

MENDOTA CREEK APARTMENTS

Parsons, KS

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TYPE OF PROJECT
100% Affordable
Acquisition/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
Alliant Asset Management Company, LLC
Christian Relief Services
Capmark Finance Inc.
Minnwest Bank
Housing and Urban Development (HUD)

TOTAL DEVELOPMENT COST
\$9,100,000

SIZE
10 acres (site)
80,000 sq. ft. (building)

COMPLETION DATE
December 31, 2008



Mendota Creek Apartments is a 100-unit family Section 8 project originally developed in 1969 in Parsons, KS. When Dominion took control of the project in February of 2008, Mendota Creek (fka Osage Trails) had a reputation for criminal activity and had been suffering from years of deferred maintenance. The property desperately needed a major renovation and a change in management.

Immediately after closing on the project, Dominion began rehabilitating the property and would invest over \$3,300,000 to complete construction. Exterior renovations included replacing all siding, roofing, and signage as well as significant upgrades to the landscape of the site. A new clubhouse building was constructed offering a computer lab for use by the project's many children, a kitchenette, a community room and new common laundry facilities. In the units nearly every surface was touched including new doors, flooring, light fixtures, kitchen cabinets and appliances and paint. A camera system and increased site lighting were also added to deter the criminal activities that had riddled Mendota Creek in the past.

In conjunction with the start of the rehabilitation, Dominion began taking strong management steps to turn around the property's tarnished reputation. A strategic plan was implemented that involved a partnership with the Parsons Police Department. This plan was a success and today Mendota Creek provides a safe environment for the community and its residents.

