



Nicole Earle, CEO

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Abe Dua Residences

4405-4411 Park Heights Avenue, Baltimore, MD 21215



Dominion Real Estate

Because You Deserve Better

Introduction: 30 Years of Community Development Experience



- **Banks** – NationsBank, Banc of American CDC – AVP
- **Fulton Bank** - VP of Community Development Lending
- **Public** – Housing Authority of Baltimore City: Real Estate Project and Construction Management
- **Non-profit** – Rebuild Metro - COO



Experience



- Established in 1975
- CHP is a 501(c)(3) community development corporation serving housing needs in the mid-Atlantic and Southeastern United States.
- CHP has been an active and successful developer of the Low-Income Housing Tax Credit (LIHTC) since the inception of the LIHTC program in 1986.

Who are we: Dominion Real Estate is a black woman-owned impact investment real estate community development firm based in Baltimore, MD.



Provide high-quality housing, community services, and amenities through aesthetically pleasing, sustainable projects, that promote healthy living, that are smart, safe, and energy-efficient, and that creates a strong sense of place and community.

Affiliate: Dominion Community Development Corporation

Multi-faceted Approach – Housing 1st with Intensive Wrap-around Services



Affordable Housing, Financial literacy, Health Screenings, Mental Health Counseling, Workforce Development, Job Training, Mentoring, Support Coaching for Educational Attainment

Project Description - A Mixed-Use Development in Park Heights

Community-Driven Development:

- Size: 59,715 sq ft with 50 residential rental units.
- Affordability: Tailored for low to moderate-income residents (up to 60% area median income). 28% units as permanent supportive housing.

Features & Amenities:

- Retail: Community-focused retail on the ground floor.
- Creativity Hub: 2nd-floor multimedia, podcasting, and recording studio
- Fitness: Top-tier boxing studio.
- Parking: 24 spaces and 16 bike racks for sustainable commuting.

Community Impact:

- Youth Support: Amenities aimed at youth violence prevention and diversion.
- Job Creation: Hundreds during construction, apprenticeships, and permanent roles post-construction.
- Economic Boost: Revitalizing a decades-long vacant property in Baltimore.

Financial Overview:

- Total Cost: \$22.9M.
- Funding: 9% Low-Income Housing Tax Credits, Debt, Grants.
- Funding Gap: Seeking \$3.5M for completion

Project Description - A Mixed-Use Development in Park Heights

Community-Driven Development:

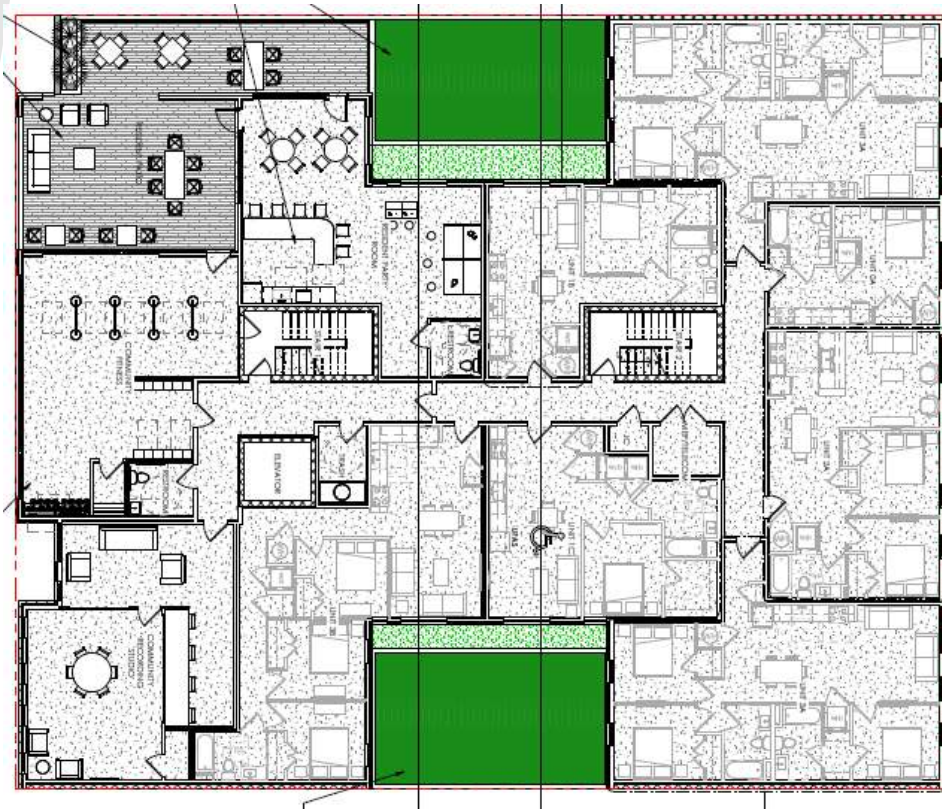
- Size: 59,715 sq ft with 50 residential rental units.
- Affordability: Tailored for low to moderate-income residents (up to 60% area median income). 28% units permanent supportive housing, 14% UFAS and VHI.

Features & Amenities:

- Retail: Community-focused retail on the ground floor.



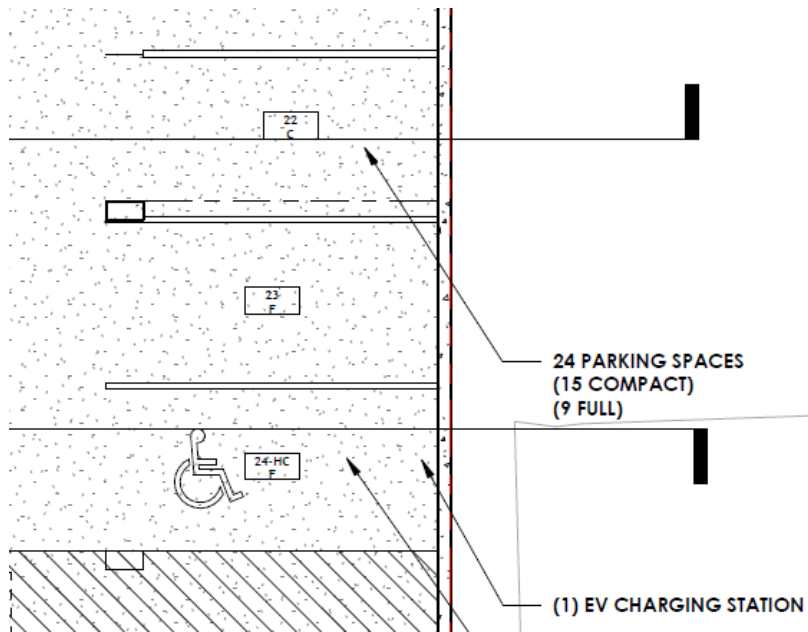
- Creativity Hub: 2nd-floor multimedia, podcasting, and recording studio
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Project Description - A Mixed-Use Development in Park Heights

Community Impact:

- Youth Support: Amenities aimed at youth violence prevention and diversion.
- Job Creation: Hundreds during construction, apprenticeships, and permanent roles post-construction.
- Economic Boost: Revitalizing a decades-long vacant property in Baltimore with sustainable and resilient design.



Green roof,
EV and
Solar Panels

Financial Overview:

- Total Cost: \$22M.
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Eliminate Blight



Build on Strength: Significant City, State, and Private Investments

A

Pimlico Race Track Redevelopment

Stronach Group -360,890 sf clubhouse, 29,000 sf betting parlor, Hotel, parking garage and 100 senior housing apartments

B

Park Heights Redevelopment

Henson Development and NHP Foundation – 289 units total – Phase 1 - 100 Senior 53 MF, 17 SF for sale, Phase II 36 Apartments, 22 TH, and 61 SF

C

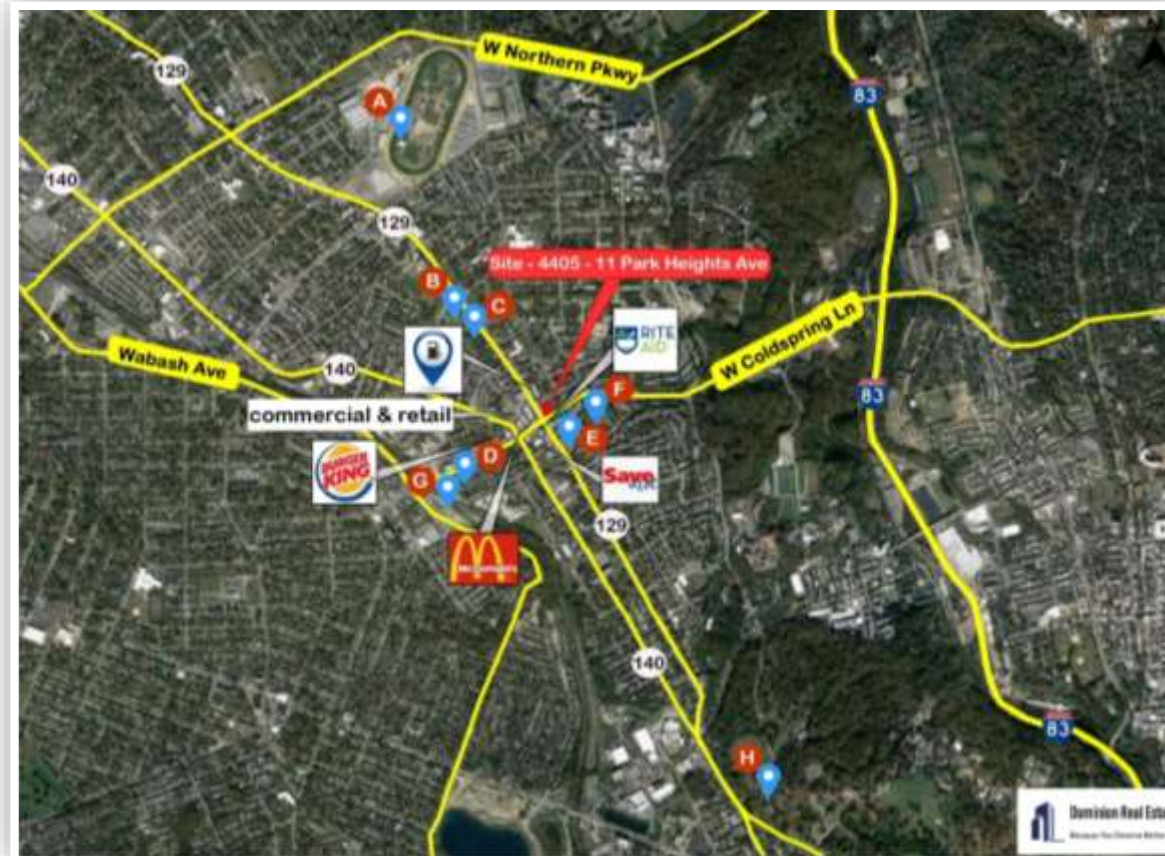
Woodland Gardens I and II

CHAI and PHR -4700 block of Park Heights Ave, Baltimore, MD 21215 – 75 units of family housing, 75 units of affordable senior housing

D

TOD Development

Conifer and PHR – 3025 West Coldspring Lane – 163 units family building



E

Renaissance Row

Pennrose and PHR -4301 Park Heights Avenue, Baltimore, Md 21215 - 84 family units

F

Renaissance Gardens

CHAI and PHR -4311 Pimlico Road, Baltimore, MD 21215

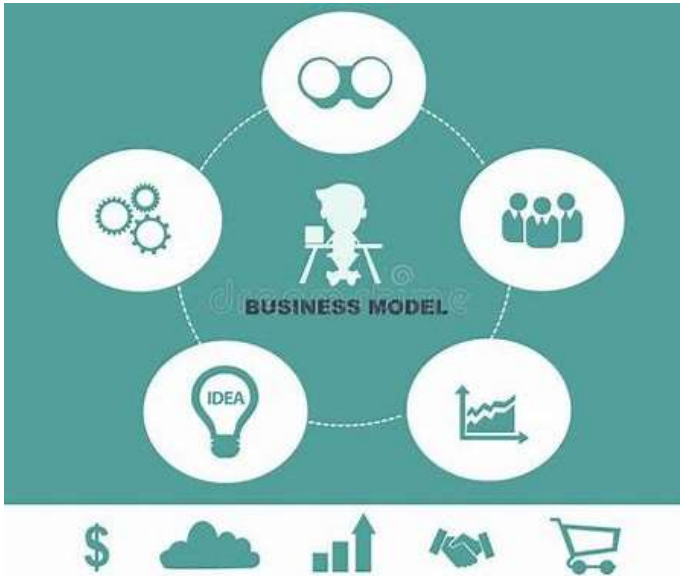
G

Coldspring Light Rail

H

Druid Hill Park

Business Model



1. **Mixed-used building to live, work, and play. Wrap-around services** to reduce youth crime and violence, living wage jobs, amenities and services to support social stability, and improved health outcomes
2. **5-10% equity** for community ownership
3. **Create wealth-building opportunities** in each project with a focus on livable wage jobs, skills and job training and supporting neighborhood business opportunities

Objectives



Partners to Build Communities and Lives for the Better



Total Development Cost \$22.9 million,
Financed with a mix of:
Low-Income Housing Tax Credits,
Grant Funds
And Debt.



Parklane Neighborhood
Association, Inc.
"Neighbors working together to better the community."



Proposed Development Team

Co-Developers



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Architect



Accounting/
Compliance



CohnReznick
ADVISORY • ASSURANCE • TAX

Boxing/
Recording
Studio
Partners



General
Contractor



PSH Service
Provider



Legal and
Compliance



Baltimore City
and State of
Maryland





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Thank You

***Questions and
Answers***

**Contact:
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