

57 E Main Street Columbus OH 43215 | Phone 614.466.7970 | Toll Free 888.362 6432 | www.ohiohome.org

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-bedrom 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 finaning 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 HIII 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/Accessibilty 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 physcial 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 General Contractor: St. Clair Construction Company

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

Management Co: Independent Management Services

Syndicator: To-be-determined

Architect: PAEP Architecture Engineering, P.C.



57 E Main Street Columbus OH 43215 | Phone 614.466.7970 | Toll Free 888.362 6432 | www.ohiohome.org

UNITS	Bedrooms	Bathrooms	Square Footage	Affordable to what AMGI?	Occupied by what AMGI?	Gross Rents	Tenant Paid Utilities	Rental Subsidy	Net Rent	Monthly Rental Income	Maximum Gross Rent
3	2	1.5	1,245	30%	30%	\$234	\$122	\$638	\$ 750	\$ 2,250	\$ 444
7	2	1.5	1,245	50%	50%	\$234	\$122	\$638	\$ 750	\$ 5,250	\$ 740
14	2	1.5	1,245	60%	60%	\$234	\$122	\$638	\$ 750	\$ 10,500	\$ 888
5	3	1	794	30%	30%	\$227	\$104	\$702	\$ 825	\$ 4,125	\$ 512
15	3	1	794	50%	50%	\$227	\$104	\$702	\$ 825	\$ 12,375	\$ 854
28	3	1	794	60%	60%	\$227	\$104	\$702	\$ 825	\$ 23,100	\$ 1,024
0	0	0	0	0%	0%	\$0	\$0	\$0	\$ -	\$ -	\$ -
0	0	0	0	0%	0%	\$0	\$0	\$0	\$ -	\$ -	\$ -
0	0	0	0	0%	0%	\$0	\$0	\$0	\$ -	\$ -	\$ -
0	0	0	0	0%	0%	\$0	\$0	\$0	\$ -	\$ -	\$ -
0	0	0	0	0%	0%	\$0	\$0	\$0	\$ -	\$ -	\$ -
0	0	0	0	0%	0%	\$0	\$0	\$0	\$ -	\$ -	\$ -
0	0	0	0	0%	0%	\$0	\$0	\$0	\$ -	\$ -	\$ -
0	0	0	0	0%	0%	\$0	\$0	\$0	\$ -	\$ -	\$ -
0	0	0	0	0%	0%	\$0	\$0	\$0	\$	\$ -	\$ -
0	0	0	0	0%	0%	\$0	\$0	\$0	\$	\$ -	\$ -
0	0	0	0	0%	0%	\$0	\$0	\$0	\$	\$ -	\$ -
0	0	0	0	0%	0%	\$0	\$0	\$0	\$ -	\$ -	\$ -
0	0	0	0	0%	0%	\$0	\$0	\$0	\$ -	\$ -	\$ -
0	0	0	0	0%	0%	\$0	\$0	\$0	\$ -	\$ -	\$ -
72										\$ 57,600	

Financing Sources	
Construction Financing	 <u> </u>
Construction Loan:	\$ 2,200,000
Tax Credit Equity:	\$ 3,122,880
Historic tax Credits:	\$ -
Deferred Developer Fee:	\$ 1,016,834
HDAP:	\$ -
Other Sources:	\$ 3,300,000
Total Const. Financing:	\$ 9,639,714
Permanent Financing	
Permanent Mortgages:	\$ 2,500,000
Tax Credit Equity:	\$ 7,035,900
Historic tax Credits:	\$ -
Deferred Developer Fee:	\$ 103,814
HDAP:	\$ =
Other Soft Debt:	\$ -
Other Financing:	\$ -
Total Perm. Financing:	\$ 9,639,714

Housing Credit Request					
Net Credit Request:		750,000			
10 YR Total:		7,500,000			
Development Budget		Total	Per Unit:		
Acquisition:	\$	2,800,000	\$	38,889	
Predevelopment:	\$	209,000	\$	2,903	
Site Development:	\$	445,328	\$	6,185	
Hard Construction:	\$	4,299,072	\$	59,709	
Interim Costs/Finance:	\$	409,820	\$	5,692	
Professional Fees:	\$	1,061,834	\$	14,748	
Compliance Costs:	\$	111,800	\$	1,553	
Reserves:	\$	302,860	\$	4,206	
Total Project Costs:	\$	9,639,714	\$	133,885	
Operating Expenses		Total	Per Uni		
Annual Op. Expenses	\$	481,536	\$	6,688	