

REQUEST FOR CITY OF AUSTIN RESOLUTIONS & OTHER REQUIREMENTS
for
2023 4% Low Income Housing Tax Credits

This is the Application for developers requesting resolutions required by the Texas Department of Housing and Community Affairs (TDHCA) for 4% Low Income Housing Tax Credit applications in 2023. All resolutions being requested are subject to approval by the Austin City Council. Staff reserves the right not to recommend approval for any resolution request.

This Application can also be used to request TEFRA approvals from the Austin City Council.

1. **Application Deadlines.** Applicants will not be accepted unless the Applicant provides both an Inducement Resolution from the local issuer as well as a Certificate of Reservation from the Texas Bond Review Board. If a Certificate of Reservation is not yet available, the Applicant must demonstrate that receipt is imminent.

Applications are accepted on a rolling basis. To ensure resolutions are approved and executed in advance of the deadline 14 calendar days prior to the TDHCA Board Meeting, please submit the application to HPD Staff as early as possible once a reservation is imminent.

2. **Resolutions & TEFRA.** Please indicate each applicable resolution requested from the City of Austin. If a resolution will **ultimately** be needed from Council approving a TEFRA hearing for another bond issuer, please note so with the last item below.

Resolution of No Objection from the Local Governing Body

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

Development is located within a census tract that has a poverty rate above 40% for individuals (subject to staff approval)

TEFRA Resolution Requested. The TEFRA hearing is tentatively scheduled for _____ (month) _____ (year).

3. **Application Requirements.** For the Resolution request to be considered, please certify this Application and include the following information in the Application PDF:

- 1) A brief narrative overview of the proposed development, including specifying who the target population is as defined by TDHCA (Supportive Housing, elderly, or general).
- 2) A complete Project Summary Form (completed in Excel) attached as a tab in the PDF. [The Project Summary Form is available on HPD's website.](#) **Please also submit the excel sheet when submitting your application.**

- 3) S.M.A.R.T. Housing Certification Letter if located within the city's jurisdiction and if the development is new construction. Applications for S.M.A.R.T. Housing certification go through a separate review process. **IT IS STRONGLY ADVISED THAT SMART APPLICATIONS BE SUBMITTED AT LEAST THREE WEEKS BEFORE THE RESOLUTION APPLICATION DEADLINE.** For more information on the [S.M.A.R.T. Housing Program](#), email Nathan Jones at nathan.jones@austintexas.gov.
 - 4) Provide an aerial map indicating the Development's location and the distance a resident would have to walk on a paved surface to get to the nearest transit stop. Attach the map to the Application behind the appropriate tab.
 - 5) Provide a flood plain map generated by www.ATXFloodPro.com with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any. Attach the map to the Application behind the appropriate tab.
 - 6) Provide information about the Developer's experience and development history. Attach this information to the Application behind the appropriate tab.
 - 7) If located in the ETJ, the application must include the resolution from the applicable county behind the appropriate tab.
 - 8) Provide the inducement resolution from the Issuer of bonds for the proposed development, **as well as a Certificate of Reservation from the Texas Bond Review Board.** If the Certificate of Reservation is not yet available, the Applicant must demonstrate that its receipt is imminent.
 - 9) If the proposed development involves the rehabilitation of a currently occupied development, provide an excel table of the current rents by unit type and the proposed rents by unit type following the completion of rehabilitation.
- 4) **How to Submit.** Applications should be sent by email to Brendan Kennedy at Brendan.Kennedy@austintexas.gov. **Please include the PDF with all the incorporated attachments and please include the excel version of the Project Summary as well.** If Requestors are unable to submit by email, Applications may be submitted to the Housing and Planning Department, 1000 East 11th Street, 2nd Floor, Austin, TX 78702 to the attention of Brendan Kennedy. For more information, contact Brendan Kennedy at 512-978-1594 or by e-mail at brendan.kennedy@austintexas.gov.

Development Name: Sage at Franklin Park

The undersigned hereby certifies that the information provided in this Application, including all attachments and supporting materials, is true and correct under penalty of law, including Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and is subject to criminal penalties as defined by the State of Texas. The undersigned also affirms understanding of Texas Government Code Chapter 552, Public Information Act, which gives the public the right to access government records through public information requests, and acknowledges that this submitted Application will be treated as a government record.

Applicant (Entity Name) to TDHCA

Austin Leased Housing Associates V, LP

Authorized Representative Signature

DocuSigned by:
Ryan Lunderby
1859C3B60A0445B...

Authorized Representative Printed Name

Ryan Lunderby

Authorized Representative Title

Vice President

Date

01/19/2024

Attachment 1 - Project Narrative

A brief narrative overview of the proposed development. Specify the TDHCA Target Population, whether Supportive Housing, elderly, or general.



Narrative – Sage at Franklin

Dominium plans to build an apartment community called The Sage at Franklin Park located in Southeast Austin along Pleasant Valley Road directly adjacent to Franklin Park & Woodway Village, two other Dominium owned apartment communities. The project is expected to contain 296 general occupancy family units and will sit on what is currently undeveloped and unimproved land. Dominium has worked through the FLUM amendment process and has obtained the proper FLUM amendment and zoning to develop this density of multifamily housing. Dominium will work with Portfolio Resident Services to include (but not limited to) the following services: Basic Adult Education, ESL Classes, Financial Literacy Education, Legal Assistance, Home Buyer Education, Counseling & Crisis Support, College Prep Courses, Computer Literacy.

Attachment 2 – Project Summary

(Insert a PDF of the Excel Project Summary Form)

Project Summary Form

1) Development Name Sage at Franklin Park	2) Project Type 100%	3) New Construction or Rehabilitation? New Construction
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4) Development Owner (as submitted in TDHCA Application) Austin Leased Housing Associates V, LP	5) Developer Company Dominium
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6) Location Description (address if available; if not, then, e.g., NEQ of intersection of Y and Z Streets in Austin, Texas, ZIP) 4605 S. Pleasant Valley Rd, Austin, TX 78744	7) Mobility Bond Corridor S. Pleasant Valley Rd
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8) Census Tract 24.13	9) Council District District 2	10) Elementary School RODRIGUEZ EL	11) Affordability Period 40 years
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12) Type of Structure Multi-family	13) Occupied? No	14) How will AHFC funds be used? Pre-development and Construction
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15) Bond Issuer (if applicable) Austin HFC	16) HFC, PFC, or Nonprofit that will control General Partner or Managing Member (if applicable) On Track Ministries
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17) Target Population General

18) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom Unit	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI						0
Up to 40% MFI						0
Up to 50% MFI						0
Up to 60% MFI			118	126	52	296
Up to 70% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	0	118	126	52	296

19) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	0	0	0	0	0

20) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	30	Continuum of Care Units	

Accessible Units for Sensory Impairments	6	Non-CoC Supportive Housing Units	
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[Use the City of Austin GIS Map to Answer the questions below](#)

- 18) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?
- 19) Is the property within 1/4 mile of a High-Frequency Transit Stop?
- 20) Is the property within 3/4 mile of Transit Service?
- 21) The property has Healthy Food Access?
- 22) Estimated Sources and Uses of funds

<u>Sources</u>		<u>Uses</u>	
Debt	50,730,000	Acquisition	1,943,180
Third Party Equity	41,367,816	Off-Site	-
Grant	-	Site Work	6,920,000
Deferred Developer Fee	11,034,081	Site Amenities	4,900,000
Other	200	Building Costs	59,812,000
Previous AHFC Funding	-	Contractor Fees	10,028,480
Expected AHFC Request	-	Soft Costs	2,956,046
		Financing	3,744,844
		Developer Fees	12,827,547
Total	\$ 103,132,097	Total	\$ 103,132,097

CRP Name

CRP Ordinance 1 Date

CRP Ordinance 2 Date



Attachment 3 – S.M.A.R.T. Housing Certification Letter

(S.M.A.R.T. Housing Certification Letter for developments located in the city's jurisdiction and that are new construction. 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 Alex Radtke at Alex.Radtke@austintexas.gov or Nathan Jones at Nathan.Jones@austintexas.gov.



City of Austin

P.O. Box 1088, Austin, TX 78767
www.austintexas.gov/department/housing-and-planning

Housing Department S.M.A.R.T. Housing Program

09/29/2023

S.M.A.R.T. Housing Certification

Austin Leased Housing Associates, LLLP
4605 S Pleasant Valley Rd (ID 928-6030)

TO WHOM IT MAY CONCERN:

Owner Austin Leased Housing Associates, LLLP (development contact Lily Deprey, ph: (214) 971-8750 email: lily.deprey@dominiuminc.com) is planning to develop Sage at Franklin Park, a 296-unit multi-family development at 4605 S Pleasant Valley, Austin, Texas 78744.

S.M.A.R.T. Housing – Ownership - 4605 S Pleasant Valley, Austin, Texas 78744	
Total units: 296 units	
<u>Minimum Required:</u> 40% (11 units) at or below 60% MFI - Requirements for 100% fee waiver	<u>Proposed unit mix:</u> 100% (296 units) at or below 60% MFI
Affordability Period (S.M.A.R.T. units): 1 Year	
Fee waiver level: 100%	
AWU Capital Recovery Fees: 296 units eligible	

Note: This certification letter only reflects the minimum requirements for the relevant program (S.M.A.R.T. Housing). Should the owner choose to participate in other affordability programs, the development may be subject to additional affordability restrictions and/or a longer affordability period.

Because the applicant has proposed a unit mix that meets the minimum program thresholds, the development will be eligible for a waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility Capital Recovery Fees (see below). The fee waiver level is listed above. The project will be subject to its minimum affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

Based on the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing, only a certain number of units may be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers. The table above lists the number of units which are eligible to receive CRF fee waivers.

The Housing Department certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. The expected fee waivers may include the following fees:

Building Permit
Concrete Permit
Site Plan Review
Construction Inspection

Electrical Permit
Mechanical Permit
Demolition Permit Fee

Plumbing Permit

Subdivision Plan Review
Parkland Dedication Fee
(by separate ordinance)

Regular Zoning Fee
Zoning Verification
Land Status Determination

Building Plan Review

Prior to issuance of building permits and starting construction, the developer must:

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenergy.com).
- ◆ Submit plans demonstrating compliance with the required accessibility or visitability standards.

Before a Certificate of Occupancy will be granted, the development must:

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that the required accessibility or visitability standards have been met.
- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.2916 or by email at deadra.johnson@austintexas.gov if you need additional information.

Sincerely,

DeAdra Johnson

DeAdra Johnson, Project Coordinator
Housing Department

Cc: Kristin Martinez, AE


Jonathan Orenstein, AWU

Mashell Smith, ORS

Attachment 4 – Map and Nearest Transit Stop


(Insert a map indicating the property location and the distance a resident would have to walk on a paved surface to get to the nearest transit stop)

Sage at Franklin Park Transit


Subject 

Subject

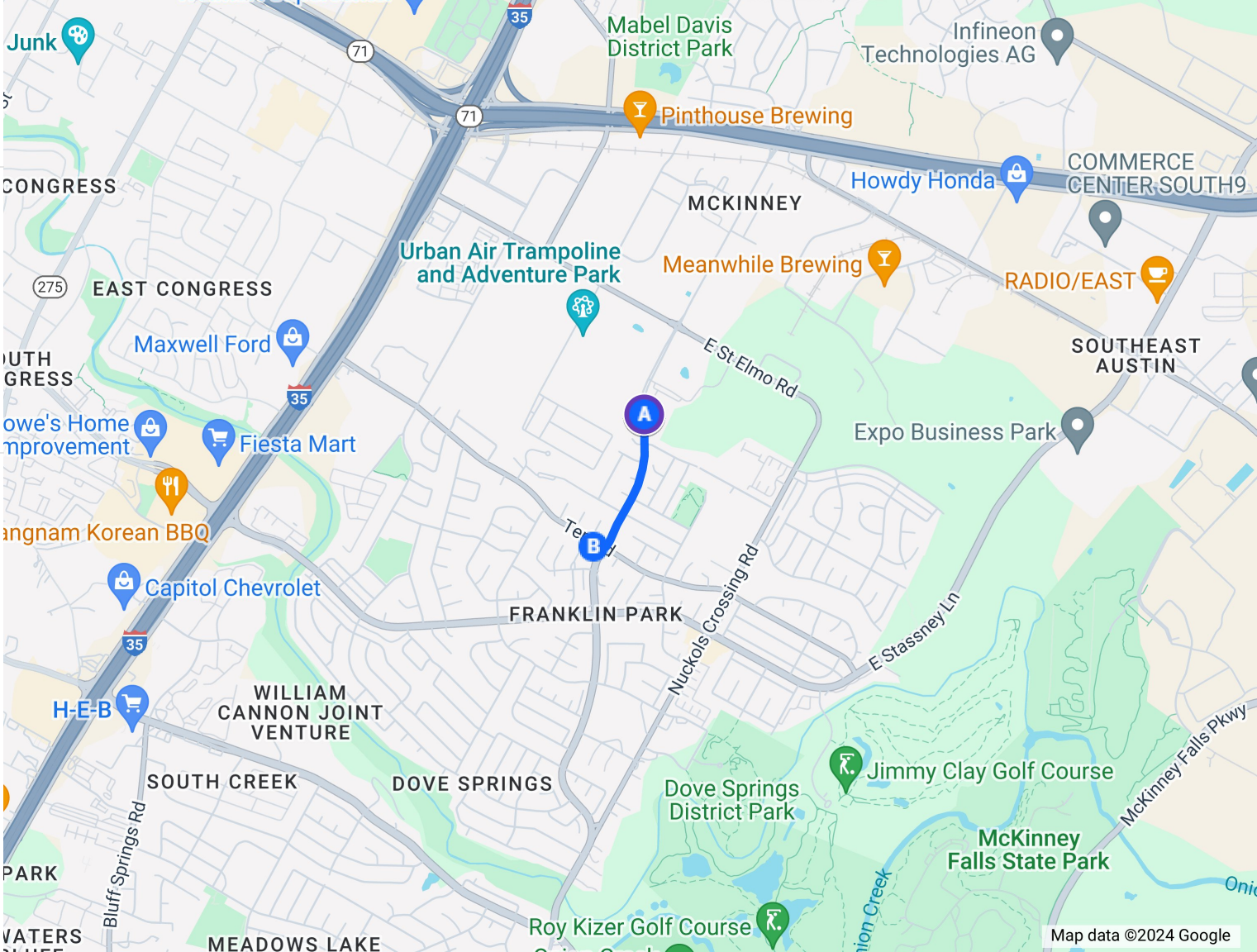
Directions from Subject to 4509 Teri Road, Austin, TX

 A

Subject

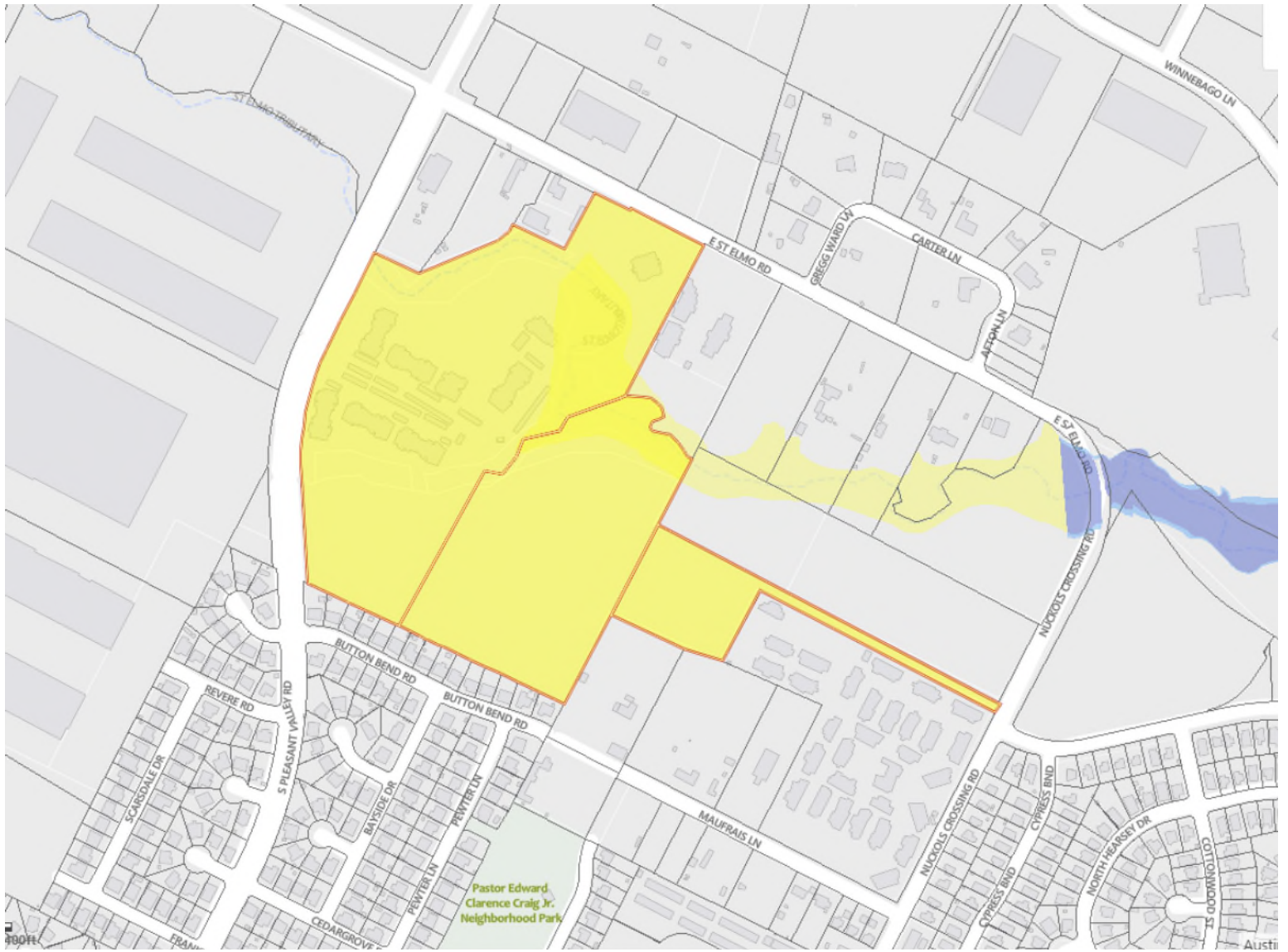
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4509 Teri Road, Austin, TX



Attachment 5 - Flood Plain Map

(Insert a map generated by www.ATXFloodPro.com with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any)





City of Austin

WATERSHED PROTECTION

FLOODPLAIN INFORMATION REQUEST FORM

Tax Parcel ID: 0318030107		Date Processed: 1/2/2024	
Property Address: 4509 E ST ELMO RD			
FEMA Flood Insurance Information:		City of Austin Regulatory Information:	
Flood Zone*: X		25-Year Flood Elevation**: NaN	
Community Number: 480624		100-Year Flood Elevation**: NaN	
Panel Number: null		All elevations are in feet above mean sea level; Datum for all elevations is NAVD88.	
Effective Date: 12/31/1969			
FEMA 100-Year Elevation*: NaN			
FEMA 500-Year Elevation*: NaN			

Additional Questions? Please contact the Floodplain Office

Phone Hotline: 512-974-2843 **Fax:** 512-974-3584 **E-mail:** floodpro@austintexas.gov

Mailing Address: Attention: Floodplain Office, Watershed Protection Department-12th Floor,
PO BOX 1088 Austin, TX 78767-1088

- * The flood zone determination is based solely on a graphical interpretation of the FEMA Flood Insurance Rate Map (FIRM). Parcels with flood zones **A, AE, AO, or AH** are located or partially located within the FEMA Special Flood Hazard Area designated 1% annual chance flood hazard (100-year floodplain). Parcels with flood zone **0.2% annual chance flood hazard** (500-year floodplain) are located or partially located within the shaded zone X portion of the FIRM. Parcels with flood zone **X Protected by Levee** are located within in an area protected by a levee from the 1% annual chance flood hazard. Parcels with flood zone **X** are located outside the 0.2% annual chance flood hazard. The 1% annual chance flood hazard is the base flood and is used to determine the base flood elevation (BFE) for flood insurance purposes. BFEs must be determined using the flood profiles contained in the effective Flood Insurance Study (FIS). The FEMA 1% annual chance floodplains *may differ* from the City of Austin regulatory floodplains.
- ** The City of Austin uses the fully developed 25-year and 100-year floodplains to regulate development within the full purpose and extra territorial jurisdiction (ETJ) as established in the Land Development Code. The City of Austin regulatory floodplains *may differ* from the FEMA 1% annual chance floodplains.

The City provides the information on this form using the best available engineering and topographic data. Floodplain elevations to be used for development applications must be determined by a Texas Registered Professional Engineer. The official determination of a parcel's floodplain status may necessitate a comparison of the floodplain elevations to an on-the-ground topographic survey by a registered design professional.

DISCLAIMER: The City of Austin provides this information on request as a courtesy to our citizens. Any use of this information is at the sole discretion of the user. The City of Austin makes no warranty, expressed or implied, for the accuracy, completeness, or applicability of the information provided in this form.

THIS FORM IS NOT A PERMIT FOR DEVELOPMENT. For information about development permitting, call the City of Austin Development Assistance Center at 512-974-6370. THIS FORM IS NOT A SUBSTITUTE FOR FEMA FORM 81-93, STANDARD FLOOD HAZARD DETERMINATION. Private flood hazard determination companies may provide Form 81-93. For more information on the National Flood Insurance Program and how to find a flood insurance agent, please visit <http://www.floodsmart.gov/floodsmart/>



City of Austin

WATERSHED PROTECTION

FLOODPLAIN INFORMATION REQUEST FORM

Tax Parcel ID: 0318040110		Date Processed: 1/2/2024	
Property Address: 4500 NUCKOLS CROSSING RD			
FEMA Flood Insurance Information:		City of Austin Regulatory Information:	
Flood Zone*: X		25-Year Flood Elevation**: NaN	
Community Number: 480624		100-Year Flood Elevation**: NaN	
Panel Number: null		All elevations are in feet above mean sea level; Datum for all elevations is NAVD88.	
Effective Date: 12/31/1969			
FEMA 100-Year Elevation*: NaN			
FEMA 500-Year Elevation*: NaN			

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Attachment 6 - Developer's Experience and Development Background

(Provide resumes and/or detailed narratives of the Development members' relevant experience, especially as it pertains to LIHTCs and affordable housing, and please provide a development experience summary, including the property names, their locations, number of units developed, populations served, years of placement in service, and the financing structures)



What we do hits H O M E.



VINEWOOD - DALLAS, TX



QUAIL CHASE - HOUSTON, TX



TIMBERS EDGE - BEAUMONT, TX



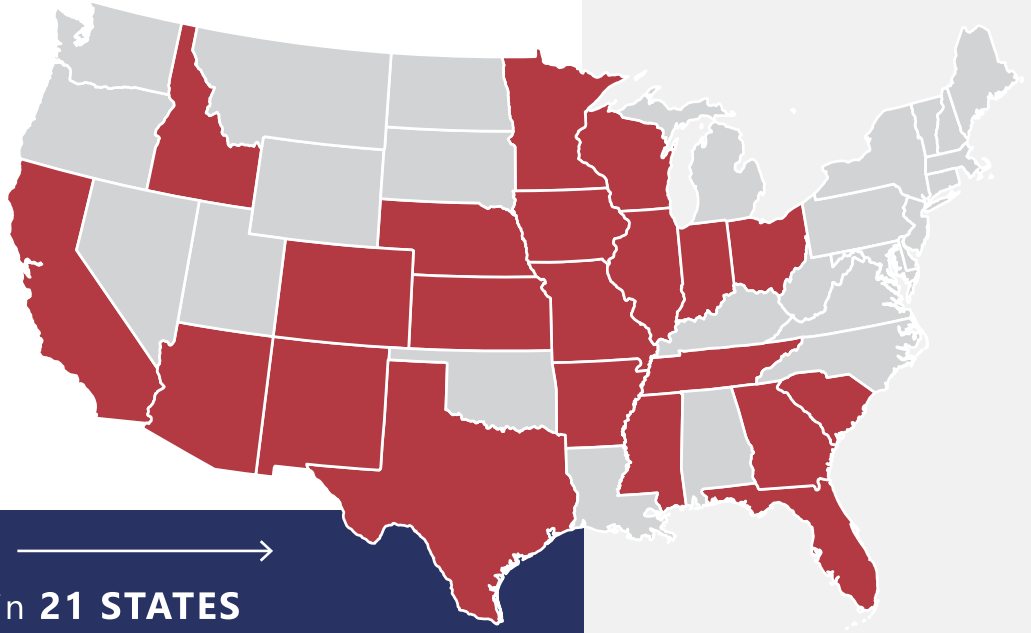
BECKLEY TOWNHOMES - DALLAS, TX

WHO WE ARE

We are a national affordable housing developer, owner, and manager, providing high quality homes for individuals and families.

2ND LARGEST

developer of affordable housing nationwide



200+ PROPERTIES →
30K+ Homes located in **21 STATES**

WHO WE SERVE

Dominium serves diverse populations from individuals to working parents and from artists to seniors.





HEAD OF HOUSEHOLD



\$26,363 AVERAGE INCOME OF RESIDENT
(includes value of subsidy)



43% 
of residents have completed at least some **COLLEGE**

 **35%**
of residents **WORK** in skilled, office or government jobs

OUR HOMES

Dominium's portfolio includes Section 42, Section 8, Senior, Artist and Market Rate homes. Most non-senior units are family homes with two or more bedrooms.

Residents that speak languages **other than English**





SILVER GLEN - HOUSTON, TX

TIMELINE

1972

Founded as a Section 8 developer

1990

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

1996

Began actively fixing troubled LIHTC properties which created our workout business unit

2011

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

2012

40th Anniversary Celebration

Named the 5th largest affordable apartment owner/manager in the country by AHF

2015

Announced the DOMINIUM 2025 initiative

Named the 2nd largest affordable apartment owner/manager in the country by AHF

2017

Reached \$3 billion in acquired assets

2018

Launched DOMINIUM GIVES

Reached 30,000 apartment homes and 1,000 employees

2020

Added headquarter offices in Atlanta, Dallas and Phoenix

2022

50th Anniversary Celebration

Reached 38,000 apartment homes and 1,300 employees

WHAT WE DO HITS HOME.

It's Dominion's promise, and we work hard every day to keep it. To us, **What we do hits HOME** means providing long-term value for our residents and employees, for the communities they live and work in, and for all our valued stakeholders.

Dominium brings excellence to the development and management of affordable housing communities across the United States. It is clear to us that our responsibility extends beyond completing deals and serving our residents; we have the responsibility to positively contribute to the communities where we operate. We strive to ensure all of Dominion's stakeholders are well-served:

- Residents gain places they are proud to call home;
- Financial and community stakeholders gain a solid partner dedicated to growth and community vitality along with economic development; and
- Dominion employees experience both an engaging place to work and the motivation to contribute to growth.

Access to quality, affordable housing is becoming increasingly important in every community across the country. It is critical infrastructure that allows families to succeed, businesses to grow and communities to flourish. Our residents and communities are at the heart of everything we do, and by developing quality homes that are as warm and welcoming as they are innovative, we create living spaces with long-term value that hits HOME.



PARK MANOR - SHERMAN, TX

OUR RESIDENTS

Our residents represent an incredibly diverse set of individuals and families. They are seniors, both retired and working. They are working parents. They are young professionals. They live in cities, the suburbs and rural communities. They represent a wide variety of racial and ethnic backgrounds.

There is no one group that benefits from affordable housing – it benefits many different kinds of people at all different stages of life. When more people have access to high-quality affordable housing, our communities, workplaces and schools are stronger.

DOMINIUM IS A FOR-PROFIT DEVELOPER OF AFFORDABLE HOUSING

We build value for our partners, investors and our communities by engaging in the development of affordable housing with the goal of returns over the long-term. This guides our approach to both development and management.

Unlike our non-profit counterparts, Dominion makes money on the properties we develop, own and manage. Because of our unique position as a mission-driven for-profit, Dominion can make a large difference in addressing the growing need for affordable housing. Dominion has the capacity and the strategic strength to evolve with market forces, helping by leading in the development of innovative projects that will meet the needs of growing communities across the U.S.

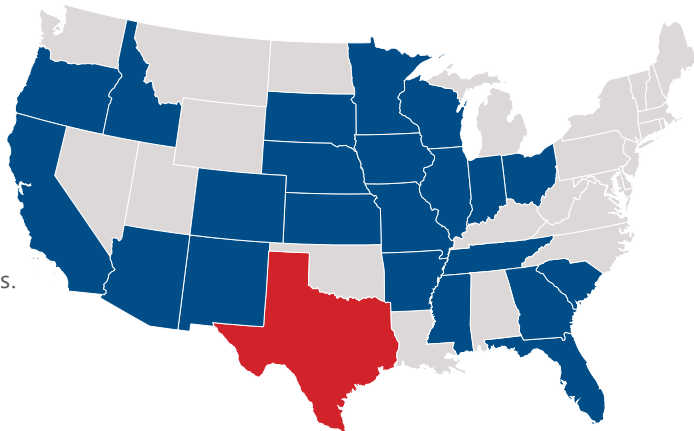
COMPANY OVERVIEW

Founded in 1972 by David Brierton and Jack Safar, Dominion is now the second largest affordable apartment development and management company in the nation. Created as a family of companies (Dominium Development & Acquisition, LLC / Dominion Management Services, LLC), Dominion utilizes a variety of real estate disciplines throughout the development and acquisition process. Dominion has grown substantially over the past several years by becoming a leader in the real estate industry. Since 1991, Dominion has grown from a company with 3,000 apartment units to a company that now owns almost 40,000 apartment homes. This growth is credited to the company's ability to adapt to an ever-changing real estate market.

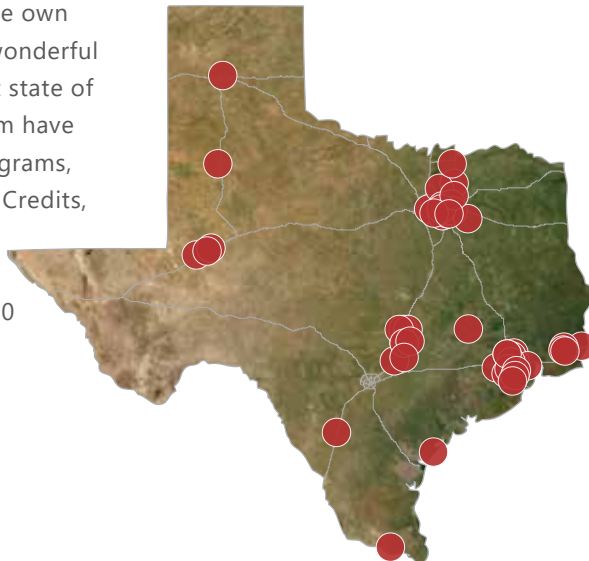


DOMINIUM IN TEXAS

For over 50 years, Dominion has been committed to superior resident experiences by providing best-in-class rental opportunities through sound management of apartments and townhomes. Dominion owns, develops and manages rental communities in 18 states, including Texas.



We are proud to say we own and manage over 45 wonderful properties in the great state of Texas, which all of them have TDHCA affordable programs, including Housing Tax Credits, Tax-Exempt Bonds, and HOME, representing over 8,600 homes and employing almost 300 people.



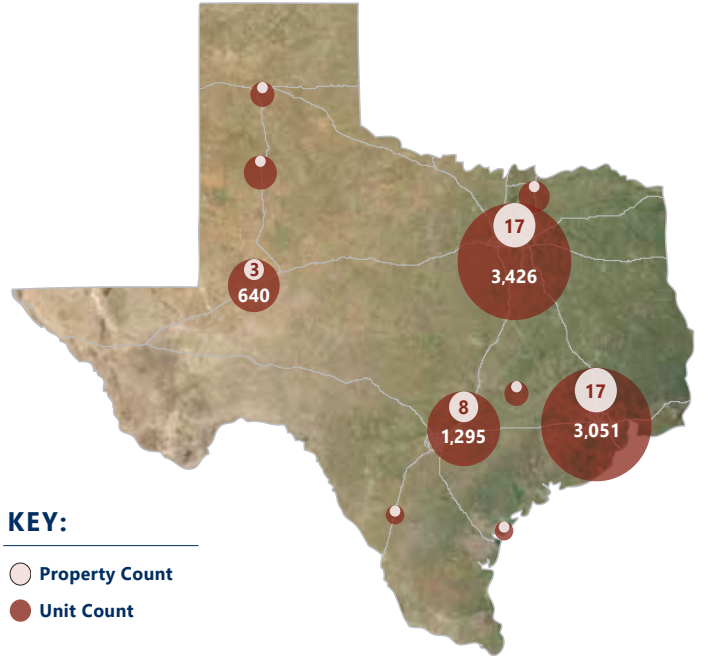
STATS AT-A-GLANCE

- Owns and manages 45+ properties in Texas
- ALL Texas properties have TDHCA Affordable Housing Programs
- Dominion entered Texas in October 2008
- Since 2008 has grown its Texas portfolio to over 8,600 homes
- Almost 300 professional employees in Texas
- Four offices in Texas
- Owns and manages more than 38,000 rental homes in 18 states
- 2nd largest owner of affordable housing
- 50+ years in business
- Multi-generational company
- Portfolio of over \$1.6 billion in owned properties
- Experienced and highly-trained staff

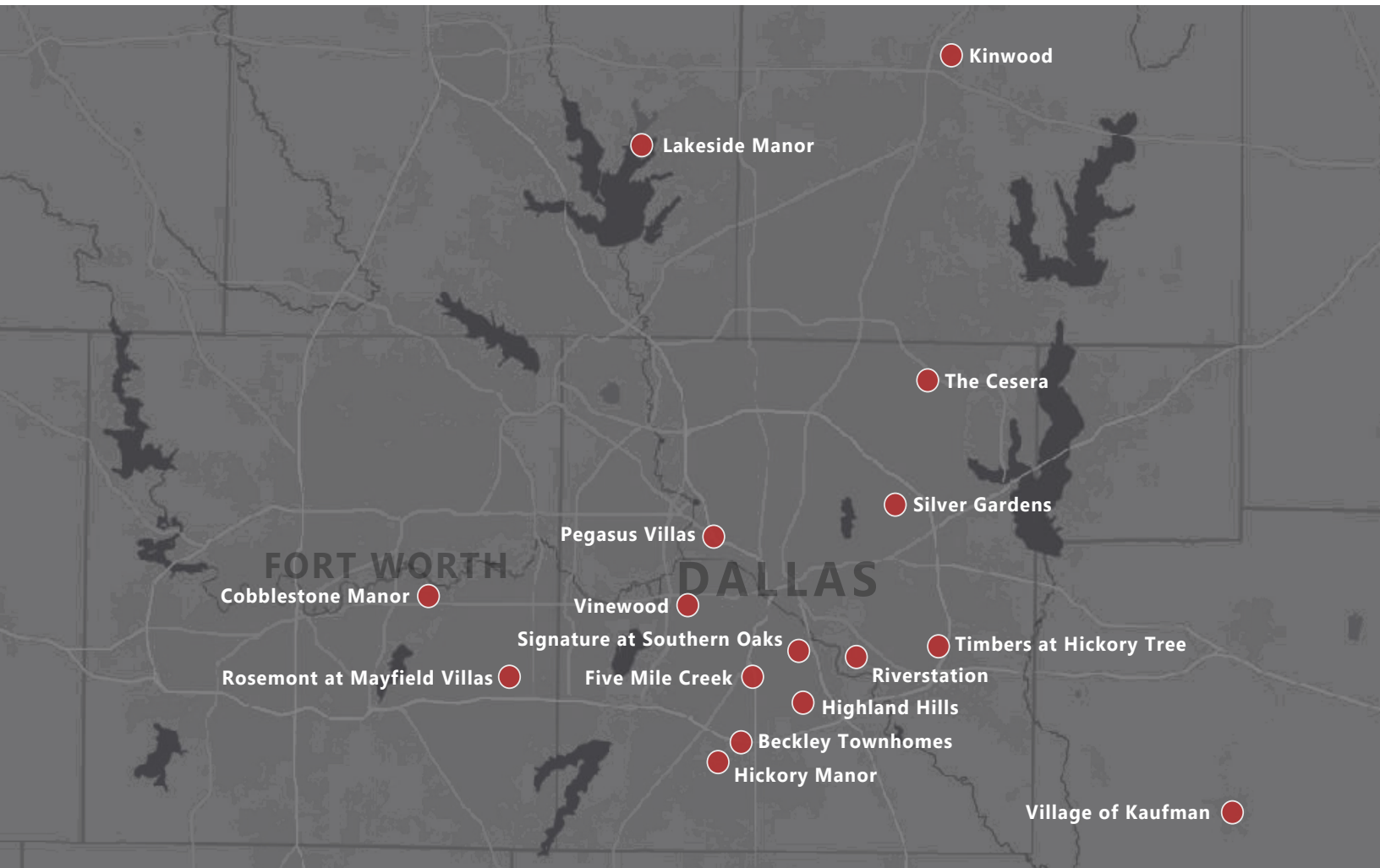
DOMINIUM IN TEXAS

Dominium owns and operates approximately 8,600 homes in the Dallas and Fort Worth (DFW) area alone and has also expanded into the neighboring communities of Desoto, Balch Springs, Mckinney, Little Elm, and Kaufman.

Dominium's investment in the area continues to grow with the majority of its DFW portfolio having been acquired or developed in the past 5 years.



DOMINIUM PROPERTIES IN THE DALLAS / FORT WORTH AREA





2022 NATIONAL MULTIFAMILY HOUSING COUNCIL (NMHC) 50

The NMHC's authoritative ranking of the nation's Top 50 Apartment Owners and Top 50 Managers as well as the Top 25 Developers, Top 25 Builders and Top 10 Syndicators.

TOP 50

- LARGEST APARTMENT OWNERS: #30
- LARGEST APARTMENT MANAGERS: #46

TOP 25

- LARGEST BUILDERS: #17
- LARGEST DEVELOPERS - #18

U.S. BEST MANAGED COMPANY BY DELOITTE

Recognizes excellence and honors private companies for their strategy, execution, culture and financials. This group joins hundreds of private companies around the world that have earned this designation in a rigorous and independent process that evaluates four key criteria in their management skills and practices - strategy, execution, culture and financials.

SELECTED AS A 2020 U.S. BEST MANAGED COMPANY HONOREE: DOMINIUM

NATIONAL AFFORDABLE HOUSING MANAGEMENT ASSOCIATION (NAHMA) VANGUARD AWARDS

Celebrates success in the multifamily affordable housing industry by recognizing and benchmarking newly developed or significantly rehabbed affordable multifamily housing communities that showcase high quality design and resourceful financing.

2019 VANGUARD AWARD WINNERS

- NEW CONSTRUCTION:
UNION FLATS
- MAJOR REHAB OF HISTORIC STRUCTURE:
MILLWORKS LOFTS

HOUSING COLORADO THE EAGLE AWARD

Established in 1990, the Eagle Award represents one of the highest achievements for the Colorado housing community. This prestigious award celebrates the extraordinary accomplishments and outstanding leadership in housing and support services. The award honors individuals, agencies, projects, and programs that soar to new heights in their work to ensure safe, fair, affordable housing for all Coloradans. Winners are chosen by an industry-diverse selection committee.

2019 PEOPLE'S CHOICE AWARD WINNER:
NORTH RANGE CROSSINGS

NATIONAL ASSOCIATION OF HOME BUILDERS (NAHB) PILLARS OF THE INDUSTRY

NAHB's Multifamily Pillars of the Industry Awards highlight creative development concepts, innovative financing strategies, great design, and superior management and marketing in the apartment and condo marketplace.

The Pillars awards are held in high esteem by top-level multifamily development companies, management firms and experts in the field. The annual competition is judged by a jury of knowledgeable peers, each having a proven record of success in various facets of the multifamily industry.

2017 MULTIFAMILY DEVELOPMENT FIRM OF THE YEAR: DOMINIUM

2019 BEST REDEVELOPMENT OF A MULTI-FAMILY COMMUNITY:
LAKECREST VILLAGE

2018 BEST ADAPTIVE REUSE COMMUNITY: MILLWORKS LOFTS

Dominium listened to us, they've gotten to know us, our needs, and our concerns, and they have actually changed their plan based on our feedback. They demonstrated their sincere efforts to establish long-term relationships and develop a partnership for the benefit of current and future residents of this area. We look forward to continuing to work with Dominium in ongoing efforts to improve our community.

LAUREL FRANCEL

Southeast Austin Neighborhood Team

It's not often that we hear from neighbors in support of zoning cases and to talk so highly of developers. It really shows the extent that Dominium worked with our neighborhood to ensure all the needs were addressed. These properties will help our low-income communities, it will help veterans, it will help vulnerable communities. It will provide essential workforce housing when we need it the most. By having more properties like Dominium's we are investing in our community.

VANESSA FUENTES

City Councilmember | Austin, Texas

Housing is one of those demands that was very difficult for us to find, especially for our families. Finding them housing, affordable housing, and finding partnerships has not been easy. We're very happy to be in partnership with Dominium to get them the services that they need to integrate into our American society.

DR. CHRIS HARVEY

Mayor | Manor, Texas

We thank the Dominium Foundation for making a difference. I don't know of any other developer that gives back the way Dominium does and has for a long period of time.

JOY HORAK-BROWN

President & CEO | New Hope Housing, Inc.

When Dominium approached us about partnering, we were thrilled as they went over all of their experience. They're such a top-notch company from development to asset management. We're thrilled that we can be a long-term partner with Dominium.

SUZANNE SCHWERTNER

Director of Development | Austin Housing Authority

I remember one of our families thanking Dominium for the playground and saying, "I've never had a playground where I live." Dominium provides beautiful communities and homes for families.

MELINDA FRAZER

*Business Development Senior Director
Portfolio Resident Services*

Timbers at Hickory Tree connects teachers, police, elderly, childcare providers, paramedics, and veterans in Balch Springs. Housing is a choice and it's become a front-burner asset as the demand continues to rise. Dominium has raised the bar on what the future of development looks like and all I can say is, "Wow."

CARRIE GORDON

Mayor | Balch Springs, TX

We're a growing community and people are coming here from all over the world. And because of developers like Dominium housing is being built for hard-working people, for working families in our community.

CHARLENE RUSHING

City Councilmember | Balch Springs, TX



This is what spurs growth. It will bring developers, retail, family dining and entertainment. You can live, work, and play here and enjoy peaceful living. We're grateful for Dominion, thank you for the partnership and a wonderful development. I can't say it enough what it means to our citizens to have housing choices.

SUSAN CLUSE

City Manager | Balch Springs, Texas

I want to applaud Dominion for all of their efforts to provide more affordable homes. For Texans who find themselves without access to affordable housing, it's often an overwhelming and isolating experience. However, in the face of those hardships, there are community organizations and local businesses who partner to get Texans back on their feet. I commend the work of Dominion here in Texas and the hope that their work symbolizes for so many in need.

JOHN CORNYN

United States Senator | R-Texas

Differentiated by their long-term approach to housing, Dominion owns and manages their communities. Unlike other groups who sell for a profit as soon as they can, Dominion's strategy shows up in their attention to detail throughout the design and construction process. The resident experience is at the heart of everything Dominion does and they aim to produce communities that are indistinguishable or superior to market-rate communities.

MARK MAYFIELD

President & CEO | Texas Housing Foundation






CROSSROAD COMMONS

Crossroad Commons is Dominion’s third new construction project in Texas and its first in the state capital. Located in the growing community of northeast Austin, the property will provide affordable housing for the next 30+ years to 216 families making 60% or less of the area median income.

The property features 7 residential buildings ranging between 24-36 homes in each, and contains 48 one-bedrooms, 84 two-bedrooms, and 84 three-bedroom layouts. Each home includes granite countertops, resilient flooring, and laundry equipment. The community features a clubhouse containing a resident services area, fitness center and yoga studio, café lounge, and children’s play room along with the younger residents enjoying several outdoor playgrounds. 22 of the property’s 32 acres have been preserved for the surrounding watershed with walking trails for residents to enjoy.

Dominium partnered with Austin Affordable Housing Corporation (AAHC), a subsidiary of the Housing Authority of the City of Austin (HACA) to develop the property. An affiliate of HACA issued the tax-exempt bonds for the project, and the Texas Department of Housing and Community Affairs (TDHCA) issued the Housing Tax Credits. Construction period financing was provided through a construction loan originated by Citibank and an equity bridge loan from Great Southern Bank. Permanent financing will be provided through a Freddie Mac Forward Tax-Exempt Loan serviced by Citibank, and Alliant Capital has made an equity investment in the 4% Housing Tax Credits.



NAME: Crossroad Commons
Austin, TX

TYPE OF PROJECT:
216 Affordable Apartments

ARCHITECT:
Smith Gee Studio

CIVIL ENGINEER:
Kimley Horn

GENERAL CONTRACTOR:
Austin Affordable Housing Corporation

PRIME SUBCONTRACTOR:
Weis Builders

DOMINIUM’S RESPONSIBILITY:
Real Estate Development
Project Financing
Legal and Environmental Services
Architectural Consulting
Construction Management
Property Management
Section 42 Compliance

FINANCIAL PARTNERS:
Citibank
Great Southern Bank
Alliant Capital
Freddie Mac
TDHCA
Housing Authority of the City of Austin
Austin Affordable Housing Corporation
Austin Affordable PFC, Inc
Commercial Partners Title
Dougherty & Company, LLC
Bridgewater Bank

TOTAL DEVELOPMENT COST:
\$65,000,000

SIZE: 32 Acres

COMPLETION DATE:
Spring 2022





LAKECREST VILLAGE APARTMENTS

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.

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





QUAIL CHASE

A P A R T M E N T S

NAME:
Quail Chase
Houston, TX

TYPE OF PROJECT:
248 Apartments
Workforce/Section 42

ARCHITECT:
Ebersoldt & Associates

GENERAL CONTRACTOR:
Dominium Construction &
Architectural Services

CONSTRUCTION MANAGER:
Katerra Construction

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

FINANCIAL PARTNERS:
Texas Department of Housing &
Community Affairs
Harris County Housing Authority
CIBC
Minnwest Bank
WNC

TOTAL DEVELOPMENT COST:
\$35,000,000

SIZE:
5.35 Acres (Site)
286,835 Square Feet (Building)

Quail Chase Apartments, located in north Houston, was originally constructed in 2000. The property consists of one, two, and three bedroom multifamily apartment units, spread across 31 residential buildings and centered around a common area amenity space. At the time of acquisition, the property had significant deferred maintenance issues including failing exteriors, outdated amenities, and unit interiors in need of upgrades.

Dominium's acquisition of Quail Chase provides for a full property rehabilitation with a budget of over \$7 million — over \$30,000 per unit — while preserving the community as affordable for another 30 years.

The project rehab scope included substantial unit upgrades featuring new granite countertops, new cabinet fronts, new energy star appliances, new LED lighting, and all new plumbing fixtures. Common area renovations included a full remodel of the existing clubhouse building, featuring a brand new club room & kitchen, fitness center, computer room, theater room, and upgraded maintenance and leasing offices. Several amenity spaces were added and/or enhanced, including the installation of an outdoor splash pad play area, large new playground, field turf play field, bus stop, and an outdoor seating pavilion complete with grilling stations. Exterior upgrades included the installation of new roofs on all buildings, as well as gutter and splash block replacement throughout the site.

Quail Chase was made possible by a tax exempt bond allocation provided by the Harris County Housing Authority, an allocation of 4% Low-Income Housing Tax Credits from the Texas Department of Housing & Community Affairs (TDHCA), financing provided by CIBC & Minnwest Bank, and an equity investment provided by WNC.





Scharbauer FLATS



Scharbauer Flats is Dominion’s fourth new construction project in Texas and its second in Midland. Midland MSA has seen some of the largest growth in area median incomes in all of Texas over the past few years. This development addresses a critical need for housing in the city by providing quality and affordable homes to 300 families, making on average, 60% or less of the area median income.

The community features 9 residential buildings ranging between 24-36 homes each, and contain 84 one-bedrooms, 108 two-bedrooms, and 108 three-bedroom apartment homes. Each home includes a full kitchen, resilient flooring, laundry, and balcony or patio. The community features include a clubhouse containing a fitness center, yoga studio, children’s activity center, resident services area, clubroom, and café. The property will also feature several playgrounds and an outdoor pool and sundeck.

Dominium partnered with Texas Housing Foundation to develop the property. Texas State Affordable Housing Corporation (TSAHC) issued the tax-exempt bonds for the project and the Texas Department of Housing and Community Affairs (TDHCA) provided a determination for the 4% Housing Tax Credits. Construction period financing was provided by America First Multifamily Investors (ATAX) through a tax-exempt construction loan and taxable equity bridge loan, and permanent financing was provided through a Freddie Mac Forward Tax-Exempt loan serviced by Greystone. AEGON has made an investment in the 4% federal low income housing tax credits.



NAME:
Scharbauer Flats
Midland, TX

TYPE OF PROJECT:
300 apartment homes
100% affordable (60% AMI)

ARCHITECT:
BKV Group

CIVIL ENGINEERS
Loucks Engineering
Newton Engineering

CONTRACTOR
THF Housing Development Corporation

PRIME SUBCONTRACTOR
MW Builders

DOMINIUM’S RESPONSIBILITY:
Real Estate Development
Project Financing
Architectural Consulting
Construction Management
Property Management
Section 42 Compliance
Construction Management

FINANCIAL PARTNERS:
TDHCA
TSAHC
Texas Housing Foundation
City of Midland
AEGON
America First Multifamily Investors
Greystone
Freddie Mac
Commercial Partners Title
Colliers

TOTAL DEVELOPMENT COST:
\$77,000,000

SIZE: 18 Acres

COMPLETION DATE:
May 2022





TIMBERS

AT HICKORY TREE

Timbers at Hickory Tree, Dominion's second new construction project in the state of Texas, provides 216 homes of affordable family housing. Located in Balch Springs, Timbers at Hickory Tree provides quality affordable housing to individuals and families earning no more than 60% of Area Median Income (AMI). Dominion closed on the acquisition of the land in September of 2019, financing for the project in December of 2019 with construction completed in June of 2021.

Within the seven three-story apartment buildings there is a mixture of one, two, and three bedroom homes. Community amenities include a large clubhouse comprised of a voluminous community room equipped with a fireplace and kitchen, fitness center, outdoor pool, two playground areas, and detached parking garage spaces. The site is also adjacent to the City of Balch Springs' Luedeke Park; as part of the project, Dominion provided a direct connection to the park for residents as well as built out a walking trail, seating, and additional lighting for both our residents and the public to enjoy.

Timbers at Hickory Tree's financing includes a Freddie Mac Forward Tax Exempt Loan serviced by Berkadia, a construction loan provided by TCF Bank, an equity bridge loan provided by Colliers, an equity investment from Alliant Capital and both an issuance of tax-exempt bonds as well as the 4% Low-Income Housing Tax Credits from the Texas Department of Housing & Community Affairs. Special thanks is also due to the City of Balch Springs, without their support this project would not have been possible. We would like to thank all these partners along with many others for their assistance on this project, continued commitment to providing affordable housing and ongoing partnership with Dominion.

NAME:

Timbers at Hickory Tree
Balch Springs, TX

TYPE OF PROJECT:

216 Multifamily Apartments
100% Affordable (60% AMI)

ARCHITECT:

Smith Gee Studio

**GENERAL CONTRACTOR &
CONSTRUCTION MANAGEMENT:**

Dominium Construction
& Architectural Services
Weiss Construction

DOMINIUM'S RESPONSIBILITY:

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

FINANCIAL PARTNERS:

Freddie Mac
Berkadia
TCF Bank
Colliers
Alliant
Texas Department of Housing
& Community Affairs

TOTAL DEVELOPMENT COST:

\$53,000,000

SIZE:

10.35 Acres (Site)
231,912 Square Feet (Building)

COMPLETION DATE:

June 2021





Ventura at Tradewinds Apartments, Dominion's first new construction project in the state of Texas, is a development located in Midland. The project will include 204 homes, a clubhouse with a children's play area, community room with kitchen, fitness center, library, and supportive services area. In addition, exterior amenities include a pool, playground, grilling area, and an on-site dog park. In-home features include a full kitchen, 9' ceilings, walk-in closet(s), washer/dryer, and a balcony/patio.

This community provides affordable housing to people of different income levels through the election of income averaging. On average, residents of Ventura at Tradewinds will earn 60% or less of the area median income. Spread across 7 residential buildings, the unit mix consists of 36 one-bedrooms, 84 two-bedrooms, and 84 three-bedroom homes. The site contains 410 surface parking spaces, which are no additional charge to the residents.

Texas Housing Foundation purchased the 9-acre parcel of land where the development is located on January 7, 2019 from Grace Partnership, LLC, and concurrently entered into a 99-year ground lease with THF Midland Leased Housing Associates I, Limited Partnership. Dominion serves as the Class B Limited Partner in the Partnership, and the General Partner is an affiliate of Texas Housing Foundation.

Ventura at Tradewinds is financed through the combination of Tax-Exempt bonds issued by Texas State Affordable Housing Corporation (TSAHC), 4% Low Income Housing Tax Credits allocated by the Texas Department of Housing and Community Affairs (TDHCA), a Freddie Mac Forward Tax Exempt Loan serviced by JLL, a construction and equity bridge loan provided by Associated Bank, and an equity investment in the 4% tax credits from WNC & Associates. Dominion has a proven track record of being successful with this complicated financing execution. Ventura at Tradewinds is a project that all deal participants can be proud of, and will serve the community for years to come.



VENTURA

- AT TRADEWINDS -

NAME: Ventura at Tradewinds
Midland, TX

TYPE OF PROJECT:
204 Apartments
Section 42

ARCHITECT:
Cross Architects, PLLC

GENERAL CONTRACTOR:
THF Housing Development Corporation

PRIME SUBCONTRACTOR:
Pavilion Construction

CONSTRUCTION MANAGER:
Dominium Construction &
Architectural Services

DOMINIUM'S RESPONSIBILITY:
Real Estate Development
Project Financing
Legal & Environmental Services
Design & Construction Management
Property Management

FINANCIAL PARTNERS:
TSAHC
TDHCA
Freddie Mac
JLL
Associated Bank
WNC & Associates

TOTAL DEVELOPMENT COST:
\$50,000,000

SIZE: 9.1 Acres (Site)
222,723 Square Feet (Building)

COMPLETION DATE:
Spring 2021





Atlanta | Dallas | Minneapolis | Phoenix

DOMINIUMAPARTMENTS.COM 

What we do hits H O M E.



What we do hits HOME.



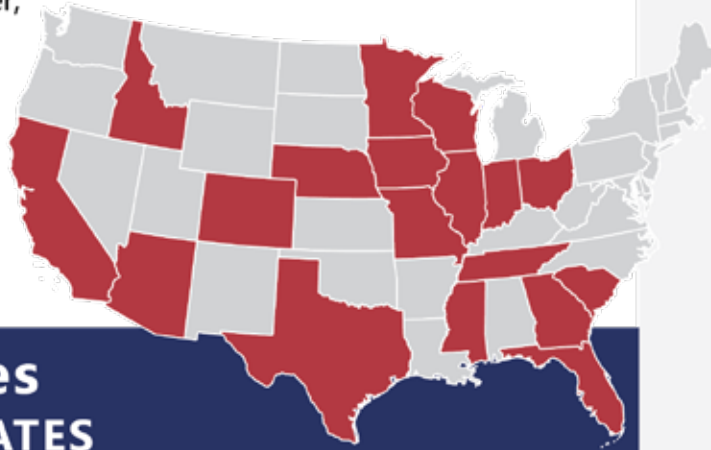


WHO WE ARE

We are a national affordable housing developer, owner, and manager, providing high-quality homes for individuals and families.

220+ →
PROPERTIES

38k+ Homes
in nearly **20 STATES**



WHO WE SERVE

Dominium serves diverse populations from individuals to working parents and from artists to seniors.

HEAD OF HOUSEHOLD

71% WOMEN

65% SINGLE

Residents that speak languages **other than English**



\$26,363 AVERAGE INCOME OF RESIDENT
(includes value of subsidy)



43% 
of residents have completed at least some **COLLEGE**

 **35%**
of residents **WORK** in skilled, office or government jobs

OUR HOMES

Dominium's portfolio includes Section 42, Section 8, Senior, Artist and Market Rate homes. Most non-senior units are family homes with two or more bedrooms.



SECTION 42
units are rent restricted based on the area median income and residents qualify based on their income



SECTION 8
housing is for Dominion's lowest income residents who pay a portion of their rent with a voucher or subsidy



SENIOR
properties for residents ages 50, 55+ or 62+ are both income and age restricted



ARTIST
housing is Dominion's Section 42 homes reserved for those working in the arts



MARKET RATE
housing is not income restricted and is available in some of Dominion's portfolio

What we do hits HOME.



WHAT WE DO HITS HOME.

It's Dominium's promise, and we work hard every day to keep it. To us, **What we do hits HOME** means providing long-term value for our residents and employees, for the communities they live and work in, and for all our valued stakeholders.

Dominium brings excellence to the development and management of affordable housing communities across the United States. It is clear to us that our responsibility extends beyond completing deals and serving our residents; we have the responsibility to positively contribute to the communities where we operate. We strive to ensure all of Dominium's stakeholders are well-served:

- Residents gain places they are proud to call home;
- Financial and community stakeholders gain a solid partner dedicated to growth and community vitality along with economic development; and
- Dominium employees experience both an engaging place to work and the motivation to contribute to growth.

Access to quality, affordable housing is becoming increasingly important in every community across the country. It is critical infrastructure that allows families to succeed, businesses to grow and communities to flourish. Our residents and communities are at the heart of everything we do, and by developing quality homes that are as warm and welcoming as they are innovative, we create living spaces with long-term value that hits HOME.

OUR RESIDENTS

Our residents represent an incredibly diverse set of individuals and families. They are seniors, both retired and working. They are working parents. They are young professionals. They live in cities, the suburbs and rural communities. They represent a wide variety of racial and ethnic backgrounds.

There is no one group that benefits from affordable housing – it benefits many different kinds of people at all different stages of life. When more people have access to high-quality affordable housing, our communities, workplaces and schools are stronger.

DOMINIUM IS A FOR-PROFIT DEVELOPER OF AFFORDABLE HOUSING

We build value for our partners, investors and our communities by engaging in the development of affordable housing with the goal of returns over the long-term. This guides our approach to both development and management.

Unlike our non-profit counterparts, Dominium makes money on the properties we develop, own and manage. Because of our unique position as a mission-driven for-profit, Dominium can make a large difference in addressing the growing need for affordable housing. Dominium has the capacity and the strategic strength to evolve with market forces, helping by leading in the development of innovative projects that will meet the needs of growing communities across the U.S.

Dominium strives to make a positive difference in the cities and neighborhoods we call home. We believe that corporate social responsibility means building vibrant neighborhoods around the country, empowering employees to engage in their communities and creating opportunities for our residents to thrive. As a leader in developing and managing affordable housing, we know that our responsibility extends beyond simply building homes.

Dominium gives back to our communities in a number of ways:

DONATES



BUILDS



ASSISTS



VOLUNTEERS



DONATES:

Through DOMINIUM and the DOMINIUM FOUNDATION we donate more than \$1 million a year to community organizations that build stronger families and neighborhoods.

BUILDS:

Through the DOMINIUM PRO BONO PROGRAM, we provide free development services to non-profit organizations that are addressing critical housing challenges. Through this program, 10% of our development efforts are provided free of charge.

COMPLETED PROJECTS

Dorothy Day Place (*St. Paul, MN*) \$72M Development

Exodus II (*Minneapolis, MN*) \$70M Development

UPCOMING/ONGOING PROJECTS IN PERMANENT SUPPORTIVE HOUSING

The Commons (*Colorado Springs, CO*) \$20M Development

Rural Neighborhoods for Seniors (*Gainesville, FL*) \$15M Development

Solid Ground Apartments (*Lakewood, CO*) \$20M Development

DESC Burien (*Seattle area*) \$38M Development

OTHER OUTREACH OPPORTUNITIES

Texas | Nashville | Atlanta | Phoenix

To learn more, visit

DOMINIUMAPARTMENTS.COM/GIVES



DOROTHY DAY PLACE



ASSISTS:

Serving and operating in locations nationwide, our employees live through the natural disasters that dominate headlines. Through the employee-supported DOMINIUM EMPLOYEE EMERGENCY FUND, we assist our employees financially in recovering from fires, floods, hurricanes and other uncontrollable life-altering events. We encourage all to donate to support each other in times of need.

VOLUNTEERS:

Our employees and residents are instrumental to the success of our organization. Through the DOMINIUM VOLUNTEER PROGRAM, we empower employees to engage in volunteerism for causes important to them in their local communities.

We are committed to volunteerism across all levels of our organization, from top to bottom. Each year, Dominium employees volunteer thousands of hours and each one of those hours is matched with a financial contribution to multiply the positive impact our employees make in the communities they serve. We are proud to match company resources with employee passion and encourage and reward community service.

“ It (EEF) truly is inspiring and I need you to know it is massively appreciated. ”



To learn more, visit

[DOMINIUMAPARTMENTS.COM/GIVES](https://www.dominiumapartments.com/gives)



Dominium's Resident and Employee Scholarship Program

TALENT LIVES EVERYWHERE, OPPORTUNITY LIVES HERE.

Dominium is committed to providing safe and affordable housing, as well as improving the lives of the individuals and families in the communities we serve. In 2020, we launched our scholarship program, which aligns with our corporate giving initiative, Dominium Gives.

Opportunity's Front Door is Dominium's scholarship program for our residents, employees and their dependents. It is designed to help close the gap between potential and opportunity. Our goal is to help break down financial barriers and provide easier access to certification programs and higher learning. We believe that community fosters talent, and when talent gets a chance to shine, the future looks brighter for everyone.

Providing safe and affordable housing is an essential part of building strong communities, but communities need more than just space to thrive. Dominium is committed to empowering those that we serve. We believe in creating opportunities for both our residents and employees to pursue their dreams and reach their full potential and we know that education can often be the first step to opening new doors.



Now contributing \$2 MILLION a year towards scholarships for any higher education or certificate programs, awarding our residents and employees or their dependents 400 SCHOLARSHIPS at \$5,000 EACH.

To learn more, visit:

DOMINIUMAPARTMENTS.COM/SCHOLARSHIP





Dominium's Internship Program

PROVIDING EMPOWERING OPPORTUNITIES.

Dominium is committed to developing the promising talents of exceptional students through the experience gained through paid internships in all aspects of the company's operations. With the recognition that a significant number of Dominium's employees began their careers through college internships, the company understands that these positions not only provide opportunities for students, but also infuse the organization with a new generation of talent.

Now offering:

- DEVELOPMENT INTERNSHIPS**
- CORPORATE INTERNSHIPS**
- PROPERTY MANAGEMENT INTERNSHIPS**
- RESIDENT INTERNSHIPS**



"During my senior year in high school, I will work at the property about 20 hours per week. I help answer phones, deliver notices to residents, check the grounds, and do filing and other tasks. I also get to work side-by-side with the maintenance manager, who's taught me a lot. I'm learning as I go. On top of that, it's a paid position and that helps out our family!" - Joseph, Resident

To learn more, visit:

[DOMINIUMAPARTMENTS.COM/CAREERS/INTERNSHIPS](https://www.dominiumapartments.com/careers/internships)





2022 NATIONAL MULTIFAMILY HOUSING COUNCIL (NMHC) 50

The NMHC's authoritative ranking of the nation's Top 50 Apartment Owners and Top 50 Managers as well as the Top 25 Developers, Top 25 Builders and Top 10 Syndicators.

TOP 50

- LARGEST APARTMENT OWNERS: #30
- LARGEST APARTMENT MANAGERS: #46

TOP 25

- LARGEST BUILDERS: #17
- LARGEST DEVELOPERS - #18

U.S. BEST MANAGED COMPANY BY DELOITTE

Recognizes excellence and honors private companies for their strategy, execution, culture and financials. This group joins hundreds of private companies around the world that have earned this designation in a rigorous and independent process that evaluates four key criteria in their management skills and practices - strategy, execution, culture and financials.

SELECTED AS A 2020 U.S. BEST MANAGED COMPANY HONOREE: DOMINIUM

NATIONAL AFFORDABLE HOUSING MANAGEMENT ASSOCIATION (NAHMA) VANGUARD AWARDS

Celebrates success in the multifamily affordable housing industry by recognizing and benchmarking newly developed or significantly rehabbed affordable multifamily housing communities that showcase high quality design and resourceful financing.

2019 VANGUARD AWARD WINNERS

- NEW CONSTRUCTION:
UNION FLATS
- MAJOR REHAB OF HISTORIC STRUCTURE:
MILLWORKS LOFTS

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LAKECREST VILLAGE

2018 BEST ADAPTIVE REUSE COMMUNITY: MILLWORKS LOFTS

We want to make sure that every community has access to clean energy. We want to make sure every community has access to low-carbon, high-quality, affordable housing and affordable housing developers with their eye on the prize of sustainability. They are offering a huge opportunity for families and lower income communities to participate in this green energy revolution, this sustainability revolution. This is where America is going, this is where the market is going, and I give credit to affordable housing developers like Dominion for helping lead the way and helping set a vision that others can follow too.

MICHAEL NOBLE

Executive Director | Fresh Energy

Dominium has been an incredible partner for us over the years. They're a partner in affordable housing across the country. Right now, we have a huge housing crisis in this country and certainly in the Twin Cities. Without a focused effort, without all partners coming to the table to try to solve this problem, we're never going to get ahead of the curve. But we know if we put a family in a stable, safe, affordable house, their lives will be changed forever.

CHRIS COLEMAN

President | Habitat For Humanity Twin Cities

Aeon cannot do its work without the community engaging. Folks like Dominion, bringing their expertise and their support, financial and otherwise, to the table is absolutely critical in our ability to get our work done.

ALAN ARTHUR

President & CEO | Aeon

I have to hand it to Dominion. They did an extraordinary job at bringing these different players and building the coalition necessary to create a really beautiful project. Everyone from the city to the financiers to the construction workers, this was a collaborative effort that is now complete with a wonderful community asset.

JACOB FREY

Mayor | Minneapolis

Right on the middle of what I would call St. Louis' living room, you had this hulking crumbling former gem of a building that was not only sad to walk by but was a momentum killer. There is no question that this was a gargantuan task. For someone like Dominion to be able to step into that and to pull the pieces together, pull so many parties together...to make it not only to get it done at some bare minimum level, but really to make it a shining example of what's possible when that kind of collaboration happens is really remarkable. To live in a vibrant place where innovation is embraced, downtown St. Louis ought to be...and I think the Arcade helps it become, a place where people of different ethnic, race and socio-economic backgrounds flourish.

ZACK BOYERS

Chairman & CEO | US Bank Community Development Corporation

Since Dominion came into the market, they've done a great job of really turning around the affordable market here in Florida.

DAVID LEON

Partner | Nelson Mullins Riley & Scarborough LLP



Tenacity and courage would be an understatement. The brilliance of their work has shown through and they created a new paradigm for St Louis. They created a real sense of community. That's what downtown needs.

STEVEN STOSEL

President | DFC Group

I have to say that you all are very easy to work with. They really have their stuff together, Dominion. They make it really easy to partner with them to bring what is absolutely needed here in Covington. We have been growing like crazy. Our economic development people here are doing a fantastic job... The number of jobs available here has grown tremendously and we want to make sure that people who are working in these places have a place to live and people – as they are retiring – can still live in a place that they enjoy. They can be close to their grandkids, enjoy their community, and still be able to contribute to their community. So, we are certainly happy that you are here, and we look forward to more partnerships with you.

SHAMICA TUCKER

Executive Director | City of Covington Housing Authority

Dominium's impact has been profound on our organization. They are recognized not only as leaders in the affordable housing arena, but as civic leaders and people trust them.

LOUIS KING

President & CEO | Summit Academy OIC





Atlanta | Dallas | Minneapolis | Phoenix

DOMINIUMAPARTMENTS.COM 

What we do hits H O M E.

Attachment 7 – Resolution from County

(If the proposed development is located in the ETJ of Austin, please include the executed resolution from the applicable County Commissioners' Court, as required by TDHCA)

Attachment 8 – Inducement Resolution & TBRB Certificate of Reservation

*(Attach the inducement resolution from the issuer of bonds for the proposed development, **as well as a Certificate of Reservation from the Texas Bond Review Board.** If the Certificate of Reservation is not yet available, the Applicant must demonstrate that its receipt is imminent.)*



TEXAS BOND REVIEW BOARD

Governor Greg Abbott, Chairman
Lieutenant Governor Dan Patrick
Speaker Dade Phelan
Comptroller Glenn Hegar

Robert B. Latsha II
Executive Director

Carryforward Designation Certificate Docket Number 23CF-006

Pursuant to the terms of the Internal Revenue Code of 1986 (the "Code"), the Texas Civil Statutes, Article 5190.9a, as amended (the "Act"), and Chapter 1372 of the Government Code (the "Act"), the undersigned on behalf of the Texas Bond Review Board, hereby issues this Carryforward Designation Certificate for the purpose of confirming that the Issuer has received a carryforward designation for 2023.

The undersigned certifies that the State ceiling for calendar year 2023, imposed by the Code, was \$3,603,548,640 and the aggregate amount of 2023 private activity bonds issued during 2023 pursuant to the State ceiling was \$1,199,810,242.57. The excess State ceiling of \$2,403,738,397.43 is hereby available for carryforward designation for one or more carryforward purposes.

The undersigned certifies that on January 2, 2023, an "Application for Carryforward" was filed with the Texas Bond Review Board by Austin Housing Finance Corporation (the "Issuer") for the issuance of bonds to pay costs related to a qualified residential rental housing project. The amount of \$50,000,000 is hereby confirmed as carryforward to the Issuer for the purpose of issuing bonds under Section 1312 of the Tax Act.

The undersigned further certifies that no independent investigation or verification of the matters contained in the "Application for Carryforward" or additional documents relating thereto has been performed by the Texas Bond Review Board.

A handwritten signature in blue ink, appearing to read "R. B. Latsha II", written over a horizontal line.

Robert B. Latsha II
Executive Director

Dated this 8th day of January, 2024

**Attachment 9 – Rents by Unit Type: Before and After Rehabilitation
(if applicable)**

(If the proposed development involves the rehabilitation of a currently occupied development, attach an excel table of the current rents by unit type and the proposed rents by unit type following the completion of rehabilitation)