



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS


Marc Elrich
County Executive

Scott Bruton
Acting Director

MEMORANDUM

March 6, 2023

TO: Evan Glass, Council President

FROM: Scott Bruton, Acting Director 
Department of Housing and Community Affairs

SUBJECT: Annual Report on the Moderately Priced Dwelling Unit (MPDU) and Workforce Housing Programs (WFH) Covering Calendar Year 2022

Section 25A-12 of Chapter 25A, Moderately Priced Housing Law, of the Montgomery County Code 2014 (Chapter 25A), 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's Moderately Priced Dwelling Unit (MPDU) program for the previous calendar year. Likewise, Section 25B-24(h) of Chapter 25B, Workforce Housing (WFH) Law, requires the same for the Workforce Housing Program. The following is an accounting of those affordable housing programs for calendar year 2022. This report provides information about the creation and lifespan of affordable housing units through the two programs.

MODERATELY PRICED DWELLING UNIT PROGRAM

Background

The MPDU program provides housing for moderate income households in order to meet the County's goal of providing a full range of housing choices for all incomes, ages, and household sizes. Montgomery County's MPDU program was the first successfully implemented inclusionary zoning program in the country in 1974. Inclusionary zoning requires that a percentage of housing units in new residential developments be made available for moderate-income households. In exchange for building affordable housing, a residential developer is eligible to receive benefits, such as a density bonus or additional height.

An MPDU is a government-regulated unit that is required to be affordable to households earning 70% of area median income (AMI) for high-rise rental apartments and all for-sale units, and 65% of AMI for garden-style rental apartments. The program's implementation involves both the public and private sectors. On the public sector side, government staff performs regulatory and administrative functions to ensure compliance with the Code. On the private sector side, the program requires participation with the building industry to produce the housing. Between 12.5

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and 15 percent of the total number of units in every subdivision of 20 or more units must be moderately priced. Some developments exceed those standards in order to take advantage of tax or development incentives provided in the County Code. As a result, the MPDU program has successfully produced more than 16,700 affordable units since the first MPDUs were built.

MPDU Program Administration

The MPDU rental and sales programs are administered differently. Rental rates (1) are initially set based on income levels (so that households pay no more than 25% of their income toward housing), (2) administered by the leasing offices (review of individual applications), and (3) require annual recertification by tenants as long as they remain in the MPDU. DHCA staff coordinate with leasing offices to ensure that they are administering the program correctly, but do not directly apply the program rules.

The sales program is administered at multiple levels by DHCA. Staff work with applicants to ensure that they have (1) taken all required training, (2) submitted the correct documentation and are eligible for the program, and (3) are able to apply for units that they qualify for and are interested in. Staff also work with developers and sales teams to (1) ensure that units meet the livability standards and price requirements of the program, (2) advertise new and resale units to applicants, and (3) confirm that the sales process complies with program rules.

Applicants

To become an MPDU Certificate Holder and be permitted to purchase an MPDU, applicants must complete three (3) stages of review. In 2022, the class schedule was as follows: (1) a First-Time Homebuyer class, (2) an MPDU Orientation Seminar, and (3) an MPDU Application Portal training sessions. These programs all were provided virtually to allow for greater attendance.

- MPDU First-Time Homebuyer Class: 24 classes with 2,251 participants (an additional 169 First-Time Homebuyer Class participants took classes from a HUD approved external agency)
- MPDU Orientation Seminar: 12 classes with 1,396 attendees
- MPDU Application Tutorial: 477 Tutorial participants

In 2022, the MPDU program also issued a Request for Proposals (RFP) to provide some changes to our education program. Staff completed the RFP process and entered into a contract with a new vendor that began in 2023. The changes under the new program will ensure that applicants are better prepared for homeownership and have more post-purchase support. In particular, the new program includes pre-purchase screening to initially determine if applicants qualify and are financially ready for homeownership before taking the necessary classes. The new program extends the previous 2.5-hour first time homeownership training to an 8-hour HUD certification class. Finally, MPDU homeowners will now have post-purchase workshops and counseling available to address issues that come with homeownership and to provide guidance to help those

that struggle to maintain their home. More information on those changes will be provided in next year's report.

The MPDU Application Portal, which was created in 2020, has allowed staff to track more data on MPDU Purchaser Applicants than had been easily available in the past. (MPDU rental applicants apply directly to the leasing office of each development and are reviewed and approved there.) Of the 477 Tutorial participants, all went on to file their MPDU application. Some were new applications, and some were renewal applicants.

MPDU certificates require renewals every year to update information and re-confirm eligibility in the program. MPDU staff reviews each application for completeness, income eligibility (both over and under income for the program), and compliance with other requirements under Chapter 25A. In 2022 applications reviewed were as follows:

- 477 total applications: 374 new applicants and 103 renewing applicants
- 83 applications denied
 - 24 because household was over income
 - 2 because household was under income
 - 1 because they were a previous homeowner
 - 56 because they were incomplete
- 394 applications approved

MPDU Development

The Affordable Housing Programs Section of DHCA coordinates with developers at multiple stages of the development process to ensure that MPDUs are provided in accordance with the Code. In order to obtain a building permit, a developer must sign an agreement with the County, called an MPDU Agreement to Build. At that stage, staff confirm that units are reasonably distributed so that MPDUs are generally not clustered together nor are they placed in the least desirable locations of a development. Staff also confirm that the bedroom ratios between MPDUs and market rate units comply with the Code. Unit layouts are reviewed to ensure livable, quality units for tenants and purchasers. Agreements to Build are necessary in order to obtain a building permit at the Department of Permitting Services.

In order to rent or sell any MPDUs, a developer must sign an Offering Agreement with DHCA that stipulates the rent or sales price of each MPDU. Offering agreements are executed at the time units are ready to be sold or leased. New development rent rates are based on income and adjusted for bedroom / household size to ensure that households pay no more than 25% of their income on housing. Sales prices, on the other hand, are based on construction costs. Prices are determined based on set standards in MPDU Regulations and are reviewed by staff to ensure the units remain affordable.

To keep sales prices more in line with current costs of construction, the County adopted Executive Regulation 21-22 in 2022. In 2022, staff undertook a 6-monthlong workgroup that consisted of DHCA staff, MNCPPC staff, nonprofit developers, and for-profit development representatives. The workgroup thoroughly reviewed standards that had not been completely reviewed since the early 1990s. Though there had been irregular CPI adjustments to the regulations, the substance of the regulations had not be reviewed in over 30 years. The final product increased sales prices to better reflect current construction costs. Regulation 21-22 also clarified definitions and amended some standards to better reflect more modern priorities, such as mandating that units include dishwashers and requiring ceiling lights to be pre-installed in interior bedrooms. Most importantly, the regulations included a built-in automatic price adjustment that will occur annually based on the past 5-year CPI average. This automatic adjustment will eliminate the need for a formalized amendment process and will allow developers to better predict price changes. Despite the price increase, staff reviewed the affordability of future units under the change and determined that the most common for-sale MPDU type, the townhouse, would still be affordable to households down to 50% of AMI.

The information below describes the number of MPDUs approved and built during calendar year 2022.

The Number of MPDUs Approved

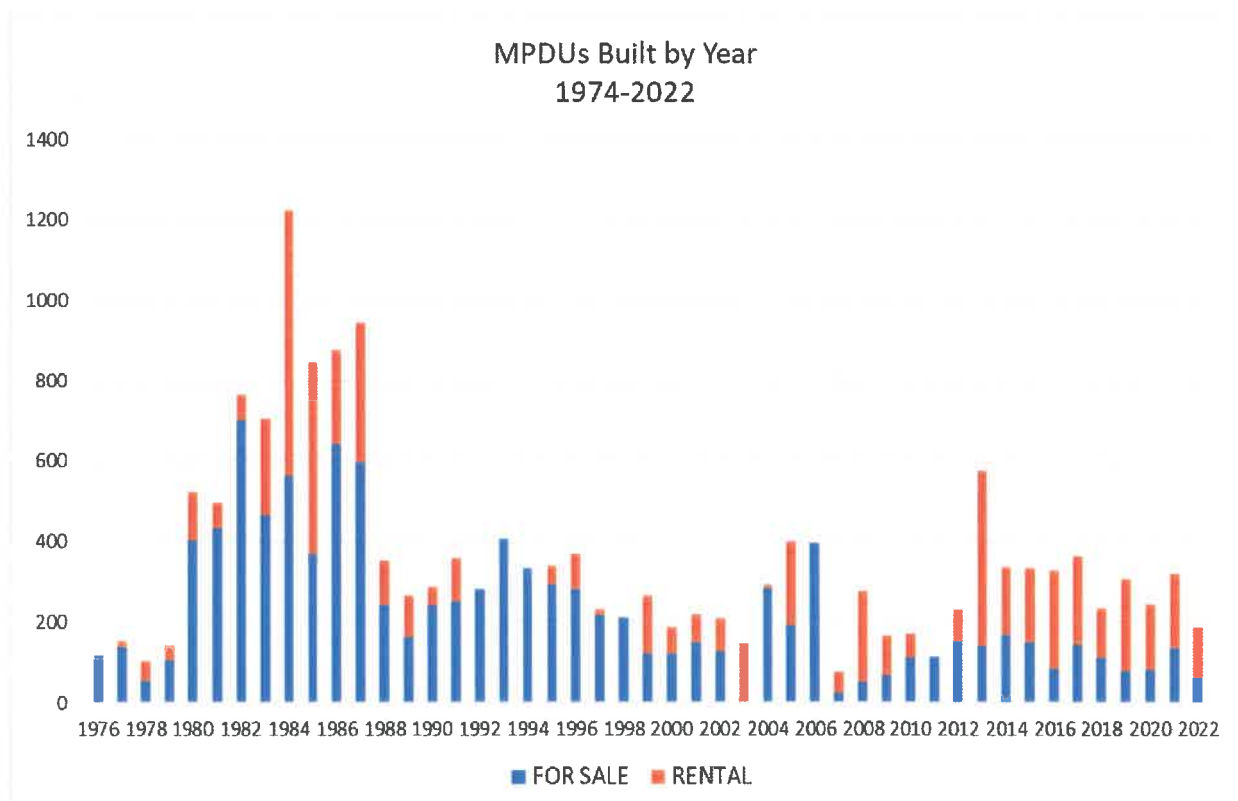
The MPDU Program approved 612 MPDUs during 2022. For the purposes of this report, approved means that DHCA entered into an Agreement to Build with developers that, after construction is completed (sometime in the next 1-3 years), those units will be available to future MPDU participants. DHCA executed 11 new Agreements to Build that will create 612 MPDUs: 15 for-sale and 597 rental. These agreements covered 3,965 total (market rate and MPDU) units. The MPDUs are 15.4% of the total units in these Agreements to Build. A list of the 2022 Agreements to Build can be found in [Attachment A](#).

The Number of MPDUs Built

There were 184 new MPDUs built during 2022. For the purposes of this report, the number of MPDUs built is the number of units reported in Offering Agreements, either for for-sale or rental. DHCA approved 15 MPDU Offering Agreements during calendar year 2022 for 11 different developments (3 developments had more than one Offering). These Offering Agreements represented 62 new for-sale MPDUs and 122 new rental MPDUs, for a total of 184 MPDUs. The list of Offering Agreements approved, by development, can be found in [Attachment B](#).

The list of offerings in a year is not necessarily related to the list of Agreements to Build in the same year, since Agreements to Build were executed before the first building permit for the development was obtained. It can take several years for a development to build out. As a result, the number of units created is very different from last year's report. While the number of units approved through Agreements to Build has increased by 172 units or almost 40% over last year (612 in 2022 compared to 440 in 2021); the number of units constructed this year has

significantly declined. Last year, there were 320 new units overall, with 135 for-sale and 185 new rental units. In 2022, however, those numbers declined by 136 units or over 42% to just 184 total units built. The hardest hit were new sales, which declined by 54%, likely due to increasing interest rates, which more than doubled in 2022.



The Number of MPDUs Under Controls

Each year, the number of units controlled through the MPDU program increases as new MPDUs are built. Since 2005, for-sale MPDUs have 30-year renewing controls. In reality, that means that most MPDU stay under MPDU controls forever, unless a single owner lives in the unit for more than 30 years. Because few homeowners remain in their primary residence for 30 years, most units must restart their 30-year covenants on resale.

Before 2005, for-sale units had 10-year controls, and MPDU owners were required to make a shared profit payment to the County if they earned a profit on the sale of their MPDU. MPDUs created before 2005 slowly leave the program as MPDU owners sell their units and pay a shared profit. The amount of shared profit depends on many factors, including the market sale amount, and is based on a set formula established in the Code.

Rental MPDUs had 20-year MPDU controls prior to 2005; but since then, rental MPDU developments have 99-year controls. Six (6) rental properties with MPDUs will reach the end of the MPDU controls between 2022 and 2025, representing 213 MPDUs; 5 of those communities

(198 units) will expire in 2023 alone. DHCA has been successful in extending the affordability period for expiring rental MPDUs, and will continue to try to preserve as many expiring rental properties as possible. In 2022, DHCA extended one expiring development's rent rates, the Montgomery Apartments, by entering into a Rental Agreement and preserved 70 affordable units for an additional 5 years.

One of the most important features of the MPDU program is how it creates rental units that are affordable to very-low-income households and to persons with special needs. Approved nonprofit housing providers are allowed to purchase, or master-lease, up to 40% of the units created in any subdivision or apartment building. By the end of 2022, nonprofit organizations owned 340 MPDUs throughout Montgomery County. These units are rented to very-low-income households and to individuals needing specialized housing. The Housing Opportunities Commission also purchases MPDUs to rent to lower-income households, and owns 1,135 MPDUs that are used as rental housing.

In 2022, 29 units left the program, having extended beyond their control period. Total shared profit received in 2022 exceed \$1,736,000. In 2021, 35 MPDUs terminated their covenants. As more 30-year recurring control period units become the majority of MPDUs in the program, we can expect that the number of shared profit terminations will continue to decrease.

MPDUs PROVIDING AFFORDABLE HOUSING 2021 TO 2022				
	2021	2022	Change from 2021 - 2022	Notes
For-Sale MPDUs	1,733	1,766	33	Units owned by MPDU participants (still under control period)
Nonprofit Owned	336	345	9	Owned by approved nonprofits and rented out
HOC Owned	1,279	1,279	0	Owned by HOC and rented out
Rental MPDUs	3,145	3,154	9	Units in rental developments including LIHTC properties
Total MPDUs	6,493	6,544	92	
Expired MPDUs				
No Shared Profit Paid	1882	1853	-29	MPDU owners continuing to live in MPDUs (control period expired)
Total MPDUs	8,375	8,397	22	Ownership: 3619 Rental: 4778
Sold/Paid Shared Profit				
Sold/Paid Shared Profit	38	29	-9	MPDU owners sold/ paid shared profit if owed
Expired Rentals	N/A	80	-80	Apartments with expired covenants

Alternative Payment or Location Agreements

Chapter 25A allows DHCA, at its discretion, to enter into Alternative Agreements for developments in certain limited instances. Historically, DHCA has approved Alternative Agreements to avoid MPDU participants paying high condominium or homeowner association fees. During calendar year 2022, DHCA did not enter into any new Alternative Locations.

In June, however, DHCA did amend a previously existing Alternative Payment Agreement for the Claiborne. The County had previously entered into the original Alternative Payment Agreement with that development in 2020, for a term of 18 months. During that time, the site plan on which the Agreement was based expired, and the Applicant resubmitted a new plan, though under a new plan number. The Agreement's 18-month validity period was expiring. As the newly submitted site plan was identical to the previous development plan, the County extended the same terms of the Alternative Payment Agreement for another 18 months. A complete list of all Alternative Agreements ever 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 alternative payments. During the calendar year covered by this report, no alternative payments were received. The previous alternative payment agreements had been satisfied prior to this year.

MPDU "Pipeline"

In previous years, the members of the Planning, Housing, and Economic Development (PHED) Committee (now the Planning, Housing, and Parks or PHP 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.

Attachment E is a chart that shows currently unbuilt, potential projects. That list includes units in existing Agreements to Build (though some of these units may be in the construction stage, they are not yet complete), as well as "New Projects," which are those that are in some stage of the planning and development review process in M-NCPPC. The list of Agreements to Build includes those completed in 2022 and prior years, because construction can often take multiple years to complete. The New Projects list was compiled from projects staff has reviewed through DRC in various stages of approval. If these projects build out as planned, over time, **almost 4,500 new MPDUs**, serving households with incomes of 70% of AMI or less, would be added to the MPDU inventory.

WORKFORCE HOUSING PROGRAM

The Workforce Housing (WFH) Program is meant to create housing affordable for households with incomes at or below 120% of AMI. Unlike the MPDU program, it is not mandatory to provide WFH units. These units are typically created when recommended under the relevant Master or Sector Plan or as part of a Development Agreement.

In 2022, there were no Agreements to Build for Workforce Housing completed. There was one Offering Agreement for Workforce Housing to build 6 new for-sale units at the Westside at Shady Grove development, in accordance with the recommendations of the 2006 Shady Grove Sector Plan. Units went on the market in August, but none have sold to date.

There is a previously executed Agreement to Build for 2 more for-sale WFH units at the Westside at Shady Grove and a rental development there that will include 13 WFH units. Those two pipeline developments could generate an additional 15 WFH units. In the pipeline, Shady Grove East and another rental project on the Westside (Building B) could generate an additional 104 WFH units (likely all rental). In Silver Spring, Elizabeth House IV is currently proposed to create another 34 WFH units, but plans may change. These projects are reported on Attachments A, B, and E.

Attachments:

- A. MPDUs Approved for Construction – Executed Agreements to Build, 2022
- B. For-sale and Rental MPDUs Built and Offered to MPDU Households, 2022
- C. Alternative Location and Alternative Payment Agreements 1989 - 2022
- D. List of High-Rise and All MPDU Rental Developments as of 12/31/2022
- E. MPDU “Pipeline” as of 12/31/2022

cc: Andrew Friedson, Council Vice President
Gabe Albornoz, Councilmember
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Will Jawando, Councilmember
Sidney Katz, Councilmember
Dawn Luedtke, Councilmember
Kristin Mink, Councilmember
Laurie-Anne Sayles, Councilmember
Kate Stewart, Councilmember

ATTACHMENT A

Units Approved - Agreements to Build Executed in 2022

Project Name	AKA	Site Plan Number	Total Units	MPDUs	% MPDUs	WFH Units	Rental or Sale?	Agreement Date	Est. Date Completion	Developer Name
Ashton Market	Porter Road	820180160	23	3	13.0%	0	Rental	3/31/2022	3/30/2022	Nichols Development Company LLC
4909 Auburn Avenue	4915 Auburn Avenue	820190100	167	30	18.0%	0	Rental	2/3/2022	11/30/2023	Auburn Building Associates LP
8787 Georgia Avenue		820180100	375	47	12.5%	0	Rental	1/4/2022	2/29/2024	Stonebridge Associates, Inc.
Strathmore Square		820220070	2149	323	15.0%	0	Rental	11/29/2022	8/31/2024	Fivesquares Development, LLC
Avalon Residential	Bellamy	820190070	50	8	16.0%	0	For Sale	5/9/2022	9/30/2024	Brookfield Washington, LLC
Lerner Black Hill Part Two	Lerner Black Hill Phase 2A	820150060	292	37	12.7%	0	Rental	6/1/2022	9/30/2024	Lerner Black Hill Two, LLC
Guardian Building	8605 Cameron Street	820170100	176	22	12.5%	0	Rental	7/18/2022	10/31/2024	Guardian Building Associates, LLC
Residences at Forest Glen, The		820210020	189	38	20.1%	0	Rental	12/27/2022	12/31/2024	Montgomery Housing Partnership, Inc.
4010 Randolph Road		820210050	192	52	27.1%	0	Rental	11/4/2022	12/31/2024	AHC LP - 31Randolph / Habitat for Humanity
Armstrong Property	Damascus Village	820160110	55	7	12.7%	0	For Sale	12/19/2022	1/31/2025	Armstrong Tire & Accessory Corp.
8015 Old Georgetown Road	8011/8015 Old Georgetown Road	82020013A	297	45	15.2%	0	Rental	6/8/2022	1/31/2025	JLB Realty LLC
Total for 2022			3965	612	15.4%	0				

ATTACHMENT B

Units Built - Offering Agreements Executed in 2022

Project Name	AKA	Site Plan Number	Total Units	Total MPDUs	MPDUs in Offering	WFH Units	Rental or Sale?	Offering Date	Developer Name	Unit Description
Ashton Market	Porter Road	820180160	23	3	3	0	Rental	6/29/2022	Nichols Development Company LLC	Garden Apartment
Bloom Montgomery Village	Bloom MV Areas I-VI	820170130	494	109	4	0	For-Sale	5/17/2022	Monument Realty	Townhouse
Bloom Montgomery Village	Bloom MV Areas I-VI	820170130	494	109	5	0	For-Sale	6/15/2022	Monument Realty	Townhouse
Bloom Montgomery Village	Bloom MV Areas I-VI	820170130	494	109	10	0	For-Sale	8/23/2022	Monument Realty	Townhouse
Cabin Branch	Winchester - Phase 3	820120150	185	10	4	0	For-Sale	2/28/2022	Winchester Homes	Townhouse
Grosvenor Place	Townes at Grosvenor Place, Bethesda Towns	820150070	46	7	3	0	For-Sale	11/23/2022	Community Three Development, LLC	Townhouse
Grosvenor Place	Townes at Grosvenor Place, Bethesda Towns	820150070	46	7	1	0	For-Sale	3/30/2022	Community Three Development, LLC	Townhouse
Hardwood Flats	East Village at North Bethesda Gateway; NOBe East Village Phase 1A	82014018A	335	42	42	0	Rental	6/15/2022	Foulger-Pratt Companies, Inc.	High-Rise Rental
Lerner Black Hill Part One	Black Hill Germanown Phase 2A Part One; Crystal Rock	820150060	355	45	14	0	Rental	9/6/2022	Lerner Enterprises	Garden Apartment
Mt. Prospect	Hanson Farm; Hanson Property	820170160	186	24	9	0	For-Sale	6/6/2022	Toll Brothers	Townhouse
North Bethesda Market	White Flint Crossing	82006017A	424	64	2	0	Rental	1/24/2022	SPUS8 NOBE, LP	High-Rise Rental
North Quarter	Randolph Farms	820170020	104	13	7	0	For-Sale	3/3/2022	Stanford Properties	Townhouse
North Quarter	Randolph Farms	820170020	104	13	3	0	For-Sale	5/23/2022	Stanford Properties	Townhouse
Solaire 8200 Dixon	Ripley II	82016007A	403	61	61	0	Rental	7/6/2022	Ripley West, LLC	High-Rise Rental
Westside at Shady Grove Metro Lennar	Westside at Shady Grove Metro Phase 3 Townhouse	82013022E	178	22	16	6	For-Sale	7/6/2022	Lennar	Townhouse
Totals for 2022	No. of MPDU Offering Agreements:	15	3871	638	184	6		122	Rental MPDUs	
	No. of Developments	11						62	For-Sale MPDUs	

Attachment C

**ALTERNATIVE MPDU AGREEMENTS 1989 – 2022
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>Olney</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 (819990200)</i>	Nathan Landow	High Rise Rental	22	None	None	Provided 24 MPDU apartments in The Seasons	22
10. 1999	Charrington <i>Rockville (819960060)</i>	Pulte Homes	Townhouse	1	\$75,000	\$75,000	Based on land price	1
11. 2000	The Whitney <i>Bethesda (820000144)</i>	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 Waverly Street, Bethesda (4820010080)	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 (820010104)	New England Development	High Rise Rental	34	\$357,000	\$21,000	17 MPDUs provided on-site	17
16.	2003	Grosvenor Village North Bethesda (820000064)	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 (820020024)	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 (820070234)	Armort 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 <i>Potomac</i> (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 <i>Silver Spring</i> (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 <i>Bethesda</i> (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 <i>Bethesda</i> (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) <i>Silver Spring</i> (No site plan)	ProMark Real Estate Services, LLC	High-Rise condominiums	13	\$856,675 (Actual - 3% total sales)	\$65,898 <i>Actual</i>	Micro Condominiums in conversion of former office building	13
29.	2016	The Courts at Clarksburg <i>Clarksburg</i> (820150030)	PulteGroup	Single Family Detached Seniors	18	\$2,310,000 <i>Est. (3% of total sales)</i>	\$2,726,062 <i>Actual</i>	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.	2020 Renewed 2022	The Claborne <i>Bethesda</i> (820170084)	NOVO Properties	High-Rise Condominium	13	\$1,670,000 <i>Est.</i>	\$128,785 <i>Est.</i>	High condo fees made MPDUs unaffordable	13
32.	Approval 2021	4702 Chevy Chase Drive <i>Bethesda</i>	Winthrop Investment Group	High-Rise Condominium	9	\$1,800,000 <i>Est.</i>	\$200,000	High condo fees will make MPDUs unaffordable	TBD

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.

Attachment C

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.
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. Sumner 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.

Attachment C

19. The Adagio (Bethesda View), Bethesda: Condominium fees and unit construction costs resulted in MPDUs being unaffordable.
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. Hamnden 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 were paid 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,

Attachment C

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.

31. **The Claiborne Condominiums, Bethesda:** An Alternative Payment Agreement was signed in 2020 that will total an estimated \$1.6 million in payments in lieu of providing 13 MPDUs in this high-rise condominium with high condominium fees. 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. The Agreement was renewed in 2022 due to resubmission of identical site plan that had expired.

32. **4702 Chevy Chase Drive, Bethesda:** An Alternative Payment Agreement was approved in 2021 that, if finalized and signed, will total an estimated \$2 million in payments in lieu of providing 9 MPDUs in this high-rise condominium with high condominium fees. 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.

ATTACHMENT D

MPDU Rental Buildings by Type - as of December 31, 2022

High-Rise Rents	# MPDUs
1200 East West	31
7001 Arlington at Bethesda	21
8001 Woodmont	49
Affinity on Georgia	27
Arbor Crest (Senior)	24
Arrive Wheaton	61
Arrowwood	37
Atelier	32
Aurora at North Bethesda Center	43
AVA Wheaton	41
Axiom at Cabin Branch	68
Axis at Shady Grove	50
Bainbridge Bethesda	30
Bell Shady Grove	43
Blairs, The	28
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
Edge, The	24
Element 28	13
Eleven55 Ripley	48
Elms at Century Germantown	118
Elms at Clarksburg – Encore (Senior)	12
Elm, The	57
Fenwick	39
Flats 8300 (8300 Wisconsin Ave)	45
Flats at Bethesda Avenue (The Flats)	14
Flats at Wheaton Station	15
Gallery Bethesda (I & II)	68
George, The	25
Hardwood Flats	42
The Henri at Pike & Rose	47
Inigo's Crossing	53
Kanso Silver Spring	23
Liberty Mill / Waterford Hills	38
Maizon Bethesda	35
Meridian at Grosvenor Station	24
North Bethesda Market	64
Palisades of Bethesda	45
Pallas at Pike & Rose	32
Pearl, The	8
Perry, The (Park Potomac)	30
PerSci at Pike & Rose	30
Premier, The	20
Solaire10914 Georgia	32
Solaire1150 Ripley	44
Solaire Bethesda (7077 Woodmont)	21
Solaire 8200 Dixon	61
Solaire 8250 Georgia	51

High-Rise Rents	# MPDUs
Thayer & Spring	59
Upstairs at Bethesda Row	23
Veridian, The	58
Warwick, The	15
Wentworth House	39
Whitney at Bethesda, The	10
Windsor Bethesda (7770 Norfolk)	30
Wisconsin Place	28
	2,288
Number of Properties:	61

Garden Apartment Rents	# MPDUs
Ashton Market	3
Avalon at Grosvenor Station	68
Avalon at Traville	65
Elms at Clarksburg Village, The	112
Elms at Germantown, The	48
Lerner Black Hill	45
Mallory Square	50
Millstone at Kingsview	64
Rosedale Park	11
Rothbury, The	41
Woodward Crossing	4
	511
Number of Properties:	11

LIHTC/Other Affordable Projects with MPDU Covenants	# MPDUs
Galaxy, The	31
900 Thayer Avenue	16
Elizabeth House III / Alexander House	103
Knowles Manor (Senior)	29
Lindley, The	30
Momentum at Shady Grove	19
Residences at Thayer Avenue, The	42
Sandy Spring Village	7
Silver Spring Artspace Lofts	10
Victory Haven	11
Willow Manor at Cloppers Mill (Senior)	10
Willow Manor at Fair Hill Farm (Senior)	20
Willow Manor at Fairland	16
Woodfield Commons	11
	355
Number of Properties:	14

Units Monitored by MPDU Program:	2,799
Total Number of Properties:	72

Total Rental MPDUs:	3,154
Total Number of Properties:	86

ATTACHMENT E

Pipeline MPDU Projects as of 12/31/2022

Signed Agreements to Build

Project Name	AKA	Street Address	City	Zip	Site Plan #	PP #	Total Units	Total MPDU	WFH	Sale or Rental?	Estimated completion
Armstrong Property	Damascus Village	Lewis Dr. W of Ridge Rd.	Damascus	20872	820160110	120160070	55	7	0	For Sale	01/2025
Ourisman Ford Montgomery Mall		Motor City Dr. and Westlake Ter.	Bethesda	20817	820090140		343	44	0	Rental	08/2023
8015 Old Georgetown Road	8011/8015 Old Georgetown Road	8015 Old Georgetown Road	Bethesda	20814	82020013A	120160220	297	45	0	Rental	01/2025
St. Elmo Apartments		St. Elmo Ave. & Fairmont Ave.	Bethesda	20814	820170030	120150200	276	42	0	Rental	01/2024
Pooks Hill Multi-Family		5159 Pooks Hill Road	Bethesda	20814	82016008C		562	85	0	Rental	12/2023
Amalyn Bethesda	WMAL Bethesda	Greentree Road S of Grubby Thicket Way	Bethesda	20817	820170170	120160290	309	40	0	For Sale	03/2026
Crescent at Chevy Chase, The		Newdale Rd. W of CT Ave. - 3929 Newdale Rd.	Chevy Chase	20815	820180130	120180150	111	14	0	Rental	01/2024
Westside at Shady Grove Metro HOC Building	Westside at Shady Grove Metro Multi-Family Building D	Crabbs Branch Way & Shady Grove Road	Rockville	20855	82013022A	12012008C	268	67	13		
8787 Georgia Avenue		8787 Georgia Avenue	Silver Spring	20910	820180100	120180100	375	47	0	Rental	02/2024
Guardian Building	8605 Cameron Street	8605 Cameron Street	Silver Spring	20910	820170100		176	22	0	Rental	10/2024
850 Sligo Avenue	Moonlight	850 Sligo Avenue	Silver Spring	20910	820190050	120190090	80	10	0	Rental	02/2022
Artena II	8000 Wisconsin Avenue	8000 Wisconsin Avenue	Bethesda	20814	820190040	120190060	437	110	0	Rental	01/2024

ATTACHMENT E

Signed Agreements to Build Continued

Project Name	AKA	Street Address	City	Zip	Site Plan #	PP #	Total Units	Total MPDU	WFH	Sale or Rental?	Estimated completion
Fairchild, The	Fairchild Apartments	20013 Century Blvd.	Germantown	20874	820180220		212	27	0	Rental	04/2023
7607 Old Georgetown Road	La Madeleine	7607 Old Georgetown Road	Bethesda	20814	820190030	120190050	197	30	0	Rental	10/2023
4909 Auburn Avenue	4915 Auburn Avenue	4915 Auburn Avenue	Bethesda	20814	820190100	120180210	167	30	0	Rental	11/2023
Strathmore Square - Buildings 3A & 3B		E of Rockville Pike and Tuckerman Lane intersection	North Bethesda	20852	820220070	120190180	220	33	0	Rental	08/2024
Hampden House	Metro Tower	Hampden Lane (S side) at Wisconsin Avenue	Bethesda	20814	820190110	120190190	366	55	0	Rental	10/2025
7000 Wisconsin Avenue	George P. Sacks' Subdivision	7000 Wisconsin Ave.	Bethesda	20814	820200090	120200090	181	32	0	Rental	11/2023
Residences at Forest Glen, The		2106 Belvedere Boulevard (a/k/a 9920 Georgia Avenue)	Silver Spring	20902	820210020		189	38	0	Rental	12/2024
Village at Cabin Branch		Cabin Branch Avenue and Little Seneca Parkway	Clarksburg		820200150	120031100	500	125	0	Rental	10/2023
4010 Randolph Road		SW Quadrant of Randolph Road and Colie Drive	Wheaton	20902	820210050	120210080	192	52	0	Rental	12/2024
Lerner Black Hill Part Two	Lerner Black Hill Phase 2A	Century Blvd	Germantown	20874	820150060	120120210	292	37	0	Rental	09/2024
TOTAL SIGNED AGREEMENTS TO BUILD		Number of Developments:	22				5805	992	13		

ATTACHMENT E

New Projects

Project Name	AKA	Street Address	City	Zip	Site Plan #	PP #	Total Units	Total MPDU	WFH
Montgomery Village Center Phases 1A & 1B		Montgomery Village Ave. & Stedwick Rd., NW Quadrant	Gaithersburg	20886	820180020	120180010	115	15	0
PSTA Site	Great Keys / PSTA Site; The Elms at PSTA	SW corner Key West Ave. & Great Seneca Hwy.	Rockville	20850	820220050	12020010A	630	189	0
4725 Cheltenham Drive		4725 Cheltenham Drive	Bethesda	20814	820220060		110	17	0
Rugby Condominiums		4851 Rugby Ave.	Bethesda	20814	820070260	120060290	61	8	0
Washington Episcopal Day School		5600 Little Falls Parkway	Bethesda	20815	820150080	120150160	121	16	0
Bonifant Plaza		Bonifant Street	Silver Spring	20910		120070190	72	9	0
Silver Spring Park	Moda Vista Residences	Fenton St. & Silver Spring Ave. (SE quadrant)	Silver Spring	20910	820100120	120070420	58	7	0
Rock Spring Centre Phase III		NE quadrant, Rockledge Dr. & Rock Spring Dr.	Bethesda	20817	820090030	11998092B	161	44	0
North Bethesda Market II		Rockville Pike 200 ft. S of Nicholson La.	North Bethesda	20852	82012004A	12012006A	470	59	0
Shady Grove Station - East Side	County Service Park	Crabbs Branch Way 10 ft E of Shady Grove Rd.	Derwood	20855		120120080	689	96	53
Blairs, The Master Plan		Blair Mill Road	Silver Spring	20910		120130220	1,183	148	0
Gables White Flint		Old Georgetown Rd. & Executive Blvd.	North Bethesda	20852	820150010	120140010	476	60	0
7340 Wisconsin Ave.		7340 Wisconsin Avenue	Bethesda	20814	820220180	120220130	147	23	0
8008 Wisconsin Ave.		8008 Wisconsin Avenue	Bethesda	20814	820160130	120160050	106	16	0
Milestone (2015)	Milestone Business Park	I-270 between Ridge Rd. & Dorsey Mill Rd.	Germantown	20876	82001009E	11987271C	485	61	0
Viva White Oak		W of Cherry Hill Rd; S of Rte. 29	Silver Spring	20904		120180240			0
Westwood Shopping Center Phase 2		Westbard Ave. (both sides) betw. River Rd. & Westbard Cir.	Bethesda	20816	820180190	120170170	244	32	0
Westside at Shady Grove Metro MF Building B	County Service Park	Crabbs Branch Way and Shady Grove Road	Rockville	20855	82013022A	12012008C	413	50	51
Hillandale Gateway		W side of New Hampshire Avenue S of Powder Mill Road	White Oak	20903	820190130	120190220	463	116	0

ATTACHMENT E

New Projects Continued

Project Name	AKA	Street Address	City	Zip	Site Plan #	PP #	Total Units	Total MPDU	WFH
4 Bethesda Metro Center		SW Quadrant Wisconsin Ave. & Old Georgetown Rd./East-West Hwy.	Bethesda	20814		11981068B	479	74	0
Meadowvale (2019)		18857 Cross Country Road	Gaithersburg	20879		12006028A	19	0	0
6000 Executive Boulevard	Washington Science Center	6000 Executive Blvd.	Rockville	20852			365	55	0
Wildwood Manor Shopping Center		E side Old Georgetown Rd. at Democracy Blvd.	Bethesda	20814	820080240	119892710	60	8	0
Bethesda Market		7121 Wisconsin Ave., 7126 Wisconsin Ave., 7140 Wisconsin Ave., 4705 Miller Ave.	Bethesda	20814			620	93	0
12500 Ardennes Avenue		12500 Ardennes Avenue	Rockville	20852	820200080		203	31	0
Poplar Grove		Century Blvd. & Father Hurley Blvd.	Germentown	20874	820190060	120190040	176	22	0
Westwood Shopping Center Phase 1		Westbard Avenue (W side) S of Ridgefield Rd.)	Bethesda	20816	820180190	120170170	269	34	0
Park Potomac Phase 3		Montrose Rd. and I-270 (NW quadrant)	Potomac	20854	820230030				0
Strathmore Square - Buildings 1, 2, 4-6		E of Rockville Pike and Tuckerman Lane intersection	North Bethesda	20852	820220070	120190180	1,998	300	0
Grand Park	VOB Development	11575 Old Georgetown Rd. (E of Executive Blvd.)	North Bethesda	20852		120190160	790	103	0
Westfield Montgomery Mall		7101 Democracy Blvd.	Bethesda	20817	82005003D	12005018C	717	108	0
Black Hill Germantown - Phase 2A (Part Two)	Crystal Rock	Crystal Rock Dr. & Century Blvd.	Germentown	20874	820150060	12012012A	294	37	0
Battery District	Battery Lane District	Battery Lane E of Woodmont Ave.	Bethesda	20814		120190240	1,530	306	0
Wilgus Property (2019)		Montrose Rd./Towne Rd./Montrose Pkwy.	Rockville	20852		120200140	745	122	0

ATTACHMENT E

New Projects Continued

Project Name	AKA	Street Address	City	Zip	Site Plan #	PP #	Total Units	Total MPDU	WFH
Ashford Woods	Egan Property	MD 355 SE of Comus Rd.	Clarksburg	20871	820210110	120200110	364	91	0
Elizabeth House IV	Elizabeth Square Phase 2	1400 Fenwick Lane	Silver Spring	20910	820170140	12015003B	334	50	34
20220 Frederick Road		20220 Frederick Road	Germantown	20876					0
ELP Bethesda at Rock Spring Phase 1A		Intersection of Fernwood Rd and Rock Spring Dr	North Bethesda	20817	820210190	120210040	512	77	0
4824 Edgemoor Lane		4824 Edgemoor Lane	Bethesda	20814	82021004A	120200070	76	12	0
Creekside at Cabin Branch		Intersection of MD Route 121 and Interstate 270	Clarksburg	20841	820200160	120200050	326	41	0
NoBe East Village Phase 1B	East Village at North Bethesda Gateway; East Village at NBG; North Bethesda Gateway; Eisinger Site	North of Nicholson Lane and Huff Court	Kensington	20895	82014018A	120140240	232	29	0
Avondale		Avondale Street	Bethesda		820210140	120200220	60	9	0
College View Campus		Frederick Road	Germantown		820200140	120200170	142	36	0
Flats at Knowles Station		Summit Avenue	Kensington		820210030	120210030	100	25	0
Hampden East		East Lane	Bethesda		820210070	120210130	150	27	0
Urby Silver Spring		905 Silver Spring Avenue	Silver Spring		820200170	12013002A	394	57	0
MHP - Nebel		Nebel Street and Old Georgetown Road	North Bethesda	20852	820220150	120220090	165	42	0
King Souder Property		West Side of Ridge Road (MD 27)	Damascus	20872	820210170	120210060	64	16	0
4702 Chevy Chase Drive		4702 Chevy Chase Drive	Bethesda	20815		120210010	70	9	0
Kingsview Station		Clopper Road	Germantown	20874	820210130	120210210	61	8	0
1910 University Senior Housing	Har Tzeon - Agudath Achim	1840 and 1910 University Blvd West	Silver Spring	20902		120210230	90	27	0

ATTACHMENT E

New Projects Continued

Project Name	AKA	Street Address	City	Zip	Site Plan #	PP #	Total Units	Total MPDU	WFH
Miles Coppola		Clarksburg Rd.	Clarksburg	20871		120220010	336	51	0
Glenmont Metro Center Phase 2.1		Glenallan Avenue	Silver Spring	20906	820210180	120130080	233	35	0
Linthicum West		Clarksburg Road and West Old Baltimore Rd	Clarksburg	20871	820210010	12005003A	253	32	0
7070 Arlington Road		7070 Arlington Road	Bethesda	20814		11998051A	250	44	0
4901 Battery Lane		4901 Battery Lane	Bethesda	20814	820220160	120220100	372	56	0
12710 Twinbrook Parkway		West side of Twinbrook Parkway 250N of Ardennes Ave	Rockville	20852	820220010		49	8	0
Grand Park Development	Pinnacle North Bethesda	11565, 11575, 11605 Old Georgetown Road and 5995 Executive Blvd	Rockville	20852	820220040	120190160/ 1201906A	106	16	0
Wheaton Gateway		11250 Veirs Mill Road	Silver Spring	20902			800	240	0
Sligo Apartments		713, 715, 719 Sligo Avenue	Silver Spring	20910	820220170	120220110	98	24	0
North Bethesda Parcel H	The Quad, Wentworth, North Bethesda Town Center	Marinelli Road and Wentworth Place	North Bethesda	20852	820220100	120040490	365	46	0
White Oak Apartments		2220 Broadbirch Drive	White Oak		820220110	120220060	387	59	0
Park Montgomery		8860 Piney Branch Road	Silver Spring	20903	820220020		217	34	0
4910 / 4920 Strathmore		4910 Stathmore Avenue	Kensington	20895	820220220	120220160	113	17	0
TOTAL NEW PROJECTS		Number of Projects:	64				20,133	3,477	138

Total Units **MPDUs** **WFH**

TOTAL PIPELINE - Agreements to Build + New Projects	86	25,938	4,469	151
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