

DOMINION COMMUNITY DEVELOPMENT CORPORATION, INC.

HISTORY AND MISSION

Dominion CDC is a non-profit, 501(C) 3 corporation created in 1993 to promote, foster, and initiate affordable housing, economic development, education, and human and social service projects that would have a positive sustaining impact on targeted low to moderate income communities in Houston. **Dominion CDC** was born out of the vision of **The Community Of Faith Church** and its Senior Pastor, **Bishop James W. E. Dixon, II**. The Community Of Faith church has a rich history of serving the Houston community. Under the visionary leadership of Bishop Dixon, the church has grown from 150 members to more than **4,000 members**, with an annual budget of more than **\$2 million**.

Over the past 20 years, The Community Of Faith has been guided by a vision of *“building disciples to make a difference”*. **Dominion CDC** is a product of that vision; consequently several community development initiatives have developed, including **Good Gang U.S.A.** (a youth development initiative), **Dominion Preparatory School** (grades k – 4th) and **Dominion Academy Charter School** (grades 5th – 8th). **Dominion CDC** has also instituted a premier **Homebuyer Counseling and Education Program** that has helped to prepare more than **5,000** perspective homebuyers for homeownership. **Dominion CDC** is currently participating in the development of a \$60 million master-planned community called *“The KingdomPlex”*, consisting of **Dominion Square** (a 136-unit apartment complex), **Dominion Estates** (an 85-unit residential subdivision), **Dominion Plaza** (a 38,000 sq. ft. retail center), and **The King’s Dome** (a 90,000 sq. ft. state-of-the-art worship facility).

The name Dominion comes from the scriptural reference found in **Genesis 1:28**, where God said that we are to subdue the earth and have dominion over it. **Dominion CDC** plans to fulfill part of its purpose through extensive housing and economic development initiatives throughout Northwest Houston.

Dominion CDC is “transforming dreams into reality through community development and people empowerment”. We aim to build *“a model community”*, complete with every major component required for wholesome habitation, economic empowerment and family development. Our goal is to seize every opportunity to take a proactive approach to community development that is *fueled by God’s power, accomplished through God’s people, for God’s purpose, to God’s praise!*

CURRENT PROJECTS/PROGRAMS

Dominion Estates

An **85-unit master planned community** in Northwest Houston. **Dominion CDC** is developing **Dominion Estates** in partnership with **MHI/Pioneer Homes**, a premier developer of subdivisions. **Dominion Estates** offers a variety of housing types including townhomes and single-family detached dwellings. Phase I of the development, consisting of 39 single-family detached homes, was completed in November 2002. Phase II consist of 46 townhomes and was completed April 2006. Phase III will consist of 49 townhomes. Construction of the townhomes is scheduled for completion in May 2007.

Dominion Square Apartments

A **136-unit apartment complex** located in Northwest Houston is directly adjacent to The Community of Faith Church. **Dominion CDC** through its partnership with **Bank of America CDC** (*The Canaan*

Collaborative Limited Partnership) purchased the property in December 1999. Rehabilitation of the multi-family complex was completed in September 2001. 100% of the units are income restricted to low income persons earning less than 50% of AMI for Houston. The project was financed with tax-exempt bonds, tax credits and Bank of America and Dominion CDC equity.

Dominion Plaza

A **38,000 square foot retail center** designed to facilitate a mixture of economic, educational and social interests. Currently Dominion Plaza has the following tenant mix, including: a medical clinic, pharmacy, hair salon, dry cleaners, fitness center, and Dominion CDC offices. The plaza houses the **Dominion Academy Charter School**.

Dominion Academy Charter School.

In May 1999, the Houston Independent School District awarded Good Gang a contract charter for the Dominion Academy, which opened in August 2001. Dominion Academy provides a highly motivated learning environment in which academic excellence is promoted through innovative teaching methods that will effectively prepare students to become the *world's future business leaders*.

Triumph Project

Dominion CDC is currently involved in a comprehensive master planning process involving 50 to 100 acres of land in Northwest Houston. The **Triumph Project** will include housing, retail, offices, and entertainment. Dominion CDC is engaged in the acquisition and strategic planning phases of the project.

Dominion Haven

Dominion CDC is currently planning the development of **Dominion Haven**, a 71-unit senior housing project. Dominion Haven will be an independent living facility, providing safe, affordable and attractive residential living for elderly residents.

Homebuyer Education Program

Dominion CDC is a certified HUD Homebuyer Counseling Agency providing classes for first time homebuyers and offering services in the following areas; credit counseling, financial management, default counseling, reverse mortgage counseling and pre-purchase counseling.