



## TIMBERS EDGE APARTMENTS

Beaumont, Texas

**TIMBERS EDGES APARTMENTS**  
Beaumont, Texas

**TYPE OF PROJECT**

150 Units  
100% Affordable (Section 8 & 42)

**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  
Section 8 Compliance

**FINANCIAL PARTNERS**

Texas Department of Housing & Community Affairs (TDHCA)  
Jefferson County HFC  
Alliant Asset Management, LLC  
Dougherty & Co.  
Housing and Urban Development (HUD)

**TOTAL DEVELOPMENT COST**

\$13,200,000

**SIZE**

9.4 acres (site)  
140,000 sf. ft. (building)

**CONSTRUCTION COMPLETION DATE**

December 31st, 2009



Timbers Edges Apartments (f.k.a. Park Shadows Apartments), built in 1980, is a 150-unit Section 8 property located in Beaumont, Texas. The 12-building site consists of 40 one-bedroom, 62 two-bedroom, 44 three-bedroom and 4 four-bedroom units. Prior to Dominion's acquisition of Timbers Edges in December of 2008, there were needs for a significant capital infusion to improve the property and to preserve the expiring project-based Section 8 HAP contract in order for the property to continue to serve families of low income. In addition, the property suffered from lack of proper management attention.

Dominium's coordination of tax exempt bonds and low income housing tax credits from the Jefferson County Housing Finance Corporation and TDHCA, respectively, and an investment of federal low-income housing tax credit equity by Alliant Asset Management made this project possible.

Timbers Edges Apartments' \$25,000 per unit rehabilitation will greatly improved the property's worn façade and units. The project will receive new entry doors, interior doors, signage, and play facilities for children on site. The renovations will also include landscaping and reworking of the community building, which includes a computer lab, kitchen, sitting area and offices. Unit improvements include new lighting, flooring, kitchen and bathroom fixtures, window blinds, appliances, kitchen counters and cabinets, and paint.

