



WILLOW WOOD ESTATES
Plymouth, MN

PENNEL PARK COMMONS
Duluth, MN

WILLOW WOOD ESTATES
Plymouth, Minnesota

TYPE OF PROJECT
41 Family Units

PENNEL PARK COMMONS
Duluth, Minnesota

TYPE OF PROJECT
101 Senior Units

DOMINIUM'S RESPONSIBILITY

- Real Estate Development
- Project Financing
- Legal and Environmental Services
- Design and Construction Management
- Property Management
- Section 42 Compliance



During the mid 1970s and early 1980s, Dominium developed several HUD Section 8 affordable properties. Willow Wood Estates and Pennel Park Commons are two examples of these developments.

Willow Wood Estates is a 40-unit family townhome property with two-, three-, and four-bedroom units in Plymouth whereas Pennel Park Commons is a 101-unit elderly mid-rise building in Duluth, Minnesota.

Each of these properties was developed under U.S. Department of Housing and Urban Development (HUD) regulations to provide decent, safe and low-cost affordable housing. These properties have been virtually 100 percent full with waiting lists since inception, providing the affordable housing they were designed to provide.

Over time, HUD-controlled rents have not provided adequate cash to keep up with needed capital improvements. Dominium recognized this, and worked with local, state, regional and federal officials to raise new capital and upgrade these buildings. Dominium also worked with local community groups to ensure that services remain available to the residents at each of these properties.

The rehabilitations were completed in 2005, positioning these properties to continue to provide safe and decent affordable housing for years to come.

