



VILLAGE AT FRANKLIN STATION
Minneapolis, MN

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TYPE OF PROJECT
 90 Units
 100% of units affordable

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

FINANCIAL PARTNERS
 U.S. Bank N.A.
 Minnesota Housing Finance Agency
 Hennepin County, MN
 Federal Home Loan Bank of Des Moines
 City of Minneapolis
 Richman Ohio Affordable Housing, LLC

TOTAL DEVELOPMENT COST
 \$6,450,000

SIZE
 1.5 acres (site)
 100,000 sq. ft. (building)

COMPLETION DATE
 December 2006



Village at Franklin Station, originally built in 1975, is a 90-unit subsidized community serving disabled residents in a highly impacted inner city neighborhood of Minneapolis. The property has had a checkered past with a variety of management problems, property deficiencies, crime problems and resident issues plaguing this community over time. Resident needs are also varied as households are dealing with chronic physical and mental disabilities.

In order to address the issues of this community, Dominion entered into a unique partnership with the Volunteers of America in Minnesota. Each partner contributed based on their strengths: Dominion provided construction, development, financing and property management expertise, whereas Volunteers of America in Minnesota provided political savvy and over a century of experience in serving Minnesota's most vulnerable citizens.

In order to gain control of the community over time, both partners believed that families' social needs must be met. As such, we added a resident services coordinator position to the property and provided a gut rehab of the community room to make it more functional and inviting. Dominion crafted a rehab scope focusing on energy efficiency, high quality materials that would stand up over time and high quality aesthetics that would create a residential (as opposed to institutional) feel. Together the partners structured a financial package that would simultaneously support this substantial renovation and increased level of social services to residents.

Our goal is to provide a place that residents will be proud to call "home", and a rental community that will serve the neighborhood for decades to come.

Before Rehab



After Rehab

