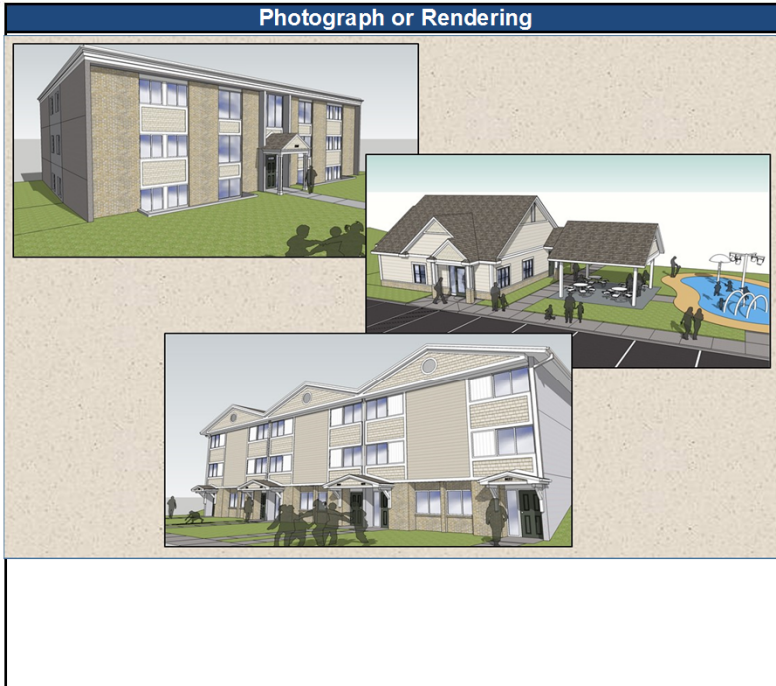


**Spring Hill Apartments Phase III**  
**2016 Low Income Housing Tax Credit Proposal**

**City: Akron**  
**County: Summit**



**Project Narrative**

Spring Hill Apartments-Phase III (the "Property") is located at 1231-1261 Everton Drive and 1220-1266 Rentar Lane, Akron, Ohio. The Property consists of four garden apartment buildings containing 48 three-bedroom units and four townhouse buildings containing 24 two-bedroom units for a total of 72 rental units, and various site improvements situated on a 7.81-acre site. The Property was originally developed circa 1972 with HUD financing as part of a larger 15.48-acre, 351-unit affordable housing project named Spring Hill Apartments. The Property has project-based Section 8 rental assistance as part of a HAP contract covering all 351 units. As part of the proposed rehabilitation plans for the Property, the owner will bifurcate the HAP contract for the 72 units comprising Spring Hill Apartments-Phase III.

Our proposal is to complete a substantial rehabilitation of the Property, including modernization of the buildings and housing units; new mechanical systems and life safety features including an upgraded security system; replacement of major building components that are beyond their useful lives; new Green Communities, Universal Design/Visitability and Sec. 504/Accessibility features; and supportive services for the residents. Spring Hill Apartments-Phase III is an "at risk" project that is in dire need of preservation. A lack of adequate funds to address major capital expenditure needs has caused the Property to deteriorate physically and incur continued breakdown of critical equipment and components, and life safety problems that affect the well-being and safety of the residents. Our proposal will address all of the urgent physical needs that are widespread throughout the property, and will have a significant positive impact on the residents' safety and quality of life for many years to come.

**Project Information**

**Pool:** HUD Rental Subsidy Preservation  
**Construction Type:** Rehab  
**Population:** Family  
**Building Type:** Garden & Townhouses  
**Address:** 1231-1261 Everton Drive and 1230-1266 Rentar Lane  
**City, State Zip:** Akron, OH 44307-1499  
**Census Tract:** 5083.99

**Ownership Information**

**Ownership Entity:** Spring Hill III 2016 L.L.C.  
**Majority Member:** American Community Developers, Inc.  
**Minority Member:** East Akron Neighborhood Development Corporation  
**Syndicator or Investor:** To-be-determined  
**Non-Profit:** East Akron Neighborhood Development Corporation

**Development Team**

**Developer:** American Community Developers, Inc.  
**Phone:** 313-881-8150  
**Street Address:** 20250 Harper Avenue  
**City, State, Zip:** Detroit, MI 48225  
**General Contractor:** St. Clair Construction Company  
**Management Co:** Independent Management Services  
**Syndicator:** To-be-determined  
**Architect:** PAEP Architecture Engineering, P.C.

