

## Proposal Summary

2026 Ohio LIHTC AHFA Proposal Application

Affordable Housing Funding Application (AHFA)

Project Name: ABJ Apartments

### Basic Project Information

Project Name:	ABJ Apartments
OHFA Project Number:	TBD
LIHTC Type:	4%
Project Address:	44 E Exchange Street
Project City or Township:	Akron
Project County:	Summit
Construction Type:	Adaptive Reuse
Age Restriction:	General Occupancy
Funding Pool:	Metro - General Occupancy
Lead Developer:	Neighborhood Development Corporation of Akron
Total Number of Units:	120
Total Number of Buildings:	1

### Existing Photograph



### OHFA Resource Request Requiring Board Approval

	Amount	Approval Date
Est. Total 10-Year Ohio LIHTCs:	\$10,000,000	
Multifamily Bonds (Inducement):	\$14,000,000	
Multifamily Bonds (Final):		
Housing Development Loan:	\$2,500,000	

### Project Narrative

The ABJ Redevelopment Project will be an Adaptive Reuse of the historic ABJ Building into approximately 120 workforce housing units with ground floor service-orientated retail/office opportunities. A \$50,000,000 investment, the Project will re-energize the E. Exchange, S. Broadway Street and S. High Street corridors, providing numerous benefits to the City of Akron, the local workforce, and the broader public. The approximately 120 new workforce housing units are projected to support up to 200 new apartment residents, 199 new FTE construction jobs, and 3.5 Permanent FTE employees, plus additional employment opportunities in the commercial portions of the ABJ Building, helping meet the strong demand for additional affordable downtown housing, which is currently underserved.

### Development and Operations Team

Lead Developer	Neighborhood Development Corporation of Akron
Co-Developer #1	Michigan Apartments, LLC
Co-Developer #2	N/A
Development Consultant	N/A
LIHTC Syndicator/Investor	Ohio Capital Corporation for Housing
OLIHTC Syndicator/Investor	Ohio Capital Corporation for Housing
GP/MM #1 Parent Entity	Michigan Apartments LLC 60% / Neighborhood Development Corporation of Akron
GP/MM #2 Parent Entity	N/A
GP/MM #3 Parent Entity	N/A
General Contractor	Pride One Construction Services, LLC
Architect of Record	Dimit Architects
Property Management Firm	Alpha Phi Alpha Homes

### Site Information

Site Size (Acres)	2.05
Scattered Sites?	No
Total Number of Buildings	1
Total Number of Elevator-Serviced Buildings	1
Total Parking Spaces	92
Parking Ratio (Parking Spaces per Unit)	0.8
Urban Suburban Rural (USR) Geography	Central City
Located in a Participating Jurisdiction (PJ)?	Yes
Located in a Qualified Census Tract (QCT)?	Yes
Located in a Difficult Development Area (DDA)?	No
Census Tract Opportunity Index	Moderate
Census Tract Change Index	Slight Decline

### Nearby Amenities

Amenity Type	Name of Amenity	Linear Distance from Proposed Project (miles)
Grocery Store	ALDI	0.69
Medical Clinic	Marathon Health	0.13
Childcare Facility	Kozmic Korner	0.29
Senior Center	VANTAGE Aging	0.13
Pharmacy	Walgreens Pharmacy	0.1
Public Library	Akron-Summit County Public	0.5
Public Park	Lock 3 Park	0.28
Public School	Akron Early College High School	0.2
Public Recreation Center	Kohl Family YMCA	0.9

### Building Square Footage Breakdown

	Size (SF)	Pct of Total
Commercial and Fee-Driven Space	8,000	4%
Unrestricted/Market-Rate Unit Area		
LIHTC Unit Area	100,840	47%
Manager's Unit Area		
Common Area	41,140	19%
Support and Program Space	17,039	8%
Tenant Storage Space		
Major Vertical Penetrations (Elevator/Stairs, Etc.)	7,636	4%
Structured Parking/Garage	39,132	18%
Basement		
Total Square Footage of all Buildings	213,787	100%

#### Units by LIHTC Income Restrictions

LIHTC Income Restriction	Number of Units	Percent of Total Units
20% AMI		
30% AMI		
40% AMI		
50% AMI		
60% AMI	120	100%
70% AMI		
80% AMI		
Unrestricted		
Manager's		
Total Units	120	100%

#### Consolidated Annual Operating Budget

Operating Line Item	Annual Amount	Annual Per Unit Amount
Potential Gross Rental Income and Fee Income	\$1,303,280	\$10,861
Potential Gross Commercial Income	\$57,600	\$480
Potential Gross Service Income	\$50,000	\$417
Vacancy Allowance (Blended) 8%	(\$106,250)	(\$885)
Effective Gross Income (EGI)	\$1,304,630	\$10,872
(Administrative Expenses)	(\$117,000)	(\$975)
(Property Management Fee)	(\$69,183)	(\$577)
(Owner-Paid Utility Expenses)	(\$95,000)	(\$792)
(Maintenance Expenses)	(\$201,000)	(\$1,675)
(Net Real Estate Taxes)	(\$50,882)	(\$424)
(Property and Liability Insurance)	(\$86,250)	(\$719)
(Other Insurance and Tax Expenses)	(\$13,700)	(\$114)
(Ongoing Reserve Contributions)	(\$51,000)	(\$425)
Operating Subsidy	\$0	\$0
(Total Operating Expenses)	(\$684,015)	(\$5,700)
Net Operating Income (EGI - Operating Expenses)	\$620,615	\$5,172

#### LIHTC Calculation

	Acquisition	Rehabilitation	New Construction
LIHTC Eligible Basis	\$2,000,000	\$45,795,150	
- Reductions in Eligible Basis	\$0	\$0	
= Net Eligible Basis	\$2,000,000	\$45,795,150	
Codified Basis Boost (DDA/QCT)		\$59,533,695	
Agency Discretionary Basis Boost		\$52,975,755	
Adjusted Eligible Basis	\$2,000,000	\$59,533,695	
X Applicable Fraction	100%	100%	
Qualified Basis	\$2,000,000	\$59,533,695	
30% Present Value Rate	4%	4%	
Annual LIHTC Generated	\$80,000	\$2,381,348	
Total 10-Year LIHTC Generated	\$24,613,478		
Total 10-Year LIHTC Requested	\$24,613,478		
LIHTC Equity Generated	\$20,954,881		
Equity Price	\$0.8514		

#### Units by Bedroom Type and Rental Subsidy

Bedroom Type	Number of Units	Percent of Total Units	Units with Rental Subsidy	Percent of Total Units Subsidized
Studio	6	5%	0	0%
1-BR	76	63%	0	0%
2-BR	19	16%	0	0%
3-BR	19	16%	0	0%
4-BR				
5-BR				
Total Units	120	100%	0	0%

Total Number of 504-Compliant Units	15
Mobility Units	12
Sensory Units	3

#### Development Budget, Eligible Basis, and Cost Containment Standards

Development Costs	Amount	Per Unit Amount	LIHTC Eligible Basis
Acquisition	\$2,500,000	\$20,833	\$2,000,000
Predevelopment	\$1,271,000	\$10,592	\$1,271,000
Site Development	\$2,657,290	\$22,144	\$2,657,290
Hard Construction	\$31,587,573	\$263,230	\$31,587,573
Financing	\$2,551,351	\$21,261	\$2,006,787
Professional Fees	\$482,500	\$4,021	\$8,272,500
Developer Fee	\$7,950,000	\$66,250	\$0
OHFA and Other Fees	\$488,281	\$4,069	\$0
Capitalized Reserves	\$654,783	\$5,457	\$0
Total Development Costs (TDC)	\$50,142,778	\$417,856	\$47,795,150
LIHTC Eligible Basis as a Percent of Total Development Costs			95%

Cost Containment Standards	Project	Maximum	Variance
TDC per Unit	\$417,856	\$498,000	-16%
TDC per Gross Square Foot	\$235	\$480	-51%

	Year 1	Year 15
Debt Service Coverage Ratio	1.20	1.37
OHFA Minimum DSCR	1.20	1.00

**Construction Sources of Funds**

Source Name	Amount	Percent of Total
Federal LIHTC Equity	\$3,143,232	6%
Ohio LIHTC Equity	\$810,000	2%
Construction Loan	\$25,000,000	50%
Housing Development Loan	\$2,500,000	5%
Deferred Developer Fee	\$1,246,547	2%
GP/MM Capital Contribution	\$3,000,000	6%
Post-Construction Costs	\$3,592,999	7%
Seller Note	\$2,500,000	5%
Cosntruction to perm Note A	\$6,300,000	13%
Cosntruction to perm Note B	\$400,000	1%
Cosntruction to perm Note C	\$650,000	1%
CDBG	\$500,000	1%
	\$500,000	1%
HOME		
Total Construction Sources	\$50,142,778	100%

**Permanent Sources of Funds**

Source Name	Total	Percent of Total
Federal LIHTC Equity	\$20,954,881	44%
Ohio LIHTC Equity	\$5,400,000	11%
Permanent First Mortgage	\$6,300,000	13%
Permanent Second Mortgage	\$400,000	1%
Fed. Historic Tax Credit Equity	\$6,691,350	14%
Deferred Developer Fee	\$1,246,547	3%
GP/MM Capital Contribution	\$3,000,000	6%
Permanent Third Mortgage	\$650,000	1%
Opportunity Zone Credits	\$2,000,000	4%
CDBG	\$500,000	1%
HOME	\$500,000	1%
Seller Note	\$2,500,000	5%
Total Permanent Sources	\$47,142,778	100%