CHFA Capital Plan Property Assessment - Glen Apartments

Property Identification

Glen Apartments
DANBURY, CT

Total Current Unit Count:	100
Census Tract:	2105.00
Connecticut Congressional District:	5

<u>CHFA Property Identification #:</u> 85022D, 85023D
<u>Current State Sponsored Housing Program:</u> SH Elderly

This property was originally financed in phases and appears in CHFA's records as two 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:	Low rise (1-4 floors)
Number of buildings:	23
Maximum # of Stories:	1
Elevator?	None

<u>Summary property description:</u>
The Glen Apartments property has 64 efficiency or studio and 36 one-bedroom units. Generally, the property consists of relatively small units. It features amenities such as common laundry, semi-private patios, and a community room.

Current Operating & Capital Needs Status

Aggregate Capital Needs (without market enhancements):	$ 1,897,160
Capital Needs per Unit:	$ 18,972
Projected Year 1 (2014) Operating Income:	$ (216,446)

Current operations at the property are projected to generate negative $216,400 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 $1.9 million ($18,971 per unit) over the next 20 years.

Current average income relative to the Area Median Income (AMI): 16%

	Current Base Rent	Affordability (% AMI)
Studio/efficiency unit:	310	16%
One-bedroom unit:	315	16%
Two-bedroom unit:		
Three-bedroom unit:		
Four-bedroom unit:		
Five-bedroom unit:		
Six-bedroom unit:		

	Proposed Base Rent	Affordability (% AMI)
Studio/efficiency unit:	310	16%
One-bedroom unit:	315	16%
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.

Revenue Adjustments Concurrent with a Recapitalization Transaction Glen Apartments, continued

Household Income Level	Current Income Mix	Proposed Income Mix
0-25% of AMI	99	99
25-50% of AMI	1	1
50% of AMI or greater	0	0
Total number of units	100	100

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:	310	310
One-bedroom unit:	315	315
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: $ 8,602,141

Property used for market reference: Glen Apartments

	Capital Surplus or (Gap)	Total (Gap) Funded by Subsidy inc. Capital & Operating
Current Scenario (excluding transaction costs):	(1,894,767)	(8,868,368)
Recoverable Grant Scenario:	(3,206,399)	(16,680,654)
CHFA/FHA Scenario:	(2,249,038)	(16,306,563)
4% LIHTC Scenario:	(1,864,839)	(16,100,811)
9% LIHTC Scenario:	(471,221)	(14,706,941)

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	Glen Apartments, continued

Recommended Transaction Option:	Current
Recommended Transaction Year	n/a
Replacement Reserve Deposit PUPY:	-
Debt Service Coverage in Transaction Year:	-
Debt Service Coverage in Transaction Year 15:	-
Pre-Transaction Capital Subsidy Needed:	1,894,767
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 $1,894,767 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/or small size of the property 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 $216,446 in NOI in the current year, which includes $0 per unit per year in replacement reserve deposits, trending to negative $450,198 fifteen years thereafter. The transaction results in a capital subsidy need of $1,894,767 and $6,973,601 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:	31,825
Current Routine Capital Needs:	660,134

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	**691,959**	689,567	-	-	-	-
2014	**92,592**	92,592	-	238,844	-	-
2015	**95,369**	95,369	-	251,697	-	-
2016	**103,912**	103,912	-	265,062	-	-
2017	**41,045**	41,045	-	278,958	-	-
2018	**103,201**	103,201	-	271,005	-	-
2019	**11,724**	11,724	-	286,019	-	-
2020	**12,076**	12,076	-	301,621	-	-
2021	**13,396**	13,396	-	317,831	-	-
2022	**46,753**	46,753	-	334,671	-	-

		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	**62,213**	62,213	-	352,162	-	-
2024	**54,622**	54,622	-	370,326	-	-
2025	**167,042**	167,042	-	389,188	-	-
2026	**34,327**	34,327	-	408,771	-	-
2027	**96,601**	96,601	-	429,099	-	-
2028	**66,194**	66,194	-	450,198	-	-
2029	**41,389**	41,389	-	472,095	-	-
2030	**42,631**	42,631	-	494,817	-	-
2031	**70,850**	70,850	-	518,391	-	-
2032	**49,264**	49,264	-	542,848	-	-

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	787,548	7,875.48	1,472,809	14,728.09	1,472,809	14,728	1,472,809	14,728	1,472,809	14,728
Vacancy/Loss	(53,465)	(534.65)	(90,666)	(906.66)	(90,666)	(907)	(103,097)	(1,031)	(103,097)	(1,031)
Other Income	25,911	259.11	25,911	259.11	25,911	259	25,911	259	25,911	259
Effective Gross Income	**759,995**	**7,599.95**	**1,408,054**	**14,080.54**	**1,408,054**	**14,081**	**1,395,624**	**13,956**	**1,395,624**	**13,956**
2023 ANNUAL EXPENSES										
Operating Expenses	1,112,156	11,122	1,182,559	11,826	1,154,236	11,542	1,153,614	11,536	1,153,614	11,536
Replacement Reserve Deposits	-	-	-	-	49,816	498	49,816	498	49,816	498
Total Operating Expenses	**1,112,156**	**11,122**	**1,182,559**	**11,826**	**1,204,052**	**12,041**	**1,203,430**	**12,034**	**1,203,430**	**12,034**
2023 NET OPERATING INCOME	**(352,162)**	**(3,522)**	**225,495**	**2,255**	**204,003**	**2,040**	**192,194**	**1,922**	**192,194**	**1,922**
Debt Service	-	-	-	-	78,309	783	64,923	649	64,887	649
2023 CASH FLOW	**(352,162)**	**(3,522)**	**225,495**	**2,255**	**125,694**	**1,257**	**127,271**	**1,273**	**127,306**	**1,273**

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	-	-	-	-	1,362,686	13,627	990,296	9,903	1,129,129	11,291
Commercial Debt 2	-	-	-	-	-	-	-	-	-	-
Tax-Exempt Bond	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Soft Debt										
Seller Financing/Take Back Note	-	-	-	-	-	-	2,920,839	29,208	2,920,839	29,208
State	-	-	-	-	-	-	-	-	-	-
Local	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Other										
From Operations	-	-	53,722	537	88,722	887	88,722	887	88,722	887
Cash Escrows	-	-	-	-	27,069	271	27,069	271	27,069	271
Grant	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Deferred Developer Fee	-	-	-	-	185,405	1,854	196,537	1,965	195,790	1,958
Equity										
GP Contribution	-	-	-	-	-	-	-	-	-	-
LIHTC	-	-	-	-	-	-	1,557,261	15,573	2,812,221	28,122
Other	-		-		-		-		-	
Total Sources of Funds	**-**	**-**	**53,722**	537	**1,663,882**	16,639	**5,780,724**	57,807	**7,173,769**	71,738
USES										
Acquisition Costs	-	-	-	-	79,161	792	3,000,000	30,000	3,000,000	30,000
Construction Costs	-	-	2,510,599	25,106	2,469,362	24,694	2,496,727	24,967	2,496,727	24,967
Soft Costs - Design & Construction	-	-	280,070	2,801	271,783	2,718	278,275	2,783	278,275	2,783
Soft Costs - Due Diligence	-	-	15,513	155	28,058	281	36,596	366	36,596	366
Soft Costs - Transaction Costs	-	-	74,222	742	154,222	1,542	283,044	2,830	283,044	2,830
Soft Costs - Financing	-	-	82,556	826	268,299	2,683	349,075	3,491	348,521	3,485
Soft Costs - Other	-	-	57,500	575	65,000	650	65,000	650	65,000	650
Soft Cost Contingency	-	-	25,493	255	39,368	394	45,532	455	44,900	449
Reserves	-	-	-	-	74,155	742	599,972	6,000	602,454	6,025
Developer Fee	-	-	214,169	2,142	463,513	4,635	491,342	4,913	489,474	4,895
Total Uses of Funds	**-**	**-**	**3,260,122**	32,601	**3,912,921**	39,129	**7,645,563**	76,456	**7,644,990**	76,450
TRANSACTION SURPLUS (GAP)	**-**	**-**	**(3,206,399)**	(32,064)	**(2,249,038)**	(22,490)	**(1,864,839)**	(18,648)	**(471,221)**	(4,712)

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	-	-	1,937,551	19,376	1,905,726	19,057	1,905,726	19,057	1,905,726	19,057
Capital Needs Funded Using Subsidy	1,894,767	18,948	47,194	472	39,263	393	39,263	393	39,263	393
Existing Replacement Reserve Balance	2,393	24	2,393	24	2,393	24	2,393	24	2,393	24
Replacement Reserves	-	-	-	-	968,493	9,685	968,493	9,685	968,493	9,685
Total Funds	**1,897,160**	**18,972**	**1,987,137**	**19,871**	**2,915,874**	**29,159**	**2,915,874**	**29,159**	**2,915,874**	**29,159**
USES										
Estimated Capital Needs	1,897,160	18,972	1,897,160	18,972	1,897,160	18,972	1,897,160	18,972	1,897,160	18,972
Enhancements	-	-	-	-	-	-	-	-	-	-
Total Uses	**1,897,160**	**18,972**	**1,897,160**	**18,972**	**1,897,160**	**18,972**	**1,897,160**	**18,972**	**1,897,160**	**18,972**
YEAR 20 REPLACEMENT RESERVE BALANCE	**-**	**-**	**89,977**	**900**	**1,018,714**	**10,187**	**1,018,714**	**10,187**	**1,018,714**	**10,187**

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	13,719,272	137,193	13,719,272	137,193	13,719,272	137,193	13,719,272	137,193
Operating Deficit Subsidy Needed	6,973,601	69,736	1,136,143	11,361	1,161,495	11,615	1,189,720	11,897	1,189,720	11,897
Income Mixing Operating Subsidy Needed	n/a	n/a	-	-	-	-	-	-	-	-
Total Operating Subsidy	**6,973,601**	**69,736**	**14,855,415**	**148,554**	**14,880,767**	**148,808**	**14,908,992**	**149,090**	**14,908,992**	**149,090**
CAPITAL SUBSIDY										
Pre-Transaction Capital Subsidy Needed	1,894,767	18,948	47,194	472	39,263	393	39,263	393	39,263	393
Recoverable Cash Flow	n/a	n/a	(1,428,354)	(14,284)	(862,504)	(8,625)	(712,283)	(7,123)	(712,534)	(7,125)
Transaction Capital Subsidy Needed	n/a	n/a	3,206,399	32,064	2,249,038	22,490	1,864,839	18,648	471,221	4,712
Total Capital Subsidy	**1,894,767**	**18,948**	**1,825,239**	**18,252**	**1,425,796**	**14,258**	**1,191,819**	**11,918**	**(202,051)**	**(2,021)**
TOTAL SUBSIDY NEEDED	**8,868,368**	**88,684**	**16,680,654**	**166,807**	**16,306,563**	**163,066**	**16,100,811**	**161,008**	**14,706,941**	**147,069**