CHFA Capital Plan Property Assessment - Centerville Village

Property Identification

Centerville Village
HAMDEN, CT

Total Current Unit Count:	40
Census Tract:	1660.01
Connecticut Congressional District:	3

CHFA Property Identification #: 85072D
Current State Sponsored Housing Program: SH Elderly

This is a single, stand-alone property. As there are no other adjacent properties under common ownership, there are no opportunities for consolidation to achieve greater efficiencies of scale.

Property Description

Tenancy Type:	Elderly/Disabled
Structure Type:	Low rise (1-4 floors)
Number of buildings:	10
Maximum # of Stories:	1
Elevator?	None

Summary property description:
The Centerville Village property has 32 efficiency or studio and 8 one-bedroom units. Generally, the property consists of reasonably sized 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):	$ 1,207,568
Capital Needs per Unit:	$ 30,189
Projected Year 1 (2014) Operating Income:	$ 23,792

Current operations at the property are projected to generate roughly $23,800 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 results in negative NOI beginning in 2028. As a result, the property is not sustainable and cannot adequately address its future basic capital needs, projected to be approximately $1.21 million ($30,189 per unit) over the next 20 years.

Owner Comments to Property Assessment:

CNA Comments: The Community Room Building Roof should be done in Year 2, not mid-plan.

RECAP Response: The comment period for issues related to the CNAs occurred when the draft CNAs were distributed to the person designated by the owner to review the CNA several months ago, so we are not able to revise CNAs at this time. However, given that the CNA impacts the property analysis, Recap has included the owner comments regarding the CNA to the property assessment so their concerns will be noted.

Current average income relative to the Area Median Income (AMI): 28%

	Current Base Rent	Affordability (% AMI)
Studio/efficiency unit:	190	13%
One-bedroom unit:	200	13%
Two-bedroom unit:		
Three-bedroom unit:		
Four-bedroom unit:		
Five-bedroom unit:		
Six-bedroom unit:		

	Proposed Base Rent	Affordability (% AMI)
Studio/efficiency unit:	190	13%
One-bedroom unit:	200	13%
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	17	17
25-50% of AMI	21	21
50% of AMI or greater	2	2
Total number of units	40	40

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:	190	190
One-bedroom unit:	200	200
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: Hamden Village

	Capital Surplus or (Gap)	Total (Gap) Funded by Subsidy inc. Capital & Operating
Current Scenario (excluding transaction costs):	(607,356)	(641,402)
Recoverable Grant Scenario:	(2,154,467)	(2,902,266)
CHFA/FHA Scenario:	(1,579,781)	(2,690,960)
4% LIHTC Scenario:	(1,067,203)	(2,226,483)
9% LIHTC Scenario:	(131,944)	(1,261,459)

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	Centerville Village, continued

Recommended Transaction Option:	Current
Recommended Transaction Year	n/a
Replacement Reserve Deposit PUPY:	352
Debt Service Coverage in Transaction Year:	-
Debt Service Coverage in Transaction Year 15:	-
Pre-Transaction Capital Subsidy Needed:	607,356
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 $607,356 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 has a stable operating income and expense foundation and needs little or no additional operating support. Under the Current scenario, the property yields $23,792 in NOI in the current year, which includes $352 per unit per year in replacement reserve deposits, trending to negative $1,295 fifteen years thereafter. The transaction results in a capital subsidy need of $607,356 and $34,046 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:	21,520
Current Routine Capital Needs:	37,816

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.

Year	**Annual Capital Needs (per CNA)**	**Capital Subsidy**		**Operating Subsidy**		
		Pre-Transaction Capital Subsidy Needs	Transaction Capital Subsidy Needs	Operating Deficit Subsidy Needs	Base Rent Operating Subsidy Needs	Income Mixing Operating Subsidy Needs
2013	**59,336**	36,136	-	-	-	-
2014	**32,137**	-	-	-	-	-
2015	**31,840**	-	-	-	-	-
2016	**29,718**	-	-	-	-	-
2017	**52,873**	-	-	-	-	-
2018	**41,260**	5,469	-	-	-	-
2019	**31,378**	-	-	-	-	-
2020	**59,408**	23,502	-	-	-	-
2021	**39,329**	7,152	-	-	-	-
2022	**253,315**	222,207	-	-	-	-

Year	**Annual Capital Needs (per CNA)**	**Capital Subsidy**		**Operating Subsidy**		
		Pre-Transaction Capital Subsidy Needs	Transaction Capital Subsidy Needs	Operating Deficit Subsidy Needs	Base Rent Operating Subsidy Needs	Income Mixing Operating Subsidy Needs
2023	**21,707**	-	-	-	-	-
2024	**44,911**	7,904	-	-	-	-
2025	**46,259**	18,807	-	-	-	-
2026	**47,647**	21,573	-	-	-	-
2027	**63,052**	38,443	-	-	-	-
2028	**244,798**	220,446	-	1,295	-	-
2029	**25,935**	609	-	3,914	-	-
2030	**31,447**	5,108	-	6,669	-	-
2031	**17,249**	-	-	9,563	-	-
2032	**33,969**	-	-	12,604	-	-

Scenario Pro Formas

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	212,005	5,300.13	303,759	7,593.97	303,759	7,594	303,759	7,594	303,759	7,594
Vacancy/Loss	(4,465)	(111.63)	(4,465)	(111.63)	(15,188)	(380)	(21,263)	(532)	(21,263)	(532)
Other Income	4,118	102.95	4,118	102.95	4,118	103	4,118	103	4,118	103
Effective Gross Income	**211,658**	**5,291.45**	**303,412**	**7,585.29**	**292,689**	**7,317**	**286,614**	**7,165**	**286,614**	**7,165**
2023 ANNUAL EXPENSES										
Operating Expenses	181,692	4,542	196,863	4,922	191,745	4,794	191,442	4,786	191,442	4,786
Replacement Reserve Deposits	20,015	500	20,015	500	19,926	498	19,926	498	19,926	498
Total Operating Expenses	**201,708**	**5,043**	**216,878**	**5,422**	**211,672**	**5,292**	**211,368**	**5,284**	**211,368**	**5,284**
2023 NET OPERATING INCOME	**9,951**	**249**	**86,533**	**2,163**	**81,017**	**2,025**	**75,246**	**1,881**	**75,246**	**1,881**
Debt Service	-	-	-	-	50,203	1,255	51,461	1,287	46,882	1,172
2023 CASH FLOW	**9,951**	**249**	**86,533**	**2,163**	**30,814**	**770**	**23,784**	**595**	**28,364**	**709**

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	-	-	-	-	873,595	21,840	767,822	19,196	815,811	20,395
Commercial Debt 2	-	-	-	-	-	-	-	-	-	-
Tax-Exempt Bond	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Soft Debt										
Seller Financing/Take Back Note	-	-	-	-	-	-	1,200,000	30,000	1,200,000	30,000
State	-	-	-	-	-	-	-	-	-	-
Local	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Other										
From Operations	-	-	12,389	310	26,389	660	26,389	660	26,389	660
Cash Escrows	-	-	50,636	1,266	50,509	1,263	50,509	1,263	50,509	1,263
Grant	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Deferred Developer Fee	-	-	-	-	129,225	3,231	136,925	3,423	136,336	3,408
Equity										
GP Contribution	-	-	-	-	-	-	-	-	-	-
LIHTC	-	-	-	-	-	-	915,634	22,891	1,800,296	45,007
Other	-		-		-		-		-	
Total Sources of Funds	**-**	**-**	**63,026**	1,576	**1,079,719**	26,993	**3,097,279**	77,432	**4,029,341**	100,734
USES										
Acquisition Costs	-	-	-	-	-	-	1,200,000	30,000	1,200,000	30,000
Construction Costs	-	-	1,736,151	43,404	1,736,151	43,404	1,755,391	43,885	1,755,391	43,885
Soft Costs - Design & Construction	-	-	197,532	4,938	194,796	4,870	199,360	4,984	199,360	4,984
Soft Costs - Due Diligence	-	-	11,583	290	21,083	527	24,546	614	24,546	614
Soft Costs - Transaction Costs	-	-	32,889	822	112,889	2,822	234,638	5,866	234,638	5,866
Soft Costs - Financing	-	-	54,678	1,367	179,693	4,492	217,225	5,431	215,788	5,395
Soft Costs - Other	-	-	23,000	575	26,000	650	26,000	650	26,000	650
Soft Cost Contingency	-	-	15,984	400	26,723	668	31,130	778	30,632	766
Reserves	-	-	-	-	39,101	978	133,881	3,347	134,091	3,352
Developer Fee	-	-	145,675	3,642	323,063	8,077	342,311	8,558	340,840	8,521
Total Uses of Funds	**-**	**-**	**2,217,493**	55,437	**2,659,500**	66,487	**4,164,482**	104,112	**4,161,286**	104,032
TRANSACTION SURPLUS (GAP)	**-**	**-**	**(2,154,467)**	(53,862)	**(1,579,781)**	(39,495)	**(1,067,203)**	(26,680)	**(131,944)**	(3,299)

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	-	-	1,339,872	33,497	1,339,872	33,497	1,339,872	33,497	1,339,872	33,497
Capital Needs Funded Using Subsidy	607,356	15,184	-	-	-	-	-	-	-	-
Existing Replacement Reserve Balance	23,200	580	23,200	580	23,200	580	23,200	580	23,200	580
Replacement Reserves	581,675	14,542	389,129	9,728	387,397	9,685	387,397	9,685	387,397	9,685
Total Funds	**1,212,231**	**30,306**	**1,752,201**	**43,805**	**1,750,469**	**43,762**	**1,750,469**	**43,762**	**1,750,469**	**43,762**
USES										
Estimated Capital Needs	1,207,568	30,189	1,207,568	30,189	1,207,568	30,189	1,207,568	30,189	1,207,568	30,189
Enhancements	-	-	-	-	-	-	-	-	-	-
Total Uses	**1,207,568**	**30,189**	**1,207,568**	**30,189**	**1,207,568**	**30,189**	**1,207,568**	**30,189**	**1,207,568**	**30,189**
YEAR 20 REPLACEMENT RESERVE BALANCE	**4,663**	**117**	**544,633**	**13,616**	**542,901**	**13,573**	**542,901**	**13,573**	**542,901**	**13,573**

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	1,295,162	32,379	1,295,162	32,379	1,295,162	32,379	1,295,162	32,379
Operating Deficit Subsidy Needed	34,046	851	-	-	0	-	0	-	0	-
Income Mixing Operating Subsidy Needed	n/a	n/a	-	-	-	-	-	-	-	-
Total Operating Subsidy	**34,046**	**851**	**1,295,162**	**32,379**	**1,295,162**	**32,379**	**1,295,162**	**32,379**	**1,295,162**	**32,379**
CAPITAL SUBSIDY										
Pre-Transaction Capital Subsidy Needed	607,356	15,184	-	-	-	-	-	-	-	-
Recoverable Cash Flow	n/a	n/a	(547,363)	(13,684)	(183,983)	(4,600)	(135,883)	(3,397)	(165,648)	(4,141)
Transaction Capital Subsidy Needed	n/a	n/a	2,154,467	53,862	1,579,781	39,495	1,067,203	26,680	131,944	3,299
Total Capital Subsidy	**607,356**	**15,184**	**1,607,104**	**40,178**	**1,395,798**	**34,895**	**931,320**	**23,283**	**(33,704)**	**(843)**
TOTAL SUBSIDY NEEDED	**641,402**	**16,035**	**2,902,266**	**72,557**	**2,690,960**	**67,274**	**2,226,483**	**55,662**	**1,261,459**	**31,536**