DOMINIUM

Flats at Glenridge Station

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.

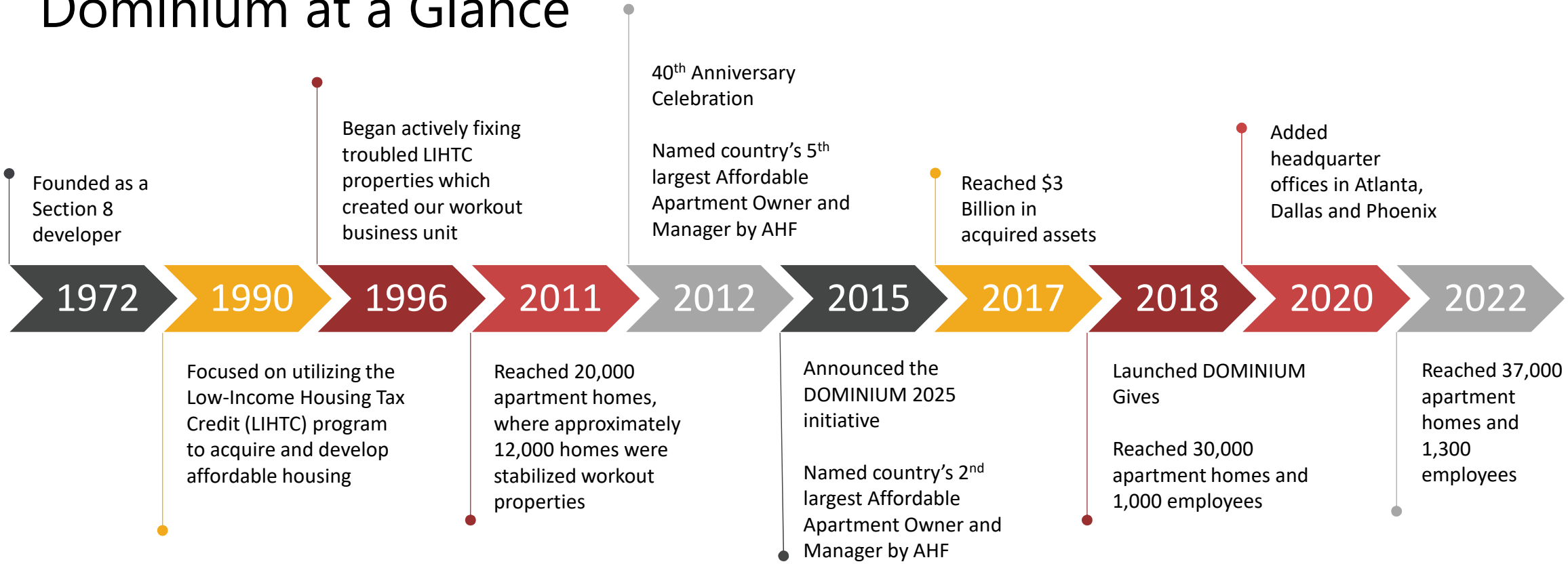
WD – General Contractor – JV between Weis and Dominium

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.

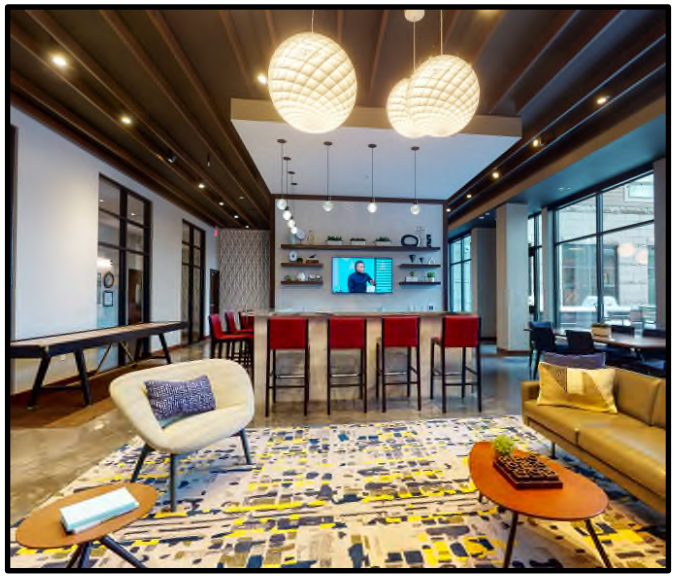
Dominium at a Glance



Dominium Today	50+ Years of Experience	226 Total Sites	40%-60% Target Area Median Income	20 Homes Produced Daily	$6.6bn Asset Value at Cost[3]	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.