: **N/A**

Water utility:

Sewer utility:

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756 Haddon Avenue · Collingswood NJ 08108 · 856.854.1880

Phone utility: **VERIZON**

Cable TV utility:

Fire suppression? AFSS

Which utilities are tenant paid? ELEC. CABLE

Any on-site energy generating devices/systems (solar, geothermal, wind, biomass, co-gen)? **NONE** NO

Irrigation (yard)? NO

When was roof last replaced? 10-15

When were windows last replaced? 20+

What are your most common service calls? Leaks, Cloggs,

What capital improvements done in past 5 years? No

What work is done during a typical unit turn? Replace traps, faucets, appliances, wall Repair | PAINT Clean

Did the property participate in the NJHMFA WAP (circa 2009) (stimulus energy reduction program)? If yes, what was the scope of work? NO

Are the laundry room appliances owned or leased? Turnkey operation?

Are there any areas of the building leased to a business? Yes "Caring" medical 1st floor

Any outstanding municipal inspection items (Fire Marshal, for example). Ask Management

What was your latest REAC/NSPIRE score?

Are the smoke detectors in the apartments connected to anything outside the apartment? Tied to building system

Are there fire signaling devices for the building alarm within the apartment? Yes

Boiler inspection reports:

- Elevator certification
- Fire alarm inspection report
- Fire suppression inspection report
- Fire pump inspection report
- Lead-free certification.
- Asbestos-free certification
- Radon tests

OTHER NOTES:

- **ELEVATOR AGE:**
- **DOOR ACCESS CONTROL SYSTEM SEQUENCE**
- **NURSE CALL SYSTEN MONITOR:** Yes, Lifestation
- **FIRE ALARM SYSTEM MONITOR:**
- **EMERGENCY GENERATOR.** Yes, outside
- **TRASH COMPACTOR:** yes
- **RECYCLING:** yes

End of Memorandum

/Volumes/Projects/2024/24132_ACHA_PCNA_EA/project_data/PCNA/pcna-forms/TEMPLATE_PNCA-questionnaire.docx

EXHIBITS

4. Existing Floor Plans

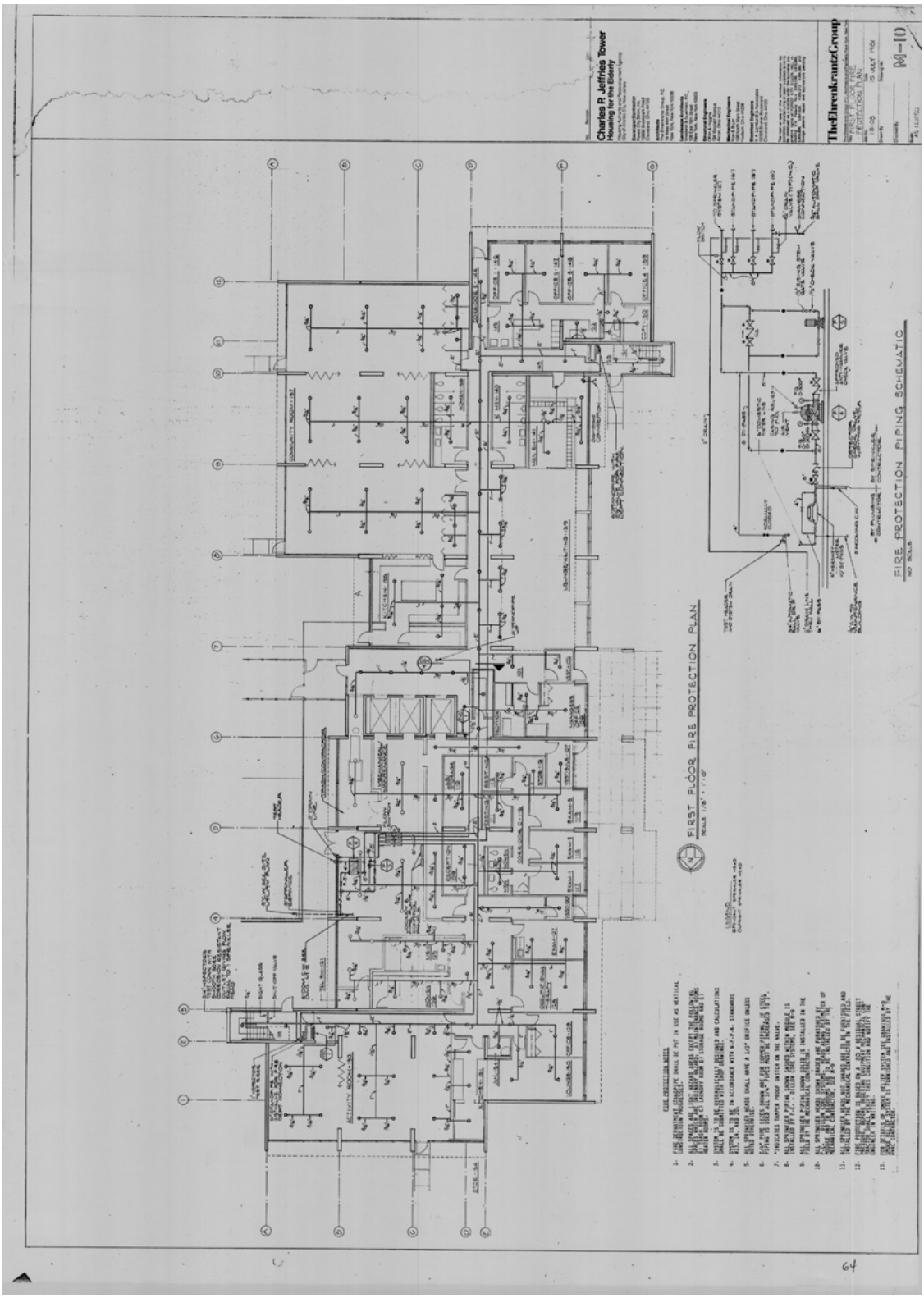


Figure 13: Ground Floor Plan (Fire Protection)

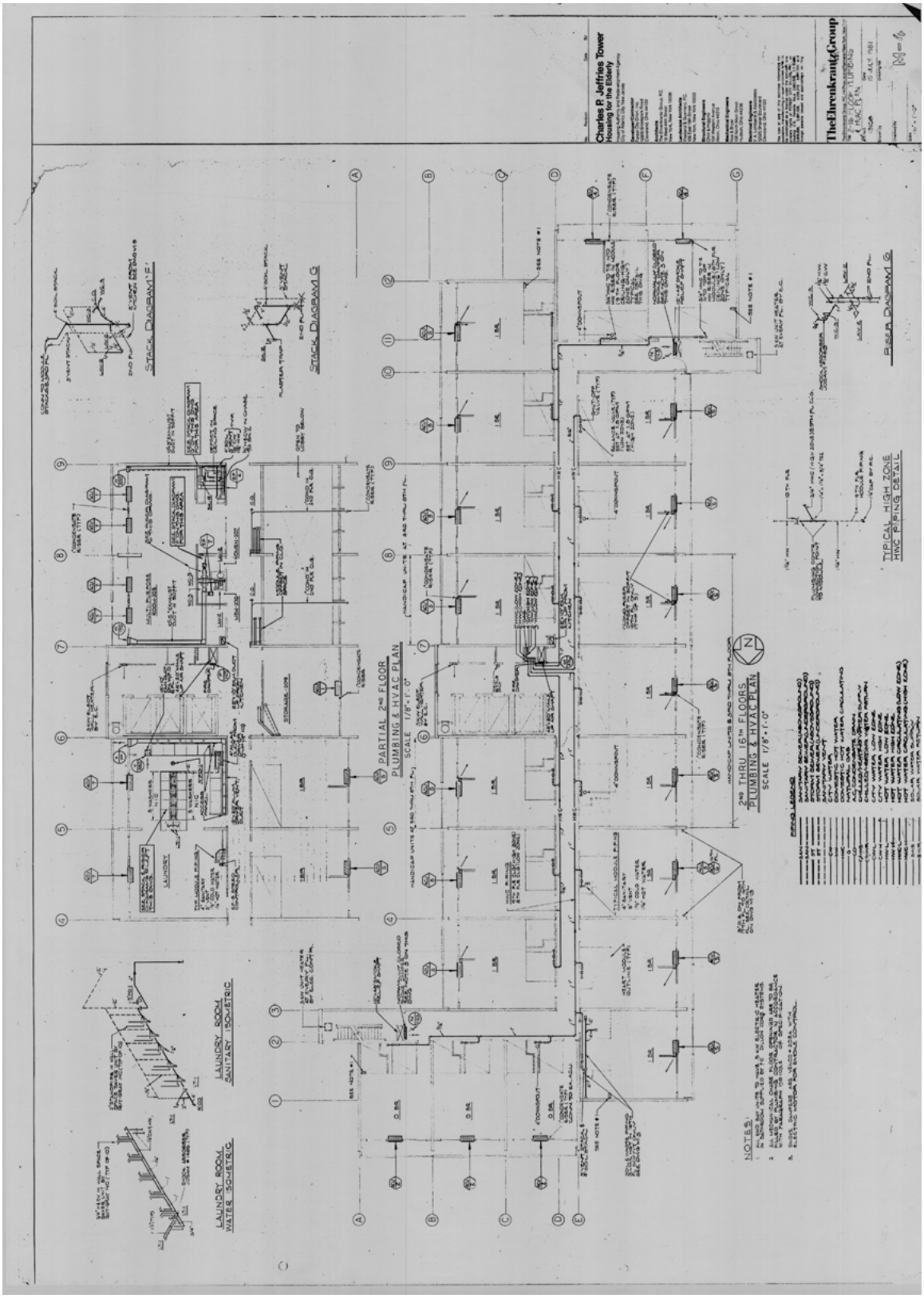


Figure 14: Typical Upper Floor Plan (Plumbing)

EXHIBITS

5. Seismic Maps / Seismic Evaluation

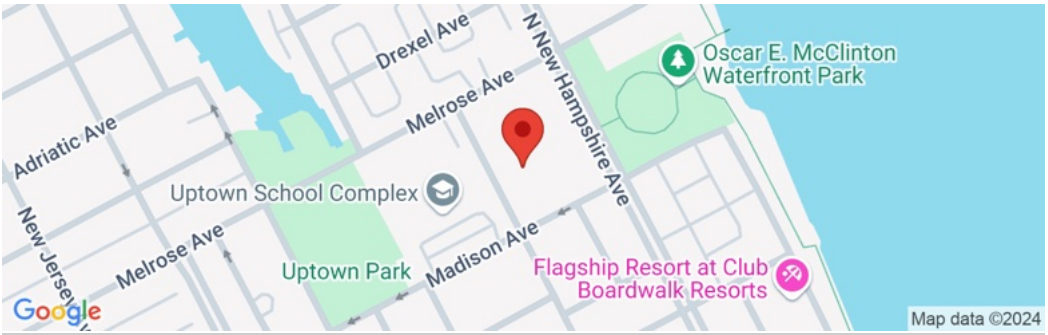
USGS web services were down for some period of time and as a result this tool wasn't operational, resulting in *timeout* error.
USGS web services are now operational so this tool should work as expected.

OSHPD

Jeffries Tower

227 N Vermont Ave, Atlantic City, NJ 08401, USA

Latitude, Longitude: 39.3712091, -74.4161574



Date	11/25/2024, 1:44:16 PM
Design Code Reference Document	ASCE41-17
Custom Probability	
Site Class	D - Default (See Section 11.4.3)

Type	Description	Value
Hazard Level		BSE-2N
S_S	spectral response (0.2 s)	0.119
S_1	spectral response (1.0 s)	0.04
S_{XS}	site-modified spectral response (0.2 s)	0.191
S_{X1}	site-modified spectral response (1.0 s)	0.095
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4
ssuh	max direction uniform hazard (0.2 s)	0.128
crs	coefficient of risk (0.2 s)	0.931
ssrt	risk-targeted hazard (0.2 s)	0.119
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.043
cr1	coefficient of risk (1.0 s)	0.926
s1rt	risk-targeted hazard (1.0 s)	0.04
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S_{XS}	site-modified spectral response (0.2 s)	0.127
S_{X1}	site-modified spectral response (1.0 s)	0.064

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.076
S_1	spectral response (1.0 s)	0.027
S_{XS}	site-modified spectral response (0.2 s)	0.121
S_{X1}	site-modified spectral response (1.0 s)	0.066
f_a	site amplification factor (0.2 s)	1.6
f_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		BSE-1E
S_S	spectral response (0.2 s)	0.03
S_1	spectral response (1.0 s)	0.012
S_{XS}	site-modified spectral response (0.2 s)	0.048
S_{X1}	site-modified spectral response (1.0 s)	0.029
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		TL Data
T-Sub-L	Long-period transition period in seconds	6

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J. P. Whittington Senior Living Center

202 North New Hampshire Ave
Atlantic City, NJ 08401

Project Capital Needs Assessment

Issue: 4/4/2025
Thriven Design Project No.: 24132.130

thriven.design
756 Haddon Avenue · Collingswood NJ 08108 · 856.854.1880

OWNER
Housing Authority and Urban Redevelopment
Agency of the City of Atlantic City
227 N Vermont Ave, 17th Floor
Atlantic City, NJ 08401
Phone: 609-344-1107
Contact: Tom Sahlin, Executive Director

ARCHITECT/ENGINEER
Thriven Design, Inc.
756 Haddon Avenue
Collingswood, NJ 08108
Phone: 856-854-1880
Contact: Alkesh Taylor, PE

HUD PCNA
John P. Whittington Senior Living Center
Atlantic City, NJ

Table of Contents

Certification

PART 1 –Physical Capital Needs Assessment
- 1.0 Executive Summary
- 2.0 Purpose & Scope
- 3.1 Overall General Description
- 3.2 Site
- 3.3 Structural Frame – Building Envelope
- 3.4 Mechanical & Electrical Systems
- 3.5 Vertical Transportation
- 3.6 Life & Fire Safety
- 3.7 Interior Elements – Common
- 3.8 Interior Elements – Tenant
- 4.0 Additional Considerations
- 5.0 Document Review & Interviews
- 6.0 Opinions of Probable Costs
- 7.1 Accessibility
- 7.2 Intrusive & Other Examinations
- 7.3 Owner Proposed Improvements
- 8.0 Assessor Qualifications
- 9.0 Limiting Conditions

PART 2 – Energy Audit (Will be submitted under separate cover)
1. Executive Summary
2. Utilities and Benchmarking
3. Load sizing
4. Green Energy technology
5. Energy Conservation Measures
6. Operations and Maintenance

EXHIBITS
1. Photographic Record
2. Accessibility Screening Checklists
3. Pre-Survey Questionnaire
4. Seismic Maps / Seismic Evaluation

April 4, 2025

Tom Sahlin
Executive Director
Housing Authority and Urban Redevelopment Agency of the City of Atlantic City
227 N Vermont Ave,, 17th Floor
Atlantic City, NJ 08401

REF: J. P. Whittington Senior Living
Atlantic City, NJ
Thriven Project Number 24132.130

SUB: Certification

Dear Mr. Sahlin:

Thriven Design, Inc., (Thriven), certifies that the data presented in this report is representative of the site conditions observed during our inspections on November 14, 2024. Thriven, it's officers and employees, have no present contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions. This investigation and report have been prepared in accordance with ASTM E-2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

Thriven Design understands that this report will be used by the Housing Authority to document to NJHMFA the existing conditions of the property and the opinions of probable costs to remedy physical deficiencies observed. Thriven has no financial interest or family relationship with the officers, directors, stockholders or partners of the Alpert Group, the general contractor, any subcontractors, the buyer or seller of the property nor engage in any business that might present a conflict of interest.

Thriven Design certifies that Thriven has no undisclosed interest in the subject property, TD's relationship with the Client is at arms-length, and that Thriven's employment and compensation are not contingent upon the findings or estimated costs to remedy any deficiencies due to deferred maintenance and any noted component or system replacements.

Sincerely,

Alkesh Taylor, PE, LEED AP
Principal

/Volumes/Projects/2024/24132_ACHA_PCNA_EA/project_data/PCNA/report/whittington_certification.docx

PART 1 –Physical Capital Needs Assessment

1. Executive Summary

General Description:

Project Name:	John P. Whittington Senior Living Center
Address:	202 N New Hampshire Avenue, Atlantic City, NJ
Property Type:	Age and Income restricted apartments
Date of Construction:	2004
Last Renovation:	unknown, partial upgrades made during unit turns
Zoning:	NEIRA (North East Inlet Redevelopment Area)
Use Group:	R-2
Land size:	1.67 acres (includes Inlet Tower)
Building Size/type:	4 story Residential Tower Building / total gross area = ~105,300GSF
Number/Type Units:	(48) apartments; all are one-bedrooms
On-site Amenities:	Community room per floor with exterior terrace (covered except the 4th floor), Laundry room per floor, access to Jeffries tower amenities; Social Services Tenant, outdoor picnic area with grills, open patio with fixed seating, outdoor fitness equipment, covered Porte-cochere
On-site Parking:	23 spaces (4 HC marked) (2 covered)
Building Construction:	Reinforced concrete slab and concrete plank floors, column and shear wall structure with exterior bearing walls of metal stud, and concrete masonry units. Exterior decks are supported by wood framing and fiberglass wrapped wooden posts.
Roof Construction:	Modified Bituminous, fiber glass shingles and standing seam metal roofing, 2004
Exterior Finishes:	Vinyl siding, vinyl trim and soffits, Stucco at the first floor, architectural concrete planter/patio walls. Ornamental metal at garage/driveway openings
HVAC:	VTAC in each apartment unit
Life Safety:	Apartments: Interconnected smoke detectors and single station CO detectors. Common areas have fire alarm system, automatic smoke detection. Full automatic fire suppression system.
Overall condition:	Fair to Good
Date of last visit:	November 14, 2024

General Physical Condition

The purpose of this report is to provide guidance to the building owner for renovation of the facility to upgrade the buildings and systems to extend building life 20 years without mid-term systems renovation needs. Base renovation year is 2025. The property is over 21 years old, and there has never been a comprehensive building rehabilitation.

Thriven Design has reviewed the property for the reasonableness of the identified repair and renovation costs and the Long-Term Viability of the development. The Long-term viability review includes whether there are serious Structural Deficiencies at the property. HUD's definition of a Structural Deficiency can include infrastructure as well as building structure.

Opinions of Probable Costs:

Critical Needs	$32,500
Year 0 Renovations	$9,906,773
Contingency	$1,981,354
Total:	$11,920,627

Critical Needs Summary

Project Name: John P Whittington Senior Living Center
Street Address: 220 N New Hampshire Ave
City, State: Atlantic City, NJ
Zip Code: 08401

Critical Repair Description	PCA Contractor Estimate	Actual Cost	Included in Rehab or To Be Completed Prior To Closing?
Install gutter downspouts and elbows where missing at Southeast Façade	$5,000		To Be Completed Prior To Closing
Replace damaged stormwater drain stub out	$4,000		To Be Completed Prior To Closing
Replace roof flashing where missing	$5,000		To Be Completed Prior To Closing
Replace Coleman heat Pump refrigerant linesets	$10,000		To Be Completed Prior To Closing
Install heat trace on p trap in loading dock	$3,000		To Be Completed Prior To Closing
Insulate sanitary drain pipes at loading dock	$5,000		To Be Completed Prior To Closing
Replace mop sink drain	$500		To Be Completed Prior To Closing

TOTAL: All Critical Needs	**$32,500**	**$0**
TOTAL: Citical Needs Included in Rehab	**$0**	**$0**
TOTAL: Critical Needs To Be Completed Prior To Closing	**$32,500**	**$0**

Excerpted from the HUD PCNA, Work items that are classified as "**Critical Needs**:"

Critical needs have been identified:

- Install downspouts where missing.
- Replace damaged stormwater drain stub outs
- Replace Coleman heat pump line sets
- Replace battery at generator where shield is shattered.
- Re-flash roof where flashing is missing between metal and bituminous roofs
- Install heat trace and insulate drain pipes at loading dock

Work identified as "Year 0", or 'short term needs' includes the following:

- Accessibility: Increase the quantity of fully accessible units to 5%, or 3 units. Includes the renovation of the existing 'reasonable accommodation' barrier-free units and exterior entrance ramps. Minimum standard is UFAS. Provide 2% of the units (1 unit) with hearing and visually

impaired accessible devices. Renovate the Community spaces interior and exterior accessible route to fully comply with barrier-free standards. Minimum standard is UFAS or ANSI A117.1.

- Site work: Repair sidewalk where cracked or uneven, near loading dock and driveway 100sf+/-. Replace landscape and replant tree pits, power wash site walls and site sign, Restripe at parking lots and driveway. Provide access aisle for marked handicap parking space. 3 of 4 marked spaces currently have. Replace faded illegible site directional signs (3), re-secure ramps railings and provide escutcheon at post bases. Repair stucco finishes at ramp walls. Clear ramp of debris.

- On-site Infrastructure: None.

- Building structure: None

- Building shell: Secure all vinyl siding, replace missing sections of siding and trim (2%). Replace balcony doors at community rooms, replace soffits and floor surfacing at terraces, clean and repair stucco. Resecure loose metal roofing, flashing and trim. Replace fiberglass roofing. Restore Main entrance functionality. The doors have been out of service long enough that detritus has built up in front of doors and on the ramp to the front door.

- Building Systems: Replace the roof mounted condensing units for common rooms on floors 2,3 and 4. Replace the Aaon rooftop ventilator units. Replace domestic hot water recirculation pumps.

- Community Spaces Interiors: Replace floor finishes in community rooms adjacent to terraces where water damage has occurred, floors 2-4.

- Apartment Interiors: Replace flooring throughout. Replace interior doors and hardware. Replace kitchen cabinetry, countertops and appliances. Provide recirculating range hoods. Replace bath accessories and tub surround. Relocate electrical panel, replace electrical devices and fixtures. Replace through wall HVAC terminals. Replace damaged trim/stools at exterior windows

- Life Safety: Provide individual unit fire extinguishers. Replace smoke detection system and upgrade CO detection system.

Project Name	**John P Whittington Senior Living Center**	**Total # of Units:**	**48**
Street Address	**220 N New Hampshire Ave**	**Original PCA Submission Date:**	2/14/25
City, State	**Atlantic City, NJ**	**Last Time All Bids (Budget) Updated:**	
Zip Code	**08401**		

REHABILITATION SPECIFICATIONS
IMPROVEMENTS

WORK

Work Item (A)		Description of Improvements Work (B)	Quantity (C)	Unit Cost (D)	Budget (E)	Date of Bid Expiration (F)
Rehab Items (Code, Description)		*Increase row height to fully display description text*				
3.2.2	Storm Water Drainage		250	$150.00	$37,500	
3.2.4	Parking and Driveways		11,100	$1.25	$13,875	
3.2.9.02	Site Other #2 Fencing		525	$180.00	$94,500	
3.2.9.03	Site Other #3 site furnishings		10	$2,000.00	$20,000	
3.2.9.04	Site Other #4 Flagpole & signage		1	$12,770.00	$12,770	
3.3.2.2	Exterior Walls		7,200	$23.00	$165,600	
3.3.2.3	Insulation		6,800	$9.43	$64,124	
3.3.2.4.01	Sliding Glass Doors		4	$6,000.00	$24,000	
3.3.2.4.02	Windows		288	$768.75	$221,400	
3.3.2.5.01	Exterior Doors		6	$3,000.00	$18,000	
3.3.2.9.01	Bldg Envelope Other #1: Vinyl		18,000	$23.00	$414,000	
3.3.2.9.02	Bldg Envelope Other #2:		1,600	$27.03	$43,240	
3.3.2.9.04	Other#4 damaged wall reconstruction		2,000	$31.00	$62,000	
3.3.4	Roofs		6,800	$12.00	$81,600	
3.4.1.2.01	DHW #1 - storage tank		3	$17,250.00	$51,750	
3.4.1.2.02	DHW #2: domestic circulation		3	$18,000.00	$54,000	
3.4.1.3.01	Water Savers: Faucets		96	$500.00	$48,000	
3.4.1.3.02	Water Savers: Shower Heads		48	$950.00	$45,600	
3.4.1.3.03	Water Savers: Toilets		48	$800.00	$38,400	
3.4.2.1.02	HVAC In-Unit Heating		48	$7,500.00	$360,000	
3.4.3.1.01	Bath Exhaust Fans		6	$1,100.00	$6,600	
3.4.3.1.02	HVAC Common Area Cooling		1	$3,000.00	$3,000	
3.4.9.01	Programmable Thermostats		48	$155.00	$7,440	
3.4.9.03	Common Area Wall Mounted		60	$80.00	$4,800	
3.6.01	CO Detectors/Alarms		156	$75.00	$11,700	
3.6.02	Smoke Detectors		256	$50.00	$12,800	
3.6.03	Life Safety Other #1 fire		156	$130.00	$20,280	
3.7.1.01	Common Area Floor Coverings		12,000	$9.50	$114,000	
3.7.1.03	Common Area Interior Lighting		104	$500.00	$52,000	
3.7.1.04	Exit Signs		40	$200.00	$8,000	
3.7.1.05	Exterior Lighting		20	$700.00	$14,000	
3.7.1.9.01	Common Area Other #1 toilet stalls		4	$1,150.00	$4,600	
3.7.1.9.02	Common Area Other #2: Interior		60	$1,600.00	$96,000	
3.7.2.1.01	Kitchen Cabinets		960	$400.00	$384,000	
3.7.2.1.02	Kitchen Counter Tops, Sinks		1,250	$77.00	$96,250	
3.7.2.1.03	Kitchen Floor Coverings		11,000	$8.00	$88,000	
3.7.2.11.03	Ranges		156	$1,000.00	$156,000	
3.7.2.11.04	Refrigerators 1		156	$750.00	$117,000	
3.7.2.19	Other Appliances - small emergency		1	$50,000.00	$50,000	
3.7.2.19.02	Kitchen Community First Floor		20	$500.00	$10,000	
3.7.2.19.03	Kitchen Community First Floor		1	$10,000.00	$10,000	
3.7.2.19.04	Kitchen Other #3: Washer hookup		6	$1,000.00	$6,000	
3.7.2.2.01	Bath Counter Tops, Sinks		156	$500.00	$78,000	
3.7.2.2.02	Bath Floor Covering		3,800	$37.00	$140,600	
3.7.2.29.01	Bath Other #1: tile wainscot		10,400	$37.00	$384,800	
3.7.2.29.02	Bath Other #2: bathtub		156	$1,900.00	$296,400	
3.7.2.29.03	Bath Other #3: Commom Area bath		10	$850.00	$8,500	
3.7.2.3.02	Interior Doors		724	$950.00	$687,800	
3.7.2.3.03	Interior Painting		156	$1,000.00	$156,000	
3.7.2.39.01	Interior Other #1 VCT floor		55,400	$32.00	$1,772,800	
3.7.2.39.03	Interior Other #3: Ceiling repair		3,500	$61.00	$213,500	
3.7.2.4.03	In-Unit Lighting Fixtures		624	$196.00	$122,304	
3.7.2.4.04	In-Unit Electrical Other #1 -		1,872	$45.00	$84,240	
3.7.2.4.05	In-Unit Electrical Other #2 - electric		156	$3,500.00	$546,000	
3.8.01	Other #01- Laundry Room		3	$23,000.00	$69,000	
3.8.03	Other #03 - transformers		1	$75,000.00	$75,000	
3.8.09	Other #09 - landscaping		15,000	$1.00	$15,000	
3.8.11	Other #11 - Apartment ADA		8	$45,000.00	$360,000	
3.8.12	Other #12 - Apartment H&VI		4	$1,000.00	$4,000	
3.8.13	Other #13 - Site CCTV System		1	$25,000.00	$25,000	
3.8.14	Other #14: automatic fire		115,000	$15.00	$1,725,000	

Total Improvements Eligible for Rehab Escrow	**$9,906,773**
20.0% Contingency	**$1,981,355**
Total Rehab Escrow Improvements Plus Contingency = TOTAL FUNDING	**$11,888,128**

Comment cells provided below:

Comments:

Additional comments:

Excluded are any costs relating to mold/mildew, lead and asbestos abatement, remediation, or encapsulation. Also excluded are costs for architectural/engineering design services, construction contingency, and ACHA administration fees.

End of Section

2. Purpose and Scope

The Housing Authority and Urban Redevelopment Agency of Atlantic City (ACHA) has retained Thriven Design to provide a HUD Physical Needs Assessment of John P Whittington Senior Living Center located at 202 N New Hampshire Avenue, Atlantic City, New Jersey. The purpose of this investigation is to evaluate the physical condition of the major building components and to provide an objective, independent, professional opinion of the potential repair and deferred maintenance costs associated with the subject property. This report includes a description of the overall condition of the building components and systems, discussion on any conditions that may limit estimated useful life (EUL) and includes capital reserves for the immediate and long-term future. The assessment process includes field visits, interviews of existing management and maintenance staff, and review of existing construction documents. Field observations by Thriven Design architects and engineers are based on visual analysis; no destructive sampling was performed.

Field Reconnaissance:
Inspected were 10 of the 48 leasable apartments, non-residential areas, building exteriors and the site.

Methodology:
Based on site reconnaissance, research and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Thriven Design submits as to when a system or component will most probably require replacement. Accurate historical replacement records, if provided, are typically the best sources of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventative maintenance exercised, and other similar items, are all factors that impact the effective remaining useful life of a system or component. The Remaining Useful Life (RUL) or effective remaining life of a component or system equals the EUL less its effective age. The estimated useful life calculations are based on those found in the Fannie Mae (FNMA) Document; FNMA, Delegated Underwriting Services (DUS) Guide Section 3 entitled, “Physical Needs Assessment Guidance to the Property Evaluator,” and HUD “CNA e-Tool Estimated Useful Life Table.”

Definitions:
Excellent: Component or system is in “as new” condition requiring no rehabilitation and should perform in accordance with expected performance.
Good: Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.
Fair: A component or system is of a capacity that is defined as enough for hat is required, sufficient, suitable, conforms to standard construction practices, and/or is approaching end of expected performance/useful life. Replacement is anticipated in the near term of the loan.
Poor: Component or system falls into one or more of the following categories: (a) Evidence or previous repairs not in compliance with commonly accepted practices, (b) Workmanship not in compliance with commonly accepted standards, (c) Component or system is obsolete, (d) Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, (e) Evidence of excessive deferred maintenance, or state of disrepair, and/or (f) Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.
Critical Repairs: Physical deficiencies that require immediate action as a result of existing potentially unsafe conditions, building code violations, poor or deteriorated conditions of a critical element or system, or a condition that if left “as is” would result in a critical element or system failure. Also included are issues that affect sustainable occupancy or ingress and egress to the property, as well as accessibility related deficiencies when applicable.
Non-Critical Repairs (within 1 year): Physical deficiencies which include deferred maintenance, that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventative maintenance work within a zero to one-year time frame. Included are such physical deficiencies resulting from improper design, faulty installation, and/or substandard quality of original systems or materials. Components or systems that have exceeded their expected useful life that may require replacement within a zero to one-year time frame are also included. Non-Critical Repairs also include “useful repairs”

construed to permit updating, modernization, and improvement of projects provided that proposed repairs improve marketability, efficient use of energy and resources, or reduce operating expenses, and when considered in the aggregate, do not propose a scope of work equivalent to substantial rehabilitation.

Estimate Period (1-20 years): All schedules for component replacement, major maintenance, cost estimates and related inflation adjustments must be for the lesser of 20 years or the remaining life of the mortgage plus 2 years (the Estimate Period)

Green Building Principles:

An objective of this report is to identify all opportunities to improve energy efficiency, maximize water efficiency, use re-used and recycled materials where practical, safeguard the indoor air quality of the property, be of less harm to the environment generally, and remove/ re-use replaced materials and construction debris appropriately. 'Green Building' or 'Sustainable Building" is the practice of reducing the impact of buildings on the environment; both during construction and as part of the operation of the building systems. Their use of water, energy and materials should be reduced through the use of new planning methods and material usage. The owner has not designated a 'green building standard' for this project.

Market Comparable Improvements:

This report identifies short term and long term physical needs. The standard is a non-luxury standard adequate for the rental market intended at the original approval of Project-based assistance. The market upgrades identified are intended to reflect those necessary for the project to retain its original market position as an affordable project in a decent, safe, and sanitary condition. Recognition is made of any evolution of standards appropriate for such a project. The intent is to include those improvements that the project requires to compete in the non-subsidized market, resulting in a marketable project that competes on rent rather than amenities.

Owner Provided Documentation:

Relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extend and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The following documents were provided for review:

- Lindemon Winckelmann Dupree and Martin (8/28/1998 to 3/21/2003). *Senior Living Center New Hampshire and Madison Avenue*

3.1 Development Synopsis

Figure 1 Madison Ave Facade

John P. Whittington SLC was originally constructed for the Atlantic City Housing Authority in 2004. The property is 100% affordable senior housing. The property contains one four-story concrete plank residential apartment building.

The property was constructed on the same superblock as Charles P. Jeffries Tower and Inlet Tower. The surrounding properties are a mix of housing, commercial interests, and schools.

The property contains 48 apartment units. The unit mix is 100% 1-bedroom There are six (6) ADA compliant units, and there are six (6) hearing and visually impaired (H&VI) accessible units. All apartments are accessed from the interior corridor.

Figure 2: Main Entrance and Site Identification Sign

Arrangement of residential and non-residential spaces within the building is as follows:

floor	0BR	1BR	Use/Amenity Description
1	N	N	Vestibule, Lobby, Office, Kitchen, Toilet Rooms, Janitor Closet, Laundry Room, Mechanical Rooms
2	0	16	Sixteen apartments
3	0	16	Sixteen apartments
4	0	16	Sixteen apartments

This property has four (4) different apartment plan types. At time of the 2024 survey, the property was currently 71% leased, with a typical annual turnover of about 10%. Summary of apartment types inspected:

Apartment	Size	Accessibility	Residency
203	1-BR		Vacant
205	1-BR		Vacant
210	1-BR		Vacant
211	1-BR		Vacant
302	1-BR		Vacant
303	1-BR		Vacant
305	1-BR		Vacant
314	1-BR		Vacant
403	1-BR		Vacant
404	1-BR	HC	Vacant
406	1-BR	HC	Vacant
408	1-BR		Vacant

Unit size inspection distribution summary: (12) 1-BR; 20% of all apartments.

The property has experienced heavy wear and tear based on its use and occupancy, age of 21 years and its exposure to shoreline elements of wind, wind driven rain, marine birds and salt air. Fixtures, finishes and furnishings within the dwelling units and common areas, in most cases, have exceeded their expected useful lives (EUL). Mechanical systems, appliances and exterior fenestration should be replaced in accordance with ASHRAE EUL guidelines. Certain aspects of the site improvements such as parking lots, streets, sidewalk, lighting and exterior building elements should be replaced and/or repaired due to the age of the facility and potentially hazardous conditions caused by wear and tear.

3.2 Site Improvement Evaluation and Analysis

General:
The current 1.67-acre site, inclusive of Inlet Tower, is essentially level. The original site is bounded by North Vermont, Melrose Ave Maddison Ave, and Inlet Tower. There is no on-site storm water management system.

The property topography and adjacent uses do not appear to present conditions detrimental to the property. No significant areas of erosion were observed affecting the property.

The property is currently Zones NEIRA, (North East Inlet Redevelopment Area). Multifamily developments are permitted. On-site parking is in one parking areas; otherwise street parking.

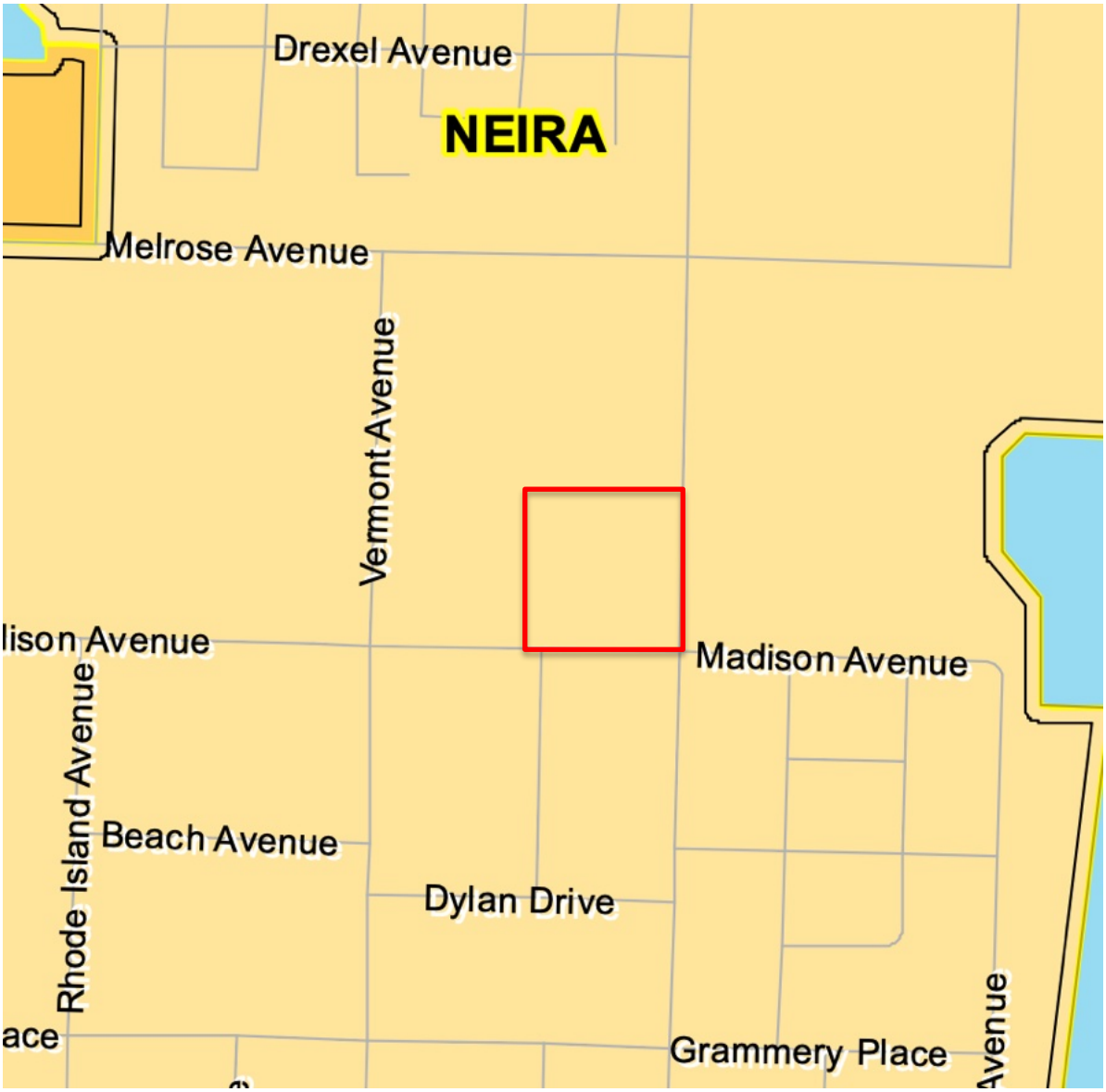


Figure 3: Atlantic City Zoning map excerpt

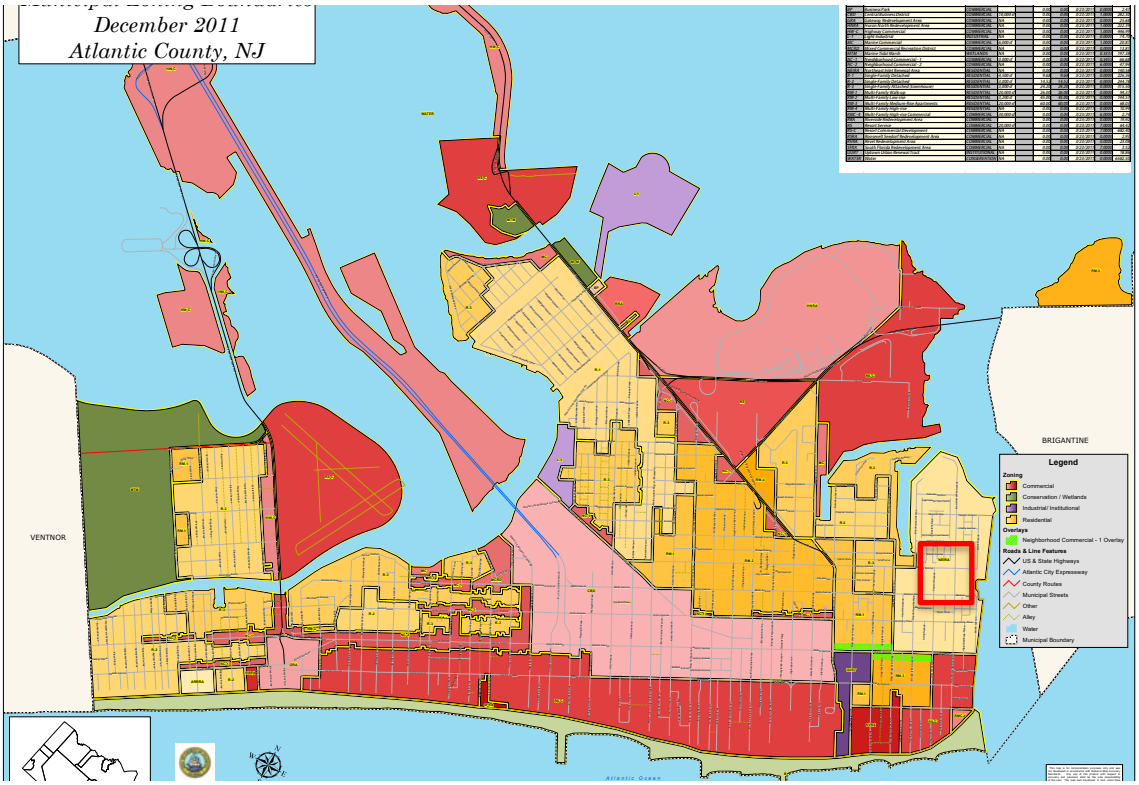


Figure4: Atlantic City Zoning map excerpt

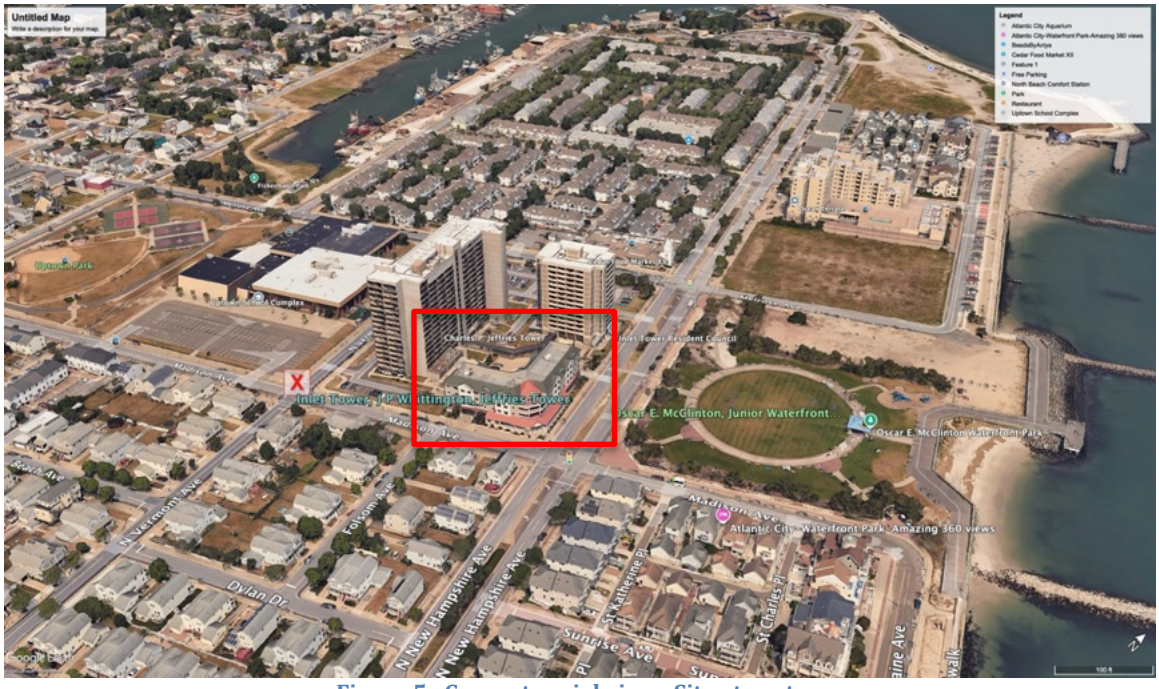


Figure 5: Current aerial view. Site at center.

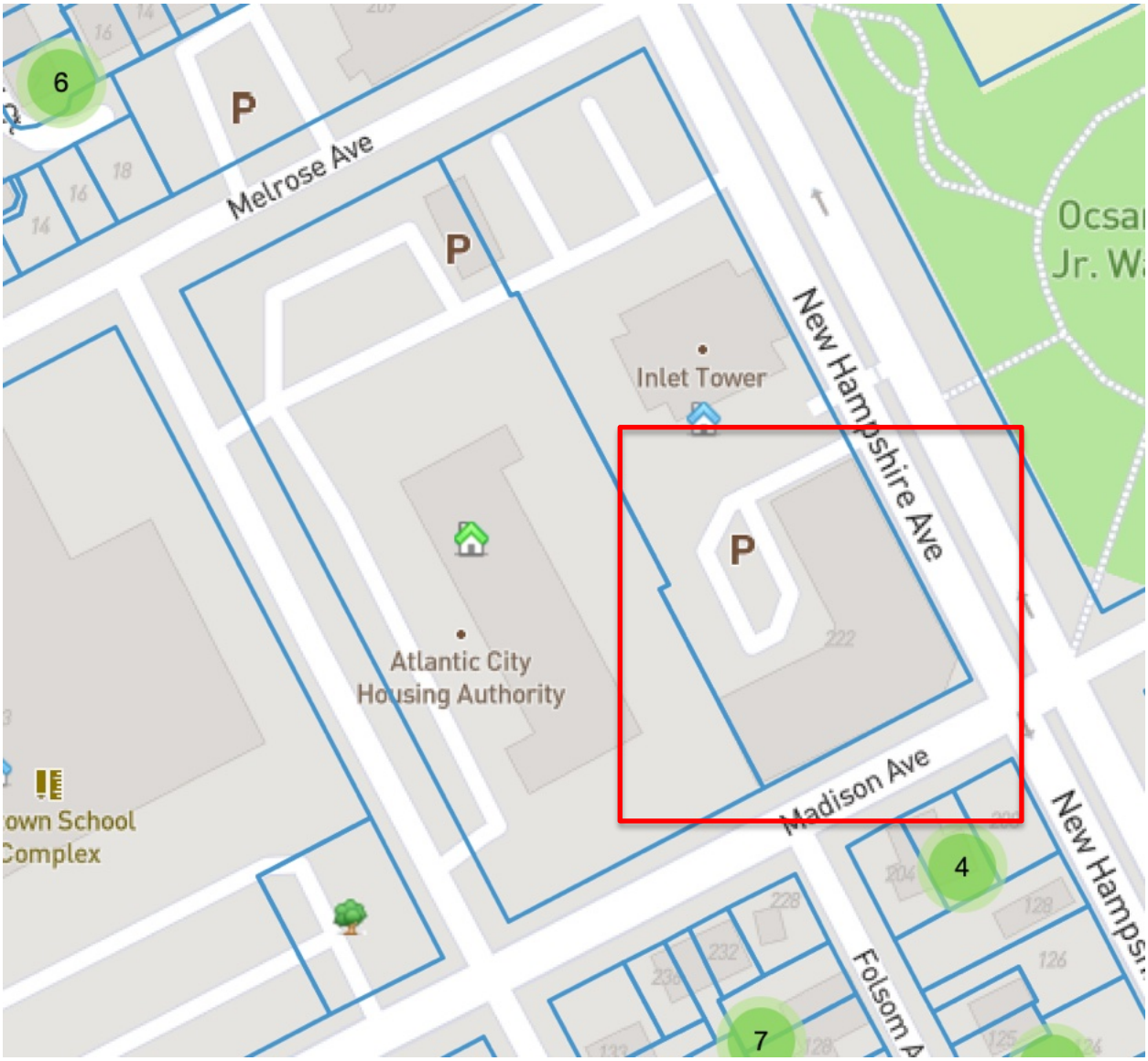


Figure 6: Tax Map Excerpt

Utilities:
Public utilities include water (domestic), sewer, gas, electric, telephone and cable TV. Within the site, utilities are underground. Television, internet and telephone service is provided by either Comcast or satellite at the choice of and contracted by the resident.

Utility	Utility Provider
Water	City of Atlantic City
Sewer	City of Atlantic City
Electric	Atlantic City Electric
Telephone	Verizon
Cable TV	Comcast or satellite
Natural Gas	South Jersey Gas
Oil	N/A
Propane	N/A
Solar	N/A
Wind	N/A

Tenants pay for telephone/data. ACHA pays all other utilities.

The water, electric, gas, sewer, telephone and cable TV are assumed to be of sufficient capacity for the current usages and occupancy of these buildings.

Electrical service is overhead on the public streets surrounding the site, then drops at a utility pole along Madison Avenue for underground distribution within the site.

Telephone service is overhead to the building, then distributed internally from the building's utility closet.

Domestic water service is provided from Madison Avenue. Fire suppression service is provided throughout the building.

Natural gas service is provided at the property.

Sanitary sewer and domestic water are in service year 21 of 50 and are not anticipated needing replacement in the estimate period.

Green Building Principles: It is recommended that property management perform regular visual assessments of known underground piping locations, and exterior lighting. These assessments can be performed as part of routine activities such as trash pickup, lawn mowing, or while walking from one area of the property to another. The purpose is to look for tell-tale signs of utility piping leakage and for electricity waste. Leaking pipe manifest themselves as wet spots, non-weather related puddles, areas always wet, sanitary waste, soil undermining, and noticeable increases in domestic water consumption. Such occurrences should be repaired immediately. Light fixtures should not be 'on' during daylight hours nor have broken lenses. Repair the fixture or light sensing equipment and controls immediately.

Critical Repairs:
- None

Non-Critical Repairs:
- None

Estimate Period Repairs:
- None

Potential upgrades:
- None.

Parking:
There is one internal parking lot striped for approximately 23 cars. All other parking is curbside on city streets. Of these, four stalls are marked as handicap accessible but one is not provided an access aisle as required by code.

All parking areas shall be restriped with regular spaces and four barrier-free stall sizing per local jurisdiction requirements. Proper AASHTO signage should be provided at each designated handicap parking stall.

Critical Repairs:
- None

Non-Critical Repairs:
- Restripe
- Provide designated handicap parking access aisle.

Estimate Period Repairs:
- Restripe

Potential upgrades:
- None.

Paving:
There are no internal streets. There are internal driveways entering from Madison Avenue, passing under the building leading to the rear parking lot and exiting to N Vermont Avenue. The pavements are concrete and are in good condition.

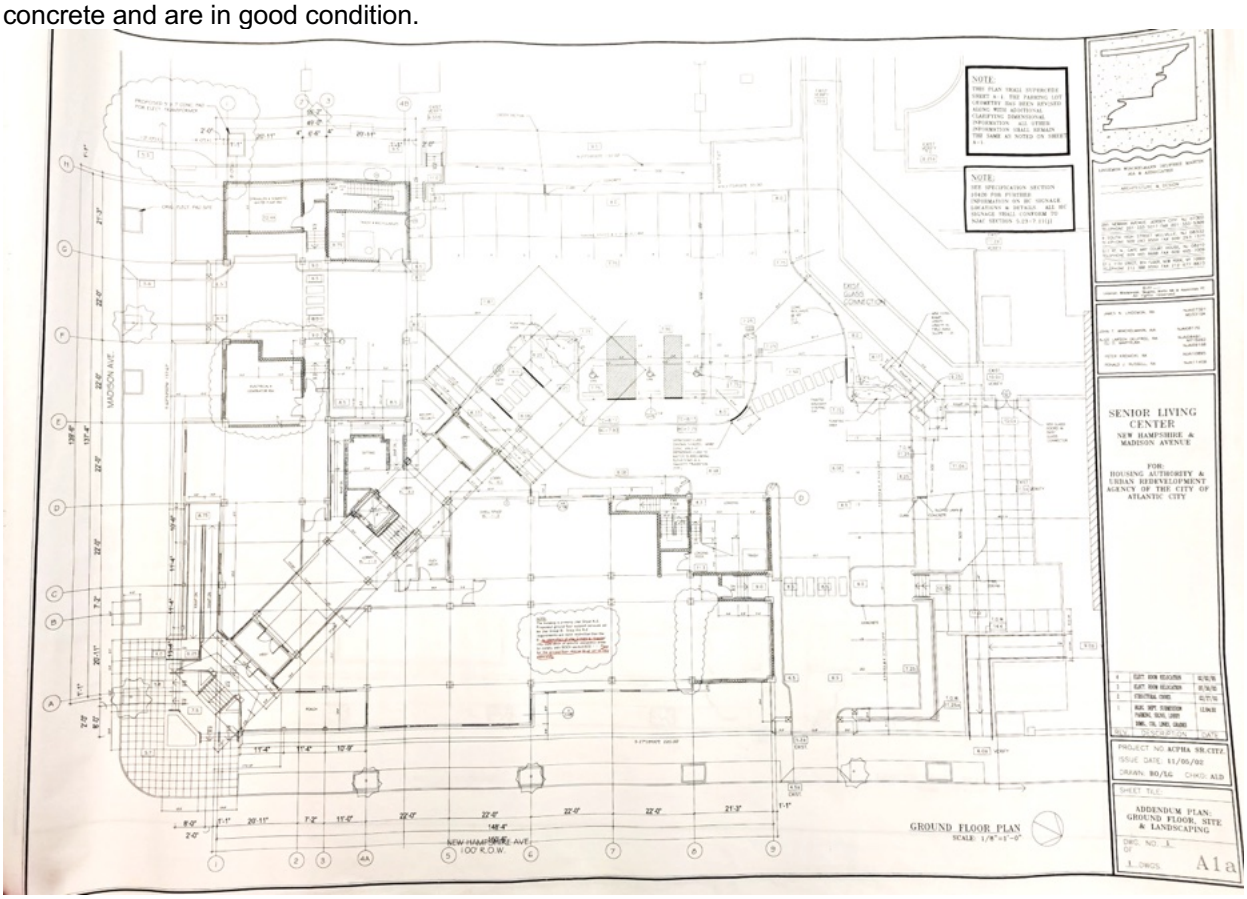


Figure 7: circa 2005 plan of the original site (north to right)

Critical Repairs:
- None.

Non-Critical Repairs:
- None

Estimate Period Repairs:
- None.

Potential upgrades:
- None.

Sidewalks, Railings and Fences:
There are sidewalks on the site both along the perimeter streets as well as the routes to the front and rear doors, around the perimeter of the building and to an enclosed walkway connector to Charles P. Jeffries Tower. Street sidewalks and curb cuts were not assessed as they are on municipal property. The sidewalks are in good shape with some cracking occurring near the loading dock and building corners. Railings are white powder coated metal. Many anchor plates are missing the protective escutcheon covers and the bolts are rusting. Planter walls line the building along New Hampshire and Madison Avenue. The planters are stained and should have their weeps cleared. Vegetation needs to be removed from between sidewalk panels.

Critical Repairs:
- None

Non-Critical Repairs:
- Clean planter walls.
- Repair cracked sidewalk panels
- Clear ramps
- Provide escutcheon plates where missing at railing posts.
- Clear vegetation from sidewalks and stairs.

Estimate Period Repairs:
- None

Potential upgrades:
- None

Sewer and Drainage:
The site has a storm water system tied to the City's storm sewer system. Inlets are provided along the interior of the site and connected by concrete pipes. There is no on-site storm water management system.

Critical Repairs:
- None

Non-Critical Repairs:
- Camera scope all sanitary and storm lines from the buildings to the street.

Estimate Period Repairs:
- None

Potential upgrades:
- None

Landscaping and Site Amenities:
There are planters between sidewalks and the building that need to be refreshed, pruned and planted.

There are empty tree pits ringing the site that should be replanted with shade trees tolerant to the winds and salt air present.

The property has one building identification sign on the corner of Madison and New Hampshire Aves. These building identification signs should be cleaned.

Site is remarkably windy with its proximity to the Absecon Inlet and Oscar E. McClinton Waterfront Park, a full block park with no mature trees, immediately east of the site. Wind break trees should be added to the site at existing unused tree pits.

The entire site is provided with exterior building mounted floodlighting which appears to have been replaced within the past 10 years.

Critical Repairs:
- None

Non-Critical Repairs:
- Refurbish landscape.
- Provide shade /wind break trees at existing tree pits.
- Provide accessible site furnishings at terraces.

Estimate Period Repairs:
- Remove trip hazards at sidewalks

Potential upgrades:
- Provide plantings to provide shade and to break the strong winds near the porte-cochere and parking lot.

Trash enclosures:
There are (2) 3-cubic yard trash dumpsters at the rear of the building in the trash room. The security camera and ceiling and access panel outside the trash enclosure have been damaged by the trash truck.

Critical Repairs:
- None

Non-Critical Repairs:
- Repair ceiling, access panel and security camera damaged by trash truck.

Estimate Period Repairs:
- None.

Potential upgrades:
- None.

3.3 Structural Frame and Building Envelope

3.3.1 Occupied Structures

Foundations and Basement:
The buildings are built on concrete block foundation walls on piles with concrete pile caps and grade beams. Buildings are in a flood plain according to the Flood Certifications.

Critical Repairs:
- None

Non-Critical Repairs:
- None

Estimate Period Repairs:
- None.

Potential upgrades:
- None.

Superstructure and Floors:
The building floor slabs are either reinforced concrete slab or hollow core plank. The superstructure is a combination of spray fireproofed steel structure and load bearing walls.

Critical Repairs:
- None

Non-Critical Repairs:
- None

Estimate Period Repairs:
- None

Potential upgrades:
- None.

Roof Structures and Roofing:
The existing low slope roof is a modified bituminous system original to the building. The roof system has surpassed it's EUL and should be replaced. The sloped roof has two finishes: fiberglass shingles and a standing seam metal system. Flashing at dissimilar roofs has been compromised and needs to be replaced immediately. Metal roof trim pieces have slipped/migrated and need to be reset.

The overall gutter and rainwater drainage systems looks decent. There are missing gutter elbows on the downspouts on the southeast side of the building. It is recommended that the gutter elbow be installed. There are noticeable damage to the storm water drain stub out on the exterior of the building. It is recommended that a new storm water drain stub out be installed. There is currently no rainwater diversion system above the entrance to the south stairs from the outdoors. It is recommended that a gutter is installed to collect any rainwater collected from the roof in the stair tower window bay. There are debris and garbage in the gutter on the elevator shaft roof and around the main roof drains. It is recommended that all debris around any drains and in any gutters be removed.

Recommendations:
- Replace fiberglass and modified bituminous roofing systems. Roofing system shall be Energy Star compliant.
- Establish an annual roof maintenance plan, to insure the membranes are secure and intact and to insure the roof drains are not clogged.

Not recommended:
- TPO roofing systems are not permitted in projects financed through NJ HMFA due to concerns about durability in northern climates.

Critical Repairs:
- Install missing gutter elbows on the downspouts on the southeast side of the building
- Replace damaged storm water drain stub out
- Re-flash roof where flashing is missing

Non-Critical Repairs:
- Clean and remove debris and garbage in gutter on elevator shaft roof and around the main roof drains
- Replace fiberglass and modified bituminous roofing systems.
- Correct and fasten metal roof system trim
- Recoat the seams around the vent stacks on roof

Estimate Period Repairs:
- Replace Standing Seam Roof

Potential upgrades:
- Increase Insulation levels below new roofing systems.
- Install gutter and downspout above by the stair tower window bay

Exterior Walls:
The exterior walls are load bearing metal stud or CMU block construction with vinyl siding or stucco finish system.

Critical Repairs:
- None

Non-Critical Repairs:
- Repair envelope at vinyl siding to prevent water intrusion.
- Repaint architectural metalwork.
- Replace all missing siding and trim.
- Clean stucco walls
- Repair stucco where cracked.

Estimate Period Repairs:
- Replace Siding

Potential upgrades:
- Add continuous insulation behind new siding

Windows and Exterior Doors:
Front and rear main entrance doors are automatic sliding or swing storefront systems. Back of house doors are painted insulated metal. Upper floor amenity spaces have insulated glass balcony doors. The doors are not thermally broken. Glazing is insulated. Doors are original to the 2004 construction.

Residential windows: The windows are vinyl clad double-glazed 2/2 or 4/4 windows with external screens. Windows are original to the 2004 construction.

Recommendations:
- Replace windows with Energy Star qualified products (Double glazed, Low-E, argon filled), with integral limiters.
- Replace Exterior Doors and frames with Energy Star qualified products.

Critical Repairs:
- None.

Non-Critical Repairs:
- Replace exterior doors with Energy Star qualified product.
- Replace windows with Energy Star qualified product with sash limiters.

Estimate Period Repairs:

- None.

Potential upgrades:

- None.

3.3.2 Other Structures Evaluation

Inlet Tower is located on the same property (tax lot) but will be reviewed under a separate PCNA report. There are no other structures on the property.

Critical Repairs:

- N/A.

Non-Critical Repairs:

- N/A

Estimate Period Repairs:

- N/A

3.4 Mechanical and Electrical Systems Evaluation

3.4.1 House Mechanical and Electrical Systems Evaluation

Space Heating and Cooling:
Heating and cooling for the first floor and lobby is served by a new Coleman heat pump system. The indoor vertical unit is in the large vacant tenant space's closet with the outside air ducted through the vacant tenant space and out to the exterior wall. There's a line-set leak evident by damaged grid ceilings. Per the maintenance personnel, the line-set leak has not been resolved as of the day of the site visit. It is recommended that a mechanical contractor investigate the cause for the line-set leak and fix the issue immediately. There is no filter in the filter slot of the AHU. It is recommended that a filter is installed to prevent buildup of debris in the fan. The model number of the indoor AHU and the outdoor heat pump is JHETC60HBCS2N1A and TH4B6022SA, respectively.

Cooling for the security & reception room is provided by a wall mounted unit, make and model, Fujitsu ASUH18LPAS. The manufactured date could not be obtained. The expected useful life of a wall mounted air conditioner is 20 years. Replacement is currently not recommended as the wall mounted unit looks to be in good shape.

The two commercial shell spaces only have heat provided by electric unit heaters. There are three electric unit heaters in the large shell space and one electric unit heaters in the small shell space. The make and model of the electric unit heaters are MUH108, installed in 2004. The electric unit heaters look to be in good shape. The expected useful life for the electric unit heaters is 20 years. Although the electric unit heaters are at the end of its useful life, replacement is currently not recommended.

There are electric wall mounted heaters on the 1st and 3rd floor of the staircases. The made and model of the electric wall mounted heater is Marley Engineered Products, Model WH4404. They are installed around 2004 and have an expected useful life of 20 years. It is recommended that they be replace.

The 2nd Floor Housekeeping room, 2nd floor storage room, 3rd floor housekeeping room, 3rd floor maintenance office, 4th floor storage room, fire pump room, are heated by their own dedicated electric unit heater. The electric unit heaters are of Marley Engineered Products, model MUH0381. The expected useful life of electric unit heaters are 20 years. The electric unit heaters are installed around 2004. The electric unit heaters is at the end of it's useful life and replacement is recommended.

There are no permanent heating or cooling systems in the 2nd floor office, 3rd floor tenant office, and 4th floor common room. The second-floor office have a portable AC. It is recommended that wall mounted heat pumps are installed in the 2nd floor office, 3rd floor tenant office, and 4th floor common room. There is no heating or cooling in the rear vestibule. It is recommended a wall mounted electric heater be installed.

The corridors are heated by 1000-watt electric baseboard heaters situated below the end of the corridor windows. The baseboards are Marley Engineered Products, model C2514WC. There are signs of rust on the housing due to the rains coming in from the windows. The fins look to be in good shape. The estimated useful life of an electric baseboard heater is 25 years and the electrical baseboard units are installed around 2004. The electric baseboard heaters are nearing the end of its useful life. Replacement is not recommended at this time. It is recommended that the electric baseboard heater housing be painted to prevent it from further rusting.

The social rooms on the 2nd, 3rd, and 4th floor are heated and cooled by two floor mounted fan coil units on each of the floors. The floor mounted fan coil units provide electric heating. The floor mounted fan coil unit's make and model is EMI FHP12D310AA0G0A. The estimated useful life of the floor mounted fan coil units are 30 years. It is estimated that the floor mounted fan coil units are approximately 29 years old which is at the end of its useful life. It is recommended that the floor mounted units be replaced along with its respective condensing unit.

The condensing units serving the fan coil units in the social rooms are mounted on the roof. There are seven EMI condensing units. It is unknown which indoor unit the seventh EMI condensing units serves. The EMI condensing units model numbers are SHC090A0000AA0A and they look to be in fair shape. The EMI condensing units are installed in 2004. The expected useful life for the condensing units are 20 years and it is at the end of its expected useful life. It is recommended that the condensing units be replaced.

There is an air curtain above the entrance to the lobby in the main vestibule. The air curtain looks to be in decent shape. The air curtain's make and model is Mars STD60-1UA-PW. Replacement is not recommended at this time.

There is a mechanical room on each floor that houses the air conditioning systems for its respective floor's elevator lobby. The three AHUs are the same make and model, RUUD UBHC-14J06NFG. Their respective condensing units are on the roof and are RUUD UPKB-024JAZ. The AHUs look to be in good shape. The condensing units look to be in fair shape. The expected useful life of an air conditioning unit of this type is 30 years and the expected useful life of the condensing unit is 25 years. Both the AHU and condensing units are installed around 2004 and are nearing the end of their expected useful life. It is recommended that they be replaced in the near future.

Critical Repairs:
- Replace Coleman heat pump refrigerant line-set

Non-Critical Repairs:
- Install filter in the Coleman indoor unit's filter slot.
- Replace electrical wall mounted heater in the stair towers.
- Replace ceiling hung electric unit heaters in the 2nd floor housekeeping room, 2nd floor storage room, 3rd floor housekeeping room, 3rd floor maintenance office, 4th floor storage room, and fire pump room.
- Apply fresh coat of rust resistance paint on electric baseboard heaters under the windows of each corridor.
- Replace floor mounted units in the 2nd, 3rd, and 4th floor social rooms.
- Replace the EMI condensing units on the roof.
- Replace RUUD air conditioning units and it's respective condensing unit on the 2nd, 3rd and 4th floor mechanical room.

Estimate Period Repairs:
- None

Potential upgrades:
- Install new wall mounted heat pumps in 2nd floor office, 3rd floor tenant office, and 4th floor common room.
- Install wall mounted electric heater in rear vestibule.

Combustion Air:

Combustion air for the domestic hot water tanks are piped using 4" PVC pipes and routed to the exterior wall. The combustion air pipes are in good shape. Replacement is not recommended.

Critical Repairs:
- None

Non-Critical Repairs:
- None

Estimate Period Repairs:
- None

Potential upgrades:
- None

Ventilation:

The corridors are supplied with outside air from the Aaon units on the roof. There is an Aaon unit on the south side and an Aaon unit on the north side. The Aaon unit on the south roof has a lot of rust showing

on the outside air intake opening. The intake opening must be at least 10 feet away from the roof exhaust fans. The model number of the Aaon unit is RK-20-2-E1-32M. The Aaon units are installed around 2003 and it's expected useful life is around 20 years. The Aaon unit has exceeded it's expected useful life and it is recommended that the Aaon units be replaced.

There are two dryers in each laundry room on 2nd, 3rd, and 4th floor. The dryer exhaust ducts are 4" flexible duct from the dryer and transitions to 4" rigid at the vertical. They look to be in decent shape. There are several cleanouts that are improperly sealed. It is recommended that proper cleanout caps are installed for all dryer cleanouts.

The are numerous centralized roof mounted exhaust fans on the roof. Some of the name plates has deteriorated. The expected useful life of a roof mounted exhaust fan is 20 years. There are exhaust fans that were installed between 2004 and 2016, most of which were installed in 2004. There are a total of 20 exhaust fans. 16 of the 20 exhaust fans are manufactured in 2004, 3 of the 20 are manufactured in 2016, and 1 of the 20 exhaust fans are manufactured in 2013. The roof mounted exhaust fans that were installed around 2004 have exceeded it's expected useful life. Replace all exhaust fans that are installed around 2004.

There is currently no exhaust fan in the trash & recycle room. It is recommended that an exhaust fan be installed in the trash & recycle room.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace two (2) Aaon units on the north and south side of the roof.
- Install exhaust fan in the trash & recycle room

Estimate Period Repairs:
- None

Potential upgrades:
- Replace dryer cleanout

Natural Gas Distribution:

The main gas meter is located behind the fire pump room. The incoming natural gas pipe size is 2-1/4". The dryers in the laundry rooms are gas dryers.

Critical Repairs:
- None

Non-Critical Repairs:
- None

Estimate Period Repairs:
- None

Potential upgrades:
- None

Domestic Water Heating and Plumbing:

The domestic cold-water pump skid is in the fire pump room. The domestic water booster pump skid looks to be in good shape. Replacement is not recommended at this time.

Domestic Hot water is split into two system: one system on the north wing and the other on the south wing. The domestic hot water heater serving the north wing is house in the second-floor housekeeping room and the domestic hot water heater serving the south wing is house in the second-floor storage room. The make and model of the domestic hot water heaters serving the north wing is AO Smith BTH-199A 300. The AO Smith domestic hot water heaters are manufactured in 2020 and have an expected useful life of 30 years. Replacement is not currently recommended. The make and model of the domestic hot water heaters serving the south wing is Bradford White EF100T199E3N2. The Bradford White

domestic hot water heaters are manufactured in 2004 and 2017 with an expected useful life of 30 years. Replacement is not currently recommended.

It is recommended that the AO Smith domestic hot water heaters serving the north wing are on an elevated 4" pad and sits in a drain pan. There are missing insulations on several of the pipe sections. It is recommended that all pipe sections and fittings be insulated with the proper insulations. The recirculation pump looks to be in good shape.

It is recommended that the Bradford White domestic hot water heaters serving the south wing are on an elevated 4" pad and sits in a drain pan. There are signs of rust on the bottom of the domestic hot water heater which could be due to numerous reasons, but it does not look like there was a leak coming from the bottom of the hot water heater. It is recommended that the rust be brushed off and treated to prevent it from further deterioration. There are missing insulations on several of the pipe sections. It is recommended that all pipe sections and fittings be insulated with the proper insulations. The recirculation pump shows signs of rust on the pump and it's connecting pipes. It is recommended that the recirculation pump be replaced, and the rust be cleaned off.

The PVC vent stacks on the roof looks to be in good shape. Recoating of the roof around the vent stacks are recommended to protect the seams from the environment.

The exposed sanitary PVC stacks in the vacant commercial units looks to be in good shape.

Critical Repairs:
- Install heat trace on the sanitary P-trap in the loading dock.
- Insulate sanitary drainpipes in the loading dock.

Non-Critical Repairs:
- Install insulation on domestic cold and hot water pipes in the 2nd floor storage room and 2nd floor housekeeping room
- Replace recirculation pump on the Bradford White Domestic Hot Water in the second-floor storage room
- Recoat the seams around the vent stacks on roof

Estimate Period Repairs:
- None

Potential upgrades:
- Elevate domestic hot water heaters on a 4" housekeeping pad
- Install drain pans under domestic hot water heaters

<u>Plumbing Fixtures:</u>
The soapstone mop sink in the 4th floor janitor's closet looks to be in good shape. The drain cover is not secure on the drain. The faucet looks to be in good shape. It is recommended that the maintenance personnel secure the drain strainer or replace the drain if it does not allow for the drain cap to be secure. There are missing insulations on the sanitary drain system in the loading dock. It is recommended that heat trace is installed in the exposed p-trap and insulations are installed in any exposed drain systems.

The washing machine single level shut off valves looks to be in decent shape. The are no signs of leaks or water damages around the valves or the standpipe drain. It is not known if the floor drain in the laundry room is provided with trap primer. It is recommended that a trap primer be installed if there are complaints from the tenants that they've noticed sewer gas scent in the laundry room.

Critical Repairs:
- Secure 4th floor janitor closet's mop sink drain strainer. Alternatively, replace the mop sink drain.

Non-Critical Repairs:
- None

Estimate Period Repairs:

- None

Potential upgrades:

- Install trap primer in laundry room floor drain

Storm Water:

No discussion.

Critical Repairs:

- None

Non-Critical Repairs:

- None

Estimate Period Repairs:

- None

Potential upgrades:

- None

Power:

The main power incoming service is in a first-floor electrical room. A 1200Amp, 120/208 volt, 3 phase distribution panel feeds a series of house panels. The house panels are located throughout the building to provide power to all building common spaces. The main distribution panel also feeds a meter center located in the ground floor electrical room.

The meter center equipment with 100-amp, 120/208-volt single phases meters for the apartments. One meter is provided for each apartment in the building.

The building is provided with a 100 KW,120/208 volt, 3 phase generator which provides emergency power to the elevator, emergency lighting, and various other life safety systems in the building.

The electrical service equipment in in good to excellent condition and is not expected to require replacement during the estimated repair period.

Lighting:

The corridor areas are l provided with 2x2 fluorescent troffers, incandescent wall sconces and incandescent downlights. Common areas such as the Laundry and meeting spaces are lit by 2x2 and T-8 lay-in fluorescent fixtures. The ground floor lobby is provided with 2x2 fluorescent troffer and incandescent downlights.

Back of house area such as utility and storage areas are provided strip fluorescent T-12 fixtures. Exterior lighting generally consists of ceiling mounted HID and HID wall pack fixtures. Parking lot and rear patio area are equipped with pole mounted HID fixtures.

Recommendations

- Replace existing common and public area lighting fixtures with LED type.
- Recommend annual maintenance service of the main switchboard, meter centers and panelboards will extend useful life of equipment.
- Replace fluorescent fixtures in stair tower with 2-stage LED fixtures with motion sensors to improve energy efficiency.
- Add motion sensors in laundry rooms, mechanical closets, basements and other common area rooms to improve energy efficiency.

Critical Repairs:

- None

Non-Critical Repairs:

- Recommend annual maintenance service of the main switchboard, meter centers and panelboards will extend useful life of equipment.

Estimate Period Repairs:

- None

Potential upgrades:

- Replace existing common and public area lighting fixtures with LED type.
- Replace fluorescent fixtures in stair tower with 2-stage LED fixtures with motion sensors to improve energy efficiency.
- Add motion sensors in laundry rooms, mechanical closets, basements and other common area rooms to improve energy efficiency.

3.4.2 Dwelling Unit Mechanical and Electrical Systems Evaluation

Residential Heating and Cooling:
The heating and cooling in the 1-bedroom dwelling units are provided by VTAC units. The VTAC unit make and model is Skymark SGAC401812R-E. The VTAC units were manufactured in 2005 and have an expected useful life of 15 years. Replacement of the VTAC units is recommended. Supply air is ducted. Return air is via a grille into the living room. The return louvers are dirty and rusting and should be replaced. An exterior louver section provides fresh air. In addition, there is a heating element above the bathroom ceiling which was not accessible at the time of the site visit.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace Skymark VTAC units in the dwelling units.
- Replace return louvers.

Estimate Period Repairs:
- None

Potential upgrades:
- None

Residential Ventilation:
The kitchen has a recirculation hood. The bathroom is exhausted by the common exhaust fan on the roof. It is recommended that a CAR-damper is installed at each bathroom exhaust grille to better balance the system.

Critical Repairs:
- None

Non-Critical Repairs:
- None

Estimate Period Repairs:
- None

Potential upgrades:
- Install CAR-dampers at each bathroom exhaust grilles in the dwelling units.

Residential Domestic Water Heating and Plumbing:
See domestic water heating and plumbing section in the house section.

Critical Repairs:
- None

Non-Critical Repairs:
- None

Estimate Period Repairs:
- None

Potential upgrades:
- None

Residential Electrical:
Power:
Each apartment is provided with a 40 Amp, 12 pole,120/208, single phase load center.

Recommendations
- Service the GFCI receptacles and replace as necessary.
- Replace all receptacles and switches
- Replace all unit smoke detectors with combination CO/smoke detectors.
- Provide AFCI circuit breakers for all unit receptacle and lighting circuits.

Critical Repairs:
- None.

Non-Critical Repairs:
- Service the GFCI receptacles and replace as necessary.
- Replace all unit smoke detectors with combination CO/smoke detector

Estimate Period Repairs:
- Replace all receptacles and switches

Potential upgrades:
- None

Lighting:

Typically, unit bedrooms, kitchens, bathrooms and common areas are provided with wall or ceiling-mounted fluorescent or incandescent lighting fixtures.

Recommendations
- Replace all fluorescent and incandescent fixtures with LED fixtures.

Critical Repairs:
- None

Non-Critical Repairs:
- None

Estimate Period Repairs:
- None

Potential upgrades:
- Replace all fluorescent and incandescent fixtures with LED fixtures.

3.5 Vertical Transportation

Elevator Equipment Room:
The elevator machine room is located on the ground floor across the open half stair from the elevator. The elevator machine room is cooled by a wall mounted mini split. The cooling-only air conditioner unit is of Fujitsu, model number ASU18CL. The useful life of an air conditioner unit of this type is 30 years. The manufactured date of the wall mounted air conditioner is not known. Replacement is not recommended at this time as the wall mounted air conditioner looks to be in good shape.

Recommendation:

- The elevator machine room will be provided with heating and cooling to maintain the environmental conditions required by the elevator manufacturer. A ductless min-split heat pump unit shall be utilized with the condensing unit located on the nearest roof. .

Critical Repairs:

- None

Non-Critical Repairs:

- None.

Estimate Period Repairs:

- Replace ventilation system.
- Replace HVAC system.

Elevators:
There is one hydraulic elevator at this site. It appears to operate normally. The cab finishes are at the end of their expected useful life and require updating.

Critical Repairs:

- None.

Non-Critical Repairs:

- Replace cab finishes

Estimate Period Repairs:

- Replace controllers and motors

3.6 Fire and Life Safety

Life Safety:
The building has an automatic fire suppression system. The building has manual fire alarm pull stations and signaling devices. There are exit signs in the corridors and public areas. Emergency lighting is provided by double-wiring selected light fixtures.

Critical Repairs:
- None

Non-Critical Repairs:
- None

Estimate Period Repairs:
- Replace exit signs.

Potential upgrades:
- None

Building Security:
- Building perimeter:
  - Perimeter CCTV: There are building mounted and pole mounted cameras located throughout the site, with coverage of all building facades and open areas. The monitoring equipment is installed in the main office and linked to a central station in the ACHA offices. The City Police department has access to the video feed and camera controllers. Many cameras on site are inactive or missing.

  - Perimeter lighting: Area lighting is provided by various surface mounted fixtures. These fixtures are in fair condition and provide sufficient light to comply with minimal security requirements.

    Recommendations:
    - Replacing the area lighting with more energy efficient LED fixtures is recommended.
    - Upgrade the back end of the CCTV system.

Residence Life Safety:
Each unit is equipped with a 120 volt with battery backup automatic fire detection devices including single station smoke alarms in the hallways in front of the bedrooms in the apartments. Some units are equipped with combination carbon monoxide detector or standalone carbon monoxide detectors.

Within the designated Hearing & Visually Impaired accessible units, to meet State code scoping requirements, requires horns in bedrooms and strobe units in common/central spaces. In addition, the apartment bathrooms should be equipped with a strobe-only notification device.

Currently the units have an automatic fire suppression system. There are no manual portable fire suppression devices in the apartments (fire extinguishers).

Critical Repairs:
- None

Non-Critical Repairs:
- Provide visual notification devices in living rooms, bedrooms and toilet rooms of apartments provided for designated hearing & visually impaired units.
- Replace CO detectors
- Replace hardwired smoke detectors
- Provide portable fire extinguishers in each unit.

Estimate Period Repairs:
- Replace fire extinguishers
- Replace CO detectors
- Replace smoke detectors

Potential Upgrades:

- None

Residence security:

The property utilizes an internet based emergency call system or “Nurse call system.” Each apartment entry door has a door viewer and designated handicap accessible unit entry doors have two.

Critical Repairs:

- None

Non-Critical Repairs:

- Adjust door hardware complement when doors replaced.

Estimate Period Repairs:

- None

Potential Upgrades:

- None

3.7 Interior Elements - Common

Common Areas:
The following chart reflects the areas accessible to the residents and the current finishes.

		FLOORING							WALLS					CEILING				
	Room/Existing Finish	**Conc - ptd**	**Conc - sealed**	**VCT/VB**	**Rubber tile**	**CT/Porc Tle**	**Carpet**		**Masonry - ptd**	**GWB - ptd**	**Crash Rail**	**CT Wainscot**		**Lay-in**	**GWB Clg**		**Window**	**Ext Door**
1	Lobby			X						X				X			X	X
2	Pantry			X						X				X			X	
3	Kitchen			X						X				X			X	
4	Community Room			X						X				X	X		X	X
5	Elevator Lobby			X						X				X			X	
6	Men's					X				X		X		X				
7	Women's					X				X		X		X			X	
8	Laundry			X						X				X				
9	Office			X						X				X	X		X	
10	Office			X						X				X			X	
11	Toilet					X				X		X		X			X	
12	Office			X						X				X				
13	Trash		X						X									X
14	Maintenance + Storage		X						X									X
15	Mechanical		X						X									X
16	Transformer		X						X									X

Mail delivery: Mail boxes are located in the main lobby.

Handrail extensions in the stair towers do not conform to current accessible codes.

Signage for all rooms is either not located in accordance to the barrier-free codes, or is lacking. All rooms shall be identified with Braille ADAAG-compliant signage.

Critical Repairs:
- None

Non-Critical Repairs:
- ADA signage
- Replace finishes in Community Rooms.
- Repair stair handrails to comply with code.

Estimate Period Repairs:
- Replace finishes throughout.

Potential upgrades:
- None

Maintenance Areas:
Areas generally not accessible to residents include the mechanical and service areas. The above chart depicts the rooms and their current finishes.

Critical Repairs:
- None

Non-Critical Repairs:
- ADA signage
- Repaint
- Replace floors

Estimate Period Repairs:
- None

Potential upgrades:
- None.

Trash Chute:

There is one trash chute with one trash compactor and two (3) cubic yard dumpsters at this site. Trash chute was in working condition.

Critical Repairs:
- Thoroughly clean the chute

Non-Critical Repairs:
- Replace compactor

Estimate Period Repairs:
- Thoroughly clean the chute

3.8 Dwelling Unit Interior Evaluation

Walls, Floors and Ceilings:
Flooring: All rooms have VCT flooring with vinyl base. The condition of the flooring is poor. The flooring in the bathrooms varies from either VCT or ceramic tile. All flooring should be replaced as part of a preservation rehabilitation.

	FLOORING								WALLS				CEILING				
Room/ Existing Finish	**Conc - ptd**	**Conc - sealed**	**VCT**	**Vinyl Tread**	**CT**	**Carpet**	**Wood**		**Masonry - ptd**	**Plaster/GWB**	**Crash Rail**	**CT Wainscot**	**Lay-in**	**Plastered concrete**	**GWB**	**Window**	**Ext Door**
Entry			X							X					X		
Coat Closet			X							X					X		
Kitchen			X							X					X		
Kitchen Closet			X							X					X		
Living Room			X							X					X	X	
Hall			X							X					X		
Hall Closet			X							X					X		
Bathroom			X		X					X					X		
Bedroom			X							X					X	X	
Bedroom Closet			X							X					X		

Walls: Interior partitions are typically gypsum board on metal stud. All walls are painted. Several units were in the midst of remediation from water damage, and had open walls or ceilings. The original bathtub surrounds are plastic / fiberglass.

Ceilings: Suspended drywall. There is an access panel in each bathroom ceiling to access overhead plumbing. Standard ceiling height in the residential floors is about 8'-0". In areas of high humidity, the ceiling paint was pealing. Underneath bathrooms was evidence of patching due to old plumbing leaks.

See table below for proposed finishes package.

	FLOORING							WALLS				CEILING					
Room/ Proposed Finish	**Ptd conc**	**LVT/wd base**	**RT/VB**	**Epoxy Coat**	**Porcelain tile**	**CT**	**Carpet**	**CMU Wall ptd**	**Conc Wall ptd**	**GWB/**	**CT Wainscot**	**Conc Clg ptd**	**Conc/Insul ptd**	**Lay-in Clg**	**GWB/**		
Entry		X								X					X		
Coat Closet		X								X					X		
Kitchen		X								X					X		
Kitchen Closet		X								X					X		
Living Room		X								X					X		
Hall		X								X					X		
Hall Closet		X								X					X		
Bathroom						X				X	X				X		

	FLOORING							WALLS				CEILING					
Room/ Proposed Finish	Ptd conc	LVT/wd base	RT/VB	Epoxy Coat	Porcelain tile	CT	Carpet	CMU Wall ptd	Conc Wall ptd	GWB/	CT Wainscot	Conc Clg ptd	Conc/Insul ptd	Lay-in Clg	GWB/		
Bedroom		X								X					X		
Bedroom Closet		X								X					X		

Critical Repairs:
- None

Non-Critical Repairs:
- Complete the remediation project and close all open walls and ceilings.
- Replace flooring where damaged.
- Repaint units
- Repair ceilings where damaged.

Estimate Period Repairs:
- Replace flooring throughout.

Potential upgrades:
- N/A

Windows and Doors:
Apartment exterior windows are single vinyl units with double paned glass. Windows are 21 years old and will exceed their expected useful life in the estimate period. Windows should be replaced at the end of their life-cycle. Screens are for most part missing. No window guards were observed, and no windows had the building-code required sash limiters. About 10% of the wood window sills are water damaged or missing. Windows have roller shades, which have exceeded their useful life and should be replaced. Room darkening blinds are recommended.

Most units have painted metal interior corridor entry doors, 6-panel, typically 3'-0" wide. Typical door hardware package includes hinges, spring hinge, lever latch set, peephole, threshold.

The bedroom and bathroom doors are 6-panel wood doors, 1-3/8", set in a wood door frame. Hardware includes a privacy knob set, hinges and a stop. Stops are generally missing in the bathrooms. Door heights are 6'-8". These doors are in poor to fair condition.

When present, closet doors are typically flush wood door set in a wood door frame with lever set. These doors are in poor to fair condition. There is one bi-fold closet door per unit, typically.

Recommended:
- In the handicap units, provide lever hardware on all swing doors and wire pulls on all cabinet doors and drawers.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace door hardware in handicap units.
- Replace windows pull blinds
- Replace damaged window sills (10% allowance)

Estimate Period Repairs:
- Replace windows

Potential upgrades:

- Replace swing doors with solid core doors

Kitchen Fixtures and Furnishings:
Kitchen layouts are typically L-shape with a peninsula counter. Cabinets are wood face frame with solid plywood faces with a variety of or lack of pull hardware. Countertops are plastic laminate with backsplash. There are a variety of counters as they have been replaced over time. Drawer boxes are wood. Appliance package consists of a 20-inch gas range, 24" recirculating range hood, single bowl drop-in stainless steel sink with single lever faucet with spray, and a refrigerator. Kitchen faucet is not low-flow. There are no fire extinguishers within the unit.

Refrigerators are not required appliances by code. However, to increase energy efficiency in the building and control electrical expenses, a recommendation would be to provide Energy Star refrigerators for each unit.

The countertops are worn at the ends, and at joints. The countertops are beyond the end of expected useful life and should be replaced. The cabinet doors are getting harder to operate and should be replaced. Cabinets are reaching the end of expected useful life. All appliances and fixtures should be replaced at the same time, using Energy Star appliances where available. As discussed earlier, a splash guard shall be provided at all ranges.

For residential developments, a hand-held 5-pound ABC fire extinguisher should be provided in every unit. In addition, we strongly encourage the installation of a dry powder fire extinguishing canisters in the range hoods above gas ranges.

None of the kitchens in the handicap units meet current design standards regarding counter heights, knee space, pull hardware or appliance mounting heights.

Critical Repairs:

- None

Non-Critical Repairs:

- Replace cabinets and counters and sink.
- Provide Energy Star replacement appliances (refrigerator, range, range hood)
- Replace range splashguard panel.

Estimate Period Repairs:

- Appliance package

Potential upgrades:

- None

Bath Fixtures and Furnishings:
Each apartment bathroom has a fiberglass shower pan and integral surround with drop down shower seat (at handicap units), a porcelain lavatory, and a two-piece, tank-type, floor-mounted water closet. Accessories include a shower rod, towel bar, mirrored medicine cabinet, tilt mirror at handicap units, grab bars at handicap units, robe hook, shower rod, toilet paper roll holder, soap dish, tumbler/toothbrush holder, towel bars, and tub soap dish molded into the plastic tub surround. Medicine cabinets are exhibiting rust in the corners.

Plumbing fixtures are typically beyond their expected useful life and should be replaced. Water closets are 1.6 gallon per flush. Lavatory sinks are provided with single handle faucets and are either original or replaced during unit turns; and are low-flow. Shower heads vary by apartment and are generally adjustable height.

Critical Repairs:

- None

Non-Critical Repairs:

- Replace faucets and showerheads with low-flow / WaterSense models.
- Replace toilet with low-flow / WaterSense model
- Replace showers and surrounds.
- Replace all supply valves waste lines
- Replace bath accessories

Estimate Period Repairs:

- Replace bath accessories

Potential upgrades:

- None.

4.0 Additional Considerations

Indoor air quality and mold:
Plumbing leaks from bathtubs and toilets, water intrusion from exterior walls, balcony doors and roof leaks appear to have caused damage to the units over time. Mold has been remediated several times in the building.

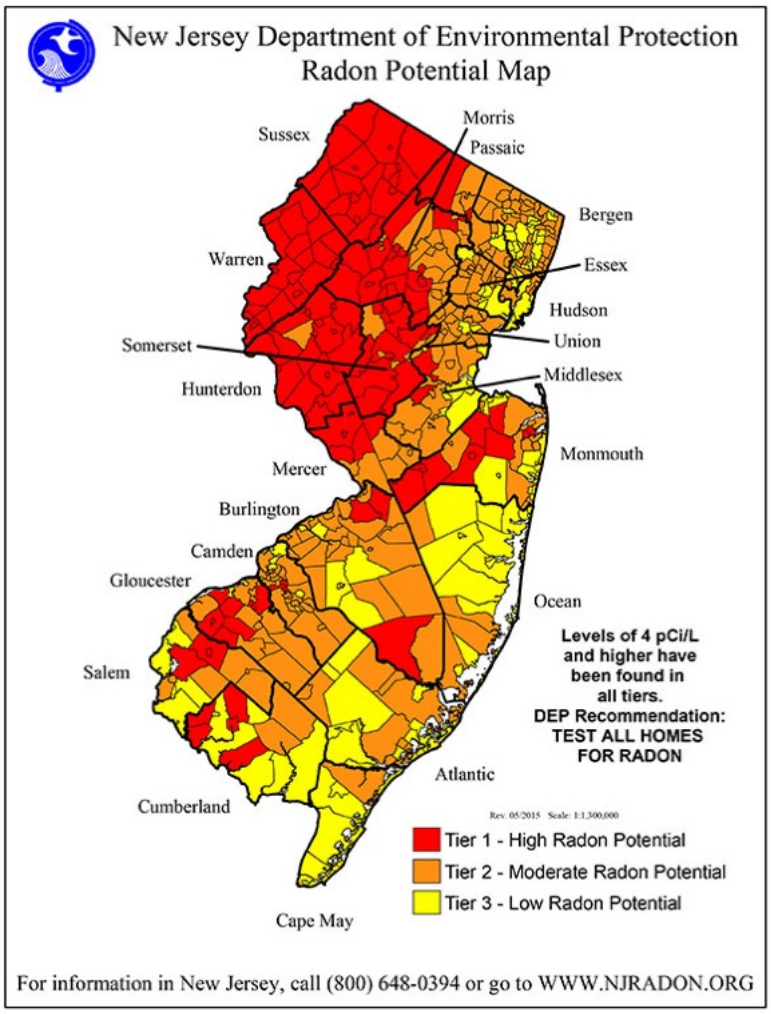
Through property management, the tenants should be educated on methods to improve air quality:

- Utilize non-toxic cleaning products that can often be made with common household products such as baking soda, vinegar and lemon juice
- Designate a smoking area outdoors away from operable windows, doors and HVAC air intakes.
- Minimize allergy and asthma triggers from pests like cockroaches and mice by keeping food tightly sealed and only allow eating in certain areas. Those areas should be cleaned daily.
- When dusting, wipe down surfaces with a damp cloth to keep down dust re-entering the atmosphere. Mop regularly.
- Carpets hold a lot of dust and can also hold moisture. Clean up spills immediately and get the area very dry to reduce possibility of mold growth.
- If there are hardwood floors or other smooth surfaces underneath carpet, consider removing the carpeting completely.
- Eliminate ‘dust catchers’ from sleeping areas. These include fabric curtains and stuffed animals.
- Plants can purify some toxins from the air, but also can hold a lot of dust, and if overwatered, mold. Dust plants regularly ad don’t overwater. Remove plants from rooms where sensitive individuals spend a lot of time, especially the bedroom.
- Wash bedding at least weekly in hot water to eliminate dust mites. Cold water washes designed to eliminate dust mites can also be found in online stores.
- Enclose mattresses in zippered covers to protect against dust mites and bed bugs.
- Check apartment temperature and humidity levels. High temperatures and humidity levels can lead to mold growth.
- If carpeting desired, consider products sourced from those naturally void of VOCs and other toxins. Moving away from petrochemical-based products, even if they are recycled, and towards using natural fibers such as wool, jute, sisal, hemp or coir (coconut husks), benefits both environmentally-sensitive tenants and the environment.
- Install rubber ‘walk-off’ mats or rugs for inside or outside of apartment unit doorways that can be washed in hot water to eliminate dust and other particulates.

Environmental

An environmental site assessment for ACBM, lead, radon and PCB is outside the scope of this report. Based on the age of the property, analysis and testing is recommended before finalizing any renovation scope of work. ACHA does not have any available prior environmental reports for this property. ACHA reported that an UST was removed along with spill mitigation after Superstorm Sandy in 2012. No other Environmental reports were provided by ACHA or contracted by Thriven Design.

The site in Atlantic County is located in EPA Radon Zone 3, low potential, with a predicted average indoor radon screening level less than 2 pCi/L. See NJ DEP Map of Radon Zones following:



Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L (picocuries per liter) **(red zones)**	**Highest Potential**
Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L **(orange zones)**	**Moderate Potential**
Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L **(yellow zones)**	**Low Potential**

Figure 8: NJ Radon Map

5.0 Document Review & Interviews

Thriven Design and ACHA representative Megan Cavuto and the Building Superintendent Brian, performed site reconnaissance on November 14, 2024. Property condition interviews were held with Brian of the ACHA on November 14, 2024.

6.0 Opinions of Probable Costs

For work to be executed both immediately and in the short term, years 1, see the following summary tables for renovation cost per unit. Work indicated in years 2-20 are functions of expected useful life expiring of elements installed in year 1. Following this page are detailed breakdowns.

Base level renovation for immediate needs and in the short term and year 0 is approximately $249,000/ unit.

Critical Needs	$32,500
Year 0 Renovations	$9,906,773
Continency	$1,981,354
Total:	$11,920,627

Included are costs related to barrier-free improvements to the site, apartments and amenity areas.

Excluded are any costs relating to mold/mildew, lead and asbestos abatement, remediation, or encapsulation.

Costs for the 20-year reserve period including comprehensive remodeling of the building and site follows, uninflated, excluding immediate needs, equates to approximately $7,500/ unit.

Critical Needs	$0
Year 1-20 Renovations	$289,780
Contingency	$57,956
Total:	$347,736

20 Year Schedule for: **John P Whittington Senior Living Center**

Replacement Component	2020 Rehab	2020 Year 1	2021 Year 2	2022 Year 3	2023 Year 4	2024 Year 5	2025 Year 6	2026 Year 7	2027 Year 8	2028 Year 9	2029 Year 10
3.2.2 Storm Water Drainage	37,500	0	0	0	0	0	0	0	0	0	0
3.2.4 Parking and Driveways	13,875	0	0	0	0	0	0	0	0	0	0
3.2.4.01 Parking and Driveways Other #1	0	0	0	0	0	0	0	0	0	0	0
3.2.4.02 Parking and Driveways Other #2	0	0	0	0	0	0	0	0	0	0	0
3.2.6 Land and Grounds: Irrigation	0	0	0	0	0	0	0	0	0	0	0
3.2.9.01 Site Other #1 Trash enclosure	0	0	0	0	0	0	0	0	0	0	0
3.2.9.02 Site Other #2 Fencing	94,500	0	0	0	0	0	0	0	0	0	0
3.2.9.03 Site Other #3 site furnishings	20,000	0	0	0	0	0	0	0	0	0	0
3.2.9.04 Site Other #4 Flagpole & signage	12,770	0	0	0	0	0	0	0	0	0	0
3.3.2.2 Exterior Walls	165,600	0	0	0	0	0	0	0	0	0	0
3.3.2.3 Insulation	64,124	0	0	0	0	0	0	0	0	0	0
3.3.2.4.01 Sliding Glass Doors	24,000	0	0	0	0	0	0	0	0	0	0
3.3.2.4.02 Windows	221,400	0	0	0	0	0	0	0	0	0	0
3.3.2.5.01 Exterior Doors	18,000	0	0	0	0	0	0	0	0	0	0
3.3.2.5.02 Storm Doors	0	0	0	0	0	0	0	0	0	0	0
3.3.2.9.01 Bldg Envelope Other #1: Vinyl Siding	414,000	0	0	0	0	0	0	0	0	0	0
3.3.2.9.02 Bldg Envelope Other #2: gutters/downs	43,240	0	0	0	0	0	0	0	0	0	0
3.3.2.9.03 Bldg Envelope Other #3: ventilated soff	0	0	0	0	0	0	0	0	0	0	0
3.3.2.9.04 Other#4 damaged wall reconstruction	62,000	0	0	0	0	0	0	0	0	0	0
3.3.4 Roofs	81,600	0	0	0	0	0	0	0	0	0	0
3.4.1.2.01 DHW #1 - storage tank	51,750	0	0	0	0	0	0	0	0	0	0
3.4.1.2.02 DHW #2: domestic circulation pumps	54,000	0	0	0	0	0	0	0	0	0	0
3.4.1.2.03 DHW #3: heating circulation pumps	0	0	0	0	0	0	0	0	0	0	0
3.4.1.2.04 DHW #4: Boiler plant make-up air louv	0	0	0	0	0	0	0	0	0	0	0
3.4.1.3.01 Water Savers: Faucets	48,000	0	0	0	0	0	0	0	0	0	0
3.4.1.3.02 Water Savers: Shower Heads	45,600	0	0	0	0	0	0	0	0	0	0
3.4.1.3.03 Water Savers: Toilets	38,400	0	0	0	0	0	0	0	0	0	0
3.4.2.1.01 HVAC Common Area Heating	0	0	0	0	0	0	0	0	0	0	0
3.4.2.1.02 HVAC In-Unit Heating	360,000	0	0	0	0	0	0	0	0	0	0
3.4.3.1.01 Bath Exhaust Fans	6,600	0	0	0	0	0	0	0	0	0	0
3.4.3.1.02 HVAC Common Area Cooling	3,000	0	0	0	0	0	0	0	0	0	0
3.4.3.1.03 HVAC In-Unit Cooling	0	0	0	0	0	0	0	0	0	0	0
3.4.9.01 Programmable Thermostats	7,440	0	0	0	0	0	0	0	0	0	0
3.4.9.02 Unused	0	0	0	0	0	0	0	0	0	0	0
3.4.9.03 Common Area Wall Mounted Lighting	4,800	0	0	0	0	0	0	0	0	0	0
3.4.9.04 Decorative Lighting	0	0	0	0	0	0	0	0	0	0	0
3.5 Elevators	0	0	0	0	0	0	0	0	0	0	0
3.5.01 Elevators Other #1	0	0	0	0	0	0	0	0	0	0	0
3.6.01 CO Detectors/Alarms	11,700	0	0	0	0	0	0	0	0	0	0
3.6.02 Smoke Detectors	12,800	0	0	0	0	0	0	0	0	0	0
3.6.03 Life Safety Other #1 fire extinguishers	20,280	0	0	0	0	0	0	0	0	0	0
3.7.1.01 Common Area Floor Coverings	114,000	0	0	0	0	0	0	0	0	0	0
3.7.1.02 Common Area Inter. Lighting Bulbs	0	0	0	0	0	0	0	0	0	0	0
3.7.1.03 Common Area Inter. Lighting Fixtures	52,000	0	0	0	0	0	0	0	0	0	0
3.7.1.04 Exit Signs	8,000	0	0	0	0	0	0	0	0	0	0
3.7.1.05 Exterior Lighting	14,000	0	0	0	0	0	0	0	0	0	0
3.7.1.9.01 Common Area Other #1 toilet stalls	4,600	0	0	0	0	0	0	0	0	0	0
3.7.1.9.02 Common Area Other #2: Interior doors	96,000	0	0	0	0	0	0	0	0	0	0

20 Year Schedule for: **John P Whittington Senior Living Center**

Replacement Component	2030 Year 11	2031 Year 12	2032 Year 13	2033 Year 14	2034 Year 15	2035 Year 16	2036 Year 17	2037 Year 18	2038 Year 19	2039 Year 20	20 Year Total	20 Year + Rehab
3.2.2 Storm Water Drainage	0	0	0	0	0	0	0	0	0	0	0	37,500
3.2.4 Parking and Driveways	0	0	0	0	0	0	0	0	0	0	0	13,875
3.2.4.01 Parking and Driveways Other #1	0	0	0	0	0	0	0	0	0	0	0	0
3.2.4.02 Parking and Driveways Other #2	0	0	0	0	0	0	0	0	0	0	0	0
3.2.6 Land and Grounds: Irrigation	0	0	0	0	0	0	0	0	0	0	0	0
3.2.9.01 Site Other #1 Trash enclosure	0	0	0	0	0	0	0	0	0	0	0	0
3.2.9.02 Site Other #2 Fencing	0	0	0	0	0	0	0	0	0	0	0	94,500
3.2.9.03 Site Other #3 site furnishings	20,000	0	0	0	0	0	0	0	0	0	20,000	40,000
3.2.9.04 Site Other #4 Flagpole & signage	0	0	0	0	0	0	0	0	0	0	0	12,770
3.3.2.2 Exterior Walls	0	0	0	0	0	0	0	0	0	0	0	165,600
3.3.2.3 Insulation	0	0	0	0	0	0	0	0	0	0	0	64,124
3.3.2.4.01 Sliding Glass Doors	0	0	0	0	0	0	0	0	0	0	0	24,000
3.3.2.4.02 Windows	0	0	0	0	0	0	0	0	0	0	0	221,400
3.3.2.5.01 Exterior Doors	0	0	0	0	0	0	0	0	0	0	0	18,000
3.3.2.5.02 Storm Doors	0	0	0	0	0	0	0	0	0	0	0	0
3.3.2.9.01 Bldg Envelope Other #1: Vinyl Siding	0	0	0	0	0	0	0	0	0	0	0	414,000
3.3.2.9.02 Bldg Envelope Other #2: gutters/downs	0	0	0	0	0	0	0	0	0	0	0	43,240
3.3.2.9.03 Bldg Envelope Other #3: ventilated soff	0	0	0	0	7,107	0	0	0	0	0	7,107	7,107
3.3.2.9.04 Other#4 damaged wall reconstruction	0	0	0	0	0	0	0	0	0	0	0	62,000
3.3.4 Roofs	0	0	0	0	0	0	0	0	0	0	0	81,600
3.4.1.2.01 DHW #1 - storage tank	0	0	0	0	0	51,750	0	0	0	0	51,750	103,500
3.4.1.2.02 DHW #2: domestic circulation pumps	0	0	0	0	0	54,000	0	0	0	0	54,000	108,000
3.4.1.2.03 DHW #3: heating circulation pumps	0	0	0	0	0	0	0	0	0	0	0	0
3.4.1.2.04 DHW #4: Boiler plant make-up air louv	0	0	0	0	0	0	0	0	0	0	0	0
3.4.1.3.01 Water Savers: Faucets	0	0	0	0	0	48,000	0	0	0	0	48,000	96,000
3.4.1.3.02 Water Savers: Shower Heads	0	0	0	0	0	45,600	0	0	0	0	45,600	91,200
3.4.1.3.03 Water Savers: Toilets	0	0	0	0	0	0	0	0	0	0	0	38,400
3.4.2.1.01 HVAC Common Area Heating	0	0	0	0	0	0	0	0	0	0	0	0
3.4.2.1.02 HVAC In-Unit Heating	0	0	0	0	0	0	0	0	0	0	0	360,000
3.4.3.1.01 Bath Exhaust Fans	0	0	0	0	0	0	0	0	0	0	0	6,600
3.4.3.1.02 HVAC Common Area Cooling	0	0	0	0	0	3,000	0	0	0	0	3,000	6,000
3.4.3.1.03 HVAC In-Unit Cooling	0	0	0	0	0	0	0	0	0	0	0	0
3.4.9.01 Programmable Thermostats	0	0	0	0	0	0	0	0	0	0	0	7,440
3.4.9.02 Unused	0	0	0	0	0	0	0	0	0	0	0	0
3.4.9.03 Common Area Wall Mounted Lighting	0	0	0	0	0	0	0	0	0	0	0	4,800
3.4.9.04 Decorative Lighting	0	0	0	0	0	0	0	0	0	0	0	0
3.5 Elevators	0	0	0	0	0	0	0	0	0	0	0	0
3.5.01 Elevators Other #1	0	0	0	0	0	0	0	0	0	0	0	0
3.6.01 CO Detectors/Alarms	11,700	0	0	0	0	0	0	0	0	0	11,700	23,400
3.6.02 Smoke Detectors	12,800	0	0	0	0	0	0	0	0	0	12,800	25,600
3.6.03 Life Safety Other #1 fire extinguishers	20,280	0	0	0	0	0	0	0	0	0	20,280	40,560
3.7.1.01 Common Area Floor Coverings	0	0	0	0	0	114,000	0	0	0	0	114,000	228,000
3.7.1.02 Common Area Inter. Lighting Bulbs	0	0	0	0	0	0	0	0	0	0	0	0
3.7.1.03 Common Area Inter. Lighting Fixtures	0	0	0	0	0	0	0	0	0	0	0	52,000
3.7.1.04 Exit Signs	0	0	0	0	0	0	0	0	0	0	0	8,000
3.7.1.05 Exterior Lighting	0	0	0	0	0	14,000	0	0	0	0	14,000	28,000
3.7.1.9.01 Common Area Other #1 toilet stalls	0	0	0	0	0	0	0	0	0	0	0	4,600
3.7.1.9.02 Common Area Other #2: Interior doors	0	0	0	0	0	0	0	0	0	0	0	96,000

20 Year Schedule for: **John P Whittington Senior Living Center**

Replacement Component	2020 Rehab	2020 Year 1	2021 Year 2	2022 Year 3	2023 Year 4	2024 Year 5	2025 Year 6	2026 Year 7	2027 Year 8	2028 Year 9	2029 Year 10
3.7.2.1.01 Kitchen Cabinets	384,000	0	0	0	0	0	0	0	0	0	0
3.7.2.1.02 Kitchen Counter Tops, Sinks	96,250	0	0	0	0	0	0	0	0	0	0
3.7.2.1.03 Kitchen Floor Coverings	88,000	0	0	0	0	0	0	0	0	0	0
3.7.2.11.01 Dishwashers	0	0	0	0	0	0	0	0	0	0	0
3.7.2.11.02 Range Hoods	0	0	0	0	0	0	0	0	0	0	85,800
3.7.2.11.03 Ranges	156,000	0	0	0	0	0	0	0	0	0	0
3.7.2.11.04 Refrigerators 1	117,000	0	0	0	0	0	0	0	0	0	0
3.7.2.11.05 Refrigerators 2	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19 Other Appliances - small emergency generat	50,000	0	0	0	0	0	0	0	0	0	0
3.7.2.19.01 Kitchen Exhaust Fans	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19.02 Kitchen Community First Floor	10,000	0	0	0	0	0	0	0	0	0	0
3.7.2.19.03 Kitchen Community First Floor	10,000	0	0	0	0	0	0	0	0	0	0
3.7.2.19.04 Kitchen Other #3: Washer hookup	6,000	0	0	0	0	0	0	0	0	0	0
3.7.2.2.01 Bath Counter Tops, Sinks	78,000	0	0	0	0	0	0	0	0	0	0
3.7.2.2.02 Bath Floor Covering	140,600	0	0	0	0	0	0	0	0	0	0
3.7.2.2.03 Bath Vanities	0	0	0	0	0	0	0	0	0	0	0
3.7.2.29.01 Bath Other #1: tile wainscot	384,800	0	0	0	0	0	0	0	0	0	0
3.7.2.29.02 Bath Other #2: bathtub	296,400	0	0	0	0	0	0	0	0	0	0
3.7.2.29.03 Bath Other #3: Commom Area bath fi	8,500	0	0	0	0	0	0	0	0	0	0
3.7.2.29.04 Bath Other #4	0	0	0	0	0	0	0	0	0	0	0
3.7.2.3.01 Interior Carpet	0	0	0	0	0	0	0	0	0	0	0
3.7.2.3.02 Interior Doors	687,800	0	0	0	0	0	0	0	0	0	0
3.7.2.3.03 Interior Painting	156,000	0	0	0	0	0	0	0	0	0	0
3.7.2.39.01 Interior Other #1 VCT floor	1,772,800	0	0	0	0	0	0	0	0	0	0
3.7.2.39.02 Interior Other #2 - Unused	0	0	0	0	0	0	0	0	0	0	0
3.7.2.39.03 Interior Other #3: Ceiling repair	213,500	0	0	0	0	0	0	0	0	0	0
3.7.2.39.04 Interior Other #4: fire rate between unit	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.01 Ceiling Fans	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.02 In-Unit Lighting Bulbs	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.03 In-Unit Lighting Fixtures	122,304	0	0	0	0	0	0	0	0	0	0
3.7.2.4.04 In-Unit Electrical Other #1 - recept/switc	84,240	0	0	0	0	0	0	0	0	0	0
3.7.2.4.05 In-Unit Electrical Other #2 - electric pane	546,000	0	0	0	0	0	0	0	0	0	0
3.8.01 Other #01- Laundry Room	69,000	0	0	0	0	0	0	0	0	0	0
3.8.02 Other #02 - gas distribution	0	0	0	0	0	0	0	0	0	0	0
3.8.03 Other #03 - transformers	75,000	0	0	0	0	0	0	0	0	0	0
3.8.04 Other #04 - Commercial Kitchen First Floor	0	0	0	0	0	0	0	0	0	0	0
3.8.05 Other #05 - Porch railings	0	0	0	0	0	0	0	0	0	0	0
3.8.06 Other #06 - concrete balconies	0	0	0	0	0	0	0	0	0	0	0
3.8.07 Other #07 - foundation vents	0	0	0	0	0	0	0	0	0	0	0
3.8.08 Other #08 - Playgrounds	0	0	0	0	0	0	0	0	0	0	0
3.8.09 Other #09 - landscaping	15,000	0	0	0	0	0	0	0	0	0	0
3.8.10 Other #10 - Common Area ADA improveme	0	0	0	0	0	0	0	0	0	0	0
3.8.11 Other #11 - Apartment ADA improvements	360,000	0	0	0	0	0	0	0	0	0	0
3.8.12 Other #12 - Apartment H&VI Improvements	4,000	0	0	0	0	0	0	0	0	0	0
3.8.13 Other #13 - Site CCTV System	25,000	0	0	0	0	0	0	0	0	0	0
3.8.14 Other #14: automatic fire suppression	1,725,000	0	0	0	0	0	0	0	0	0	0
3.8.15 Other #15 - emergency generator	0	0	0	0	0	0	0	0	0	0	0
Total	**9,906,773**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**85,800**
Inflated Total	**9,906,773**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**107,152**

20 Year Schedule for: **John P Whittington Senior Living Center**

Replacement Component	2030 Year 11	2031 Year 12	2032 Year 13	2033 Year 14	2034 Year 15	2035 Year 16	2036 Year 17	2037 Year 18	2038 Year 19	2039 Year 20	20 Year Total	20 Year + Rehab
3.7.2.1.01 Kitchen Cabinets	0	0	0	0	0	0	0	0	0	0	0	384,000
3.7.2.1.02 Kitchen Counter Tops, Sinks	0	0	0	0	0	96,250	0	0	0	0	96,250	192,500
3.7.2.1.03 Kitchen Floor Coverings	0	0	0	0	0	0	0	0	0	0	0	88,000
3.7.2.11.01 Dishwashers	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.11.02 Range Hoods	0	0	0	0	0	0	0	0	0	0	85,800	85,800
3.7.2.11.03 Ranges	0	0	0	0	0	0	0	0	0	0	0	156,000
3.7.2.11.04 Refrigerators 1	0	0	0	0	0	117,000	0	0	0	0	117,000	234,000
3.7.2.11.05 Refrigerators 2	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19 Other Appliances - small emergency genera	0	0	0	0	0	0	0	0	0	0	0	50,000
3.7.2.19.01 Kitchen Exhaust Fans	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19.02 Kitchen Community First Floor	0	0	0	0	0	0	0	0	0	0	0	10,000
3.7.2.19.03 Kitchen Community First Floor	0	0	10,000	0	0	0	0	0	0	0	10,000	20,000
3.7.2.19.04 Kitchen Other #3: Washer hookup	0	0	0	0	0	6,000	0	0	0	0	6,000	12,000
3.7.2.2.01 Bath Counter Tops, Sinks	0	0	0	0	0	0	0	0	0	0	0	78,000
3.7.2.2.02 Bath Floor Covering	0	0	0	0	0	0	0	0	0	0	0	140,600
3.7.2.2.03 Bath Vanities	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.29.01 Bath Other #1: tile wainscot	0	0	0	0	0	0	0	0	0	0	0	384,800
3.7.2.29.02 Bath Other #2: bathtub	0	0	0	0	0	0	0	0	0	0	0	296,400
3.7.2.29.03 Bath Other #3: Commom Area bath fi	0	0	0	0	0	0	0	0	0	0	0	8,500
3.7.2.29.04 Bath Other #4	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.3.01 Interior Carpet	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.3.02 Interior Doors	0	0	0	0	0	0	0	0	0	0	0	687,800
3.7.2.3.03 Interior Painting	156,000	0	0	0	0	0	0	0	0	0	156,000	312,000
3.7.2.39.01 Interior Other #1 VCT floor	0	0	0	0	0	0	0	0	0	0	0	1,772,800
3.7.2.39.02 Interior Other #2 - Unused	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.39.03 Interior Other #3: Ceiling repair	0	0	0	0	0	0	0	0	0	0	0	213,500
3.7.2.39.04 Interior Other #4: fire rate between unit	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.01 Ceiling Fans	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.02 In-Unit Lighting Bulbs	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.03 In-Unit Lighting Fixtures	0	0	0	0	0	0	0	0	0	0	0	122,304
3.7.2.4.04 In-Unit Electrical Other #1 - recept/swite	0	0	0	0	0	0	0	0	0	0	0	84,240
3.7.2.4.05 In-Unit Electrical Other #2 - electric pane	0	0	0	0	0	0	0	0	0	0	0	546,000
3.8.01 Other #01- Laundry Room	69,000	0	0	0	0	0	0	0	0	0	69,000	138,000
3.8.02 Other #02 - gas distribution	0	0	0	0	0	0	0	0	0	0	0	0
3.8.03 Other #03 - transformers	0	0	0	0	0	0	0	0	0	0	0	75,000
3.8.04 Other #04 - Commercial Kitchen First Floor	0	0	0	0	0	0	0	0	0	0	0	0
3.8.05 Other #05 - Porch railings	0	0	0	0	0	0	0	0	0	0	0	0
3.8.06 Other #06 - concrete balconies	0	0	0	0	0	0	0	0	0	0	0	0
3.8.07 Other #07 - foundation vents	0	0	0	0	0	0	0	0	0	0	0	0
3.8.08 Other #08 - Playgrounds	0	0	0	0	0	0	0	0	0	0	0	0
3.8.09 Other #09 - landscaping	0	0	0	0	0	0	0	0	0	0	0	15,000
3.8.10 Other #10 - Common Area ADA improveme	0	0	0	0	0	0	0	0	0	0	0	0
3.8.11 Other #11 - Apartment ADA improvements	0	0	0	0	0	0	0	0	0	0	0	360,000
3.8.12 Other #12 - Apartment H&VI Improvements	0	0	0	0	0	0	0	0	0	0	0	4,000
3.8.13 Other #13 - Site CCTV System	0	0	0	0	0	0	0	0	0	0	0	25,000
3.8.14 Other #14: automatic fire suppression	0	0	0	0	0	0	0	0	0	0	0	1,725,000
3.8.15 Other #15 - emergency generator	0	0	0	0	0	0	0	0	0	0	0	0
Total	**289,780**	**0**	**10,000**	**0**	**7,107**	**549,600**	**0**	**0**	**0**	**0**	**942,287**	**10,849,060**
Inflated Total	**370,943**	**0**	**13,449**	**0**	**10,042**	**795,985**	**0**	**0**	**0**	**0**	**1,297,571**	**11,204,344**

7.1 Accessibility and VisitAbility

Accessibility: The State of New Jersey enacts ICC/ANSI A117.1-2017 as the State's Barrier-Free Subcode, as amended. Projects receiving Federal funds or subsidies, often routed through State housing agencies, have to further comply with the Fair Housing Act Amendments Act of 1988 and Section 504 of the Rehabilitation Act of 1973, as amended, and the Uniform Federal Accessibility Standards (UFAS). Under these standards, 5% of the dwelling units must be accessible by persons with mobility impairments. An additional 2% of the total dwelling units must be accessible by persons with hearing or vision impairment. Buildings and site facilities provided for the use of tenants must be accessible to persons with disabilities.

Section 504 of the Rehabilitation Act of 1972 is a Federal accessibility law that was enacted on June 2, 1988. Section 504 applies to multifamily properties that have or are currently receiving funding from a Federal source. In the case of new construction, substantial rehabilitation (15 or more units with the cost of alteration is 75 percent or more of the replacement cost of the competed facility), and other alterations (modernizations and alterations to the property), the property must have a minimum of five percent mobility accessible units and two percent of the units for visual / audio hearing impairments. The percentage can be increased by HUD involved at their discretion. In the case of other alterations, exceptions can be considered due to undue financial burdens or structural restrictions. However, the exceptions do not relieve the recipients from compliance utilizing other units/buildings or other methods.

Reasonable accommodations as described in 24 CFR 8.4(b)(i), 8.24 and 8.33 are described as follows: When a family member requires an accessible feature(s) or policy modification to accommodate a disability, property owners must provide such feature(s) or policy modification unless doing so would result in a fundamental alteration in the nature of its program or result in a financial and administrative burden.

The Uniform Federal Accessibility Standard (UFAS) 24 CFR part 40 was adopted by HUD and made effective October 4, 1984. UFAS applies only to new construction or to alterations to the existing buildings. Alterations are defined as work that costs 50 percent or more of the building's value when the work performed occurs within a twelve month period.

Attachment B of the M2M Program Operating Procedures Guide indicates that Accessibility for Persons with Disabilities should be assessed when required y the program or for newly built properties.

The Fair Housing Amendments Act (FHA) of 1988 amended Title VIII of the Civil Rights Act of 1968 to aid in the prohibitions against discrimination in housing on the basis of disability and familial status. The Fair Housing Act also made it unlawful to design and construct certain "covered multi-family dwellings" for first occupancy after March 13, 1991, in a manner that makes them inaccessible to persons with disabilities. The Fair Housing Act also established design and construction requirements to make such dwellings readily accessible to, and usable by, persons with disabilities. Covered multi-family structures meeting the FFHA criteria, and firs occupied on or after March 13, 1991, are required to comply fully with FHA. Existing facilities constructed prior to this date are not addressed by FHA unless the property receives Federal subsidies.

The Fair Housing Act (FHA) requires that certain "covered multi-family buildings" be accessible. FHA indicates that all ground floor units on a property be upgradeable to accommodate persons that are mobility impaired.

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Buildings completed and occupied after January 26, 1992, are required to comply fully with ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of complying to the extent allowed by structural feasibility and the financial resources available; otherwise a reasonable accommodation must be made.

VisitAbility: VisitAbility(cm) is a design criterion that affords all persons basic access to residential buildings. The VisitAbility(cm) standard is lower than full accessibility, therefore, VisitAbility(cm) is not the same as Americans with Disabilities Act (ADA) compliant accessibility. ADA compliant

dwellings will automatically be VisitAble, however, VisitAble dwellings are not necessarily ADA compliant.

To meet VisitAble design features, the building and dwelling units must have at least one zero-step entrance with a 36 inch wide door; all doorways and passages on the dwelling entry level floor must have a width of 36 inches; there must be a clear pathway to a bathroom or powder room; the bathroom or powder room must include a minimum 24 inch grab bar beside the toilet on a reinforced wall, which can also serve as a towel bar; and there must be a clear pathway to the living room and dining area of the unit. The powder room and bathroom must meet the Fair Housing Act maneuverability clearances.

Applicability of Accessibility Standards:
This property was first occupied for residential use in 2004 for the Atlantic City Housing Authority. Based on the original construction date for this occupancy, the property is subject to Section 504/UFAS requirements for the renovation of the apartments. Areas of public accommodation are subject to both ADAAG and UFAS.

Site accessibility:
The site has public sidewalk curb cuts at all street crossings. The 4th marked Handicap accessible space is neither wide enough nor does it have the required 60 inch access aisle.

Common area accessibility:
Potential tenants can reach the Leasing Office via existing concrete sidewalks. The first floor has accessible restrooms.

Dwelling unit mobility accessibility:
As currently configured, there are 6 barrier-free apartments (12%) complying with the current New Jersey Barrier-Free Subcode or UFAS. All units designated as barrier-free should be reviewed for accessibility and renovation plans developed. Unit plans are constrained by certain dimensions of rooms within the overall building footprint and structural frame. The unit entry doors typically have lever sets. Provide a Braille identification plaque adjacent to the accessible door jamb.

Dwelling unit hearing and visually impaired accessibility:
Two percent of the units shall be equipment with devices to provide accessibility for hearing and visually impaired persons. The building currently has six units, or 12%, designated for H&VI accessibility.

7.2 Intrusive and Other Examinations

Environmental
No new environmental reports were contracted at this time. See Exhibits for provided reports.

Flood Hazard
The site in Atlantic County, is within Zone A8, base elevation 10, of the FEMA Advisory Base Flood Elevation area, meaning it is within floodplain (100-year flood). The base grade plane and the crawl space level is below the base elevation. Verification of local wetlands and streams is outside the scope of this report. See FEMA map excerpt following with the project areas circled:

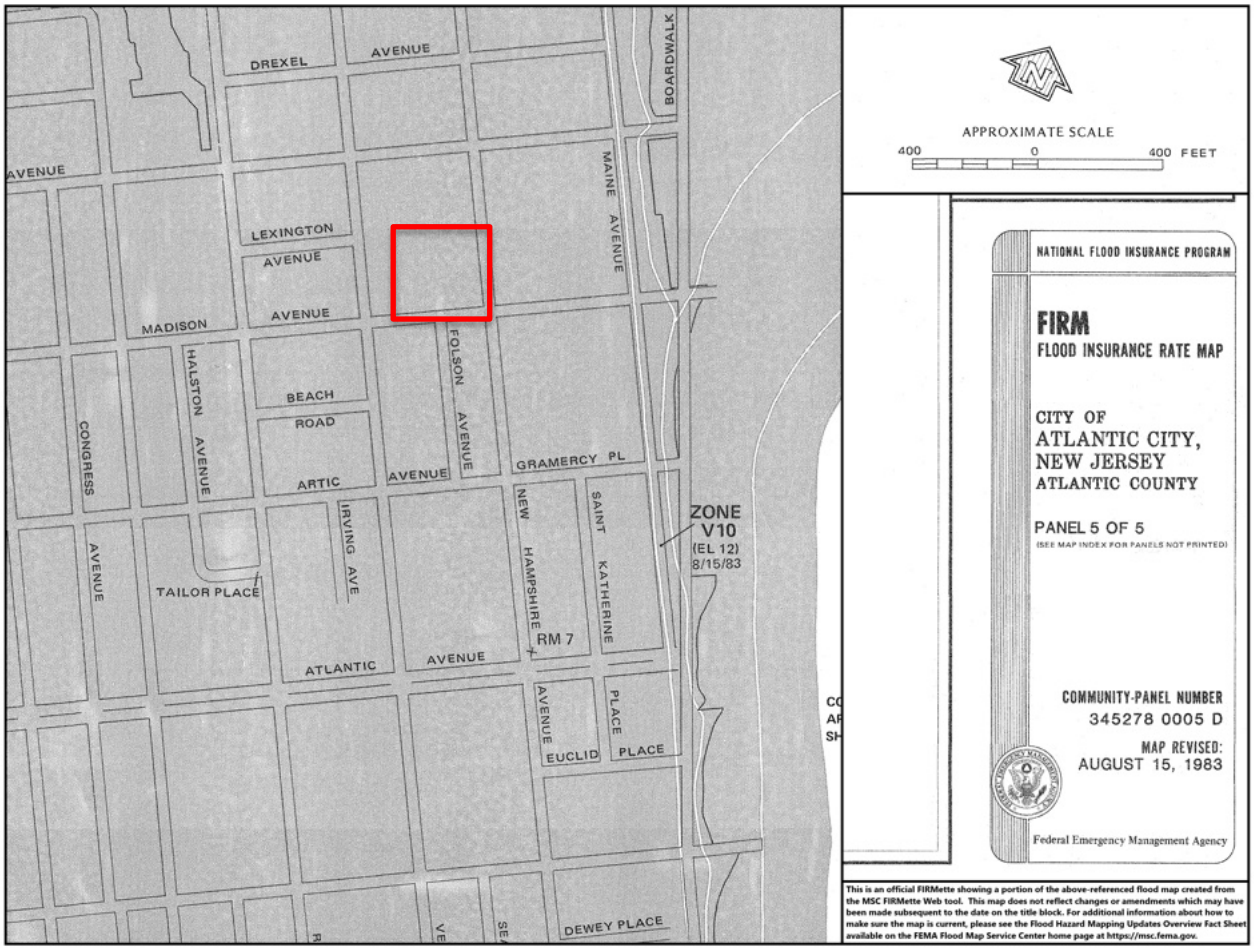


Figure 9: Flood Insurance Rate Map

Figure 10: USGS Flood Map

Seismic Evaluation

Properties located in an area of moderate to high seismic activity, that are undergoing significant rehabilitation and/or are applying for refinancing through certain programs, may be required to comply with the relevant standards published by the American Society of Civil Engineers (ASCE) 41-13 “Seismic Evaluation and Retrofit of Existing Buildings.” Property location and data was obtained from the US Geological Survey (USGS) website to determine whether or not a more detailed seismic risk evaluation may be warranted and is included as an Exhibit to this report.

7.3 Owner Proposed Improvements

At the time of the property assessment, ACHA has not separately contracted with Thriven Design to perform any other work on the property.

8.0 Acknowledgements

Founded in 1971, Thriven Design, Inc., (Thriven Design) is a 65 person, full-service, architecture, engineering, planning and interior design firm with its main office located in Collingswood, NJ. Specializing in both new construction and rehabilitation of existing structures, the firm's primary focus is in providing creative problem-solving techniques translating the unique needs of the client into successful, economical, sustainable and functional projects.

TD's experience working with municipalities, public housing authorities and similar entities can be seen in the range and number of project types we have successfully completed over the course of our four and a half decades our history. As in all design and planning services that TD provides, our commitment to providing quality affordable housing and vibrant, sustainable communities is always paramount.

Working in partnership with a variety of neighborhoods, cities, housing authorities, zoning and planning staffs throughout the country, TD has helped our clients build consensus in implementing their specific housing and transformation plans within their local communities — Ensuring not only that the revitalization efforts are successful in achieving the stated collective vision and goals of the community, but also that those efforts are understood, supported and ultimately adopted by all relevant stakeholders in the development process.

No destructive observations were made and no electrical panels opened in the course of the assessment.

Thriven Design is a proud partner with the New Jersey Board of Public Utilities *Pay for Performance Program* and is an Energy Star provider.

Personnel who conducted the assessment:

- Joseph Lulis, RA
- Michael Rosado
- Ade Cornelius
- David Shepta, PE
- Will Yang

Assessment preparation overseen by:

- Milton Smith, RA

9.0 Limiting Conditions

This report has been prepared for, and can be relied upon, by the client and the United States Department of Housing and Urban Development (HUD). This report was prepared in accordance with generally accepted industry standards of practice for building inspection services, including the ASTM E-2018-01 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.* No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from Thriven Design.

The statements in this report are professional opinions about the present condition of the subject property. They are based upon visual evidence available during the inspection of reasonably accessible areas of the subject property. We did not remove any surface materials, perform any destructive testing, or move any furnishings. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope of work then was determined for this project. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection. We did not undertake activities that would completely assess the stability of the building or the underlying foundation soil since this effort would require excavation and destructive testing. Likewise, this is not a seismic assessment, nor do we make any conclusions or comments regarding wood destroying organisms/insects. Our on-site observations pertain only to specific locations at specific times on specific dates. Our observations and conclusions do not reflect variations in conditions that may exist, in unexplored areas of the site, or at times other than those represented by our observations.

EXHIBITS

1. Photographic Record

Corner Madison and N New Hampshire

Street entrance

Courtyard side

Courtyard entrance

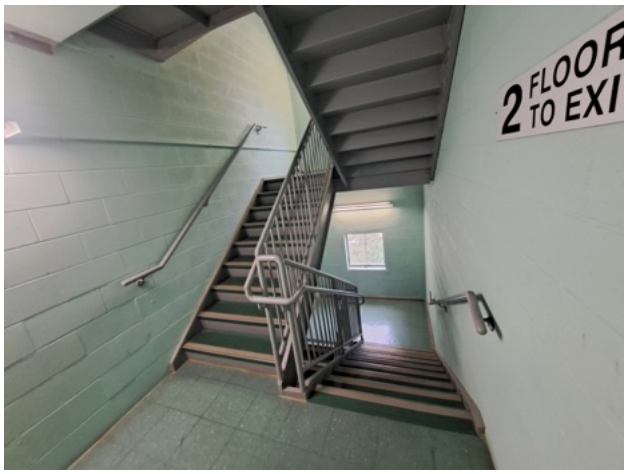
Porta-cochere

Loading dock

Roof

Rear entry vestibule

Lobby

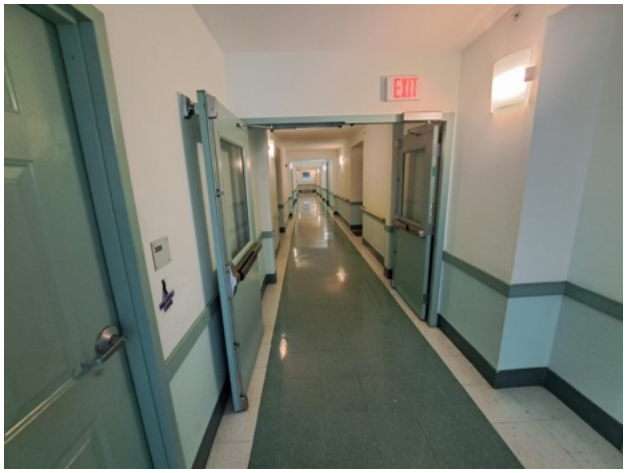


Stair

Typical Trash Chute room

Typical Balcony Amenity

Typical Elevator Lobby



Typical Corridor

Typical Public Restroom

Typical Laundry Room

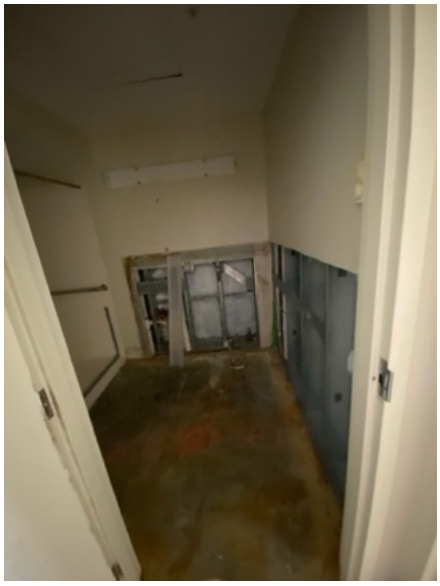
Typical Apartment Kitchen

Typical Accessible Unit Kitchen

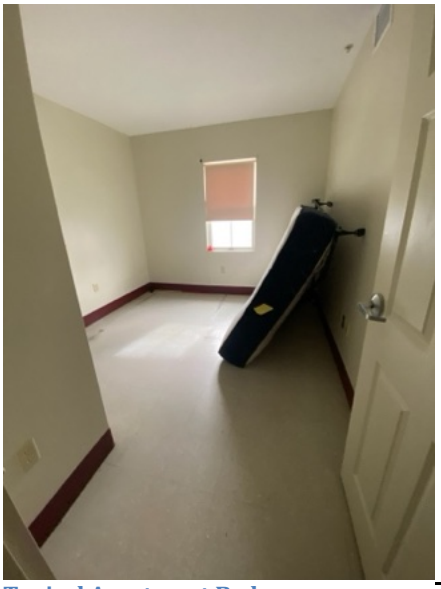
Typical apartment Living Room

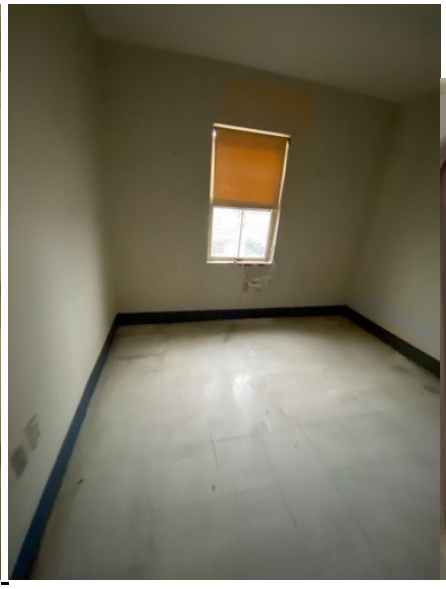
Open cavity in unit soffit

Typical Apartment Bathroom



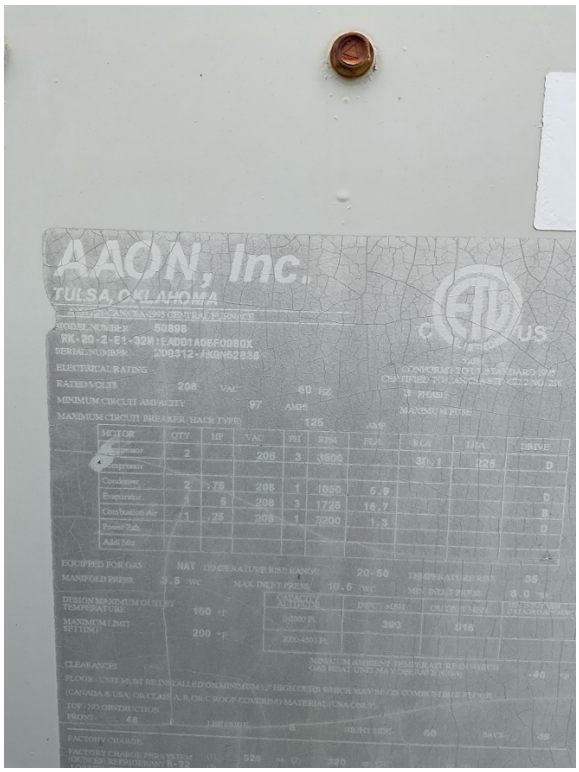
Open Stud Wall Cavity in bathroom





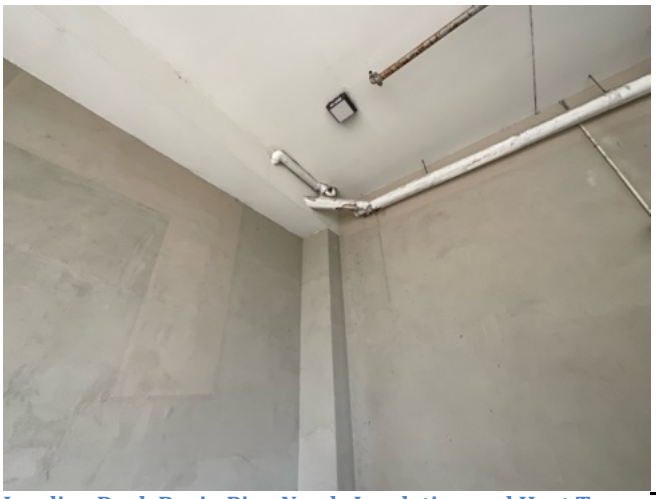
Typical Apartment Bedroom

EMI Condensing Unit



Aaon Ventilator Name Plate Data

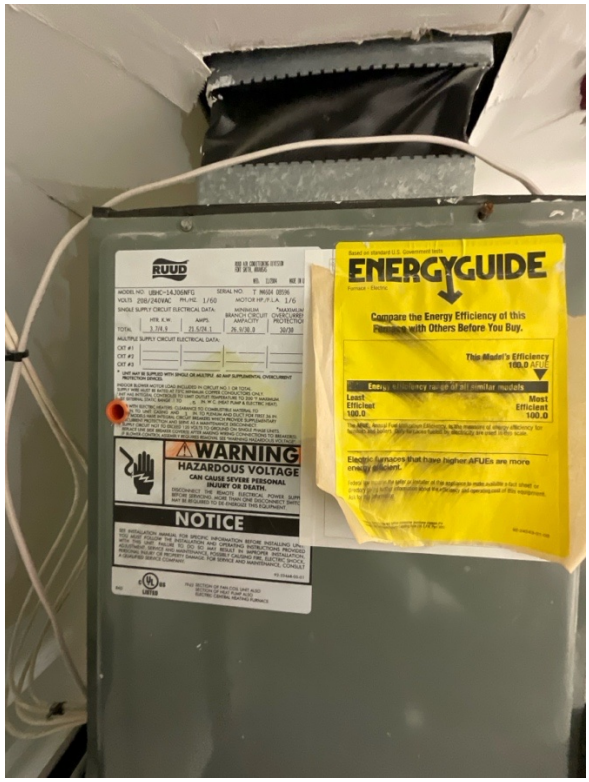
Mop Receiver Broken Strainer

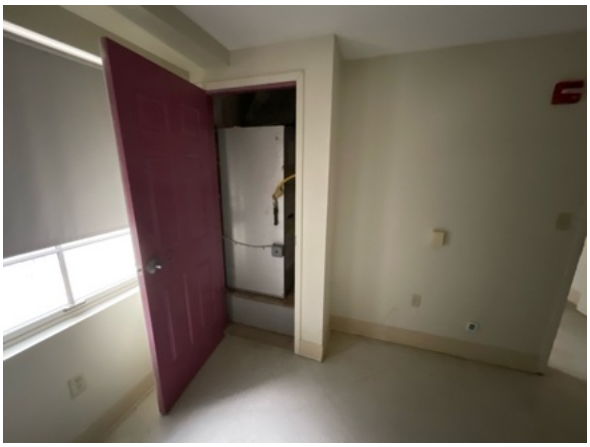


Loading Dock Drain Pipe Needs Insulation and Heat Trace.

Front Planters, Covered Patios

Typical HVAC unit at Common area

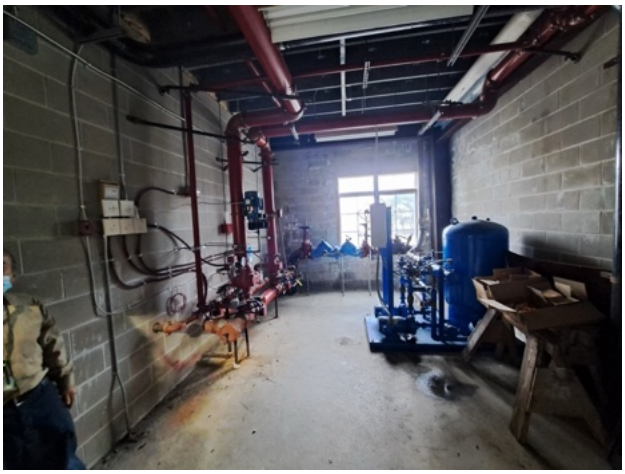




Typical Apartment HVAC closet (VTAC)

Electrical Room: Emergency Generator

Electrical Room: Apartment meters



Water and fire service

Trash Compactor

EXHIBITS

2. Accessibility Screening Checklists

E2018−15

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act

	Item	Yes	No	NA	Comments
A.	**History**				
1.	Has an ADA survey previously been completed for this property.		X		
2.	Have any ADA improvements been made to the property since original construction?		X		
3.	Has building ownership/management reported any ADA complaints or litigation?		X		
B.	**Parking**				
1.	Does the required number of standard ADA-designated spaces appear to be provided?	X			
2.	Does the required number of van-accessible designated spaces appear to be provided?	X			
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	X			
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	X			
5.	Does each accessible space have an adjacent access aisle?		X		*Aisles too narrow*
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	X			
C.	**Exterior Accessible Route**				
1.	Is an accessible route present from public transportation stops and municipal sidewalks on the property?	X			
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	X			
3.	Do the curb cut ramps appear to have the proper slope for all components?	X			
4.	Do ramps on an accessible route appear to have a compliant slope?	X			
5.	Do ramps on an accessible route appear to have a compliant length and width?	X			
6.	Do ramps on an accessible route appear to have compliant end and intermediate landings?	X			
7.	Do ramps on an accessible route appear to have compliant handrails?	X			
D.	**Building Entrances**				
1.	Do a sufficient number of accessible entrances appear to be provided?	X			
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3.	Is signage provided indicating the location of alternate accessible entrances?	X			
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	X			
5.	Do doors at accessible entrances appear to have compliant hardware?	X			
6.	Do doors at accessible entrances appear to have a compliant clear opening width?	X			
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	X			
8.	Do thresholds at accessible entrances appear to have a compliant height?	X			
E.	**Interior Accessible Routes and Amenities**				
1.	Does an accessible route appear to connect with all public areas inside the building?	X			
2.	Do accessible routes appear free of obstructions and/or protruding objects?	X			
3.	Do ramps on accessible routes appear to have a compliant slope?	X			
4.	Do ramps on accessible routes appear to have a compliant length and width?	X			
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?	X			
6.	Do ramps on accessible routes appear to have compliant handrails?	X			
7.	Are adjoining public areas and areas of egress identified with accessible signage?	X			
8.	Do public transaction areas have an accessible, lowered counter section?	X			
9.	Do public telephones appear mounted with an accessible height and location?			X	
10	Are publicly-accessible swimming pools equipped with an entrance lift?			X	
F.	**Interior Doors**				

1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	X			
2.	Do doors at interior accessible routes appear to have compliant hardware?	X			
3.	Do doors at interior accessible routes appear to have compliant opening force?	X			
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	X			
G.	**Elevators**				
1.	Are hallway call buttons configured with the “UP” button above the “DOWN” button?	X			
2.	Is accessible floor identification signage present on the hoistway sidewalls?	X			
3.	Do the elevators have audible and visual arrival indicators at the entrances?	X			
4.	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area?	X			
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	X			
6.	Do elevator car control buttons appear to be mounted at a compliant height?	X			
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?	X			
8.	Are audible and visual floor position indicators provided in the elevator car?	X			
9.	Is the emergency call system at the base of the control panel and not require voice communication?	X			
H.	**Toilet Rooms**				
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?	X			
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	X			
3.	Does the lavatory faucet have compliant handles?	X			
4.	Is the plumbing piping under lavatories configured to protect against contact?	X			
5.	Are grab bars provided at compliant locations around the toilet?	X			
6.	Do toilet stall doors appear to provide the minimum compliant clear width?	X			
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?	X			
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?	X			
9.	Do accessories and mirrors appear to be mounted at a compliant height?	X			
I.	**Hospitality Guestrooms**				
1.	Does property management report the minimum required accessible guestrooms?		X		
2.	Does property management report the minimum required accessible guestrooms with roll-in showers?		X		

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ASTM E 2018-15 Uniform Abbreviated Screening Checklist Fair Housing Act (FHA)

	Item	Yes	No	NA	Comments
A.	**History**				
1.	Was first occupancy at the subject property achieved after March 13, 1991?	X			
2.	Does the subject property consist of four or more dwelling units?	X			
3.	Was property management or the owner aware of any areas of non-compliance resulting in litigation?		X		
B.	**Requirement 1– Accessible Routes; Site**				
1.	Do designated accessible parking spaces appear to be provided in sufficient number at appropriate locations?	X			
2.	Do appropriate transitions from paved areas to sidewalks appear to be provided?	X			
3.	Do walkway slopes/cross slopes appear to be adequate and not excessive?	X			
4.	Do walkways appear to be the correct width, and clear of obstructions, including overhanging vehicles?	X			
5.	Do ramps appear to have appropriate handrails and edge protection?	X			
6.	Do building entry point/access doors appear to be provided along an apparent accessible route?	X			

7.	Do the main entrances appear to be barrier free and readily accessible (that is, no steps, obstacles, or revolving doors)?	X			
C.	**Requirement 2– Accessible Common Areas**				
1.	Does a continuous accessible route appear to be provided throughout the subject property, including the site, parking areas and amenities?.	X			
2.	Do common area/visitor restrooms appear to be barrier free and readily accessible?	X			
3.	Do the amenities appear to be barrier free and readily accessible?	X			
D.	**Requirement 3– Usable Doors**				
1.	Do appropriate doors/entries appear to be designed for accessibility?	X			
2.	Do interior doors appear to be designed for accessibility?	X			
E.	**Requirement 4– Accessible Routes; Covered Units**				
1.	Do the interiors of the covered units appear to provide adequate maneuverability?	X			
F.	**Requirement 5– Environmental Controls; Covered Units**				
1.	Do the environmental controls within the covered units appear to be at appropriate heights/locations?	X			
G.	**Requirement 6– Reinforces Walls; Covered Units**				
1.	Are reinforcements reportedly provided for future installation of grab bars at appropriate locations in the covered units?		X		
H.	**Requirement 7– Usable Kitchens/Bathrooms; Covered Units**				
1.	Do the interior kitchen areas of the covered units appear to provide adequate clearances for maneuverability?	X			
2.	Do the interiors of the covered units appear to provide adequate clearances in the bathrooms?	X			

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EXHIBITS

3. Pre-Survey Questionnaire

MEMORANDUM

TO:

FROM:

PROJECT: ACHA J P Whittington Senior Living Center PCNA
SUBJECT: PCNA Pre-Survey Questionnaire
ISSUE DATE: 4/4/2025

Site contact person (name, title, phone) – Megan Cavuto, 609.335.3256

Site guide (name, title, phone) – Brian

Property (name, address) **– Inlet Tower 202 New Hampshire Avenue Atlantic City, NJ 08401**

Year built – 2004

Year last renovation – *None*

Family? Senior? Disabled? Combination*?* ***Senior***

Unit mix & total # units & sizes –

~~*( ) 0-BR*~~ ***(48) 1-BR. 580sf*** ~~*( ) 2-BR 3-BR 4-BR 5-BR*~~

HC (handicap accessible) units? Yes.

H&VI (hearing & visually impaired accessible) units? Yes.

Quantity vacant units – 14

Quantity 'down' units - 0

Are existing drawings available? Yes. Not all disciplines and not complete sets.

Electric utility: AC Electric

Gas utility: South Jersey Gas

LP utility: **N/A**

Water utility: Atlantic City Municipal Utilities Authority

Sewer utility: Atlantic City Municipal Utilities Authority

Phone utility: **VERIZON**

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756 Haddon Avenue · Collingswood NJ 08108 · 856.854.1880

Cable TV utility: By Tenant

Fire suppression? Common Areas

Which utilities are tenant paid? Cable/Satelite

Any on-site energy generating devices/systems (solar, geothermal, wind, biomass, co-gen)? **NONE**

Irrigation (yard)? None

When was roof last replaced? Original 2004

When were windows last replaced? Original 2004

What are your most common service calls? Clogged Toilets, Leaks

What capital improvements done in past 5 years? None

What work is done during a typical unit turn? Clean, Patch, Paint, replace damaged and non-functioning appliances

Did the property participate in the NJHMFA WAP (circa 2009) (stimulus energy reduction program)? If yes, what was the scope of work? No.

Are the laundry room appliances owned or leased? Turnkey operation? Unknown

Are there any areas of the building leased to a business? No.

Any outstanding municipal inspection items (Fire Marshal, for example). None

What was your latest REAC/NSPIRE score? Unknown

Are the smoke detectors in the apartments connected to anything outside the apartment? No.

Are there fire signaling devices for the building alarm within the apartment? No.

Boiler inspection reports:

Elevator certification

Fire alarm inspection report

Fire suppression inspection report

Fire pump inspection report

Lead-free certification.

Asbestos-free certification

Radon tests

OTHER NOTES:

- **ELEVATOR AGE: 21 years**

- **DOOR ACCESS CONTROL SYSTEM SEQUENCE. Automatic door. Guarded building.**
- **NURSE CALL SYSTEN MONITOR: Online**
- **FIRE ALARM SYSTEM MONITOR: Yes.**
- **EMERGENCY GENERATOR. Yes**
- **TRASH COMPACTOR: Yes.**
- **RECYCLING: No.**

End of Memorandum

/Volumes/Projects/2024/24132_ACHA_PCNA_EA/project_data/PCNA/pcna-forms/TEMPLATE_PNCA-questionnaire.docx

EXHIBITS

3. Existing Drawings

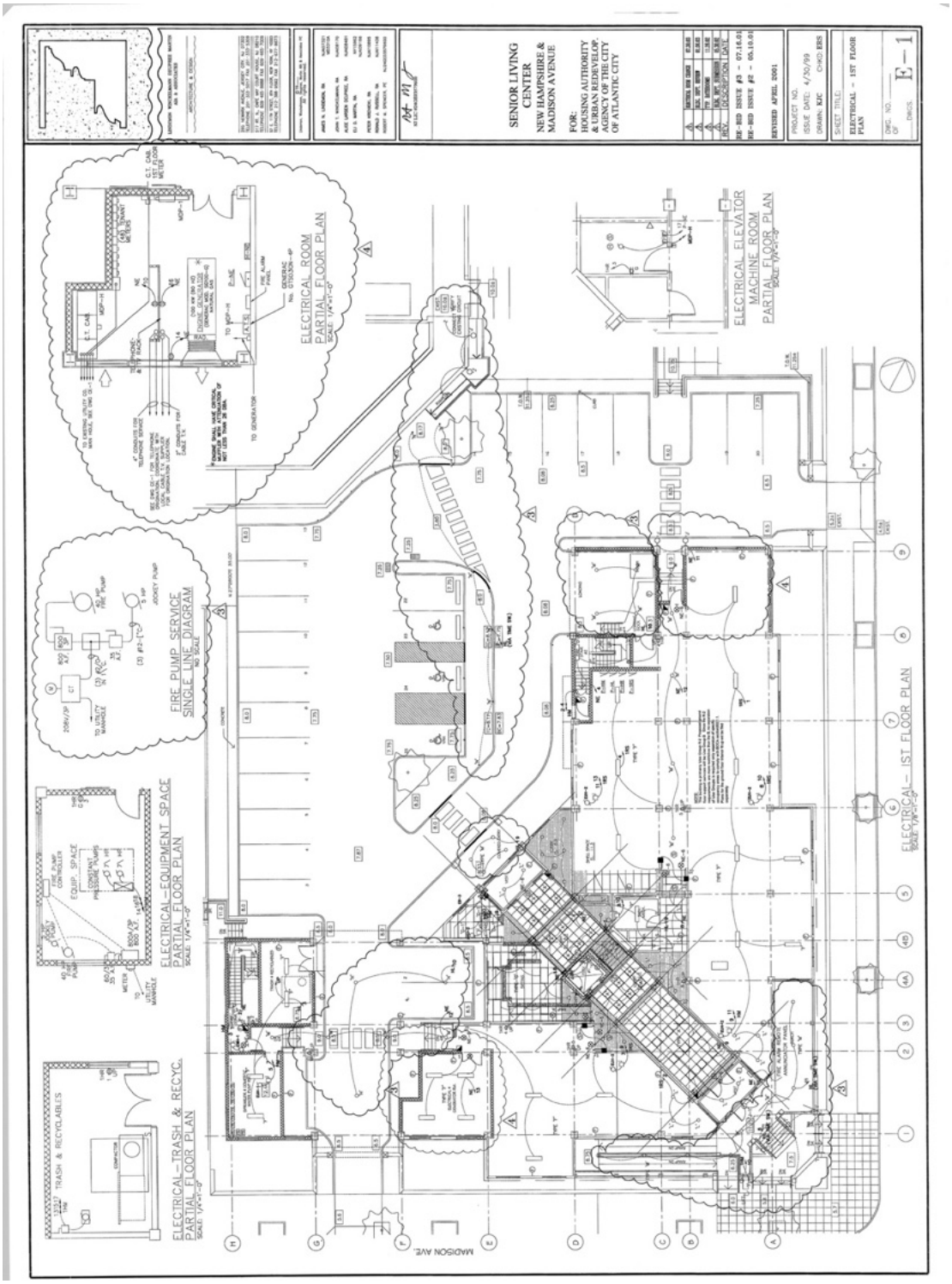


Figure 11: Ground Level Floor Plan (Electrical)

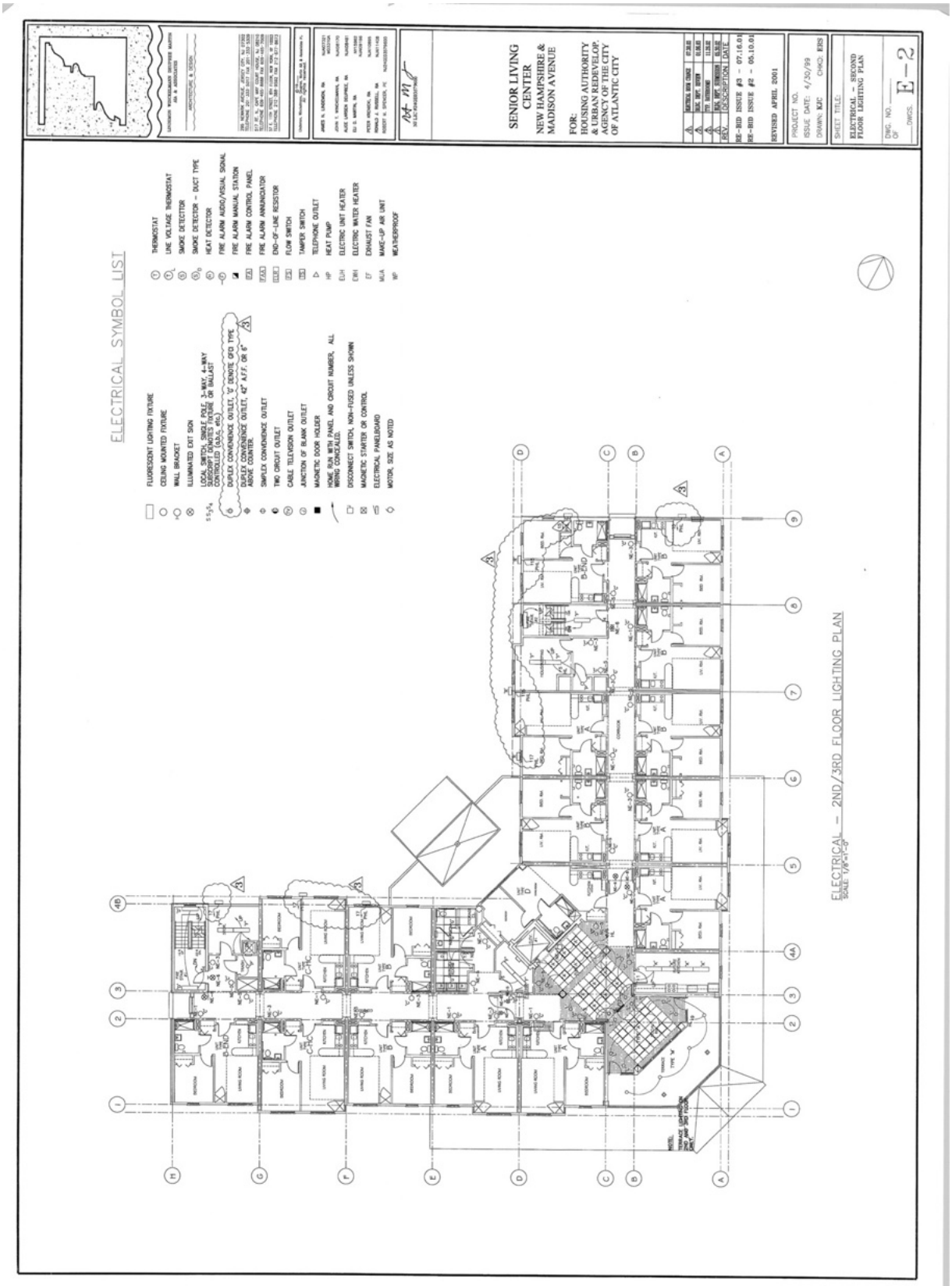


Figure 12: Typical Upper Level Floor Plan (Electrical)

EXHIBITS

5. Seismic Maps / Seismic Evaluation

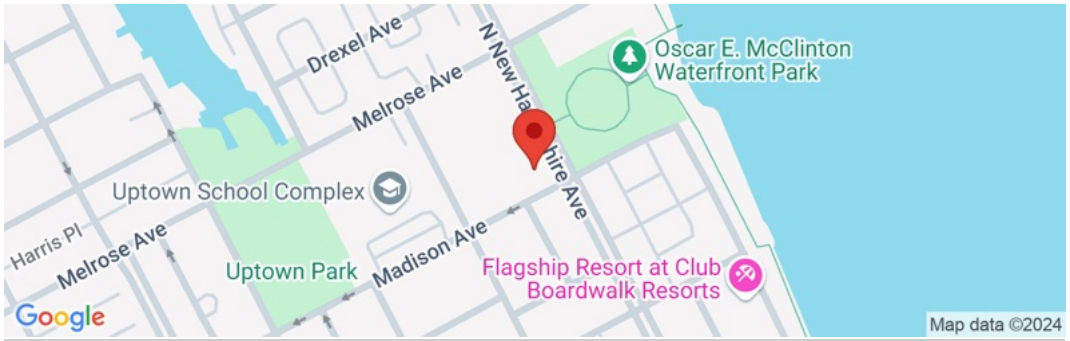
USGS web services were down for some period of time and as a result this tool wasn't operational, resulting in *timeout* error.
USGS web services are now operational so this tool should work as expected.

OSHPD

Whittington Senior Living

202 N New Hampshire Ave, Atlantic City, NJ 08401, USA

Latitude, Longitude: 39.3711692, -74.41534150000001



Date	11/25/2024, 1:46:01 PM
Design Code Reference Document	ASCE41-17
Custom Probability	
Site Class	D - Default (See Section 11.4.3)

Type	Description	Value
Hazard Level		BSE-2N
S_S	spectral response (0.2 s)	0.119
S_1	spectral response (1.0 s)	0.04
S_{XS}	site-modified spectral response (0.2 s)	0.191
S_{X1}	site-modified spectral response (1.0 s)	0.095
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4
ssuh	max direction uniform hazard (0.2 s)	0.128
crs	coefficient of risk (0.2 s)	0.931
ssrt	risk-targeted hazard (0.2 s)	0.119
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.043
cr1	coefficient of risk (1.0 s)	0.926
s1rt	risk-targeted hazard (1.0 s)	0.04
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S_{XS}	site-modified spectral response (0.2 s)	0.127
S_{X1}	site-modified spectral response (1.0 s)	0.064

6.

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.076
S_1	spectral response (1.0 s)	0.027
S_{XS}	site-modified spectral response (0.2 s)	0.121
S_{X1}	site-modified spectral response (1.0 s)	0.066
f_a	site amplification factor (0.2 s)	1.6
f_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		BSE-1E
S_S	spectral response (0.2 s)	0.03
S_1	spectral response (1.0 s)	0.012
S_{XS}	site-modified spectral response (0.2 s)	0.048
S_{X1}	site-modified spectral response (1.0 s)	0.029
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		TL Data
T-Sub-L	Long-period transition period in seconds	6

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Shore Park

226 N Virginia Ave
Atlantic City, NJ 08401

Project Capital Needs Assessment

Issue: 4/4/2025
Thriven Design Project No.: 24132.140

thriven.design
756 Haddon Avenue · Collingswood NJ 08108 · 856.854.1880

OWNER
Housing Authority and Urban Redevelopment
Agency of the City of Atlantic City
227 N Vermont Ave, 17th Floor
Atlantic City, NJ 08401
Phone: 609-344-1107
Contact: Tom Sahlin, Executive Director

ARCHITECT/ENGINEER
Thriven Design, Inc.
756 Haddon Avenue
Collingswood, NJ 08108
Phone: 856-854-1880
Contact: Alkesh Taylor, PE

HUD PCNA
Shore Park Tower
Atlantic City, NJ

Table of Contents

Certification

PART 1 –Physical Capital Needs Assessment
- 1.0 Executive Summary
- 2.0 Purpose & Scope
- 3.1 Overall General Description
- 3.2 Site
- 3.3 Structural Frame – Building Envelope
- 3.4 Mechanical & Electrical Systems
- 3.5 Vertical Transportation
- 3.6 Life & Fire Safety
- 3.7 Interior Elements – Common
- 3.8 Interior Elements – Tenant
- 4.0 Additional Considerations
- 5.0 Document Review & Interviews
- 6.0 Opinions of Probable Costs
- 7.1 Accessibility
- 7.2 Intrusive & Other Examinations
- 7.3 Owner Proposed Improvements
- 8.0 Assessor Qualifications
- 9.0 Limiting Conditions

PART 2 – Energy Audit (Will be provided under separate cover)
1. Executive Summary
2. Utilities and Benchmarking
3. Load sizing
4. Green Energy technology
5. Energy Conservation Measures
6. Operations and Maintenance

EXHIBITS
1. Photographic Record
2. Accessibility Screening Checklists
3. Pre-Survey Questionnaire
4. Seismic Maps / Seismic Evaluation

April 4, 2025

Tom Sahlin
Executive Director
Housing Authority and Urban Redevelopment Agency of the City of Atlantic City
227 N Vermont Ave,, 17th Floor
Atlantic City, NJ 08401

REF: Shore Park
Atlantic City, NJ
Thriven Project Number 24132.140

SUB: Certification

Dear Mr. Sahlin:

Thriven Design, Inc., (Thriven), certifies that the data presented in this report is representative of the site conditions observed during our inspections on November 20-21, 2024. Thriven, it's officers and employees, have no present contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions. This investigation and report have been prepared in accordance with ASTM E-2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

Thriven Design understands that this report will be used by the Housing Authority to document to NJHMFA the existing conditions of the property and the opinions of probable costs to remedy physical deficiencies observed. Thriven has no financial interest or family relationship with the officers, directors, stockholders or partners of the Alpert Group, the general contractor, any subcontractors, the buyer or seller of the property nor engage in any business that might present a conflict of interest.

Thriven Design certifies that Thriven has no undisclosed interest in the subject property, TD's relationship with the Client is at arms-length, and that Thriven's employment and compensation are not contingent upon the findings or estimated costs to remedy any deficiencies due to deferred maintenance and any noted component or system replacements.

Sincerely,

Alkesh Taylor, PE, LEED AP
Principal

/Volumes/Projects/2024/24132_ACHA_PCNA_EA/project_data/PCNA/report/whittington_certification.docx

PART 1 –Physical Capital Needs Assessment

1. Executive Summary

General Description:

Project Name:	Shore Park Tower
Address:	225 N Virginia Avenue, Atlantic City, NJ
Property Type:	Senior and disabled income restricted apartments
Date of Construction:	1971
Last Renovation:	unknown, partial upgrades made during unit turns
Zoning:	RM-2
Use Group:	R-2
Land size:	1.29 acres
Building Size/type:	17 story Residential Tower Building / total gross area = ~168,000GSF
Number/Type Units:	(160) apartments; (64) Studios (96) 1-Bedroom
On-site Amenities:	Community room with kitchen, Laundry Room with 8 Washers and 8 Dryers, outdoor picnic area with covered seating, open patio with fixed seating
On-site Parking:	18 spaces
Building Construction:	Reinforced concrete slab and column and shear wall structure with balconies.
Roof Construction:	Modified Bituminous, 1996
Exterior Finishes:	Architectural Reinforced Concrete, panelized façade system with grey brick infill, repaired extensively and sealed in some locations with multiple apparently dissimilar sealants.
HVAC:	Central heat (hydronic baseboard).
Life Safety:	Corridors and common areas have fire suppression service and building public address system. Apartments: Interconnected smoke detectors and single station CO detectors. Common areas have fire alarm system, automatic smoke detection.
Overall condition:	Poor
Date of last visit:	November 20, 2024

General Physical Condition

The purpose of this report is to provide guidance to the building owner for renovation of the facility to upgrade the buildings and systems to extend building life 20 years without mid-term systems renovation needs. Base renovation year is 2025. The property is over 54 years old, and there has never been a comprehensive building rehabilitation.

Thriven Design has reviewed the property for the reasonableness of the identified repair and renovation costs and the Long-Term Viability of the development. The Long-term viability review includes whether there are serious Structural Deficiencies at the property. HUD's definition of a Structural Deficiency can include infrastructure as well as building structure.

Opinions of Probable Costs:

Critical Needs	$96,750
Year 0 Renovations	$16,099,381
Contingency	$3,219,863
Total:	$19,417,894

Critical Needs Summary

Project Name: Shore Park Tower
Street Address: 225 N Virginia Ave
City, State: Atlantic City, NJ
Zip Code: 08401

Critical Repair Description	PCA Contractor Estimate	Actual Cost	Included in Rehab or To Be Completed Prior To Closing?
Correct trip hazzard at exterior stair	$1,000		To Be Completed Prior To Closing
Remove broken concrete at balcony slab edge	$25,000		To Be Completed Prior To Closing
Replace buldging bricks and loose mortar	$25,000		To Be Completed Prior To Closing
Replace Trane unit heater in fire pump room	$5,000		To Be Completed Prior To Closing
Replace automatic air vent on 17th floor south stair tower	$3,000		To Be Completed Prior To Closing
Replace trashroom exhaust fan	$2,000		To Be Completed Prior To Closing
Reconnect Dryer exhaust duct to exterior	$1,000		To Be Completed Prior To Closing
Replace lobby men's room exhaust fan	$500		To Be Completed Prior To Closing
Replace domestic hot water circulation pumps (2)	$30,000		To Be Completed Prior To Closing
Clear fire pump room floor drain and reconnect strainer	$250		To Be Completed Prior To Closing
Thoroughly clean trash chute	$4,000		To Be Completed Prior To Closing

TOTAL: All Critical Needs	**$96,750**	**$0**
TOTAL: Citical Needs Included in Rehab	**$0**	**$0**
TOTAL: Critical Needs To Be Completed Prior To Closing	**$96,750**	**$0**

Excerpted from the HUD PCNA, Work items that are classified as "**Critical Needs**:"

Critical needs have been identified:

- Correct concrete stair at SW corner of the building between parking lot and main entrance where greater riser height than allowable exists
- Replace compactor/trash room exhaust fan
- Remove cracked concrete at balcony edges and exposed concrete structure
- Replace all loose bricks
- Remove loose spalled concrete fragments and repair surface
- Replace Trane unit heater in fire pump
- Reconnect dryer duct to exterior
- Replace lobby men's room fan.
- Replace domestic hot water circulation pump
- Clear floor drain at fire pump and reconnect strainer
- Thoroughly clean trash chute.

Work identified as "Year 0", or 'short term needs' includes the following:

- Accessibility: Increase the quantity of fully accessible units to 5%, or 8 units. Includes the renovation of the existing 'reasonable accommodation' barrier-free units and exterior entrance ramps. Minimum standard is UFAS. Provide 2% of the units (4units) with hearing and visually impaired accessible devices. Renovate the Community spaces interior and exterior accessible route to fully comply with barrier-free standards. Minimum standard is UFAS or ANSI A117.1.

- Site work: Provide guard rail at terrace wall perimeter where fall is greater than 30", full length front. Repair (grind down trip hazards and remove vegetation at sidewalks 5%, concrete curbs 10% concrete patios 5%, replace landscape, site furnishings and fencing and masonry piers. Replace bituminous pavements at parking lots and driveway. Provide accessible handicap parking spaces. Repair stairs, ramps railings.

- On-site Infrastructure: None.

- Building structure: Seal penetrations left behind from previous façade mounted construction. Patch exposed concrete at any cracks, spalling and rust stained locations where rebar may be exposed to air.

- Building shell: Replace broken bricks, repoint where mortar is missing or damaged and reflash at the panel head, side and base joints. Replace balcony doors, replace apartment windows, stair tower windows and corridor windows. Replace storefront system at first floor. Remove temporary scaffolding. Paint bird protection screens at balconies. Reroof all roofs and add rigid insulation to meet current building code.

- Building Systems: Replace central boilers, controls, pumps, pipes, insulation, valves and hot water storage tanks. Replace fresh air louvers. Upgrade site lighting and building mounted entry lighting to LED. Replace plumbing fixtures with Water Sense fixtures. Replace apartment domestic water distribution system and sanitary system. Upgrade CCTV system.

- Community Spaces Interiors: Replace finishes. Upgrade all toilet rooms and replace toilet accessories. Replace Lighting.

- Apartment Interiors: Repair gypsum board walls and base where damaged by wear; typical of bedroom and closet walls and unit demising walls. Replace walls exposed water damage; typical for corridor demising walls, kitchen walls and bathroom walls. Replace flooring, ceramic tile and trim. Replace interior doors and hardware. Replace kitchen cabinetry and appliances. Provide recirculating range hoods. Replace bath accessories and tub surround. Relocate electrical panel, replace electrical devices and fixtures. Replace through wall HVAC terminals.

- Life Safety: Provide an automatic fire suppression system throughout the entire site. Provide individual unit fire extinguishers. Replace smoke detection system and upgrade CO detection system. Replace fire alarm system and exit signs in Community spaces.

Project Name	**Shore Park Tower**	**Total # of Units:**	**160**
Street Address	**225 N Virginia Ave**	**Original PCA Submission Date:**	2/14/25
City, State	**Atlantic City, NJ**	**Last Time All Bids (Budget) Updated:**	
Zip Code	**08401**		

REHABILITATION SPECIFICATIONS
IMPROVEMENTS

WORK

Work Item (A)		Description of Improvements Work (B)	Quantity (C)	Unit Cost (D)	Budget (E)	Date of Bid Expiration (F)
Rehab Items (Code, Description)		***Increase row height to fully display description text***				
3.2.2	Storm Water Drainage		100	$150.00	$15,000	
3.2.4	Parking and Driveways		6,900	$17.25	$119,025	
3.2.4.01	Parking and Driveways Other #1		16,900	$28.75	$485,875	
3.2.9.01	Site Other #1 Trash enclosures		500	$15.00	$7,500	
3.2.9.02	Site Other #2 Fencing		225	$180.00	$40,500	
3.2.9.03	Site Other #3 site furnishings		13	$2,000.00	$26,000	
3.2.9.04	Site Other #4 Flagpole & signage		1	$6,000.00	$6,000	
3.3.2.2	Exterior Walls		6,000	$23.00	$138,000	
3.3.2.3	Insulation		9,800	$9.43	$92,414	
3.3.2.4.01	Sliding Glass Doors		1	$7,000.00	$7,000	
3.3.2.4.02	Windows		416	$768.75	$319,800	
3.3.2.5.01	Exterior Doors		160	$3,000.00	$480,000	
3.3.2.9.01	Bldg Envelope Other #1: Cleaning		65,000	$23.00	$1,495,000	
3.3.2.9.02	Bldg Envelope Other #2:		465	$27.03	$12,567	
3.3.2.9.04	Other#4 damaged wall reconstruction		4,300	$31.00	$133,300	
3.3.4	Roofs		9,800	$12.00	$117,600	
3.4.1.2.01	DHW		1	$25,000.00	$25,000	
3.4.1.2.03	Unit heaters		54	$2,500.00	$135,000	
3.4.1.2.04	DHW #4: Domestic Piping		50	$75.00	$3,750	
3.4.1.3.01	Water Savers: Faucets		320	$500.00	$160,000	
3.4.1.3.02	Water Savers: Shower Heads		160	$950.00	$152,000	
3.4.1.3.03	Water Savers: Toilets		160	$800.00	$128,000	
3.4.2.1.01	HVAC Common Area Heating		6	$9,000.00	$54,000	
3.4.2.1.02	HVAC In-Unit Heating		2	##########	$300,000	
3.4.3.1.01	Bath Exhaust Fans		16	$2,000.00	$32,000	
3.4.3.1.02	HVAC Common Area Cooling		6	$3,500.00	$21,000	
3.4.9.02	Baseboard Radiators		8,500	$30.00	$255,000	
3.4.9.03	Common Area Wall Mounted		185	$80.00	$14,800	
3.5	Elevators		2	##########	$400,000	
3.6.01	CO Detectors/Alarms		160	$75.00	$12,000	
3.6.02	Smoke Detectors		416	$50.00	$20,800	
3.6.03	Life Safety Other #1 fire		160	$125.00	$20,000	
3.7.1.01	Common Area Floor Coverings		8,500	$9.50	$80,750	
3.7.1.03	Common Area Interior Lighting		205	$500.00	$102,500	
3.7.1.04	Exit Signs		110	$200.00	$22,000	
3.7.1.05	Exterior Lighting		25	$900.00	$22,500	
3.7.1.9.01	Common Area Other #1 toilet stalls		4	$1,800.00	$7,200	
3.7.1.9.02	Common Area Other #2: Interior		82	$1,800.00	$147,600	
3.7.2.1.01	Kitchen Cabinets		2,560	$400.00	$1,024,000	
3.7.2.1.02	Kitchen Counter Tops, Sinks		2,560	$77.00	$197,120	
3.7.2.1.03	Kitchen Floor Coverings		9,200	$8.00	$73,600	
3.7.2.11.02	Range Hoods		160	$550.00	$88,000	
3.7.2.11.03	Ranges		160	$1,000.00	$160,000	
3.7.2.11.04	Refrigerators 1		160	$750.00	$120,000	
3.7.2.19	Other Appliances - small emergency		1	$50,000.00	$50,000	
3.7.2.19.03	Kitchen Community Second Floor		1	$12,000.00	$12,000	
3.7.2.19.04	Kitchen Other #3: Washer hookup		1	$1,000.00	$1,000	
3.7.2.2.01	Bath Counter Tops, Sinks		160	$500.00	$80,000	
3.7.2.2.02	Bath Floor Covering		8,250	$37.00	$305,250	
3.7.2.29.01	Bath Other #1: tile wainscot		8,800	$37.00	$325,600	
3.7.2.29.02	Bath Other #2: bathtub		160	$1,900.00	$304,000	
3.7.2.29.03	Bath Other #3: Commom Area bath		7	$850.00	$5,950	
3.7.2.3.02	Interior Doors		896	$950.00	$851,200	
3.7.2.3.03	Interior Painting		160	$1,000.00	$160,000	
3.7.2.39.01	Interior Other #1 VCT floor		91,800	$32.00	$2,937,600	
3.7.2.39.03	Interior Other #3: Ceiling repair		500	$61.00	$30,500	
3.7.2.4.03	In-Unit Lighting Fixtures		480	$196.00	$94,080	
3.7.2.4.04	In-Unit Electrical Other #1 -		1,600	$45.00	$72,000	
3.7.2.4.05	In-Unit Electrical Other #2 - electric		160	$3,500.00	$560,000	
3.8.03	Other #03 - transformers		1	$75,000.00	$75,000	
3.8.05	Other #05 - Porch railings		2,560	$200.00	$512,000	
3.8.11	Other #11 - Apartment ADA		8	$45,000.00	$360,000	
3.8.12	Other #12 - Apartment H&VI		4	$1,000.00	$4,000	
3.8.13	Other #13 - Site CCTV System		1	$25,000.00	$25,000	
3.8.14	Other #14: automatic fire		168,000	$15.00	$2,520,000	

Total Improvements Eligible for Rehab Escrow	**$16,559,381**
20.0% Contingency	**$3,311,876**
Total Rehab Escrow Improvements Plus Contingency = TOTAL FUNDING	**$19,871,257**

Comment cells provided below:

Comments:

Additional comments:

Excluded are any costs relating to mold/mildew, lead and asbestos abatement, remediation, or encapsulation. Also excluded are costs for architectural/engineering design services, construction contingency, and ACHA administration fees.

End of Section

2. Purpose and Scope

The Housing Authority and Urban Redevelopment Agency of Atlantic City (ACHA) has retained Thriven Design to provide a HUD Physical Needs Assessment of Shore Park Tower Apartments located at 225 N Virginia Avenue, Atlantic City, New Jersey. The purpose of this investigation is to evaluate the physical condition of the major building components and to provide an objective, independent, professional opinion of the potential repair and deferred maintenance costs associated with the subject property. This report includes a description of the overall condition of the building components and systems, discussion on any conditions that may limit estimated useful life (EUL) and includes capital reserves for the immediate and long-term future. The assessment process includes field visits, interviews of existing management and maintenance staff, and review of existing construction documents. Field observations by Thriven Design architects and engineers are based on visual analysis; no destructive sampling was performed.

Field Reconnaissance:
Inspected were 33 of the 160 leasable apartments, non-residential areas, building exteriors and the site.

Methodology:
Based on site reconnaissance, research and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Thriven Design submits as to when a system or component will most probably require replacement. Accurate historical replacement records, if provided, are typically the best sources of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventative maintenance exercised, and other similar items, are all factors that impact the effective remaining useful life of a system or component. The Remaining Useful Life (RUL) or effective remaining life of a component or system equals the EUL less its effective age. The estimated useful life calculations are based on those found in the Fannie Mae (FNMA) Document; FNMA, Delegated Underwriting Services (DUS) Guide Section 3 entitled, “Physical Needs Assessment Guidance to the Property Evaluator,” and HUD “CNA e-Tool Estimated Useful Life Table.”

Definitions:
Excellent: Component or system is in “as new” condition requiring no rehabilitation and should perform in accordance with expected performance.
Good: Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation work may be required.
Fair: A component or system is of a capacity that is defined as enough for hat is required, sufficient, suitable, conforms to standard construction practices, and/or is approaching end of expected performance/useful life. Replacement is anticipated in the near term of the loan.
Poor: Component or system falls into one or more of the following categories: (a) Evidence or previous repairs not in compliance with commonly accepted practices, (b) Workmanship not in compliance with commonly accepted standards, (c) Component or system is obsolete, (d) Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, (e) Evidence of excessive deferred maintenance, or state of disrepair, and/or (f) Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.
Critical Repairs: Physical deficiencies that require immediate action as a result of existing potentially unsafe conditions, building code violations, poor or deteriorated conditions of a critical element or system, or a condition that if left “as is” would result in a critical element or system failure. Also included are issues that affect sustainable occupancy or ingress and egress to the property, as well as accessibility related deficiencies when applicable.
Non-Critical Repairs (within 1 year): Physical deficiencies which include deferred maintenance, that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventative maintenance work within a zero to one-year time frame. Included are such physical deficiencies resulting from improper design, faulty installation, and/or substandard quality of original systems or materials. Components or systems that have exceeded their expected useful life that may require replacement within a zero to one-year time frame are also included. Non-Critical Repairs also include “useful repairs” construed to permit updating, modernization, and improvement of projects provided that proposed

repairs improve marketability, efficient use of energy and resources, or reduce operating expenses, and when considered in the aggregate, do not propose a scope of work equivalent to substantial rehabilitation.

Estimate Period (1-20 years): All schedules for component replacement, major maintenance, cost estimates and related inflation adjustments must be for the lesser of 20 years or the remaining life of the mortgage plus 2 years (the Estimate Period)

Green Building Principles:

An objective of this report is to identify all opportunities to improve energy efficiency, maximize water efficiency, use re-used and recycled materials where practical, safeguard the indoor air quality of the property, be of less harm to the environment generally, and remove/ re-use replaced materials and construction debris appropriately. 'Green Building' or 'Sustainable Building" is the practice of reducing the impact of buildings on the environment; both during construction and as part of the operation of the building systems. Their use of water, energy and materials should be reduced through the use of new planning methods and material usage. The owner has not designated a 'green building standard' for this project.

Market Comparable Improvements:

This report identifies short term and long term physical needs. The standard is a non-luxury standard adequate for the rental market intended at the original approval of Project-based assistance. The market upgrades identified are intended to reflect those necessary for the project to retain its original market position as an affordable project in a decent, safe, and sanitary condition. Recognition is made of any evolution of standards appropriate for such a project. The intent is to include those improvements that the project requires to compete in the non-subsidized market, resulting in a marketable project that competes on rent rather than amenities.

Owner Provided Documentation:

Relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extend and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The following documents were provided for review:

- LWDM Associates, (3/25/1996). *Reroofing at Altman Terrace, Inlet Towers and Shore Park Tower.*

3.1 Development Synopsis

Shore Park Tower was originally constructed for the Atlantic City Housing Authority in 1971. The property is 100% affordable senior and disabled housing. The property contains one seventeen story concrete residential apartment tower.

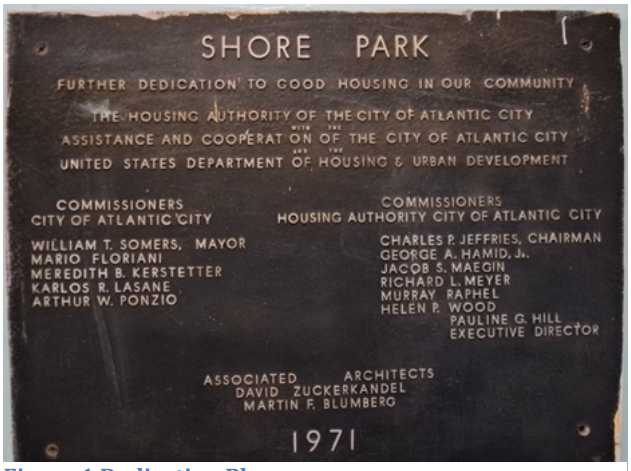


Figure 1 Dedication Plaque

The surrounding properties are a mix of housing, commercial interests, and schools. Originally, several low-rise residential buildings on this block and an adjacent block were part of the Shore Park complex.

The property contains 160 apartment units. The unit mix is 64 1-bedroom, 96 2-bedroom. There are no UFAS compliant units, and there are no known hearing and visually impaired (H&VI) accessible units. All apartments are accessed from the interior corridor.

Arrangement of residential and non-residential spaces within the building is as follows:

floor	1BR	2BR	Use/Amenity Description
1	N	N	Office, Lobby, Community Room, Kitchen, Toilet Rooms, Janitor Closet, Laundry Room, Mechanical Rooms,
2	4	6	Ten apartments
3	4	6	Ten apartments
4	4	6	Ten apartments
5	4	6	Ten apartments
6	4	6	Ten apartments
7	4	6	Ten apartments
8	4	6	Ten apartments
9	4	6	Ten apartments
10	4	6	Ten apartments
11	4	6	Ten apartments
12	4	6	Ten apartments
13	4	6	Ten apartments
14	4	6	Ten apartments
15	4	6	Ten apartments
16	4	6	Ten apartments
17	4	6	Ten apartments

This property has two (2) different apartment plan types: (1) 1-bedroom plans, (1) 2-bedroom plans. At time of the 2024 survey, the property was currently 66% leased, with a typical annual turnover of about 10%. Summary of apartment types inspected:

Apartment	Size	Accessibility	Residency
201	1-BR		Vacant
203	1-BR		Vacant
205	2-BR		Vacant
206	2-BR		Vacant
209	2-BR		Vacant
301	1-BR		Vacant
306	2-BR		Vacant

Apartment	Size	Accessibility	Residency
407	2-BR		Vacant
409	2-BR		Vacant
504	1-BR		Vacant
602	1-BR		Vacant
702	1-BR		Vacant
705	2-BR		Vacant
710	2-BR		Vacant
801	1-BR		Vacant
805	2-BR		Vacant
806	2-BR		Vacant
809	2-BR		Vacant
810	2-BR		Vacant
903	1-BR		Vacant
908	2-BR		Vacant
1004	1-BR		Vacant
1007	2-BR		Vacant
1101	1-BR		Vacant
1304	1-BR		Vacant
1309	2-BR		Vacant
1403	1-BR		Vacant
1504	1-BR		Vacant
1610	2-BR		Vacant
1705	2-BR		Vacant
1706	2-BR		Vacant
1709	2-BR		Vacant
1710	2-BR		Vacant

Unit size inspection distribution summary: (13) 1-BR; (20) 2-BR; 20% of all apartments.

The property has experienced heavy wear and tear based on its use and occupancy, age of 54 years and its exposure to shoreline elements of wind, wind driven rain, marine birds and salt air. Fixtures, finishes and furnishings within the dwelling units and common areas, in most cases, have exceeded their expected useful lives (EUL). Mechanical systems, appliances and exterior fenestration should be replaced in accordance with ASHRAE EUL guidelines. Certain aspects of the site improvements such as parking lots, driveways, sidewalk, lighting and exterior building elements should be replaced and/or repaired due to the age of the facility and potentially hazardous conditions caused by wear and tear.

3.2 Site Improvement Evaluation and Analysis

General:
The current 1.29-acre site is essentially level. The structure is at the corner of Mediterranean Ave and North Virginia. The original site is bounded by North Virginia, Mediterranean Ave, Maryland Ave. and Baltic Ave. There is no on-site storm water management system.

The property topography and adjacent uses do not appear to present conditions detrimental to the property. No significant areas of erosion were observed affecting the property.

The property is currently Zones RM-2. Multifamily developments are permitted. On-site parking is provided in one small parking lot for 18 vehicles accessed from N. Virginia Avenue, otherwise street parking.

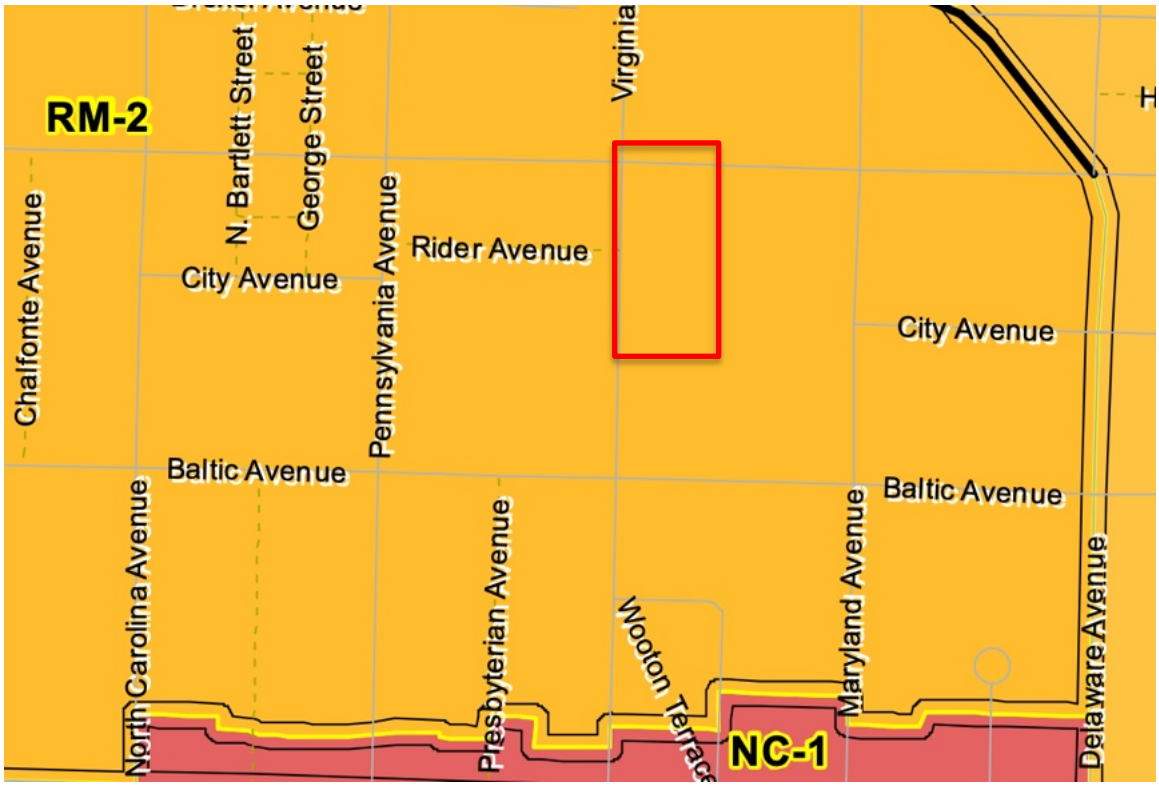


Figure 2 Atlantic City Zoning map excerpt

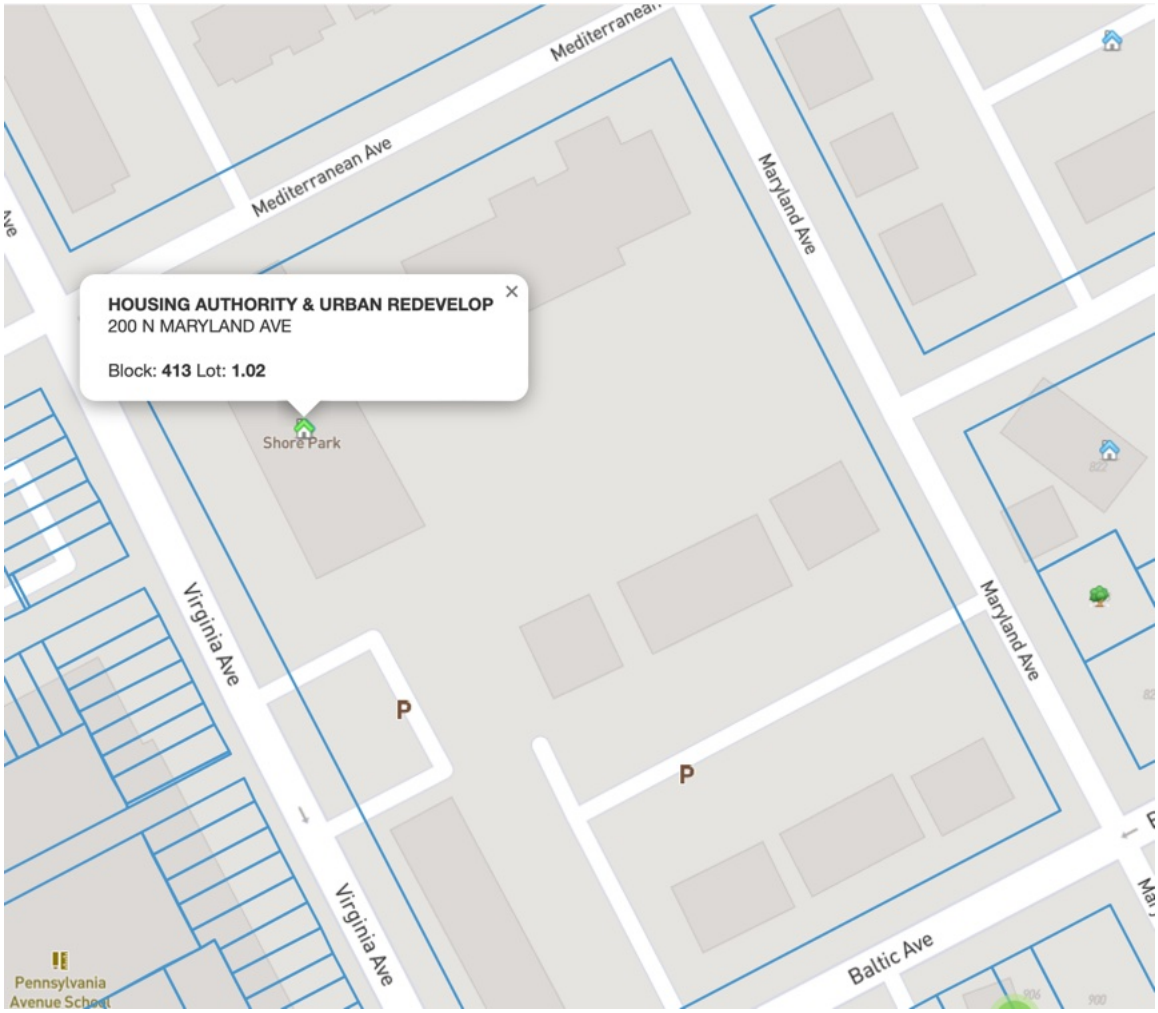


Figure 3 Tax map excerpt

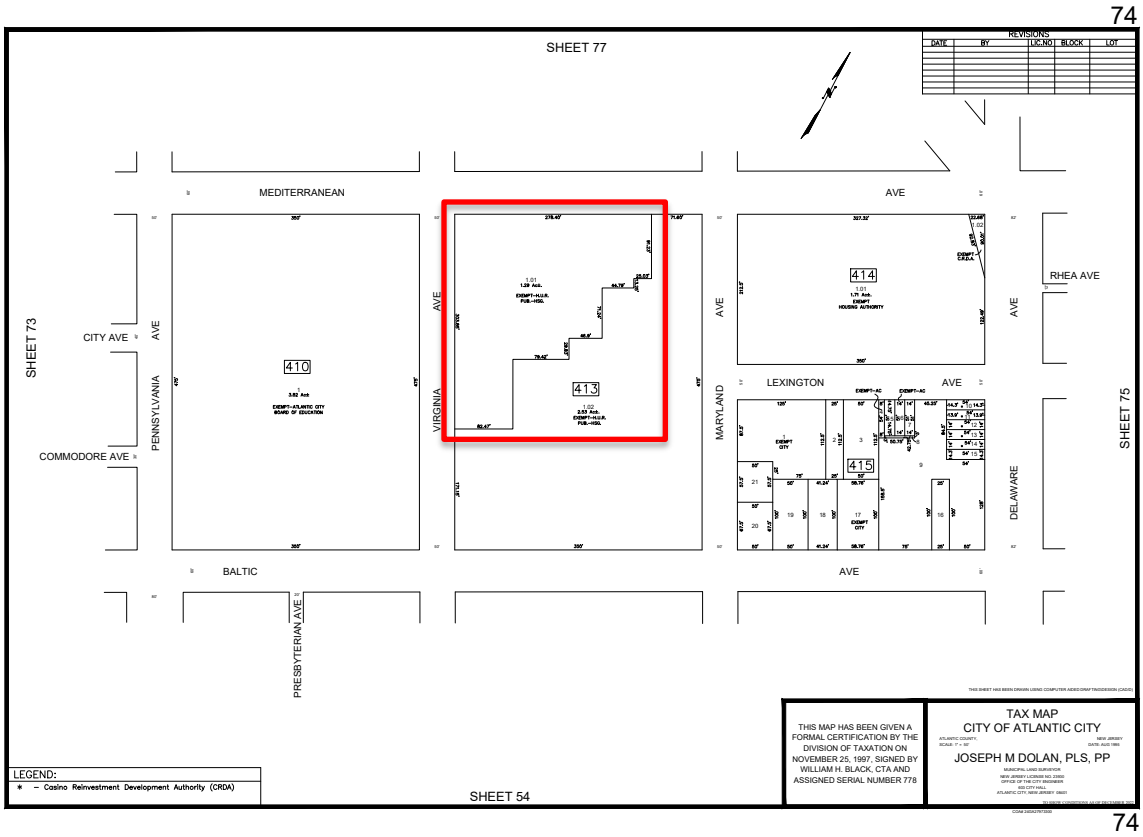


Figure 4 Tax Map

Figure 5 Current aerial view from east

Utilities:

Public utilities include water (domestic), sewer, gas, electric, telephone and cable TV. Within the site, utilities are underground. Electric service is delivered by Atlantic City Electric. Television, internet and telephone service is provided by Comcast and contracted by the resident.

Utility	Utility Provider
Water	City of Atlantic City
Sewer	City of Atlantic City
Electric	Atlantic City Electric
Telephone	Verizon
Cable TV	Comcast or satellite
Natural Gas	South Jersey Gas
Oil	N/A
Propane	N/A
Solar	N/A
Wind	N/A

Tenants pay for telephone/data. ACHA pays all other utilities.

The water, electric, gas, sewer, telephone and cable TV are assumed to be of sufficient capacity for the current usages and occupancy of these buildings.

Electrical service is overhead on the public streets surrounding the site, then drops at a utility pole for underground distribution within the site to an enclosed transformer room at the north corner of the tower.

Telephone service is overhead to the building, then distributed internally from the building's utility closet.

Domestic water service is provided from a water meter pit along North Virginia Avenue. Fire suppression service is only provided in the common areas. Should a substantial rehabilitation be undertaken, or new construction, all residential units must receive automatic fire suppression.

There are two 6" natural gas service lines coming into the building. The incoming natural gas service is coming in from behind the building enclosure in a fenced enclosure.

Sanitary sewer and domestic water has exceeded expected useful life and should be replaced in the near term. (Inside the building there have recently been repairs made to leaking pipes above the lobby and the ceiling is still in need of repair.)

Green Building Principles: It is recommended that property management perform regular visual assessments of known underground piping locations, and exterior lighting. These assessments can be performed as part of routine activities such as trash pickup, lawn mowing, or while walking from one area of the property to another. The purpose is to look for tell-tale signs of utility piping leakage and for electricity waste. Leaking pipe manifest themselves as wet spots, non-weather related puddles, areas always wet, sanitary waste, soil undermining, and noticeable increases in domestic water consumption. Such occurrences should be repaired immediately. Light fixtures should not be 'on' during daylight hours nor have broken lenses. Repair the fixture or light sensing equipment and controls immediately.

Critical Repairs:
- None.

Non-Critical Repairs:
- Scope and clear sanitary system.
- Scope and clear storm water trunks

Estimate Period Repairs:
- None

Potential upgrades:

- None.

Parking:
There is one small internal parking lot striped for approximately 18 cars south of the building. All other parking is curbside on city streets. No stalls are marked as handicap accessible.

All parking areas shall be restriped with regular spaces and two barrier-free stall sizing per local jurisdiction requirements be provided at the leasing office. Proper AASHTO signage should be provided at each designated handicap parking stall.

Critical Repairs:
- None

Non-Critical Repairs:
- Restripe
- Designate 2 HC parking stalls with striping and signage.
- Provide designated handicap parking and accessible route from lot to building entrance.

Estimate Period Repairs:
- Restripe

Potential upgrades:
- None.

Paving:
There are no internal streets. The parking lot is accessed from Virginia. The bituminous pavements have reached their expected useful life and should be replaced. Over the course of the assessment period, the bituminous paved areas should be sealed. The Loading Dock / Service Yard is accessed from Mediterranean and is concrete.

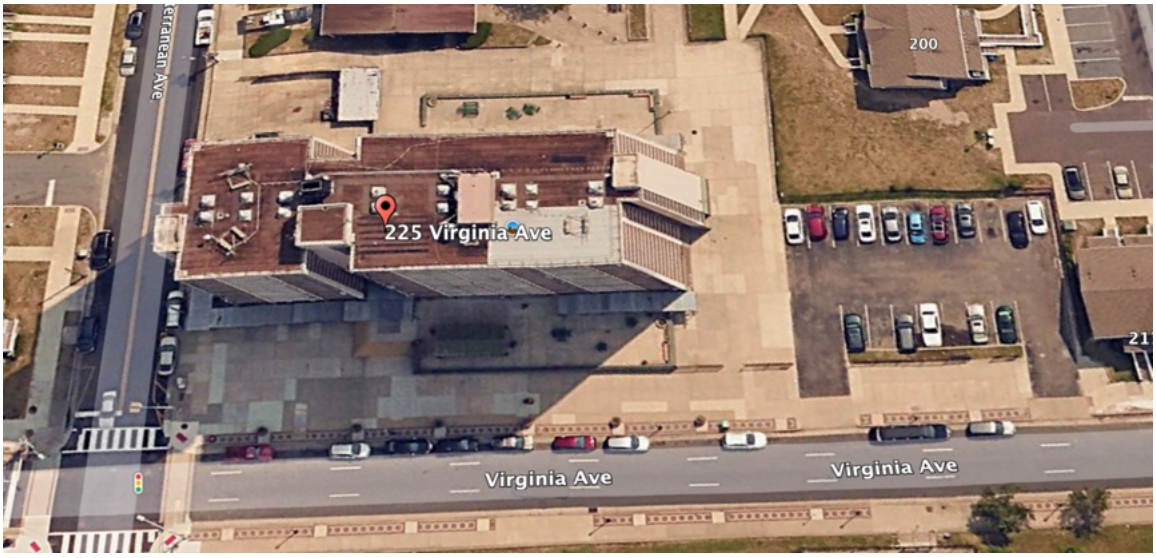


Figure 6 Overhead aerial view (north to left)

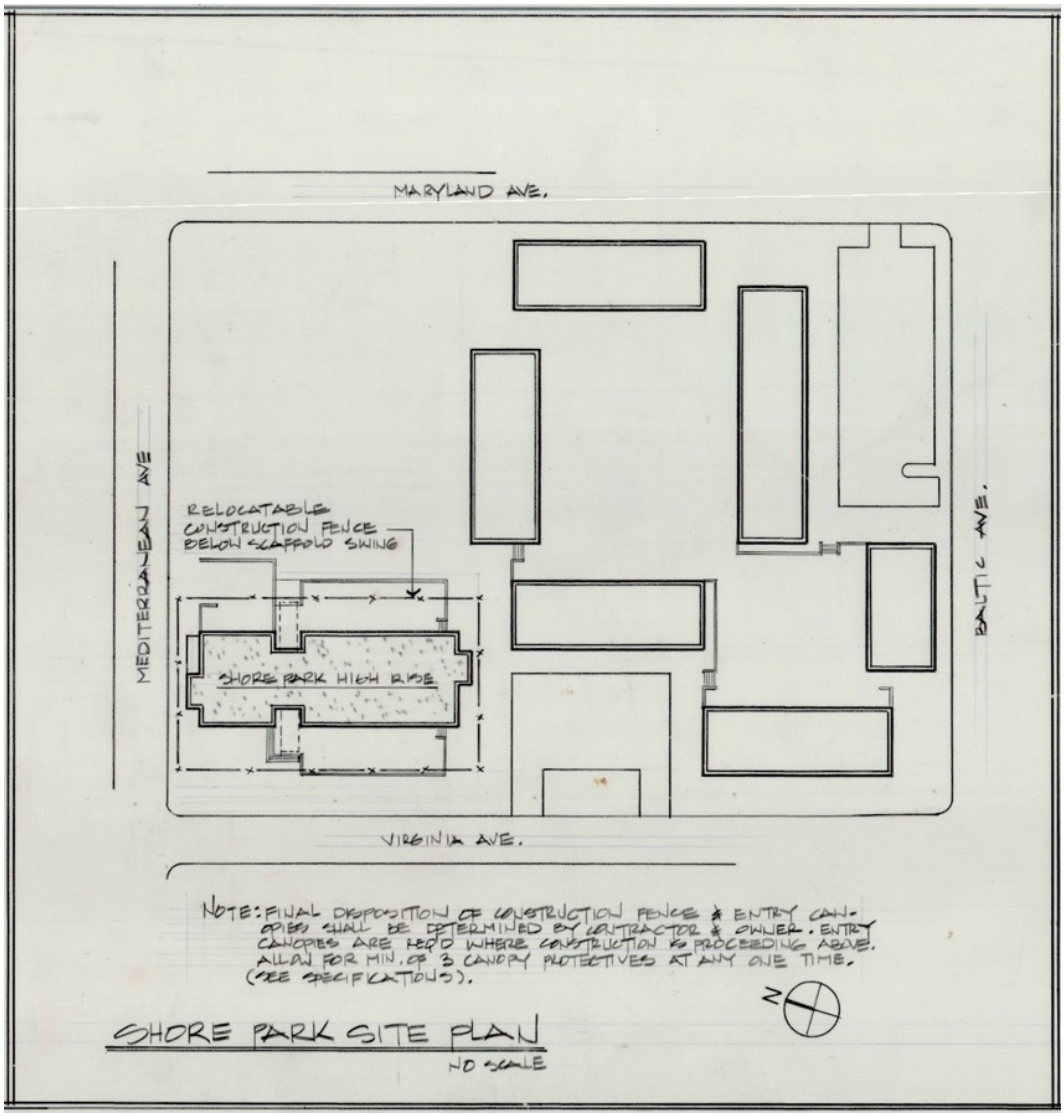


Figure 7 Circa 1996 site plan (North to left)

Critical Repairs:
- None.

Non-Critical Repairs:
- Mill and overlay, Restripe

Estimate Period Repairs:
- Sealcoat and restripe.
- Replace concrete paving.

Potential upgrades:
- None.

Sidewalks, Railings and Fences:
There are public sidewalks on the site along Mediterranean and N Virginia Aves. The entire site except for the parking lot is concrete surfacing, sidewalk on grade or elevated terrace with masonry site retaining walls. Street sidewalks and curb cuts were not assessed as they are on municipal property. The

sidewalks are nearing the end of their expected useful life. The Community room has portions of an exterior concrete patio out of service due to chain-link fencing preventing access by residents. The area is closed or obstructed due to overhead façade failures and falling building brick and concrete fragments. Exterior concrete stairs and ramps do not have proper railing extensions and should be replaced. Exterior stair between terrace and parking lot has a trip condition due to an excessive bottom riser height.

Masonry pier and architectural metal picket infill panel fencing exists along North Virginia Avenue and Mediterranean Avenue, with openings for driveways at site entrances. The fencing is in need of replacement, and masonry pier repointing.

Critical Repairs:
- Correct trip hazard at site stair

Non-Critical Repairs:
- Provide guard rail at terrace
- Replace architectural decorative fencing
- Replace non-code compliant stair railings
- Grind down sidewalk trip hazards.
- Replace broken sidewalk panels.

Estimate Period Repairs:
- None

Potential upgrades:
- None

Sewer and Drainage:
The site has a storm water system tied to the City's storm sewer system. Inlets are provided along the interior of the site and connected by concrete pipes. There is no on-site storm water management system.

Critical Repairs:
- None

Non-Critical Repairs:
- Camera scope all sanitary and storm lines from the buildings to the street.

Estimate Period Repairs:
- None

Potential upgrades:
- None

Landscaping and Site Amenities:
There are lawn panels between sidewalks and parking lots, and to the right of the main entrance and sodded parking islands within the lot.

There are no trees on the site. Shade trees should be provided at both front and rear terraces, particularly at seating areas.

There are tables and benches. The tables and benches are damaged and require replacement.

The property has one building mounted identification sign, but it was obscured by scaffolding being used as protection from falling façade debris. These building identification signs are corroded and should be replaced.

There are scaffolding and chain-link barricades deployed on site to protect against falling overhead façade materials. The scaffolding cuts off light intended to illuminate walking surfaces on required accessible routes and should be removed for safety, once the façade is stabilized.

The site is very windy and has no shade trees.

The entire site is provided with exterior pole mounted LED floodlighting which appears to have been replaced within the past 10 years. Most building mounted wall packs are high pressure sodium lamps, metal halide and are inefficient and beyond their expected useful life.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace existing light fixtures with LED Energy Star certified fixtures. Remove retrofit wallpack lighting not original to the design and supplement lighting levels of original architectural lighting with fixtures concealed from public view.
- Remove scaffolding and ensure light levels are met at all required accessible routes
- Provide landscape.
- Replace missing pole light heads and non LED fixtures with LED,
- Provide accessible site furnishings at patios.

Estimate Period Repairs:
- None

Potential upgrades:
- None

Trash enclosures:
There four 3-cubic yard trash dumpsters at the rear of the building in the Service Yard.

Critical Repairs:
- None

Non-Critical Repairs:
- None.

Estimate Period Repairs:
- None.

Potential upgrades:
- None.

3.3 Structural Frame and Building Envelope

3.3.1 Occupied Structures

Foundations and Basement:
The buildings are built on concrete foundations on piles and shared concrete pile caps. Buildings are in a flood plain according to the Flood Certifications.

Critical Repairs:
- None

Non-Critical Repairs:
- None

Estimate Period Repairs:
- None.

Potential upgrades:
- None.

Superstructure and Floors:
The building structure is reinforced concrete walls and columns. The exterior columns and spandrel face of the slab exhibit cracking, spalling, rusting and exposed rebar. The rusting and exposed rebar could indicate compromised structural capacity and should be investigated.

The floors of the tower are reinforced concrete slabs. They are in good shape. All existing penetrations should be re-sealed with appropriate fire resistance rated sealant. The stairs are poured-in-place concrete within masonry shafts.

Critical Repairs:
- Remove and repair cracked concrete at exposed concrete structure

Non-Critical Repairs:
- Repair all cracks in concrete.
- All rust stains should be explored to confirm the structural integrity of the concrete reinforcing.
- All exposed rebar should be covered properly with concrete patch to match existing.
- Seal all floor penetrations with code required rated sealant system.

Estimate Period Repairs:
- None

Potential upgrades:
- None.

Roof Structures and Roofing:
The existing roof is a modified bituminous roof system documented for replacement in 1996. Portions of the roof are black granules and portions are white granules. This system has exceeded its expected useful life. Lightning protection appears to be continuous around the perimeter.

The sanitary vents on the roof are wrapped in lead boots. It is not known what the sanitary vent material is and the condition of the sanitary vent due to the lead boot wrap.

Commercial cell tower equipment is located on the roof. This equipment is owned and maintained by others.

Figure 8 Main Roof

Recommendations:

- Replace roofing system. Roofing system shall be Energy Star compliant. Coordinate installation with cell tower franchise.

Critical Repairs:

- None.

Non-Critical Repairs:

- Replace roofing system. Roofing system shall be Energy Star compliant.
- Confirm completeness and condition of lightning protection system.
- Replace stair tower storm water downspout

Estimate Period Repairs:

- None

Potential upgrades:

- Upgrade roof Insulation R-values to new construction levels when re-roofing for increased energy savings.

Exterior Walls:

All of the exterior walls are non-load bearing brick and masonry backup, some with narrow openings for bedroom windows. The brick infill panels have failed by allowing water intrusion to crack and spall the face of the brick. The panels have been retrofitted with sealant around their perimeter and provided weeps at an unknown date in response to the deteriorating brick condition. There are reinforced concrete balconies at every living room. The exterior building walls at the balconies have been plastered with a cement stucco system. They are in fair shape and need to be cleaned of algae and stains and touched up with appropriate stucco repairs in many locations, particularly near doors.

Critical Repairs:

- Replace all deteriorated bricks and reflash all four sides of the masonry infill panel. Or replace the exterior cladding system.

Non-Critical Repairs:

- Replace the unit façade at each unit with a new insulated façade system with double hung windows and balcony sliding door.
- Clean the concrete walls and balcony
- Provide closure plate at balcony ends.

Estimate Period Repairs:

- None

Potential upgrades:

- Reconfigure fenestration to take advantage of marketable views.

Windows and Exterior Doors:

Building entry Storefront doors are aluminum framed with insulted glass vision lites, and have autoslider function at the front and rear entries. There are painted flush hollow metal exterior doors at mechanical, trash and maintenance rooms and stair towers. The doors are not thermally broken. Glazing is insulated. All are at their end of their EUL. Residential units have aluminum framed insulated glass balcony doors with sidelight that do not appear to be original to the building. The Boiler Room has exterior removable wall sections to allow for boiler replacement.

Ground floor common areas and elevator lobbies have storefront glazing systems. Residential windows: The windows are aluminum double-glazed 1/1 windows with external screens. Where tenants have installed window air conditioning, the screens are presumed lost.

Figure 9 Rear entry vestibule

Recommendations:

- Replace windows with Energy Star compliant products (Double glazed, Low-E, argon filled), with integral limiters where required by Building Code.

Critical Repairs:

- None.

Non-Critical Repairs:

- Replace windows with Energy Star compliant product with sash limiters.
- Replace all doors with Energy Star compliant products.
- Replace storefront systems.

Estimate Period Repairs:

- Replace automatic entry doors at front vestibule.

Potential upgrades:

- None.

3.3.2 Other Structures Evaluation

No other structures on the property were evaluated.

Critical Repairs:

- N/A.

Non-Critical Repairs:

- N/A

Estimate Period Repairs:

- N/A

3.4 Mechanical and Electrical Systems Evaluation

3.4.1 House Mechanical and Electrical Systems Evaluation

Space Heating and Cooling:
Shore Park is heated by heating hot water provided by two Cleaver Brook boilers. The model numbers are CB266-300. The boilers are labeled as SP1 and SP2. SP1 looks to be in a better shape than SP2. SP2 does not appear to be operating and has visible damages to it's housing. The Cleaver Brook boilers are installed circa 1970 and have an expected useful life of 40 years. The Cleaver Brook boilers have exceeded their expected useful life and should be replaced. The boiler booster pumps are Grundfos Model C. The boiler booster pumps are installed around 2020 and are in good condition.

There are two Raypak hot water boilers, model number WH3-0514A. One of the Raypak hot water boilers is not in operation and is missing its booster pump. The operating Raypak hot water boiler has a newer Taco pump, model number 1615DAE1L000000, and was installed around 2022. The operating Raypak hot water boiler's front cover is open. It is recommended that the cover is securely shut. The two hot water boilers are manufactured in 2010 and have an expected useful life of 40 years. Replacement is not recommended at this time. Contractor to diagnose and repair the boiler that is currently not in operation. There are missing insulations in various locations. It is recommended that the heating hot water pipes are insulated.

The system expansion tank is Extrol AX60V and is installed around 2010. The expansion tank has noticeable rust on its housing. It is recommended that the expansion tank is replaced.

The DCW booster pumps are Paco Pumps. The Paco pumps' model number is not visible. The pump looks old and may have exceeded its useful life. It is recommended that the pump be replaced. There are several other DCW booster pumps that appear to be abandoned. It is recommended that any pump not in service be removed.

There are two Adamson Co. expansion tanks, installed around 1970, on the mezzanine. Expansion tanks have a useful life of 10 years. The hot water storage tanks have exceeded their expected useful life and is recommended that they be replaced.

There are six Amana PTAC units in the Community Room with hydronic baseboard heaters on the exterior wall parameters. The Amana PTAC's model number is PTH123E35AXXXAB. The PTAC is estimated to be installed around 2010. The PTAC units have an expected useful life of 15 years. The PTAC units are at the end of its expected useful life and is recommended that the PTAC units be replaced with high efficiency PTAC units.

Heating for the corridors are provided by hydronic baseboard heaters. The hydronic baseboard heaters are located beneath the windows.

Heating for dwelling units is provided by hydronic baseboard heaters. The hydronic baseboard heaters are located on the exterior wall parameters. The expected useful life of a hydronic baseboard heater is 30 years. The hydronic baseboard heaters look to be over 30 years but are in good shape. Replacement of the hydronic baseboard heaters are not recommended at this time. No permanent cooling system was observed.

There is a portable plugged-in electric baseboard heater in the Fire Pump Room. The electric baseboard heater is Glen Dimplex Americas EPN1500. The electric baseboard heater was manufactured in 2022 and looks to be in good shape. It is recommended that the baseboard heater be placed in a secure location and out of the walking pathway. There is a Trane unit heater in the Fire :Pump room that does not appear to be operational. The model number of the Trane unit heater is UHSA-060S-8CAAC. Alternative to the baseboard heater, it is recommended that the electric unit heater be replaced.

Heating in the lobby, lobby men's restroom, main vestibule, and rear vestibule is provided by hot water radiation. Replacement of the hot water radiator is not recommended at this time.

There is a Daikin Heat Pump, model number RZQ18PVJU9, on the roof and it is not known what indoor unit it serves; it is possible that it serves the Elevator Machine Room. The heat pump is installed around 2017 and has an expected useful life of 20 years. Replacement is not recommended at this time.

The Security & Reception Room is cooled and heated by a Mitsubishi wall mounted ductless mini-split, model number MSZ-WR09NA. The outdoor heat pump is MUZ-WR09NA. The mini-split heat pump is manufactured in 2024 and have a expected useful life of 20 years. Replacement is not recommended at this time. There are two small hydronic baseboard heaters in the Security & Reception Room that looks to be part of the original installation. The casing of the radiator is damaged. Replacement of the radiator is not recommended at this time. There is a York heat pump near the Security & Reception Room's heat pump unit. It is not known what indoor unit it serves. The model number is YCJD60S41S1C. The York unit is installed around 2010 and have a useful life of 20 years. Replacement is not recommended at this time.

There are no heaters in the stair towers. It is recommended that heaters be installed on every level in the stair towers to prevent the sprinkler standpipes from freezing.

The automatic air vent for the heating hot water system on the 17th floor of the south stair tower is rusted. It is recommended that the air vent be replaced.

Critical Repairs:
- Replace Extrol expansion tank
- Replace Adamson Co. expansion tanks on the mezzanine
- Replace Trane unit heater in fire pump room
- Replace automatic air vent on 17th floor of south stair tower

Non-Critical Repairs:
- Replace six (6) PTAC units with six (6) high efficiency PTAC units in the community room
- Replace two (2) Cleaver Brooks Boilers

Estimate Period Repairs:
- None

Potential upgrades:
- Install wall mounted electric heaters in the stair towers on every level

Combustion Air:

Combustion air intake louvers are present in the boiler room, above the exterior doors. Replacement is not recommended at this time.

Critical Repairs:
- None

Non-Critical Repairs:
- None

Estimate Period Repairs:
- None

Potential upgrades:
- None

Ventilation:

There is no exhaust fan in the range hood in the Community Room Kitchenette. The exhaust fans are in the ceiling and wall. It is not known if the exhaust fans are operable as all the switches were tested.

There is a concealed exhaust fan in the fire pump room that's set to turn on at 70ºF. It is unknown rather the exhaust fan is still in operation.

The Laundry Room dryer exhausts are individually terminated to the exterior wall. There is a disconnected dryer duct and noticeable lint behind the dryers. It is recommended that the dryer ducts are sealed tight and that the disconnected dryer duct is reconnected to it's respective downstream duct.

The model number for the bathroom exhaust fan in the Lobby men's restroom is inaccessible at the time of the visit. It is unknown rather the exhaust fan is operable. It is recommended that the exhaust fan be replaced if it is no longer operable.

The model number for the bathroom exhaust fan in the Boiler Room Restroom is inaccessible at the time of the visit. The exhaust fan looks to be in good shape. Replacement is not recommended at this time. There are 15 rooftop exhaust fans on the roof. Some of the exhaust fan name plates has faded. Below is a list of exhaust fan model numbers that was visible during the time of the visit. The exhaust fans with legible nameplates are manufactured between 2007 to 2017. The expected useful life of the exhaust fans are 20 years and some of nearing the end of its useful life while others looks to have exceeded it's expected useful life. Replacement for the exhaust fans that have exceeded it's expected useful life is recommended.

The unique power ventilators on the roof are listed below:

- PennBarry DX24B-CA
- PennBarry DX24B
- Daikin RZQ18PVJU9
- PVC DX24B
- PVC AT35

There is no exhaust fan in the Trash Room in the Boiler Room. It is recommended that an exhaust fan is installed in the Trash Room.

Smoke relief shall be provided at the top of the elevator shaft based on code requirements. The smoke relief system shall be monitored through the central alarm system. A fail-open damper shall be provided on the relief louver and interconnected with a smoke damper.

Critical Repairs:

- Replace compactor/trash room exhaust fan
- Reconnect dryer exhaust duct to it's respective duct to exterior
- Replace lobby men's restroom exhaust fan

Non-Critical Repairs:

- Replace eleven (11) exhaust fans on roof
- Install trash room exhaust fan
- Provide elevator shaft smoke relief system

Estimate Period Repairs:

- None

Potential upgrades:

- None

<u>Natural Gas Distribution:</u>
The natural gas pipes in the laundry serving the individual dryers does not have a drip leg. It is recommended that a drip leg is installed downstream of the shut off valve at each appliance.

Critical Repairs:

- None

Non-Critical Repairs:

- Install natural gas drip leg downstream of the shutoff valve at each dryer

Estimate Period Repairs:

- None

Potential upgrades:

- None

Domestic Water Heating and Plumbing:
Hot water generation is described earlier in this report.

There are two domestic hot water circulation pumps, labelled as HWCP-1 and HWCP-2. HWCP-1 is labelled as house and HWCP-2 is labelled as Laundry. The two pumps are Bell & Gossett 56A17D59F K. The two pumps are installed around 2001. It is recommended that the pumps be replaced.

Critical Repairs:

- Replace two (2) domestic hot water circulation pumps in boiler room

Non-Critical Repairs:

- None

Estimate Period Repairs:

- None

Potential upgrades:

- None

Plumbing Fixtures:
The two double-bowl drop-in stainless steel sinks fixtures in the Community Room Kitchenette appear to be in good shape. The expected useful life of the Kitchenette plumbing fixtures are 20 years. It is recommended that the plumbing fixtures be replaced . Ther is a water fountain in the main lobby located in a recessed niche that is not an accessible width.

The floor drain strainer in the Fire Pump Room is not secure and is not connected to the floor drain. There are dirt and debris surrounding the floor drain. It is recommended that the floor drain area is cleaned off and the floor drain strainer is secured.

The shutoff valves in the Laundry Room appears to be dated but in working condition. It is recommended that the shutoff valves be replaced with ball valves for quick shutoff in case of an emergency.

The plumbing fixtures (toilet, urinal, lavatory) in the Lobby Men's restroom appears to be in good shape. Replacement is not recommended at this time. Restroom fixtures have an expected useful life of 20 years.

The plumbing fixtures (toilet and lavatory) in the Boiler Room restroom appears to be dated. It is recommended that the plumbing fixtures be replaced.

Critical Repairs:

- None

Non-Critical Repairs:

- Replace plumbing fixtures in boiler room restroom
- Replace fixture units in dwelling unit where needed
- Clean off dirt and debris around fire pump room floor drain and secure floor drain strainer

Estimate Period Repairs:

- None

Potential upgrades:

- Replace community laundry room shutoff valves with ball valves

Storm Water:
The primary roof drains are rusting. It is recommended that the primary storm water drain is replaced.

Critical Repairs:

- None

Non-Critical Repairs:

- Replace primary roof drains.

Estimate Period Repairs:

- None

Potential upgrades:

- None

Power:

The main power incoming service is in a first-floor electrical room. A 2000 Amp, 120/208 volt, 3 phase distribution panel feeds a series of house panels. The house panels are located throughout the building to provide power to all building common spaces. The main distribution panel also feds a bus duct riser. The bus duct riser is in the building core are and feeds meter centers located in core area closets on each floor. The bus duct and meter centers were replaced about 5 years ago due to water damage.

Each meter center equipment with 100-amp, 120/208-volt single phases meters. One meter is provided for each apartment on the associated floor.

The building is also provided with a second incoming service which is also located in the first-floor main electrical room. The service feeds a series of disconnect switches and meters. The meters appear be feeding panels which may have once fed commercial tenants in the building.

The building is provided with a 150 KW,120/208 volt, 3 phase generator which provides emergency power to the elevator and various other life safety systems in the building.

The electrical service equipment in in good to excellent condition and is not expected to require replacement during the estimated repair period.

Critical Repairs:

- None

Non-Critical Repairs:

- None.

Estimate Period Repairs:

- None

Potential upgrades:

- None

Lighting:

The corridor areas are lit with wall mounted 4-foot wrap around fluorescent fixtures. Common areas such as the Laundry and meeting spaces are lit by 2x2 and 2x4 T-12 lay-in fluorescent and surface mounted 4-foot surface wrap around fluorescent fixtures. The ground floor lobby is provided with decorative pendant mounted linear fluorescent fixtures and fluorescent sconces.

Back of house area such as utility and storage areas are provided strip fluorescent T-12 fixtures. Exterior lighting generally consists of ceiling mounted fluorescent fixtures at the front entry along with fluorescent sconces. Building façade is provided with HID wall pack fixtures. Parking lot and rear patio area are equipped with pole mounted HID fixtures.

Battery pack emergency lighting is provided throughout common and public spaces of the building.

Critical Repairs:

- None

Non-Critical Repairs:

- Replace existing common and public area lighting fixtures with LED type.
- Recommend annual maintenance service of the main switchboard, meter centers and panelboards will extend useful life of equipment.

- Replace fluorescent fixtures in stair tower with 2-stage LED fixtures with motion sensors to improve energy efficiency.
- Add motion sensors in laundry rooms, mechanical closets, basements and other common area rooms to improve energy efficiency.

Estimate Period Repairs:

- None

Potential upgrades:

- None

3.4.2 Dwelling Unit Mechanical and Electrical Systems Evaluation

Residential Heating and Cooling:
Residential heating is provided by heating hot water baseboard heaters on the perimeters of each room. Baseboards have exceeded their expected useful life and should be replaced.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace existing baseboard radiators and covers

Estimate Period Repairs:
- None

Potential upgrades:
- None

Residential Ventilation:
Dwelling Units have a common bathroom exhaust in the shower and a common kitchen exhaust in the kitchen. The common exhaust fans do appear to be operating. Non-functionality of the fans currently in place and could be the reason why there is no air being exhausted at this time. It is recommended that a CAR damper be installed at every bathroom exhaust grille to improve ventilation rates across the exhaust stack.

Critical Repairs:
- None

Non-Critical Repairs:
- None

Estimate Period Repairs:
- None

Potential upgrades:
- Install CAR dampers at every bathroom exhaust grille

Residential Domestic Water Heating and Plumbing:
Residential domestic water heating is generated by the domestic hot water boiler in the boiler room. The plumbing fixtures (toilet, lavatory, enameled steel tub, kitchen sink, faucets, showerhead) are typically beyond their EUL and should be replaced. Kitchens also have gas ranges.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace unit bathroom fixtures throughout

Estimate Period Repairs:
- None

Potential upgrades:
- None

Residential Electrical:
Power:
Each apartment is provided with a 40 Amp, 12 pole,120/208, single phase load center manufactured by Square D.

Recommendations

- Service the GFCI receptacles and replace as necessary.
- Replace all receptacles and switches
- Replace all unit smoke detectors with combination CO/smoke detectors.
- Provide AFCI circuit breakers for all unit receptacle and lighting circuits.
- Relocate the electrical panel and riser to an accessible, code compliant, location.

Figure 10 Typical apartment load center

Critical Repairs:

- None.

Non-Critical Repairs:

- Service the GFCI receptacles and replace as necessary.
- Replace all receptacles and switches
- Replace all unit smoke detectors with combination CO/smoke detectors.

Estimate Period Repairs:

- Replace all unit smoke detectors with combination CO/smoke detectors.

Potential upgrades:

- None

<u>Lighting:</u>

Typically, unit bedroom, kitchen and hall are provided with wall or ceiling-mounted fluorescent or incandescent lighting fixtures.

Recommendations

- Replace all fluorescent and incandescent fixtures with LED fixtures.

Critical Repairs:

- None

Non-Critical Repairs:

- Replace lighting fixtures with LED.

Estimate Period Repairs:

- None

Potential upgrades:

- None

3.5 Vertical Transportation

Elevator Equipment Room:
Rooftop located and accessed via an interior roof hatch.
The elevator machine room is cooled by Sanyo wall mounted ductless mini-split, model number KHS3682, with the outdoor condensing unit being Sanyo CH3682. The units are installed around 2011 with the wall mounted ductless mini split having an expected useful life of 15 years and the outdoor condensing unit having an expected useful life of 20 years. Replacement of the elevator air conditioner units are not recommended at this time. There is a Berko 7.5kW electric unit heater in the elevator machine room. Electric unit heaters have a useful life of 20 years and the electric unit heater in the elevator machine room looks to have exceeded its useful life. It is recommended that the electric unit heater be replaced.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace electric unit heater.

Estimate Period Repairs:
- Replace ventilation system.
- Replace HVAC system.

Elevators:
There are two 2500# traction elevators at this site. Car 1 appears to operate normally; Car 2 operates slower than acceptable. Controller cabinets indicate last overhaul was in 1996. The finishes in both elevators are beyond their expected useful life and require updating.

Critical Repairs:
- None.

Non-Critical Repairs:
- Replace cab finishes
- Service Car #2 operating equipment

Estimate Period Repairs:
- Replace controllers and motors; rebuild cab, replace cab finishes, replace car doors, replace call stations.

3.6 Fire and Life Safety

Life Safety:
The fire pump is located in the Fire Pump room. The fire pump's make and model was not obtained and looks to be the original fire pump. It is recommended that the fire pump be regularly maintained. Replacement of the fire pump is not recommended at this time. The Grundfos jockey pump has some visible rust and is installed around 2014. The model number of the Grundfos jockey pump was not identified. Replacement is not recommended at this time. A fire suppression system for the corridors, standpipes and first floor, is present. Emergency lighting and exit signs are located throughout the building. The corridors have loudspeakers connected to the building emergency management system.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace pumps

Estimate Period Repairs:
- Replace exit signs and emergency lighting with LED devices.

Potential upgrades:
- None

Building Security:
- Building perimeter:
  - Perimeter CCTV: There are building mounted and pole mounted cameras located throughout the site, with coverage of all building facades and open areas. The monitoring equipment is installed in the main office and linked to a central station in the ACHA offices. The City Police department has access to the video feed and camera controllers. Many cameras on site are inactive or missing.

  - Perimeter lighting: Area lighting is provided by various surface mounted fixtures. These fixtures are in fair condition and provide sufficient light to comply with minimal security requirements.

    Recommendations:
    - Replacing the area lighting with more energy efficient LED fixtures is recommended.
    - Upgrade the back end of the CCTV system.

Residence Life Safety:
Each unit is equipped with a 120 volt with battery backup automatic fire detection devices including single station smoke alarms in the hallways in front of the apartment bedrooms. Some units are equipped with combination carbon monoxide detector or standalone carbon monoxide detectors.

Within future designated Hearing & Visually Impaired accessible units, to meet State code scoping requirements, requires horns in bedrooms and strobe units in common/central spaces. In addition, the apartment bathrooms should be equipped with a strobe-only notification device.

Currently the units do not have an automatic fire suppression system. Because no change of use is contemplated, an upgrade is not required. However, due to the magnitude of the proposed renovations, a R13 fire suppression system should be installed to meet current code requirements. There are no manual fire suppression devices in the apartments (fire extinguishers).

Critical Repairs:
- None

Non-Critical Repairs:
- Provide visual notification devices in living rooms, bedrooms and toilet rooms of apartments provided for designated hearing & visually impaired units.
- Replace CO detectors

- Replace hardwired smoke detectors

Estimate Period Repairs:
- Replace fire extinguishers
- Replace CO detectors
- Replace smoke detectors

Potential Upgrades:
- Provide automatic fire suppression system throughout.

Residence security:
The property utilizes an emergency call system or “Nurse call system,” with pull stations located in the bathrooms and bedrooms. But has a partially decommissioned hard wired system with alarm bells and visual identifier over the apartment entry door. This system is not being used, but is not visually clear that it is not the current system. This could potentially cause confusion. Each apartment entry door has a combination door viewer/chime.

Critical Repairs:
- None

Non-Critical Repairs:
- Decommission the older emergency call system and replace door light indicators with blank face plates.
- Adjust door hardware complement when doors replaced.

Estimate Period Repairs:
- None

Potential Upgrades:
- None

3.7 Interior Elements - Common

Common Areas:
The following chart reflects the areas accessible to the residents and the current finishes.

		FLOORING							WALLS					CEILING				
	Room/Existing Finish	Conc - ptd	Conc - sealed	VCT/VB	Rubber tile	CT/Porc Tle	Carpet		Masonry - ptd	GWB - ptd	Crash Rail	CT Wainscot		Lay-in	GWB Clg	Conc	Window	Ext Door
1	Vestibule			X						X				X				
2	Lobby			X						X				X			X	X
3	Security			X						X				X			X	
4	Community Room			X						X				X			X	X
5	Kitchenette			X						X				X	X		X	
6	Elevator Lobby			X						X				X			X	
7	Men's					X				X		X		X				
8	Women's					X				X		X		X			X	
9	Laundry			X						X				X				
10	Office			X						X				X			X	
11	Toilet					X				X		X		X			X	
12	Trash		X						X							X		X
13	Maintenance + Storage		X						X							X		X
14	Mechanical		X						X							X		X
15	Transformer		X						X							X		X
	Fl 2-17 Elevator Lobby			X					X							X	X	
	Fl 2-17 Corridor			X					X	X						X		
	Fl 2-17 Trash		X						X							X		
	Stair Towers	X							X							X		X
	Elevator Machine Rm	X							X							X		X

Mail delivery: Mail boxes are located in the main lobby. The mailboxes have exceeded expected useful life and should be replaced.

Public restrooms have metal toilet partitions, tile wainscot, and a smattering of bath accessories. The restrooms do not comply with current accessibility standards. Staff single-use restrooms are not accessible.

Community Room Kitchenette has a refrigerator, two gas ranges and range hoods and two double bowl drop-in sink into the plastic laminate counter. There is a storage island. There is a roll-up counter door to the Community Room. This room is not accessible.

On typical floors, the Trash Chute is not accessible due to the narrow door size to the corridor.

Before any action to replace drop ceiling components, ensure all plumbing systems above the ceiling are not leaking.
Signage for all rooms is either not located in accordance to the barrier-free codes, or is lacking. All rooms shall be identified with Braille ADAAG-compliant signage.

Critical Repairs:
- None

Non-Critical Repairs:
- ADA signage
- Replace finishes throughout

Estimate Period Repairs:
- Replace finishes.

Potential upgrades:
- Modify public restrooms and kitchenette for handicap accessibility.

Maintenance Areas:
Areas generally not accessible to residents within the building include mechanical and service areas. The chart above depicts the rooms and their current finishes.

Critical Repairs:
- None

Non-Critical Repairs:
- ADA signage
- Repaint
- Replace floors

Estimate Period Repairs:
- Repaint

Potential upgrades:
- None.

Trash Chute:
There is one trash chute with one trash compactor at this site. Trash room is open to maintenance room. The trash compactor is currently abandoned, and the chute is not in use. It is recommended that the trash chute and compactor be restored to operating status.

Critical Repairs:
- Thoroughly clean the chute

Non-Critical Repairs:
- Replace compactor
- Replace hopper doors at each residential floor

Estimate Period Repairs:
- Thoroughly clean the chute

3.8 Dwelling Unit Interior Evaluation

Walls, Floors and Ceilings:
Flooring: All occupiable rooms have VCT flooring with vinyl base. The condition of the flooring is poor. The flooring in the bathrooms is ceramic tile. All flooring should be replaced as part of a preservation rehabilitation.

	FLOORING								WALLS				CEILING				
Room/ Existing Finish	**Conc - ptd**	**Conc - sealed**	**VCT**	**Vinyl Tread**	**CT**	**Carpet**	**Wood**		**Masonry - ptd**	**Plaster/GWB**	**CT Wainscot**		**Lay-in**	**Plastered concrete**		**Window**	**Ext Door**
Entry			X							X				X			
Coat Closet			X							X				X			
Kitchen			X							X				X			
Kitchen Closet			X							X				X			
Living Room			X							X				X		X	X
Hall			X							X				X			
Hall Closet			X							X				X			
Bathroom					X					X	X		X				
Bedroom			X							X				X		X	
Bedroom Closet			X							X				X			

Walls: Interior partitions are typically gypsum board on metal stud. All walls are painted. The bathtub surrounds are currently three-piece fiberglass with integral soap dishes.

Ceilings: Interior ceilings are typically popcorn coated concrete. Standard ceiling height in the residential floors is about 8'-0". Bathrooms have drop ceilings. In areas of high humidity, the ceiling tiles were sagging. Underneath bathrooms was evidence of patching due to old plumbing leaks.

See table below for proposed finishes package.

	FLOORING							WALLS				CEILING					
Room/ Proposed Finish	**Ptd conc**	**LVT/wd base**	**RT/VB**	**Epoxy Coat**	**Porcelain tile**	**CT**	**Carpet**	**CMU Wall ptd**	**Conc Wall ptd**	**GWB/Plaster ptd**	**CT Wainscot**	**Conc Clg ptd**	**Conc/Insul ptd**	**Lay-in Clg**	**GWB/Plaster ptd**		
Entry		X								X		X					
Coat Closet		X								X		X					
Kitchen		X								X		X					
Kitchen Closet		X								X		X					
Living Room		X								X		X					
Hall		X								X		X					
Hall Closet		X								X		X					
Bathroom						X				X	X			X			
Bedroom		X								X		X					

	FLOORING							WALLS				CEILING					
Room/ Proposed Finish	**Ptd conc**	**LVT/wd base**	**RT/VB**	**Epoxy Coat**	**Porcelain tile**	**CT**	**Carpet**	**CMU Wall ptd**	**Conc Wall ptd**	**GWB/Plaster ptd**	**CT Wainscot**	**Conc Clg ptd**	**Conc/Insul ptd**	**Lay-in Clg**	**GWB/Plaster ptd**		
Bedroom Closet		X								X		X					

Critical Repairs:
- None

Non-Critical Repairs:
- Replace flooring and underlayment throughout.
- Repaint units
- Replace bathroom ceramic tile floor and tub surround.

Estimate Period Repairs:
- Repaint units

Potential upgrades:
- N/A

Windows and Doors:
As discussed earlier, apartment exterior windows are aluminum units with double paned glass. Screens are for most part missing. No window guards were observed, and no windows had the building-code required sash limiters. Windows treatments have exceeded their useful life and should be replaced. Room darkening blinds are recommended.

Units have flush painted metal interior corridor entry doors, typically 3'-0" wide. Typical door hardware package includes hinges, combination lever latch set deadbolt, threshold, combination peep/chime, self-closing hinges. gaskets and stop.

The bedroom and bathroom doors are flush wood doors, 1-3/8", set in a hollow metal door frame. Hardware includes a privacy knob set, hinges and a stop. Stops are generally missing in the bathrooms. Door heights are 6'-8". These doors are in poor to fair condition.

When present, closet doors are typically flush wood bi-pass doors with large finger cups. These doors are in poor to fair condition.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace door hardware in units converted to handicap accessible.
- Replace window treatments
- Replace all interior doors and hardware

Estimate Period Repairs:
- Replace window treatments

Potential upgrades:
- Replace swing doors with solid core doors

Kitchen Fixtures and Furnishings:
Kitchen layouts are typically double galley with a large pass through openings to the living room. Cabinets are wood face frame with plywood panels with no pull hardware. Countertops are plastic

laminate with backsplash. There are a variety of counters as they have been replaced over time. Drawer boxes are wood. Appliance package consists of a 20-inch gas range with splash panel, 24" recirculating range hood, single bowl drop-in stainless steel sink with single lever faucet, and a refrigerator. There are no fire extinguishers within the unit.

Refrigerators are not required appliances by code. However, to increase energy efficiency in the building and control electrical expenses, a recommendation would be to provide Energy Star refrigerators for each unit.

The countertops are beyond the end of expected useful life and should be replaced. The cabinet doors are getting harder to operate and should be replaced. Cabinets are reaching the end of expected useful life. All appliances and fixtures should be replaced at the same time, using Energy Star appliances where available. As discussed earlier, a splash guard shall be provided at all ranges. The range hood helps reduce grease buildup on the cabinets above and serve as a host location for magnetized dry chemical fire suppression systems.

For residential developments, a hand-held 5-pound ABC fire extinguisher should be provided in every unit. In addition, we strongly encourage the installation of a dry powder fire extinguishing canisters in the range hoods above gas ranges.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace cabinets and counters and sink.
- Provide Energy Star replacement appliances (refrigerator, range, range hood)
- Replace range splashguard panel.

Estimate Period Repairs:
- Appliance package

Potential upgrades:
- None

Bath Fixtures and Furnishings:
Each apartment bathroom has an enameled steel tub with a three piece fiberglass surround over the original ceramic tile, a cultured marble sink in a wood vanity base, and a two-piece, tank-type, floor-mounted water closet. Accessories include a shower rod, towel bar, mirrored medicine cabinet, toilet paper roll holder, soap dish, tumbler / toothbrush holder, toilet side grab bar, tub side and head grab bar. Faucet is not low-flow. Grab bars are 'reasonable accommodations.' The vanity bases are in poor condition and should be replaced.

Plumbing fixtures are typically beyond their expected useful life and should be replaced. Water closets are 1.6 gallon per flush or larger. Lavatory sinks are provided with two handle faucets and are either original or replaced during unit turns; and are not low-flow. Shower heads vary by apartment and are not low-flow. Shower controls vary from two-handle to single handle.

Critical Repairs:
- None

Non-Critical Repairs:
- Replace vanity base and cultured marble top
- Replace faucets and showerheads with low-flow WaterSense models.
- Replace toilet with low-flow / WaterSense model
- Replace bathtubs and surrounds.
- Replace all supply and waste lines
- Replace bath accessories

Estimate Period Repairs:
- Replace bath accessories

Potential upgrades:

- None.

4.0 Additional Considerations

Indoor air quality and mold:
Plumbing leaks from bathtubs and toilets, water intrusion from exterior walls, balcony doors and roof leaks appear to have caused damage to the units over time. Mold has been remediated several times in the building. Residue of plumbing leaks was observed in some bathrooms and kitchens. In some cases, there were obvious repairs made to the soffits and walls.

Exhaust grilles in the kitchen and bathroom, and their fire damper, all exhibited varying degrees of grease build-up especially in the gap between the grille and damper. The grilles should be removed and the entire area cleaned thoroughly.

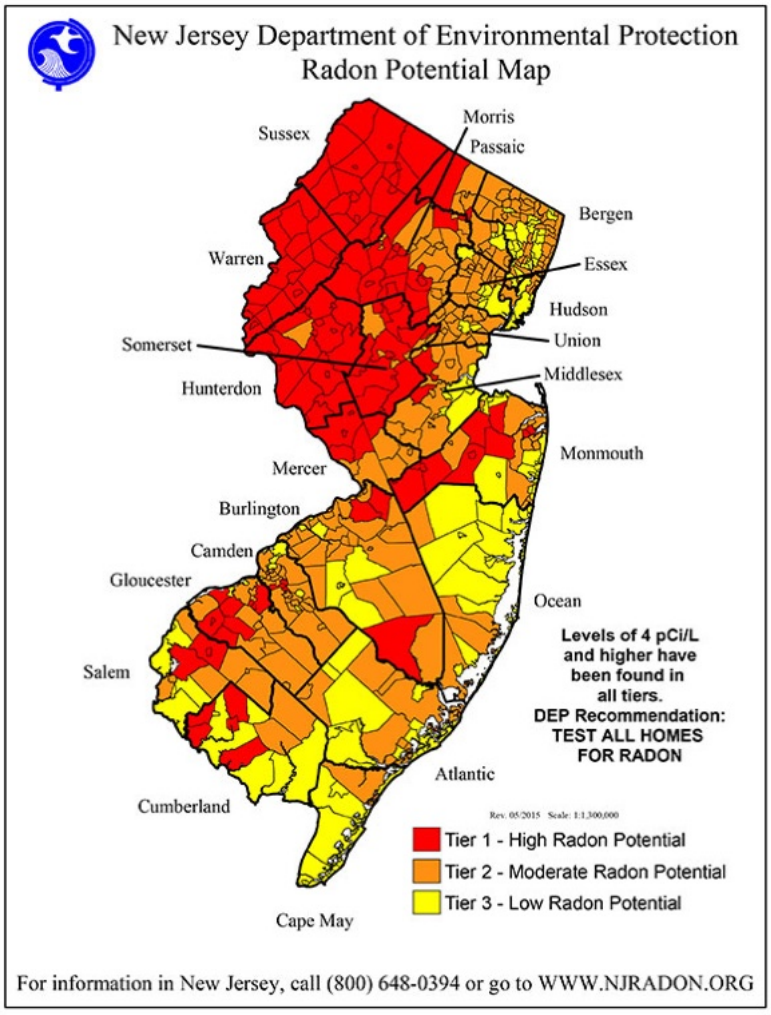
Through property management, the tenants should be educated on methods to improve air quality:

- Utilize non-toxic cleaning products that can often be made with common household products such as baking soda, vinegar and lemon juice
- Designate a smoking area outdoors away from operable windows, doors and HVAC air intakes.
- Minimize allergy and asthma triggers from pests like cockroaches and mice by keeping food tightly sealed and only allow eating in certain areas. Those areas should be cleaned daily.
- When dusting, wipe down surfaces with a damp cloth to keep down dust re-entering the atmosphere. Mop regularly.
- Carpets hold a lot of dust and can also hold moisture. Clean up spills immediately and get the area very dry to reduce possibility of mold growth.
- If there are hardwood floors or other smooth surfaces underneath carpet, consider removing the carpeting completely.
- Eliminate ‘dust catchers’ from sleeping areas. These include fabric curtains and stuffed animals.
- Plants can purify some toxins from the air, but also can hold a lot of dust, and if overwatered, mold. Dust plants regularly ad don’t overwater. Remove plants from rooms where sensitive individuals spend a lot of time, especially the bedroom.
- Wash bedding at least weekly in hot water to eliminate dust mites. Cold water washes designed to eliminate dust mites can also be found in online stores.
- Enclose mattresses in zippered covers to protect against dust mites and bed bugs.
- Check apartment temperature and humidity levels. High temperatures and humidity levels can lead to mold growth.
- If carpeting desired, consider products sourced from those naturally void of VOCs and other toxins. Moving away from petrochemical-based products, even if they are recycled, and towards using natural fibers such as wool, jute, sisal, hemp or coir (coconut husks), benefits both environmentally-sensitive tenants and the environment.
- Install rubber ‘walk-off’ mats or rugs for inside or outside of apartment unit doorways that can be washed in hot water to eliminate dust and other particulates.

Environmental

An environmental site assessment for ACBM, lead, radon and PCB is outside the scope of this report. Based on the age of the property, analysis and testing is recommended before finalizing any renovation scope of work. ACHA does not have any available prior environmental reports for this property. No other Environmental reports were provided by ACHA or contracted by Thriven Design.

The site in Atlantic County is located in EPA Radon Zone 3, low potential, with a predicted average indoor radon screening level less than 2 pCi/L. See NJ DEP Map of Radon Zones following:



Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L (picocuries per liter) **(red zones)**	**Highest Potential**
Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L **(orange zones)**	**Moderate Potential**
Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L **(yellow zones)**	**Low Potential**

Figure 11 NJ Radon Map

5.0 Document Review & Interviews

Thriven Design and ACHA representative Megan Cavuto and the Building Superintendent, performed site reconnaissance on November 20, 2024. Property condition interviews were held with Brian of the ACHA on November 20, 2024.

6.0 Opinions of Probable Costs

For work to be executed both immediately and in the short term, years 1, see the following summary tables for renovation cost per unit. Work indicated in years 2-20 are functions of expected useful life expiring of elements installed in year 1. Following this page are detailed breakdowns.

Base level renovation for immediate needs and in the short term and year 0 is approximately $121,500/ unit.

Critical Needs	$96,750
Year 0 Renovations	$16,099,381
Continency	$3,219,863
Total:	$19,417,994

Included are costs related to barrier-free improvements to the site, apartments and amenity areas.

Excluded are any costs relating to mold/mildew, lead and asbestos abatement, remediation, or encapsulation.

Costs for the 20-year reserve period including comprehensive remodeling of the building and site follows, uninflated, excluding immediate needs, equates to approximately $10,000/ unit.

Critical Needs	$0
Year 1-20 Renovations	$1,303,170
Contingency	$260,634
Total:	$1,563,804

20 Year Schedule for: Shore Park Tower

Replacement Component	2020 Rehab	2020 Year 1	2021 Year 2	2022 Year 3	2023 Year 4	2024 Year 5	2025 Year 6	2026 Year 7	2027 Year 8	2028 Year 9	2029 Year 10
3.2.2 Storm Water Drainage	15,000	0	0	0	0	0	0	0	0	0	0
3.2.4 Parking and Driveways	119,025	0	0	0	0	0	0	0	0	0	0
3.2.4.01 Parking and Driveways Other #1	25,875	0	0	0	0	0	0	0	0	0	0
3.2.4.02 Parking and Driveways Other #2	0	0	0	0	0	0	0	0	0	0	0
3.2.6 Land and Grounds: Irrigation	0	0	0	0	0	0	0	0	0	0	0
3.2.9.01 Site Other #1 Trash enclosures	7,500	0	0	0	0	0	0	0	0	0	0
3.2.9.02 Site Other #2 Fencing	40,500	0	0	0	0	0	0	0	0	0	0
3.2.9.03 Site Other #3 site furnishings	26,000	0	0	0	0	0	0	0	0	0	0
3.2.9.04 Site Other #4 Flagpole & signage	6,000	0	0	0	0	0	0	0	0	0	0
3.3.2.2 Exterior Walls	138,000	0	0	0	0	0	0	0	0	0	0
3.3.2.3 Insulation	92,414	0	0	0	0	0	0	0	0	0	0
3.3.2.4.01 Sliding Glass Doors	7,000	0	0	0	0	0	0	0	0	0	0
3.3.2.4.02 Windows	319,800	0	0	0	0	0	0	0	0	0	0
3.3.2.5.01 Exterior Doors	480,000	0	0	0	0	0	0	0	0	0	0
3.3.2.5.02 Storm Doors	0	0	0	0	0	0	0	0	0	0	0
3.3.2.9.01 Bldg Envelope Other #1: Cleaning and	1,495,000	0	0	0	0	0	0	0	0	0	0
3.3.2.9.02 Bldg Envelope Other #2: gutters/downs	12,567	0	0	0	0	0	0	0	0	0	0
3.3.2.9.03 Bldg Envelope Other #3:	0	0	0	0	0	0	0	0	0	0	0
3.3.2.9.04 Other#4 damaged wall reconstruction	133,300	0	0	0	0	0	0	0	0	0	0
3.3.4 Roofs	117,600	0	0	0	0	0	0	0	0	0	0
3.4.1.2.01 DHW	25,000	0	0	0	0	0	0	0	0	0	0
3.4.1.2.02 Heat Pump	0	0	0	0	0	0	0	0	0	0	0
3.4.1.2.03 Unit heaters	135,000	0	0	0	0	0	0	0	0	0	0
3.4.1.2.04 DHW #4: Domestic Piping	3,750	0	0	0	0	0	0	0	0	0	0
3.4.1.3.01 Water Savers: Faucets	160,000	0	0	0	0	0	0	0	0	0	0
3.4.1.3.02 Water Savers: Shower Heads	152,000	0	0	0	0	0	0	0	0	0	0
3.4.1.3.03 Water Savers: Toilets	128,000	0	0	0	0	0	0	0	0	0	0
3.4.2.1.01 HVAC Common Area Heating	54,000	0	0	0	0	0	0	0	0	0	0
3.4.2.1.02 HVAC In-Unit Heating	300,000	0	0	0	0	0	0	0	0	0	0
3.4.3.1.01 Bath Exhaust Fans	32,000	0	0	0	0	0	0	0	0	0	0
3.4.3.1.02 HVAC Common Area Cooling	21,000	0	0	0	0	0	0	0	0	0	0
3.4.3.1.03 HVAC In-Unit Cooling	0	0	0	0	0	0	0	0	0	0	0
3.4.9.01 Programmable Thermostats	0	0	0	0	0	0	0	0	0	0	0
3.4.9.02 Baseboard Radiators	255,000	0	0	0	0	0	0	0	0	0	0
3.4.9.03 Common Area Wall Mounted Lighting	14,800	0	0	0	0	0	0	0	0	0	0
3.4.9.04 Decorative Lighting	0	0	0	0	0	0	0	0	0	0	0
3.5 Elevators	400,000	0	0	0	0	0	0	0	0	0	0
3.5.01 Elevators Other #1	0	0	0	0	0	0	0	0	0	0	0
3.6.01 CO Detectors/Alarms	12,000	0	0	0	0	0	0	0	0	0	0
3.6.02 Smoke Detectors	20,800	0	0	0	0	0	0	0	0	0	0
3.6.03 Life Safety Other #1 fire extinguishers	20,000	0	0	0	0	0	0	0	0	0	0
3.7.1.01 Common Area Floor Coverings	80,750	0	0	0	0	0	0	0	0	0	0
3.7.1.02 Common Area Inter. Lighting Bulbs	0	0	0	0	0	0	0	0	0	0	0
3.7.1.03 Common Area Inter. Lighting Fixtures	102,500	0	0	0	0	0	0	0	0	0	0
3.7.1.04 Exit Signs	22,000	0	0	0	0	0	0	0	0	0	0
3.7.1.05 Exterior Lighting	22,500	0	0	0	0	0	0	0	0	0	0
3.7.1.9.01 Common Area Other #1 toilet stalls	7,200	0	0	0	0	0	0	0	0	0	0
3.7.1.9.02 Common Area Other #2: Interior doors	147,600	0	0	0	0	0	0	0	0	0	0

20 Year Schedule for: Shore Park Tower

Replacement Component	2030 Year 11	2031 Year 12	2032 Year 13	2033 Year 14	2034 Year 15	2035 Year 16	2036 Year 17	2037 Year 18	2038 Year 19	2039 Year 20	20 Year Total	20 Year + Rehab
3.2.2 Storm Water Drainage	0	0	0	0	0	0	0	0	0	0	0	15,000
3.2.4 Parking and Driveways	0	0	0	0	0	0	0	0	0	0	0	119,025
3.2.4.01 Parking and Driveways Other #1	0	0	0	0	0	0	0	0	0	0	0	25,875
3.2.4.02 Parking and Driveways Other #2	0	0	0	0	0	0	0	0	0	0	0	0
3.2.6 Land and Grounds: Irrigation	0	0	0	0	0	0	0	0	0	0	0	0
3.2.9.01 Site Other #1 Trash enclosures	0	0	0	0	0	0	0	0	0	0	0	7,500
3.2.9.02 Site Other #2 Fencing	0	0	0	0	0	0	0	0	0	0	0	40,500
3.2.9.03 Site Other #3 site furnishings	26,000	0	0	0	0	0	0	0	0	0	26,000	52,000
3.2.9.04 Site Other #4 Flagpole & signage	0	0	0	0	0	0	0	0	0	0	0	6,000
3.3.2.2 Exterior Walls	0	0	0	0	0	0	0	0	0	0	0	138,000
3.3.2.3 Insulation	0	0	0	0	0	0	0	0	0	0	0	92,414
3.3.2.4.01 Sliding Glass Doors	0	0	0	0	0	0	0	0	0	0	0	7,000
3.3.2.4.02 Windows	0	0	0	0	0	0	0	0	0	0	0	319,800
3.3.2.5.01 Exterior Doors	0	0	0	0	0	0	0	0	0	0	0	480,000
3.3.2.5.02 Storm Doors	0	0	0	0	0	0	0	0	0	0	0	0
3.3.2.9.01 Bldg Envelope Other #1: Cleaning and	0	0	0	0	0	0	0	0	0	0	0	1,495,000
3.3.2.9.02 Bldg Envelope Other #2: gutters/downs	0	0	0	0	0	0	0	0	0	0	0	12,567
3.3.2.9.03 Bldg Envelope Other #3:	0	0	0	0	0	0	0	0	0	0	0	0
3.3.2.9.04 Other#4 damaged wall reconstruction	0	0	0	0	0	0	0	0	0	0	0	133,300
3.3.4 Roofs	0	0	0	0	0	0	0	0	0	0	0	117,600
3.4.1.2.01 DHW	0	0	0	0	0	0	0	0	0	0	0	25,000
3.4.1.2.02 Heat Pump	0	0	0	0	0	0	0	0	0	0	0	0
3.4.1.2.03 Unit heaters	0	0	0	0	0	0	0	0	0	0	0	135,000
3.4.1.2.04 DHW #4: Domestic Piping	0	0	0	0	0	0	0	0	0	0	0	3,750
3.4.1.3.01 Water Savers: Faucets	0	0	0	0	0	160,000	0	0	0	0	160,000	320,000
3.4.1.3.02 Water Savers: Shower Heads	0	0	0	0	0	152,000	0	0	0	0	152,000	304,000
3.4.1.3.03 Water Savers: Toilets	0	0	0	0	0	0	0	0	0	0	0	128,000
3.4.2.1.01 HVAC Common Area Heating	0	0	0	0	0	0	0	0	0	0	0	54,000
3.4.2.1.02 HVAC In-Unit Heating	0	0	0	0	0	0	0	0	0	0	0	300,000
3.4.3.1.01 Bath Exhaust Fans	0	0	0	0	0	0	0	0	0	0	0	32,000
3.4.3.1.02 HVAC Common Area Cooling	0	0	0	0	0	21,000	0	0	0	0	21,000	42,000
3.4.3.1.03 HVAC In-Unit Cooling	0	0	0	0	0	0	0	0	0	0	0	0
3.4.9.01 Programmable Thermostats	0	0	0	0	0	0	0	0	0	0	0	0
3.4.9.02 Baseboard Radiators	0	0	0	0	0	0	0	0	0	0	0	255,000
3.4.9.03 Common Area Wall Mounted Lighting	0	0	0	0	0	0	0	0	0	0	0	14,800
3.4.9.04 Decorative Lighting	0	0	0	0	0	0	0	0	0	0	0	0
3.5 Elevators	0	0	0	0	0	0	0	0	0	0	0	400,000
3.5.01 Elevators Other #1	0	0	0	0	0	0	0	0	0	0	0	0
3.6.01 CO Detectors/Alarms	12,000	0	0	0	0	0	0	0	0	0	12,000	24,000
3.6.02 Smoke Detectors	20,800	0	0	0	0	0	0	0	0	0	20,800	41,600
3.6.03 Life Safety Other #1 fire extinguishers	20,000	0	0	0	0	0	0	0	0	0	20,000	40,000
3.7.1.01 Common Area Floor Coverings	0	0	0	0	0	80,750	0	0	0	0	80,750	161,500
3.7.1.02 Common Area Inter. Lighting Bulbs	0	0	0	0	0	0	0	0	0	0	0	0
3.7.1.03 Common Area Inter. Lighting Fixtures	0	0	0	0	0	0	0	0	0	0	0	102,500
3.7.1.04 Exit Signs	0	0	0	0	0	0	0	0	0	0	0	22,000
3.7.1.05 Exterior Lighting	0	0	0	0	0	22,500	0	0	0	0	22,500	45,000
3.7.1.9.01 Common Area Other #1 toilet stalls	0	0	0	0	0	0	0	0	0	0	0	7,200
3.7.1.9.02 Common Area Other #2: Interior doors	0	0	0	0	0	0	0	0	0	0	0	147,600

20 Year Schedule for: Shore Park Tower

Replacement Component	2020 Rehab	2020 Year 1	2021 Year 2	2022 Year 3	2023 Year 4	2024 Year 5	2025 Year 6	2026 Year 7	2027 Year 8	2028 Year 9	2029 Year 10
3.7.2.1.01 Kitchen Cabinets	1,024,000	0	0	0	0	0	0	0	0	0	0
3.7.2.1.02 Kitchen Counter Tops, Sinks	197,120	0	0	0	0	0	0	0	0	0	0
3.7.2.1.03 Kitchen Floor Coverings	73,600	0	0	0	0	0	0	0	0	0	0
3.7.2.11.01 Dishwashers	0	0	0	0	0	0	0	0	0	0	0
3.7.2.11.02 Range Hoods	88,000	0	0	0	0	0	0	0	0	0	0
3.7.2.11.03 Ranges	160,000	0	0	0	0	0	0	0	0	0	0
3.7.2.11.04 Refrigerators 1	120,000	0	0	0	0	0	0	0	0	0	0
3.7.2.11.05 Refrigerators 2	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19 Other Appliances - small emergency generators	50,000	0	0	0	0	0	0	0	0	0	0
3.7.2.19.01 Kitchen Exhaust Fans	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19.02 Kitchen Community Second Floor	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19.03 Kitchen Community Second Floor	12,000	0	0	0	0	0	0	0	0	0	0
3.7.2.19.04 Kitchen Other #3: Washer hookup	1,000	0	0	0	0	0	0	0	0	0	0
3.7.2.2.01 Bath Counter Tops, Sinks	80,000	0	0	0	0	0	0	0	0	0	0
3.7.2.2.02 Bath Floor Covering	305,250	0	0	0	0	0	0	0	0	0	0
3.7.2.2.03 Bath Vanities	0	0	0	0	0	0	0	0	0	0	0
3.7.2.29.01 Bath Other #1: tile wainscot	325,600	0	0	0	0	0	0	0	0	0	0
3.7.2.29.02 Bath Other #2: bathtub	304,000	0	0	0	0	0	0	0	0	0	0
3.7.2.29.03 Bath Other #3: Commom Area bath fix	5,950	0	0	0	0	0	0	0	0	0	0
3.7.2.29.04 Bath Other #4	0	0	0	0	0	0	0	0	0	0	0
3.7.2.3.01 Interior Carpet	0	0	0	0	0	0	0	0	0	0	0
3.7.2.3.02 Interior Doors	851,200	0	0	0	0	0	0	0	0	0	0
3.7.2.3.03 Interior Painting	160,000	0	0	0	0	0	0	0	0	0	0
3.7.2.39.01 Interior Other #1 VCT floor	2,937,600	0	0	0	0	0	0	0	0	0	0
3.7.2.39.02 Interior Other #2 - Unused	0	0	0	0	0	0	0	0	0	0	0
3.7.2.39.03 Interior Other #3: Ceiling repair	30,500	0	0	0	0	0	0	0	0	0	0
3.7.2.39.04 Interior Other #4: fire rate between unit	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.01 Ceiling Fans	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.02 In-Unit Lighting Bulbs	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.03 In-Unit Lighting Fixtures	94,080	0	0	0	0	0	0	0	0	0	0
3.7.2.4.04 In-Unit Electrical Other #1 - recept/switch	72,000	0	0	0	0	0	0	0	0	0	0
3.7.2.4.05 In-Unit Electrical Other #2 - electric panel	560,000	0	0	0	0	0	0	0	0	0	0
3.8.01 Other #01- Laundry Room	0	0	0	0	0	0	0	0	0	0	25,000
3.8.02 Other #02 - gas distribution	0	0	0	0	0	0	0	0	0	0	0
3.8.03 Other #03 - transformers	75,000	0	0	0	0	0	0	0	0	0	0
3.8.04 Other #04 - Commercial Kitchen First Floor	0	0	0	0	0	0	0	0	0	0	0
3.8.05 Other #05 - Porch railings	512,000	0	0	0	0	0	0	0	0	0	0
3.8.06 Other #06 - concrete balconies	0	0	0	0	0	0	0	0	0	0	0
3.8.07 Other #07 - foundation vents	0	0	0	0	0	0	0	0	0	0	0
3.8.08 Other #08 - Playgrounds	0	0	0	0	0	0	0	0	0	0	0
3.8.09 Other #09 - landscaping	0	0	0	0	0	0	0	0	0	0	0
3.8.10 Other #10 - Common Area ADA improveme	0	0	0	0	0	0	0	0	0	0	0
3.8.11 Other #11 - Apartment ADA improvements	360,000	0	0	0	0	0	0	0	0	0	0
3.8.12 Other #12 - Apartment H&VI Improvements	4,000	0	0	0	0	0	0	0	0	0	0
3.8.13 Other #13 - Site CCTV System	25,000	0	0	0	0	0	0	0	0	0	0
3.8.14 Other #14: automatic fire suppression	2,520,000	0	0	0	0	0	0	0	0	0	0
3.8.15 Other #15 - emergency generator	0	0	0	0	0	0	0	0	0	0	0
Total	**16,099,381**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**25,000**
Inflated Total	**16,099,381**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**31,222**

20 Year Schedule for: Shore Park Tower

Replacement Component	2030 Year 11	2031 Year 12	2032 Year 13	2033 Year 14	2034 Year 15	2035 Year 16	2036 Year 17	2037 Year 18	2038 Year 19	2039 Year 20	20 Year Total	20 Year + Rehab
3.7.2.1.01 Kitchen Cabinets	0	0	0	0	0	0	0	0	0	0	0	1,024,000
3.7.2.1.02 Kitchen Counter Tops, Sinks	0	0	0	0	0	197,120	0	0	0	0	197,120	394,240
3.7.2.1.03 Kitchen Floor Coverings	0	0	0	0	0	0	0	0	0	0	0	73,600
3.7.2.11.01 Dishwashers	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.11.02 Range Hoods	0	0	0	0	0	88,000	0	0	0	0	88,000	176,000
3.7.2.11.03 Ranges	0	0	0	0	0	160,000	0	0	0	0	160,000	320,000
3.7.2.11.04 Refrigerators 1	0	0	120,000	0	0	0	0	0	0	0	120,000	240,000
3.7.2.11.05 Refrigerators 2	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19 Other Appliances - small emergency generators	0	0	0	0	0	0	0	0	0	0	0	50,000
3.7.2.19.01 Kitchen Exhaust Fans	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19.02 Kitchen Community Second Floor	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.19.03 Kitchen Community Second Floor	0	0	12,000	0	0	0	0	0	0	0	12,000	24,000
3.7.2.19.04 Kitchen Other #3: Washer hookup	0	0	0	0	0	1,000	0	0	0	0	1,000	2,000
3.7.2.2.01 Bath Counter Tops, Sinks	0	0	0	0	0	0	0	0	0	0	0	80,000
3.7.2.2.02 Bath Floor Covering	0	0	0	0	0	0	0	0	0	0	0	305,250
3.7.2.2.03 Bath Vanities	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.29.01 Bath Other #1: tile wainscot	0	0	0	0	0	0	0	0	0	0	0	325,600
3.7.2.29.02 Bath Other #2: bathtub	0	0	0	0	0	0	0	0	0	0	0	304,000
3.7.2.29.03 Bath Other #3: Commom Area bath fi	0	0	0	0	0	0	0	0	0	0	0	5,950
3.7.2.29.04 Bath Other #4	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.3.01 Interior Carpet	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.3.02 Interior Doors	0	0	0	0	0	0	0	0	0	0	0	851,200
3.7.2.3.03 Interior Painting	160,000	0	0	0	0	0	0	0	0	0	160,000	320,000
3.7.2.39.01 Interior Other #1 VCT floor	0	0	0	0	0	0	0	0	0	0	0	2,937,600
3.7.2.39.02 Interior Other #2 - Unused	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.39.03 Interior Other #3: Ceiling repair	0	0	0	0	0	0	0	0	0	0	0	30,500
3.7.2.39.04 Interior Other #4: fire rate between unit	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.01 Ceiling Fans	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.02 In-Unit Lighting Bulbs	0	0	0	0	0	0	0	0	0	0	0	0
3.7.2.4.03 In-Unit Lighting Fixtures	0	0	0	0	0	0	0	0	0	0	0	94,080
3.7.2.4.04 In-Unit Electrical Other #1 - recept/switc	0	0	0	0	0	0	0	0	0	0	0	72,000
3.7.2.4.05 In-Unit Electrical Other #2 - electric pane	0	0	0	0	0	0	0	0	0	0	0	560,000
3.8.01 Other #01- Laundry Room	0	0	0	0	0	0	0	0	0	25,000	50,000	50,000
3.8.02 Other #02 - gas distribution	0	0	0	0	0	0	0	0	0	0	0	0
3.8.03 Other #03 - transformers	0	0	0	0	0	0	0	0	0	0	0	75,000
3.8.04 Other #04 - Commercial Kitchen First Floor	0	0	0	0	0	0	0	0	0	0	0	0
3.8.05 Other #05 - Porch railings	0	0	0	0	0	0	0	0	0	0	0	512,000
3.8.06 Other #06 - concrete balconies	0	0	0	0	0	0	0	0	0	0	0	0
3.8.07 Other #07 - foundation vents	0	0	0	0	0	0	0	0	0	0	0	0
3.8.08 Other #08 - Playgrounds	0	0	0	0	0	0	0	0	0	0	0	0
3.8.09 Other #09 - landscaping	0	0	0	0	0	0	0	0	0	0	0	0
3.8.10 Other #10 - Common Area ADA improveme	0	0	0	0	0	0	0	0	0	0	0	0
3.8.11 Other #11 - Apartment ADA improvements	0	0	0	0	0	0	0	0	0	0	0	360,000
3.8.12 Other #12 - Apartment H&VI Improvements	0	0	0	0	0	0	0	0	0	0	0	4,000
3.8.13 Other #13 - Site CCTV System	0	0	0	0	0	0	0	0	0	0	0	25,000
3.8.14 Other #14: automatic fire suppression	0	0	0	0	0	0	0	0	0	0	0	2,520,000
3.8.15 Other #15 - emergency generator	0	0	0	0	0	0	0	0	0	0	0	0
Total	**238,800**	**0**	**132,000**	**0**	**0**	**882,370**	**0**	**0**	**0**	**25,000**	**1,303,170**	**17,402,551**
Inflated Total	**305,684**	**0**	**177,525**	**0**	**0**	**1,277,935**	**0**	**0**	**0**	**39,966**	**1,832,332**	**17,931,713**

7.1 Accessibility and VisitAbility

Accessibility: The State of New Jersey enacts ICC/ANSI A117.1-2017 as the State's Barrier-Free Subcode, as amended. Projects receiving Federal funds or subsidies, often routed through State housing agencies, have to further comply with the Fair Housing Act Amendments Act of 1988 and Section 504 of the Rehabilitation Act of 1973, as amended, and the Uniform Federal Accessibility Standards (UFAS). Under these standards, 5% of the dwelling units must be accessible by persons with mobility impairments. An additional 2% of the total dwelling units must be accessible by persons with hearing or vision impairment. Buildings and site facilities provided for the use of tenants must be accessible to persons with disabilities.

Section 504 of the Rehabilitation Act of 1972 is a Federal accessibility law that was enacted on June 2, 1988. Section 504 applies to multifamily properties that have or are currently receiving funding from a Federal source. In the case of new construction, substantial rehabilitation (15 or more units with the cost of alteration is 75 percent or more of the replacement cost of the competed facility), and other alterations (modernizations and alterations to the property), the property must have a minimum of five percent mobility accessible units and two percent of the units for visual / audio hearing impairments. The percentage can be increased by HUD involved at their discretion. In the case of other alterations, exceptions can be considered due to undue financial burdens or structural restrictions. However, the exceptions do not relieve the recipients from compliance utilizing other units/buildings or other methods.

Reasonable accommodations as described in 24 CFR 8.4(b)(i), 8.24 and 8.33 are described as follows: When a family member requires an accessible feature(s) or policy modification to accommodate a disability, property owners must provide such feature(s) or policy modification unless doing so would result in a fundamental alteration in the nature of its program or result in a financial and administrative burden.

The Uniform Federal Accessibility Standard (UFAS) 24 CFR part 40 was adopted by HUD and made effective October 4, 1984. UFAS applies only to new construction or to alterations to the existing buildings. Alterations are defined as work that costs 50 percent or more of the building's value when the work performed occurs within a twelve month period.

Attachment B of the M2M Program Operating Procedures Guide indicates that Accessibility for Persons with Disabilities should be assessed when required y the program or for newly built properties.

The Fair Housing Amendments Act (FHA) of 1988 amended Title VIII of the Civil Rights Act of 1968 to aid in the prohibitions against discrimination in housing on the basis of disability and familial status. The Fair Housing Act also made it unlawful to design and construct certain "covered multi-family dwellings" for first occupancy after March 13, 1991, in a manner that makes them inaccessible to persons with disabilities. The Fair Housing Act also established design and construction requirements to make such dwellings readily accessible to, and usable by, persons with disabilities. Covered multi-family structures meeting the FFHA criteria, and firs occupied on or after March 13, 1991, are required to comply fully with FHA. Existing facilities constructed prior to this date are not addressed by FHA unless the property receives Federal subsidies.

The Fair Housing Act (FHA) requires that certain "covered multi-family buildings" be accessible. FHA indicates that all ground floor units on a property be upgradeable to accommodate persons that are mobility impaired.

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Buildings completed and occupied after January 26, 1992, are required to comply fully with ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of complying to the extent allowed by structural feasibility and the financial resources available; otherwise a reasonable accommodation must be made.

VisitAbility: VisitAbility(cm) is a design criterion that affords all persons basic access to residential buildings. The VisitAbility(cm) standard is lower than full accessibility, therefore, VisitAbility(cm) is not the same as Americans with Disabilities Act (ADA) compliant accessibility. ADA compliant

dwellings will automatically be VisitAble, however, VisitAble dwellings are not necessarily ADA compliant.

To meet VisitAble design features, the building and dwelling units must have at least one zero-step entrance with a 36 inch wide door; all doorways and passages on the dwelling entry level floor must have a width of 36 inches; there must be a clear pathway to a bathroom or powder room; the bathroom or powder room must include a minimum 24 inch grab bar beside the toilet on a reinforced wall, which can also serve as a towel bar; and there must be a clear pathway to the living room and dining area of the unit. The powder room and bathroom must meet the Fair Housing Act maneuverability clearances.

Applicability of Accessibility Standards:
This property was first occupied for residential use in 1971 for the Atlantic City Housing Authority. Based on the original construction date for this occupancy, the property is subject to Section 504/UFAS requirements for the renovation of the apartments. Areas of public accommodation are subject to both ADAAG and UFAS.

Site accessibility:
The site has public sidewalk curb cuts at all street crossings, the curb cuts appear to have proper side flare slope for accessibility. Ramps leading to the front and rear entrances lack handrails on one side. The site furnishings do not handicap accessible features.

Common area accessibility:
Potential tenants can reach the Leasing Office and the Community Room via existing concrete ramps and front main entrance of the building. The Community Room has non-accessible restrooms which require modification. No other public restrooms within the facility are provided.

Dwelling unit mobility accessibility:
As currently configured, there are no barrier-free apartments complying with the current New Jersey Barrier-Free Subcode or UFAS. A project goal would be to renovate 5% of the dwelling units to be handicap accessible. Unit plans are constrained by certain dimensions of rooms within the overall building footprint and structural frame. The unit entry doors typically have lever sets. Provide a Braille identification plaque adjacent to the accessible door jamb.

Dwelling unit hearing and visually impaired accessibility:
Two percent of the units shall be equipment with devices to provide accessibility for hearing and visually impaired persons.

7.2 Intrusive and Other Examinations

Environmental
No new environmental reports were contracted at this time. See Exhibits for provided reports.

Flood Hazard
The site in Atlantic County, is within Zone A8, base elevation 10, of the FEMA Advisory Base Flood Elevation area, meaning it is within floodplain (100-year flood). The base grade plane and the crawl space level is below the base elevation. Verification of local wetlands and streams is outside the scope of this report. See FEMA map excerpt following with the project areas circled:

Figure 12 Excerpt from Flood Insurance Rate Map

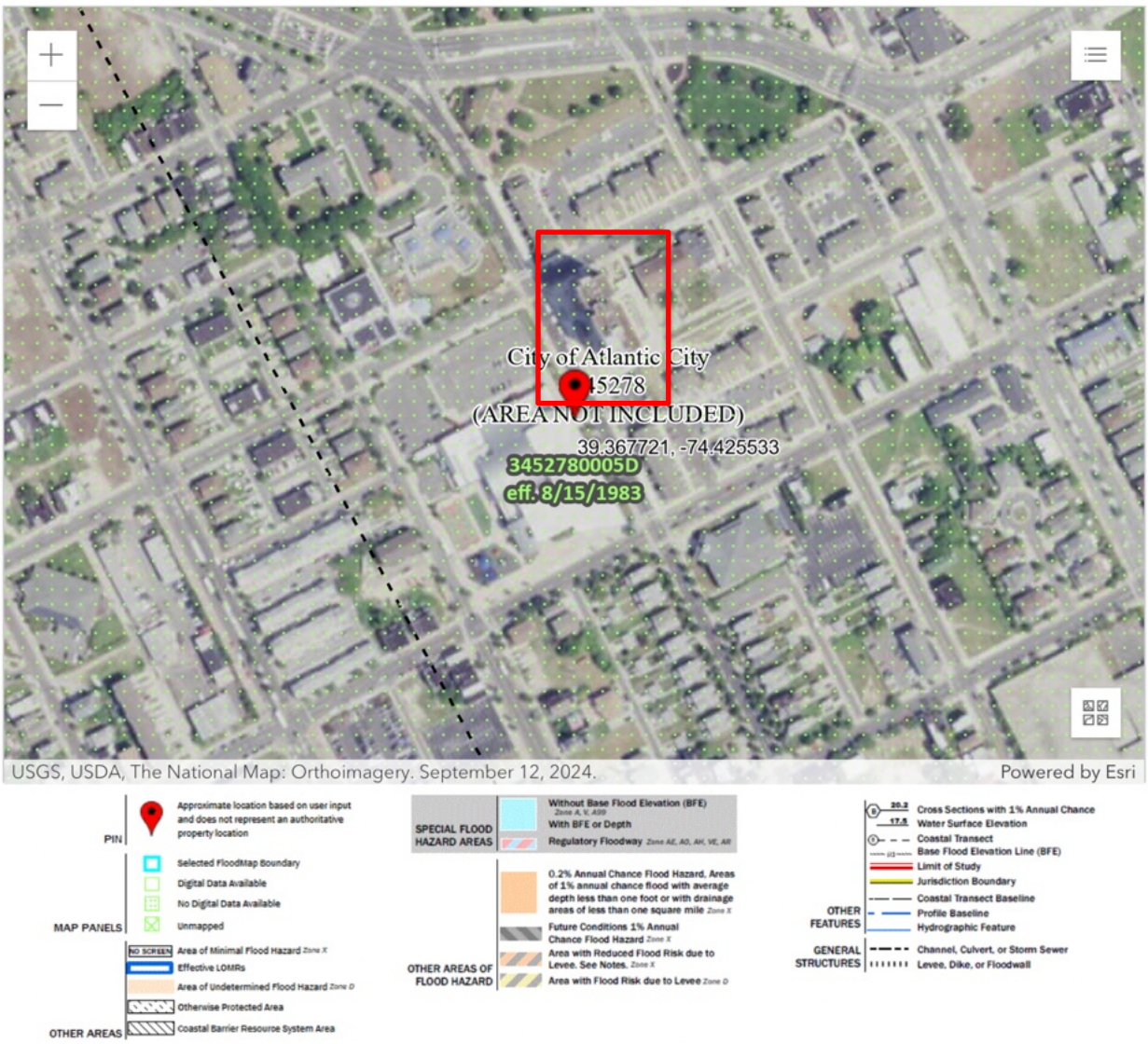


Figure 13 USGS Flood Map

Seismic Evaluation

Properties located in an area of moderate to high seismic activity, that are undergoing significant rehabilitation and/or are applying for refinancing through certain programs, may be required to comply with the relevant standards published by the American Society of Civil Engineers (ASCE) 41-13 “Seismic Evaluation and Retrofit of Existing Buildings.” Property location and data was obtained from the US Geological Survey (USGS) website to determine whether or not a more detailed seismic risk evaluation may be warranted and is included as an Exhibit to this report.

7.3 Owner Proposed Improvements

At the time of the property assessment, ACHA has not separately contracted with Thriven Design to perform any other work on the property.

8.0 Acknowledgements

Founded in 1971, Thriven Design, Inc., (Thriven Design) is a 65 person, full-service, architecture, engineering, planning and interior design firm with its main office located in Collingswood, NJ. Specializing in both new construction and rehabilitation of existing structures, the firm's primary focus is in providing creative problem-solving techniques translating the unique needs of the client into successful, economical, sustainable and functional projects.

TD's experience working with municipalities, public housing authorities and similar entities can be seen in the range and number of project types we have successfully completed over the course of our four and a half decades our history. As in all design and planning services that TD provides, our commitment to providing quality affordable housing and vibrant, sustainable communities is always paramount.

Working in partnership with a variety of neighborhoods, cities, housing authorities, zoning and planning staffs throughout the country, TD has helped our clients build consensus in implementing their specific housing and transformation plans within their local communities — Ensuring not only that the revitalization efforts are successful in achieving the stated collective vision and goals of the community, but also that those efforts are understood, supported and ultimately adopted by all relevant stakeholders in the development process.

No destructive observations were made and no electrical panels opened in the course of the assessment.

Thriven Design is a proud partner with the New Jersey Board of Public Utilities *Pay for Performance Program* and is an Energy Star provider.

Personnel who conducted the assessment:

- Joseph Lulis, RA
- Michael Rosado
- Ade Cornelius
- David Shepta, PE
- Will Yang

Assessment preparation overseen by:

- Milton Smith, RA

9.0 Limiting Conditions

This report has been prepared for, and can be relied upon, by the client and the United States Department of Housing and Urban Development (HUD). This report was prepared in accordance with generally accepted industry standards of practice for building inspection services, including the ASTM E-2018-01 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.* No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from Thriven Design.

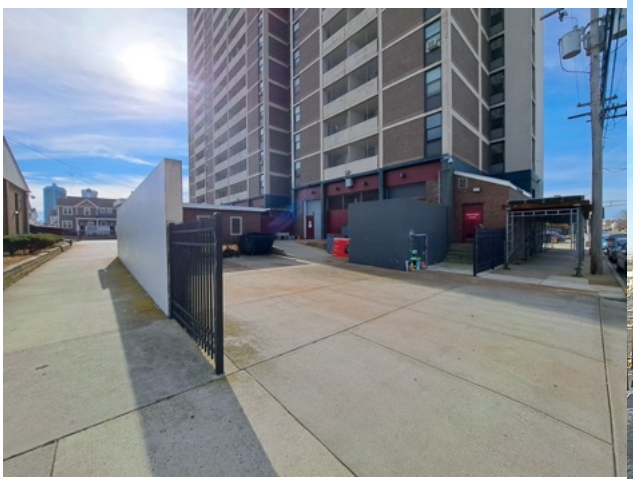
The statements in this report are professional opinions about the present condition of the subject property. They are based upon visual evidence available during the inspection of reasonably accessible areas of the subject property. We did not remove any surface materials, perform any destructive testing, or move any furnishings. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope of work then was determined for this project. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection. We did not undertake activities that would completely assess the stability of the building or the underlying foundation soil since this effort would require excavation and destructive testing. Likewise, this is not a seismic assessment, nor do we make any conclusions or comments regarding wood destroying organisms/insects. Our on-site observations pertain only to specific locations at specific times on specific dates. Our observations and conclusions do not reflect variations in conditions that may exist, in unexplored areas of the site, or at times other than those represented by our observations.

EXHIBITS

1. Photographic Record

West Façade

East Facade



Service yard Entrance

Spalling exterior exposed concrete frame

Rear Yard / Building Access

Parking lot access

Site Furniture

Front Entry Building Access

Loading Dock in Service Yard

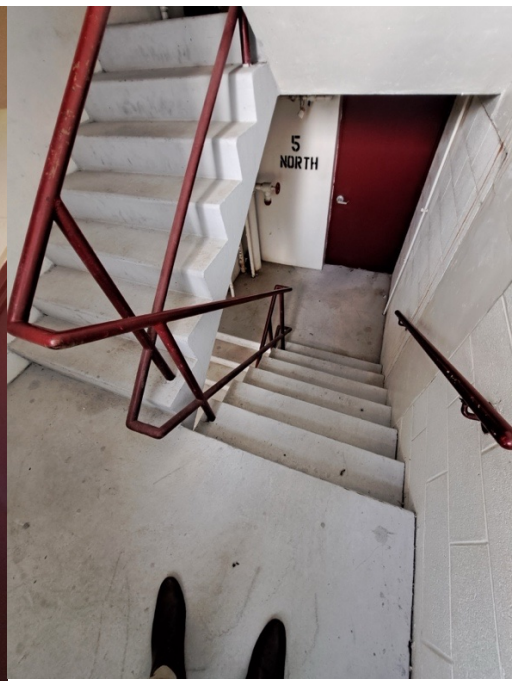
Apartment Balconies

Elevator Lobby

Elevator

Typical Residential Corridor

Trash Chute



Stair

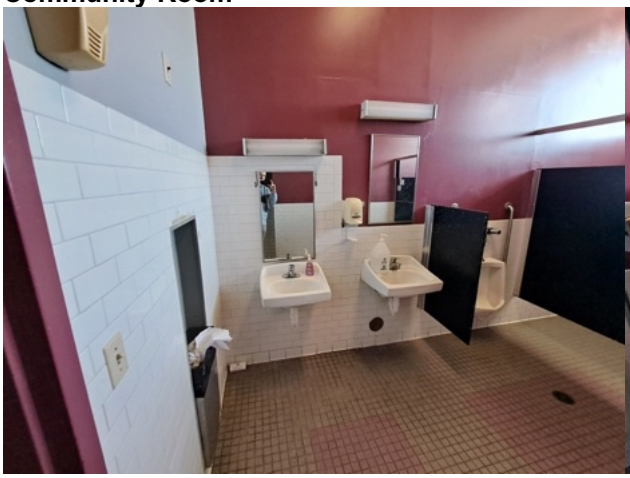
Main Lobby

Mailboxes

Laundry Room

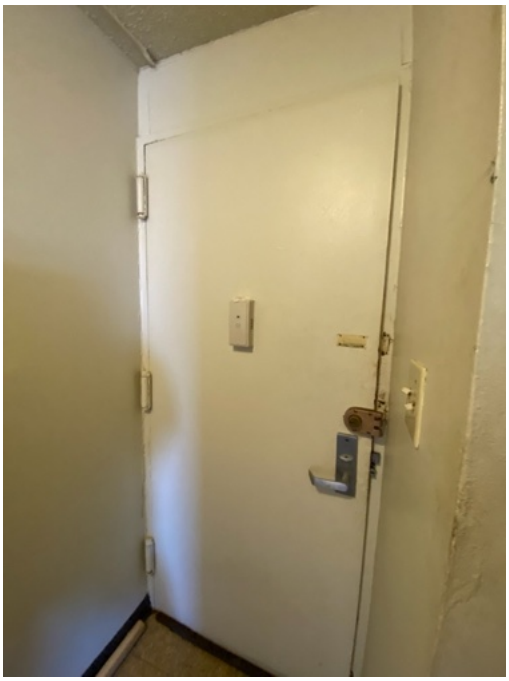
Community Room

Kitchenette



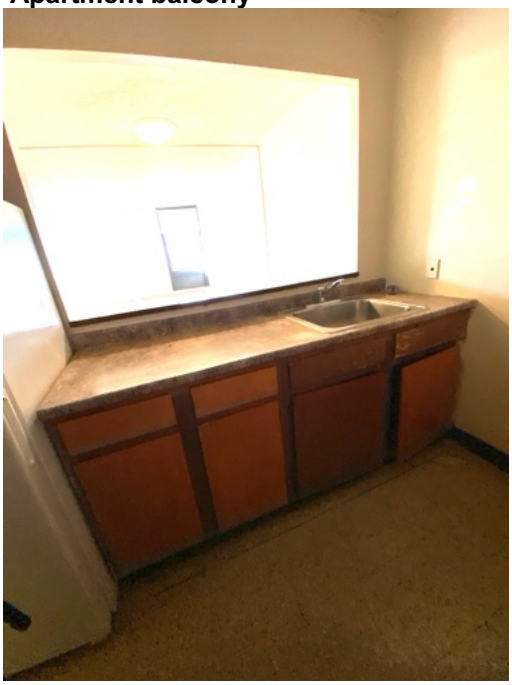
Public Restroom

Staff toilet room



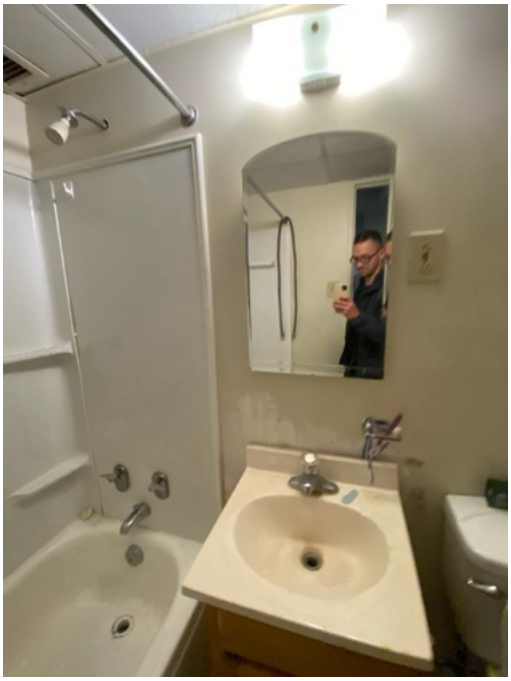
Apartment Entry door

Apartment balcony

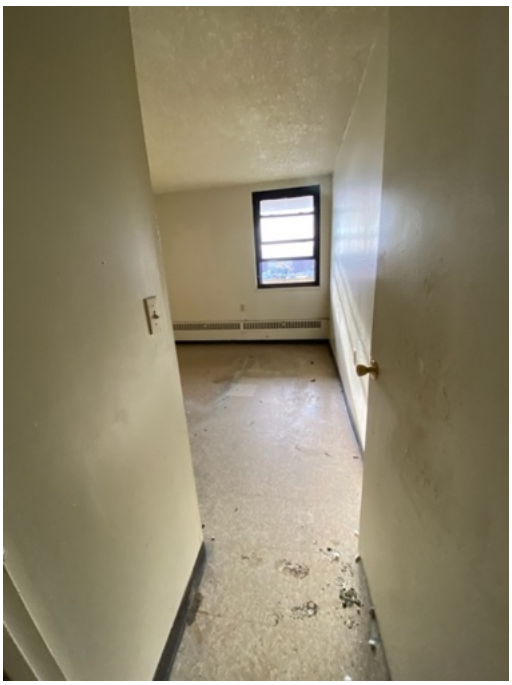


Typical Apartment Kitchen

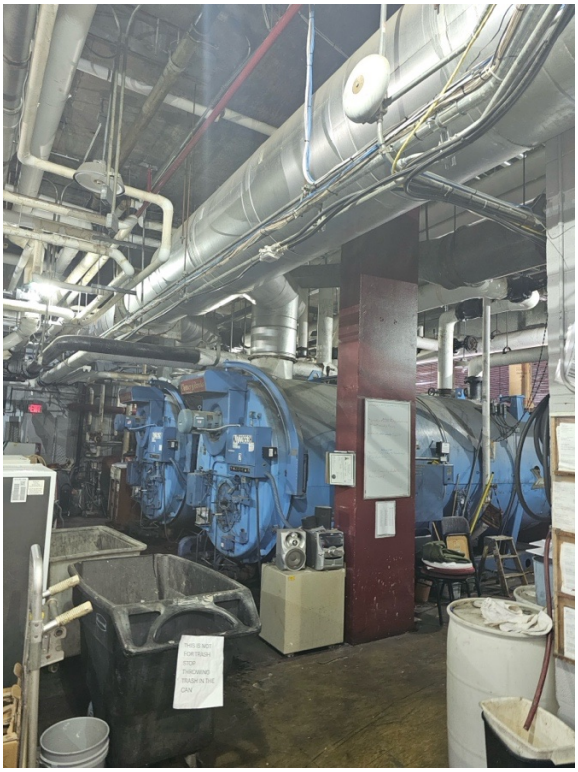
Typical Apartment Living Room

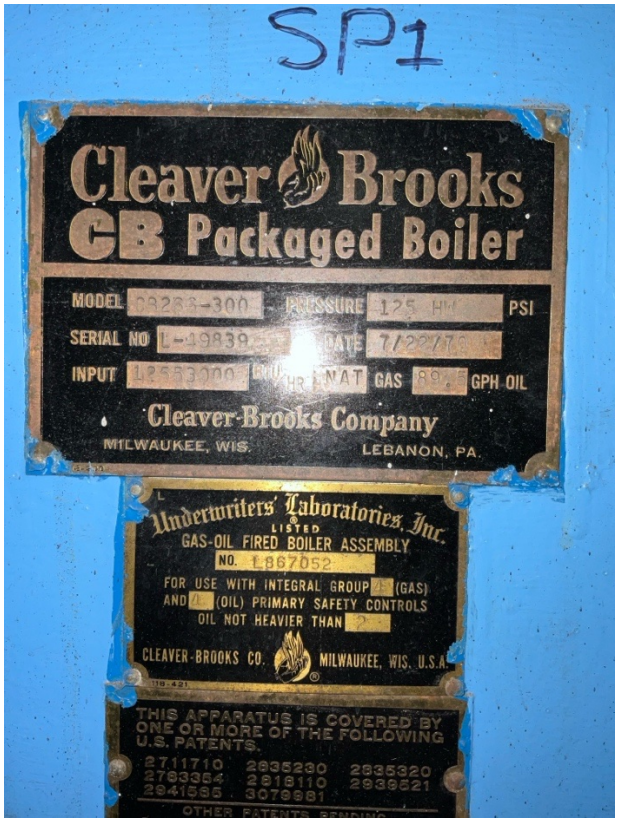


Typical Apartment Bathroom



Typical Apartment Bedroom





Boilers

Boiler

Expansion Tank

DHW Pumps

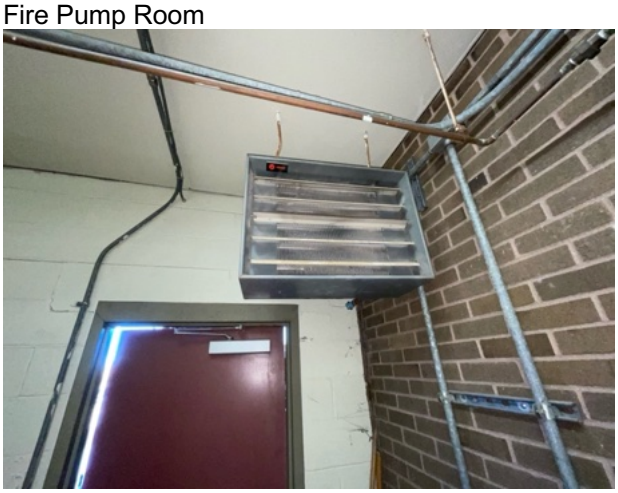
DHW storage tanks

Hot Water Generator

DHW Pumps

Fire Pump Room

Drain/strainer at Fire Pump



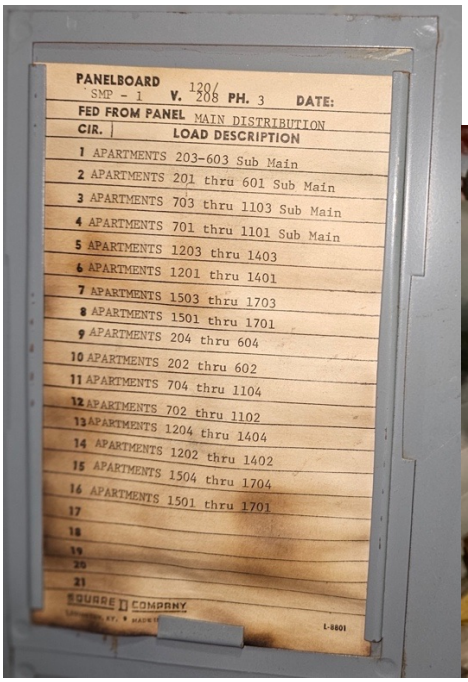
Unit Heater at fire pump room

Dryer exhaust ducts

Gas Valve

Electrical Switch Gear

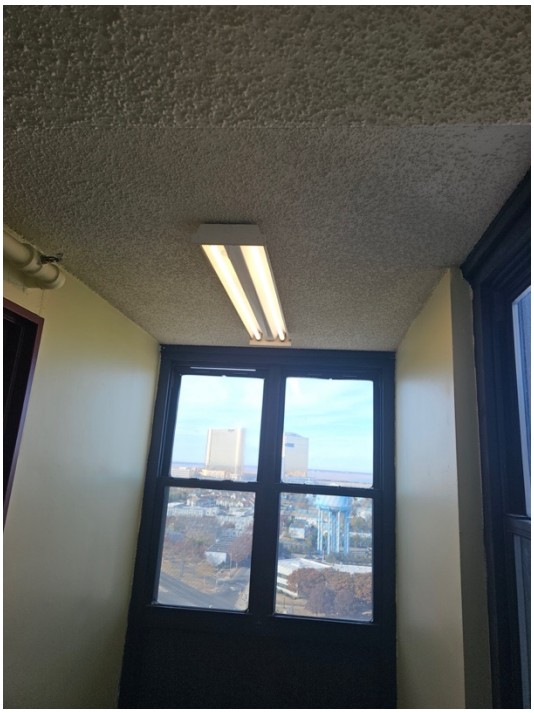
Distribution Panel



Electrical Distribution Panel. For Apartments

Emergency Generator

Trash Compactor Room



Typical Corridor Light

Life safety control panels

Typical Corridor heat

Typical corridor life safety devices

EXHIBITS

2. Accessibility Screening Checklists

E2018−15

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act

	Item	Yes	No	NA	Comments
A.	**History**				
1.	Has an ADA survey previously been completed for this property.		X		
2.	Have any ADA improvements been made to the property since original construction?		X		
3.	Has building ownership/management reported any ADA complaints or litigation?		X		
B.	**Parking**				
1.	Does the required number of standard ADA-designated spaces appear to be provided?		X		
2.	Does the required number of van-accessible designated spaces appear to be provided?		X		
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?			X	
4.	Is a sign with the International Symbol of Accessibility at the head of each space?		X		
5.	Does each accessible space have an adjacent access aisle?		X		
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?		X		
C.	**Exterior Accessible Route**				
1.	Is an accessible route present from public transportation stops and municipal sidewalks on the property?	X			
2.	Are curb cut ramps present at transitions through curbs on an accessible route?			X	
3.	Do the curb cut ramps appear to have the proper slope for all components?			X	
4.	Do ramps on an accessible route appear to have a compliant slope?	X			
5.	Do ramps on an accessible route appear to have a compliant length and width?	X			
6.	Do ramps on an accessible route appear to have compliant end and intermediate landings?	X			
7.	Do ramps on an accessible route appear to have compliant handrails?		X		*Only one sided handrails. Handrails lack extensions.*
D.	**Building Entrances**				
1.	Do a sufficient number of accessible entrances appear to be provided?	X			
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?	X			
3.	Is signage provided indicating the location of alternate accessible entrances?		X		
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?		X		*Scaffold immediately outside doors narrow the door opening.*
5.	Do doors at accessible entrances appear to have compliant hardware?	X			
6.	Do doors at accessible entrances appear to have a compliant clear opening width?	X			
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	X			
8.	Do thresholds at accessible entrances appear to have a compliant height?	X			
E.	**Interior Accessible Routes and Amenities**				
1.	Does an accessible route appear to connect with all public areas inside the building?	X			
2.	Do accessible routes appear free of obstructions and/or protruding objects?	X			
3.	Do ramps on accessible routes appear to have a compliant slope?			X	
4.	Do ramps on accessible routes appear to have a compliant length and width?			X	
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?			X	
6.	Do ramps on accessible routes appear to have compliant handrails?			X	
7.	Are adjoining public areas and areas of egress identified with accessible signage?			X	
8.	Do public transaction areas have an accessible, lowered counter section?	X			
9.	Do public telephones appear mounted with an accessible height and location?			X	
10	Are publicly-accessible swimming pools equipped with an entrance lift?			X	

F.	**Interior Doors**				
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?		X		
2.	Do doors at interior accessible routes appear to have compliant hardware?	X			
3.	Do doors at interior accessible routes appear to have compliant opening force?	X			
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	X			
G.	**Elevators**				
1.	Are hallway call buttons configured with the “UP” button above the “DOWN” button?	X			
2.	Is accessible floor identification signage present on the hoistway sidewalls?	X			
3.	Do the elevators have audible and visual arrival indicators at the entrances?	X			
4.	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area?	X			
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	X			
6.	Do elevator car control buttons appear to be mounted at a compliant height?	X			
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?	X			
8.	Are audible and visual floor position indicators provided in the elevator car?	X			
9.	Is the emergency call system at the base of the control panel and not require voice communication?	X			
H.	**Toilet Rooms**				
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?	X			
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	X			
3.	Does the lavatory faucet have compliant handles?	X			
4.	Is the plumbing piping under lavatories configured to protect against contact?	X			
5.	Are grab bars provided at compliant locations around the toilet?	X			
6.	Do toilet stall doors appear to provide the minimum compliant clear width?	X			
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?	X			
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?	X			
9.	Do accessories and mirrors appear to be mounted at a compliant height?	X			
I.	**Hospitality Guestrooms**				
1.	Does property management report the minimum required accessible guestrooms?			x	
2.	Does property management report the minimum required accessible guestrooms with roll-in showers?			x	

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ASTM E 2018-15 Uniform Abbreviated Screening Checklist Fair Housing Act (FHA)

Item		Yes	No	NA	Comments
A.	**History**				
1.	Was first occupancy at the subject property achieved after March 13, 1991?		X		
2.	Does the subject property consist of four or more dwelling units?	X			
3.	Was property management or the owner aware of any areas of non-compliance resulting in litigation?		X		
B.	**Requirement 1– Accessible Routes; Site**				
1.	Do designated accessible parking spaces appear to be provided in sufficient number at appropriate locations?		X		
2.	Do appropriate transitions from paved areas to sidewalks appear to be provided?		X		
3.	Do walkway slopes/cross slopes appear to be adequate and not excessive?		X		
4.	Do walkways appear to be the correct width, and clear of obstructions, including overhanging vehicles?		X		
5.	Do ramps appear to have appropriate handrails and edge protection?	X			

6.	Do building entry point/access doors appear to be provided along an apparent accessible route?		x			*No path from parking to front door.*
7.	Do the main entrances appear to be barrier free and readily accessible (that is, no steps, obstacles, or revolving doors)?	X				
C.	**Requirement 2– Accessible Common Areas**					
1.	Does a continuous accessible route appear to be provided throughout the subject property, including the site, parking areas and amenities?.		X			
2.	Do common area/visitor restrooms appear to be barrier free and readily accessible?	X				
3.	Do the amenities appear to be barrier free and readily accessible?	X				
D.	**Requirement 3– Usable Doors**					
1.	Do appropriate doors/entries appear to be designed for accessibility?	X				
2.	Do interior doors appear to be designed for accessibility?	X				
E.	**Requirement 4– Accessible Routes; Covered Units**					
1.	Do the interiors of the covered units appear to provide adequate maneuverability?	X				
F.	**Requirement 5– Environmental Controls; Covered Units**					
1.	Do the environmental controls within the covered units appear to be at appropriate heights/locations?	X				
G.	**Requirement 6– Reinforces Walls; Covered Units**					
1.	Are reinforcements reportedly provided for future installation of grab bars at appropriate locations in the covered units?		X			
H.	**Requirement 7– Usable Kitchens/Bathrooms; Covered Units**					
1.	Do the interior kitchen areas of the covered units appear to provide adequate clearances for maneuverability?		X			
2.	Do the interiors of the covered units appear to provide adequate clearances in the bathrooms?		x			

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EXHIBITS

3. Presurvey Questionnaire

MEMORANDUM

TO:

FROM:

PROJECT: ACHA Shore Park Tower PCNA
SUBJECT: PCNA Pre-Survey Questionnaire
ISSUE DATE: 4/4/2025

Site contact person (name, title, phone) – Megan Cavuto, 609.335.3256

Site guide (name, title, phone) – Jimmy Adler

Property (name, address) **– Shore Park Tower 225 N Virginia Avenue Atlantic City, NJ 08401**

Year built – 1971

Year last renovation – 1996 Re-Roofing

Family? Senior? Disabled? Combination? ***Combination***

Unit mix & total # units & sizes –

~~0-BR~~ ***(64) 1-BR 544sf*** ***(96) 2-BR 776sf*** ~~3-BR 4-BR 5-BR~~

HC (handicap accessible) units? No.

H&VI (hearing & visually impaired accessible) units? No

Quantity vacant units – 52

Quantity 'down' units - 3

Are existing drawings available? Yes. Not all disciplines and not complete sets.

Electric utility: AC Electric

Gas utility: South Jersey Gas

LP utility: **N/A**

Water utility: Atlantic City Municipal Utilities Authority

Sewer utility: Atlantic City Municipal Utilities Authority

Phone utility: **VERIZON**

thriven.design
756 Haddon Avenue · Collingswood NJ 08108 · 856.854.1880

Cable TV utility: By Tenant

Fire suppression? Common Areas

Which utilities are tenant paid? Cable/Satelite

Any on-site energy generating devices/systems (solar, geothermal, wind, biomass, co-gen)? **NONE**

Irrigation (yard)? None

When was roof last replaced? 1996

When were windows last replaced? Original 1971

What are your most common service calls? Clogged Toilets, Leaks

What capital improvements done in past 5 years? None

What work is done during a typical unit turn? Clean, Patch, Paint, replace damaged and non-functioning appliances

Did the property participate in the NJHMFA WAP (circa 2009) (stimulus energy reduction program)? If yes, what was the scope of work? No.

Are the laundry room appliances owned or leased? Turnkey operation? Unknown

Are there any areas of the building leased to a business? No.

Any outstanding municipal inspection items (Fire Marshal, for example). None

What was your latest REAC/NSPIRE score? Unknown

Are the smoke detectors in the apartments connected to anything outside the apartment? No.

Are there fire signaling devices for the building alarm within the apartment? No.

Boiler inspection reports:

Elevator certification
Fire alarm inspection report
Fire suppression inspection report
Fire pump inspection report
Lead-free certification.
Asbestos-free certification
Radon tests

OTHER NOTES:

- **ELEVATOR AGE: 21 years**

- **DOOR ACCESS CONTROL SYSTEM SEQUENCE. Automatic door. Guarded building.**
- **NURSE CALL SYSTEN MONITOR: Online**
- **FIRE ALARM SYSTEM MONITOR: Yes.**
- **EMERGENCY GENERATOR. Yes**
- **TRASH COMPACTOR: Yes.**
- **RECYCLING: No.**

End of Memorandum

/Volumes/Projects/2024/24132_ACHA_PCNA_EA/project_data/PCNA/pcna-forms/TEMPLATE_PNCA-questionnaire.docx

EXHIBITS

4. Existing Plan and Elevation

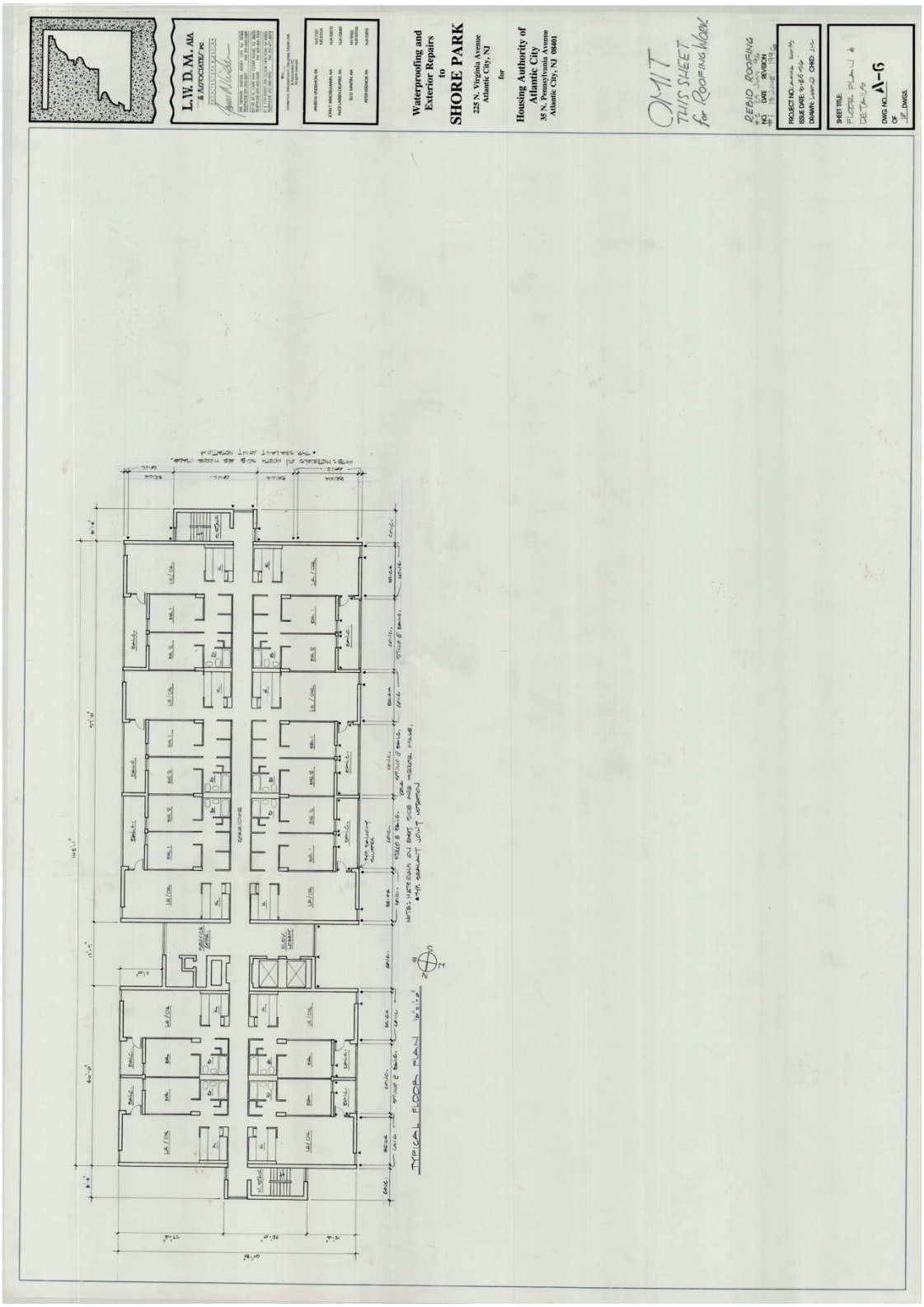


Figure 14: Typical Upper level Floor Plan

L.W. D.M. AIA
& ASSOCIATES PC
Waterproofing and
Exterior Repairs
to
SHORE PARK
225 N. Virginia Avenue
Atlantic City, NJ
for
Housing Authority of
Atlantic City
35 N. Pennsylvania Avenue
Atlantic City, NJ 08401
OMIT
THIS SHEET
for ROOFING Work
REBID ROOFING
PROJECT NO.
ISSUE DATE:
DRAWN:
CHKD:
SHEET TITLE
WEST ELEVATION
DWG NO. A-2
OF
10 DWGS.
WEST (VIRGINIA AVE.) ELEVATION
CONCRETE
BRICK PANEL
SEALANT JOINT
METAL PANEL SEALANT
STUCCO

EXHIBITS

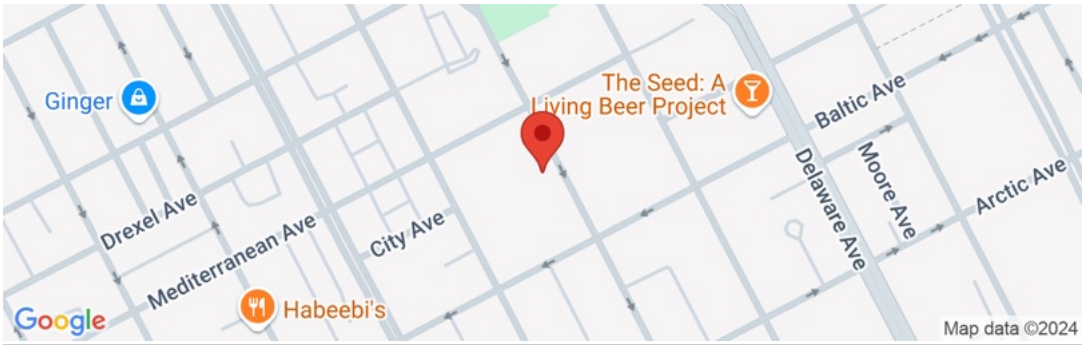
5. Seismic Maps / Seismic Evaluation

USGS web services were down for some period of time and as a result this tool wasn't operational, resulting in *timeout* error.
USGS web services are now operational so this tool should work as expected.

Shore Park

226 Virginia Ave, Atlantic City, NJ 08401, USA

Latitude, Longitude: 39.3676409, -74.42565230000001



Date	11/25/2024, 1:47:09 PM
Design Code Reference Document	ASCE41-17
Custom Probability	
Site Class	D - Default (See Section 11.4.3)

Type	Description	Value
Hazard Level		BSE-2N
S_S	spectral response (0.2 s)	0.119
S_1	spectral response (1.0 s)	0.04
S_{XS}	site-modified spectral response (0.2 s)	0.191
S_{X1}	site-modified spectral response (1.0 s)	0.095
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4
ssuh	max direction uniform hazard (0.2 s)	0.128
crs	coefficient of risk (0.2 s)	0.931
ssrt	risk-targeted hazard (0.2 s)	0.119
ssd	deterministic hazard (0.2 s)	1.5
s1uh	max direction uniform hazard (1.0 s)	0.043
cr1	coefficient of risk (1.0 s)	0.926
s1rt	risk-targeted hazard (1.0 s)	0.04
s1d	deterministic hazard (1.0 s)	0.6

Type	Description	Value
Hazard Level		BSE-1N
S_{XS}	site-modified spectral response (0.2 s)	0.127
S_{X1}	site-modified spectral response (1.0 s)	0.064

Type	Description	Value
Hazard Level		BSE-2E
S_S	spectral response (0.2 s)	0.076
S_1	spectral response (1.0 s)	0.027
S_{XS}	site-modified spectral response (0.2 s)	0.121
S_{X1}	site-modified spectral response (1.0 s)	0.066
f_a	site amplification factor (0.2 s)	1.6
f_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		BSE-1E
S_S	spectral response (0.2 s)	0.03
S_1	spectral response (1.0 s)	0.012
S_{XS}	site-modified spectral response (0.2 s)	0.048
S_{X1}	site-modified spectral response (1.0 s)	0.029
F_a	site amplification factor (0.2 s)	1.6
F_v	site amplification factor (1.0 s)	2.4

Type	Description	Value
Hazard Level		TL Data
T-Sub-L	Long-period transition period in seconds	6

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Attachment 11:

SHV Transfer Plan

Housing Authority and Urban Redevelopment Agency of the City of Atlantic City

Stanley Holmes Village – Resident Transfer Plan

Emergency transfers and opportunities for alternate housing due to property conditions, as required by HUD and in accordance with the Housing Authority's Admissions and Continued Occupancy Policy and Section 8 Administrative Plan.

Adopted: July 25, 2024
Resolution: 9789-07-24

Table of Contents

I. Introduction 3

II. Transfer Planning Needs 4

III. Resident Outreach & Household Assessment 13

IV. Public Housing Transfers 14

V. Section 8 Housing Choice Voucher Program 14

VI. Moving Expenses 15

VII. Future Redevelopment & Possible Right to Return 16

VIII. Forms 17

IX. Resident Point of Contact 17

Exhibits:

A. Admissions and Continued Occupancy Policy Section XVII. Part 2
B. Needs Assessment by Stockton Center for Community Engagement
C. Section 8 Letter
D. Public Housing Transfer Notice
E. Resolution 9736-01-24
F. Engineering Progress Set

Introduction

The U.S. Department of Housing and Urban Development ("HUD") has required the Housing Authority and Urban Redevelopment Agency of the City of Atlantic City ("Housing Authority" or "ACHA") to provide a written process for the transfer to public housing units and use of Section 8 Housing Choice Vouchers ("HCV") for the residents of Stanley Holmes Village ("Stanley"). The ACHA has an approved transfer policy in its Admission and Continued Occupancy Policy ("ACOP"). In addition, the ACHA Board of Commissioners, by Resolution 9736-01-24, has provided preferences in its Section 8 Administrative Plan for families that live in public housing or other Federally assisted housing and for families living in substandard housing. Both of these preferences apply to Stanley residents.

Stanley consists of three villages; Villages 1 and 2 were built in the 1930's and Village 3 was built in the 1950's. Each Village sits on its own city super block. Stanley has a total of 418 residential units; as of July 12, 2024, 125 are already vacant. The complex has outlived its useful life: it is no longer safe and sanitary for all the ACHA residents that still live there. The infrastructure, physical condition of the buildings and individual units cannot be repaired to an acceptable standard. Financial resources do not exist, and even if the funds were available, the required rehabilitation of the site will trigger the NJ rehabilitation code, requiring the building's first floor to be elevated above the flood plain—this requirement is a non-starter.

In Stanley, heat and hot water are provided through a central boiler system. This system is no longer able to provide sufficient heat and hot water to all units. There are additional habitability concerns, including mold, leaking gas lines, failing underground sewer lines, pest infestations, and roofing issues. The more than six miles of underground piping that have failed or are at risk of failing contribute to these conditions. Initial estimates to comprehensively address these issues exceed $100M, which does not include the cost to elevate the buildings. These conditions cannot be remediated with current funding and in a reasonable amount of time to ensure decent, safe, and sanitary housing for all of the current residents.

The ACHA has, however, developed a plan to maintain many of the Stanley units through the 2027 heating season if necessary. The primary (engineering) elements are to:

- Reduce strain on the system via transfers (reduce occupancy)
- Perform targeted system repairs and upgrades
- Install flow and temperature sensors

Transfers of Stanley residents out of their current units qualify as Emergency Transfers and/or Housing Authority Initiated Transfers under the ACHA's ACOP, specifically Section XVII, Part 2 (annexed hereto as Exhibit A).

The remaining Stanley residents will either be transferred to another public housing unit, pursuant to the ACOP, or invited to apply for HCVs. The costs of the transfers/moves will be covered by the ACHA as more particularly described below.

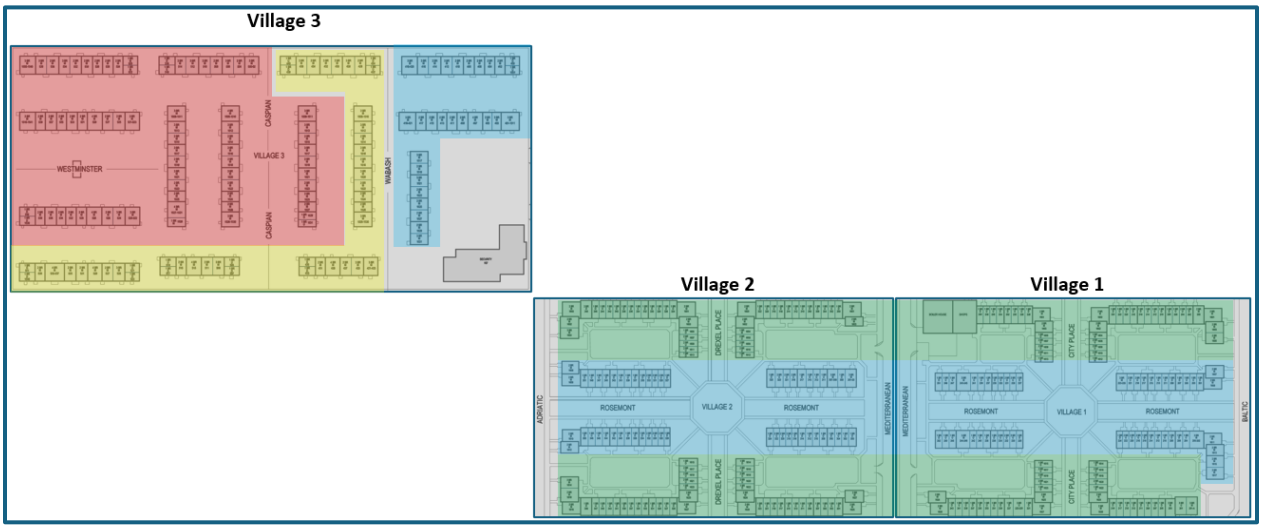
Currently, there is no redevelopment plan in place for the Stanley site. The ACHA's priority is to transfer or utilize HCVs to move the remaining Stanley residents for habitability purposes. Once complete, the ACHA and community stakeholders will consider what may be the best option for the redevelopment of the site.

Transfer Planning Needs

The ACHA procured a consulting firm to assist in the strategic planning for the Stanley site. The ACHA and its professional team conducted a series of resident meetings and visited all of the units to determine resident needs and the Housing Authority's ability to address all habitability concerns.

Critically, it has been determined that of the 31 Stanley residential buildings, 24 can be maintained through the 2024 – 2025 heating season. The residents of the other 7 buildings will need to be transferred or moved for the residents' benefit.

STANLEY VILLAGES – PHASE OVERVIEW:



PHASE	COLOR	VACANT BY
1	RED	10/1/2024
2	YELLOW	9/1/2025
3	BLUE	7/1/2026
4	GREEN	6/1/2027

PHASED TIMELINES:

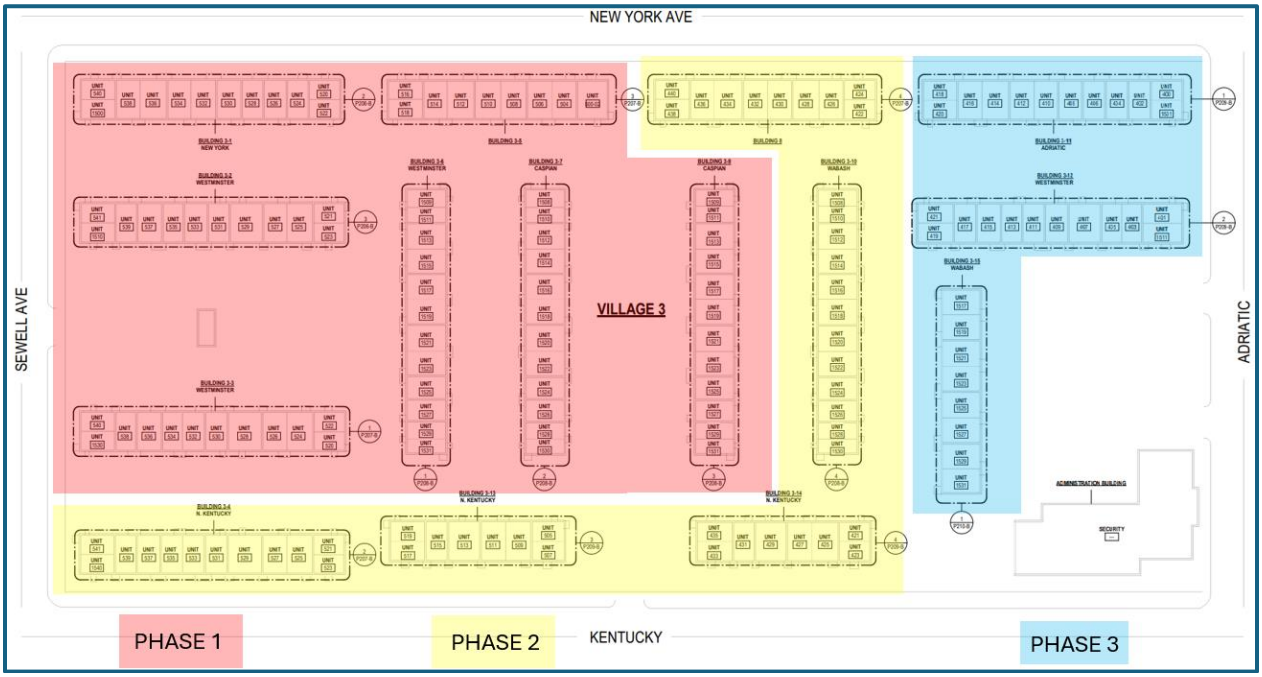
NO.	PHASE	BLDG NO.	VILLAGE	BUILDING	Needs Assessment	Vacate Start	Vacate Complete
1	1	3-1	3	520 - 540 N NEW YORK AVE 1500 SEWELL	8/2/2024	In Progress	10/1/2024
2	1	3-2	3	521 - 541 WESTMINSTER 1510 SEWELL	8/2/2024	In Progress	10/1/2024
3	1	3-3	3	520 - 540 WESTMINSTER 1530 SEWELL	8/2/2024	In Progress	10/1/2024
4	1	3-5	3	500 - 518 N NEW YORK AVE	8/2/2024	In Progress	10/1/2024
5	1	3-6	3	1509 - 1529 WESTMINSTER	8/2/2024	In Progress	10/1/2024
6	1	3-7	3	1508 - 1530 CASPIAN	8/2/2024	In Progress	10/1/2024
7	1	3-9	3	1509 - 1531 CASPIAN	8/2/2024	In Progress	10/1/2024
8	2	3-8	3	422 - 440 N NEW YORK	11/4/2024	5/1/2025	9/26/2025
9	2	3-10	3	1508 - 1530 WABASH	11/4/2024	5/1/2025	9/26/2025
10	2	3-4	3	521 - 541 KENTUCKY 1540 SEWELL	11/4/2024	5/1/2025	9/26/2025
11	2	3-13	3	505 - 519 KENTUCKY	11/4/2024	5/1/2025	9/26/2025
12	2	3-14	3	421 - 435 KENTUCKY	11/4/2024	5/1/2025	9/26/2025
13	3	1-2	1	201 - 225 ROSEMONT 1607 - 1609 BALTIC	11/7/2025	5/1/2026	9/25/2026
14	3	1-3	1	200 - 224 ROSEMONT 1611 - 1617 BALTIC	11/7/2025	5/1/2026	9/25/2026
15	3	1-7	1	227 - 251 ROSEMONT	11/7/2025	5/1/2026	9/25/2026
16	3	1-6	1	228 - 252 ROSEMONT	11/7/2025	5/1/2026	9/25/2026
17	3	2-2	2	301 - 325 ROSEMONT	11/7/2025	5/1/2026	9/25/2026
18	3	2-3	2	300 - 324 ROSEMONT	11/7/2025	5/1/2026	9/25/2026
19	3	2-7	2	327 - 351 ROSEMONT 1606 - 1608 ADRIATIC	11/7/2025	5/1/2026	9/25/2026
20	3	2-6	2	326 - 350 ROSEMONT 1610 - 1612 ADRIATIC	11/7/2025	5/1/2026	9/25/2026
21	3	3-11	3	400 - 420 N NEW YORK 1501 ADRIATIC	11/7/2025	5/1/2026	9/25/2026
22	3	3-12	3	401 - 421 WESTMINSTER 1511 ADRIATIC	11/7/2025	5/1/2026	9/25/2026
23	3	3-15	3	1517 - 1531 WABASH	11/7/2025	5/1/2026	9/25/2026

Above dates are placeholder hypothesis'; will be updated as details materialize.

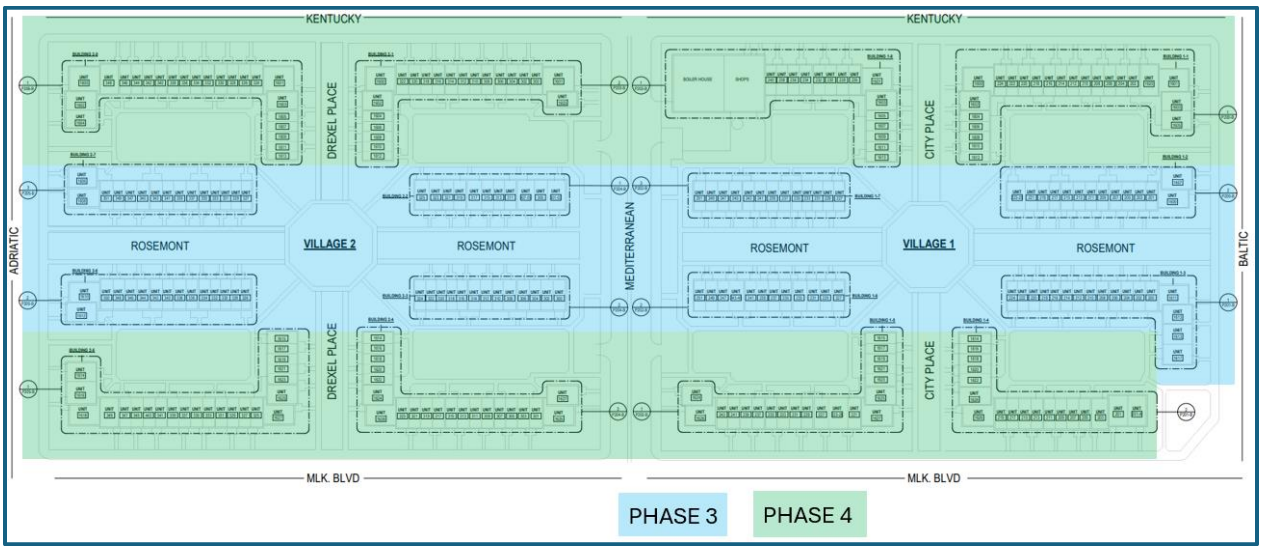
NO.	PHASE	BLDG NO.	VILLAGE	BUILDING	Needs Assessment	Vacate Start	Vacate Complete
24	4	2-8	2	324 - 348 KENTUCKY 1601 - 1613 DREXEL PLACE 1600 - 1604 ADRIATIC	11/20/2026	5/7/2027	9/24/2027
25	4	2-1	2	300 - 322 KENTUCKY 1600 - 1612 DREXEL PLACE 1601 - 1603 MEDITERRANEAN	11/20/2026	5/7/2027	9/24/2027
26	4	2-5	2	325 - 349 MLK BLVD 1615 - 1627 DREXEL PLACE 1614 - 1618 ADRIATIC	11/20/2026	5/7/2027	9/24/2027
27	4	2-4	2	301 - 323 MLK BLVD 1614 - 1626 DREXEL PLACE 1625 - 1627 MEDITERRANEAN	11/20/2026	5/7/2027	9/24/2027
28	4	1-8	1	226 - 240 KENTUCKY 1601 - 1613 CITY PLACE	11/20/2026	5/7/2027	9/24/2027
29	4	1-1	1	202 - 224 KENTUCKY 1600 - 1612 CITY PLACE 1601 - 1605 BALTIC	11/20/2026	5/7/2027	9/24/2027
30	4	1-5	1	221 - 243 MLK BLVD 1615 - 1627 CITY PLACE 1624 - 1626 MEDITERRANEAN	11/20/2026	5/7/2027	9/24/2027
31	4	1-4	1	201 - 219 MLK BLVD 1614 - 1626 CITY PLACE	11/20/2026	5/7/2027	9/24/2027

Above dates are placeholder hypothesis'; will be updated as details materialize.

Phases 1 – 3 detail:



Phases 3 – 4 detail:



Village 3 – Vacant vs Occupied Overview: Red Outline = Phase 1 Buildings

YouBIM platform provides user-friendly overview of occupancy status and enables efficient transfer strategy and planning. Green units are vacant; Gray units are occupied; Yellow units are "in transit" (transfer planned but has not yet occurred).

Households Remaining Throughout Stanley

The ACHA has completed a review of the housing needs (i.e. bedroom type) of the remaining residents at Stanley. The ACHA has considered the total households remaining throughout Stanley and in each Village (see below figures as of 7/12/2024).

Occupied Units by BR Size - Stanley Villages							
Village 1			**Village 2**			**Village 3**	
BR	**REMAINING**		**BR**	**REMAINING**		**BR**	**REMAINING**
1	65		1	68		1	17
2	28		2	35		2	34
3	8		3	3		3	27
4	n/a		4	n/a		4	8
total/village	101			106			86
GRAND TOTAL: 293							

The ACHA has developed an approach to phasing the transfers based on building condition and resident feedback. As stated above, the ACHA and its professional team have no confidence that the 7 buildings identified for Phase 1 can maintain heat through 2025. As previously stated, the ACHA has developed a plan to ensure that the other 24 buildings will be made decent, safe, and sanitary through 2025. The plan for transfers and utilization of HCVs will focus on the remaining residents in the aforementioned 7 buildings that cannot be repaired in a reasonable amount of time.

The 41 households remaining in the (7) Phase 1 buildings will be prioritized for transfer and invitation to apply for HCVs. Of these households, 5 require efficiency or one-bedroom units, 18 require two-bedroom units, 14 require three-bedroom units, and 4 require four-bedroom units.

The ACHA will prioritize these households as it turns over public housing units. Currently, outside of Stanley but within its portfolio, the ACHA has 185 vacant efficiency or one-bedroom units, 18 vacant two-bedroom units, 1 vacant three-bedroom unit, and 1 vacant four-bedroom unit. The vacant units to accommodate the Phase 1 residents are expected to be ready for occupancy by the start of the heating season on October 1, 2024 (pursuant to N.J.A.C. 5:10-14.4). Accordingly, the ACHA expects to transfer up to 24 of the 41 prioritized households. The other 17 households will be supported through their HCV application process.

The ACHA will be issuing Section 8 vouchers to families that qualify for two preferences: (1) families that live in public housing or other Federally assisted housing; and (2) families living in substandard housing. Most, if not all, Stanley residents will qualify for these preferences. The Stanley residents have been encouraged to apply for HCVs. Further, the ACHA intends to offer landlord incentives (detailed further below) to ensure that Stanley residents who secure an HCV are able to find suitable housing.

Through transfers to other public housing sites and the issuance of HCVs, the ACHA expects to move all 41 households out of the non-reparable Stanley units by the start of the heating season on October 1, 2024.

In the event that some households are unable to be transferred to other public housing sites or secure and utilize HCVs in a timely fashion, the ACHA has identified vacant units in other Stanley buildings that can be made habitable through 2025 if necessary. This task will require knocking down walls to combine units and accommodate larger family sizes. It is the option of last resort, but the ACHA will be able to ensure decent, safe, and sanitary housing for Stanley residents.

After addressing the above households, the ACHA will address the remaining households per the Phased Timeline. Village 3 is the furthest site from the boiler and vacating it will relieve some of the pressure on the heating system. The ACHA plans to issue HCVs to residents in all 3 villages, so those residents can move as soon as alternate housing is located. Households will also be transferred to other public housing units based on unit size and village prioritization.

Since March of 2023, more than 120 families have been moved out of Stanley to other public housing units, to the RAD-converted Buzby Homes, or to privately owned units through HCVs. These households voluntarily requested to move, were met with and reviewed the process, and received payments to cover the cost of the move. The ACHA has maintained an accounting of these households and will provide support if the need arises. All future transfers will also be tracked, and support will be provided as necessary.

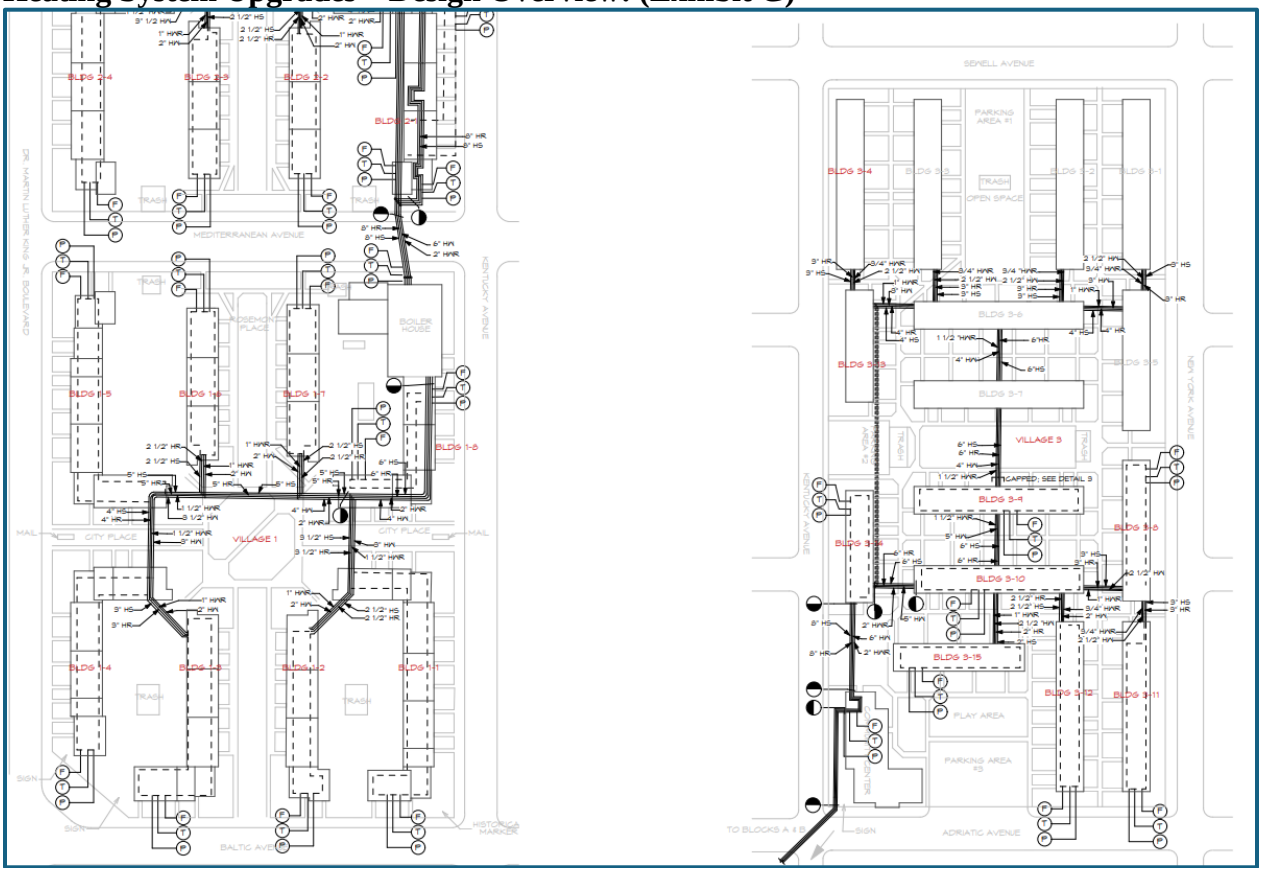
HEATING SYSTEM UPGRADES - TIMELINE

NO.	MILESTONE	DATE
1	8" Main Line Repairs, Villages 2 and 3	8/2/2024
2	Flow and Temperature Sensor Install	8/9/2024
3	Variable Frequency Drive Pump Install	8/16/2024
4	System Testing	8/30/2024
5	3-Way Valve Install	9/6/2024
6	System Repairs	9/6/2024
7	Boiler Inspection and Repairs	9/13/2024
8	Heating Season	10/1/2024

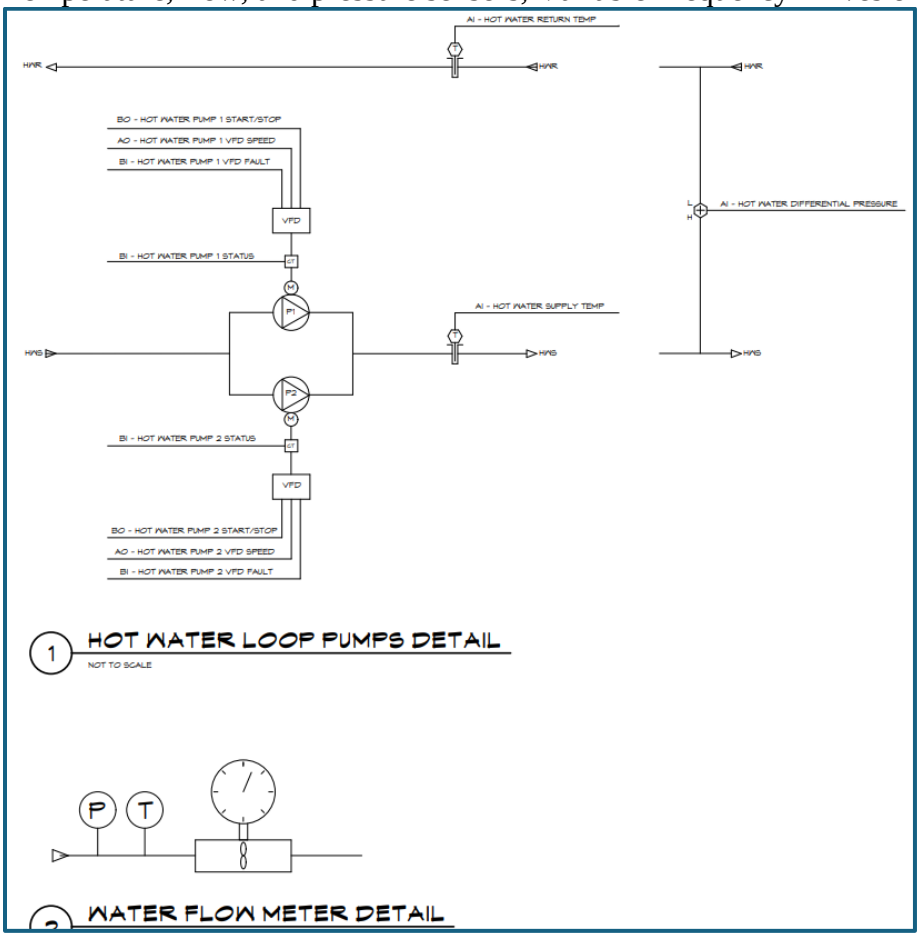
1. 8” Main Line Repairs, Villages 2 and 3
    a. Repairing the heating supply and return hot water mains coming from the boiler house to Villages 2 and 3 will decrease probability of failures
2. Flow and Temperature Sensor Install
    a. Sensors will allow visibility into system health and indicate where there are vulnerabilities in the distribution system and where failures are likely so that we can proactively address the decrease in flow or temperature, prior to residents noticing an interruption in service

3. Variable Frequency Drive (VFD) Pump Install
    a. VFD pumps will allow us to adjust the pressure inside the distribution system, reducing the likelihood of system failures
4. System Testing
    a. Testing the system prior to heating season will identify remaining failure points and allow for time to repair prior to commencement of heating season
5. 3-Way Valve Install
    a. 3-Way Valves with a recirculation loop will allow for quick detachment of vacated buildings from the primary heating system
6. System Repairs
    a. Following system testing, ACHA will afford itself time to address any outstanding issues
7. Boiler Inspection and Repairs
    a. Inspection, repairs and maintenance prior to commencement of heating season will increase probability of uninterrupted operation during heating season

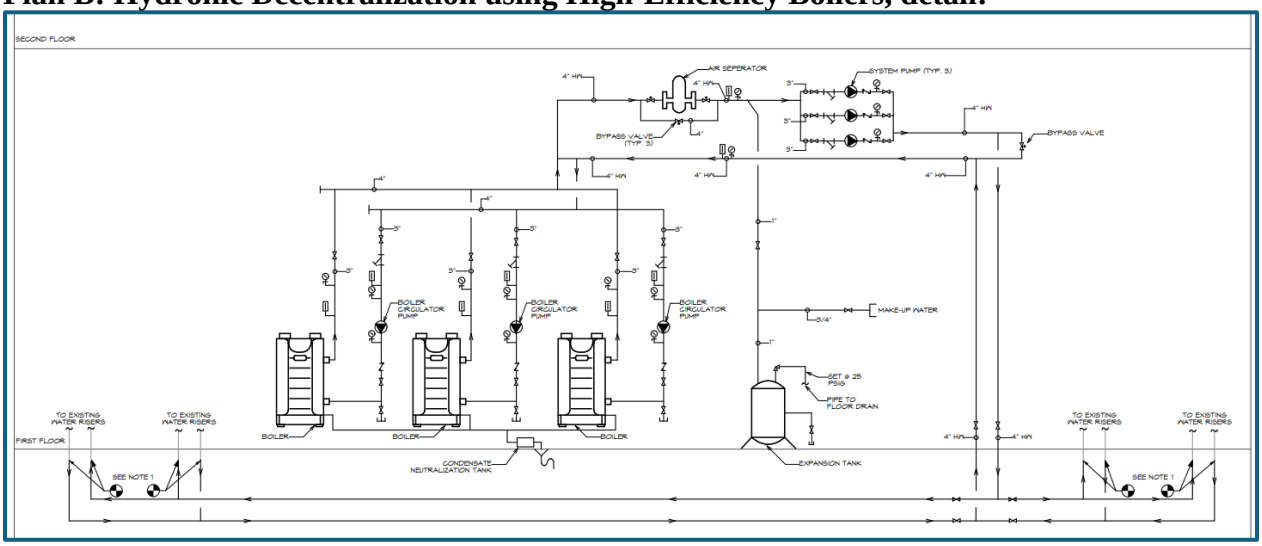
Heating System Upgrades – Design Overview: (Exhibit G)



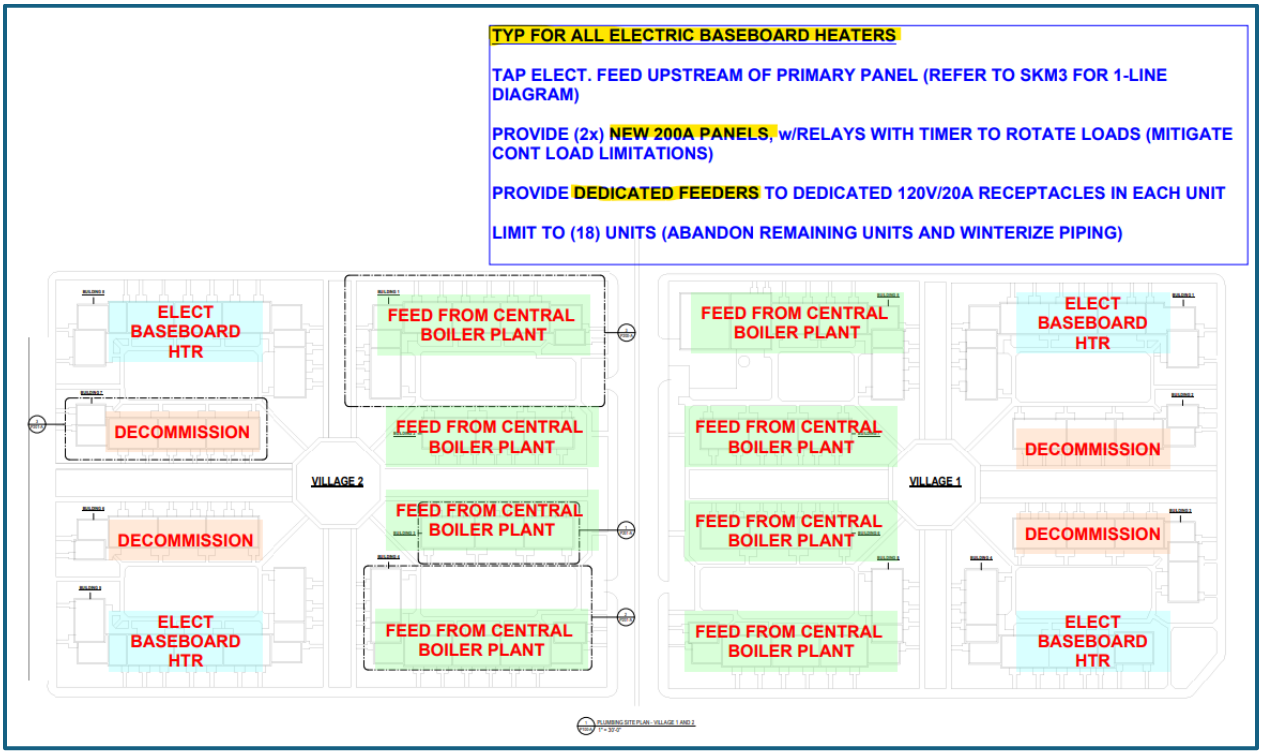
Plan A: Repair and use existing central boiler plant while reducing occupancy
Temperature, flow, and pressure sensors; Variable Frequency Drives on Pumps, detail:



Plan B: Hydronic Decentralization using High-Efficiency Boilers, detail:



Plan C: Electrical Decentralization, existing Power / Upgraded Transformers, initial design:



Decentralization Summary

Best practice when addressing problems as significant as those facing the ACHA is to strategize and entertain several solutions. To that end, the ACHA and its team of professionals have pursued alternative solutions to provide adequate heat and hot water for Stanley Villages through 2027 if the central heating system has repair costs in excess of decentralization. The decentralization approach consists of removing individual buildings from the central plant with either gas-fired boilers or electric-powered baseboard heaters. Both options have been thoroughly reviewed by our current and former engineering firms. Both options are extremely costly and would still require significant upgrades to current infrastructure. The cost for both systems is in excess of $250,000 per building. The ACHA and its consultants, over hundreds of hours of engineering, have concluded that fixing the existing infrastructure and reducing the overall load on the boilers and distribution piping is the most cost-effective strategy. In addition, repairs that have been completed over the past decade are currently being documented so that capital improvements are not duplicated. Engineering drawings will be marked up to differentiate between piping that's 0 – 10 years old, over 10 years but modified, or original construction (80+ years).

The strategy above saves millions of dollars and provides a plan to reuse good piping and replace weak piping before it fails. Additionally, there is a design for decentralization that can be put out to bid if buildings suffer pipe failures that will cost more than $250,000 to repair (per building). The capital saved can then be directed toward maintaining other ACHA sites that will remain in use.

Resident Outreach & Household Assessment

The ACHA, in partnership with the Stockton Center for Community Engagement ("Stockton"), performed a detailed resident needs assessment from January through May, 2022, the results of which are attached as Exhibit B. The ACHA has reviewed the Stockton assessment to better assist households with their needs with the moving process. In addition to the Stockton assessment, the ACHA will be conducting additional resident needs assessments beginning July 29, 2024, with the remaining Stanley residents. Assessments beginning in late July will build upon the Stockton effort and those performed in Spring of 2023, when ACHA leadership and consultants went door to door throughout Stanley Villages to gather resident feedback. It was during these individual resident consultations that the ACHA learned from its residents that the perimeter buildings are more desirable and interior ones less so, which played a role in shaping our phasing strategy.

In addition, the ACHA and its professional team have completed a detailed review of both the physical condition of the Stanley site and the residents' needs. This review has allowed the ACHA to prepare a fiscally responsible plan for taking the Stanley site offline by identifying cost-effective repairs that will allow some buildings to remain online through 2027. The ACHA and its professional team also conducted outreach, which included meeting residents in their current unit and multiple open resident meetings. The first resident outreach meeting was held on June 20, 2024. The second resident outreach meeting was held on July 10, 2024. The third resident outreach meeting will be held between July 29 and August 9, 2024, with additional meetings to follow.

The ACHA has issued notices addressing property conditions, the transfer policy, and the opening of the Section 8 HCV waiting list. The ACHA has and will continue to take appropriate action to ensure effective communication with residents and other individuals with disabilities during the moving process, such as through the provision of interpreters (e.g. American sign language), large print, braille, and accessible electronic and alternate format written communications. Meetings will be held in person at either the Stanley Community Center, or All Wars Memorial; both of which are accessible. As needed, the ACHA make accommodation for anyone who cannot attend in person. Individual meetings with residents will be held on-site in a fully accessible office. The ACHA will ensure meaningful access for LEP persons through written material and oral communications provided in languages other than English.

For residents who will need to utilize HCVs to move out of Stanley, the ACHA is issuing another notice to households informing them to contact the ACHA staff to set up a meeting to review the process and have a Section 8 briefing. A template of this notice is attached as Exhibit C.

For public housing transfers, the ACHA will issue a notice of transfer to individual residents as suitable vacant units are turned over. The notice will include the unit address. A template of this notice is attached as Exhibit D.

Public Housing Transfers

The ACHA currently has vacancies at non-Stanley properties in the following quantities: 185 efficiency or one-bedroom units, 18 two-bedroom units, and 1 three-bedroom unit. The ACHA must prepare these vacant units for occupancy. Some units only require minor preparation, while others require extensive work. The turnover schedule will focus first on the unit types needed by residents of the (7) Phase 1 buildings that must be brought offline by October 1, 2024. Of those buildings, 5 require a one-bedroom unit, 18 require two-bedroom units, 14 require three-bedroom units, and 4 require four-bedroom units. The plan is to turnover approximately 20 units per month. The exact number of residents that will transfer to other public housing units will be impacted by the success of our ongoing efforts to issue HCVs. Critically, the ACHA has completed repairs in response to the December 12, 2023 NSPIRE inspection and there are no outstanding deficiencies. As buildings are vacated, the ACHA will board up and lock them to deter squatting and blight until the buildings are demolished.

Transfers will be effectuated pursuant to the Transfer Planning Needs described in Section II above. Notices will be provided to all applicable residents no later than Friday, August 2, 2024.

All Stanley households are eligible for a transfer to another public housing unit.

Section 8 Housing Choice Voucher Program

On January 25, 2024, the ACHA Board approved a resolution amending the Section 8 Administrative Plan (see Exhibit E). This resolution authorized the Executive Director to use HCVs for Stanley households. The resolution also added preferences for admission to the HCV program for families that live in public housing or other Federally assisted housing and for families living in substandard housing. Since the approval of the resolution, the ACHA issued HCVs and completed Section 8 briefings for 69 Stanley households. As of July 12, 2024, 28 families have located suitable housing using issued vouchers; 41 families remain searching.

In April of 2024 the ACHA identified that it had 1.9 million dollars of HUD Held Reserves (“HHR”) for the Section 8 program. In May the ACHA was informed that the HHR was revised to $900,000. This will make it more difficult for the ACHA to take care of its Stanley residents. The remaining HHR will allow the ACHA to issue an additional 120 to 130 HCVs. The ACHA will continue to expedite the briefing process by holding group briefings, as were conducted on June 18 and June 20, 2024, and providing a case worker for households that need additional individual assistance.

In addition to the assistance provided by the ACHA’s Section 8 case workers, the ACHA has made arrangements with the N.J. Department of Community Affairs (“DCA”) for the Stanley residents to have access to the DCA Navigator program. This program will assist the residents with locating apartments and connecting with non-profits and other organizations to assist with security deposits and other matters that may be associated with obtaining a rental unit. The ACHA is also receiving

support from Consumer Credit and Budget Counseling ("CCBC"), part of the National Foundation for Debt Management. CCBC attended the July 10, 2024, Resident Outreach Meeting and was met with enthusiasm by residents excited to utilize their support services.

The DCA has made arrangements to implement a security deposit program. In New Jersey, a landlord is allowed to collect a security deposit of up to 1.5 months' rent. Lack of a security deposit is one of the biggest barriers in obtaining an apartment in Atlantic County. By way of example, the current HUD Fair Market Rent for a three-bedroom apartment in Atlantic County is $2,353.00 per month. This would allow a security deposit of up to $3,530.00, which is more than most Stanley residents have available. By providing security deposits, the DCA program will give a competitive edge to the Stanley residents when applying for a rental.

In addition, the ACHA has determined that additional landlord incentives are critical for the Stanley households. The ACHA is implementing a landlord incentive program. This program will provide an upfront payment to any landlord that accepts a Stanley household. The incentive amounts are as follows: $1,000.00 for a two-bedroom unit, $2,000.00 for a three-bedroom unit, and $3,000.00 for a four-bedroom unit. The incentives will be paid from the ACHA's Section 8 administrative fee account.

The DCA Navigator, the DCA Security Deposit program, and the ACHA's landlord incentive program are expected to enable Stanley HCV households to find replacement units before the start of the heating season on October 1, 2024. The ACHA HCV team has been actively seeking partnership with various government and community agencies to aid with the assistance of housing navigation, payment of security deposit and utility assistance. ACHA has been working with the DCA to connect clients with the numerous resources the agency provides. ACHA will continue to seek and welcome all collaborations that will allow the transfer process of Stanley residents to be as decent and orderly as possible.

If a Stanley household is ineligible for an HCV, said household will be transferred to a public housing unit.

Moving Expenses

The ACHA is covering the costs associated with emergency transfers. For families that perform a self-move, the ACHA's policy has been to provide a fixed payment of $1,200.00. This amount can be split into two payments: a $600.00 advance and another $600.00 upon the completion of the move.

For households that cannot or choose not to perform a self-move, the ACHA will either pay a moving company to pack and move the households' belongings to the replacement unit, or coordinate with local faith groups committed to providing moving support.

The ACHA will provide assistance to any household that needs special accommodation during the moving process due to mobility, hearing, or visual impairment. As needed, the ACHA will assist in transferring and/or turning on utilities for the new unit.

For transfers to other public housing units, the ACHA will utilize funds from its central cost center. It is estimated that approximately $159,600.00 will be needed for these transfers.

For moves using HCVs, the ACHA will utilize funds from its Section 8 administrative fees. It is estimated that approximately $192,000.00 will be needed for these moves.

Future Redevelopment & Possible Right to Return

The ACHA has not yet determined whether the Stanley site will be redeveloped or what form redevelopment may take. Due to the condition of the Stanley site, the residents must be transferred or moved before such determinations can be made. Moreover, the redevelopment process could not produce replacement units for the remaining Stanley residents within the timeframe required. Redevelopment of the Stanley site would be a multiphase proposition; the average size of a Low-Income Housing Tax Credit ("LIHTC") project is 75 units. It would take several years just to secure the requisite HUD approvals, site plan approvals, environmental approvals, and financing for the first phase of any redevelopment.

The Stanley site cannot be rehabilitated due to its age and condition, and that State of New Jersey's substantial rehabilitation requirements (which would require the units to be elevated above the flood plain).

The ACHA is currently focused on vacating the Stanley site, which is in the best interests of the remaining Stanley residents. Once this is accomplished, the ACHA will start a process to determine the best redevelopment plan for the Stanley site. This process will include all community stakeholders. If it is determined that an affordable housing project will be part of the redevelopment, the ACHA may provide a right to return to the households affected by the vacating of the Stanley site (if permitted by redevelopment fundings sources and approved by HUD). However, no households will be required to move back to the site, nor will they lose the public housing unit or HCV they obtained in connection with the vacating of the Stanley site. Upon the approval of a redevelopment strategy, the ACHA will send a notice via mail to the moved and transferred residents informing them of the redevelopment plans.

Forms

The Housing Authority's form notices are attached as exhibits hereto (Exhibit C for the HCV notice and Exhibit D for the public housing notice).

Resident Point of Contact

DeirDre Brock, Director of Management
609-344-1107 ext. 212
dbrock@atlanticcityha.org

Exhibit A.

Admissions and Continued Occupancy Policy
Section XVII. Part 2

Exhibit B.

Needs Assessment by Stockton Center for Community Engagement

Exhibit C.

Section 8 Letter

[DATE]

[RESIDENT NAME]
[RESIDENT ADDRESS]
[RESIDENT ADDRESS]

Re: Section 8 Housing Choice Voucher Program

Dear [RESIDENT NAME]:

As you are aware from prior communications, there are serious maintenance issues with Stanley Holmes Village, arising due to the age of the development. Some of these maintenance issues pose a threat to health and/or safety and cannot be repaired, due to the age of the buildings and severity of the situation.

As you are also likely aware from prior notices, the Housing Authority has recently opened its Section 8 Housing Choice Voucher Program ("HCV Program") waiting list for applications. The HCV Program is a Federal Housing Program, administered by the Housing Authority, that allows participants to select the private housing of their choice. If the unit selected meets the program requirements, the program will pay a portion of the rent directly to the landlord. The tenant's portion of the rent is income-based and would be the same or similar to a tenant's public housing rent. The Housing Authority staff is available to provide further information and guidance with regard to the HCV Program.

In January of 2024, the Board of Commissioners of the Housing Authority adopted two (2) new admission preferences for the HCV Program, both of which would apply to Stanley Holmes residents. Those preferences are: (1) families that live in public housing or other Federally assisted housing and (2) families living in substandard housing. Should you apply to the HCV Program, these preferences would serve to boost your application on the waiting list.

Given the health and safety concerns with the buildings in the Stanley Holmes development, we urge you to apply to the HCV Program and we stand ready to assist with the process in any way. The HCV Program would allow you to access safe and sanitary housing of your choice, while you continue to receive the rental benefits of a Federal housing subsidy program. In addition, some assistance with moving expenses may be available, pursuant to the Housing Authority's Stanley Holmes Resident Transfer Plan. Further, pursuant to the Housing Authority's request, the State of New Jersey Department of Community Affairs ("DCA") has agreed to provide assistance with security deposits for your new housing. This is a unique opportunity to apply to the HCV Program, with preferences, and receive assistance with both moving expenses and security deposits.

We have enclosed an application for the HCV Program. We urge you to complete the application and submit it to the Section 8 Office. The Housing Authority staff is available to answer any questions you may have about the HCV Program, the application, and the various forms of assistance mentioned above. Please feel free to contact the Section 8 Office at _____ with any questions or concerns.

Very truly yours,

_____
Thomas Sahlin, Executive Director

Exhibit D.

Public Housing Transfer Notice

NOTICE OF PROPOSED ADVERSE ACTION

[DATE]

[RESIDENT NAME]
[RESIDENT ADDRESS]
[RESIDENT ADDRESS]

Re: Emergency Transfer

Dear [RESIDENT NAME]:

As you are aware from prior communications, there are serious maintenance issues with Stanley Holmes Village, arising due to the age of the development. Some of these maintenance issues pose an immediate threat to health and/or safety and cannot be repaired, due to the age of the buildings and severity of the situation. This letter is to inform you that, due to these health and/or safety issues, you will be transferred to another public housing unit. This is an Emergency Transfer under the ACHA's Admissions and Continued Occupancy Policy, Section XVII, 2.a. This transfer is mandatory. To the extent allowable by the United States Department of Housing and Urban Development, ACHA will cover reasonable transfer expenses incurred as a result of this transfer.

Specifically, you are being transferred to the following unit:

[IDENTIFY DEVELOPMENT]
[NEW ADDRESS
INCLUDING UNIT NUMBER]

You have 30 days from the date of this letter to sign your new lease agreement and complete the transfer to your new unit. Please contact _____ to schedule an appointment to sign your new lease. The ACHA staff is available to answer any questions or concerns you may have about this process. Please feel free to contact _____ with any questions or concerns.

In accordance with regulations promulgated by the U.S. Department of Housing and Urban Development ("HUD"), please be advised that you have, among others, the following rights:

> To request a grievance hearing in accordance with the Housing Authority's Grievance Procedure, a copy of which is available from the Housing Authority pursuant to 24 C.F.R. 966.52(d). Your request must be submitted to the Housing Authority, orally or in writing, within ten (10) business days of the above date of this Notice. The Housing Authority will schedule an informal settlement conference within ten (10) business days of receipt of your complaint. The Housing Authority will issue a written summary of the disposition of the informal settlement conference within ten (10) business days. If you are not satisfied with the disposition, you may request a formal hearing, in writing to the Housing Authority, within five (5) business days of your receipt of the

disposition summary. If a formal hearing is timely requested, you shall be afforded a fair hearing in accordance with 24 C.F.R. 966.56(b). If a formal grievance is not timely requested, you will waive your right to any further grievance proceedings.

The Housing Authority will not proceed with the proposed adverse action against you until final resolution of the grievance.

We reiterate that this transfer is being done for your health, safety, and well-being, due to immediate health and/or safety concerns with your current unit.

Very truly yours,

_____
Thomas Sahlin, Executive Director

Exhibit E.

Resolution 9736-01-24

Exhibit F.

Engineering Progress Set

XVII. TRANSFERS

1. **Transfer Requests**

    a. All requests to transfer from one dwelling unit to another must be in writing, on the form prescribed by the Housing Authority, and must stipulate the basis for making the request. Requests will be considered in the order in which they are received. Transfers will take priority over waiting list admissions.

    b. Transfers shall be approved or denied by the Executive Director or his/her designee. For all approved transfers, a transfer agreement must be executed by the Tenant. All expenses associated with transferring will be the Tenant's responsibility, except as indicated herein. When the Tenant transfers to a new unit, the Housing Authority will also transfer their security deposit to the new unit. The resident will be billed for any maintenance or others charges due for the old unit.

2. **Types of Transfers**

    a. **Emergency Transfer**: this type of transfer may be granted if maintenance conditions in the dwelling unit pose an immediate threat to health and/or safety or if the Tenant is a victim of domestic violence, dating violence, sexual assault or stalking and qualifies for protection under the Emergency Transfer Plan.

        i. If a transfer is necessary because of maintenance conditions and an appropriate unit is not immediately available, the Housing Authority will arrange for temporary lodging at a hotel or similar location.

        ii. If the conditions that required the transfer cannot be repaired, or the condition cannot be repaired in a reasonable amount of time, the Housing Authority will transfer the Tenant to the first available and appropriate unit after the temporary relocation.

        iii. Emergency transfers that arise due to maintenance conditions are mandatory for the Tenant.

        iv. To the extent allowable by HUD, the Housing Authority will cover all reasonable transfer expenses incurred due to maintenance conditions.

    b. **Health-Based Transfers**: this type of transfer may be granted to alleviate serious or life-threatening verified medical problems, to accommodate verified disabilities, or when the Tenant faces a verified threat of physical harm or criminal activity.

        i. Tenants may be required to provide documentation establishing the basis for the transfer.

        ii. Transfers for reasons of health are optional for the Tenant.

iii. To the extent allowable by HUD, the Housing Authority will cover all reasonable transfer expenses incurred for a reasonable accommodation.

c. **Housing Authority Initiated Transfers**: this type of transfer may be required in order to make an accessible unit available for a disabled individual or to enable demolition, disposition, revitalization or rehabilitation of the dwelling unit or other reasons permitted by law.

i. Housing Authority initiated transfers are mandatory for the Tenant.

ii. To the extent allowable by HUD, the Housing Authority will cover all reasonable transfer expenses incurred due to a Housing Authority initiated transfer.

d. **Occupancy Standards Based Transfers**: this type of transfer may be initiated by the Housing Authority or requested by the Tenant when the family size has changed and is now too large (over-crowded) or too small (over-housed) for the unit occupied.

i. Determination of the correct sized apartment shall be in accordance with the Housing Authority's occupancy guidelines.

ii. The Housing Authority may elect not to transfer an over-housed family in order to prevent vacancies.

iii. The Tenant may be required to pay for transfer expenses.

e. **Convenience Transfers**: this type of transfer may be requested if the Tenant is in good standing with the Housing Authority and does not have a pattern of late payments or a history of housekeeping violations or property damage.

i. Convenience transfers are at the discretion of the Housing Authority.

ii. The Tenant will be required to pay for transfer expenses.

3. **Prioritization of Transfers**

a. Transfers will be prioritized in the following order: (1) emergency transfers; (2) health-based transfers; (3) Housing Authority initiated transfers; (4) transfers for tenants over-crowded by two or more bedrooms; (5) transfers for tenants over-housed by two or more bedrooms; (6) transfers for tenants who are over-crowded by one bedroom; (7) transfers for tenants who are over-housed by one bedroom; and (8) convenience transfers.

b. Within each priority type, transfers will be ranked by the date that the basis for the

request is verified by the Housing Authority. The Housing Authority reserves the right to immediately transfer any Tenant who has misrepresented family circumstances or composition, and the Tenant will be charged for the expenses associated with convenience transfers.

4. **Splitting Up Households**

a. If a family determines to split and/or live separately, such as in the case of a divorce, children becoming adults, or family members otherwise desiring to live in their own unit, the situation shall not be treated as a transfer unless the family would be over-crowded in the largest bedroom size unit existing in the project.

i. If the family would be over-crowded in even the largest bedroom size unit existing at the Housing Authority, then the adult household member seeking removal from the household will be treated as a transfer due to an existing violation of the Admissions and Continued Occupancy Policy and potential violation of the local housing, fire, and health codes.

ii. In all other situations, the family member desiring to live in his/her own Housing Authority unit must submit an application for housing, if the waiting list is open. Upon approval of the application, the applicant will be added to the waiting list. The applicant will be offered a unit when one becomes available, based on his/her placement on the waiting list. If the waiting list is not open, then the family member can either stay in their current unit or move into non-Housing Authority housing.

5. **Transfer Procedures**

a. Tenants will receive one offer of a transfer. When the transfer is required by the Housing Authority, the refusal of that offer without good cause will result in lease termination. When the transfer has been requested by the Tenant, the refusal of that offer without good cause will result in removal from the transfer list. In such cases, the family must wait six months to reapply for another transfer.

b. Good cause for unit refusals must be supported by appropriate documentation and demonstrated to the satisfaction of the Housing Authority. Examples of good cause for refusal of a unit offer include, but are not limited to, the following:

i. Accepting the unit offer will require an adult household member to quit a job, drop out of an educational institution or job training program, or take a child out of day care or an educational program for children with disabilities.

ii. Accepting the offer will place a family member’s life, health, or safety in jeopardy. The family should offer specific and compelling documentation such as restraining orders, other court orders, risk assessments related to

witness protection from a law enforcement agency, or documentation of domestic violence, sexual assault, dating violence, or stalking. Reasons offered must be specific to the family. Refusals due to location alone do not qualify for this good cause exemption.

iii. A health professional verifies that a household member was temporarily hospitalized or recovering from an illness or injury.

iv. The unit is inappropriate for the Tenant's disabilities, or the family does not need the accessible features in the unit offered and does not want to be subject to a thirty (30) day notice to move.

v. The unit has lead-based paint and the family includes children under the age of six.

c. When a family transfers to another dwelling unit, the existing lease will be cancelled and a new lease will be executed for the new unit.

d. The reexamination date will be changed to the first of the month in which the transfer took place.

6. **Rights**

a. These provisions are to be used as a guide to ensure fair and impartial means of assigning units for transfers. This policy shall not create a property right or any other type of right for a tenant to transfer or refuse transfer.

258 Responses

Demographics

Years in SH	**# of households out of 249**	**%**
Less than a year	5	2%
1 to 2 years	27	10.8%
3 to 5 years	44	17.7%
6 to 10 years	47	18.9%
Over 10 years	35	14.1%
Over 15 years	19	7.6%
Over 20 years	72	28.9%

Primary Language	**# of households out of 243**	**%**
English	235	96.7%
Spanish	8	3.3%

Gender of Head of Household	**# of households out of 245**	**%**
Female	192	78.4%
Male	53	21.6%

Race of Head of Hsehold	**# of households out of 242**	**%**
African American/Black	217	89.6%
Hispanic/Latino	17	7%
White	7	2.8%
African American and American Indian/Alaskan Native	1	.4%

Age of head of household	**# of households out of 237**	**%**
18 to 25	9	3.8%
26 to 35	44	18.5%
36 to 45	49	20.6%
46 to 54	51	21.5%
55 to 61	33	13.9%
62 to 94	51	21.5%

# of children in households by age		
Below 2 years	6 (7 children)	
2 to 5	27 (34 children)	
6 to 10	38 (49 children)	
11 to 14	25 (30 children)	
15 to 18	28 (31 children)	

Household Size	**# of households out of 257**	**%**
1 person (HOH)	150	58.3%
2 people	46	17.8%
3 people	38	14.7%
4 people	15	5.8%
5 people	2	.7%
6 people	6	2.3%

Children in Household	90 households	35%

Disabled	**# of households out of 247**	**%**
No	154	59.9%
Yes	93	37.7%

Veteran Status	**# of households out of 249**	**%**
No	243	94.6%
Yes	6	2.4%

Education	**# of households out of 250**	**%**
Less than high school	61	24.4%
High school diploma or GED	189	75.6%
Currently in college	7	
Some college, no degree	46	
College degree	8	
Graduate degree	1	
Trade or vocational, license	6	
Trade or vocational, no license	2	

EMPLOYMENT

Currently Employed	# of households out of 250	%
No	159	63.6%
Yes	91	36.4%

Livable Wage	# of households out of 124	%
No	68	54.8%
Yes	56	45.2%

Currently Looking for a Job	# households out of 238	%
No	173	72.7%
Yes	65	27.3%

Places of Employment	# of households out of 81	%
Casinos	17	20.9%
Retail	12	14.8%
Food Industry	9	11.1%
Education	7	8.6%
City of Atlantic City	6	7.4%
Healthcare	6	7.4%
Child or Elder Care	5	6.1%
Transportation	4	4.9%
Security	4	4.9%
Nonprofit	3	3.7%
Contractor/Gig Work	3	3.7%
Supervisor/Management	2	2.4%
Apartments	1	1.2%
Maintenance	1	1.2%
Postal Service	1	1.2%

*3 reported 2nd jobs which were part time

Full or Part Time	# of households out of 92	%
Full Time	51	55.4%
Part Time	41	44.6%

*Asked for their $/hour but have their annual income.

Retirement Benefits	# of households out of 81	%
No	50	61.7%
Yes	31	38.3%

Household Annual Income	**# of households out of 232**	**%**
Less than $10.000	105	45.2%
$10,000 to $14,999	50	21.6%
$15,000 to $24,999	41	17.7%
$25,000 to $34,999	22	9.5%
$35,000 to $49,999	9	3.9%
$50,000 to $74,999	5	2.2%
Sources of Income	**# of households out of 216 – 237**	**%**
SSD	63	26.1%
Full-time work	56	23.7%
Part-time work	45	19.1%
SSI	36	15.2%
Disability benefits	28	11.9%
General assistance	12	5.1%
Child support	11	4.7%
TANF	11	4.7%
Unemployment benefits	9	3.8%
Retirement benefits	9	3.8%
Contractor/Gig (PT)	5	2.1%
VA benefits	1	.4%

Use other sources of income			
Baby's mother helps out	Cash from family as needed (x4)	Liaison Stipend Check (x2)	Baby's father helps out
Self-employed	Starting to apply for disability	Waiting on disability check	

Use of Assistant Organizations		
Food Bank (no name, x6)	Church (no name, x5)	Food stamps (x4)
Rescue Mission (x2)	Jewish Family Service (x2)	ACHA Food Bank (x2)
Don't know the name (x2)	DCA Rental Assistance	Baptist Church Food Bank
COVID relief	Mosques	Country Office
Masjid	Salvation Army	

Currently in Jobs Training Program (JTP)	**# of households out of 242**	**%**
No	238	98.3%
Yes	4	1.7%

JTP past 5 years	# of households out of 234	%
No	218	93.2%
Yes	16	6.8%

Type of JTP		
CNA (x2)	Program from welfare/SNAP (x2)	Data science certification
Casino dealer	CDL-A	Housekeeping
Learning to write a resume	Making pens and lipsticks	Medical field
One-stop	School to get BA	Security guard/First aid
Trade school entrepreneurship	UU Corps	Welfare job prep

JTP Assistance	Out of 16 respondents who took part in JTP	%
Provided assistance to find a job after program	9	56.2%
Found job after program	14	87.5%

Classes to help find a job	# of households out of 190 to 192	%
Computer skills	59	30.7%
Leadership skills	48	24.9%
Self-motivation	46	24.1%
Problem solving skills	42	22%
Time management	42	22%
Communication (reading and writing skills)	42	21.9%
Relationship skills	32	16.8%

Other types of classes	Included all responses	
How to work in a team (x2)	CHHA	Real estate
Financial literacy	Driving	Family strengthening programs
Something in the medical field	How to submit job application	How to build your credit
Nursing	Spanish ASL	Knee problem
Am sick (x3)	Nothing, I hate school	Not interested in any of them
Too old (x5)	Disabled (x2)	Can’t work severe pain
Don’t want to get vaccine		

JTP Class Interested in Taking	**# of households out of 202-205**	**%**
IT/Computer	44	21.7%
Small Business/Entrepreneurship	44	21.6%
Culinary	38	18.6%
CNA/Medical Field	34	16.7%
Childcare	30	14..8%
Barber/Cosmetician	20	9.8%
Construction/HVAC	19	9.4%
Insurance Claims	11	5.4%
Mechanic	9	4.5%
Brewery	6	3%

Other types of JTP Programs		
Forensic science (x2)	DJ	Landscaping
Drug and Alcohol Counseling	Engineer or X ray tech	CDL Driver's License
Maintenance	Nutritionist	Paralegal
Phlebotomy	Real estate	STEM programs
Masseuse		

Challenges in getting a job	**# households out of 197 to 200**	**%**
Health issues	62	31.4%
Don't have reliable transportation	29	11.3%
Don't have the necessary education	27	13.6%
No reliable childcare	22	11%
Don't have the skills	19	9.5%
Don't what jobs are available	12	6%
Worried to lose assistance for low paying job/no promotion	12	6%
Worried to lose assistance for temporary job	11	5.5%
Don't have professional clothes	9	4.6%

Types of health problems	**Written verbatim**	
Back and knee pain/problems (x6)	Can't walk or stand (x2)	Hard to balance and walk
Can't stand or lift anything heavy	Blind in one eye	Bone spurs
Neck pains and back pains	Trying to find job but have back problems	2 hip surgeries, heart issues
Depression	Depression and anxiety	Diabetes, nerve damage and high blood pressure
Anxiety	Disabled (x6)	Diabetes and asthma
Health issues (x3)	Health issues with child	Daughter has bad sinuses
Arthritis, cholesterol	Jobs say they are hiring but aren't	Medical issues
Stroke, physical handicap	Part time only	Physical injuries (x2)
Psoriasis	No jobs outside of casinos	Vaccination requirement keeps me from working

Classes Interest in Taking	**# of households out of 202 – 207**	**%**
How to make and keep a budget	68	33.2%
How to deal with stress and trauma	61	29.5%
How to cook	59	28.8%
Apartment care	32	15.8%
Parenting classes	23	11.3%

Other Types of Classes		
CNA	Computer classes	Data science
Fashion	Online etiquette writing	

Resume	**# of households out of 233**	**%**
Yes	127	54.5%
No	106	45.5%

Want help with creating resume	**# of households out of 233**	**%**
No	181	77.7%
Yes	52	22.3%

Bank Account	**# of households out of 240**	**%**
No	146	60.8%
Yes	94	39.2%

Reasons for no bank account	**# of households out of 146**	**%**
No trust in banks	50	34.2%
Not enough money	39	26.7%
Bank fees	21	14.3%
Bad credit	11	7.5%
No transportation to get to bank	5	3.4%
Bad bank options	4	2.7%

Other reasons for no bank account	**Written verbatim**	
Bank with Chime (x2)	Direct deposit card	Don't have a job
Don't want one (x3)	Employee pay card	Joint account with husband
Back problems	Don't have enough money	If money in bank account then SSI take my money away
If have a bank account, then jack up my rent	Just stopped	Just haven't decided
Lack proof of residence	Never got one	Employed
I had problems with bank		

Start up business	**# of households out of 235 – 242**	**%**
Interest in owning own business	123	50.8%
Interested in taking business classes	121	51.3%
Accept grant/loan for start up business	136	57.9%

Type of Businesses		
5 on 5 Sports Club	Activity Center for Children	Cooking or baking
Bakery	Dye Clothes	Laundromat (x6)
Barber shop	Hair salon	Braiding and clothing
Breakfast/lunch corner store	Building homes	Café
Candle business	Carpentry	Child care (x4)
Cleaning and flooring	Clothing business (x2)	Clothing line
Clothing boutique and fashion design (x2)	Youtube channel	Beauty shop
Coffee shop (x2)	Coffee and sandwich shop	Clothing and self-love
Computer repairs	Construction	Cooking or culinary business (x5)
Daycare center (x4)	Convenience store	Dispensary (x2)
Delivery business	Nair and hair salon	Natural hair care
Electrical	Home décor	Fashion consultant
Food truck (x2)	Food business (x3)	Hair styling
Hair distributor	Own clothing brand	Interior design
Jewelry business	Landscaping	Lip gloss, stuff for little girls
Liquor store	Local vet for low income people	Make and sell cosmetics
Making baskets	Medical and security business	Medical transport
Mentoring/tutoring (x2)	Cleaning business (x3)	Cleaning offices, stores that close down and for construction companies
Mobile notary	Program for mom-child who are homeless	Moving business (x2)
Non-profit mental health/counseling	Non profit to help youth and elderly	Nonprofit health education
Open a Burger King	Online business	Own my own truck to do deliveries
Open restaurant (x2)	Corner store	Cooking classes for kids
Painting business	Real estate development for low income families	Recreation for kids
Restaurant (x2)	Seafood business	Security
Selling baked goods	Soul Food restaurant	Small eatery
Social worker or counseling	Sports entertainment for youth (under 18)	STEM data analytics
Teeth whitening	Thrift shop	Waxing company
Transportation company	Frozen yogurt shop	Weaving and hair extensions
Treat specialty		
Vegan restaurant	Podcast producer	Music and film production company

EDUCATION **Take reading classes at SH**	**# of households out of 241**	**%**
No problems reading	176	73%
No	33	13.7%
Yes	31	12.9%

Interested in taking classes to get GED	**# of households out of 80**	**%**
No	49	61.2%
Yes	31	38.7%

Place would take GED classes	**# of households out of 31**	**%**
At SH	22	70.9%
ACCC	20	64.5%
Online	13	41.9%
Stockton University	9	29%
Atlantic City Library	9	29%

What would prevent you from taking GED classes?	**# of households out of 71 – 74**	**%**
Worried won't do well	17	22.4%
No transportation	13	17.6%
Expense	8	10.8%
No childcare	6	8.2%
Not worth it	4	5.5%

Other reasons prevent you from taking GED classes		
Don't like public transportation	Disabled (x2)	Distractions and having to work
I wasn't ready	Health issues	I keep failing
Wasn't thinking about it	Mental health issues	Nothing
Personal reasons	Single parent, but with kids grown now I can	

Interested in continuing post Highschool education	**# of households out of 216**	**%**
Yes	110	50.9
No	105	48.6%
Maybe	1	.5%

Type of post Highschool education interested in taking	**# of households out of 134 – 137**	**%**
College	64	47.4%
Vocational school	48	35%
Trade school	29	21.6%

Other types of post Highschool education		
Computers	Training at work for promotion	ASL, Spanish classes
CART program for computers	Culinary classes	Entrepreneur training
Depends on physical health	Hopefully after back surgery	Healthcare
Addiction treatment	Getting MA	Nursing
CDL license	Drug counselor	

Need help with following so can take college/vocational school	**# of households out of 131 - 137**	**%**
Financial aid	89	65%
College Prep	32	23.9%
Childcare	26	19.7%
Work less hours	16	12.2%

Other types of help to go to college/vocational school		
1 to 1 tutoring	Elder care	Extra help with tutoring
Make it free	Need a computer	Just have to sign up
Medical accommodations	Money	Need to work to pay rent
To be more focused		

Could prevent you from finishing college/vocational school		
Expense	41	26.5%
Transportation	33	20.8%
No childcare	25	16.1%
Worried it won't be worth it	22	13.8%
Worried won't do well	18	11.5%

Other reasons could prevent from finishing college/vocational school		
Can't sit for long	Content with current job	Disability (x2)
Family emergency to take care of	Health issues (x2)	Money
My depression	My health and I receive SSI	Paying back loans
Personal reasons	Schedule	Too old

TECHNOLOGY

Types of Computer Devices	**# of households out of 231 – 239**	**%**
Smart phone	173 (66 do not)	72.4%
Laptop	76 (159 do not)	32.3%
Tablet	68 (167 do not)	28.99%
Desktop	40 (191 do not)	17.3%
None of these	47	20.4%

Internet Access	**# of households out of 249**	**%**
Yes	198	79.5%
No	51	20.5%

Internet Stability	**# of households out of 209**	**%**
Yes, stable	173	82.8%
No, not stable	36	17.2%

Reasons for not having internet		
Bills to pay	Can't afford it	Had it but not using it
Have to go to the library for anything important if my phone reaches its cap	Just don't have it	Transfer it from other places
Use the library internet		

Reasons to have/use the internet	**# of households out of 223 – 227**	**%**
Stay in contact with family/friends	147	64.8%
Email	136	61%
To know what services are available	119	53.4%
Search jobs	119	52.4%
Kids to do homework	86	38.2%

Other reasons to use the internet		
Watch movies	Watch tv (x4)	Gaming (x3)
Watch Netflix and Hulu	News, tv, movies and games	Learn to start own business
Make appointments	Watch programing	Reading
Resources to find better prices	Smart TV	Social media
T mobile gave it to me for free	Church programs	Apply for college
Online shopping	Create flyers for church	Too old
To do research	Grandkids to do homework	Keep track of payments
For work		

Use a computer room at SH	**# of households out of 229**	**%**
Yes	158	69%
No	70	30.6%
Maybe	1	.4%

TRANSPORTATION

Type of Transportation	**# of households out of 243 (not mutually exclusive responses)**	**%**
Personal car	83	34.1%
Bus	78	32%
Walk	56	23%
Someone drives me	46	18.9%
Taxi	19	7.8%
Bike	12	4.9%
Uber/Lyft	8	3.2%

Other types of transportation		
Medical transport (x3)	Electric scooter (x2)	Jitney (x2)
Logisticare	I make my way	Drive others' vehicles

Have Driver's License	**# of households out of 249**	**%**
No	125	50.2%
Yes	124	49.8%

Reasons not to have DL	**# of households out of 127 – 130**	**%**
Don't need it	37	28.5%
No one to teach me how to drive	22	17.2%
No money to buy license	11	8.7%
Don't know how to apply	3	2.3%

Other reasons not have DL		
Just don't have it and don't want it (x7)	Can't pass knowledge test (x4)	Scared to drive (x3)
Health reasons (x3)	Expired and did not renew (x3)	Don't have car (x2)
Don't like driving (x2)	Disabled (x2)	Never took test (x2)
Don't want to take written test (2x)	Sur charges (x2)	Too expensive
Hard test b/c of my disability	Previous accidents	Have to pay for it
I like to walk	I am sick	Trying to get it
Being single parent, didn't have time	License taken away	Lost it and didn't renew
Seizures	Retired and didn't renew	Need NJ ID and don't have one
Don't' know how to drive	Studying for test	Blind in right eye
I'm going to go for it!	Fines cost too much	Need to pay fines

Biggest transportation issue		
Don't have car (x11)	Waiting for rides (x8)	Can't afford it/high cost of taxis, buses and Uber (x9)
Car is broken (x5)	Elements/weather conditions (x5)	Unable to depend on people to give me rides (x4)
Gas prices (x4)	People not always available (x4)	Walking to bus (x3)
Not consistent (x2)	Being dependent on others (x2)	Getting stuff on the bus
Accessibility on bus for walker	Don't go out too much	Don't know how to get about
Don't own vehicle b/c place floods	Can't walk to the bus stop	Bus schedule
Gas prices too high and people can't take me	Getting around to shop, have to call shuttle	Buses don't run often and taxis overcharge
Getting to appts on time	Getting to doctor or store	Asking for rides
Health isn't good	License suspended	Not having many transportation options
License suspended and owe $10,000	Waiting for bus is hard	Mobility aid
Overcrowded and Uber is reliable	Don't pick me up regularly and I have to get my medicine	Getting up early to catch bus
Having to work around someone else's schedule		

Can use shuttle at SH	# of households out of 226	%
Yes	186	82.3%
No	40	17.7%

SAFETY

Neighborhood Safe at Night	# of households out of 248	%
Very safe	75	30.2%
Kind of safe	88	35.5%
Kind of unsafe	42	17.7%
Very unsafe	43	17.3%
Neighborhood Safe During Day	**# of households out of 248**	**%**
Very safe	105	42.3%
Kind of safe	97	39.1%
Kind of unsafe	20	8.1%
Very unsafe	26	10.5%

Victim of Crime in Neighborhood	# of households out of 246	%
No	206	83.7%
Yes	40	16.2%

Kids are safe going to school	# of households out of 99	%
Very safe	27	27.2%
Kind of safe	38	38.3%
Kind of unsafe	15	15.1%
Very unsafe	19	19.1%

Kids are safe playing outside with no adult supervision	# of households out of 100	%
Very safe	5	5%
Kind of safe	16	16%
Kind of unsafe	17	17%
Very unsafe	62	62%

Types of crime concerned about	**# of households out of 221 - 229**	**%**
Guns	161	70.6%
Buying and selling drugs	121	53.3%
Drug use	119	52.9%
Gang activity	95	42.2%
Robbery	87	38.8%
Homeless	83	37.1%
Domestic violence	68	30.5%
Child Abuse	57	25.4%
Prostitution	44	19.9%

Safety improvements in neighborhood	**# households out of 236 – 241**	**%**
Increase Atlantic City police patrol	198	82.2%
Install a police substance near neighborhood	171	71.8%
More street lights	170	72.3%
More city cameras	168	71.2%

Other safety measures		
Children need things to do so not out running around	More programs for kids	More police patrols (x3)
Communication and respect	Community policing and building better relationship with residents	Community watch
Different locks on doors	Education resources, like financial literacy	Flyers and community meetings
Gated neighborhoods, curfew, more patrolmen, shop with cops events	My grandkids are not safe, more patrols	Community has to come together
More jobs and better schools	More police on the force	Better housing authority
Police are scared themselves and let the neighborhood get torn down	Rec center	Remove criminal residents
Screen residents	Security guards	Sensitivity training
Quality of police is important		

Police Events	**# households out of 228 – 235**	**%**
Cookouts	164	69.8%
Sports leagues and competitions	155	67.4%
Pizza and movies	139	61%

FOOD SECURITY AND HYGEINE

Type of Food Assistance	**# households out of 216 – 230**	**%**
NJ Snap	150	65.2%
Food Bank	25	11.4%
WIC	6	2.7%
Summer Meals	5	2.3%
Backpack program	2	.9%
School pantry	1	.5%

Went hungry in past 12 months because not enough money for food	**Yes**	**No**	**Can't Remember**
Adults (241 households)	26 (10.3%)	207 (85.5%)	8 (3.3%)
Children (107 households)	6 (5.6%)	100 (94.3%)	1 (.9%)

Reasons for not having enough food	**# of households out of 130 – 133**	**%**
Not enough money	30	23.1%
High price and poor quality foods	27	20.3%
No transportation/hard to get to store	22	16.8%
Not enough time to shop/cook	19	14.5%

Food shopping locations	**# of households out of 247**	**%**
Grocery stores (ShopRite/Acme)	143	57.8%
Supercenters (Wal Mart, Target, Sam's)	127	51.4%
Sav-a-lot in Atlantic City	78	31.5%
Corner stores (Cedar's, King's)	34	13.7%
Convenience stores (7-Eleven)	10	4%

Items that stop you from eating a healthy diet	**# of households out of 220 – 235**	**%**
I eat a balanced diet	143	60.9%
High cost of fresh foods	46	20.7%
Not interested in a healthier diet	25	11.3%
No time to shop/plan healthy meals	20	9.1%
Don't have information on healthy meal creation	17	7.7%
Child won't eat healthy meals	4	1.8%

Would like to see the following	**Yes**	**No**	**Maybe**
Help with ordering food online (out of 244)	76 (31.1%)	137 (56.1%)	31 (12.7%)
Cooking classes in a community room (out of 246)	109 (44.3%)	100 (40.7%)	36 (14.6%)
Help with healthy meal planning on a budget (out of 245)	49 (21%)	175 (71.4%)	21 (8.6%)

Haven't had these products in the last year due to not having enough money	**Yes**	**No**
Not wash clothes because no laundry detergent (out of 197)	36 (18.3%)	161 (81.7%)
Didn't shower/brush teeth because no soap/toothpaste (out of 195)	16 (8.2%)	179 (91.8%)
Feminine products, like tampons (out of 196)	20 (10.2%)	176 (89.8%)

HEALTH

Health Quality	**# of households out of 247**	**%**
Excellent	32	13%
Very good	38	15.4%
Good	89	36%
Fair	76	30.8%
Poor	12	4.9%

Health Insurance	**# of households out of 237**	**%**
Medicaid	151	63.7%
Medicare	69	29.1%
Employer Provided	24	10.1%
None	10	4.2%
Independent	5	2.1%

Other type of health insurance		
Blue Cross Blue Shield, Horizon (x12)	Clover	ER
Make too much money	State	through disability SSI

Healthcare provider when sick	**# of households out of 99**	**%**
ER	40	40.4%
Atlanticare Health Plex	31	31.3%
Family Dr.	30	30.3%
Reliance Medical	14	14.1%
Village Medical	5	5%

Family Doctor	**# of households out of 240**	**%**
Yes	211	87.9%
No	29	12.1%

Adult Yearly Checkups (out of 244)	**Yes**	**No**
Doctor	222 (91%)	22 (9%)
Dentist	175 (71.7%)	69 (28.3%)
Vision	182 (74.6%)	62 (25.4%)

Child Yearly Check Up (out of 127-128)	**Yes**	**No**
Doctor	92 (71.9%)	36 (28.1%)
Dentist	77 (60.6%)	50 (39.4%)
Vision	74 (57.8%)	54 (42.2%)

Prevents you from getting a yearly check up	**# of households out of 114 - 122**	**%**
COVID	26	21.3%
Too expensive	15	13%
No transportation	12	10.5%
Can’t find good doctor	10	8.9%
Type of care needed isn’t available	9	7.8%
Worried about bigger bills	2	1.8%

Other reasons didn’t get yearly check up		
Don’t have insurance (x2)	Don’t trust doctors	Can’t afford eye glasses
Busy schedule	Won’t take my insurance	Forget to
I’m going to go	Heart issues	I forgot the appt
I don’t take the time to go	I haven’t looked into it	Just didn’t make my appt
No teeth	Only go for emergencies	Scared of doctors

Health Issues	**# of households out of 226 – 231**	**%**
High blood pressure	108	47%
Arthritis	74	32.3%
Asthma	72	31.3%
Depression	56	24.2%
Stress	43	18.8%
Diabetes	43	19%
Mobility	36	15.9%
High cholesterol	35	15.4%
Heart disease	28	12.3%
Overweight	25	11.1%
Dental issues	21	9.4%
Addiction	2	.9%
Dementia/Alzheimer's	1	.4%
High lead	1	.4%
Can't work because of health issues	53	23.2%

Need assistance for daily life activities	**# of households out of 248**	**%**
No	207	83.5%
Yes	41	16.5%

Would you see a doctor if came to SH	**# of households out of 243**	**%**
Yes	134	55.1%
No	61	25.1%
Maybe	48	19.7%

Prenatal Care	**Yes**	**No**
Prenatal education (out of 225)	192 (85.3%)	33 (14.6%)
Prenatal care needed for your household (out of 96)	29 (30.2%)	67 (69.7%)

CHILDREN

Children in Home	90 households	35%

Age of Children in Household	
Less than 2	19
2 to 5	34
6 to 10	57
11 to 15	46
16 to 18	18

Children's Schools	
New York Avenue School	41
Atlantic Community Charter School	7
MLK School	7
Gateway Headstart	6
Atlantic City High School	5
Uptown School	5
Galloway Charter School	4
Principal Academy	4
Seashore Academy	3
EHT	3
Pleasantville	3
Alpha and Orange Childcare	3
Home school	2
Oakcrest	2
Richmond Ave School	2
Coastal Learning Center	1
AC Nursery	1
Hess	1
ACIT	1
ACSSD	1
Performance Arts Somers Point	1
Pineland	1
Mays Landing Special Services	1
Leeds	1
Pennsylvania Ave School	1
Venice Park School	1

Satisfied with Child Education	**# of households out of 88**	**%**
Very happy	43	48.8%
Kind of unhappy	21	23.8%
Kind of unhappy	9	10.2%
Very unhappy	10	11.3%
Don't know	5	5.6%

Child in Special Education	**# of households out of 92**	**%**
No	71	77.2%
Yes	21	22.8%

Participate in the following for child's education	**# of households out of 80 - 89**	**%**
Stay in regular contact with teacher	76	85.4%
Attend open houses	55	64%
Volunteer at school	21	24.7%
Only contact when child in trouble	5	6%
No participation with school	9	11.3%

Have enough homework supplies for child	**# of households out of 85**	**%**
Yes	75	88.2%
No	6	7.1%
Sometimes	4	4.7%

Children's Afterschool Programs	**# of households out of 77 - 79**	
Child not in an afterschool program	41	52.6%
Program at children's schools	15	19%
Police Athletic League	11	14.5%
Sports Programs	8	10.4%
Boys and Girls Club	8	10.5%
Stockton University's Homework Program	7	9.1%
Separate childcare	2	2.6%
Religious program	1	1.3%

Reasons child nor in an afterschool program	**# of households out of 71 – 74**	**%**
Not any good afterschool programs available	10	14.1%
Don't know what afterschool programs are available	8	11.1%
Child's not interested	6	8.3%
Time of afterschool programs aren't convenient	5	7%
Location of afterschool programs aren't convenient	4	5.5%
Concerned about child's safety	4	5.6%
Too expensive	4	5.6%

Other reasons for child not being in afterschool program		
Afterschool is closed due to COVID (x2)	She's an all star cheerleader	Child not old enough
Don't trust anyone but me	health problems	No one to pick up the kids
Not enough variety of programs	Kids not in school	One child kids sick and then everyone else does
Child plays sports	School doesn't have anything	She wants to work
Too young		

Child participates in summer program	**# of households out of 91**	**%**
No	50	54.9%
Yes	41	45.1%

Reasons child not in summer program	**# of households out of 43 – 56**	**%**
Nothing is available	6	14%
Child not interested	6	10.9%
Worried about child's safety	6	10.9%
Don't have any information about programs	4	7.3%
Too expensive	3	5.5%
Too short	1	1.8%
No transportation	1	1.8%

Other reasons not to have child in summer program		
Too young (x2)	Don't trust anyone but me if I can't be there to watch my kids	Don't want to
Exploring it	Family outings	He goes to GA to visit grandpa every summer
health problems	Just don't have them enrolled	leave to NY for the summer
Not potty trained	She wants to work	Sports programs only
Doing sports	Too much responsibility	Vacation
Visits family down South	He's volatile and violent	

Would have child attend summer program at SH	**# of households out of 89**	**%**
Yes	61	68.5%
No	28	31.5%

Reasons not to send child to summer program at SH		
Don't trust kids in the neighborhood (x3)	Child Disabled	Go on vacation
My child has Down is nonverbal and wears pullups	He's not interested	It's unsafe with the other kids and the other parents
No interested	Programs don't do enough to prepare children	Safety
Too young	Too much going around the neighborhood that makes my child unsafe	Don't trust the staff
Violence from other youth and bullying		

Neighborhood activities that children would enjoy having	**# of households out of 91 – 93**	**%**
Sports activities	80	87%
Art workshops	71	77.2%
Computer coding workshops	69	75%
Dancing workshops	66	71.7%
Hip hop music workshops	66	71.7%
Mentorship	65	70.7%
Acting workshops	62	68.1%
Playing instruments workshops	62	66.7%

Job skills workshops	62	67.4%
Leadership workshops	61	67%
Poetry workshops	60	65.9%
Singing workshops	59	64.1%
Sex education	56	61.55

Have Access to Child Care	**# of households out of 83**	**%**
Yes	52	62.7%
No	31	37.3%

Times that childcare is needed	**# of households**
5 to 7AM	6
7 to 9AM	2
9AM to 12PM	5
2 to 4PM	7
4 to 6PM	8
6 to 8PM	8
8 to 10PM	6
10PM to 12AM	3
12 to 5AM	2
Summer time only	11

Could use Child Center at SH	**# of households out of 90**	**%**
Yes	64	71.1%
No	26	28.9%

Discuss importance of college with child	**# of households out of 89**	**%**
Yes	76	85.4%
No	13	14.6%

Reasons to discuss college with child		
It's important (x3)	Children are our teachers and we need to create solid foundations for them	Able to take care of themselves
Because there's a lot for pple getting killed, putting Black people down, I need my kids to know that they can do whatever they want to do and I'll be behind them	b/c disability, he can still be anything he's like to be	b/c you need a higher education in case sports don't work out
b/c you want to grow up and be something or somebody	be better in life and get out of this environment	b/c education gives them opptys an tools for success
b;c it's hard in the world and living in the projects	b/c of what the community entails, like trauma and domestic violence	college isn't for everyone, but a life skill is needed
daughter talks about it due to my associates degree	don't trust daycare staff and am concerned with abuse	don't want child to have to struggle like I did
I talk about importance of college	do something other than in the streets	finish high school and get a job
he's only 6	I didn't get an education and I want my daughter to have the education that I never did	I encourage my kids to be better than me
it is what they are supposed to do	I want my kids to be more successful than me	Able to care for themselves financially
mold the future for my children and help them think outside of living in the projects	it's possible and important	so she can further her education and get a good job
son is a young black male in a bad community, want to see him do good and leave the area	more about careers than college – want success for them in any way	Success and oppty for grandkids
they need to know the way life is you need education to know about the world and to know how to budget	Success	to be successful in life
to help them grow, gain information and help with life values (becoming an adult)	times have changed, its good to have a career	very important talk about education so they can become CEOs, own business
yes, b/c I have explained that college may not be for everyone but have some type of trade or tech certification would not only give them a	too young	youth wants to be an entrepreneur

career but something they can always fall back on		

SOCIAL WORKER

Use a social worker at SH	**# of households out of 226**	**%**
Yes	191	84.5%
No	34	15%

Reasons wouldn't use social worker at SH		
Already have someone to help me	do not trust housing authority	don't need it (x6)
don't like every in my personal affairs	don't need assistance at this time	I can help myself
I don't trust, and have family that helps me	I would do it on my own	I have family that takes care of me
I'm independent and can do it on my own	Maybe if it's free, but workers are disrespectful	Not my thing
We don't need any help	Would actually love to work with the agency, love doing this stuff!	It doesn't apply to me now

HOUSING

Will you move to the new SH	**# of households out of 228**	**%**
Yes	177	77.6%
No	49	21.5%
Maybe	2	.9%

Continue to live in the Westside	**# of households out of 216**	**%**
Yes	160	74%
No	55	25.4%
Maybe	1	.4%

Take the voucher and move to which of the following areas	**# of households out of 97**	**%**
Relocate outside of Atlantic City but in NJ	35	36%
Relocate out of NJ	33	34%
Relocate to Atlantic City	26	26.8%
Not sure	20	20.6%

Previously paid utility bills	**# of households out of 235**	**%**
Yes	144	60.8%
No	91	38.4%

Would use senior housing	**# of households out of 97**	**%**
No	41	42.2%
Yes	39	40.2%
Maybe	17	17.5%

Interested in home ownership	**# of households out of 234**	**%**
Yes	181	77.3%
No	53	22.6%

Could use the following to help with home ownership	**# of households out of 210 – 212**	**%**
Help with down payment	156	73.6%
Home ownership education	136	64.5%
Credit repair	125	59.5%

Other ways to help with home ownership		
Help to apply for loans	Money management classes	Help in finding a realtor and to create a budget

Credit score	**# of households out of 234**	**%**
0-300	6	2.5%
301 – 450	6	2.5%
451 – 600	39	16.7%
601 – 700	35	14.9%
701 – 750	7	3%
750+	7	3%
Don’t know	119	50.9%
Not applicable	15	6.4%

Amenities for new SH homes	**# of households out of 229 – 240**	**%**
Washer Dryer	230	95%
Fridge	228	96.2%
Shower	227	95.8%
Oven	227	95%
Closets in all bedrooms	221	93.6%
Central air	219	91.3%
Window blinds	218	91.6%
Bathtub	216	91.1%
Linen closet	216	91.9%
Exhaust fan	215	90.3%
Kitchen pantry	213	90.6%
Medicine cabinet	207	87.7%
Microwave	200	85.5%
Dishwasher	173	73%

Types of housing in neighborhood	**# of households out of 231 – 238**	**%**
Single family houses with driveways and yards	217	91.2%
Senior apartments	97	41.6%
Apartments with elevators	51	22.1%

Amenities for future SH	**# of households out of 233 - 238**	**%**
Playground	185	77.7%
Computer Center	185	78.1%
Fitness Room	184	77.6%
Community Garden	179	75.5%
Healthcare	171	73.1%
Outdoor Fitness	155	66.5%

Other amenities for SH neighborhood		
Swimming pool (x6)	Community center (x4)	Community room with no fee, health counselor
Community garden	Don't have people selling drugs	Bingo game nights for older residents
Events for families and children	Laundromat	Library and playroom for children
More things for kids to do	Playground if there were police patrols	Private Porches
Positive environment	Basketball court, football and baseball fields	Safe haven where children can go
Senior facilities		

NEIGHBORHOOD

Benefits of living in Atlantic City	**# of households out of 230 – 238**	**%**
Location	158	66.7%
Nearby shops and services	157	66%
Public transportation	153	64.8%
Close to family	138	59.5%
Affordability	127	54%
Places of worship	103	44.4%
Schools	100	42.7%
Employment	91	39.1%
Healthcare options	90	38.6%
Food pantries	88	37.9%
Parks	85	36.3%
Sidewalks	80	34.2%
Entertainment	79	34.1%
Social events	78	33.5%
Head start	77	32.9%
Playgrounds	76	32.6%
Social services	75	32.1%
Safety	74	31.9%
Senior services	74	31.9%
Children's programs	67	29%
Jobs training programs	62	26.8%
Low cost grocery stores	61	26.2%
Addiction treatment centers	57	24.7%
Childcare	51	22.2%
Family counseling	50	21.6%
Adult day centers	48	20.8%

Other pros of living in Atlantic City		
There's nothing good about AC (x5)	There are too many places of worship	

Would like to see these in Atlantic City	**# of households out of 231 – 240**	**%**
Grocery stores	194	80.5%
Safe playgrounds	163	68.8%
Art, like painting	160	67.8%
Better sidewalks	156	65.8%
Exercise trails	152	65.2%
Music concerts	150	63.3%
Mental health services	147	62.6%
Public transportation	147	62.8%
Computer classes	147	62.6%
Job assistance	146	62.1%
Dance classes and shows	146	62.4%
Credit repair classes	145	61.2%
Senior services	142	59.9%
Parks	141	59.2%
Community garden	138	58.2%
Financial counseling	136	58.6%
Community pools	135	57%
Legal counseling	133	56.6%
Food pantries	133	56.6%
Laundromats	130	54.9%
Family counseling	130	55.8%
Addiction treatment centers	129	55.4%
GED classes	129	54.45
Healthy food stores	126	53.2%
Adult day centers	125	53.6%
Prenatal care	112	48.5%
Head start schools	110	47.2%
Coffee shops	97	41.5%

Other items like to see in the Atlantic City neighborhoods		
Basketball courts (x2)	Bingo game nights	Financial literacy
Fitness programs	Funeral arrangements and life insurance info	Good streets, there are awful potholes
Grills for people to use, maybe in parks	More ramps for disabled people	Police substations every where within the area
Programs of teens	Programs like counseling should be outside entities	Respect for all
A Wawa	We need more police officers	You asked for the truth: it won't matter how many nice things or services you bring to this area, again, as long as people continue to destroy their own place of living and everything around it, none of these things matter. It's not SH, we are not lacking in major services, it's the bad people that reside in the village that make it a bad place to live. You can't go to the corner store without being sold drugs and they are always shooting here, you don't see that in Absecon or Brigantine so what they have we need! I'm pretty sure we would like to feel safe too, go to school without worrying if my will make it home on a walk or bus ride home – just saying.

RESOLUTION NO. 9736-01-24

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY AND URBAN REDEVELOPMENT AGENCY OF THE CITY OF ATLANTIC CITY APPROVING AND AUTHORIZING THE USE OF SECTION 8 VOUCHERS TO TRANSFER RESIDENTS OUT OF STANLEY HOLMES VILLAGE

WHEREAS, the Housing Authority and Urban Redevelopment Agency of the City of Atlantic City ("Authority"), a public entity organized and existing pursuant to the laws of the State of New Jersey and the rules and regulations of the U.S. Department of Housing and Urban Development ("HUD"), has determined that it is in need of transferring residents out of Stanley Holmes Village due to habitability concerns; and

WHEREAS, the Authority wishes to rely on any and all legal authority to use Section 8 vouchers to transfer residents out of Stanley Holmes Village; and

WHEREAS, pursuant to 24 C.F.R. 982.203, the Authority is authorized to perform special admissions for families not on the waiting list for the Section 8 Voucher program if it is awarded targeted assistance from HUD; and

WHEREAS, pursuant to HUD Notice PIH-2021-07, the Authority may apply for Tenant Protection Vouchers to relocate residents as a result of certain public housing actions and/or transactions; and

WHEREAS, pursuant to HUD Notice PIH-2023-31, the Authority is authorized to use Emergency Housing Vouchers to house families who are at risk of homelessness; and

WHEREAS, pursuant to 24 C.F.R. 5.2009(b), the Authority is authorized to transfer public housing residents who qualify for a transfer under the Emergency Transfer Plan to the Section 8 Voucher program; and

WHEREAS, pursuant to 24 C.F.R. 982.207(a)(1),(2), the Authority is authorized to establish a system of local preferences, based on local housing needs and priorities, as determined by the Authority, to select waiting list applicants for admission to the Section 8 Housing Choice Voucher Program; and

WHEREAS, pursuant to 24 C.F.R. 982.202(b)(1), the Authority is authorized to implement a preference for families who live in public housing or other Federally-assisted housing; and

WHEREAS, pursuant to HUD Guidebook 7420.10G, the Authority is may implement a preference for families living in substandard housing; and

WHEREAS, the Authority's Board of Commissioners has found that it is in the best interests of the Authority and its overall goal of providing quality affordable housing to approve and authorize the use of Section 8 Vouchers, of all types, to transfer residents out of Stanley Holmes Village;

NOW, THEREFORE, BE IT RESOLVED, ON THIS 25th DAY OF JANUARY 2024, that the Board of Commissioners of the Housing Authority and Urban Redevelopment Agency of the City of Atlantic City hereby approves and authorizes the use of Section 8 Vouchers, of all types, to transfer residents out of Stanley Holmes Village; and

BE IT FURTHER RESOLVED, that the Board hereby directs that any and all Section 8 Vouchers currently administered by the Authority, or that may become administered by the Authority in the future, may be utilized to transfer residents out of Stanley Holmes Village pursuant to any and all legal authority; and

BE IT FURTHER RESOLVED, that the Board hereby directs that the Executive Director shall, with the assistance of any and all Housing Authority professionals and consultants, commence transferring families out of Stanley Holmes Village as appropriate under governing Federal Regulations and HUD guidance; and

BE IT FURTHER RESOLVED, that the Board hereby authorizes the Authority to partner with other administrators of Section 8 Voucher programs as needed to effectuate the immediate transfer of residents out of Stanley Holmes Village; and

BE IT FURTHER RESOLVED, that the Board hereby directs that, by its terms, this Resolution hereby amends the Authority's Section 8 Administrative Plan; and

BE IT FURTHER RESOLVED that the Board hereby authorizes the Executive Director to take any and all administrative actions necessary to implement this resolution.

PASSED and adopted this 25th day of January, 2024.

Board Member	**YES**	**NO**	**N.V.**	**A.B.**	**MOT**	**SEC**
VACANT						
DORSEY	X					
GBAYEE	X					
HALL	X					
JOHNSON	X					
WILLS	X					X
MARSHALL, Chair	X				X	
X – Indicates Vote	**NV – Not Voting**		**AB – Absent**		**MOT – Motion**	**SEC - Second**

Attachment 12:

FYE 3/31/22 Auditor Letter

BTCPA
BARBACANE
THORNTON
& COMPANY

November 2, 2023

Ms. Stephanie Marshall
Board Chair
and
Mr. Tom Sahlin
Executive Director
Atlantic City Housing Authority & Urban Redevelopment Agency
227 North Vermont Avenue, 17th Floor
Atlantic City, NJ 08401-1258

Dear Ms. Marshall and Mr. Sahlin:

Based upon recent correspondence from Richard DeLucry, on your behalf, we understand that you no longer need our services for your audit for the year ended March 31, 2022. We are disappointed in this outcome and of course wish you the best.

We would like to offer contributing factors to the delays in our ability to complete the audit for the year ended March 31, 2022:

The audit process, which is crucial for ensuring the financial integrity and transparency of your organization, began on January 10, 2023, a date mutually agreed to with management. Since that time, we encountered several challenges that hindered our ability to proceed in a timely and efficient manner. We would like to outline some of these challenges for your reference.

1. Incomplete Documentation: Despite repeated requests, we did not receive all the necessary financial documentation and records required for the audit until mid-September.

2. Lack of Access to Key Personnel: We encountered difficulties in scheduling meetings with key members of the management team, which hindered our ability to gain insights into financial processes and transactions.

3. Delays in Response: Communication with the management team was challenging, as responses to our inquires were delayed, leading to extended periods of uncertainty and waiting.

We would like to emphasize that our primary goal was to conduct a thorough and accurate audit that meets the highest standards of professionalism and integrity. We previously communicated that with the significant delays in receiving information and cooperation from management, our availability to complete the audit would shift to December 2023 based on our current manpower assessment.

Please be advised that there are no outstanding invoices due for any work performed to date under our contract.

Please do not hesitate to reach out to me directly if you require any additional information or if you would like to discuss this matter further.

Very truly yours,

BARBACANE, THORNTON & COMPANY LLP

Edmund Fosu-Laryea, CPA
Partner

/nrl

Attachment 13a-c:

FASS Extension Requests

GRANTED:

iNtegrated Assessment SubSystem

REAC Home Systems Menu

Individual Reports | Request

PHA Code: NJ014

Fiscal Year: 2024

Submit

View Request Status - Extension

PHA Code	PHA Name	FYE	Request Date	Status	Requested Extension Days	Approved Extension Days	Request Comments	Decision Comments	File Attachments
NJ014	Housing Authority and Urban Redevelopment Age	03/31/2024	05/16/2024	Granted	60	45	The ACHA has un	The extension r	0

Detail View - Profile 1 - Microsoft Edge

https://hudapps.hud.gov/nass/jsp/general/commentsjsp?read=true

Comments

Close

The ACHA has unfilled vacancies in its Finance department due to turnover despite several rounds of postings and interviews. Additionally, we are actively engaged in our third round of solicitations for Fee Accounting services which closes out on 5/29/2024. For these two reasons we are requesting a 60 day extension for our Unaudited FDS submission to allow us enough time to hire competent staff and award a contract to a qualified CPA firm so they can complete our YE closing and prepare the FDS for submission.

CANCELLED:

iNtegrated Assessment SubSystem

REAC Home Systems Menu

Individual Reports | Request

PHA Code: NJ014

Fiscal Year: 2023

Submit

View Request Status - Waivers

PHA Code	PHA Name	FYE	Request Date	Status	Requested Waiver Days	Approved Waiver Days	Request Comments	Decision Comments	File Attachments
NJ014	Housing Authority and Urban Redevelopment Age	03/31/2023	12/05/2023	Cancelled	180	0	IPA 2022 is cur	not submitted b	1

Detail View - Profile 1 - Microsoft Edge

https://hudapps.hud.gov/nass/jsp/general/comments.jsp?read...

Comments

Close

IPA 2022 is currently underway. Auditors expect IPA 2023 to be completed/submitted within 6 months of original due date (appx 06/30/2024) due to requirement that prior year audit for FY'22 must be completed first.

DENIED:

iNtegrated Assessment SubSystem

REAC Home Systems Menu

Individual Reports | Request

PHA Code: NJ014

Fiscal Year: 2024

Submit

View Request Status - Waivers

PHA Code	PHA Name	FYE	Request Date	Status	Requested Waiver Days	Approved Waiver Days	Request Comments	Decision Comments	File Attachments
NJ014	Housing Authority and Urban Redevelopment Age	03/31/2024	11/29/2024	Denied	90	0	The Atlantic Ci	response	1

Detail View - Profile 1 - Microsoft Edge

https://hudapps.hud.gov/nass/jsp/general/comments.jsp?read...

Comments

Close

The Atlantic City Housing Authority (NJ014) was without adequate human resources (no Director of Finance nor Fee Accountant) necessary to complete our YE closing and begin preparation of our unaudited financial data schedule until August of 2024. An unaudited financial data schedule was submitted for HUD review on 11/26/24. Our auditor has confirmed that they will need 60-90 days after HUD's acceptance of NJ014's Unaudited FDS to complete the audit.

Attachment 14:

SHV Redevelopment Renderings

ILLUSTRATIVE RENDERING OF PROPOSED STANLEY HOLMES REDEVELOPMENT AT BALTIC AVE: CHOICE NEIGHBORHOODS PLAN

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SK-01	SAMPLE RENDERING	
DATE:	DRAWN:	PRJ#: 2025045

STANLEY HOLMES VILLAGE

Atlantic City, NJ

PROPOSED SIX STORY APARTMENTS, ATLANTIC CITY NJ

PROPOSED FIVE STORY APARTMENTS, NEWARK NJ

PROPOSED FIVE STORY APARTMENTS, NEWARK NJ

PROPOSED FOUR STORY APARTMENTS, ATLANTA GA

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SK-02	TYPOLOGY EXAMPLES	
DATE:	DRAWN:	PRJ#: 2025045

STANLEY HOLMES VILLAGE

Atlantic City, NJ