CHFA Capital Plan Property Assessment - Westhill Gardens

Property Identification

Westhill Gardens
MANCHESTER, CT

Total Current Unit Count:	37
Census Tract:	5146.00
Connecticut Congressional District:	0

CHFA Property Identification #: 94054D
Current State Sponsored Housing Program: SH Congregate

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:	Congregate
Structure Type:	Low rise (1-4 floors)
Number of buildings:	1
Maximum # of Stories:	2
Elevator?	Yes

Summary property description:
The Westhill Gardens property has 37 one-bedroom units. Generally, the property consists of relatively small units. It features amenities such as common laundry, an outdoor courtyard/patio, a community room, and meal services.

Current Operating & Capital Needs Status

Aggregate Capital Needs (without market enhancements):	$ 1,516,923
Capital Needs per Unit:	$ 40,998
Projected Year 1 (2014) Operating Income:	$ 165,859

Current operations at the property are projected to generate roughly $165,900 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 yet remains positive through the time horizon studied. However, the property cannot leverage debt financing or adequately address its future basic capital needs, projected to be approximately $1.52 million ($40,997 per unit) over the next 20 years.

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

	Current Base Rent	Affordability (% AMI)
Studio/efficiency unit:		
One-bedroom unit:	435	27%
Two-bedroom unit:		
Three-bedroom unit:		
Four-bedroom unit:		
Five-bedroom unit:		
Six-bedroom unit:		

	Proposed Base Rent	Affordability (% AMI)
Studio/efficiency unit:		
One-bedroom unit:	482	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: 0

Rental operating subsidy necessary in 2014 to generate revenue equal to raising the base rent as proposed: $ 4,275

Additional rental assistance payments subsidy over a 20 year period due to revised base rent: $ 97,643

In order for the property to operate in a sustainable manner into the foreseeable future, the property would benefit from greater revenues. This property currently has a rental assistance payments contract with the State, which allow the residents to pay an affordable rent based on their income, but generally only yields the base rent amount as revenue. Currently, base rents are set by the property owners in consultation with CHFA.

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	17	17
25-50% of AMI	19	19
50% of AMI or greater	1	1
Total number of units	37	37

	Pre-Trans. Base Rent	Post-Trans. Base Rent
Studio/efficiency unit:		
One-bedroom unit:	482	482
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: $ -

Property used for market reference: Spencer Village

While the 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 property receives a project-based rental assistance payment. 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):	(145,254)	(145,254)
Recoverable Grant Scenario:	(2,337,230)	(1,296,241)
CHFA/FHA Scenario:	(1,203,596)	(1,004,335)
4% LIHTC Scenario:	(659,444)	(450,460)
9% LIHTC Scenario:	37,963	424,515

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:	4% LIHTC
Recommended Transaction Year	2014
Replacement Reserve Deposit PUPY:	350
Debt Service Coverage in Transaction Year:	1.200
Debt Service Coverage in Transaction Year 15:	1.222
Pre-Transaction Capital Subsidy Needed:	-
Transaction Capital Subsidy Needed:	659,444

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 2014 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 1.222 throughout the first 15 years of the new financing, and assuming hard construction capital needs of $1.52 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 4% LIHTC scenario, the property yields $114,162 in NOI in the transaction completion year, which includes $350 per unit per year in replacement reserve deposits. After debt service, the property generates $30,213 in cash flow in the capital transaction's completion year, trending to $18,628 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 $1,304,000 in debt and $1,050,000 in equity. The transaction results in a gap of $659,000, all of which would need to be covered by State capital subsidy. This compares to a needs gap of over $145,000 if no transaction takes place at the property and the capital needs are addressed through routine maintenance or a needs gap of over $2,337,000 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:	16,850
Current Routine Capital Needs:	155,626

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	**172,476**	-	-	-	-	-
2014	**22,293**	-	659,444	-	4,275	-
2015	**95,339**	-	-	-	4,361	-
2016	**28,336**	-	-	-	4,448	-
2017	**193,582**	-	-	-	4,537	-
2018	**113,906**	-	-	-	4,627	-
2019	**58,748**	-	-	-	4,720	-
2020	**65,430**	-	-	-	4,814	-
2021	**34,727**	-	-	-	4,911	-
2022	**212,901**	-	-	-	5,009	-

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	**54,474**	-	-	-	5,109	-
2024	**37,660**	-	-	-	5,211	-
2025	**26,074**	-	-	-	5,315	-
2026	**26,856**	-	-	-	5,422	-
2027	**215,955**	-	-	-	5,530	-
2028	**61,886**	-	-	-	5,641	-
2029	**20,420**	-	-	-	5,754	-
2030	**21,033**	-	-	-	5,869	-
2031	**21,664**	-	-	-	5,986	-
2032	**33,164**	-	-	-	6,106	-

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	472,413	12,767.91	449,403	12,146.04	449,403	12,146	449,403	12,146	449,403	12,146
Vacancy/Loss	(11,632)	(314.37)	(11,632)	(314.37)	(22,470)	(607)	(31,458)	(850)	(31,458)	(850)
Other Income	790	21.35	790	21.35	790	21	790	21	790	21
Effective Gross Income	**461,571**	**12,474.89**	**438,562**	**11,853.02**	**427,723**	**11,560**	**418,735**	**11,317**	**418,735**	**11,317**
2023 ANNUAL EXPENSES										
Operating Expenses	276,118	7,463	298,046	8,055	289,798	7,832	289,348	7,820	289,348	7,820
Replacement Reserve Deposits	12,442	336	12,442	336	18,432	498	18,432	498	18,432	498
Total Operating Expenses	**288,560**	**7,799**	**310,488**	**8,392**	**308,230**	**8,331**	**307,780**	**8,318**	**307,780**	**8,318**
2023 NET OPERATING INCOME	**173,011**	**4,676**	**128,073**	**3,461**	**119,494**	**3,230**	**110,955**	**2,999**	**110,955**	**2,999**
Debt Service	-	-	-	-	84,749	2,291	83,949	2,269	59,460	1,607
2023 CASH FLOW	**173,011**	**4,676**	**128,073**	**3,461**	**34,744**	**939**	**27,006**	**730**	**51,495**	**1,392**

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	-	-	-	-	1,474,752	39,858	1,304,715	35,263	1,034,679	27,964
Commercial Debt 2	-	-	-	-	-	-	-	-	-	-
Tax-Exempt Bond	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Soft Debt										
Seller Financing/Take Back Note	-	-	-	-	-	-	1,630,893	44,078	1,630,893	44,078
State	-	-	-	-	-	-	-	-	-	-
Local	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Other										
From Operations	-	-	22,848	618	35,798	968	35,798	968	35,798	968
Cash Escrows	-	-	27,222	736	27,222	736	27,222	736	27,222	736
Grant	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-
Deferred Developer Fee	-	-	-	-	139,334	3,766	147,726	3,993	146,723	3,965
Equity										
GP Contribution	-	-	-	-	-	-	-	-	-	-
LIHTC	-	-	-	-	-	-	1,050,033	28,379	1,997,508	53,987
Other	-		-		-		-		-	
Total Sources of Funds	**-**	**-**	**50,070**	1,353	**1,677,106**	45,327	**4,196,387**	113,416	**4,872,823**	131,698
USES										
Acquisition Costs	-	-	-	-	-	-	1,630,893	44,078	1,630,893	44,078
Construction Costs	-	-	1,867,271	50,467	1,867,271	50,467	1,887,963	51,026	1,887,963	51,026
Soft Costs - Design & Construction	-	-	211,507	5,716	208,563	5,637	213,472	5,770	213,472	5,770
Soft Costs - Due Diligence	-	-	11,591	313	20,941	566	24,773	670	24,773	670
Soft Costs - Transaction Costs	-	-	43,348	1,172	123,348	3,334	246,361	6,658	246,361	6,658
Soft Costs - Financing	-	-	58,184	1,573	203,833	5,509	251,060	6,785	243,189	6,573
Soft Costs - Other	-	-	21,275	575	24,050	650	24,050	650	24,050	650
Soft Cost Contingency	-	-	17,295	467	29,037	785	33,906	916	33,058	893
Reserves	-	-	-	-	55,325	1,495	174,036	4,704	164,292	4,440
Developer Fee	-	-	156,830	4,239	348,334	9,414	369,315	9,981	366,809	9,914
Total Uses of Funds	**-**	**-**	**2,387,300**	64,522	**2,880,702**	77,857	**4,855,831**	131,239	**4,834,860**	130,672
TRANSACTION SURPLUS (GAP)	**-**	**-**	**(2,337,230)**	(63,168)	**(1,203,596)**	(32,530)	**(659,444)**	(17,823)	**37,963**	1,026

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	-	-	1,441,063	38,948	1,441,063	38,948	1,441,063	38,948	1,441,063	38,948
Capital Needs Funded Using Subsidy	145,254	3,926	-	-	-	-	-	-	-	-
Existing Replacement Reserve Balance	27,222	736	27,222	736	27,222	736	27,222	736	27,222	736
Replacement Reserves	3,506,260	94,764	241,897	6,538	358,342	9,685	358,342	9,685	358,342	9,685
Total Funds	**3,678,736**	**99,425**	**1,710,182**	**46,221**	**1,826,627**	**49,368**	**1,826,627**	**49,368**	**1,826,627**	**49,368**
USES										
Estimated Capital Needs	1,516,923	40,998	1,516,923	40,998	1,516,923	40,998	1,516,923	40,998	1,516,923	40,998
Enhancements	-	-	-	-	-	-	-	-	-	-
Total Uses	**1,516,923**	**40,998**	**1,516,923**	**40,998**	**1,516,923**	**40,998**	**1,516,923**	**40,998**	**1,516,923**	**40,998**
YEAR 20 REPLACEMENT RESERVE BALANCE	**2,161,813**	**58,427**	**193,258**	**5,223**	**309,704**	**8,370**	**309,704**	**8,370**	**309,704**	**8,370**

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	97,643	2,639	97,643	2,639	97,643	2,639	97,643	2,639
Operating Deficit Subsidy Needed	0	-	-	-	0	-	0	-	0	-
Income Mixing Operating Subsidy Needed	n/a	n/a	-	-	-	-	-	-	-	-
Total Operating Subsidy	**-**	**-**	**97,643**	**2,639**	**97,643**	**2,639**	**97,643**	**2,639**	**97,643**	**2,639**
CAPITAL SUBSIDY										
Pre-Transaction Capital Subsidy Needed	145,254	3,926	-	-	-	-	-	-	-	-
Recoverable Cash Flow	n/a	n/a	(1,138,632)	(30,774)	(296,904)	(8,024)	(306,628)	(8,287)	(522,159)	(14,112)
Transaction Capital Subsidy Needed	n/a	n/a	2,337,230	63,168	1,203,596	32,530	659,444	17,823	-	-
Total Capital Subsidy	**145,254**	**3,926**	**1,198,598**	**32,395**	**906,691**	**24,505**	**352,816**	**9,536**	**(522,159)**	**(14,112)**
TOTAL SUBSIDY NEEDED	**145,254**	**3,926**	**1,296,241**	**35,034**	**1,004,335**	**27,144**	**450,460**	**12,175**	**(424,515)**	**(11,473)**