



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Aseem K. Nigam
Director

MEMORANDUM

April 9, 2020

TO: Sidney Katz, Council President

FROM: Aseem K. Nigam Director *AN*
Department of Housing and Community Affairs

SUBJECT: Annual Report on the Moderately Priced Dwelling Unit (MPDU) Program
Covering Calendar Years 2018 and 2019

Section 25A-12 of Chapter 25A, Moderately Priced Housing Law, of the Montgomery County Code 2014, as amended, requires that the Director of the Department of Housing and Community Affairs (DHCA) submit to the Council President a report on the Montgomery County MPDU program for the previous calendar year. Following is a report on the Montgomery County MPDU program for the period covering calendar years 2018 and 2019. The reporting of data from 2018 was delayed because of staffing shortages in the MPDU office. Although this report covers two years, the information has been broken out by calendar year when possible. This report provides overall information about the creation of affordable housing through the MPDU Program and includes a pipeline of proposed future MPDUs.

Background

Montgomery County's MPDU program was the first successfully implemented inclusionary zoning program in the country. Inclusionary zoning requires that a percentage of housing units in residential development be made available for low- and moderate-income households. In exchange for building affordable housing, a residential developer is eligible to receive benefits, such as a density bonus or more flexible development standards. The purpose of the MPDU program is to meet the County's goal of providing a full range of housing choices in the county for all incomes, ages and household sizes.

An MPDU is a county government-regulated unit that is required to be affordable to households earning 65 percent of the area median income (AMI) for garden-style apartments and 70 percent for high-rise apartments and for-sale units. The program's implementation involves both the public and private sectors, with the local government performing regulatory and administrative functions, and the building industry producing the housing. Between 12.5 and 15 percent of the total number of units in every subdivision of 20 or more units must be moderately priced, according to County law. Since the first MPDUs were built in 1976, the County's MPDU program has produced more than 15,900 affordable units.

Office of the Director

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The information below describes the number of MPDUs approved and built over the time period covered by this report. In order to begin to build any units in a subdivision, a developer must sign an agreement with the County, called an MPDU Agreement to Build, that approves the exact locations and types of the individual MPDUs in the subdivision. In order to rent or sell any MPDUs, a developer must sign an agreement with DHCA, called an MPDU Offering Agreement, that stipulates the rent or sales price of each MPDU.

The Number of MPDUs Approved

The MPDU Program approved 851 MPDUs during 2018 and 2019. For the purposes of this report, the number of MPDUs approved is the number of MPDUs agreed to be built through executed Agreements to Build. DHCA executed 23 new Agreements to Build during calendar years 2018 and 2019 that approved 851 MPDUs. These agreements covered 4,985 total units. The MPDUs are 17.1% of the total units in these Agreements to Build. (Note: two Agreements to Build in this report were for phased developments in which the percentage of MPDUs in the phase was not the same percentage as the overall development. If the Agreements to Build for those developments are excluded, then the MPDUs are 16.3% of the total units in the Agreements to Build.) A list of the Agreements to Build can be found in Attachment A.

In 2018 and 2019, recent efforts to increase MPDU production began to show results. Historically, the MPDU law required that 12.5% of the units produced in a development must be MPDUs, and under those guidelines 623 MPDUs would have been approved. The 2017 revisions to the Bethesda CBD Sector Plan required that the minimum MPDU requirement for that area be increased to 15%. Similar provisions were included in recent years in sector plans in areas such as Rock Spring and Grosvenor, as well as requirements on specific sites in other planning areas. Comprehensive changes to the MPDU program approved by the County Council in 2018 included a new minimum requirement of 15% MPDUs in certain high-income areas of the County. And, legislation passed by the County Council in 2016 allows all of the units in a subdivision to be exempt from impact taxes if at least 25% of the units are designated as MPDUs.

Because of the new provisions enacted between 2016 and 2018, the number of MPDUs approved in 2018 and 2019 increased by 228 units (36%) above the 623 MPDUs that would have been approved. The increased requirements in Master Plans and in specific site plans generated 90 of these new MPDUs. Four subdivisions took advantage of the impact fee waiver and included 138 more MPDUs than would have been required otherwise.

The Number of MPDUs Built

The total number of MPDUs offered during 2018 and 2019 was 540. For the purposes of this report, the number of MPDUs built is the number of MPDUs offered for sale or rent to eligible MPDU households through executed Offering Agreements. DHCA approved 38 individual MPDU Offering Agreements during calendar years 2018 and 2019 for 22 different developments (there were multiple offering agreements for several developments during these years, especially for the Cabin Branch and the Glenmont Metrocentre developments). These

Offering Agreements represented 190 new for-sale MPDUs and 350 new rental MPDUs, for a total of 540 MPDUs. The list of offerings in a year is not necessarily related to the list of Agreements to Build in the same year, since those agreements were executed before the first building permit for the development was obtained. It can take several years for a development to build out. The specific Offering Agreements approved, by development and by calendar year, can be found in Attachment B.

The Number of MPDUs Under Controls

Each year, the number of units in the MPDU program increases as new MPDUs are built. The number of for-sale MPDUs under resale price controls increased from 1,750 MPDUs at the end of 2017 to 2,100 MPDUs at the end of 2019; this number includes 350 MPDUs owned by nonprofit organizations. As of December 31, 2019, the number of MPDU rental units subject to MPDU rents and active monitoring by DHCA are 2,508 in 63 rental properties (up from 2,247 units in 60 properties in 2017). Another 119 MPDUs are located in four rental properties covered and monitored by the Low Income Housing Tax Credit Program or other affordable housing programs. In addition to this, the Housing Opportunities Commission owns approximately 1,400 MPDUs that are used as rental housing.

Alternative Payment or Location Agreements

During calendar year 2019, one Alternative Location Agreement was signed, and one Alternative Payment was approved. The Alternative Location Agreement allowed 10 MPDUs to be provided off-site into another senior housing project just blocks away in the same planning area. One Alternative Payment was approved for a high-rise condominium with high condominium fees; the agreement is being processed and is expected to be signed in the first half of calendar year 2020. A complete list of all Alternative Agreements approved for the MPDU Program can be found in Attachment C.

The Use of Funds in the Housing Initiative Fund

The Department is required to report on MPDU alternative payments made to the Housing Initiative Fund and the use of such payments. During the calendar years covered by this report, alternative payments were received from three projects:

- In 2018 and 2019, sixty-six payments totaling \$1,293,866.20 were received from the Courts at Clarksburg development. The Alternative Payment Agreement for this development was signed in 2017. The prices of the market-rate homes in this age-restricted for-sale development have increased, which means the amount of funds to the Housing Initiative Fund will increase. When this Alternative Payment Agreement was signed in 2017, DHCA estimated that the payment per MPDU would be approximately \$128,000. The Alternative Payments so far translate into a payment of over \$170,000 per MPDU. These funds were used for the following projects:

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- The acquisition of MPDUs in Clarksburg by the Montgomery County Coalition for the Homeless, and
- The acquisition of MPDUs by nonprofit organizations in Bethesda.

- Two other developments made Alternative Payments in 2018. One payment of \$45,833 was received from the Villa Cortese development in the Aspen Hill area based on an agreement signed in 2017. This payment was used for part of the funding for the Parkview at Aspen Hill project. Also, one payment of \$800,000 was received from the Quarry Springs development in Potomac in keeping with an agreement signed in 2005. These funds were used as part of the financing of the redevelopment and preservation of the Scotland Community Apartments in Potomac.

MPDU “PIPELINE”

In previous years, the members of the Planning, Housing, and Economic Development (PHED) Committee have asked for a report on the development “pipeline” for MPDUs. As a member of the Development Review Committee (DRC) at the Maryland National Capital Park and Planning Commission (M-NCPPC), DHCA receives information on pending development applications that contain MPDUs. DHCA then tracks these projects in the MPDU database from planning approval through the Agreement to Build and Offering Agreement processes, and ultimately through sale or rental to eligible households. Attached in Attachment E is a chart that shows pending Agreements to Build and “New Projects,” which are those that are in some stage of the planning and development review process in M-NCPPC. If these projects build out as planned, over time more than 5,300 MPDUs would be added to the MPDU inventory.

Attachments:

- A. MPDUs Approved for Construction – Executed Agreements to Build, 2018 and 2019
- B. For-sale and Rental MPDUs Built and Offered to MPDU Households, 2018 and 2019)
- C. Alternative Location and Alternative Payment Agreements 1989 - 2019
- D. List of High-Rise and All MPDU Rental Developments as of 12/31/2019
- E. MPDU “Pipeline” as of 12/31//2019

cc: Tom Hucker, Council Vice President
Gabe Albornoz, Councilmember
Andrew Friedson, Councilmember
Evan Glass, Councilmember
Will Jawando, Councilmember
Nancy Navarro, Councilmember
Craig Rice, Councilmember
Hans Riemer, Councilmember

MPDUs Approved: MPDU Agreements to Build Executed
2018 and 2019

Project Name	AKA	Site Plan Number	Total Units	MPDUs	% MPDUs	Workforce Units	Rental or For-Sale	Agreement Date	Est. End Date	Developer Name
2018										
7272 Wisconsin Avenue	Apex; 4710 Elm Street	820160200	456	57	12.5%		Rental	5/1/2018	6/1/2018	Carr Properties
7900 Wisconsin Avenue		820130170	322	49	15.2%		Rental	5/22/2018	3/1/2018	JBG Smith Properties
Bradford's Landing		820170060	244	61	25.0%		For-Sale	1/29/2018	7/1/2018	Brookfield Residential
Cabin Branch Multi-Family		820180060	272	68	25.0%		Rental	11/6/2018	6/1/2019	The NRP Group, LLC
Century	The Elms at Century	82003007B	488	122	25.0%		Rental/ For-Sale	4/25/2018	3/1/2018	Elim Street Development
Chevy Chase Lake - Block B		820160190	531	69	13.0%		Rental	9/25/2018	3/1/2019	Bozuto Group
Glenmont Metrocentre Phase 1.2	Glenmont Metrocenter	820150120	254	32	12.6%		Rental	1/30/2018	1/1/2019	Buchanan Partners LLC
Glenmont Metrocentre Phase 1.3	Glenmont Metrocenter	820150120	46	6	13.0%		For-Sale	5/12/2018	9/1/2018	Dream Finders Homes, LLC
North Bethesda Center Parcel G		820180010	294	37	12.6%		Rental	1/15/2018	2/1/2019	LCOR
Randolph Farms		820170020	104	13	12.5%		For-Sale	2/21/2018	7/1/2019	Stanford Properties, LC
Victory Haven	Victory Commons	820170040	72	11	15.3%		Rental	1/15/2018	11/1/2018	Nova-Habitat
Willow Manor at Fairland	Willow Manor	82017005A	121	16	13.2%		Rental	7/11/2018	7/1/2018	KB Companies, Inc.
Total for 2018		12	3,204	541	16.9%	0				

2019										
Black Hill Germantown Ph 2A (Pt 1)	Crystal Rock	820150060	355	45	12.7%		For-Sale	4/16/2019	9/30/2021	Lerner Enterprises
Cabin Branch Winchester Phase 3	Winchester - Phase 3	820120150	185	10	5.4%		For-Sale	3/28/2019	4/30/2022	Winchester Homes (Phased Development)
Dowden's Station		82016006A	105	27	25.7%		For-Sale	6/13/2019	12/31/2021	Meridian Homes
Edgemont at Bethesda II		820180170	154	24	15.6%		Rental	5/15/2019	8/31/2021	Equity Residential
Elizabeth House III	Elizabeth Square Phase I	820170140	267	103	38.6%	28	Rental	7/11/2019	4/30/2022	HOC & Lee Dev. Gp. (Phased Development)
Grosvenor Place	Bethesda Towns	820150070	43	7	16.3%		For-Sale	5/20/2019	8/31/2022	Community Three Development
Montgomery Village Ctr 1A & 1B		820180020	115	15	13.0%		For-Sale	8/15/2019	6/30/2022	Urban, Ltd.
Mt. Prospect	Hanson Farm	820170160	186	24	12.9%		For-Sale	8/5/2019	10/1/2024	Toll Brothers
Sligo Artspace	Artspace, 801 Sligo Ave	820160140	79	10	12.7%	4	Rental	6/13/2019	12/1/2021	Artspace Projects, Inc.
Solera Reserve at Kensington*		820180180	63	10	15.9%		Rental	8/5/2019		SM Kensington Senior Living
ZOM Bethesda		820180120	229	35	15.3%		Rental	9/5/2019	6/30/2021	ZMA Development, LLC
* Alternative Location Agreement										
Total for 2019		11	1,781	310	17.4%	32				
		MPDU % of Total:		19.2%		1.8%				
Total for 2018 and 2019		23	4,985	851	17.1%	32				
		MPDU % of Total:		17.7%		0.6%				

https://mgov.sharepoint.com/teams/DHCA/Housing/Affordable/Shared Documents/Admin/Studies, Reports/Annual MPDU report/2018 & 2019 Report/Attachments to report/1A - Agreements To Build 2018 and 2019.xlsx#sheet

**MPDUs Built: MPDU Offering Agreements Executed
2018 - 2019**

Project Name	AKA	Site Plan Number	Total Units	MPDUs	MPDUs in Offering	WFHUs in Offering	Rental or For-Sale	Offering Date	Developer Name
2018									
Cabin Branch Winchester Ph 2	Winchester Phase 2	820110080	341	41	4		For-Sale	1/18/2018	Winchester Homes
Montgomery Row at Rock Spring	Rock Spring Park, Rock Spring	819890491	168	21	4		For-Sale	1/31/2018	EYA
Brody Apartments	West Lane; 4831 West Lane; 4901 Montgomery	82008003A	112	17	17		Rental	3/6/2018	SJG Properties
Chevy Chase Lake Townhomes		820150050	62	10	3		For-Sale	3/14/2018	EYA
The Point at Cabin Branch	Cabin Branch Toll 1; Cabin Branch Phase Toll 1	820070140	434	66	7		For-Sale	3/14/2018	NVR, Inc.
The Point at Cabin Branch	Cabin Branch Toll 1; Cabin Branch Phase Toll 1	820070140	434	66	12		For-Sale	3/14/2018	NVR, Inc.
The Point at Cabin Branch	Cabin Branch Toll 1; Cabin Branch Phase Toll 1	820070140	434	66	7		For-Sale	3/14/2018	NVR, Inc.
The Point at Cabin Branch	Cabin Branch Toll 1; Cabin Branch Phase Toll 1	820070140	434	66	7		For-Sale	3/14/2018	NVR, Inc.
Westside @ Shady Grove Ph 1 TH	Shady Grove Station - Westside; County Service	820130220	148	16	0	2	For-Sale	3/29/2018	EYA
Trotters Glen	Trotters Run	820130060	69	10	8		For-Sale	5/29/2018	Toll Brothers
Montgomery Row at Rock Spring	Rock Spring Park, Rock Spring	819890491	168	21	4		For-Sale	7/2/2018	EYA
Westside @ Shady Grove Ph 1 TH	Shady Grove Station - Westside; County Service	820130220	148	16	2		For-Sale	7/2/2018	EYA
Gallery Bethesda	Woodmont Central Phases 1B & 2; Gallery Bethesda	820110020	453	68	32		Rental	7/19/2018	Donohoe
The Lindley	Chevy Chase Lake Apartments	820150040	200	30	30		Rental	7/31/2018	Housing Opportunities Commission
Clarksburg Square	Garnkirk Farms	820120100	392	49	1		For-Sale	8/10/2018	Lennar
Mateny Hill	Mateny Hill Road Property	820160020	45	6	6		For-Sale	9/10/2018	Elm Street Development
Bradford's Landing		820170060	244	61	28		For-Sale	9/17/2018	Brookfield Residential
Clarksburg Town Center		820070220	1206	151	3		For-Sale	9/17/2018	Miller & Smith
Cabin Branch Winchester Ph 1	Winchester Phase 1	82006029A	439	70	2		For-Sale	9/27/2018	Winchester Homes
Cabin Branch Winchester Ph 2	Winchester Phase 2	820110080	341	41	11		For-Sale	9/27/2018	Winchester Homes
Mallory Square	Siesta Key	820120130	681	93	43		Rental	10/25/2018	Woodfield Investments
Glenmont Metrocentre Ph 1.1	Glenmont Metrocenter	820130270	171	22	3		For-Sale	12/14/2018	Winchester Homes
Totals for 2018	Number of MPDU Offering Agreements:	22			234	2		122	- Rental MPDUs:
	Number of Developments	16						112	- For-Sale MPDUs:

Note: many for-sale projects have multiple offerings as units are ready, so only the MPDUs in Offering column should be totaled

**MPDUs Built: MPDU Offering Agreements Executed
2018 - 2019**

Project Name	AKA	Site Plan Number	Total Units	MPDUs	MPDUs in Offering	WFHUs in Offering	Rental or For-Sale	Offering Date	Developer Name
2019									
Clarksburg Square	Garnkirk Farms	820120100	332	49	3		For-Sale	1/16/2019	Lennar
Thayer & Spring	Studio Plaza, Phase 1, Public Parking Lot 3	820130010	399	59	59	10	Rental	3/4/2019	Brookfield Property Partners
Solaire 8250	8250 Georgia Avenue, Ripley East	820150130	338	51	51		Rental	3/7/2019	Washington Property Co.
Chevy Chase Lake Townhomes		820150050	62	10	2		For-Sale	3/26/2019	EVA
Century	Century Row (sale); The Elms at Century (rent)	82003007B	488	122	4		For-Sale	3/27/2019	Elm Street Development
Century	Century Row (sale); The Elms at Century (rent)	82003007B	488	122	57		Rental	4/23/2019	Elm Street Development
Century	Century Row (sale); The Elms at Century (rent)	82003007B	488	122	61		Rental	9/5/2019	Elm Street Development
Cabin Branch Winchester Phase 2	Winchester Phase 2	820110080	341	41	9		For-Sale	5/14/2019	Winchester Homes
Glenmont Metrocentre Phase 1.1	Glenmont Metrocenter	820130270	171	22	6		For-Sale	5/14/2019	Winchester Homes
Clarksburg Town Center		820070220	1206	151	8		For-Sale	6/13/2019	Pulte
Cabin Branch - Toll 2	Toll 2 - Cabin Branch	820100030	168	10	10		For-Sale	6/24/2019	NVR, Inc.
Glenmont Metrocentre Phase 1.1	Glenmont Metrocenter	820130270	171	22	3		For-Sale	8/1/2019	Winchester Homes
Trotters Glen	Trotters Run	820130060	69	10	2		For-Sale	8/5/2019	Toll Brothers
Glenmont Metrocentre Phase 1.3	Glenmont Metrocenter	820150120	46	6	6		For-Sale	9/30/2019	Dream Finders Homes, LLC
Bradford's Landing		820170060	244	61	22		For-Sale	8/1/2019	Brookfield Residential
The Point at Cabin Branch	Cabin Branch Toll 1; Cabin Branch Phase Toll 1	820070140	434	66	3		For-Sale	11/20/2019	NVR, Inc.
Totals for 2019	Number of MPDU Offering Agreements:	16			306	10		228	- Rental MPDUs:
	Number of Developments	13						78	- For-Sale MPDUs:
Total for 2018 - 2019	Number of Offering Agreements:	38			540	12		350	- Rental MPDUs:
	Number of Developments	22						190	- For-Sale MPDUs:

https://mcgov.sharepoint.com/teams/DHCA/Housing/Affordable/Shared Documents/Admin/Studies, Reports/Annual MPDU report/2018 & 2019 Report/Attachments to report/(B - MPDUs Built 2018 and 2019.xlsx)Sheet

**ALTERNATIVE MPDU AGREEMENTS 1989 – 2019
See Page 3 for a Detailed Description of Each Agreement**

	Date	Project Name (Site Plan #)	Developer	Unit Type	MPDU Requirement	Alternate Payment/ Location	Payment Per MPDU	Notes	MPDUs Not Provided On-Site
1.	1989	8100 Connecticut Avenue <i>Chevy Chase</i>	Forest City	High Rise Condominium (senior)	N/A	\$107,000	N/A		
2.	1990	Madison Park <i>Bethesda</i>	Madison Park LLC	High Rise Condominium	8	\$280,000	\$35,000	Based on land price	8
3.	1991	Beacon Hill Grosvenor Lane <i>North Bethesda</i>	Richard Dubin	Townhouse	10	\$400,000	\$40,000	Based on land price	10
4.	1993	Fairmont Plaza <i>Bethesda</i>	Nathan Landow	High Rise Rental	12	None	None	Provided 18 MPDU apartments in The Seasons	12
5.	1994	Chase Grove <i>Gaithersburg</i>	Avalon Properties	Townhouse Condominium	11	None	None	Provided 22 MPDU apartments in same development	11
6.	1995	James Creek <i>Olny</i>	Martin Alloy	SF Detached	1	\$69,000	\$69,000	Based on land price	1
7.	1996	Summer Gate @ Avenel <i>Potomac</i>	Natelli Communities	SF Detached	2	\$200,000	\$100,000	Based on land price	2
8.	1998	Cameron Hill <i>Silver Spring</i>	EYA	Piggyback TH Condominium	7	\$97,634	\$13,948	Based on land price	7
9.	1998	Crescent Park <i>Bethesda</i> (819990200)	Nathan Landow	High Rise Rental	22	None	None	Provided 24 MPDU apartments in The Seasons	22
10.	1999	Charrington <i>Rockville</i> (819960060)	Pulte Homes	Townhouse	1	\$75,000	\$75,000	Based on land price	1
11.	2000	The Whitney <i>Bethesda</i> (82000014A)	Bethesda Theater, LLC	High Rise Rental	32	\$355,000	\$16,136	Provided 10 MPDUs on-site	22

Attachment C

	Date	Project Name (Site Plan #)	Developer	Unit Type	MPDU Requirement	Alternate Payment/ Location	Payment Per MPDU	Notes	MPDUs Not Provided On-Site
12.	2002	Bethesda-Air Rights #Avery Street, Bethesda (820010080)	Lowe-Northwest	High-Rise Rental	28	\$294,000	\$21,000	Provide 14 units on-site	N/A
13.	2002	The Gallery at White Flint White Flint Metro (820010170)	White Flint Place LLC	High Rise Rental	124 (27% required)	\$1,764,000	\$21,000	40 MPDUs provided on-site (8.8% of total units)	84
14.	2002	Wheaton CBD Metro Property (120020260)	EYA Bozzuto Construction	Piggyback TH Mid-Rise Rental apartments	10 30	\$286,000 \$288,000	\$28,600 \$19,200	Price for townhouse MPDUs based on land price. Provided 15 rental MPDUs on-site, 30-year controls	25
15.	2002	Wisconsin Place Chevy Chase (82001010A)	New England Development	High Rise Rental	34	\$357,000	\$21,000	17 MPDUs provided on-site	17
16.	2003	Grosvenor Village North Bethesda (82000006A)	Grosvenor Station Development	High Rise Rental	42	\$378,000	\$21,000	24 MPDUs provided on-site	18
17.	2003	8045 Newell Street Silver Spring (820030370)	Patriot Group	Mid Rise Condominium	15	\$158,335	\$31,667	10 MPDUs provided on-site	5
18.	2003	Rosedale Park Bethesda (82002002A)	Magruder Corp	High Rise Rental	21	\$210,000	\$21,000	11 MPDUs provided on-site	10
19.	2004	The Adagio (Bethesda View) Bethesda (820040240)	Sheridan Development	High Rise Condominium	10	\$660,000	\$66,000	Payment includes 2 extra units	10
20.	2004	The Sterling White Flint Metro (82001017B)	Donohoe Companies	High Rise Condominium	25	\$600,000	\$46,154	12 one-bedroom MPDUs provided on-site	13
21.	2004	Rock Spring Centre North Bethesda (820030360, 820040170)	The Penrose Group	High Rise Rental or Condominium	155 (18% required)	\$1,584,000	\$33,000		48
22.	2005	Edgemoor at Arlington North (82007023A)	Armont Development Group	High-Rise Condominiums	12	Land	N/A	Provided land to HOC; 12 special needs housing units	0 (12 lower- income units provided)
23.	2005	Quarry Springs Potomac (120040420)	W.M. Rickman Construction LLC	Mid-Rise Condominiums	15	\$1,700,000	\$113,333		15

Attachment C

	Date	Project Name (Site Plan #)	Developer	Unit Type	MPDU Requirement	Alternate Payment/ Location	Payment Per MPDU	Notes	MPDUs Not Provided On-Site
24.	2005	Park Potomac Potomac (820040150)	Foulger Pratt Development Inc.	High-Rise Condo and Rentals	61	\$2,655,988	\$85,677	30 MPDUs on-site (in buildings 3,4,5 and 6)	31
25.	2006	Woodside Courts Silver Spring (820060030)	GTM Architects	SF Homes and Townhomes	1	\$155,600	\$155,600	Planning Board waived 3 of 4 MPDUs; ARC approved payment for 1 MPDU	1
26.	2008	Burning Tree/Fox Hill Bethesda (120020650)	Sunrise Assisted Living	Elderly Assisted Living CCRC	36	\$6,150,000	\$170,833	Settlement Agreement for failure to provide affordable units on-site	36
27.	2014	Hampden Lane Bethesda (820070100)	Toll Brothers City Living	High-Rise condominiums	9	None	None	12 off-site MPDUs provided instead of 9 on-site	9
28.	2014	The Octave (1320 Fenwick) Silver Spring (No site plan)	ProMark Real Estate Services, LLC	High-Rise condominiums	13	\$856,675 (Actual - 3% total sales)	\$65,898 Actual	Micro Condominiums in conversion of former office building	13
29.	2016	The Courts at Clarksburg Clarksburg (820150030)	PulteGroup	Single Family Detached Seniors	18	\$2,310,000 Est. (3% of total sales)	\$128,333 Est.	Age restricted community	18
30.	2019	Solera Reserve at Kensington (820180180)	Solera Senior Living	Senior Living with services	10	Alternative Location		MPDUs relocated to Knowles Manor Senior Housing in Kensington	10
31.	Approval 2019	The Claiborne Bethesda (82017008A)	NOVO Properties	High-Rise Condominium	13	\$1,670,000 Est.	\$128,785 Est.	Alternative Payment approved; agreement in process	13

Notes on MPDU Alternative Agreements:

1. Forest City, Chevy Chase: This elderly condominium housing project was not affordable to MPDU eligible households due to the high fees associated with services in the property. MPDUs are oriented to first time homebuyers, which is difficult to find in the elderly population. Because of environmental constraints, no bonus density was obtained.
2. Madison Park High Rise condominium, Bethesda: The high condominium fees made this unaffordable to MPDU eligible households.
3. Beacon Hill, North Bethesda: The high homeowner's association (HOA) fees made these units unaffordable as MPDUs.
4. Fairmont Plaza, Bethesda: The high-rise building included services and structured parking that required high fees making the units less affordable to MPDU tenants.
5. Chase Grove at Washingtonian Center, Gaithersburg: Provided 11 additional MPDUs in a garden apartment portion of the development as an alternative to piggyback townhouse MPDUs with high condominium and HOA fees.

Attachment C

6. James Creek, Olney: This 10-unit subdivision was added to the project after all MPDUs were completed in the development. To design one detached MPDU would have unfairly burdened the development with architectural costs that are normally allocated over significantly more units.
7. Summer Gate, Potomac: It was deemed impossible to make the MPDUs compatible with the market priced units.
8. Cameron Hill, Silver Spring: High condominium fees in an 8-unit condominium section of this townhouse project would have made these units unaffordable as MPDUs. The alternative payment was committed to the Manchester Manor apartments in the same planning area where 43 existing units in poor condition were being rehabilitated by HOC with affordable rents.
9. Crescent Park, Bethesda: This high-rise building included service and structured parking that required high fees making the units less affordable to MPDU tenants. The developer offered to provide more MPDUs in the Seasons, a nearby apartment building in the Bethesda CBD.
10. Charrington, Rockville: The rest of the MPDU requirement for this development was completed with piggyback townhouse units. The one additional MPDU would have had to be a townhouse. The HOA fees were high, and with the increased MPDU price for the larger unit, the MPDU would have been less affordable.
11. The Whitney, Bethesda: Ten one-bedroom rental MPDUs provided in the high-rise building. High construction costs associated with preserving the theater and extensive amenities made providing more MPDUs financially difficult.
12. Bethesda Air Rights: [Cancelled] *Seven efficiencies and seven one-bedroom units to be provided on-site in the high-rise building. High construction cost associated with modifying and constructing over an existing parking garage and extensive amenities require very high rents to offset.* Subsequently, the site plan was amended to eliminate the residential portion of the project.
13. The Gallery at White Flint Place, North Bethesda: Forty MPDUs evenly divided between efficiencies and one-bedrooms provided on-site in two buildings. High rise construction costs and the high condominium fees made providing all of the MPDUs difficult.
14. Wheaton CBD, Wheaton: Two phases in this development. The rental portion, known as the Flats at Wheaton Station, provided 15 of the required 30 MPDUs. The piggyback townhouse condominiums located in the second phase had high HOA fees, making the 10 MPDUs unaffordable. The developers paid \$574,000 instead of providing 10 for-sale MPDUs and 15 additional rental units in the apartment building.
15. Wisconsin Place, Friendship Heights: Seventeen efficiencies and one-bedroom MPDUs provided in project. High rise construction costs made it difficult to provide all of the MPDUs.
16. Grosvenor Village, North Bethesda: The Grosvenor Village subdivision had multiple phases. Twenty-four MPDUs were provided in the Meridian at Grosvenor Station and Avalon at Grosvenor Station apartment developments. The 2005 Alternative Agreement allowed payment in lieu of 18 rental MPDUs.
17. 8045 Newell Street, Silver Spring: Ten one-bedroom condominiums provided on-site. High condominium fees made the two-bedroom units unaffordable for MPDU certificate holders.
18. Rosedale Park, Bethesda: Seven efficiencies and four one-bedroom units provided on-site. High rise construction costs, height limits and street right-of-way made providing the MPDUs difficult.
19. The Adagio (Bethesda View), Bethesda: Condominium fees and unit construction costs resulted in MPDUs being unaffordable.

Attachment C

20. The Sterling, White Flint: Twelve one-bedroom units provided on-site. Payment for thirteen two-bedroom MPDUs based on 10% of the average sale price of the market units. The construction cost for high rise units and the high condominium fees for two-bedroom units made them unaffordable to MPDU eligible households.
21. Rock Spring Centre, North Bethesda: Two high rise buildings, one containing 351 units (Tower I) and the other containing 352 units (Tower II), with 32 on-site MPDUs provided in each building and 48 MPDUs subject to an Alternative Payment Agreement of \$33,000 per unit (or \$1,584,000).
22. Edgemoor at Arlington North. Land provided in lieu of providing for-sale MPDU with ten year controls. HOC constructed a 12-unit building providing permanent supportive housing for formerly homeless individuals.
23. The Quarry, Potomac: Four mid-rise, five-story residential buildings containing a total of 97 units. The condominium fees and sales prices for the MPDUs would exceed the affordability levels for certificate holders.
24. Park Potomac, Potomac: Six high-rise, residential buildings containing 450 units, all originally planned as condominiums. Sixty-one MPDUs were required, of which 30 units were provided on-site, and an alternative payment was made for the other 31 units because the construction cost of the units and the high condominium fees made them unaffordable to MPDU eligible households.
25. Woodside Courts, Silver Spring: This site was rezoned to permit 26 units in 2004 (no MPDUs were required at that time). The site plan was approved in 2006, after the MPDU law was changed in 2005 to reduce the number of units that triggered the MPDU requirement from 35 to 20 units or more. In approving the site plan, the Planning Board set the MPDU requirement at four units, but waived three of the four units. The applicant submitted a request to the ARC for an alternative payment for the 1 remaining unit, based on the environmental and historic constraints of the site and the fact the full density of the zone could not be achieved under the rezoning and site constraints. The ARC approved an alternative payment for one MPDU.
26. Burning Tree/Fox Hill, Bethesda: This Continuing Care Retirement Community was approved under a special exception requiring an affordable housing component. While not technically MPDUs, the 36 affordable units were to be available to persons earning 50% of the median income. The high service fees would have made the units unaffordable to persons at this income level. The County and the developer executed an Amended and Restated Settlement Agreement in lieu of litigation.
27. Hampden Lane, Bethesda: This high-rise condominium in downtown Bethesda received a density bonus and therefore was not eligible for an Alternative Payment. The combination of MPDU sales prices and condominium fees make the units unaffordable to MPDU eligible buyers. Under the terms of the Alternative Location Agreement, the developer paid HOC \$1,434,000. In return, HOC converted 12 rental market units in buildings in the Bethesda/Chevy Chase planning area to rental MPDUs with 30-year controls.
28. The Octave (1320 Fenwick), Silver Spring: This 102-unit high-rise condominium (a converted office building) in downtown Silver Spring was relatively affordable due to the small size of the units, but the condominium fees still made the MPDUs unaffordable to MPDU eligible buyers. The Alternative Payment was based on 3% of total sales revenue, consistent with DHCA's adopted policy. Payments were paid at the settlement of each unit in the building.
29. Courts at Clarksburg, Clarksburg: The units in this single-family detached age-restricted development were too expensive for MPDU eligible purchasers when combined with the HOA fee. In addition, prior experience has shown that there is very little demand for for-sale age-restricted MPDUs. The Alternative Payment was based on 3% of total sales revenue. Payments are due at the settlement of each unit in the building.
30. Solera Reserve at Kensington, Kensington: The projected monthly fees for services, when added to the projected monthly rental payment for the MPDUs would not be affordable to persons eligible to participate in the MPDU program. This property would have been required to have 8 one-bedroom and 2 two-bedroom units. Instead, through an Alternative Location Agreement, this property provided funds to allow 7 one-bedroom units and 3 two-bedroom units to be built at another senior rental housing development just blocks away.

Attachment C

31. The Claiborne Condominiums, Bethesda: An Alternative Payment of an estimated \$1.6 million was approved in December 2019 in lieu of providing 13 MPDUs in this high-rise condominium with high condominium fees. The Alternative Payment Agreement has not yet been signed. The payment amount will be based on 3% of all sales at the property, as required by current County law. The condominium fee could not be unbundled and would make the cost of ownership of the MPDUs unaffordable to MPDU-qualified purchasers.

<https://megov.sharepoint.com/teams/DHCA/Housing/Affordable/Shared Documents/Admin/Studies, Reports/Annual MPDU report/2018 Report/Attachments to report/C - Alternative MPDU Agreements through 2018.docx>

MPDU RENTALS
Properties with MPDU Agreements

Attachment D

High-Rise Rents	# MPDUs
1200 East West	31
7001 Arlington at Bethesda	21
7770 Norfolk	30
Liberty Mill (Alta Liberty Mill)	38
Aurora at North Bethesda Center	43
AVA Wheaton	41
Axis at Shady Grove (Hanover S.G.)	50
Bainbridge Bethesda	30
Blairs, The	38
Brody, The	17
Camden Shady Grove	58
Cameron, The	41
Central (8455 Fenton St.)	31
Citron, The	31
Core (8621 Georgia Ave.)	35
Daley (Westside at Shady Grove)	50
Element 28	13
Eleven55 Ripley	48
Elms at Century	118
Elms at Clarksburg – Encore (CV Ph 3)	12
Exchange at Wheaton Station, The	61
Fenwick	39
Flats 8300 (8300 Wisconsin Ave)	45
Flats at Bethesda Avenue (The Flats)	14
Flats at Wheaton Station	15
Gallery Bethesda	68
George, The	25
The Henri at Pike & Rose	47
Heritage at Silver Spring	27
Inigo's Crossing (Jefferson @...)	53

High-Rise Rents	# MPDUs
Meridian at Grosvenor Station	24
North Bethesda Market	62
Palisades of Bethesda	45
Pallas at Pike & Rose	32
Pearl, The	8
Perry, The (Park Potomac)	30
Persei at Pike & Rose	30
Portico at Silver Spring Metro	23
Premier, The	20
Solaire 8250	51
Solaire Bethesda	21
Solaire Silver Spring	44
Solaire Wheaton	32
Thayer & Spring	59
Upstairs at Bethesda Row	23
Veridian, The	58
Warwick, The	15
Wentworth House	37
Whitney at Bethesda, The	10
Wisconsin Place	55
Number of Properties:	1,849
Number of Properties:	50

Garden Apartment Rents	# MPDUs
Avalon at Grosvenor Station	68
Avalon at Traville	65
Elms at Clarksburg Village, The	112
Elms at Germantown, The	48
Mallory Square	50
Millstone at Kingsview	64
Montgomery, The (Rock Spring)	70
Park at Kingsview Village, The	41
Pinnacle Town Center	42
Rosedale Park	11
Rothbury, The	41
Siesta Key	43
Woodward Crossing	4
Number of Properties:	659
Number of Properties:	13

**LIHTC/Other Affordable Projects
with MPDU Covenants**

Galaxy, The	31
Lindley, The	30
Momentum at Shady Grove	16
Residences at Thayer Avenue, The	42
Number of Properties:	119
Number of Properties:	4

Units Monitored by MPDU Program: 2,508
Total Number of Properties: 63

Total Rental MPDUs: 2,627
Total Number of Properties: 67

Pipeline MPDU Projects as of 12/31/2019

Development Name	Street Address	City	Zip Code	Total Units	MPDUs	Workforce Units	Tenure	Est. Complete
Signed Agreements to Build								
7272 Wisconsin Avenue	7272 Wisconsin Avenue	Bethesda	20814	456	57		Rental	6/30/2021
7900 Wisconsin Avenue	7900 Wisconsin Avenue	Bethesda	20814	322	49		Rental	7/31/2020
900 Thayer Avenue	8240 Fenton Street	Silver Spring	20910	124	16		Rental	2/28/2019
Black Hill Germantown - Phase 2A (Part One)	Crystal Rock Dr. & Century Blvd.	Germantown	20874	355	45		Rental	9/30/2021
Cabin Branch Multi-Family	E. of Byrne Park Drive & Cabin Branch Ave.	Clarksburg	20841	272	68		Rental	9/30/2020
Cabin Branch Winchester Phase 3	Clarksburg Rd. & I-270 - SW Quadrant	Clarksburg	20871	185	10		For-Sale	4/30/2022
Chevy Chase Lake - Block B	CT Ave. & Manor Rd., SE Quadrant	Chevy Chase	20815	531	69		Rental	5/31/2022
Dowden's Station	Frederick Rd. & Cool Brook La.	Clarksburg	20871	105	27		For-Sale	12/31/2021
Edgemont at Bethesda II	4885 Edgemoor Lane	Bethesda	20814	154	24		Rental	8/31/2021
Elizabeth House III	Second Ave. & Apple Ave., NW quadrant	Silver Spring	20910	267	103	28	Rental	4/30/2022
Glenmont Metrocentre Phase 1.2	Glenallen Road NE of Georgia Avenue	Silver Spring	20906	254	32		Rental	6/30/2021
Grosvenor Place	Grosvenor Place N of Grosvenor Lane	North Bethesda	20852	43	7		For-Sale	8/31/2022
Montgomery Village Center Phases 1A & 1B	Montgomery Village Ave. & Stedwick Rd., NW Quadrant	Gaithersburg	20886	115	15		For-Sale	6/30/2022
Mt. Prospect	14100 & 14200 Quince Orchard Rd. & Turkey Foot Rd.	North Potomac	20878	186	24		For-Sale	10/31/2024
North Bethesda Center Parcel G	Marinelli Road east of Rockville Pike	North Bethesda	20852	294	37		Rental	7/31/2020
Randolph Farms	S Side of Randolph Road E of Parklawn Dr.	Rockville	20852	104	13		For-Sale	1/31/2022
Sligo Artspace	801 Sligo Avenue	Silver Spring	20910	79	10	4	Rental & For-Sale	12/31/2021
Victory Haven	New Church Street W of Mt. Vernon Ave.	Damascus	20872	72	11		Rental	3/31/2020
Willow Manor at Fairland	3310 Briggs Chaney Road	Silver Spring	20904	121	16		Rental	7/31/2019
Woodfield Commons	Woodfield Rd. N of Rte. 108	Damascus	20872	84	11		Rental	1/31/2019
ZOM Bethesda	4900 Moorland Lane	Bethesda	20814	229	35		Rental	6/30/2021
	Number of Developments:	21		4,352	679	32		
New Projects								
12500 Ardennes Avenue	12500 Ardennes Avenue	Rockville	20852	225	34	20	Rental	
20220 Frederick Road	20220 Frederick Road	Germantown	20876					
4 Bethesda Metro Center	SW Quadrant Wisconsin Ave. & Old Georgetown Rd./East	Bethesda	20814	489	74		Rental	
4540 Montgomery Avenue	4540 Montgomery Avenue	Bethesda	20814	40	6		Rental	
4824 Edgemoor Lane	4824 Edgemoor Lane	Bethesda	20814				For-Sale	
4915 Auburn Avenue	4915 Auburn Avenue	Bethesda	20814	175	31		Rental	
6000 Executive Boulevard	6000 Executive Blvd.	Rockville	20852	364	55		Rental	
7000 Wisconsin Avenue	7000 Wisconsin Ave.	Bethesda	20814	200	36		Rental	
7121 Wisconsin Avenue	7121 and 7155 Wisconsin Avenue	Bethesda	20814				Rental	
7340 Wisconsin Avenue	7340 Wisconsin Avenue	Bethesda	20814	225	34		Rental	
7607 Old Georgetown Road	7607 Old Georgetown Road	Bethesda	20814	200	30		Rental	
8000 Wisconsin Avenue	8000 Wisconsin Avenue	Bethesda	20814	441	111		Rental	
8008 Wisconsin Avenue	8008 Wisconsin Avenue	Bethesda	20814	106	16		For-Sale	
8015 Old Georgetown Road	8015 Old Georgetown Road	Bethesda	20814	263	47		Rental	
850 Sligo Avenue	850 Sligo Avenue	Silver Spring	20910	85	11		Rental	
8787 Georgia Avenue	8787 Georgia Avenue	Silver Spring	20910	400	50		Rental	
9545 River Road	9545 River Road	Potomac	20854	40			Rental	
Armstrong Property	Lewis Dr. W of Ridge Rd.	Damascus	20872	55	7		For-Sale	
Ashford Woods (Egan Property)	MD 355 SE of Comus Rd.	Clarksburg	20871	357	90		For-Sale	
Ashton Market	Olney Sandy Spring Road and Porter Road	Sandy Spring	20860	23	3		Rental	

Development Name	Street Address	City	Zip Code	Total Units	MPDUs	Workforce Units	Tenure	Est. Complete
Avalon Residential	E side of Frederick Road N of Shawnee Lane	Clarksburg	20871	50	8		For-Sale	
Battery District	Battery Lane E of Woodmont Ave.	Bethesda	20814	1530	306		Rental	
Bethesda Market	7121 Wisconsin Ave., 7126 Wisconsin Ave., 7140 Wisconsin Ave.	Bethesda	20814	620	93		Rental	
Bethesda Market	E side Wisconsin N of Leland; SW quadrant of Leland and Old Georgetown Road & Battery Lane	Bethesda	20814	280	35		Rental	
Black Hill Germantown - Phase 2A (Part Two)	Crystal Rock Dr. & Century Blvd.	Germantown	20874	294	37		Rental	
Blairs, The Master Plan	Blair Mill Road	Silver Spring	20910	1183	148		Rental	
Bloom Montgomery Village	Montgomery Village Ave. & Stewartown Rd.	Gaithersburg	20886	494	68		For-Sale	
Cabin Branch - Concordia (Phase I)	MD Rte. 121 & I-270, SW quadrant	Clarksburg	20871	116	6			
Cabin Branch Adventist South Active Adult	MD Rte. 121 & I-270, SW quadrant	Clarksburg	20871	347	44			
Cabin John Village	NE corner of Seven Locks Road and Tuckerman Lane	Potomac	20854	59	8		For-Sale	
Chevy Chase Lake Blocks A and D	Between Chevy Chase Lake Dr. & Manor Rd., E & W sides	Chevy Chase	20815					
Claiborne, The	8011 Norfolk Avenue	Bethesda	20814	84	13		For-Sale	
Creekside at Cabin Branch	Intersection of MD Route 121 and Interstate 270	Clarksburg					For-Sale	
Crescent at Chevy Chase, The	Newdale Rd. W of CT Ave. - 3929 Newdale Rd.	Chevy Chase	20815	117	15		Rental	
East Village at North Bethesda Gateway	N. of White Flint Mall	Kensington	20895	614	77		Rental	
Elizabeth House IV	1400 Fenwick Lane	Silver Spring	20910	334	50	34	Rental	
ELP Bethesda at Rock Spring	Intersection of Fernwood Rd and Rock Spring Dr	North Bethesda						
Fairchild Apartments	Century Blvd. E of Aircraft Rd.	Germantown	20874	212	27		Rental	
Falkland North	East-West Highway & 16th St. (NE quadrant)	Silver Spring	20910	1250	157		Rental	
Gables White Flint	Old Georgetown Rd. & Executive Blvd.	North Bethesda	20852	476	60		Rental	
Grass on Main Street	Main Street W of Woodfield Rd.	Damascus	20872	40	10			
Great Key/PSTA Site	SW corner Key West Ave. & Great Seneca Hwy.	Rockville	20850	525	158			
Guardian Building	8605 Cameron Street	Silver Spring	20910	177	23		Rental	
Heritage Gardens	10701 South Glen Rd., SW of Norton Road/South Glen Rd	Potomac	20854	51	8			
Hillandale Gateway	W side of New Hampshire Avenue S of Powder Mill Road	White Oak	20903	443	116		Rental	
Knowles Manor	3906-3910 Knowles Avenue	Kensington	20895	94	29		Rental	
Lost Knife Townhouse Community	NW Corner Lost Knife Road & Montgomery Village Ave.	Gaithersburg	20886	56	7		For-Sale	
Metro Tower	Hampden Lane (S side) at Wisconsin Avenue	Bethesda	20814	390	59		Rental	
Milestone (2015)	I-270 between Ridge Rd. & Dorsey Mill Rd.	Germantown	20876	485	61		Rental	
North Bethesda Gateway	Rockville Pike 250 ft. S of Nicholson La.	North Bethesda	20852	513	65		Rental	
North Bethesda Market II	Rockville Pike 200 ft. S of Nicholson La.	North Bethesda	20852	470	59		Rental	
Ourisman Ford Montgomery Mall	Motor City Dr. and Westlake Ter.	Bethesda	20817	344	43		Rental	
Park Potomac Phase 3	Montrose Rd. and I-270 (NW quadrant)	Potomac	20854					
Pike and Rose Phase 3	Rockville Pike & Old Georgetown Rd. - NW quadrant	Rockville	20852	827	103		Rental	
Pooks Hill	Pooks Hill Road NW of Dudley Lane	Bethesda	20814	650	98		Rental	
Poplar Grove	Century Blvd. & Father Hurley Blvd.	Germantown	20874	558	70		Rental	
Residences at Forest Glen, The	2106 Belvedere Boulevard (a/k/a 9920 Georgia Avenue)	Silver Spring	20902	189	38		Rental	
Ripley II (Solaire 8200 Dixon)	Dixon Ave. S of Ripley St.	Silver Spring	20910	440	66		Rental	
Rock Spring Centre Phase III	NE quadrant, Rockledge Dr. & Rock Spring Dr.	Bethesda	20817	161	44		Rental	
Saul Centers White Flint	Rockville Pike & Nicholson La. (NE & NW Quadrants)	North Bethesda	20852	775	97			
Saul Centers White Flint West	SW quadrant, Rockville Pike & Marinelli Rd.	North Bethesda	20852	325	41			
Saul Centers White Flint West Building A	Rockville Pike & Marinelli Road	North Bethesda	20852	330	42		Rental	
Shady Grove Station - East Side	Crabbs Branch Way 10 ft E of Shady Grove Rd.	Denwood	20855	689	96	53		
Silver Spring Park	Fenton St. & Silver Spring Ave. (SE quadrant)	Silver Spring	20910	58	7	5	Rental	
St. Elmo Apartments	St. Elmo Ave. & Fairmont Ave.	Bethesda	20814	245	37		Rental	
Sitrahmore Square	E of Rockville Pike and Tuckerman Lane intersection	North Bethesda	20852	2149	323			
Tapestry	MD Rte. 355 NW and SW of West Old Baltimore Rd.	Boyd's	20841	67	10		For-Sale	
Ten Mile Creek	MD Rte 121 & W. Old Baltimore Rd.	Boyd's	20841	312	39		For-Sale	

Development Name	Street Address	City	Zip Code	Total Units	MPDUs	Workforce Units	Tenure	Est. Complete
Townes of Damascus	Beall Ave. E of Ridge Rd.	Damascus	20872	48	6			
Viva White Oak	W of Cherry Hill Road; S of Rte. 29	Silver Spring	20904					
VOB Development	11575 Old Georgetown Rd. (E of Executive Blvd.)	North Bethesda	20852	1000	150			
Washington Episcopal Day School	5600 Little Falls Parkway	Bethesda	20815	121	16		Rental	
Westfield Montgomery Mall	7101 Democracy Blvd.	Bethesda	20817	717	108			
Westside at Shady Grove Metro Multi-Family Building B	Crabbs Branch Way and Shady Grove Road	Rockville	20855	306	46	25	Rental	
Westside at Shady Grove Metro Multi-Family Building C	Crabbs Branch Way and Shady Grove Road	Rockville	20855	263	39	22	Rental	
Westside at Shady Grove Metro Multi-Family Building D	Crabbs Branch Way & Shady Grove Road	Rockville	20855	212	32	17	Rental	
Westside at Shady Grove Metro Phase 2 Townhouse	Crabbs Branch Way and Shady Grove Road	Rockville	20855	114	12	5	For-Sale	
Westside at Shady Grove Metro Phase 3 Townhouse	Crabbs Branch Way & Shady Grove Road	Rockville	20855	145	16	11	For-Sale	
Westwood Shopping Center Phase 1	Westbard Avenue (W side) S of Ridgefield Rd.)	Bethesda	20816	262	33			
Westwood Shopping Center Phase 2	Westbard Ave. (both sides) betw. River Rd. & Westbard Ct	Bethesda	20816	254	32			
Wheaton Grandview	Grandview Avenue SE of Ennals Avenue	Silver Spring	20902	204	62		Rental	
White Flint Mall Redevelopment	Rockville Pike (MD 355) E of Security Lane	Kensington	20895	2459	308			
White Flint View	5511 Nicholson Lane N of Huff Court	North Bethesda	20852	193	28		Rental	
White Oak Town Center	12345 Columbia Pike	Silver Spring	20904	275	69		Rental	
Wildwood Manor Shopping Center	E side Old Georgetown Rd. at Democracy Blvd.	Bethesda	20814	60	8		Rental	
Wiligus Property (2019)	Montrose Rd./Towne Rd./Montrose Pkwy.	Rockville	20852	813	122			
WMAL Bethesda	Greentree Road S of Grubby Thicket Way	Bethesda	20817	309	40		For-Sale	
	Number of Developments:	88		30,866	4,663	192		
Total Pipeline	Number of Developments:	109		35,218	5,342	224		

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