

## Arlington Square Apartments

2016 Low Income Housing Tax Credit Proposal

City: Elyria

County: Lorain

### Photograph or Rendering



### Project Narrative

The proposed rehabilitation of Arlington Square Apartments will preserve the limited supply of affordable housing within its primary market area. The property is located in Elyria. Arlington is a 60 unit family apartment community housing families in 1 and 2 bedroom units. The project was originally developed over 40 years ago in 1974. It has been well maintained by the original owner but has never received a significant recapitalization.

Many of the building systems are well beyond useful life measures and are in need or replacement.

Key components of the proposed rehab include:

- Install new high efficiency, individually controlled, central heat and air-conditioning via electric heat pumps
- Install new electric load centers and new secondary electric service to correct under-capacity
- Replace plumbing fixtures in kitchens and baths
- Remove and replace kitchen and bathroom cabinets, and countertops as needed
- Install vinyl plank flooring on all floors
- Construct new accessible community building including site office, resident computer center, and multi-purpose room.
- Install underground storm water retention system to reduce risk of backups
- Install new subsurface perimeter drainage to prevent water infiltration into lower floor units

The proposed renovation will address all dated and worn elements, and ensure that the current physical needs are addressed. No permanent relocation or displacement of tenants will occur.

### Project Information

**Pool:** Preservation - HUD Rental Subsidy  
**Construction Type:** Rehabilitation  
**Population:** Family  
**Building Type:** Garden  
**Address:** 150 David Drive  
**City, State Zip:** Elyria, OH 44035  
**Census Tract:** #703

### Ownership Information

**Ownership Entity:** Arlington Preservation Associates, LLC  
**Majority Member:** Orlean-Renewal Arlington, LLC  
**Minority Member:** NA  
**Syndicator or Investor:** TBD  
**Non-Profit:** NA

### Development Team

**Developer:** Renewal Development Associates, LLC  
**Phone:** 207-774-5341  
**Street Address:** Three Canal Plaza, Suite 501  
**City, State, Zip:** Portland, ME 04101  
**General Contractor:** Drake Construction Co.  
**Management Co:** ABC Management  
**Syndicator:** TBD  
**Architect:** City Architecture

