

Development Team

Dominium – Developer and Manger

Dominium is a national affordable housing developer, owner and manager, providing high-quality homes for individuals and families. With over 220 properties, and 38 thousand homes in nearly 20 states, Dominium has had a profound impact on an incredibly diverse set of individuals and families. Dominium is one of the countries largest developers, owners, and operators of affordable housing.



WD – General Contractor – JV between Weis and Dominium

Weis Builders and Dominium have successfully completed over 45 projects, totaling over 7,000 units and \$1.5B in construction value since 2020. Currently, 11 projects are under construction which include over 3,000 units, \$600M in value, and locations in five (5) different states.



BKV – Architect

BKV Group is a holistic design firm providing a full complement of architecture, engineering, interior design, landscape architecture, and construction administration services. With over 40 years of experience and 175 employees, BKV provides word class design services to many practice areas.



Dominium at a Glance

Founded as a Section 8 developer

Began actively fixing troubled LIHTC properties which created our workout business unit 40th Anniversary Celebration

Named country's 5th largest Affordable Apartment Owner and Manager by AHF

Reached \$3 Billion in acquired assets Added headquarter offices in Atlanta, Dallas and Phoenix

1972

1990

1996

2011

2012

2015

2017

2018

2020

2022

Focused on utilizing the Low-Income Housing Tax Credit (LIHTC) program to acquire and develop affordable housing Reached 20,000 apartment homes, where approximately 12,000 homes were stabilized workout properties Announced the DOMINIUM 2025 initiative

Named country's 2nd largest Affordable Apartment Owner and Manager by AHF Launched DOMINIUM Gives

Reached 30,000 apartment homes and 1,000 employees

Reached 37,000 apartment homes and 1,300 employees

Dominium Today

50+

Years of Experience

226

Total Sites

40%-60%

Target Area Median Income 20

Homes Produced Daily

\$6.6bn

Asset Value at Cost³

37,730

Total Units

19 States 1,264

Employees Across North America

Project Description

- 245 Unit affordable development serving families
- Rents targeting populations at 60% AMI with 50% in coordination with Prince George's DHCD
- 2.9 Acre Site
- 1st proposed housing development adjacent to a Purple Line Station (Glenridge Station)
- Land is Zoned by Right
- Fitness room and other residential common areas with modern amenities
- Unit Balconies
- Playground in highly programmed outdoor plaza space
- Energy Efficient Units with in-unit washer and dryers.
- Luxury Vinyl Plank Flooring
- Granite countertops and kitchen islands
- Honored at the National Capital Area Planning Conference as an example of TOD development



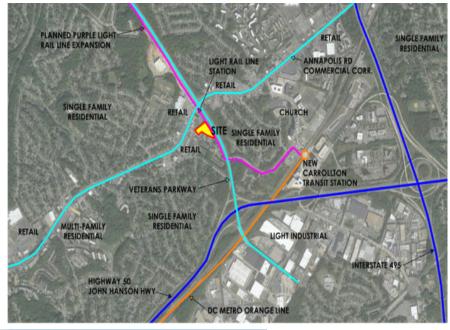


Images of Dominium Developments



Mapping, Schematics, & Renderings







Unit Mix

245 Total Units:

- 20 Units @ 50% AMI
- 225 Units @ 60% AMI

Bedroom Mix:

- 108 1 Bedroom Units (747 SF on average)
- 97 2 Bedroom Units (1000 SF on average)
- 40 3 Bedroom Units (1324 SF on average)

Rents:

\$1441 - \$2379





Images of Dominium Developments

Sources and Uses

SOURCES	Amount	Percentage
Tax-Exempt Bonds (Freddie Mac)	\$ 44,110,000	35.10%
Rental Housing Works	\$ 3,500,000	2.78%
MD DHCD	\$ 7,013,660	5.58%
Prince George's County HITF	\$ 3,500,000	2.78%
LIHTC Proceeds	\$ 55,695,320	44.32%
Deferred Developer Fee	\$ 11,357,096	9.04%
Energy Funds	\$ 500,000	0.40%
TOTAL	\$ 125,676,076	100.00%

USES	Amount	Percentage
Construction costs	\$ 83,606,250	66.53%
Fees related to construction or rehab	\$ 9,766,094	7.77%
Total financing fees and charges	\$ 15,063,198	11.99%
Acquisition costs	\$ 4,266,667	3.39%
Developer's fee	\$ 11,357,096	9.04%
Syndication related costs - legal	\$ 406,923	0.32%
Guarantees and reserves	\$ 1,209,848	0.96%
TOTAL	\$ 125,676,076	100.00%

^{*}PILOT deferral of \$1,200/Unit per year totaling \$294,000 in Yr 1*

Compliance with CB-051-2022

- The Developer is aware of and will comply with CB-051-2022
- Developer will Create a Supplier Diversity and Equity Plan to be approved by the County MBE Compliance Manager. Submission will be made closer to start of construction.
- To undertake "Best Efforts" Contractor has performed significant outreach including
 - Worked with numerous organizations who work with local and MBE contractors to raise awareness of procurement opportunities on the project
 - Held an Open House on May 8, 2025, in College Park MD that was attended by approximately (40) firms.
 - Adverse for bids in Baltimore Business Journal both, online in in print for three (3) weeks.
 - A written summary of the efforts has been prepared and can be provided upon request.

