

**MONTGOMERY COUNTY DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (DHCA)
Executive Regulation 21-22**

Duplex Example (1600 Square Feet)
(Project Name)

Date: 2/1/2026

Street Address(es) and Lot(s)/Block(s): 54321 Sample Street - Lot 10, Block A

A. MPDU UNIT TYPE:

| | | | | | |
|---|---|----------|----------|----------|----------|
| 1. Unit type and number of stories | <u>Duplex</u> | | | | |
| 2. Elevation type (if applicable) | <u>Elevation A (brick front)</u> | | | | |
| 3. Number of bedrooms | <u>3</u> | | | | |
| 4. Number of full baths and rough-in full baths | <table border="0"> <tr> <td align="center"><u>1</u></td> <td align="center"><u>1</u></td> </tr> <tr> <td align="center">Finished</td> <td align="center">Rough-In</td> </tr> </table> | <u>1</u> | <u>1</u> | Finished | Rough-In |
| <u>1</u> | <u>1</u> | | | | |
| Finished | Rough-In | | | | |
| 5. Number of half baths and rough-in half baths | <table border="0"> <tr> <td align="center"><u>0</u></td> <td></td> </tr> <tr> <td align="center">Finished</td> <td align="center">Rough-In</td> </tr> </table> | <u>0</u> | | Finished | Rough-In |
| <u>0</u> | | | | | |
| Finished | Rough-In | | | | |
| 6. Basement or slab on grade? | <u>Slab on grade</u> | | | | |
| 7. End or interior unit? | <u>Duplex</u> | | | | |
| 8. Square footage of finished area | <u>1600</u> | | | | |

Final MPDU Sales Price (from Page 2, Line 26) \$267,815

B. CALCULATION OF DIRECT CONSTRUCTION COSTS: (NOTE: Please refer to the MPDU Pricing Standards and Minimum Specifications for Base Unit Size, Square Footage Costs, and prices for Additions and Deletions. Attach explanatory letter and cost documentation for any items that do not have set prices.)

| | | |
|---|---|-------------------------|
| 9. <u>1600</u> = Square footage of finished space (from Line 8) | | |
| 10. <u>1500</u> = Square footage of base unit | <u>\$94.00</u> /sq. ft. | <u>\$141,000</u> |
| 11. <u>100</u> = Sq. foot difference from base @ | <u>\$47.00</u> /sq. ft. | <u>\$4,700</u> |
| 12. | Subtotal of Base Costs (Line 10 + Line 11) | <u>\$145,700</u> |
| 13. <u>ADDITIONS AND DELETIONS</u> | <u>Addition</u> | <u>Deletion</u> |
| a. Additional Vanity | <u>\$407</u> | <u> </u> |
| b. Separate Linen closet | <u>\$687</u> | <u> </u> |
| c. Rough-in full bath | <u>\$2,289</u> | <u> </u> |
| d. Finished full bath | <u>\$5,722</u> | <u> </u> |
| e. Attached garage (<u> </u> sq. ft. x 22/ sg. Ft) | <u> </u> | <u> </u> |
| f. Detached garage (315 sq. ft. x \$40/sq. ft.) | <u>\$12,600</u> | <u> </u> |
| g. | <u> </u> | <u> </u> |
| | Subtotal | <u>\$21,705</u> |
| 14. | Difference between Additions/Deletions | <u>\$21,705</u> |
| 15. | DIRECT CONSTRUCTION COST (Line 12 + Line 14; enter in Line 16, Page 2) | <u>\$167,405</u> |

MONTGOMERY COUNTY DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

CALCULATION OF SALES PRICES FOR MPDUs FOR:

Duplex Example (1600 Square Feet)

(Project Name)

C. ADDITIONAL CONSTRUCTION AND INDIRECT COSTS:

16. Direct unit construction cost (from Line 15 on Page 1) \$167,405
17. Additional Unusual Costs (see MPDU Pricing Standards - attach explanatory letter and cost documentation):
- a. _____
- b. _____
- c. _____
- d. _____
18. **Total of Additional Unusual Costs (Lines 17.a through 17.d)** \$0

19. ARCHITECTURAL COMPATIBILITY COSTS

The MPDU Executive Regulations cap Architectural Compatibility at 10% of the allowable MPDU Base Cost (Line 15, Page 1). The Director of DHCA does not have the authority to waive or exceed this cap. The direct construction costs for architectural compatibility must be approved by DHCA. The cost of the architectural compatibility items must be reduced by a credit for normal construction items which are included in the direct construction cost (for example, brick façade reduced by the cost of vinyl siding). Documentation (contracts or estimates) is required for all architectural compatibility items.

| <u>ITEM</u> | <u>DESCRIPTION</u> | <u>COST</u> |
|---|---|-------------------------|
| a. | Brick veneer front and partial side | \$15,000 |
| b. | _____ | _____ |
| c. | _____ | _____ |
| Subtotal of Architectural Compatibility Costs | | <u>\$15,000</u> |
| 20. | a. Total Hard Costs of Architectural Compatibility Items | <u>\$15,000</u> |
| | b. Maximum 10% of MPDU Base Sales Price (from Line 16) | <u>\$16,741</u> |
| | c. Total Allowed Architectural Compatibility Hard Costs (lesser of 20. a. and 20.b.) | <u>\$15,000</u> |
| 21. | Subtotal of Direct + Additional Unusual + Architectural Compatibility Cost (line 16 + line 18 +line 20.c.) | <u>\$182,405</u> |
| 22. | INDIRECT COSTS (30%) | \$54,722 |
| 23. | DIRECT LOT DEVELOPMENT COST (fixed price) | <u>\$22,888</u> |
| Subtotal of Direct + Additional Unusual + Architectural Compatibility Costs + Indirect + | | |
| 24. | Lot Development Costs (line 21 + line 22 +line 23) | \$260,015 |
| 25. | Buyer's Credit to be Provided at Settlement (3%) | <u>\$7,800</u> |
| FINAL MPDU SALES PRICE (Line 24 + Line 25) | | <u>\$267,815</u> |