



## CHOWEN BEND TOWNHOMES

*Burnsville, Minnesota*

**CHOWEN BEND TOWNHOMES**  
Burnsville, Minnesota

**TYPE OF PROJECT**  
32 Section 8 Townhomes  
100% of units affordable (50% AMI)

**ARCHITECT**  
BKV Group, Inc.

**CONSTRUCTION MANAGEMENT**  
Benson-Orth Associates, Inc.

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

**FINANCIAL PARTNERS**  
Dakota County CDA  
Minnesota Housing Finance Agency  
Capmark Financial Group, Inc.  
Minnwest Bank

**TOTAL DEVELOPMENT COST**  
\$6,346,000

**SIZE**  
4.02 acres (site)  
36,560 sq. ft. (buildings)

**COMPLETION DATE**  
January 2007



Chowen Bend Townhomes is a 32-unit townhome building located in Burnsville, MN. The affordable community was built in 1981, under the Section 8 project-based housing program. The site consists of eight buildings in all, comprised of two and three-bedroom townhomes.

In 2006, Dominion Development & Acquisition, LLC took on the project of restoring Chowen Bend Townhomes in order for the property to continue to effectively serve its residents. The company applied for and was awarded Low Income Housing Tax Credits from Dakota County Community Development Agency. Soft funds were also provided by Dakota County CDA's HOPE program and the Minnesota Housing and Finance Agency's PARIF funds. The total development cost for the project exceeded \$6.3 million.

Through the aide of the LIHTC program and deferred loans, Dominion was able to perform an extensive rehabilitation to Chowen Bend Townhomes. One highly notable addition is the construction of a completely new community building in which residents may utilize onsite services and outreach programs. All new appliances were installed in each of the units, along with the addition of washers, dryers, and dishwashers. Furthermore, the exterior of each of the buildings was given a much needed lift, including the replacement of the roofs, siding, and windows.

Dominium closed on Chowen Bend Townhomes in June 2006 and expects to have the rehabilitation complete in January 2007. In addition to the rehabilitation, Dominion is renewing the Section 8 HAP contract, which was set to expire in September of 2006, for an additional 20 years ensuring that this community will provide affordable housing into the future.

