

**APPLICATION FOR CITY OF AUSTIN RESOLUTIONS**  
**for**  
**2019 - 4% Competitive Low Income Housing Tax Credits**

*This sheet provides a guide for developers requesting resolutions required by the Texas Department of Housing and Community Affairs for 4% Low Income Housing Tax Credit applications.*

*PLEASE NOTE: If you are requesting funding from the City, please complete a Rental Housing Development Assistance (RHDA) program application. The RHDA program application can be found at: <http://austintexas.gov/page/housing-application-center>.*

**1. Resolutions. Please indicate which resolutions are being requested from the City of Austin.**

- ☒ Resolution of Support from the Local Governing Body (will be provided to all applicants completing this form and providing all attachments)
- ☐ Twice the State Average Per Capita (will be provided to all applicants completing this form and providing all attachments)
- ☐ One-Mile/Three-Year Rule
- ☐ Limitations on Developments in Certain Census Tracts
- ☐ TERA Approval

**For the request to be considered, please attach the following information:**

- 1) Please complete the attached Project Summary Form. Tips to fill the form appear when cursor is placed near field.
- 2) A SMART Housing Certification Letter
- 3) Provide a map (8 ½" x 11") indicating the property location and the distance a resident would actually have to walk on a paved surface to get to the **nearest transit stop**.
- 4) Provide a **flood plain map** generated by [www.ATXFloodPro.com](http://www.ATXFloodPro.com) with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any.
- 5) Provide information about the Developer's Experience and Development Background.

Applications for S.M.A.R.T. Housing certification go through a separate review process. For more information on the S.M.A.R.T. Housing Program, email Sandra Harkins, Project Coordinator, at [sandra.harkins@austintexas.gov](mailto:sandra.harkins@austintexas.gov).

**Requests should be submitted to Neighborhood Housing and Community Development, 1000 East 11<sup>th</sup> Street, 2<sup>nd</sup> Floor, Austin, TX 78702 to the attention of Ellis Morgan. For more information, contact Ellis Morgan at 512-974-3121 or by e-mail at [ellis.morgan@austintexas.gov](mailto:ellis.morgan@austintexas.gov). E-mailed submissions are acceptable in PDF format.**

**I certify that, to the best of my knowledge, the attached information provided is true and correct.**

**Authorized Representative**



**Date**

## Project Summary Form

1) Project Name

2) Project Type

3) New Construction or Rehabilitation?

4) Location Description

5) Census Tract

6) Council District

7) Elementary School

8) Affordability Period

9) Type of Structure

10) Occupied?

11) How will funds be used?

12) Summary of Units by MFI Level

Income Restrictions	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
At or below 30% MFI						
At or below 50% MFI						
At or below 60% MFI						
At or below 80% MFI						
At or below 120% MFI						
No Restrictions						
<b>Total Units</b>						

13) Initiatives and Priorities

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments		PSH Units (Non-Housing First)	
Accessible Units for Sensory Impairments		Housing First Units	

Use the City of Austin GIS Map to Answer the questions below

14) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?

15) Is the property within 1/4 mile of a High-Frequency Transit Stop?

16) Is the property within 3/4 mile of a Transit Stop?

17) The property has Healthy Food Access within:

18) Estimated Sources and Uses of funds

### Sources

Debt	
Third Party Equity	
Grant	
Deferred Developer Fee	
Other	
<b>City of Austin</b>	

**Total \$**

### Uses

Acquisition	
Off-Site	
Site Work	
Site Amenities	
Building Costs	
Contractor Fees	
Soft Costs	
Financing	
Developer Fees	

**Total \$**

**APPLICATION FOR CITY OF AUSTIN RESOLUTIONS**  
**for**  
**2019 – 4% Competitive Low Income Housing Tax Credits**

**For the request to be considered, please attach the following information:**

- 1) Please complete the attached Project Summary Form. Tips to fill the form appear when cursor is placed near field.

*Please see summary form attached.*

- 2) A SMART Housing Certification Letter.

*N/A – project is in Austin ETJ.*

- 3) Provide a map (8 ½" x 11") indicating the property location and the distance a resident would actually have to walk on a paved surface to get to the **nearest transit stop**.

*Please see walking and transit map attached.*

- 4) Provide a **flood plain map** generated by [www.ATXFloodPro.com](http://www.ATXFloodPro.com) with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any.

*Please see flood plain map attached, which includes FEMA 100 year flood plain on portions of the site. Please also see overall civil site plan attached that shows site access across the flood plain zone. No residential buildings will be built within the flood plain.*

*In order to utilize the developable area fully, drive aisles are proposed to cross the FEMA floodplain. The proposed drive aisles will be designed to be above the 100 year floodplain elevation, so that the road will still be navigable in a flood event. A Conditional Letter of Map Revision (CLOMR) has begun being processed, so that these changes will be reflected on an updated FEMA floodplain map. Travis County has signed off on the CLOMR and the project team expects City of Austin approval shortly. FEMA will review and approve upon City sign off.*

*Additionally, the site contains several wetland Critical Environmental Features (CEFs) as defined by the City of Austin. CEFs have a 150 foot buffer where minimal impact is allowed. Known CEFs have been evaluated by ACI Consulting, Inc. and are avoided on the site plan. Coordination with the City is underway and negotiations for the CEF mitigation plan have begun. The mitigation plan will be approved prior to building permits being issued.*

5) Provide information about the Developer's Experience and Development Background.

*Dominium was founded in 1972 and has developed, owned and managed multifamily apartment units for over 45 years. Dominium has expanded to own and manage over 34,000 rental apartment units in 22 states across the nation. While Dominium is headquartered in Minnesota, the developer operates a satellite office in Dallas, Texas. There are over 5,700 units in 38 properties in Texas that Dominium owns and manages. Please see additional information in the Dominium brochure attached to further describe Developer's Experience and Development Background.*



**ATTACHMENT 1:**

Project Summary Form

## Tax Credit - Project Summary Form

### 1) Development Name

Ventura at Parmer Lane

### 2) Development Address, City, State, Zip

8407 E Parmer Lane

### 3) Council District (please use Dropdown box to select)

N/A

### 4) Census Tract

484530018.56

### 5) Block Group

001856-1

### 6) Is this a 4% or 9% Tax Credit Development? (please select)

4%

### 7) Is the development New Construction or Rehabilitation? (please use Dropdown box to select)

New Construction

### 8) Summary of Units by MFI Level

@ or below 30% MFI	
@ >30 to 50% MFI	
@ >50 to 60% MFI	
@ >60 to 80% MFI	216
@ >80 to 120% MFI	
>120% MFI	
Total Units	216

### 9) Project Attributes (numerical values only)

Units	Bedrooms	Bathrooms	Unit Size (sq ft)	Estimated Rent
48	1	1	703	\$ 1,052
84	2	2	1063	\$ 1,261
84	3	2	1240	\$ 1,453
216	Total Units			

## Tax Credit - Project Summary Form

10) **Underserved Populations** that are greater than 5% of total unit count (please indicated with an **X** if one of the following populations will be served)

<input type="checkbox"/>	Persons with disabilities
<input type="checkbox"/>	Elderly
<input type="checkbox"/>	Veterans
<input type="checkbox"/>	Children aging out of foster care
<input type="checkbox"/>	Homeless

11) **Permanent Supportive Housing (PSH) or Housing First** populations to be served. Please indicate the number of units and population to be served.

# of PSH Units	Description of Population and Services to be offered
0	

12) **Sources and Uses of funds** (please change descriptions and/or add rows if needed)

### Sources

Tax Credit Equity	20,252,784
First Mortgage	33,070,000
Cash Flow from Operation	1,657,528
Deferred Developer Fee	4,608,593
<b>Total</b>	<b>\$ 59,588,905</b>

### Uses

Acquisition Costs	4,408,000
Hard Costs	36,473,412
Soft & Financing Costs	3,646,893
Reserves & Developer Fee	14,881,244
Tax Credit Fees	179,356
<b>Total</b>	<b>\$ 59,588,905</b>

13) Is the development located **less than 1/2 mile from an Imagine Austin Corridor**? (Yes/No)

No

14) Is the development **less than 1/4 mile walking distance from high frequency transit**? (Yes/No)

No

15) Is the development **less than 3/4 mile walking distance from a transit stop**? (Yes/No)

No

**ATTACHMENT 2:**

SMART Housing Certification Letter

*Not Applicable*

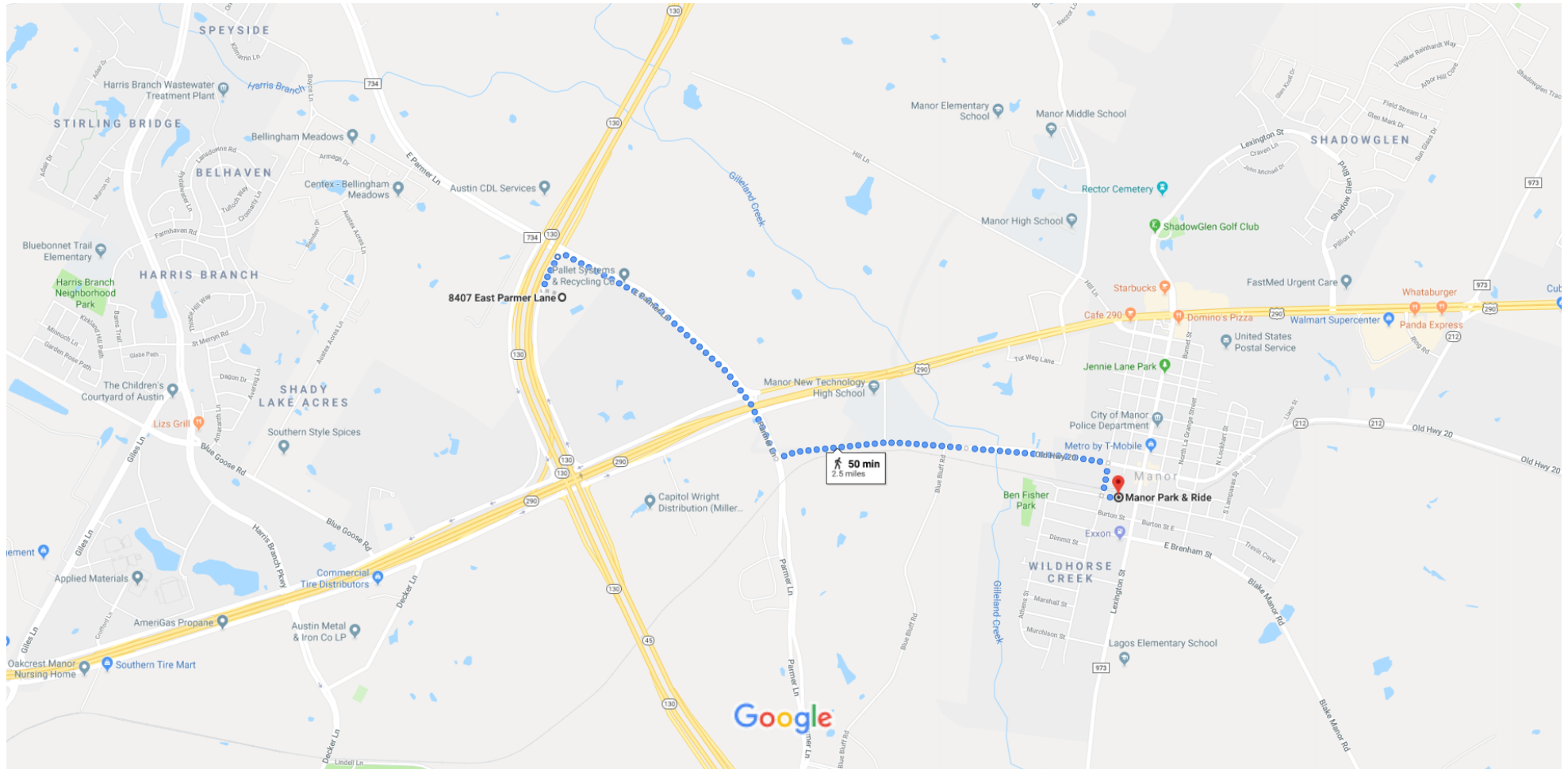
**ATTACHMENT 3:**

Nearest Transit Stop Map



8407 East Parmer Lane, Manor, TX to Manor Park &amp; Ride, Manor, TX

Walk 2.5 miles, 50 min



Map data ©2019 Google 1000 ft



# Bus & Rail Service

EFFECTIVE JUNE 2 - AUGUST 17, 2019

## LEGEND

### High-Frequency Routes

Buses arrive every 15 minutes, 7 days a week, with 20-30 minute service early in the morning and later in the evening.

- 803 MetroRapid**  
Limited-stop service for a faster ride. Board and de-board at designated stations.
- 7 MetroBus Local**  
Local-stop service. Board and de-board at any bus stop along the route.

### Regular Routes

Times and service levels vary by route. Consult individual route schedules for specific information.

- 6 MetroBus Local**  
Service to/from and via Downtown Austin along major streets.
- 333 MetroBus Local**  
Service to/from and via University of Texas main campus to outlying residential areas.
- 656 UT Shuttle**  
Shuttle service linking University of Texas main campus to outlying residential areas.
- 935 MetroExpress, MetroFlyer**  
Including Limited routes.
- 50 Round Rock Transit**  
Round Rock service with connecting AM/PM trips to Austin.
- 465 MetroRail Shuttle**  
Shuttle service linking MetroRail stations to nearby activity centers.

Special routes such as **Night Owl**, **E-Bus**, **combined UT Shuttle**, and **UT Shuttle campus circulator** routes do not appear on this map. See the Downtown/UT inset, the Night Owl & E-Bus inset and individual route schedules for more information.

### MetroRail

Rail service between Leander and Plaza Saltillo. Consult the schedule for weekday and Saturday times at each station.

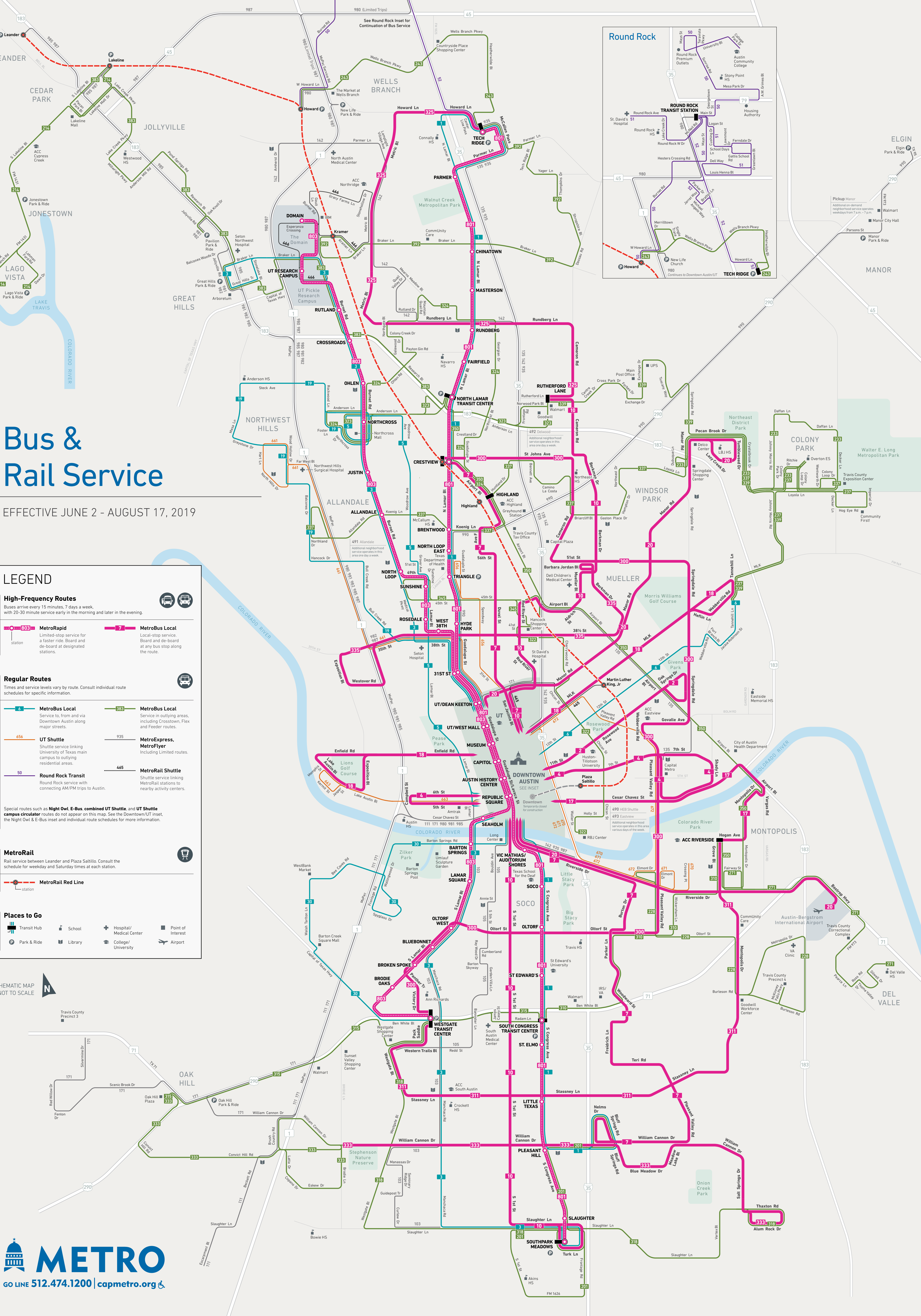
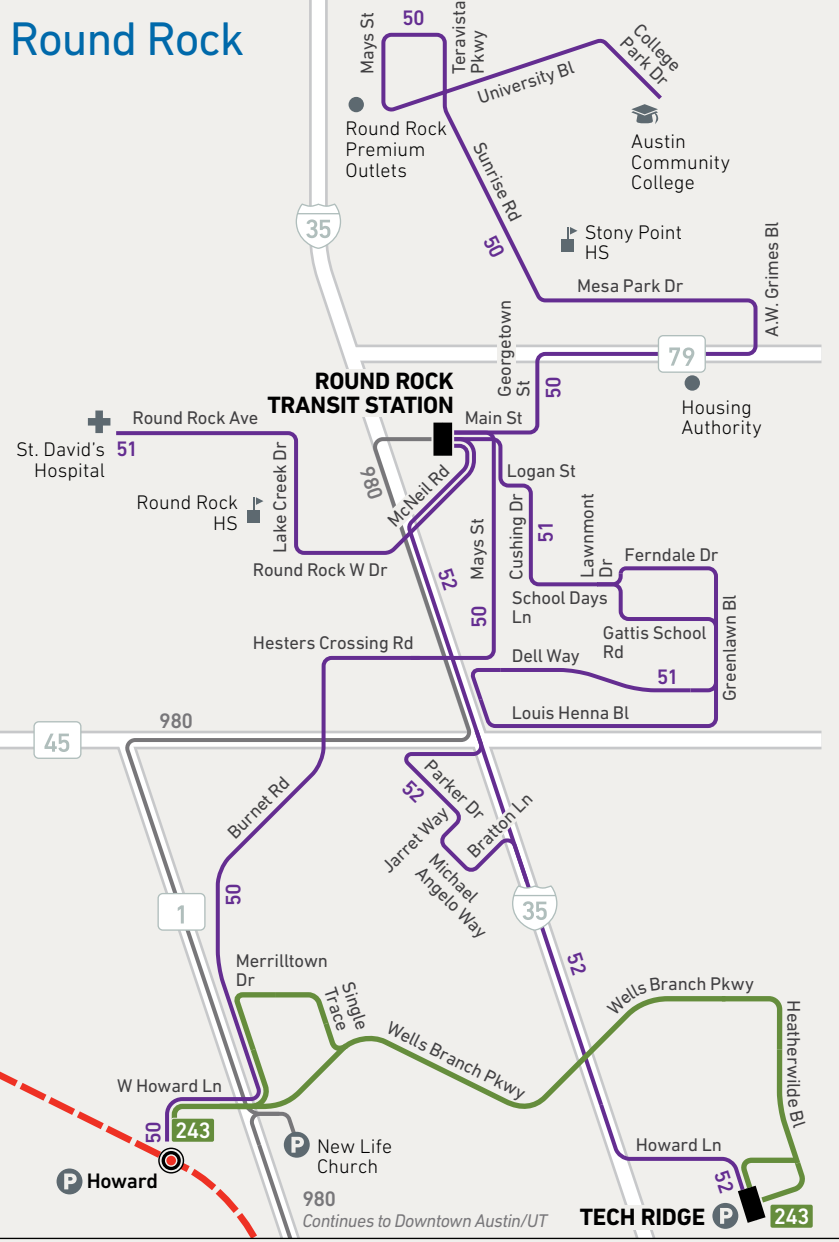
- MetroRail Red Line**

### Places to Go

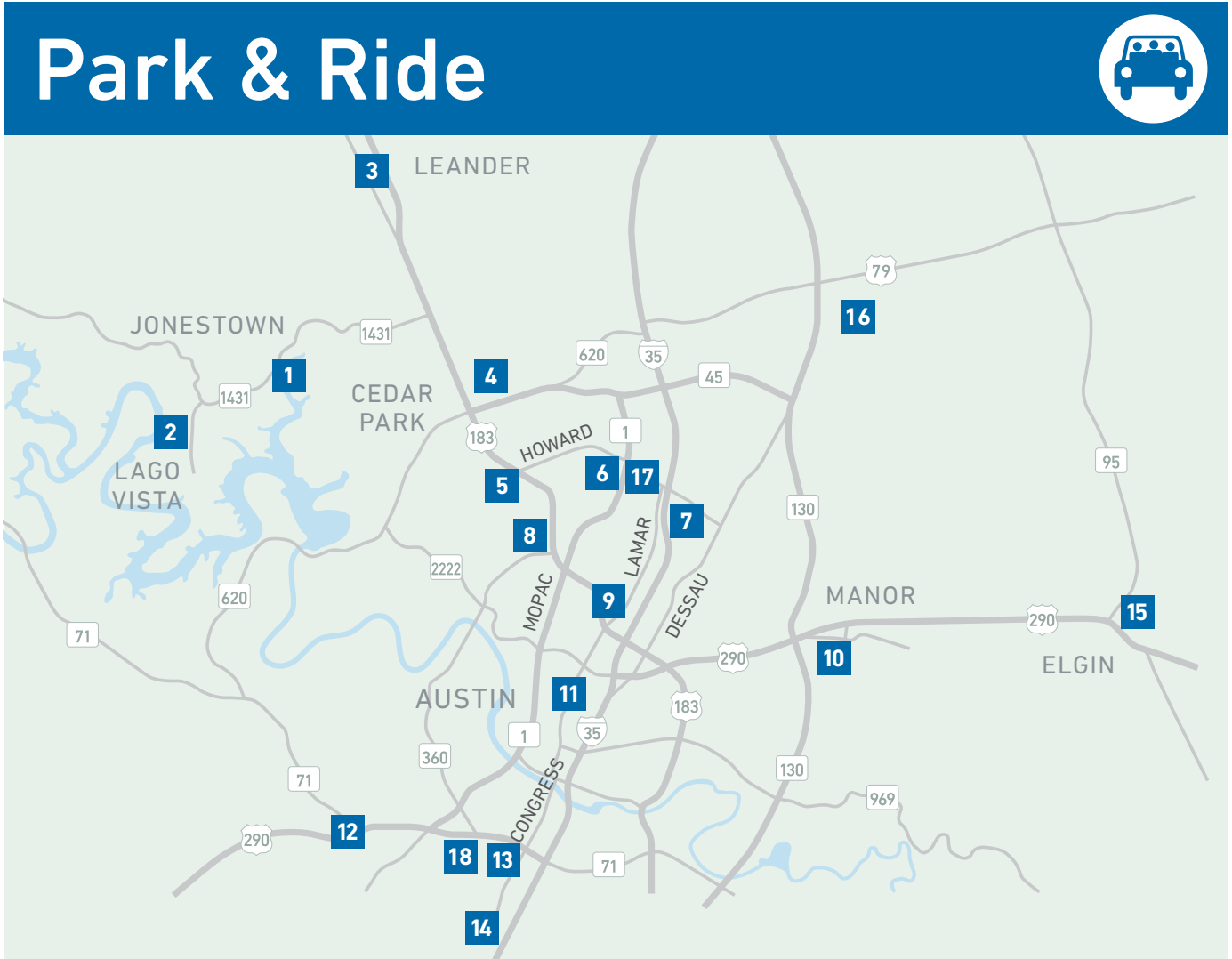
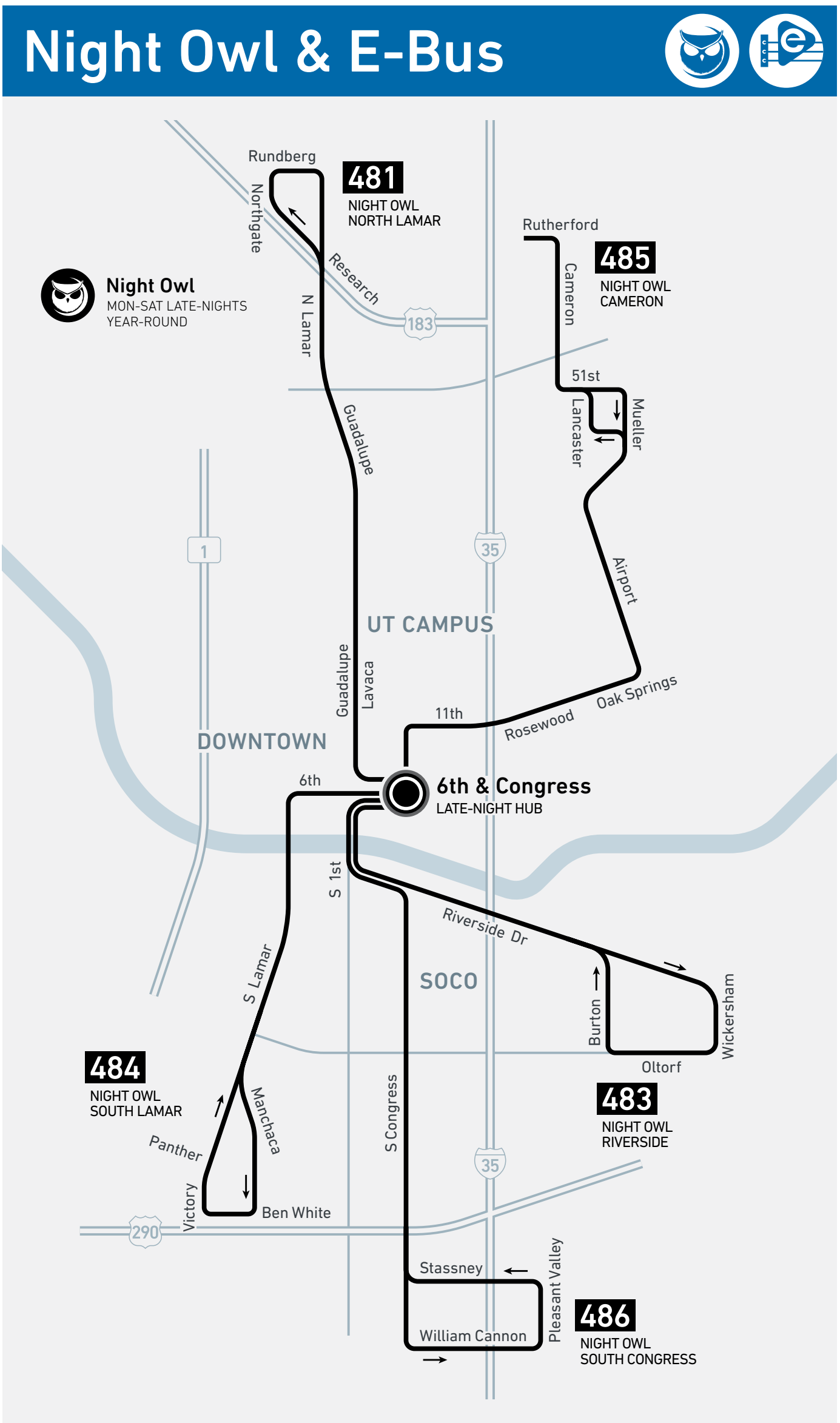
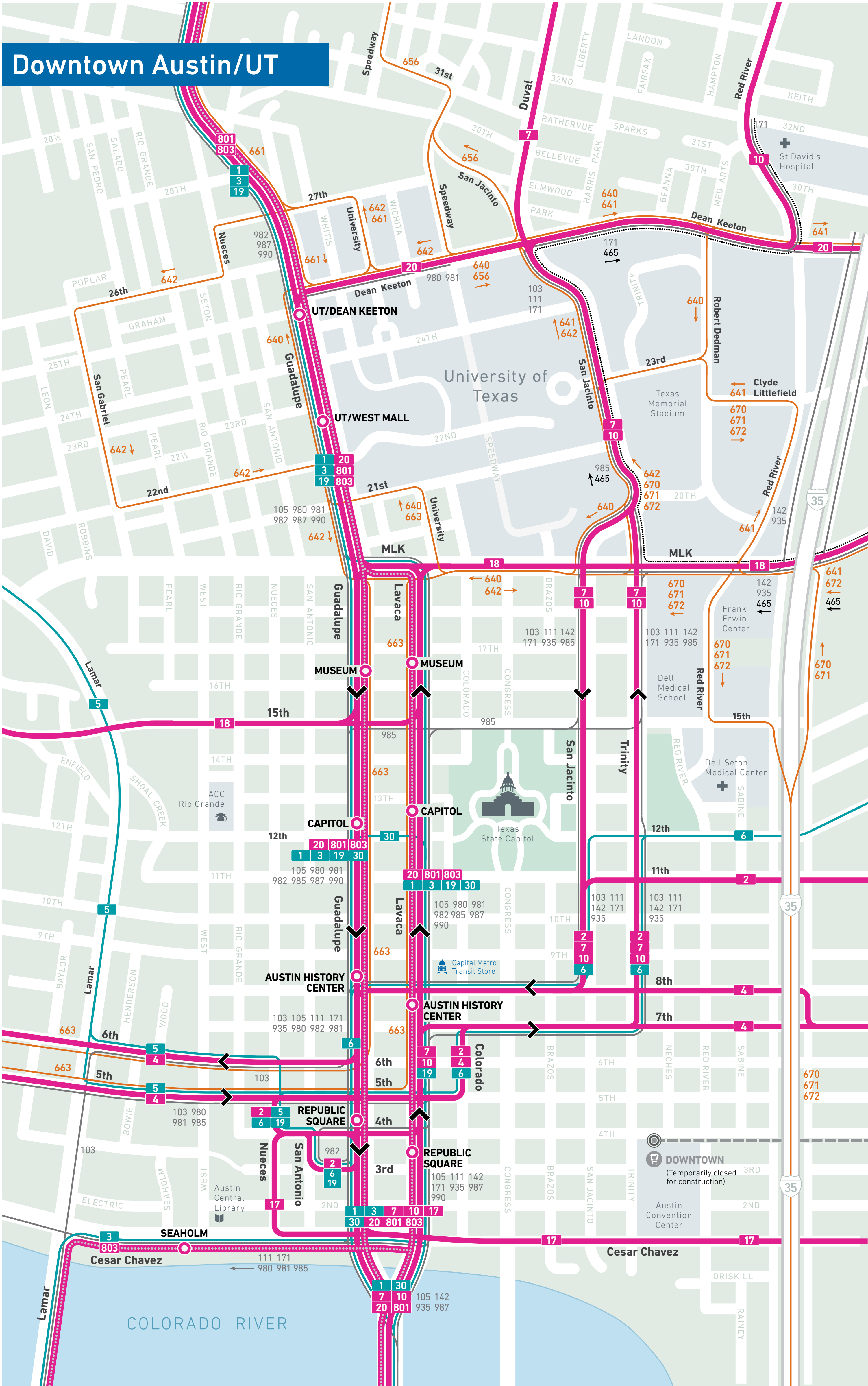
- Transit Hub
- School
- Hospital/Medical Center
- Point of Interest
- Park & Ride
- Library
- College/University
- Airport

SCHEMATIC MAP  
NOT TO SCALE

## Round Rock







LEGEND

**High-Frequency Routes**  
Buses arrive every 15 minutes, 7 days a week, with 20-30 minute service early in the morning and later in the evening.

**MetroRapid**  
Limited-stop service for a faster ride. Board and alight at designated stations.

**MetroBus Local**  
Local-stop service. Board and alight at any bus stop along the route.

**MetroRail**  
Rail service between Leander and downtown Austin. Consult the schedule for weekday and Saturday times at each station.

**MetroRail Red Line**

**Places to Go**  
Transit Hub, School, Hospital/Medical Center, Point of Interest, Park & Ride, Library, College/University, Airport.

**Regular Routes**  
Times and service levels vary by route. Consult individual route schedules for specific information.

**MetroBus Local**  
Service to, from and via Downtown Austin along major streets.

**UT Shuttle**  
Shuttle service linking University of Texas main campus to outlying residential areas.

**Round Rock Transit**  
Round Rock service with connecting AM/PM trips to Austin.

**MetroBus Local**  
Service in outlying areas, including CrossTown, Flex and Feeder routes.

**MetroExpress, MetroFlyer**  
Including Limited routes.

**MetroRail Shuttle**  
Shuttle service linking MetroRail stations to nearby activity centers.

Special routes such as **Night Owl, E-Bus, combined UT Shuttle, and UT Shuttle campus circulator** routes do not appear on this map. See the Downtown/UT inset, the Night Owl & E-Bus inset and individual route schedules for more information.



**ATTACHMENT 4:**

Flood Plain Map



## FEMA Floodplains

The City of Austin Watershed Protection Department produced this product for informational purposes. It is not intended for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative locations of property boundaries. No warranty is made by the City of Austin regarding specific accuracy or completeness. Final determination of the floodplain status for a property must be based on a topographic survey by a Texas registered professional. For regulatory purposes, 100-Year floodplain elevations must be determined from an engineering model created in accordance with the Drainage Criteria Manual and approved by the City of Austin.

0 200 400 Feet



Prepared: 6/3/2019

- Address
- Parcel
- FEMA Floodplain
  - 100 Year (Detailed-AE)
  - 100 year (Shallow-AO)
  - 100 Year (Approx-A)
  - X Protected by Levee
  - 500 Year



Plotted By: Talvi, Lori Date: June 18, 2019 04:50:39pm File Path: K:\AUS-Civil\069264301 - Ventura Parmer Lane Civil Plan Streets C - Overall Site Plan.dwg  
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EAST PARMER LANE  
(A.K.A. FARM TO MARKET 734)  
(R.O.W. VARIES)

VENTURA PARMER BUILDING INFORMATION TABLE					
BUILDING ID	TYPE A	TYPE B	CLUBHOUSE	TOTAL	BLDG. COVER
BUILDING #S	1,3,5	2,4,6,7	-	-	-
BUILDING HEIGHTS (FT)	30.875	30.875	14	-	-
FIRST FLOOR AREA (SF)	11350	15037	5088	-	-
NUMBER OF BUILDINGS	3	4	1	8	-
TOTAL BUILDING COVERAGE	34050	60148	5088	99286	7.3%

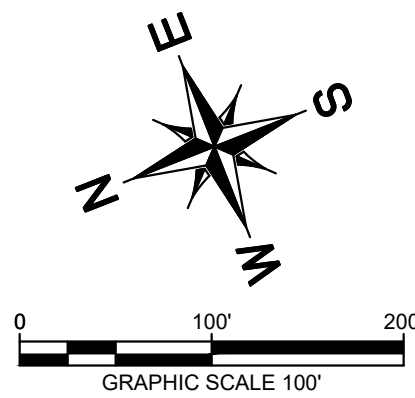
INNOVATIVE WATER MANAGEMENT	
TOTAL REQUIRED LANDSCAPE AREA	31340 SQ. FT.
50% OF TOTAL REQUIRED LANDSCAPE AREA	15670 SQ. FT.
PROVIDED AREA FOR COMPLIANCE	16233 SQ. FT.

#### PARKING TABLE

MULTI FAMILY	
ACREAGE	31.29 ACRES
TOTAL UNITS	216 UNITS
TOTAL BUILDINGS	7 BUILDINGS
CLUBHOUSE	1 BUILDING
PROVIDED	
STANDARD SPACE	386 SPACES PROVIDED
STANDARD ACCESSIBLE SERVICE PARKING	6 SPACES PROVIDED
VAN ACCESSIBLE SERVICE PARKING	13 SPACES PROVIDED
TOTAL	405 SPACES PROVIDED
BIKE PARKING	
SPACES REQUIRED (5% OF PROVIDED SPACES)	21 SPACES REQUIRED
BIKE SPACES (PER COA DETAIL 7105-1)	24 SPACES PROVIDED
TOTAL	24 SPACES PROVIDED

IMPERVIOUS COVER	EXISTING	PROPOSED
GROSS SITE AREA (AC)	-	31.29
IMPERVIOUS COVER (SF)	169788	348138
IMPERVIOUS COVER (%)	12.46%	25.54%
BUILDING COVER (SF)	12302	101153
BUILDING COVER (%)	0.90%	7.42%

OPEN SPACE DATA TABLE		
TOTAL AREA	31.29	AC
OPEN SPACE REQUIRED (5%)	1.565	AC
OPEN SPACE PROVIDED	2.077	AC



#### LEGEND

—	PROPERTY LINE
—WW—	PROPOSED WASTEWATER LINE
—W—	PROPOSED WATER LINE
⊕	PROPOSED WASTEWATER MANHOLE
○	PROPOSED WASTEWATER CLEANOUT
⋈	PROPOSED FIRE HYDRANT
└┐	PROPOSED TAPPING SLEEVE & VALVE
—OHP—	EXISTING OVERHEAD POWER LINE
—W—	EXISTING WATER LINE
—WW—	EXISTING WASTEWATER LINE
---	EXISTING STORM SEWER LINE
⊕	EXISTING POWER POLE
⋈	EXISTING FIRE HYDRANT
⊙	EXISTING WATER METER
⊕	EXISTING WASTEWATER MANHOLE
- - - -	ADA ROUTE

#### NOTES:

- TREES AND TOPOGRAPHY BASED UPON SURVEY BY 4WARD PROFESSIONAL LAND SURVEYING, INC. IN JANUARY, 2018. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THEIR ACCURACY.
- ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14" VERTICAL CLEARANCE.
- ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED, STENCIL THE WORDS "FIRE ZONE/TOW-AWAY ZONE", IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LINES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LINES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. SEC. 801.4.2
- ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
- WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
- EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3108(c) AND ANSI A117.1-1986-4.6.2.
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CAUTION: DO NOT PLACE THE STAGING AREA IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADI TO BE 2' UNLESS OTHERWISE NOTED.
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
- THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
- GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
- ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER EGM 2.4.7.
- COMPLIANCE WITH THE COMMERCIAL AND MULTIFAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTIFAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES WITH 100 OR MORE EMPLOYEES (AUSTIN CITY CODE, SEC. 15-6-01).
- ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH EGM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
- ALL FDC'S TO BE TWO 2" 1" SIAMSESE CONNECTIONS.
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN, ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
- THERE ARE NO BUILDINGS WITHIN 50 FEET OF SITE IN ADJOINING PROPERTIES

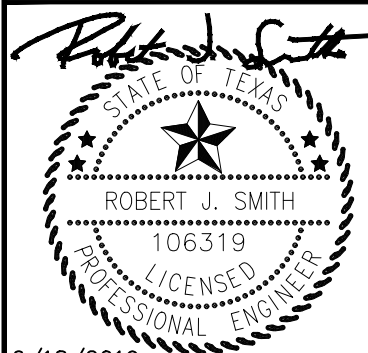
#### BENCHMARKS

- TBM #1:  
1. SQUARE CUT ON TOP OF CONCRETE CURB ON THE SOUTHWEST CORNER OF EAST PARMER LANE ±1,056' EAST OF STATE HIGHWAY 130, ±45' NORTHEAST OF THE EAST CORNER OF TRACT 3 ELEVATION=538.76'
- TBM #2:  
1. SQUARE CUT ON TOP OF CONCRETE CURB ON THE SOUTH SIDE OF EAST PARMER LANE ±270' EAST OF STATE HIGHWAY 130, ±44' NORTH OF THE NORTH CORNER OF TRACT 2 ELEVATION=540.94'



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

**Kimley»Horn**  
10814 JOLLYVILLE ROAD AVALON IV SUITE 300 AUSTIN, TX 78759  
PHONE: 512-418-7771 FAX: 512-418-7791  
WWW.KIMLEY-HORN.COM  
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TBPE Firm No. 928



KHA PROJECT	069264301
DATE	JUNE 2019
SCALE:	AS SHOWN
DESIGNED BY:	KJB
DRAWN BY:	JMW
CHECKED BY:	RJS

#### OVERALL SITE PLAN

**VENTURA AT PARMER LANE**  
8407 E PARMER LANE  
CITY OF AUSTIN, TX  
TRAVIS COUNTY, TEXAS

SHEET NUMBER

17 OF 62

SP-2018-0565D



## **ATTACHMENT 5:**

Developer's Experience and Development Background



What we do hits **HOME**







# HOME IS WHERE YOU THRIVE.



When people feel pride in where they live, they thrive. When people are relaxed in their surroundings, they can focus on opportunity and growth. This is why Dominion is committed to providing beautiful, safe, and affordable housing – with the kind of attention to detail and amenities that makes a place a home.

What we do changes lives and transforms communities. We've made change possible for thousands of households in cities and towns across the country.



- The nation's fifth largest affordable housing developer
- Manages more than 22,000 apartment homes





# HOME IS WHERE YOU MAKE A DIFFERENCE.

Some kinds of success are realized only with time.

We're long-term owners who are committed to providing housing solutions for more than four decades. When you're in it for the long haul like we are, you sweat the details and you learn some lessons which only experience can teach—all making you more efficient and more effective.

Our focus is on real results and long-term value.



- Professional staff of more than 1,000 team members
- Working together with local communities and stakeholders
- Portfolio of over \$1.6 billion in owned properties







# HOME IS WHERE YOU'VE PUT DOWN ROOTS.

Our goal is to make a positive impact wherever we do business.

We work closely with all kinds of communities. This spirit of moving forward has helped us create affordable housing, restore historic properties, and revitalize existing communities.

We know how to find resources, build coalitions, and solve problems. Our team of experts can rise to any challenge.



- Building communities and meeting the needs of residents
- Creative and tailor-made solutions







The Schmidt Artist Lofts, located in the heart of the revitalized St. Paul West 7th Street neighborhood, represents an extraordinary historic preservation undertaking. The structure originally housed the bottle and brewing operations of its namesake, the Schmidt Brewery, in the early 1900's. After Dominium's renovation, it has been transformed into affordable artist live/work lofts. Owned by different brewery operations before and after Schmidt, the iconic structure sat vacant from 2002 until its restoration was completed in July of 2014. Notwithstanding the breathtaking interior transformation at approximately \$360,000 per unit, this monolithic structure retains its familiar exterior presentation, both noted by architectural historians for its crenellated towers and Gothic details, and appreciated with a sense of nostalgia by locals. Conversion of this 16-acre site to such a unique and tasteful affordable housing purpose makes it a game-changing redevelopment for the city of St. Paul.

In addition to the 247 individually unique studio, one, two and three bedroom lofts and flats, Schmidt Artist Lofts includes 13 three bedroom townhomes constructed on property adjacent to the parcel upon which the original structure sits. All serve to meet the demand for affordable housing. The complex includes ample green space, a multi-media lab, performance center, dance and yoga studios, exercise facilities, a rooftop deck and artists gallery spaces. The project was 100% leased before opening.

This historic preservation project was financed with federal Low-Income Housing Tax Credits (LIHTC), Federal Historic Tax Credits, Minnesota State Historic Tax Credits, Environmental Cleanup Grants, Tax Increment Financing, and Tax-Exempt Bonds.

NAME:  
Schmidt Artist Lofts  
St. Paul, MN

TYPE OF PROJECT:  
Historic Adaptive Reuse  
247 Loft Apartments  
13 Townhomes  
100% of Units Affordable

ARCHITECT:  
BKV Group

CONSTRUCTION MANAGEMENT:  
WEIS Builders

DOMINIUM'S RESPONSIBILITY:  
Real Estate Development  
Project Financing  
Design & Construction Management  
Property Management  
Section 42 Compliance

FINANCIAL PARTNERS:  
City of St. Paul  
Ramsey County  
Minnesota Housing Finance Agency  
Minnesota DEED  
Metropolitan Council  
US Bank  
Cornerstone Real Estate Advisors  
Alliant Capital

TOTAL DEVELOPMENT COST:  
\$130,000,000

SIZE: 16.0 Acres (Site)

COMPLETION DATE: July 2014







A-Mill Artist Lofts, located on the banks of the Mississippi River across from downtown Minneapolis, represents an extraordinary historic preservation undertaking. The complex, whose oldest buildings were built in the 1880s to house Pillsbury's growing milling business, was located specifically to take advantage of the St. Anthony Falls. The mill, designated a National Historic Landmark, was the world's largest flour mill for over 40 years. After sitting vacant since 2003, Dominion's renovation has transformed the Pillsbury A-Mill into affordable artist live/work lofts. The \$175 million renovation included significant structural repairs to the failing exterior facade, uncovering portions of the historic railroad tracks that used to serve the mill, creation of dramatic performance and gallery spaces, studios for artists of all types (paint, clay, sound, dance), and state of the art tenant amenities including a fitness center, a clubroom with kitchen, and a 7th-floor rooftop deck with panoramic views of downtown Minneapolis.

For the 251 unique studio, one, two and three bedroom lofts, A-Mill Artist Lofts provides in-home amenities like stainless steel appliances, stone countertops, and in-home washer and dryers. All of the lofts have rent and income limits at 60% of the Area Median Income (AMI). Dominion also re-purposed the existing 1800s-era infrastructure that used the Mississippi River to power the mill during its previous life to include a modern hydroelectric system that currently powers over 70% of the building's electricity use.

Rehabilitating the long-vacant Pillsbury A-Mill, one of Minneapolis' most prized historic treasures, into a sustainably-powered affordable housing complex has proven a great success for the City of Minneapolis, adding to the socioeconomic diversity of Mill & Main area and adding to the vibrancy of the downtown and Northeast neighborhoods.

This redevelopment was made possible by Tax-Exempt Bonds, Low-Income Housing Tax Credits, Federal and State Historic Tax Credits, and grants from the Metropolitan Council and Minnesota DEED. Construction and permanent financing sources included US Bank, Cornerstone Real Estate Advisors, and an equity investment from Affordable Housing Partners.

#### NAME:

A-Mill Artist Lofts  
Minneapolis, MN

#### TYPE OF PROJECT:

Historic Adaptive Reuse  
251 Loft Apartments  
100% of Units Affordable

#### ARCHITECT:

BKV Group

#### CONSTRUCTION MANAGEMENT:

WEIS Builders

#### DOMINIUM'S RESPONSIBILITY:

Real Estate Development  
Project Financing  
Design & Construction Management  
Property Management  
Section 42 Compliance

#### FINANCIAL PARTNERS:

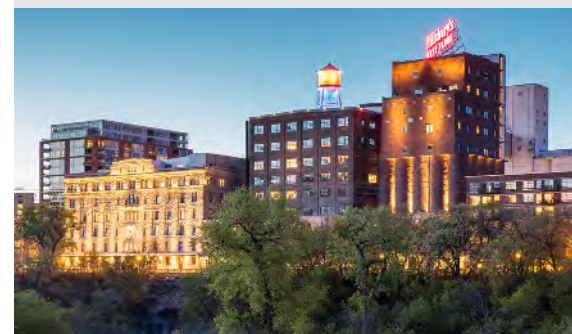
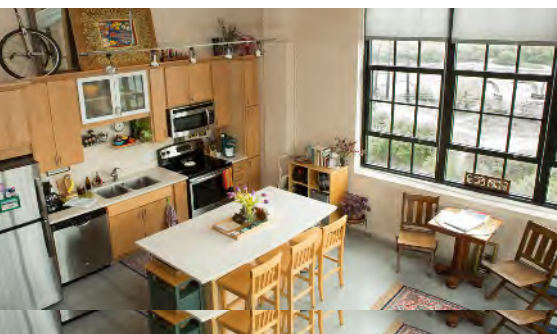
Hennepin County  
City of Minneapolis  
Minnesota Housing Finance Agency  
Minnesota DEED  
Metropolitan Council  
US Bank  
Cornerstone Real Estate Advisors  
Affordable Housing Partners

#### TOTAL DEVELOPMENT COST:

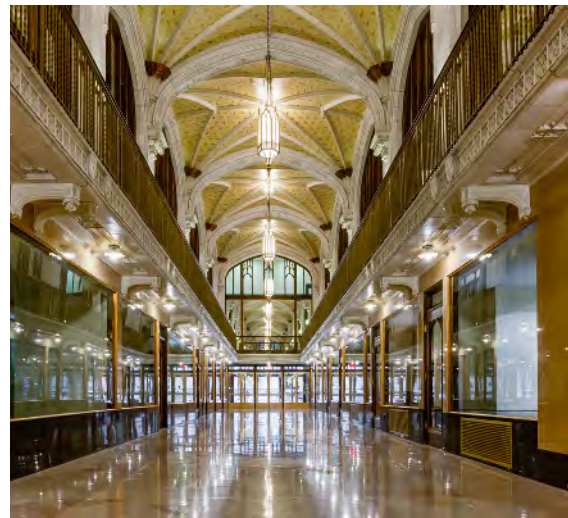
\$175,000,000

#### SIZE: 4.0 Acres (Site)

#### COMPLETION DATE: December 2015







# ARCADE

## —APARTMENTS—

Long known as a community asset, the Arcade Building was listed to the National Register of Historic Places in 2003. It is considered one of St. Louis' finest examples of Gothic Revival architecture. Constructed in two phases, the original Wright building was built in 1906 and designed by prestigious St. Louis based architectural firm, Ernst & Young. An addition was added in 1919 designed by master architect Tom P. Barnett. Arcade's name is derived from its unique interior two story retail space, now occupied by Webster University. Known as one of the earliest versions of the modern-day shopping mall, Arcade became the premier location to buy high end jewelry and diamonds. The space boasted marble floors and vaulted ceilings ornamented with plaster details, anchored on either end by grand staircases, all restored to their original luster as a part of Dominion's rehabilitation. As retail demand moved to the suburbs and downtown shopping declined, Arcade's consumer appeal dwindled, closing its doors in 1978. Dominion's acquisition of Arcade Apartments restored historic details and created an artist community with live/work spaces that offer inspiration to the residents.

For the 282 unique one, two and three bedroom apartments, Arcade provides in-home amenities like stainless steel appliances, stone countertops, and in-home washer and dryers. Arcade is a mixed-income community; 202 of the units have rent and income limits at 60% of the Area Median Income (AMI), while 80 units are luxury market-rate apartments. In addition to the restoration of the 'Arcade', the \$118 million renovation included significant repairs to the exterior facade, creation of live/work spaces for artists of all types, and state of the art tenant amenities including a fitness center, a clubroom and kitchen, and a 19th-floor rooftop deck with panoramic views of downtown St. Louis and the Arch.

This redevelopment was made possible by Tax-Exempt Bonds, Low-Income Housing Tax Credits, Federal and State Historic Tax Credits, and New Markets Tax Credits. Construction and permanent financing sources included US Bank, BMO Harris, and Cornerstone Real Estate Advisors.

### NAME:

Arcade Apartments  
St. Louis, MO

### TYPE OF PROJECT:

Historic Adaptive Reuse  
282 Apartments  
70% of Units Affordable

### ARCHITECT:

e + a architecture

### CONSTRUCTION MANAGEMENT:

PARIC

### DOMINIUM'S RESPONSIBILITY:

Real Estate Development  
Project Financing  
Design & Construction Management  
Property Management  
Section 42 Compliance

### FINANCIAL PARTNERS:

City of St. Louis  
Missouri Housing Development  
Commission  
US Bank  
BMO Harris  
Cornerstone Real Estate Advisors

### TOTAL DEVELOPMENT COST:

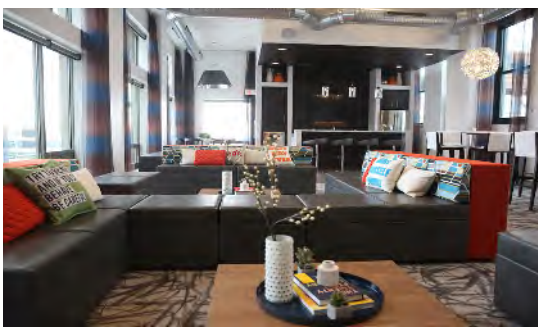
\$118,000,000

### SIZE: 1.0 Acre (Site)

500,000 Square Feet (Building)

### COMPLETION DATE:

December 2015







North Range Crossings is a 216 unit affordable family housing apartment community consisting of one, two and three bedroom apartment homes. The building is located on the Southwest Corner of 104th Avenue and Sable Blvd. Dominion acquired the land from First National Bank of Omaha September 30th, 2016 and closed on the project financing in August of 2017.

The three story walkup buildings were constructed with the intent of being superior to market rate competing product. This design intent is consistent with the market, which includes three story walkup buildings, large amounts of stone, stucco board, and other materials, multiple buildings oriented around the site, and a plethora of amenities. Common area amenities include a free standing clubhouse, courtyard, grill space, pool, spa, two playgrounds for various ages, bike barn and maintenance facility, fitness center, yoga studio, commercial kitchen, cyber café and more. The community consists of eight buildings and includes detached garages and carports.

North Range Crossings was financed through an issuance of tax-exempt bonds and 4% Low Income Housing Tax Credits from the Colorado Housing Finance Authority, and a 1st mortgage provided by Barings - Mass Mutual. KeyBank provided the construction debt, the City of Commerce City provided rebates on development/impact costs, and Alliant provided the LIHTC equity. In addition, we partnered with the Commerce City Housing Authority to obtain a real estate tax exemption and further their mission of delivering affordable housing to the community.

**NAME:**

North Range Crossings  
Commerce City, CO

**TYPE OF PROJECT:**

216 Workforce Apartments  
100% of Units Affordable

**ARCHITECT:**

PWN Architects and Planners

**CONSTRUCTION MANAGEMENT:**

Palace Construction

**DOMINIUM'S RESPONSIBILITY:**

Real Estate Development  
Project Financing  
Legal and Environmental Services  
Design and Construction Management  
Property Management  
Section 42 Compliance

**FINANCIAL PARTNERS:**

Key Bank  
Alliant  
Barings  
Mass Mutual  
CHFA  
City of Commerce City  
Commerce City Housing Authority

**TOTAL DEVELOPMENT COST:**

\$53,000,000

**SIZE: 11.55 Acres (Site)**

279,946 Square Feet (Building)

**COMPLETION DATE:**

January 2019







# RIVER NORTH SENIOR APARTMENTS

**NAME:**

River North Senior Apartments  
Coon Rapids, MN

**TYPE OF PROJECT:**

167 Senior (55+) Apartments  
100% of Units Affordable

**ARCHITECT:**

BKV Group

**CONSTRUCTION MANAGEMENT:**

Eagle Building Company

**DOMINIUM'S RESPONSIBILITY:**

Real Estate Development  
Project Financing  
Legal and Environmental Services  
Design & Construction Management  
Property Management  
Section 42 Compliance

**FINANCIAL PARTNERS:**

US Bank  
City of Coon Rapids  
Greystone Financial Group  
Freddie Mac  
RBC Capital Markets

**TOTAL DEVELOPMENT COST:**

\$31,000,000

**SIZE:**

4.7 Acres (Site)  
240,000 Square Feet (Buildings)

**COMPLETION DATE:**

December 2016



River North Senior Apartments consist of 167 units of affordable senior homes, constructed adjacent to the Coon Rapids Ice Arena. A single family home was purchased in July of 2015 and the City of Coon Rapids sold the remaining parcel to Dominion on October 19, 2015 to complete the envisioned development.

This development provides affordable housing for tenants over the age of 55 who income-qualify, earning no more than 60% of the Area Median Income. Due to the use of tax exempt bonds as a portion of the financing, rents are restricted on 100% of the homes, with 133 units at 60% AMI rental limit and 26 units at the FMR rent limit. The project consists of one, two and three bedroom floor plans.

The building was constructed using quality and attractive materials that are aesthetically pleasing to the local community. It consists of four stories of residential living with multiple floor plans and underground parking. There are approximately 116 underground parking spaces and an additional 57 surface spaces. With the target population in mind, the building contains many amenities including a fitness center, movie theater, library, a balcony in every home, covered gazebo, clubroom with kitchen, and a beauty salon.

River North was financed through a combination of tax-exempt bonds, 4% Low Income Housing Tax Credits, an equity bridge loan, and tax increment financing from the City of Coon Rapids. River North is a project that the City of Coon Rapids can be proud of because of its contribution to the development of the city and providing quality, attractive affordable housing for the community's seniors for years to come.





# **THE Cambric** SENIOR APARTMENTS

The Cambric is a 113 unit affordable senior housing apartment community consisting of one and two bedroom apartment homes. The building is located just outside of downtown St. Paul in the historic Dayton's Bluff Neighborhood at the corner of East 7th Street and Bates Avenue. Dominium acquired the land from the City of St. Paul in June of 2015.

The Cambric provides affordable housing for residents over the age of 55 whose income does not exceed 60% of the Area Median Income. Dominium worked closely with the City of St. Paul, the Dayton's Bluff Community Council and the Heritage Preservation Commission to find a way to provide high density housing while at the same time designing a building that will complement the historic nature of the Dayton's Bluff Neighborhood. The building complements other recent developments in the area, including a new Mississippi Market cooperative.

The building is constructed using quality materials to blend The Cambric's new facade into its local surrounding historic district. It consists of four stories of residential living and one story of underground parking. The community amenities were designed with the target population in mind and consist of a fitness center, movie theater, social room, community room with a kitchen and fireplace, on-site salon, and outdoor patio seating.

The Cambric was financed through a combination of tax-exempt bonds, 4% Low Income Housing Tax Credits and a HUD insured 1st Mortgage provided by Dougherty Mortgage. The City of St. Paul also provided financing including a Seller Loan, HOME Loan, Star Loan and Tax Increment Financing. Ramsey County provided environmental clean-up funds.

## NAME:

The Cambric  
St. Paul, MN

## TYPE OF PROJECT:

New Construction  
113 Senior (55+) Apartments  
100% of Units Affordable

## ARCHITECT:

BKV Group

## CONSTRUCTION MANAGEMENT:

Weis Builders

## DOMINIUM'S RESPONSIBILITY:

Real Estate Development  
Project Financing  
Legal and Environmental Services  
Design & Construction Management  
Property Management  
Section 42 Compliance

## FINANCIAL PARTNERS:

City of St. Paul  
Ramsey County  
US Department of Housing and Urban Development  
Dougherty & Company  
Wells Fargo

## TOTAL DEVELOPMENT COST:

\$29,100,000

## SIZE: 1.5 Acres (Site)

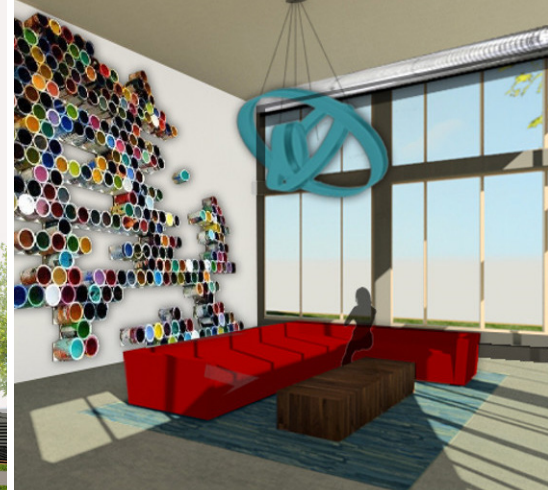
156,700 Square Feet (Building)

## COMPLETION DATE:

June 2016







# union **FLATS**

Union Flats is a 217 unit affordable workforce housing apartment community consisting of one, two, and three bedroom apartment homes. The building is located just steps away from the Light Rail Green Line at the Raymond Station. Dominionium acquired the land, including three vacant warehouse buildings, from Hunt Electric Real Estate in August, 2017.

The building is constructed with the intent of combining old materials with new. This design intent is consistent with the formerly industrial neighborhood that has seen increased new development with the recent Light Rail expansion. Common area amenities include a public pavilion, courtyard, grill space, pool, playground, clubhouse, bike café, fitness center, yoga studio, and more. The community is four stories tall with one floor of subsurface parking. Significant environmental remediation was required in association with the new development of the parcel.

Union Flats was financed through a combination of tax-exempt and taxable bonds, 4% Low Income Housing Tax Credits, and a HUD insured 1st Mortgage provided by Dougherty Mortgage. The Met Council, DEED, and Ramsey County provided the Transit Oriented Development and Clean-up funds in the form of both grants and interest-free loans. Citi Bank provided the direct LIHTC equity investment.

## NAME:

Union Flats  
St. Paul, MN

## TYPE OF PROJECT:

217 Workforce Apartments  
100% of Units Affordable

## ARCHITECT:

BKV Group

## CONSTRUCTION MANAGEMENT:

Weis Builders

## DOMINIUM'S RESPONSIBILITY:

Real Estate Development  
Project Financing  
Legal and Environmental Services  
Design and Construction Management  
Property Management  
Section 42 Compliance

## FINANCIAL PARTNERS:

HUD  
Dougherty Mortgage/Funding  
Citi Bank  
Met Council  
DEED  
Ramsey County  
City of St. Paul  
AFL-CIO

## TOTAL DEVELOPMENT COST:

\$67,000,000

## SIZE: 3.3 Acres (Site)

316,896 Square Feet (Building)

## COMPLETION DATE:

April 2019







Lakecrest Village, located in northeast Houston inside of Beltway 8, was originally constructed in 1999. The property consists of large 2 and 3 bedroom flats and 4 bedroom townhome units and primarily serves families with children. At the time of acquisition, the property had significant deferred maintenance issues including failing exteriors, subpar amenities and interior units in need of upgrades.

Dominium's acquisition of Lakecrest Village provides for a full rehabilitation of over \$10 million - over \$40,000 per unit - while preserving the community as affordable for another 30 years.

The rehab will include substantial upgrades to all units, including all new kitchen and bath cabinets, granite countertops in the kitchens and baths, new Energy Star appliances including washers and dryers, new LED lighting, all new plumbing fixtures, and more. The existing clubhouse will be demolished and replaced with a stunning 5,400 square foot building, with a new fitness center, clubroom, theater, management space, and a 900 square foot dedicated supportive service space with warming kitchen, library, computer station and flexible seating. Site amenities will be upgraded with an all new pool, two new shaded playgrounds, barbeque pavilion and pergola, and horseshoe pit. Exterior upgrades include all new roofs, gutters, and all new trim, soffit and fascia, as well as a full repaint of all buildings.

Lakecrest Village, upon completion, will be a shining example of a community given new life by Dominion - to better serve its purpose as a stable, safe, quality affordable housing option for the residents of Northeast Houston. The project needed the full support of the surrounding community to be realized - and would not have occurred but for the support from City Councilmember Jerry Davis, Super Neighborhood 49-50, and the Houston Independent School District, including Board of Trustees President Wanda Adams.

This redevelopment was made possible by tax-exempt bonds from Houston Housing Finance Corporation (via the City of Houston), 4% Low-Income Housing Tax Credits from the Texas Department of Housing & Community Affairs (TDHCA), construction and permanent debt financing from Citibank, and an equity investment from Stratford Capital Group.



## LAKECREST VILLAGE APARTMENTS

### NAME:

Lakecrest Village  
Houston, TX

### TYPE OF PROJECT:

Acquisition/Rehabilitation  
224 Apartments  
100% of Units Affordable

### ARCHITECT:

e + a architecture

### CONSTRUCTION MANAGEMENT:

Construction Zone of Texas

### DOMINIUM'S RESPONSIBILITY:

Real Estate Development  
Project Financing  
Design & Construction Management  
Property Management  
Section 42 Compliance

### FINANCIAL PARTNERS:

Houston Housing Finance Corporation (HHFC)  
City of Houston  
Texas Department of Housing & Community Affairs (TDHCA)  
Citibank  
Stratford Capital Group

### TOTAL DEVELOPMENT COST:

\$28,000,000

### SIZE: 18.5 Acres (Site)

### CLOSING DATE: July 2017







# NASSAU BAY APARTMENTS

Nassau Bay Apartments, originally constructed in 1996 and 1997 on 26 acres in a quiet neighborhood of metropolitan Orlando, was the beneficiary of a significant rehabilitation. This renovation was completed in July of 2014. All 492 homes at Nassau Bay Apartments help meet the local demand for affordable housing by those living alone, with roommates or significant others, or with families including small children. Rents are limited at or below 60% of the Area Median Income (AMI). Appealing resort-style community amenities include a swimming pool, tennis court, sports courts, state-of-the-art fitness center, and beautiful clubhouse with an indoor gathering space and full kitchen. Additionally, residents enjoy beautiful landscaping, multiple outdoor grilling areas with covered seating, 892 surface parking spaces, a secured entrance and a vibrant playground and splash pad water play area for the children. All common space areas have been designed specifically to meet resident needs.

Nassau Bay is comprised of 120 one bedrooms, 195 two bedrooms, 149 three bedrooms and 28 four bedrooms. With the rehabilitation, all were outfitted with new in-home washers and dryers, fully equipped kitchens, air conditioning, a private balcony or patio, and ample storage space including large walk-in closets. All are high-speed internet and cable-ready. The renovation was completed at a cost of \$18,000 per unit.

This rehabilitation project was financed in part by utilizing Federal Low Income Housing Tax Credits (LIHTC), Tax-Exempt Bonds provided by the Orange County Housing Finance Authority, and funding assistance from the Florida Housing Finance Corporation.

**NAME:**

Nassau Bay Apartments  
Orlando, FL

**TYPE OF PROJECT:**

Acquisition/Rehabilitation  
492 Apartments  
100% of Units Affordable

**ARCHITECT:**

egersoldt + associates

**CONSTRUCTION MANAGEMENT:**

ZMG Construction

**DOMINIUM'S RESPONSIBILITY:**

Real Estate Development  
Project Financing  
Design & Construction Management  
Property Management  
Section 42 Compliance

**FINANCIAL PARTNERS:**

Orange County Housing Finance Authority  
Florida Housing Finance Corporation  
Alliant Capital  
US Bank  
Cornerstone

**TOTAL DEVELOPMENT COST:**

\$68,000,000

**SIZE:**

26.0 Acres (Site)

**COMPLETION DATE:** July 2014





## BUZZA LOFTS OF UPTOWN

The Buzza Lofts is housed in an historic structure built originally in 1907 as office and production space for the Self-Threading-Needle Company. The Buzza Company, owned by George Buzza, acquired the building in 1923 and subsequently expanded it to serve as Buzza's greeting card design studio through 1942. Constructed as a concrete pan joist structure, it was most recently used by the Minneapolis Public Schools for office and educational spaces. The building has been converted to affordable housing consisting of 136 apartments, associated common areas and support spaces. The Buzza rehabilitation project provides much needed workforce housing in the "Uptown" neighborhood of Minneapolis. One hundred percent of the apartments are available to tenants earning less than 60% of AMI.

All 136 apartments – 35 two bedroomss, 100 one bedrooms, and 1 studio – have full kitchens and in-home washers and dryers. Common amenities include a fitness room, lounge area, rooftop deck, outdoor courtyard and patio area. One-to-one surface parking – an uncommon extra in Uptown – is also available on-site for residents. The project was 100% leased within 30 days.

Dominium utilized several sources of funding to accomplish the redevelopment – including Low-Income Housing Tax Credits (LIHTC), Federal Historic Tax Credits, Minnesota State Historic Tax Credits, Environmental Cleanup Funds, and Tax-Exempt Bonds.

### NAME:

Buzza Lofts of Uptown  
Minneapolis, MN

### TYPE OF PROJECT:

Historic Adaptive Reuse  
136 Loft Apartments  
100% of Units Affordable

### ARCHITECT:

BKV Group

### CONSTRUCTION MANAGEMENT:

WEIS Builders

### DOMINIUM'S RESPONSIBILITY:

Real Estate Development  
Project Financing  
Design & Construction Management  
Property Management  
Section 42 Compliance

### FINANCIAL PARTNERS:

City of Minneapolis  
US Bank  
RBC  
Metropolitan Council  
Hennepin County  
Enhanced Historic Credit Partners

### TOTAL DEVELOPMENT COST:

\$34,500,000

### SIZE:

2.6 Acres (Site)  
147,000 Square Feet (Building)

### COMPLETION DATE:

November 2012







## LA PROMESA APARTMENTS OF ODESSA

La Promesa Apartments, located in the West Texas city of Odessa with a population of approximately 100,000, is a project-based Section 8 property. The 136-unit complex is situated on 14 acres. Originally built in 1969, the structures were in poor condition, in need of significant investment, and dramatically underserving its tenants. Following acquisition in 2012, Dominium completed a thorough capital improvement rehabilitation at La Promesa in 2013. Exterior work on all 41 complex buildings included new roofs, windows, entry doors and paint. Common area upgrades included a completely remodeled clubhouse including a new community room with a kitchen, new computer lab, and new offices. New playgrounds, gazebos, grills and picnic areas were constructed as part of the substantial landscaping upgrades to the property.

In addition to the exterior upgrades, all of the interiors of La Promesa's two and three bedroom apartments and two and three bedroom townhomes were completely renovated; each unit received a new heating and air conditioning system, water heater, flooring, lighting, ceiling fans, appliances, kitchen cabinets and countertops, and bathroom vanities and fixtures. At a total per unit renovation cost of \$64,000, La Promesa has been rehabilitated to better serve its tenants, preserve affordable housing, and continue as an asset for the Odessa community for years to come.

Funding sources to make this rehabilitation of La Promesa possible include a 9% award of Federal Low Income Housing Tax Credits (LIHTC) from the Texas Department of Housing & Community Affairs (TDHCA), a U.S. Department of Housing and Urban Development (HUD) insured 221(d)4 1st Mortgage, and an equity bridge loan from Minnwest Bank.

**NAME:**

La Promesa Apartments of Odessa  
Odessa, TX

**TYPE OF PROJECT:**

Section 8 Acquisition/Rehabilitation  
46 Duplex Apartments  
90 Townhomes  
100% of Units Affordable

**ARCHITECT:**

ebersoldt + associates

**GENERAL CONTRACTOR:**

Weis Builders

**DOMINIUM'S RESPONSIBILITY:**

Real Estate Development  
Project Financing  
Design & Construction Management  
Property Management  
Section 8 & Section 42 Compliance

**FINANCIAL PARTNERS:**

Texas Department of Housing & Community  
Affairs  
Alliant Capital  
Dougherty Mortgage  
Minnwest Bank

**TOTAL DEVELOPMENT COST:**

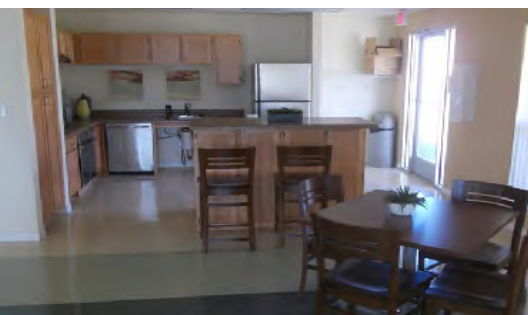
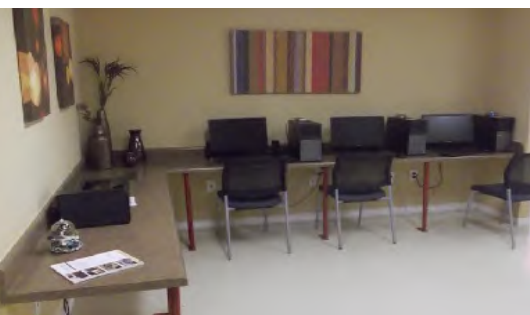
\$20,000,000

**SIZE:**

14.0 Acres (Site)

**COMPLETION DATE:**

August 2013



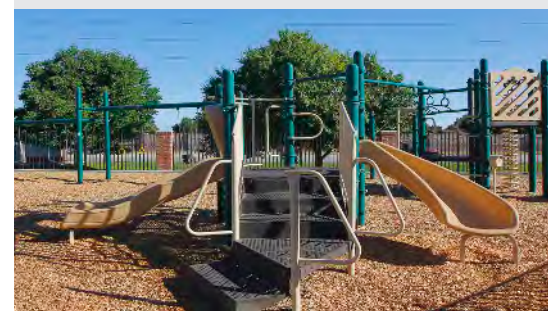
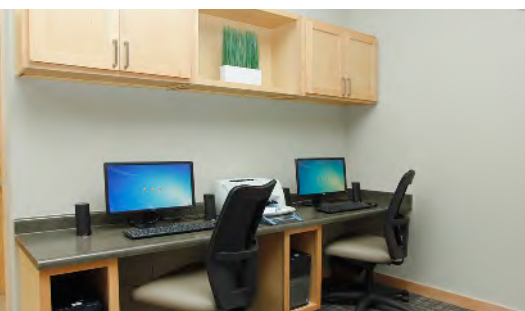
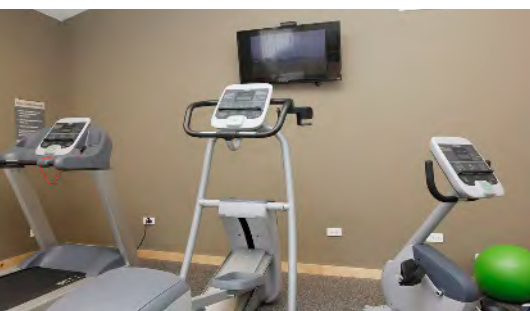


# traditions apartments

Located in the suburban Denver community of Highlands Ranch, with a population hovering around 100,000, Traditions Apartments provides quality affordable housing to the area. This multifamily development was originally built with a 9% Federal Low Income Housing Tax Credit award in 1995. Dominion completed a substantial rehabilitation in 2014 after acquiring the property in 2013. Property upgrades ensure it will remain competitive in the area by offering contemporary lifestyle amenities to its suburban inhabitants. Improvements to this family and pet-friendly community included a completely remodeled clubhouse, an on-site business center, a state-of-the-art fitness center, available detached garages, new landscaping (including an on-site dog park) and irrigation. These upgrades ensure it will remain an affordable housing asset to the community, offering contemporary lifestyle amenities to its suburban inhabitants.

One hundred percent of the 96 Traditions homes are available to income qualifying tenants who now enjoy, as a result of the rehabilitation, remodeled kitchens and bathrooms, new lighting, complete interior plumbing replacement as well as updated flooring and appliances on an as-needed basis. With 36 one bedrooms, 40 two bedrooms, and 20 three bedrooms, the renovation was accomplished at a cost of \$27,000 per unit. Since project completion, Traditions Apartments has been renewed as a high quality affordable housing community and will remain so for years to come.

Funding sources to make this acquisition and rehabilitation possible include Federal Low Income Housing Tax Credits (LIHTC) and Tax-Exempt Housing Revenue Bonds from Douglas County.



NAME:  
Traditions Apartments  
Highland Ranch, CO

TYPE OF PROJECT:  
Acquisition/Rehabilitation  
96 Apartments  
100% of Units Affordable

ARCHITECT:  
Blumentals / Architecture

CONSTRUCTION MANAGEMENT:  
United Renovations

DOMINIUM'S RESPONSIBILITY:  
Real Estate Development  
Project Financing  
Design & Construction Management  
Property Management  
Section 42 Compliance

FINANCIAL PARTNERS:  
Oak Grove Capital  
Freddie Mac  
TCF Bank  
Dougherty & Company  
Douglas County

TOTAL DEVELOPMENT COST:  
\$18,750,000

SIZE:  
5.0 Acres

COMPLETION DATE: June 2014








# Maryland PARK

## APARTMENTS

Maryland Park Apartments, located in northeast St. Paul, represents a resyndication project involving acquisition and extensive rehabilitation. The property has been transformed from a mixed income property to a 100% affordable community, with all units subject to rent and income restrictions to 60% of the Area Median Income (AMI), with some units subject to an even lower level of affordability. The property consists of 172 units: 2 studios, 87 one bedrooms, 81 two bedrooms, and 2 three bedrooms, housed in four buildings totaling 350,000 square feet. Upon acquisition, 29 units were market rate and 143 units were subject to a project-based Section 8 Housing Assistance Payment (HAP) contract administered by the US Department of Housing and Urban Development (HUD). Dominion worked extensively with HUD to renew the HAP contract to ensure the project remained an option in St. Paul for the area's lowest income renters.

The rehabilitation of this urban complex, originally constructed in 1969 and 1970 with no major investment since, was significant, at \$40,000 per unit. The structures received both exterior upgrades and renovation of its major systems, including the domestic water supplies and the replacement of boilers and water heaters. Because the site had previously experienced crime issues, the project incorporated crime prevention features including the addition of a Watchtower security system (a property-wide CCTV monitoring system enabling viewing through a secure website) for which the St. Paul Police Department received training and access; a secured site perimeter; vehicular Fiber Optic Bundle (FOB)- access property gates and exterior entry doors.

A unique aspect of the construction component of this endeavor was the inclusion of a project labor agreement at the request of the City of St. Paul and the trade unions.

This acquisition and rehabilitation was financed with Federal Low Income Housing Tax Credits (LIHTC), Tax-Exempt Bonds, and HOME funds from Minnesota Housing Finance Agency and the City of St. Paul.

NAME:  
Maryland Park Apartments  
St. Paul, MN

TYPE OF PROJECT:  
Section 8 Acquisition/Rehabilitation  
172 Units  
100% of Units Affordable

ARCHITECT:  
Blumentals / Architecture

CONSTRUCTION MANAGEMENT:  
Project One Construction

DOMINIUM'S RESPONSIBILITY:  
Real Estate Development  
Project Financing  
Design & Construction Management  
Property Management  
Section 8 & Section 42 Compliance

FINANCIAL PARTNERS:  
Dougherty Mortgage & Fannie Mae  
Minnesota Housing Finance Agency  
City of St. Paul

TOTAL DEVELOPMENT COST:  
\$20,000,000

SIZE:  
7.8 Acres (Site)

COMPLETION DATE:  
June 2014





#### TIMELINE:

1972

Dominium was founded as a Section 8 developer

1976

Dominium Management Services was founded

1990

Dominium focuses on utilizing the Low Income Housing Tax Credit program to acquire and develop affordable housing

1996

Dominium began actively fixing troubled LIHTC properties which created our workout business unit

2008

Dominium becomes the largest multi-family owner and operator in Minnesota

2011

Dominium reaches 20,000 apartment homes, of which approximately 12,000 are stabilized workout properties

2012

Dominium celebrates its 40<sup>th</sup> Anniversary

2016

Dominium becomes the 2<sup>nd</sup> largest affordable apartment owner/manager in the country

#### COMPANY OVERVIEW

Founded in 1972 by David Brierton and Jack Safar, Dominium is now the second largest affordable apartment development and management company in the nation. Created as a family of companies (Dominium Development and Acquisition, LLC / Dominium Management Services, LLC), Dominium utilizes a variety of real estate disciplines throughout the development and acquisition process. Dominium has grown substantially over the past several years by becoming a leader in the real estate industry. Since 1991, Dominium has grown from a company with 3,000 apartment units to a company that now owns over 25,000 apartment units. This growth is credited to the company's ability to adapt to an ever-changing real estate market.

- Dominium has been providing development, property management and consulting services since 1972.
- Dominium Development and Acquisition, LLC, was founded in 1999 by David Brierton, Jack Safar, Armand Brachman, and Paul Sween. The company was spun off of the existing management company and focuses solely on the acquisition and development of apartment properties. The company is now owned by Armand Brachman, Paul Sween, and Mark Moorhouse.
- Headquartered in Minneapolis, Minnesota, Dominium Management Services, LLC has several additional regional offices across the United States dedicated to management support of its properties.
- The Dominium family of companies boasts a professional staff of over 1,000 employees. Dominium Development and Acquisition, LLC, has been highlighted in numerous publications as a innovative and creative privately-owned development firm.





# DOMINIUM

## THE DOMINIUM DIFFERENCE

Dominium Management Services, LLC (DMS) has developed a reputation of excellence among the lenders, investors and state agencies with which we work. Dominion, as a long-term owner of properties, has a significant advantage with DMS as its management partner because of our long term approach to investment in our properties. DMS embodies these ideals by supporting our residents, properly investing in the operation and maintenance of a project, and driving the results needed to achieve the development plan. This approach also ensures timely and accurate compliance reporting to state agencies and other important stakeholders. The strong partnership between Dominion's ownership, development team, and management company has come to be recognized as "The Dominion Difference."

For over a quarter of a century, Dominion has been providing services in both development and management of real estate. Solid working relationships, backed by superior performance and innovative ideas, make the difference in achieving the goals and expectations of a project's stakeholders. At Dominion, we have built trusting and financially rewarding partnerships utilizing our team of experienced property managers, accounting professionals and marketing executives.

Dominium's specialized abilities include:

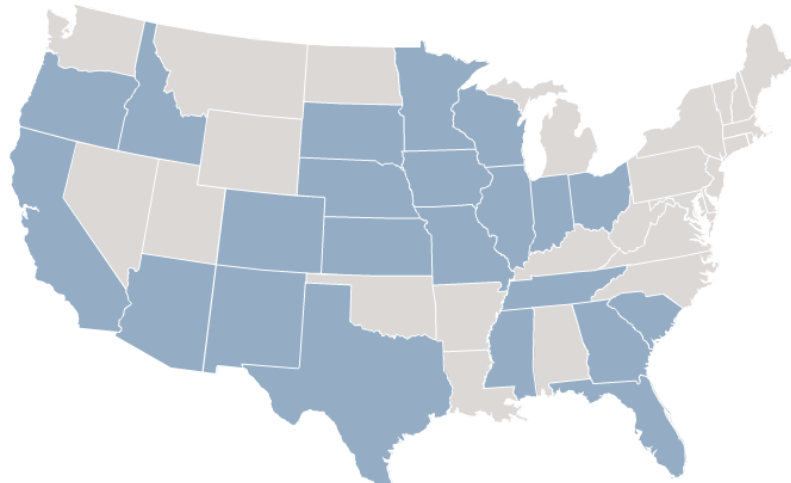
Professional Property Management

Design & Construction Administration

Marketing and Lease Up of New Construction

Section 42 and Section 8 Compliance

Dominium manages over 25,000 units in the following states:





## THE DOMINIUM DIFFERENCE *(continued)*

### PROFESSIONAL TRAINING

Dominium University is a complete in-house "University" in which 25 classes are taught in the Schools of Management, Marketing and Maintenance. Overseen by its own Board of Regents, the goal is to make sure every Dominium employee receives a complete set of educational tools for job competencies and career advancement. "DU" has its own high tech classrooms and maintenance lab, in which every conceivable maintenance problem can be duplicated. Dominium University increased its use of online training to minimize administration time and increase the benefit of instruction.

### ONLINE OPERATIONS MANUAL

Dominium's intranet provides site staff with immediate access to all policies, procedures and forms. Changes to operational procedures and forms are updated as needed, ensuring all sites are operating at optimum efficiency.

### HIGH STANDARDS

Regional and Property Managers conduct regular physical inspections to ensure properties are well-maintained. Site inspections include detailed review of:

- Curb appeal
- Building cleanliness
- Grounds and building maintenance
- Resident relations
- Local competition/market analysis
- Staff
- Leasing activities
- Budgets
- Preventive maintenance
- Office procedures

### CLIENT COMMUNICATIONS

Keeping clients well informed and abreast of property issues and market changes is a priority at Dominium. Client needs are assessed upfront and the flow of communication and reporting needs are then custom designed to ensure that client needs are continually met.

### COST SAVINGS

Operating expenses are routinely reduced through a focused program of:

- Competitive bidding
- Competitive insurance premiums
- Cost-effective budgeting
- On-site personnel turnover reduction
- Unit turnover reduction
- Utility consumption analysis
- National purchasing programs





## THE DOMINIUM DIFFERENCE *(continued)*

Dominium's portfolio consists of a variety of product types and classes. Today, 80% of Dominion's portfolio is comprised of affordable communities, primarily Section 42 Tax Credit and senior properties with 20% market rate properties. Product types range from garden style to mid-rise to highrise communities including historic and value added rehabilitations.

Dominium offers expertise in project and residential compliance under various governmental programs such as Section 8, FMHA 515, Public Housing, State Agency funded properties and Section 42 - Low Income Housing Tax Credit properties.

With strong analytical skills, creative insight, and execution ability, Dominion's expert staff is well-equipped to address the challenges various properties present. We have been very successful operating properties in their respective markets and in significantly improving their investment value.

The DOMINIUM Difference begins with commitment to performance.



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McLean, VA 22102  
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NAME:  
Armand Brachman

TITLE:  
Managing Partner

JOINED DOMINIUM:  
1979

EDUCATION:  
University of Wisconsin

## PERSONNEL PROFILE:

### Armand Brachman *Managing Partner*

As Managing Partner of Dominion, Armand Brachman is responsible for all aspects of the business. Since 1979 when Mr. Brachman joined Dominion, the firm has grown from managing 2,700 units to more than 26,000 units in 23 states.

Mr. Brachman has extensive experience working with federal, state and local housing programs. His current commitment to the developmental process of the trade sheds light on a variety of issues including community and site identification, site control, municipal approvals, architectural programming, financing, construction management, marketing and management.

Mr. Brachman is a graduate of the University of Wisconsin-Madison real estate program.

Mr. Brachman is a member of the Council of Affordable Housing Owners - best practices group, and is a member of the Drake Bank Board. He is also on the Board of Trustees and Operations Committee for the Minnesota Landscape Arboretum.

Mr. Brachman is a founding contributor to the Dominion Partners Charitable Fund which contributes to important housing and social service organizations in the communities where Dominion operates.



NAME:  
Paul Sween

TITLE:  
Managing Partner

JOINED DOMINIUM:  
1989

EDUCATION:  
Certified Public Accountant,  
Pennsylvania State University

## PERSONNEL PROFILE:

### Paul Sween *Managing Partner*

As Managing Partner of Dominion, Paul Sween is responsible for all aspects of the business. Active in the multi-family housing industry since 1981, he joined Dominion in 1989. During his involvement, the company has grown from managing 2,700 units to more than 26,000 units in 23 states.

Prior to his employment with Dominion, Mr. Sween worked with the international accounting firm Ernst & Young. He was also a principal in a development and property management firm that syndicated existing apartment projects, and completed low income tax credit and historic rehabilitation projects.

Mr. Sween is a graduate of Pennsylvania State University and is a Certified Public Accountant (CPA).

Mr. Sween is a committed Board Chair of the Minnesota Housing Partnership - affordable housing advocacy group, and is a member of the Council of Affordable Housing Owners - best practices group. He also serves as a tutor with CommonBond Study Buddies, a program that engages volunteers with youth as homework mentors.

Mr. Sween is a founding contributor to the Dominion Charitable Partners Fund which contributes to important housing and social service organizations in the communities where Dominion operates.





NAME:

Mark Moorhouse

TITLE:

Partner & Senior Vice President  
of Development & Acquisitions

JOINED DOMINIUM:

1996

EDUCATION:

Master of Business Administration  
St. Cloud State University

## PERSONNEL PROFILE:

### Mark Moorhouse

*Partner & Senior Vice President  
Development & Acquisitions*

As Partner and Senior Vice President of Development & Acquisitions at Dominion, Mark Moorhouse is responsible for the day-to-day business operations for the growing group of nearly 50 professionals in the Development & Acquisitions department who focus on affordable housing.

Mr. Moorhouse is experienced working with various federal, state and local housing programs. Since joining Dominion in 1996, he has worked on several significant portfolio acquisitions, new project developments, and the acquisition of existing apartment projects.

Mr. Moorhouse is currently involved in leading the team in all aspects of the development process. In addition, he has been instrumental in completing numerous structured finance transitions at Dominion. He has played an integral role in helping the company grow from managing 6,400 units in 1996 to more than 26,000 units in 23 states today.

Mr. Moorhouse is a graduate of St. Cloud University where he received his Bachelor's degree and his Master of Business Administration (MBA) degree.

Mr. Moorhouse is on the Board of the Development Committee and Co-Head of the Financing Committee at Summit Academy, an organization established in 1996 that helps low income individuals obtain the job skills training needed to secure well-paid employment and, ultimately, to lead a more stable and rewarding life. He is also involved with Minnesota Housing Partnership in a fundraising capacity.

Mr. Moorhouse is a founding contributor to the Dominion Charitable Partners Fund which contributes to important housing and social service organizations in the communities where Dominion operates.



NAME:  
Tim Allen

TITLE:  
Partner, Chief Financial Officer & Senior  
Vice President of Corporate Services

JOINED DOMINIUM:  
2014

EDUCATION:  
Bachelor's in Accounting & Master's  
in Finance & Strategic Management  
University of Minnesota Carlson  
School of Management

## PERSONNEL PROFILE:

### Tim Allen

*Partner, Chief Financial Officer & Senior Vice President  
Corporate Services*

As Partner, Chief Financial Officer and Senior Vice President of Corporate Services at Dominion, Tim Allen is responsible for the leadership and oversight of the accounting, finance and tax functions. In addition, he is responsible for the management of human resources, information technology, and other administration functions.

Mr. Allen brings years of experience in the oversight of finance, human resources, and information technology. Prior to joining Dominion, he served as the Chief Financial Officer for Quest Education. Previously, he was the Chief Operating Officer and Chief Financial Officer for Pro Staff.

Mr. Allen is a graduate of the University of Minnesota where he received a Bachelor's degree in Accounting and a Master of Business Administration in Finance and Strategic Management from the University of Minnesota Carlson School of Management.

Mr. Allen is on the state board for the ARC of Minnesota. He is also active in several activities that support youth sports, and does advocacy work for individuals with intellectual and developmental disabilities.

Mr. Allen is a founding contributor to the Dominion Charitable Partners Fund which contributes to important housing and social service organizations in the communities where Dominion operates.





NAME:  
Brendt Rusten

TITLE:  
Partner & Senior Vice President  
of Asset Management

JOINED DOMINIUM:  
1984 & 2008

EDUCATION:  
University of Minnesota

## PERSONNEL PROFILE:

### Brendt Rusten

*Partner & Senior Vice President  
Asset Management*

As Partner and Senior Vice President of Asset Management, Brendt Rusten is responsible for Dominion's owned portfolio representing more than 200 multi-family assets and approximately 26,000 units.

Mr. Rusten has been actively involved in multi-family acquisition, development and management for more than 35 years. He began his career managing a portfolio of multi-family units for a Midwest-based development and management firm.

He initially joined Dominion in 1984, eventually running its Property Management Company. In 1994, Mr. Rusten began providing private consulting services to the multi-family industry, and asset management reviews on more than 5,000 multi-family assets throughout the United States. In 2008, he re-joined Dominion as Senior Vice President of Asset Management. He serves on Dominion's Executive Committee, providing oversight of all dispositions, refinancing of existing assets, and quality control of its assets. In addition, Mr. Rusten serves as a member of Dominion's Credit Committee bringing his 35 years of affordable and market rate housing experience to the underwriting of new developments and acquisitions.

Mr. Rusten is a graduate of the University of Minnesota.

Mr. Rusten is one of the original founding Board Members of the Midwest Association of HUD Management Agents and continues to be actively involved in many of the industry's major trade associations. He is active in a series of philanthropic activities ranging from assistance to national nonprofit housing providers to local special purpose organizations.

Mr. Rusten is a founding contributor to the Dominion Charitable Partners Fund which contributes to important housing and social service organizations in the communities where Dominion operates.



NAME:

Jack Sipes

TITLE:

Partner & Senior Vice President  
of Property Management

JOINED DOMINIUM:

2012

EDUCATION:

Master of Business Administration  
University of Texas

US Military Academy  
West Point

## PERSONNEL PROFILE:

### Jack Sipes

*Partner & Senior Vice President  
Property Management*

As Partner and Senior Vice President of Property Management, John "Jack" Sipes leads Dominion's property management department, handling more than 26,000 owned/managed units in 23 states. He is responsible for managing all property management operations staff along with the marketing, maintenance and purchasing, and compliance functions. He is particularly proud of his focused efforts to develop leaders at all levels of Dominion.

Mr. Sipes is a West Point graduate and has an MBA from the University of Texas at Austin. After proudly serving his country as a US Army officer throughout the world, he embarked on a career of progressive leadership in property management at Archstone, CWS Capital Partners, and WinnResidential.

Mr. Sipes has a long history of charitable outreach in his community. Within Dominion, he leads the firm's employee outreach efforts as Chair of the BRIDGE program and as President of the non-profit Employee Emergency Fund. He has served youth athletics in many roles- including coach, referee, administrator, commissioner and fan.

Mr. Sipes is a founding contributor to the Dominion Charitable Partners Fund which contributes to important housing and social service organizations in the communities where Dominion operates.





NAME:  
Jeff Spicer

TITLE:  
Vice President & Project Partner  
of Development & Acquisitions

JOINED DOMINIUM:  
2017

EDUCATION:  
Bachelor's in Economics & International  
Business & Master's in Real Estate  
Finance & Investment Analysis  
University of Wisconsin-Madison

## PERSONNEL PROFILE:

### Jeff Spicer

*Vice President & Project Partner  
Development & Acquisitions*

As Vice President and Project Partner, Jeff Spicer is leading Dominion's efforts in Texas and helping Dominion grow their presence in this emerging market. Mr. Spicer is responsible for originating and overseeing new project development, financing and acquisitions.

Mr. Spicer joined Dominion in September of 2017 but has a long-term relationship lasting more than 10 years as a consulting partner for Dominion. He has over 25 years of experience in affordable housing where he has worked to develop successful ventures in the state of Texas and across the southwestern part of the country.

Prior to joining Dominion, Mr. Spicer was co-founder and principal at State Street Housing Development where he developed affordable housing in Texas and the southwest. He currently owns more than 1,000 affordable housing units and has developed over 6,000 units nationwide.

Mr. Spicer holds a Bachelor's degree in Economics and International Business and a Master's degree in Real Estate Finance and Investment Analysis both from the University of Wisconsin-Madison. He also held a Wisconsin real estate license and has been an active member on many boards.

Mr. Spicer is a contributor to the Dominion Charitable Partners Fund which contributes to important housing and social service organizations in the communities where Dominion operates.



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Experience the DOMINIUM Difference.

