

# DALE APARTMENTS

Coffeyville, KS

**DALE APARTMENTS**  
Coffeyville, Kansas

**TYPE OF PROJECT**  
47 Units  
100% of units affordable  
Historic Rehabilitation

**ARCHITECT**  
Blumentals/Architecture, 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  
Section 8 Compliance

**FINANCIAL PARTNERS**  
Kansas Housing Resources Corporation  
Kansas State Historical Society  
Alliant Asset Management Company, LLC  
Christian Relief Services  
Heartland Bank  
MinnWest Bank  
Housing and Urban Development (HUD)

**TOTAL DEVELOPMENT COST**  
\$6,125,000

**SIZE**  
0.40 acres (site)  
49,815 sq. ft. (building)

**COMPLETION DATE**  
December 31, 2008



Dale Apartments is a 47-unit project-based Section 8 historic project in Coffeyville, Kansas. Built in 1924, the building was originally the Dale Hotel and was later converted to apartments in the 1970's. Consisting of 20 studio units and 27 one-bedroom units, the property provides affordable housing and services for elderly and disabled residents. The property's poor condition and its lack of usable community space resulted in an inability to effectively serve its residents.

Dale Apartments entered into a Section 8 project-based contract in 1984 which was renewed in 2004 for an additional twenty years. Dominion took control of the building in 2008 to maintain this contract and improve the site for its elderly and disabled residents. The residents' lives are further enhanced as a result of teaming with local nonprofits to provide access to such services as Meals on Wheels, Medical Lodges, and transportation to grocery stores and appointments. With the assumption of the seller's 1<sup>st</sup> and 2<sup>nd</sup> mortgages, an allocation of 9% low income housing tax credits from the Kansas Housing Resources Corporation, and Federal and State historic tax credits, the renovation of the Dale Apartments became feasible.

Dominion has completed major renovations of approximately \$57,000 per unit at Dale Apartments. The entire first floor common area is remodeled to include a new grand lobby, community room, media room, and exercise room. All units are fit with new kitchen and bathroom fixtures, new flooring, appliances and cabinets. Exterior renovations include new storefronts, roofs and canopies that restore the building's historical significance. Dominion and its partners have repositioned this project for years to come and have preserved a piece of history in Coffeyville's downtown area.

