CHFA Capital Plan Property Assessment - Alberta Jagoe Commons, C. McKeen Village E-19 & E-68, DeMaio Gardens

Property Identification

Alberta Jagoe Commons, C. McKeen Village E-19 & E-68, DeMaio Gardens
MILFORD, CT

Total Current Unit Count:	135
Census Tract:	1503.00
Connecticut Congressional District:	3

CHFA Property Identification #: 91135D, 85101D, 85102D, 85103D
Current State Sponsored Housing Program: SH Elderly

These properties were originally financed separately and appear in CHFA's records as four 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:	Row House
Number of buildings:	24
Maximum # of Stories:	2
Elevator?	None

Summary property description:

The Alberta Jagoe Commons, C. McKeen Village E-19 & E-68, DeMaio Gardens property has 41 efficiency or studio and 94 one-bedroom units. Generally, the property consists of reasonably sized units. Some of the sites feature amenities such as air conditioning, common laundry, and a community room.

Current Operating & Capital Needs Status

Aggregate Capital Needs (without market enhancements):	$ 7,434,431
Capital Needs per Unit:	$ 55,070
Projected Year 1 (2014) Operating Income:	(58,157)

Current operations at the property are projected to generate negative $58,200 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 $7.43 million ($55,069 per unit) over the next 20 years.

Current average income relative to the Area Median Income (AMI): 26%

	Current Base Rent	Affordability (% AMI)
Studio/efficiency unit:	175	11%
One-bedroom unit:	205	12%
Two-bedroom unit:		
Three-bedroom unit:		
Four-bedroom unit:		
Five-bedroom unit:		
Six-bedroom unit:		

	Proposed Base Rent	Affordability (% AMI)
Studio/efficiency unit:	480	30%
One-bedroom unit:	514	30%
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: -

Rental operating subsidy necessary in 2014 to generate revenue equal to raising the base rent as proposed: $ 291,705

Additional rental assistance payments subsidy over a 20 year period due to revised base rent: $ 6,662,705

In order for the property to operate in a sustainable manner into the foreseeable future, the property would benefit from greater revenues. The Capital Plan is modeled with the assumption that the State will be making new rental assistance payment contracts available and this analysis recommends that a RAP contract be established for this property. The RAP allows the residents to pay an affordable rent based on their income and pays the difference up to an agreed revenue level which this Capital Plan recommends be set high enough to generate a sustainable revenue stream.

Low base rent levels maximize affordability for households in the community. However, if the property's revenue stream (including any available operating subsidy) does not cover the cost of actually operating the property, including the cost of ongoing maintenance and capital improvements, necessary repairs and maintenance will get deferred. An extended period of deferred maintenance can put the property itself at risk, which would be a significant blow to the availability of affordable housing in the area.

The Capital Plan is intended to identify the real estate needs of the State Sponsored Housing Portfolio. In order to ensure a minimum revenue stream, this analysis assumes that all base rents are adjusted in 2014 to equal the greater of a) the current base rent or b) 30% of the adjusted gross income of a household at 30% of AMI for the applicable household size, provided these levels do not exceed the local market.

The figures to the left indicate the additional rental operating subsidy which would be necessary in 2014 to cover this base rent increase as well as the total 20 year impact given that this subsidy need will recur annually, with inflation increases. Since the rental assistance payment protects the residents of the property, none of the actual households would be impacted by the increase in the base rent and the property would continue to serve the current resident demographic.

Household Income Level	Current Income Mix	Proposed Income Mix
0-25% of AMI	76	135
25-50% of AMI	55	0
50% of AMI or greater	4	0
Total number of units	135	135

	Pre-Trans. Base Rent	Post-Trans. Base Rent
Studio/efficiency unit:	480	750
One-bedroom unit:	514	750
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: $ -

Additional rental operating subsidy necessary to sustain Rental Assistance Payments based on the adjusted base rent: $ 7,030,357

Property used for market reference: C. Mckeen Village

While the revenue generated by the increase in the base rent improves the property's income and expense picture, it is insufficient for the property to operate sustainably for the foreseeable future. (The capital plan analysis considers sustainable operations to be a level of operating income sufficient to cover operating expenses and servicing of any capital leverage necessary to maintain the physical asset for the next 15-20 years without routine capital subsidies from the State.) However, as noted above, the analysis assumes that this property will receive a project-based rental assistance payment contract. A RAP arrangement provides operating support to the property while permitting residents to pay based on what they can afford, so income mixing is neither needed nor appropriate. For extremely low income households, properties with a RAP are their only viable option. In order to ensure long-term stability, a post-transaction base rent increase, which would be covered by the RAP subsidy, is used to generate enough income for the property to operate at a sustainable level.

The rental assistance payment ensures that the property receives the base rent. However, since the base rent increase suggested above is insufficient over the long term, the only alternative is to increase the base rent again in conjunction with the recapitalization transaction. (An income-tier structure in this situation would only serve to reduce housing options to the lowest income households, without increasing revenue to the property.)

An increase in the base rent at a property with a rental assistance payment translates into an increase in the operating subsidy necessary to sustain the property over time.

	Capital Surplus or (Gap)	Total (Gap) Funded by Subsidy inc. Capital & Operating
Current Scenario (excluding transaction costs):	(5,237,415)	(7,933,745)
Recoverable Grant Scenario:	(11,987,960)	(20,392,805)
CHFA/FHA Scenario:	(5,917,765)	(17,374,876)
4% LIHTC Scenario:	(2,330,294)	(13,895,159)
9% LIHTC Scenario:	2,736,658	(11,555,567)

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	Alberta Jagoe Commons, C. McKeen Village E-19 & E-68, DeMaio Gardens, continued

Recommended Transaction Option:	4% LIHTC
Recommended Transaction Year	2018
Replacement Reserve Deposit PUPY:	350
Debt Service Coverage in Transaction Year:	1.200
Debt Service Coverage in Transaction Year 15:	1.870
Pre-Transaction Capital Subsidy Needed:	-
Transaction Capital Subsidy Needed:	2,330,294

The capital plan recommends using the 4% low income housing tax credit scenario to finance the capital needs at this property. The debt-only scenario leaves significant capital needs unaddressed, while the use of 9% tax credits at this property would be an inefficient use of the scarce 9% resource given the competing needs within the portfolio and within the State as a whole. The 4% LIHTC scenario, however, covers the capital needs appropriately while minimizing the need for State capital subsidies.
This analysis has suggested a potential transaction year of 2018 based on a series of criteria outlined in the capital plan report. In short, the transaction year has been informed by the distribution of critical capital needs year-by-year at the property (i.e. roof, mechanical, structural components) and by the need to distribute the timing of capital transaction for properties within the State Sponsored Housing Portfolio over a period of years in order to manage scarce State-wide resources.

This property has been underwritten assuming replacement reserve deposits of $350 per unit per year, assuming debt service coverage is maintained over 1.87 throughout the first 15 years of the new financing, and assuming hard construction capital needs of $7.43 million.

The property is able to cover its capital needs from current replacement reserves through the date of the capital transaction, so no interim State support is needed.

Summary of Recommended Transaction

Under the scenario, the property yields $670,093 in NOI in the transaction completion year, which includes $350 per unit per year in replacement reserve deposits. After debt service, the property generates $259,616 in cash flow in the capital transaction's completion year, trending to $356,974 fifteen years thereafter. Post-transaction, distribution of cash flow is governed by the terms of the transaction documents and, to the extent not restricted by the documents, could be used at the owner's discretion for ongoing capital needs, owner's working capital or the owner's other priorities. The transaction raises $6,700,000 in debt and $5,216,000 in equity. The transaction results in a gap of $2,330,000, all of which would need to be covered by State capital subsidy. This compares to a needs gap of over $7,933,000 if no transaction takes place at the property and the capital needs are addressed through routine maintenance or a needs gap of over $11,987,000 if the capital needs are addressed in a consolidated transaction relying entirely on State capital subsidy.

Immediate Emergency Capital Needs:	0
Current Deferred Capital Needs:	527,769
Current Routine Capital Needs:	2,205,465

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	**2,733,234**	-	-	-	-	-
2014	**148,933**	-	-	-	291,705	-
2015	**472,207**	-	-	-	297,539	-
2016	**-**	-	-	-	303,490	-
2017	**326,107**	-	-	-	309,560	-
2018	**206,883**	-	2,330,294	-	315,751	-
2019	**-**	-	-	-	762,180	-
2020	**174,351**	-	-	-	777,424	-
2021	**83,215**	-	-	-	792,972	-
2022	**324,501**	-	-	-	808,832	-

		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	**325,444**	-	-	-	825,008	-
2024	**-**	-	-	-	841,508	-
2025	**75,771**	-	-	-	858,339	-
2026	**-**	-	-	-	875,505	-
2027	**37,815**	-	-	-	893,015	-
2028	**379,914**	-	-	-	910,876	-
2029	**361,008**	-	-	-	929,093	-
2030	**368,407**	-	-	-	947,675	-
2031	**214,969**	-	-	-	966,629	-
2032	**1,201,672**	-	-	-	985,961	-

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	702,173	5,201.28	1,510,700	11,190.37	1,510,700	11,190	1,510,700	11,190	1,510,700	11,190
Vacancy/Loss	(9,941)	(73.64)	(13,490)	(99.93)	(75,535)	(560)	(105,749)	(783)	(105,749)	(783)
Other Income	5,552	41.13	5,552	41.13	5,552	41	5,552	41	5,552	41
Effective Gross Income	**697,785**	**5,168.77**	**1,502,762**	**11,131.57**	**1,440,717**	**10,672**	**1,410,503**	**10,448**	**1,410,503**	**10,448**
2023 ANNUAL EXPENSES										
Operating Expenses	731,262	5,417	661,581	4,901	646,441	4,788	644,931	4,777	644,931	4,777
Replacement Reserve Deposits	101,616	753	101,616	753	67,251	498	67,251	498	67,251	498
Total Operating Expenses	**832,878**	**6,169**	**763,197**	**5,653**	**713,693**	**5,287**	**712,182**	**5,275**	**712,182**	**5,275**
2023 NET OPERATING INCOME	**(135,094)**	**(1,001)**	**739,565**	**5,478**	**727,024**	**5,385**	**698,321**	**5,173**	**698,321**	**5,173**
Debt Service	-	-	-	-	425,340	3,151	410,477	3,041	409,149	3,031
2023 CASH FLOW	**(135,094)**	**(1,001)**	**739,565**	**5,478**	**301,684**	**2,235**	**287,844**	**2,132**	**289,172**	**2,142**

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	-	-	-	-	7,401,493	54,826	6,700,937	49,637	7,119,746	52,739
Commercial Debt 2	-	-	-	-	-	-	-	-	-	-
Tax-Exempt Bond	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Soft Debt										
Seller Financing/Take Back Note	-	-	-	-	-	-	8,376,171	62,046	8,376,171	62,046
State	-	-	-	-	-	-	-	-	-	-
Local	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Other										
From Operations	-	-	31,154	231	78,404	581	78,404	581	78,404	581
Cash Escrows	-	-	280,406	2,077	256,262	1,898	256,262	1,898	256,262	1,898
Grant	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Deferred Developer Fee	-	-	-	-	694,790	5,147	722,084	5,349	719,205	5,327
Equity										
GP Contribution	-	-	-	-	-	-	-	-	-	-
LIHTC	-	-	-	-	-	-	5,216,282	38,639	9,855,476	73,004
Other	-	-	-	-	-	-	-	-	-	-
Total Sources of Funds	**-**	**-**	**311,561**	2,308	**8,430,950**	62,451	**21,350,141**	158,149	**26,405,264**	195,595
USES										
Acquisition Costs	-	-	-	-	-	-	8,376,171	62,046	8,376,171	62,046
Construction Costs	-	-	9,941,401	73,640	9,941,401	73,640	10,051,569	74,456	10,051,569	74,456
Soft Costs - Design & Construction	-	-	1,022,896	7,577	1,007,226	7,461	1,031,709	7,642	1,031,709	7,642
Soft Costs - Due Diligence	-	-	26,180	194	40,430	299	57,363	425	57,363	425
Soft Costs - Transaction Costs	-	-	51,654	383	131,654	975	332,558	2,463	332,558	2,463
Soft Costs - Financing	-	-	297,952	2,207	1,028,577	7,619	1,245,262	9,224	1,241,232	9,194
Soft Costs - Other	-	-	77,625	575	87,750	650	87,750	650	87,750	650
Soft Cost Contingency	-	-	73,815	547	114,782	850	126,358	936	123,921	918
Reserves	-	-	-	-	259,920	1,925	566,485	4,196	568,321	4,210
Developer Fee	-	-	807,998	5,985	1,736,975	12,866	1,805,209	13,372	1,798,012	13,319
Total Uses of Funds	**-**	**-**	**12,299,521**	91,108	**14,348,715**	106,287	**23,680,435**	175,411	**23,668,606**	175,323
TRANSACTION SURPLUS (GAP)	**-**	**-**	**(11,987,960)**	(88,800)	**(5,917,765)**	(43,835)	**(2,330,294)**	(17,261)	**2,736,658**	20,272

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	-	-	7,672,259	56,832	7,672,259	56,832	7,672,259	56,832	7,672,259	56,832
Capital Needs Funded Using Subsidy	5,237,415	38,796	-	-	-	-	-	-	-	-
Existing Replacement Reserve Balance	221,447	1,640	221,447	1,640	221,447	1,640	221,447	1,640	221,447	1,640
Replacement Reserves	1,975,569	14,634	1,975,569	14,634	1,307,466	9,685	1,307,466	9,685	1,307,466	9,685
Total Funds	**7,434,431**	**55,070**	**9,869,275**	**73,106**	**9,201,171**	**68,157**	**9,201,171**	**68,157**	**9,201,171**	**68,157**
USES										
Estimated Capital Needs	7,434,431	55,070	7,434,431	55,070	7,434,431	55,070	7,434,431	55,070	7,434,431	55,070
Enhancements	-	-	-	-	-	-	-	-	-	-
Total Uses	**7,434,431**	**55,070**	**7,434,431**	**55,070**	**7,434,431**	**55,070**	**7,434,431**	**55,070**	**7,434,431**	**55,070**
YEAR 20 REPLACEMENT RESERVE BALANCE	**-**	**-**	**2,434,844**	**18,036**	**1,766,741**	**13,087**	**1,766,741**	**13,087**	**1,766,741**	**13,087**

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	13,693,062	101,430	13,693,062	101,430	13,693,062	101,430	13,693,062	101,430
Operating Deficit Subsidy Needed	2,696,331	19,973	-	-	0	-	0	-	0	-
Income Mixing Operating Subsidy Needed	n/a	n/a	-	-	-	-	-	-	-	-
Total Operating Subsidy	**2,696,331**	**19,973**	**13,693,062**	**101,430**	**13,693,062**	**101,430**	**13,693,062**	**101,430**	**13,693,062**	**101,430**
CAPITAL SUBSIDY										
Pre-Transaction Capital Subsidy Needed	5,237,415	38,796	-	-	-	-	-	-	-	-
Recoverable Cash Flow	n/a	n/a	(5,288,218)	(39,172)	(2,235,952)	(16,563)	(2,128,198)	(15,764)	(2,137,496)	(15,833)
Transaction Capital Subsidy Needed	n/a	n/a	11,987,960	88,800	5,917,765	43,835	2,330,294	17,261	-	-
Total Capital Subsidy	**5,237,415**	**38,796**	**6,699,742**	**49,628**	**3,681,814**	**27,273**	**202,096**	**1,497**	**(2,137,496)**	**(15,833)**
TOTAL SUBSIDY NEEDED	**7,933,745**	**58,768**	**20,392,805**	**151,058**	**17,374,876**	**128,703**	**13,895,159**	**102,927**	**11,555,567**	**85,597**