



Serving the Needs of Multi-Family and Affordable Housing Developers



# American Preservation Builders



American Preservation Builders, located in Cleveland, Ohio is a highly specialized construction services provider serving the needs of Multi Family and Affordable Housing developers, owners and managers throughout the Northeastern and Midwestern regions.

As a related entity to The Millennia Companies™, American Preservation Builders is a skilled and experienced company focused on the construction and substantial rehabilitation of multi-family apartment communities. APB provides significant value added services related to the acquisition, design, budgeting, construction, development, specification, financing and long term management of multi-family and affordable housing properties.



American Preservation Builders provides the highest quality of service and personal attention while maintaining a market competitive cost and well-managed schedule. Experience is key in recognizing the problems, risks, and governmental regulations that are associated with today's rapidly changing construction industry. APB utilizes over 100 years of combined experience in the affordable housing industry to ensure that projects are designed, budgeted and built to a specification that provides each property owner with consistent results.



### **SERVICES**

General Contracting  
Construction Management  
Design Build  
Capital Needs Assessment  
Budget Development

### **PROJECT TYPES**

Multi-Family Rehabilitation and  
New Construction  
Adaptive Re-use  
Historic Renovation  
Mixed-use  
Single Family New Construction  
and Rehabilitation

### **EXPERTISE**

Low Income Housing Tax Credits  
FHA Financing  
Rural/USDA Financing  
Mark-to-Market  
Green Retrofit

## **Affordable Housing Construction & Rehabilitation**



American Preservation Builders specializes in the construction and renovation of affordable multi-family housing and has constructed and renovated thousands of units throughout the Midwest. APB is highly experienced with the unique requirements of affordable housing programs, including Low Income Housing Tax Credits, FHA financing, Mark-to-Market, Green Retrofit Program, Rural Housing, Bond financing and CDBG and HOME entitlement programs. Our extensive history has given us the knowledge to fully understand the various nuances of affordable housing construction, including energy efficiency, universal design, fair housing, accessibility, and federal and local compliance requirements.

## **Capital Needs & Budgeting**

American Preservation Builders is actively engaged in the assessment and development of well planned, accurately budgeted capital spending plans, replacement reserve schedules, Mark-to-Market analysis and other long term physical planning efforts for a variety of housing projects. American Preservation Builders consistently tailors rehab projects to offer the greatest value in terms of energy efficiency, long term maintenance, owner and resident benefit, marketability and overall value for capital invested.



## **Plans & Specifications, Design and Green Construction**

American Preservation Builders has established relationships with a variety of architects, engineers, interior designers and other professionals required to successfully design a project that is functional, durable, and compliant with a myriad of compliance and regulatory requirements while still satisfying the owner's development budget and programmatic requirements. We maintain an in-house architect as well as close relationships with all needed professionals, enabling American Preservation Builders to thoroughly understand all of a project's code, design and functional elements.

APB continues to be an advocate of green construction techniques. We are fully aware of the most current energy saving improvements and modifications that can be incorporated into the work scope to provide efficient, sustainable green retrofits that will provide long term savings to both the owner and residents. We can assess what type of Green improvements will offer the greatest return on investment and also offer assistance with educating residents and property management staff with maintaining Green improvements over the long term for maximum efficiency. APB is experienced with HUD's Market-to-Market Green Initiative and the Green Retrofit Program.

## **Execution**

American Preservation Builders maintains a staff of veteran rehabilitation and new construction project managers who have delivered thousands of units "on time" and "in budget". We maintain an experienced practice of rehabilitation within occupied buildings and have an extremely strong combination of directly employed trades people as well as sub-trades who have worked consistently with American Preservation Builders to deliver quality work within an established budget. American Preservation Builders has through direct experience developed a unique understanding of how to deliver "best value" to an owner through a combination of structured purchasing, effective use of project labor resources, project period logistics and strategic planning and implementation.

## **Local Involvement**

In working throughout a wide geographic region, American Preservation Builders has based our project success on actively engaging the communities in which we work. We work to establish clear communication with local city officials, building officials, neighboring residents as well as local law enforcement, city services and other relevant interests. Additionally, American Preservation Builders actively seeks participation from the local work force, purchases supplies and goods from local businesses and provides positive economic benefits to the communities where our projects are located. American Preservation Builders actively engages input from property management, residents and property personnel when planning rehab staging, job conditions and schedules. Resident meetings always precede the start of a project.

## PROJECT TYPES

### Low-income Housing Tax Credits

American Preservation Builders specializes in constructing and rehabilitating both Senior and Family Low-Income Housing Tax Credits projects in various States throughout the Midwest. APB is familiar with the unique requirements involved with applying for LIHTC's and with the complex closing and execution process once credits are received.

#### PORT CLINTON POINTE

*Project* ..... New Construction of 46 units  
*Location* ..... Port Clinton, Ohio  
*Cost* ..... \$4.3 Million  
*Completed* ..... May 2008



#### POWELL APARTMENTS

*Project* ..... Rehabilitation of 100 units  
*Location* ..... Parkersburg, WV  
*Cost* ..... \$4.35 Million  
*Completed* ..... November 2008



### FHA Financing

American Preservation Builders has rehabilitated thousands of units financed through various FHA financing programs, including 221(d)4 and tax-exempt bond financed projects. APB has dedicated staff on hand to assist owners with the many reporting and compliance requirements inherent to federally assisted projects.

#### COVENANT HOUSE

*Project* ..... Rehabilitation of 156 units  
*Location* ..... Toledo, Ohio  
*Cost* ..... \$4.4 Million  
*Completed* ..... March 2009



#### HIGHLAND PLACE APARTMENTS

*Project* ..... Rehabilitation of 120 units Senior Housing  
*Location* ..... Conneaut, Ohio  
*Cost* ..... \$4.1 Million  
*Completed* ..... March 2009



## **Rural / USDA Financing**

American Preservation Builders has extensive experience renovating affordable housing complexes in rural areas. APB is equipped to work in areas outside of urban cores and has longstanding relationships with vendors and sub-contractors that operate in rural locations throughout the country.

### **SUNBURY APARTMENTS**

*Project* ..... Rehabilitation of 40 units  
*Location* ..... Sunbury, Ohio  
*Cost* ..... \$1.47 Million  
*Completed* ..... September 2008



### **GLENWOOD APARTMENTS**

*Project* ..... Rehabilitation of 68 units  
*Location* ..... Millersburg, Ohio  
*Cost* ..... \$2.13 Million  
*Completed* ..... September 2008



## **Mark-to-Market**

American Preservation Builders is well-versed with the complex process involved with Mark-to-Market mortgage restructuring. APB will assist owners with analyzing the Property Condition Needs Assessment report and work with HUD's Office of Affordable Housing Preservation to determine what renovations will need to be completed at present and in the future.

### **WESTLAKE GARDEN APARTMENTS**

*Project* ..... Rehabilitation of 156 units  
*Location* ..... Lorain, Ohio  
*Cost* ..... \$540,000  
*Completed* ..... January 2009



### **ANDREWS PLACE APARTMENTS**

*Project* ..... Rehabilitation of 78 units  
*Location* ..... Mentor-on-the-Lake, Ohio  
*Cost* ..... \$826,000  
*Completed* ..... January 2008





8111 Rockside Road, Suite 101  
Cleveland, Ohio 44125  
216.236.2007 (phone)  
216.236.2008 (fax)  
[www.apb-llc.com](http://www.apb-llc.com)