CHFA Capital Plan Property Assessment - Murphy Apts, Murphy Apts Ext, Virginia Connolly

Property Identification

Murphy Apts, Murphy Apts Ext, Virginia Connolly
SIMSBURY, CT

Total Current Unit Count: 110
Census Tract: 4662.01
Connecticut Congressional District: 5

CHFA Property Identification #: 85163D, 85164D, 93057D
Current State Sponsored Housing Program: SH Elderly & Congregate

These properties were originally financed separately and appear in CHFA's records as three separate properties. However, lenders and investors are likely to favor larger transactions given the efficiencies of scale and Recap has elected to analyze these properties as a unitary whole. Recap also recommends that the owner and CHFA merge the properties for purposes of reporting, accounting and ownership.

Property Description

Tenancy Type: Elderly/Disabled
Structure Type: Duplex
Number of buildings: 10
Maximum # of Stories: 2
Elevator? None

Summary property description:
The Murphy Apts, Murphy Apts Ext & Virginia Connolly property has 89 efficiency or studio and 21 one-bedroom units. Generally, the property consists of reasonably sized units. It features amenities such as common laundry, central air conditioning, semi-private outdoor space and a common room.

Current Operating & Capital Needs Status

Aggregate Capital Needs (without market enhancements): $ 5,434,256

Capital Needs per Unit: $ 49,402

Projected Year 1 (2014) Operating Income: $ (814)

Current operations at the property are projected to generate negative $800 in net operating income (NOI, or revenue after operating expenses) in Year 1 (2014). With incomes and expenses trending at 2% and 3% respectively, which is a standard affordable housing industry convention, the NOI figure decreases annually and this shortfall continues to grow. As a result, the property is not sustainable and cannot adequately address its future basic capital needs, projected to be approximately $5.43 million ($49,402 per unit) over the next 20 years.

Current average income relative to the Area Median Income (AMI): 23%

	Current Base Rent	Affordability (% AMI)
Studio/efficiency unit:	210	14%
One-bedroom unit:	280	17%
Two-bedroom unit:		
Three-bedroom unit:		
Four-bedroom unit:		
Five-bedroom unit:		
Six-bedroom unit:		

	Proposed Base Rent	Affordability (% AMI)
Studio/efficiency unit:	210	14%
One-bedroom unit:	280	17%
Two-bedroom unit:		
Three-bedroom unit:		
Four-bedroom unit:		
Five-bedroom unit:		
Six-bedroom unit:		

Number of current households that would be impacted by the proposed increase in Base Rent: n/a

Rental operating subsidy necessary in 2014 to generate revenue equal to raising the base rent as proposed: n/a

Additional rental assistance payments subsidy over a 20 year period due to revised base rent: n/a

The Capital Plan is recommending that the property continue operating as it is currently structured, without a consolidated recapitalization transaction. Consequently, the Capital Plan does not recommend a specific revenue adjustment. The owner should note, however, that the rental income is not projected to meet the property's expenses over the next 20 years and may struggle to cover future capital needs. The owner may want to consider an adjustment in the property's base rent in order to avoid future budget problems.

Household Income Level	Current Income Mix	Proposed Income Mix
0-25% of AMI	88	88
25-50% of AMI	20	20
50% of AMI or greater	2	2
Total number of units	110	110

Since the Capital Plan is recommending that the property continue operating as it is currently structured, without a consolidated recapitalization transaction, the analysis does not assume any changes to the property's income mix.

	Pre-Trans. Base Rent	Post-Trans. Base Rent
Studio/efficiency unit:	210	210
One-bedroom unit:	280	280
Two-bedroom unit:		
Three-bedroom unit:		
Four-bedroom unit:		
Five-bedroom unit:		
Six-bedroom unit:		

Rental operating subsidy in the transaction year which would be necessary to generate additional revenue equal to that generated by income mixing: n/a

Additional rental operating subsidy necessary to sustain Rental Assistance Payments based on the adjusted base rent: n/a

Property used for market reference: Murphy Apartments

	Capital Surplus or (Gap)	Total (Gap) Funded by Subsidy inc. Capital & Operating
Current Scenario (excluding transaction costs):	(3,479,118)	(4,720,216)
Recoverable Grant Scenario:	(6,651,757)	(9,197,772)
CHFA/FHA Scenario:	(5,595,094)	(8,977,438)
4% LIHTC Scenario:	(3,931,610)	(7,170,445)
9% LIHTC Scenario:	(1,104,068)	(4,343,648)

The Capital Plan analysis considers five scenarios and the prospect under each scenario to address the property's capital and operational needs. Each scenario's capacity to address the property's capital needs is listed to the left, as represented by the Replacement Reserve (RM&R) balance at the end of 20 years. Also at left is the total gap, including both operating subsidy needs and capital subsidy needs, over the 20 year study period.

- The first scenario, the "Current Scenario" assumes the property continues operating as it currently is operated - no material change in the base rent and no implementation of income mixing strategies to shift the property's revenue picture. Consequently, there is no adverse impact on residents or on the opportunity to serve the income demographic currently holding tenancies. The current scenario uses the baseline capital needs as the anticipated capital investment for purposes of identifying the surplus or gap. However, the current scenario - unlike the other four scenarios - does not include any allowance for soft costs (architecture or design, relocation, developer overhead, etc.) or for general contractor overhead and profit (as it is assumed each trade would come to the site independently, without the need for overarching coordination).

- The second scenario, the "Recoverable Grant Scenario" assumes any revenue adjustments described above (i.e., if the analysis suggested an increase in base rent and/or introduction of a mixed-income framework, or the equivalent revenue from federal or state operating subsidy). The Recoverable Grant Scenario envisions a streamlined allocation of funds from the State to the property, implemented with standardized documents and minimal legal or due diligence transaction costs. The Recoverable Grant would be repaid to the State to the extent possible from cash flow. The Recoverable Grant Scenario is most frequently selected when the transaction is too small to warrant the transaction costs associated with alternative financing or if the market is too weak to support debt or equity leverage.

- The three remaining scenarios - "CHFA/FHA," "4% LIHTC" and "9% LIHTC" correspond to three different leverage transaction structures. Each scenario includes transaction costs appropriate to the nature of the transaction. (For example, legal fees in the two LIHTC scenarios are higher than in the CHFA/FHA scenario.) Typically, the CHFA/FHA scenario would generate the least amount of funds for capital improvements and the 9% LIHTC scenario would generate the greatest amount, with the 4% LIHTC scenario falling in between. The CHFA/FHA scenario is a debt-only scenario, using either CHFA or FHA-insured financing. The two LIHTC scenarios assume both debt and a syndication of low income housing tax credits. The 4% tax credits rely on the use of tax exempt bond financing and are generally available when needed. (The analysis assumes that the tax exempt bonds will be used for construction funding in order to generate the tax credits, but may not remain outstanding at the full amount after permanent debt conversion.) The 9% tax credits are a competitive and scarce resource so cannot be assumed to be available for all properties.

Recommended Transaction and Transaction Assumptions

Recommended Transaction Option:	Current
Recommended Transaction Year	n/a
Replacement Reserve Deposit PUPY:	522
Debt Service Coverage in Transaction Year:	-
Debt Service Coverage in Transaction Year 15:	-
Pre-Transaction Capital Subsidy Needed:	3,479,118
Transaction Capital Subsidy Needed:	-

The Capital Plan is recommending that the property continue operating as it is currently structured (i.e., the current scenario described above), as this approach requires the least amount of subsidy from the State over time as compared to the other capital leverage transactions. In the absence of a consolidated recapitalization transaction, however, the property will need additional resources on a continuing basis.

The Capital Plan recommends that the property receive annual grants as needed to cover the gap between the property's capital need budget and the property's ability to pay those costs. These grants, identified as "Pre-Transaction Subsidy" (since no consolidated transaction is proposed), would total $3,479,118 over the course of the next 20 years.

At this time, the "Current Scenario" is the only approach which reasonably covers the property’s capital needs given the low rental revenue and the current programmatic assumptions. However, it is neither a sustainable nor an efficient strategy as it requires the State to have a much more active role in supervising both capital and operating budgets. This level of oversight would correspond to a higher degree of accountability by the owner to the State.

The "Current Scenario" would also require the property to self-manage improvements as they become necessary - the budget does not anticipate the availability of a general contractor. In other words, the property management staff would bring in the specific tradespeople as necessary to repair or replace the components as they fail. Since this is consistent with current property management practices, this burden should be manageable for the owner.

Summary of Recommended Transaction

This property does not have a stable operating revenue and expense picture and is at-risk of experiencing long term structural operating deficits unless it is able to access significant operating subsidy. Under the Current scenario, the property yields negative $814 in NOI in the current year, which includes $522 per unit per year in replacement reserve deposits, trending to negative $104,923 fifteen years thereafter. The transaction results in a capital subsidy need of $3,479,118 and $1,241,098 in operating deficit subsidy, all of which would need to be covered by State capital subsidy. Given that the "Current Scenario" assumes a heavy dependence on state subsidy on an ongoing annual basis, any cash flow should presumably be escrowed to offset future subsidy need or to repay the State for prior subsidy payments.

Immediate Emergency Capital Needs:	0
Current Deferred Capital Needs:	81,685
Current Routine Capital Needs:	356,158

The chart below indicates the year-by-year capital investment needs at the property as projected by On-Site Insight. One should note, however, that On-Site Insight used a state-wide cost basis generated from the RS Means database for capital needs. Some high-cost communities can experience a premium of 10%-15% in excess of the State-wide figures. The chart also indicates the timing of State capital and operating subsidy needs assuming the transaction scenario described above.

		Capital Subsidy		**Operating Subsidy**		
Year	**Annual Capital Needs (per CNA)**	Pre-Transaction Capital Subsidy Needs	Transaction Capital Subsidy Needs	Operating Deficit Subsidy Needs	Base Rent Operating Subsidy Needs	Income Mixing Operating Subsidy Needs
2013	**437,843**	71,060	-	-	-	-
2014	**317,173**	259,772	-	814	-	-
2015	**250,739**	191,042	-	6,130	-	-
2016	**554,571**	492,487	-	11,724	-	-
2017	**196,275**	131,707	-	17,606	-	-
2018	**657,850**	590,699	-	23,786	-	-
2019	**137,740**	67,903	-	30,279	-	-
2020	**172,061**	99,431	-	37,095	-	-
2021	**167,498**	91,962	-	44,248	-	-
2022	**177,774**	99,217	-	51,750	-	-

		Capital Subsidy		**Operating Subsidy**		
Year	**Annual Capital Needs (per CNA)**	Pre-Transaction Capital Subsidy Needs	Transaction Capital Subsidy Needs	Operating Deficit Subsidy Needs	Base Rent Operating Subsidy Needs	Income Mixing Operating Subsidy Needs
2023	**244,213**	162,514	-	59,617	-	-
2024	**267,861**	182,893	-	67,861	-	-
2025	**221,447**	133,081	-	76,498	-	-
2026	**172,835**	80,934	-	85,544	-	-
2027	**50,750**	-	-	95,013	-	-
2028	**216,320**	72,093	-	104,923	-	-
2029	**93,446**	-	-	115,290	-	-
2030	**411,983**	294,542	-	126,133	-	-
2031	**465,015**	353,204	-	137,469	-	-
2032	**220,862**	104,578	-	149,318	-	-

Scenario Pro Formas

Murphy Apts, Murphy Apts Ext, Virginia Connolly, continued

Income and Expense Analysis

	CURRENT		RECOVERABLE GRANT		CHFA/FHA		4% LIHTC		9% LIHTC	
2023 ANNUAL INCOME	**Total**	**Per Unit**	**Total**	**Per Unit**	**Total**	**Per Unit**	**Total**	**Per Unit**	**Total**	**Per Unit**
Gross Potential Rent	566,561	5,150.55	801,538	7,286.71	801,538	7,287	801,538	7,287	801,538	7,287
Vacancy/Loss	(3,245)	(29.50)	(3,245)	(29.50)	(40,077)	(364)	(56,108)	(510)	(56,108)	(510)
Other Income	569	5.17	569	5.17	569	5	569	5	569	5
Effective Gross Income	**563,885**	**5,126.23**	**798,862**	**7,262.38**	**762,030**	**6,928**	**746,000**	**6,782**	**746,000**	**6,782**
2023 ANNUAL EXPENSES										
Operating Expenses	541,802	4,925	581,745	5,289	567,403	5,158	566,602	5,151	566,602	5,151
Replacement Reserve Deposits	81,699	743	81,699	743	54,798	498	54,798	498	54,798	498
Total Operating Expenses	**623,502**	**5,668**	**663,445**	**6,031**	**622,201**	**5,656**	**621,399**	**5,649**	**621,399**	**5,649**
2023 NET OPERATING INCOME	**(59,617)**	**(542)**	**135,417**	**1,231**	**139,830**	**1,271**	**124,600**	**1,133**	**124,600**	**1,133**
Debt Service	-	-	-	-	98,154	892	82,365	749	82,580	751
2023 CASH FLOW	**(59,617)**	**(542)**	**135,417**	**1,231**	**41,676**	**379**	**42,236**	**384**	**42,020**	**382**

Sources and Uses Analysis

	CURRENT		RECOVERABLE GRANT		CHFA/FHA		4% LIHTC		9% LIHTC	
SOURCES	**Total**	**Per Unit**	**Total**	**Per Unit**	**Total**	**Per Unit**	**Total**	**Per Unit**	**Total**	**Per Unit**
Hard Debt										
Commercial Debt 1	-	-	-	-	1,708,009	15,527	1,278,531	11,623	1,437,007	13,064
Commercial Debt 2	-	-	-	-	-	-	-	-	-	-
Tax-Exempt Bond	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Soft Debt										
Seller Financing/Take Back Note	-	-	-	-	-	-	3,300,000	30,000	3,300,000	30,000
State	-	-	-	-	-	-	-	-	-	-
Local	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Other										
From Operations	-	-	53,188	484	91,688	834	91,688	834	91,688	834
Cash Escrows	-	-	366,783	3,334	366,783	3,334	366,783	3,334	366,783	3,334
Grant	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Deferred Developer Fee	-	-	-	-	398,075	3,619	413,417	3,758	411,663	3,742
Equity										
GP Contribution	-	-	-	-	-	-	-	-	-	-
LIHTC	-	-	-	-	-	-	2,694,408	24,495	5,357,932	48,708
Other	-		-		-		-		-	
Total Sources of Funds	**-**	**-**	**419,971**	3,818	**2,564,555**	23,314	**8,144,828**	74,044	**10,965,073**	99,682
USES										
Acquisition Costs	-	-	-	-	-	-	3,300,000	30,000	3,300,000	30,000
Construction Costs	-	-	5,618,925	51,081	5,618,925	51,081	5,681,193	51,647	5,681,193	51,647
Soft Costs - Design & Construction	-	-	611,344	5,558	602,487	5,477	617,259	5,611	617,259	5,611
Soft Costs - Due Diligence	-	-	19,743	179	32,743	298	42,277	384	42,277	384
Soft Costs - Transaction Costs	-	-	73,688	670	153,688	1,397	312,893	2,844	312,893	2,844
Soft Costs - Financing	-	-	173,153	1,574	528,116	4,801	620,037	5,637	616,004	5,600
Soft Costs - Other	-	-	63,250	575	71,500	650	71,500	650	71,500	650
Soft Cost Contingency	-	-	47,059	428	69,427	631	75,698	688	74,212	675
Reserves	-	-	-	-	87,577	796	322,038	2,928	324,646	2,951
Developer Fee	-	-	464,566	4,223	995,187	9,047	1,033,543	9,396	1,029,156	9,356
Total Uses of Funds	**-**	**-**	**7,071,728**	64,288	**8,159,650**	74,179	**12,076,437**	109,786	**12,069,140**	109,719
TRANSACTION SURPLUS (GAP)	**-**	**-**	**(6,651,757)**	(60,471)	**(5,595,094)**	(50,864)	**(3,931,610)**	(35,742)	**(1,104,068)**	(10,037)

Scenario Pro Formas (continued)

Murphy Apts, Murphy Apts Ext, Virginia Connolly, continued

Coverage of Capital Needs Analysis

	CURRENT		RECOVERABLE GRANT		CHFA/FHA		4% LIHTC		9% LIHTC	
	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit
FUNDS										
Transaction Rehab	-	-	4,336,396	39,422	4,336,396	39,422	4,336,396	39,422	4,336,396	39,422
Capital Needs Funded Using Subsidy	3,479,118	31,628	-	-	-	-	-	-	-	-
Existing Replacement Reserve Balance	366,783	3,334	366,783	3,334	366,783	3,334	366,783	3,334	366,783	3,334
Replacement Reserves	1,588,355	14,440	1,588,355	14,440	1,065,342	9,685	1,065,342	9,685	1,065,342	9,685
Total Funds	**5,434,256**	**49,402**	**6,291,534**	**57,196**	**5,768,521**	**52,441**	**5,768,521**	**52,441**	**5,768,521**	**52,441**
USES										
Estimated Capital Needs	5,434,256	49,402	5,434,256	49,402	5,434,256	49,402	5,434,256	49,402	5,434,256	49,402
Enhancements	-	-	-	-	-	-	-	-	-	-
Total Uses	**5,434,256**	**49,402**	**5,434,256**	**49,402**	**5,434,256**	**49,402**	**5,434,256**	**49,402**	**5,434,256**	**49,402**
YEAR 20 REPLACEMENT RESERVE BALANCE	**-**	**-**	**857,278**	**7,793**	**334,265**	**3,039**	**334,265**	**3,039**	**334,265**	**3,039**

Subsidy Analysis

	CURRENT		RECOVERABLE GRANT		CHFA/FHA		4% LIHTC		9% LIHTC	
	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit
OPERATING SUBSIDY										
Base Rent Operating Subsidy Needed	n/a	n/a	3,708,016	33,709	3,708,016	33,709	3,708,016	33,709	3,708,016	33,709
Operating Deficit Subsidy Needed	1,241,098	11,283	-	-	1,604	15	4,015	37	4,231	38
Income Mixing Operating Subsidy Needed	n/a	n/a	-	-	-	-	-	-	-	-
Total Operating Subsidy	**1,241,098**	**11,283**	**3,708,016**	**33,709**	**3,709,621**	**33,724**	**3,712,032**	**33,746**	**3,712,247**	**33,748**
CAPITAL SUBSIDY										
Pre-Transaction Capital Subsidy Needed	3,479,118	31,628	-	-	-	-	-	-	-	-
Recoverable Cash Flow	n/a	n/a	(1,162,001)	(10,564)	(327,277)	(2,975)	(473,196)	(4,302)	(472,668)	(4,297)
Transaction Capital Subsidy Needed	n/a	n/a	6,651,757	60,471	5,595,094	50,864	3,931,610	35,742	1,104,068	10,037
Total Capital Subsidy	**3,479,118**	**31,628**	**5,489,755**	**49,907**	**5,267,817**	**47,889**	**3,458,414**	**31,440**	**631,400**	**5,740**
TOTAL SUBSIDY NEEDED	**4,720,216**	**42,911**	**9,197,772**	**83,616**	**8,977,438**	**81,613**	**7,170,445**	**65,186**	**4,343,648**	**39,488**