



WAHKONSA APARTMENTS
Fort Dodge, Iowa

TYPE OF PROJECT
76 Units

100% Affordable (Section 8 & Section 42)
Historic Rehabilitation

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
Iowa Finance Authority
State Historical Society of Iowa
Iowa Department of Economic Dev.
Alliant Asset Management Company, LLC
Verizon Capital
Dougherty
Housing and Urban Development (HUD)

TOTAL DEVELOPMENT COST
\$13,800,000

SIZE
0.40 acres (site)
82,000 sq. ft. (building)

CONSTRUCTION COMPLETION DATE
December 31, 2008



Dale Apartments is a 76-unit project-based Section 8 historic project in Fort Dodge, Iowa. Built in 1907, the building was originally the Wahkonsa Manor Hotel and was later converted to apartments in the 1970's. Consisting of 32 studio units, 40 one-bedroom units and 4 two-bedroom units, the property provides affordable housing 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.

Wahkonsa Manor is subject to a long term HAP Contract. Dominion took control of the building in 2007 to maintain this contract and improve the site for its elderly and disabled residents. The residents' lives are further enhanced as a result of reworking of the community space and increased accessibility. The partnership with the Iowa Finance Authority for a tax exempt bond allocation and low income housing tax credits, in coordination with the Iowa Department of Economic Development, and Federal historic tax credits, the renovation of the Dale Apartments became feasible.

Dominium has completed major renovations of approximately \$85,000 per unit at Wahkonsa Apartments. The entire first floor common area is remodeled to include a restored grand lobby, community room, media room, game room, nurse station, chapel, museum, crafts room, tub/shower room, and exercise room. All units are fit with new kitchen and bathroom fixtures, new flooring, appliances and cabinets. Exterior renovations include new storefronts, unit windows, roofs, French balconies 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 Fort Dodge's downtown area.

