



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich  
*County Executive*

Scott Bruton  
*Director*

MEMORANDUM

March 15, 2024

TO: Marc Elrich, County Executive  
Andrew Friedson, Council President

FROM: Scott Bruton, 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 2023

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 County Executive and 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 2023. This report provides information about the creation and lifespan of affordable housing units through the two programs.

There were two significant changes in the processes and program of Affordable Housing in 2023. First, the education requirements were completely modified with a new order, new materials, and a new education provider. Second, the program conducted its first certification of existing MPDU ownership to ensure compliance with the Code. More information is provided below. As a result of both changes, DHCA has more data to share.

**MODERATELY PRICED DWELLING UNIT PROGRAM**

**Background**

The MPDU program provides housing for moderate-income households 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.

Office of the Director

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An MPDU is a government-mandated unit required to be affordable to households earning 70% of area median income (AMI) for the Washington Metropolitan Statistical Area 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 the building industry to provide between 12.5 and 15 percent of the total number of new units in every subdivision of 20 or more units to be moderately priced. Some developments exceed those standards to take advantage of tax or development incentives provided in the County Code. As a result, the MPDU program has successfully produced more than 17,000 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) are administered by the leasing offices (review of individual applications), and (3) require annual recertification by tenants if 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 (1) have taken all required training, (2) have submitted the correct documentation and are eligible for the program, and (3) can 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, (3) confirm that the sales process complies with program rules, and (4) confirm that all homeowners are remaining in compliance with the MPDU rules and covenants.

### **Applicants**

To become an MPDU Certificate Holder and be permitted to purchase an MPDU, applicants must complete three (3) stages of review. In 2023, DHCA began a new contract with a new education vendor, the Greater Washington Urban League. Under this reorganized program, DHCA revised the class schedule. The MPDU Orientation Seminar now precedes the First Time Homebuyer class in order to provide interested applicants with details of the program at the onset. In addition, the First Time Homebuyer class was extended from a previously 2.5-hour class to a now 8-hour HUD certified class. The extension of time and materials provides a better service to customers to ensure potential purchasers understand more benefits and burdens of homeownership.

The new order and education program was modified to ensure that participants are both financially prepared to purchase an MPDU and aware of the requirements of the program before undertaking the additional requirements of an 8-hour class and filing an application. Under the new program, participants are pre-screened for credit preparedness to purchase a house. As they

screen registrants to the MPDU class, GWUL is available to provide credit counseling to those who would not qualify for a mortgage.

Classes now proceed as follows: (1) an MPDU Orientation Seminar, (2) a First-Time Homebuyer class, and (3) an MPDU Application Portal training session. These programs are provided virtually to allow for greater attendance.

- MPDU Orientation Seminar: 12 classes with 1,396 attendees
- MPDU First-Time Homebuyer Class: 12 classes with 2,251 participants (an additional 169 First-Time Homebuyer Class participants took classes from a HUD approved external agency, not GWUL)
- MPDU Application Tutorial: 578 Tutorial participants

For 2024, staff are planning to launch post-purchase workshops and one-on-one counseling to address issues that come with homeownership and to provide guidance to help those that struggle to maintain their home. More information will be available in next year's report regarding that training. These additional program topics include some of the most requested information once a program participant has purchased their MPDU; these topics are details and timelines of the re-sale process, requirement of refinancing an MPDU, home maintenance, and what improvements are eligible credit and the required documentation.

Applicants must submit their application and financial documentation to review through the MPDU Application Portal. (MPDU rental applicants apply directly to the leasing office of each development and are reviewed and approved there.) Of the 423 new tutorial participants, all went on to file their MPDU application. The MPDU certificate is only valid for one year, because income must be recertified annually. As a result, there were also 155 renewing applicants. MPDU staff review each application for completeness, income eligibility (both over and under income for the program), and compliance with other requirements under Chapter 25A. In 2023 applications reviewed were as follows:

- 423 total applications: 268 new applicants and 155 renewing applicants
- 71 applications denied
  - 21 because household was over income
  - 2 because household was under income
  - 1 because they were a previous homeowner
  - 47 because they were incomplete
- 41 applications pending: under 30-day review time frame
- 311 applications approved: 156 new applicants and 155 renewing applicants

Applications are labeled as incomplete when requested information is not responded to and submitted within three months. Throughout this period, staff sent reminders to applicants to submit any missing documentation. If the required information remains outstanding after this timeframe, the application is denied.

### **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. To obtain a building permit from the Department of Permitting Services, 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 throughout the project per the Code. DHCA has interpreted reasonably distributed to mean that MPDUs may not be clustered together nor 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 County Code. Unit layouts are reviewed to ensure livable, quality units for tenants and purchasers.

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 in-line with current costs of construction, Executive Regulation 21-22 included annual adjustments to itemized pricing. This price adjustment is based on the past 5-year average of the Consumer Price Index for Urban Consumers (CPI-U) for the Washington Metropolitan Area and occurs every February. In 2023, staff initiated the first automatic adjustment, which, based on the previous 5-year CPI-U average, required a 2.83% price increase for each value provided in the pricing regulations. Staff provided updated pricing for each item and revised pricing worksheets for each unit type based on the 2023 calculations. New worksheets and a summary of changes were provided on the MPDU website as soon as the new pricing took effect.

The information below describes the number of MPDUs approved and built during calendar year 2023.

### **The Number of MPDUs Approved**

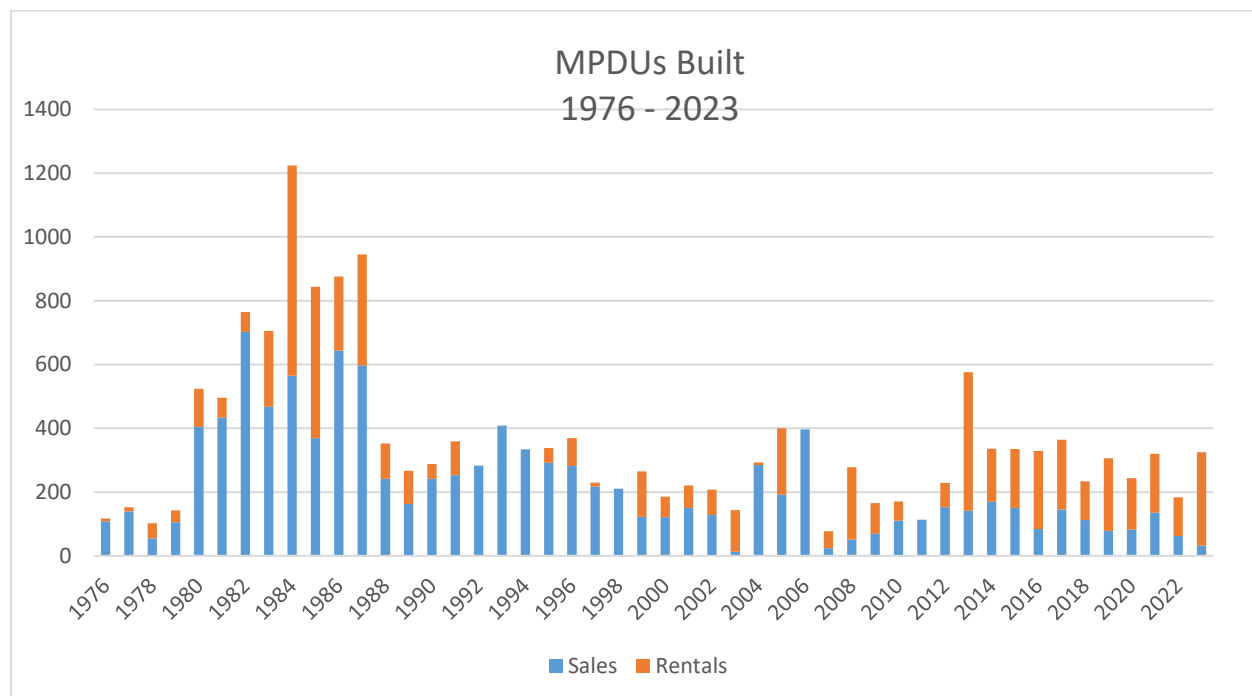
The MPDU Program approved 807 MPDUs during 2023. For the purposes of this report, approved means that DHCA entered into an Agreement to Build with developers that, after construction is completed (sometime in the next 1-3 years), those units will be available to future MPDU participants. DHCA executed 14 new Agreements to Build that will create 807 MPDUs: 133 for-sale and 674 rentals. These agreements covered 4,101 total (market rate and MPDU)

units. The MPDUs are 19.7% of the total units in these Agreements to Build. A list of the 2023 Agreements to Build can be found in [Attachment A](#).

### **The Number of MPDUs Built**

There were 325 new MPDUs built during 2023. 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 14 MPDU Offering Agreements during calendar year 2023 for 11 Developments; three developments have multiple offering agreements. These Offering Agreements represented 32 new for-sale MPDUs and 293 new rental MPDUs, for a total of 325 MPDUs. The list of Offering Agreements approved by DHCA, 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 are executed before the first building permit for a development can be obtained. It can take several years for a development to build out. The number of units in an Agreements to Build are normally completed within three (3) years. While 2022 saw a decline in overall construction numbers, 2023 appears to be more in line with pre-pandemic rates of development; however, new development has been primarily on the rental side. In 2022, there were nearly double the number of for-sale units created compared to 2023 (with 62 for-sale units in 2022 but only 32 for-sale units in 2023). Conversely, there were more than twice the number of rental units created in 2023 than in 2022 (293 compared with 122).



### **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 had 30-year renewing controls, which means that most MPDUs stay under MPDU control indefinitely until 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 County Code and recorded MPDU Covenants.

In 2023, 32 units left the program, having extended beyond their control period. Total shared profit received in 2023 exceeds \$1,336,930. Seven of the terminated covenants were a result of foreclosure proceedings. Staff aims to reduce the number of foreclosures with the installation of post-purchase programming. 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.

Rental MPDUs had 20-year MPDU controls prior to 2005; since then, rental MPDU developments have 99-year controls. Five (5) rental properties with MPDUs reached the end of the MPDU controls in 2023, representing 199 rental units. Four (4) communities, Avalon at Traville (65 MPDUs), Avalon at Grosvenor (68 MPDUs), the Whitney (10 MPDUs) and Rosedale Park (11 MPDUs) expired in 2023 and choose not to extend the affordability period. One property, Palisades at Bethesda, entered into a rental agreement with DHCA to extend 45 units there for another 5 years with the County paying the rent differential between the MPDU rent and market rent.

An important feature of the MPDU program is how it creates rental units that are affordable to very-low-income households (under 50% of AMI) 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 2023, nonprofit organizations owned 345 MPDUs throughout Montgomery County. These units are rented to very-low-income households and to individuals needing specialized housing. The Housing Opportunities Commission has also purchased MPDUs to rent to lower income households and owns 1,279 MPDUs that are used as rental housing.

<b>MPDUs PROVIDING AFFORDABLE HOUSING 2022 TO 2023</b>				
	<b>2022</b>	<b>2023</b>	<b>Change from 2022 - 2023</b>	<b>Notes</b>
<b>MPDU's Under Control Period</b>				
For-Sale MPDUs	1,766	1,779	13	Units owned by MPDU participants (still under control period)
Nonprofit Owned	345	345	0	Owned by approved nonprofits and rented out
HOC Owned	1,279	1,279	0	Owned by HOC and rented out
Rental MPDUs	3,199*	3,293	94	Units in rental developments including LIHTC properties
<b>Total MPDUs</b>	<b>6,589</b>	<b>6,696</b>	<b>107</b>	
<b>MPDUs Not Under Control Period</b>				
No Shared Profit Paid	1,853	1,844	-9	MPDU owners continuing to live in MPDUs (control period expired)
<b>TOTALS</b>				
<b>Total MPDUs</b>	<b>8,442</b>	<b>8,540</b>	<b>98</b>	Ownership: 5247 Rental: 3293
<b>Units Lost to the Program</b>				
Sold/Paid Shared Profit	29	19	-10	MPDU owners sold/ paid shared profit if owed
Expired Rentals	80	199	119	Apartments with expired covenants

\*Note, the Barrett, a development with 45 MPDUs was mistakenly overlooked in the 2022 report. Numbers have been updated from 2022 MPDU Annual Report.

### **Alternative Payment or Location Agreements**

Chapter 25A allows DHCA, at its discretion, to enter into either an Alternative Location or an Alternative Payment Agreement, depending on a development meeting certain qualifying requirements. Historically, DHCA has approved Alternative Agreements to avoid MPDU participants paying high condominium or homeowner association fees. During calendar year 2023, DHCA entered into two new Alternative Locations Agreements; though, the two Agreements are for buildings within the same development, the Quad, located in North Bethesda.

The Quad development includes a total of four (4) residential buildings totaling 1,301 multi-family units, 164 of which are MPDUs. Three (3) buildings have completed construction: the Wentworth (312 market-rate; 39 MPDUs), the Aurora (341 market-rate; 43 MPDUs), and the Arrowwood (341 market-rate; 43 MPDUs). One additional building, the Parcel H building, is currently under construction. The Quad is seeking Low Income Housing Tax Credits (LIHTC) to renovate the Wentworth as a 100% affordable development. The Quad development company, LCOR, requested that all MPDUs for the four (4) buildings be located within the Wentworth building. As a result, DHCA entered into two contingent Alternative Agreements 1) to move the existing MPDUs from the Aurora and Arrowwood into the Wentworth and 2) to

move the upcoming constructed MPDUs from Parcel H into the Wentworth should all financing for the Wentworth be completed by the time Parcel H is fully constructed. If financing is finalized in time, the two agreements will work to convert all 312 units in the Wentworth into affordable housing units. In addition to the 164 MPDUs that are required among the buildings on the Quad, the two agreements will create an additional 147 affordable units. There are additional rental agreements for the three other buildings that will also create more affordability for the entire development. If financing is not provided in time, all existing MPDUs will return to their current distribution among the four (4) buildings.

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**

DHCA is required to report on MPDU alternative payments made to the Housing Initiative Fund (HIF) and the use of such alternative payments. During the calendar year covered by this report, no alternative payments were received. The last reported Alternative Payment Agreement was reported in 2022. There were no alternative payment agreements in 2023 and no construction triggered past alternative payment requirements.

### **MPDU “Pipeline”**

In previous years, the members of the Planning, Housing, and Parks (PHP) Committee (previously the Planning, Housing, and Economic Development 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 2023 and prior years because construction can often take multiple years to complete. The New Projects list was compiled from projects staff have reviewed through DRC in various stages of approval. If these projects build out as planned, over time, almost 4,687 new MPDUs, serving households with incomes of 70% of AMI or less, would be added to the MPDU inventory.

### **MPDU Residency Certification**

In 2023, DHCA performed its first mailed resident certifications for all MPDU homeowners. The resident certification is in accordance with Chapter 25A-10 that allows DHCA to verify



residency and ensure adherence to the program rules, and MPDU covenants. Homeowners were asked to submit two (2) forms of address verification, a copy of a government issued photo ID, and to have the form notarized to complete the resident certification and verify MPDU residency.

DHCA's goal is to verify MPDU residency to ensure that all levels of compliance are enforced. MPDU homeowners currently within the control period must adhere to (1) using the property as a primary residence and (2) not using the MPDU as a rental property. DHCA was also able to verify in situations where the unit was previously sold prior to the resident certification mailing that 1) payment to the HIF was submitted in accordance with the regulations and (2) a release of covenants was recorded where necessary. Staff mailed out 1,744 residency certification forms with a 59% response rate. The certification forms were also available on the DHCA website and in the DHCA office for in-person pick up.

Since the Code and Regulations do not provide guidance on verifying residency, the verification process is subject to modification next year. Staff identified the notary requirement as the primary obstacle for MPDU homeowners to fulfill the verification process. Out of 950 respondents, 15% of respondents submitted all residency verification documents without notarization. Staff worked with those individuals to assist in obtaining notarization, and ultimately only 6% of submissions remain incomplete solely due to the notary requirement, despite all necessary forms being submitted. To remove barriers, staff intend to eliminate the notary requirement for future certifications and organize virtual information sessions to better demonstrate the proper form submission process.

During the certification process, DHCA successfully identified and rectified deficiencies in MPDU tracking and enforcement that occurred amid the COVID-19 pandemic, resulting in updating MPDU ownership data to ensure accuracy. Since 2020, 26 MPDUs have been resold to another qualifying MPDU household, and 31 MPDU covenants were released due to a historic foreclosure that was not previously documented in the MPDU database. The certification process has allowed staff to update their systems to reflect past MPDU transfers.

### **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 for developers 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.

There were no Agreements to Build executed in 2023 that will generate a WFH unit.

There was one (1) Offering Agreement for Workforce Housing to build 13 new rental units at the Laureate development in 2023. The Laureate is owned and operated by the Housing Opportunities Commission. The Laureate's federal financing required a deeper affordability than the Workforce Housing Program, and therefore will prevail during that regulatory period. The Workforce Housing rental rates will be imposed after the federal regulatory period ends, and for the remainder of the 99-year WFH control period.

Though not mandated under the Code anymore, there are 104 new WFH units scheduled to come online in the pipeline, sometimes in the next 3-5 years.

A list of WFH projects are reported on Attachments A, B, and E.

In 2023, DHCA released workforce housing covenants on four (4) units to allow homeowners to sell. Total shared profit received was 39,812.00 in 2023. Due to recent interest rates and the calculation method required for resale of workforce housing units, all properties were determined to exceed affordability for future purchasers. Without a release of the covenants an owner is unable to sell the unit within the WFH parameter due to affordability restrictions of the program. We expect this trend to continue in the future for all WFH homeowners that wish to sell.

Attachments:

- A. MPDUs Approved for Construction – Executed Agreements to Build, 2023
- B. For-sale and Rental MPDUs Built and Offered to MPDU Households, 2023
- C. Alternative Location and Alternative Payment Agreements 1989 - 2023
- D. List of High-Rise and All MPDU Rental Developments as of 12/31/2023
- E. MPDU “Pipeline” as of 12/31//2023

cc: Andrew Friedson, Council President  
Kate Stewart, Council Vice President  
Gabe Albornoz, Councilmember  
Marilyn Balcombe, Councilmember  
Natali Fani-González, Councilmember  
Will Jawando, Councilmember  
Evan Glass, Councilmember  
Sidney Katz, Councilmember  
Dawn Luedtke, Councilmember  
Kristin Mink, Councilmember  
Laurie-Anne Sayles, Councilmember

## ATTACHMENT A

### Units Approved - Agreements to Build Executed in 2023

Project Name	Project Name AKA	Site Plan #	Total Units	MPDU	% MPDU	WFH	Rental or For-Sale?	Agreement Date	Estimated Start	Estimated End	Developer Name
4725 Cheltenham Drive		820220020	217	34	15.7%		0 Rental	1/3/2023	2/1/2023	5/31/2024	Community Three Maryland LLC
7340 Wisconsin Avenue		820220060	110	17	15.5%		0 Rental	2/6/2023	10/1/2022	6/30/2024	Gs Wisconsin Owner, LLC
Artena II	King Souder Property	820210170	64	16	25.0%		0 For-Sale	2/6/2023	7/1/2023	7/31/2026	Aksoylu Properties
Creekside at Cabin Branch	Ourisman Ford Montgomery Mall	820090140	343	44	12.8%		0 Rental	3/8/2023	8/2/2021	8/31/2023	Pulte Home Company LLC
Grandview	Erickson / ELP Bethesda at Rock Spring	820210190	512	77	15.0%		0 Rental	03/23/2023	06/01/2023	08/31/2025	Erickson Development
Hillandale Gateway		820220170	98	25	25.5%		0 Rental	4/10/2023	8/1/2023	6/30/2025	Hillandale Gateway, LLC
Northpark at Montrose	Great Keys / PSTA Site; The Elms at PSTA	820220050	630	189	30.0%		54 For-Sale / 0 135 Rental	4/17/2023	4/1/2023	12/31/2027	Tripointe Home Dc Metro, Inc
Park Montgomery		820210080	141	22	15.6%		0 For-Sale	4/27/2023	8/1/2023	8/31/2026	Park Montgomery Rf LP, Park Montgomery West LP
PSTA Site		820220110	387	59	15.2%		0 Rental	4/27/2023	6/1/2023	8/31/2025	Elms At Psta, LLC
Reserve at Damascus	8000 Wisconsin Avenue	820190040	437	110	25.2%		0 Rental	5/15/2023	7/1/2024	1/31/2026	Aksoylu Properties
Sligo Apartments		820190130	463	116	25.1%		0 Rental	5/30/2023	10/1/2023	12/31/2025	Housing Opportunities Commission
The Rae		820200160	326	41	12.6%		0 For-Sale	8/8/2023	3/31/2024	9/30/2025	Foulger-Pratt Companies, Inc.
White Oak Apartments	The Mercury	82008024C	72	11	15.3%		0 Rental	8/30/2023	6/1/2022	5/31/2024	White Oak Apartments LP
Wildwood Manor Shopping Center		820220180	301	46	15.3%		0 Rental	11/20/2023	10/1/2023	4/30/2024	Alvin L. Aubinoe, Inc.
<b>Total for 2023</b>			<b>4101</b>	<b>807</b>	<b>19.7%</b>	<b>0</b>		<b>Total For Sale:</b>		<b>133</b>	
										<b>Total Rental:</b>	<b>674</b>

## Units Built - Offering Agreements Executed in 2023

Project Name	AKA	Site Plan Number	Total Units	Total MDPU's	MPDUs In Offering	WFH Units	Rental or For-	Offering Date	Developer Name	Unit Description
The Astrid	The Astrid; Pooks Hill Multi-Family	82016008C	562	85	85	0	Rental	5/23/2023	Quadrangle Development Corporation	
The Camille	The Camille; George P. Sacks' Subdivision; 7000 Wisconsin Avenue	820200090	181	32	32	0	Rental	10/16/2023	Starr Capital LLC	
Amalyn Bethesda	WMAL Bethesda	820170170	309	40	3	0	For-Sale	4/20/2023	Toll Brothers	Townhouse
Amalyn Bethesda	WMAL Bethesda	820170170	309	40	3	0	For-Sale	4/20/2023	Toll Brothers	Townhouse
Amalyn Bethesda	WMAL Bethesda	820170170	309	40	4	0	For-Sale	9/14/2023	Toll Brothers	Townhouse
Avalon Residential	Bellamy	820190070	50	8	8	0	For-Sale	2/3/2023		Townhouse
Clarksburg Town Center		820070220	1106	139	7	0	For-Sale	8/3/2023		Townhouse
Fairchild, The	Fairchild Apartments	820180220	212	27	27	0	Rental	4/24/2023	HIP Projects, LLC	
Laureate (HOC)	Westside at Shady Grove Metro Multi-Family Building D; Westside at Shady Grove Metro HOC Building	82013022A	268	67	67	0	Rental	2/21/2023	Housing Opportunities Commission	



**ALTERNATIVE MPDU AGREEMENTS 1989 – 2023**  
*See Page 3 for a Detailed Description of Each Agreement*

	<b>Date</b>	<b>Project Name (Site Plan #)</b>	<b>Developer</b>	<b>Unit Type</b>	<b>MPDU Requirement</b>	<b>Alternate Payment/ Location</b>	<b>Payment Per MPDU</b>	<b>Notes</b>	<b>MPDUs Not Provided On-Site</b>
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	Sumner 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 (82000014A)</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	<del>Bethesda Air Rights Waverly Street, Bethesda (820010080)</del>	Lowe Northwest	High Rise Rental	28	\$294,000	\$21,000	Provide 14 units on-site	N/A
13.	2002	The Gallery at White Flint <i>White Flint Metro</i> (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 <i>Chevy Chase</i> (82001010A)	New England Development	High Rise Rental	34	\$357,000	\$21,000	17 MPDUs provided on-site	17
16.	2003	Grosvenor Village <i>North Bethesda</i> (82000006A)	Grosvenor Station Development	High Rise Rental	42	\$378,000	\$21,000	24 MPDUs provided on-site	18
17.	2003	8045 Newell Street <i>Silver Spring</i> (820030370)	Patriot Group	Mid Rise Condominium	15	\$158,335	\$31,667	10 MPDUs provided on-site	5
18.	2003	Rosedale Park <i>Bethesda</i> (82002002A)	Magruder Corp	High Rise Rental	21	\$210,000	\$21,000	11 MPDUs provided on-site	10
19.	2004	The Adagio (Bethesda View) <i>Bethesda</i> (820040240)	Sheridan Development	High Rise Condominium	10	\$660,000	\$66,000	Payment includes 2 extra units	10
20.	2004	The Sterling <i>White Flint Metro</i> (82001017B)	Donohoe Companies	High Rise Condominium	25	\$600,000	\$46,154	12 one-bedroom MPDUs provided on- site	13
21.	2004	Rock Spring Centre <i>North Bethesda</i> (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 <i>Potomac</i> (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 Actual	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 Est. (3% of total sales)	\$2,726,062 Actual	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 Claiborne <i>Bethesda</i> (82017008A)	NOVO Properties	High-Rise Condominium	13	\$1,670,000 Est.	\$128,785 Est.	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 Est.	\$200,000	High condo fees will make MPDUs unaffordable	TBD
33.	2023	North Bethesda Parcel H (820220100)	North Bethesda Center Parcel H L/CALLC	High-Rise Condominium	45	Alternative Location		Continent Alternative Location Agreement for Parcel H construction to develop within the building or in the Wentworth	68
34.	2023	The Quad	North Bethesda Center	High-Rise Condominiums	164 (for all 4 buildings in the Quad development)	Alternative Location		Contingent Alternative Location Agreement to allow MPDUs from all 4 buildings on site to be located in the Wentworth if financing is secured for renovation	187 (for all 4 buildings in the Quad development)

**Notes on MPDU Alternative Agreements:**



## **Attachment C**

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.
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.

## **Attachment C**

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.
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.

## **Attachment C**

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, 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 an 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.
33. Parcel H: A contingent Alternative Location Agreement for the Parcel H building to allow for either the MPDUs that Parcel H will generate to be located in the Parcel H building or, if financing is obtained for redevelopment of the Wentworth building before Parcel H obtains Use and Occupancy permits, for the Parcel H MPDUs to be located in the Wentworth building.
34. The Quad: The Quad development includes a total of 4 residential buildings, 3 of which are already constructed and one, Parcel H building, is pending construction. The Quad is seeking Low Income Housing Tax Credits (LIHTC) to renovate the Wentworth (one of the 3 constructed buildings). If approved, DHCA has executed an alternative location agreement to allow all MPDUs from the 3 other buildings on the site to be located in the Wentworth building. If not approved, or if additional financing is not secured, all MPDUs will remain in the individual buildings.

**MPDU Rental Buildings by Type - as of December 31, 2023**

<b>High-Rise Rents</b>	<b>#MPDUs</b>
1200 East West	31
7001 Arlington at Bethesda	21
8001 Woodmont	49
Affinity on Georgia	27
Arrive Wheaton FKA Exchange at Wheaton Station	61
Arrowwood Apartments	37
Astrid, The	85
Atelier, The	32
Aurora at North Bethesda Center	43
Ava Wheaton	41
Axiom at Cabin Branch	68
Axis at Shady Grove	50
Bainbridge Bethesda	30
Barrett, The	45
Bell Shady Grove AKA Siesta Key	43
Blairs	28
Brody (aka West Lane) (The Brody)	17
Camden Shady Grove	58
Cameron	41
Camille, The	32
Central (8455 Fenton St.)	31
Citron Apartments	31
Claude, The	24
Core Apartments	35
Daley, The	50
Edge, The	24
Element 28	13
Eleven55 Ripley	48
Elm, The	57
Elms at Century AKA The Elms at Century	118
Elms at Clarksburg Village - Encore 55+ Age Restrict	12
Fairchild Apartments	27
Fenwick Apartments	39
Flats 8300 (8300 Wisconsin Ave)	45
Flats at Wheaton Station	15
Flats, The (Bethesda Avenue)	14
Gallery Bethesda	36
Gallery Bethesda II	32
George, The	25
Harwood Flats	42
Henri at Pike & Rose, The	47
Inigo's Crossing	53
Kanso Silver Spring	23
Liberty Mill	38
Maizon Bethesda	35
Maven at Wheaton (Solaire 10914 Georgia)	32
Meridian at Grosvenor Station	24
North Bethesda Market	64
Pallas at Pike & Rose	32
Pearl	8
Perry, The	30
PerSei at Pike & Rose	30
Premier	20
Rae, The	44
Solaire 7077 Woodmont Avenue	21
Solaire 8200 Dixon	61
Solaire 8250 Georgia	51

<b>High-Rise Rents Continued. . .</b>	<b>#MPDUs</b>
Solaire Silver Spring (1150 Ripley)	44
Thayer & Spring	59
Upstairs at Bethesda Row	23
Veridian, The	58
Warwick, The	15
Wentworth House	39
Windsor Bethesda	30
Wisconsin Place	28
	<b>2466</b>
<b>Number of Properties</b>	<b>65</b>

<b>Garden Apartment Rents</b>	<b>#MPDUs</b>
Arbor Crest of Silver Spring (Senior )	24
Ashton Market	3
Elms at Clarksburg Village	112
Elms at Germantown	48
Lerner Black Hill	45
Mallory Square	50
Millstone at Kingsview	64
The Crescent at Chevy Chase	14
The Rothbury Apartments	41
Woodward Crossing	4
	<b>405</b>
<b>Number of Properties</b>	<b>10</b>

<b>LIHTC/Other Affordable Projects with MPDU Covenants</b>	<b>#MPDUs</b>
900 Thayer Avenue	16
Elizabeth House III / Alexander House	103
Galaxy, The	31
Knowles Manor (Senior)	29
Momentum at Shady Grove	19
Lindley, The	30
Laureate, The	67
Residences at Thayer Avenue, The	42
Sandy Spring Villae	7
Silver Spring Artspace Lofts	10
Victory Haven	11
Willow Manor at Cloppers Mill (Senior)	10
Willow Manor at Fair Hill (Senior)	20
Willow Manor at Fairland	16
Woodfield Commons	11
	<b>422</b>
<b>Number of Properties:</b>	<b>15</b>

<b>Units Monitored by MPDU Program:</b>	<b>2,871</b>
<b>Total Number of Properties:</b>	<b>75</b>

<b>Total Rental MPDUs:</b>	<b>3,293</b>
<b>Total Number of Properties:</b>	<b>90</b>

Pipeline MPDU Projects as of 12/31/2023

**Signed Agreements to Build**

Project Name	AKA	Street Address	City	Zip Code	Site Plan #	PP #	Total Units	Total MPDUs	Total WFH	Sale or Rental?	Estaimted Completion
8015 Old Georgetown Road	8011/8015 Old Georgetown Road	8015 Old Georgetown Road	Bethesda	20814	82020013A	120160220	297	45	0	Rental	1/31/2025
7340 Wisconsin Avenue		7340 Wisconsin Avenue	Bethesda	20814	820220180	11994080C	301	46	0	Rental	4/30/2024
St. Elmo Apartments		St. Elmo Ave. & Fairmont Ave.	Bethesda	20814	820170030	120150200	276	42	0	Rental	1/31/2024
Montgomery Village Center Phases 1A & 1B		Montgomery Village Ave. & Stedwick Rd., NW Quadrant	Gaithersburg	20886	820180020	120180010	115	15	0	For-Sale	6/30/2022
8787 Georgia Avenue		8787 Georgia Avenue	Silver Spring	20910	820180100	120180100	375	47	0	Rental	2/29/2024
Guardian Building	8605 Cameron Street	8605 Cameron Street	Silver Spring	20910	820170100		176	22	0	Rental	10/31/2024
Hillandale Gateway		W side of New Hampshire Avenue S of Powder Mill Road	White Oak	20903	820190130	120190220	463	116	0	Rental	12/31/2025
Artena II	8000 Wisconsin Avenue	8000 Wisconsin Avenue	Bethesda	20814	820190040	120190060	437	110	0	Rental	1/31/2026
Wildwood Manor Shopping Center	The Mercury	E side Old Georgetown Rd. at Democracy Blvd.	Bethesda	20814	82008024C	119892710	72	11	0	Rental	5/31/2024
7607 Old Georgetown Road	La Madeleine	7607 Old Georgetown Road	Bethesda	20814	820190030	120190050	197	30	0	Rental	10/31/2023
4909 Auburn Avenue	4915 Auburn Avenue	4915 Auburn Avenue	Bethesda	20814	820190100	120180210	167	30	0	Rental	10/30/2023
Strathmore Square Phase 1		E of Rockville Pike and Tuckerman Lane intersection	North Bethesda	20852	820220070	120190180	220	33	0	Both	8/31/2024
Hampden House	Metro Tower	Hampden Lane (S side) at Wisconsin Avenue	Bethesda	20814	820190110	120190190	366	55	0	For-Sale	12/30/2025
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	54 For-Sale / 135 Rental	12/31/2027
Creekside at Cabin Branch		Intersection of MD Route 121 and Interstate 270	Clarksburg	20841	820200160	120200050	326	41	0	For-Sale	9/30/2025
Residences at Forest Glen, The		2106 Belvedere Boulevard (a/k/a 9920 Georgia Avenue)	Silver Spring	20902	820210020		189	38	0	Rental	2/31/24
Village at Cabin Branch		Cabin Branch Avenue and Little Seneca Parkway	Clarksburg		820200150	120031100	500	125	0	Both	10/31/2023

Pipeline MPDU Projects as of 12/31/2023

Project Name	AKA	Street Address	City	Zip Code	Site Plan #	PP #	Total Units	Total MPDUs	Total WFH	Sale or Rental?	Estaimted Completion
4010 Randolph Road		SW Quadrant of Randolph Road and Colie Drive	Wheaton	20902	820210050	120210080	192	52	0	Rental	12/31/2024
4725 Cheltenham Drive		4725 Cheltenham Drive	Bethesda	20814	820220060		110	17	0	Rental	6/30/2024
Park Montgomery		8860/8856 Piney Branch Road	Silver Spring	20903	820220020		217	34	0	Rental	5/31/2024
Lerner Black Hill Part Two	Lerner Black Hill Phase 2A	Century Blvd	Germantown	20874	820150060	120120210	292	37	0	Rental	9/30/2024
Sligo Apartments		713, 715, 719 Sligo Avenue	Silver Spring	20910	820220170	120220110	98	25	0	Rental	6/30/2025
North Bethesda Parcel H	The Quad, Wentworth, North Bethesda Town Center	Marinelli Road and Wentworth Place	North Bethesda	20852	820220100	120040490	365	46	0	Rental	1/30/2026
White Oak Apartments		2220 Broadbirch Drive	Silver Spring	20904	820220110	120220060	387	59	0	Rental	8/31/2025
Northpark at Montrose		NE quadrant intersection of East Jefferson Street and Montrose Parkway	Rockville	20852	820210080	120200140	141	22	0	For-Sale	8/31/2026
Reserve at Damascus	King Souder Property	West Side of Ridge Road (MD 27)	Damascus	20872	820210170	120210060	64	16	0	For-Sale	07/31/2026
Grandview	ELP Bethesda at Rock Spring Phase 1A, Erickson	Intersection of Fernwood Rd and Rock Spring Dr	North Bethesda	20817	820210190	120210040	512	77	0	Rental	8/31/2025
							<b>Total Units</b>	<b>Total MPDUs</b>	<b>Total WFH</b>		
<b>Total Signed Agreements to Build</b>	<b>27</b>			<b>Number of Developments</b>	<b>27</b>			<b>7,485</b>	<b>1,380</b>	<b>0</b>	

Pipeline MPDU Projects as of 12/31/2023

**ATTACHMENT E**

**New Projects**

Project Name	AKA	Street Address	City	Zip Code	Site Plan #	PP #	Total Units	Total MPDUs	Total WFH
Rugby Condominiums, The		4851 Rugby Ave.	Bethesda	20814	820070260	120060290	61	8	
Washington Episcopal Day School		5600 Little Falls Parkway	Bethesda	20815	820150080	120150160	121	16	
Bonifant Plaza		Bonifant Street	Silver Spring	20910		120070190	72	9	
Silver Spring Park	Moda Vista Residences	Fenton St. & Silver Spring Ave. (SE quadrant)	Silver Spring	20910	820100120	120070420	58	7	
Rock Spring Centre Phase III		NE quadrant, Rockledge Dr. & Rock Spring Dr.	Bethesda	20817	820090030	11998092B	161	44	
North Bethesda Market II		Rockville Pike 200 ft. S of Nicholson La.	North Bethesda	20852	82012004B	12012006A	470	59	
Shady Grove Station - East Side	County Service Park	Crabbs Branch Way 10 ft E of Shady Grove Rd.	Derwood	20855	82013022H	120120080	689	96	53
Blairs, The Master Plan		Blair Mill Road	Silver Spring	20910		120130220	1183	148	
Gables White Flint		Old Georgetown Rd. & Executive Blvd.	North Bethesda	20852	820150010	120140010	476	60	
8008 Wisconsin Avenue		8008 Wisconsin Avenue	Bethesda	20814	820160130	120160050	106	16	
Milestone (2015)	Milestone Business Park	I-270 between Ridge Rd. & Dorsey Mill Rd.	Germantown	20876	82001009E	11987271C	485	61	
Viva White Oak		W of Cherry Hill Road; S of Rte. 29	Silver Spring	20904		120180240			
Westwood Shopping Center Phase 2		Westbard Ave. (both sides) betw. River Rd. & Westbard Cir.	Bethesda	20816	820180190	120170170	244	32	
Westside at Shady Grove Metro Multi-Family Building B	Shady Grove Station - Westside; County Service Park	Crabbs Branch Way and Shady Grove Road	Rockville	20855	82013022A	12012008C	413	50	51
4 Bethesda Metro Center		SW Quadrant Wisconsin Ave. & Old Georgetown Rd./East-West Hwy.	Bethesda	20814		11981068B	479	74	

Pipeline MPDU Projects as of 12/31/2023

**ATTACHMENT E**

Project Name	AKA	Street Address	City	Zip Code	Site Plan #	PP #	Total Units	Total MPDUs	Total WFH
Meadowvale (2019)		18857 Cross Country Road	Gaithersburg	20879		12006028A	19	0	
6000 Executive Boulevard	Washington Science Center - 6000 Executive Boulevard	6000 Executive Blvd.	Rockville	20852			365	55	
Bethesda Market	7126 Wisconsin Avenue, 7121 Wisconsin Avenue	7121 Wisconsin Ave., 7126 Wisconsin Ave., 7140 Wisconsin Ave., 4705 Miller Ave.	Bethesda	20814	820230020	120230020	620	93	
12500 Ardennes Avenue		12500 Ardennes Avenue	Rockville	20852	820200080		203	31	
Poplar Grove		Century Blvd. & Father Hurley Blvd.	Germantown	20874	820190060	120190040	176	22	
Westwood Shopping Center Phase 1		Westbard Avenue (W side) S of Ridgfield Rd.)	Bethesda	20816	820180190	120170170	269	34	
Park Potomac Phase 3	Park Potomac (2018)	Montrose Rd. and I-270 (NW quadrant)	Potomac	20854	820230030		307	39	
Grand Park	VOB Development	11575 Old Georgetown Rd. (E of Executive Blvd.)	North Bethesda	20852		120190160	790	103	
Westfield Montgomery Mall		7101 Democracy Blvd.	Bethesda	20817	82005003D	12005018C	717	108	
Black Hill Germantown - Phase 2A (Part Two)	Black Hill Phase 2A, Black Hill, Crystal Rock	Crystal Rock Dr. & Century Blvd.	Germantown	20874	820150060	12012012A	294	37	
Battery District	Battery Lane District	Battery Lane E of Woodmont Ave.	Bethesda	20814		120190240	1530	306	
Wilgus Property (2019)		Montrose Rd./Towne Rd./Montrose Pkwy.	Rockville	20852		120200140	745	122	
Ashford Woods	Egan Property	MD 355 SE of Comus Rd.	Clarksburg	20871	820210110	120200110	364	91	
Elizabeth House IV	Elizabeth Square Phase 2	1400 Fenwick Lane	Silver Spring	20910	820170140	12015003B	334	50	
20220 Frederick Road		20220 Frederick Road	Germantown	20876					
4824 Edgemoor Lane		4824 Edgemoor Lane	Bethesda	20814	82021004A	120200070	111	14	



Pipeline MPDU Projects as of 12/31/2023

**ATTACHMENT E**

Project Name	AKA	Street Address	City	Zip Code	Site Plan #	PP #	Total Units	Total MPDUs	Total WFH
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	
Avondale		Avondale Street	Bethesda		820210140	120200220	60	9	
College View Campus		Frederick Road	Germantown		820200140	120200170	142	36	
Flats at Knowles Station		Summit Avenue	Kensington		820210030	120210030	100	25	
Hampden East		East Lane	Bethesda		820210070	120210130	150	27	
Urby Silver Spring		905 Silver Spring Avenue	Silver Spring		820200170	12013002A	394	57	
MHP - Nebel		Nebel Street and Old Georgetown Road	North Bethesda	20852	820220150	120220090	165	42	
4702 Chevy Chase Drive		4702 Chevy Chase Drive	Bethesda	20815		120210010	70	9	
Kingsview Station		Clopper Road	Germantown	20874	820210130	120210210	61	8	
1910 University Senior Housing	Har Tzeon - Agudath Achim	1840 and 1910 University Blvd West	Silver Spring	20902		120210230	90	27	
Miles Coppola		Clarksburg Rd.	Clarksburg	20871		120220010	336	51	
Glenmont Metro Center Phase 2.1		Glenallan Avenue	Silver Spring	20906	820210180	120130080	233	35	
Linthicum West		Clarksburg Road and West Old Baltimore Rd	Clarksburg	20871	820210010	12005003A	253	32	
7070 Arlington Road		7070 Arlington Road	Bethesda	20814		11998051A	250	44	
4901 Battery Lane		4901 Battery Lane	Bethesda	20814	820220160	120220100	372	56	

Pipeline MPDU Projects as of 12/31/2023

**ATTACHMENT E**

Project Name	AKA	Street Address	City	Zip Code	Site Plan #	PP #	Total Units	Total MPDUs	Total WFH
12710 Twinbrook Parkway		West side of Twinbrook Parkway 250N of Ardennes Ave	Rockville	20852	820220010		49	8	
Grand Park Development	Pinnacle North Bethesda	11565, 11575, 11605 Old Georgetown Road and 5995 Executive Blvd	Rockville	20852	820220040	120190160/12 01906A	106	16	
Wheaton Gateway		11250 Veirs Mill Road	Silver Spring	20902			800	240	
4910 / 4920 Strathmore		4910 Stathmore Avenue	Kensington	20895	820220220	120220160	113	17	
Strathmore Square Future Phases	Building 1, 2, 4, 5, 6	E of Rockville Pike and Tuckerman Lane intersection	North Bethesda	20852	820220070	120190180	1998	300	
4405 East West Highway		4405 East West Highway	Bethesda	20814			93	14	
2115 East Jefferson Street		2115 East Jefferson Street	Rockville	20852	820230080		93	14	
Preston Place and Lake Apartments		Manor Road and Jones Bridge Road	Chevy Chase		820220180	120220130	147	23	
5500 Wisconsin		5500 Wisconsin Ave	Chevy Chase	20815	820230040		300	45	
Strathmore Square Lot 2		Tuckerman Lane	Rockville		820230050		400	60	
Strathmore Square Building 5		Tuckerman Road	Rockville		820230070		166	25	
The Flats at Knowles Station		11509 Summit Ave	Kensington	20895	82021003A	12021003A	100	19	
Federal West Plaza		East Jefferson Street and Rollins Ave	Rockville	20852		120220140			
Tregoning Property		Kings Valley Road 0 Feet West of Preakness Drive	Germantown	20876		120230120	46	6	
9801 Georgia Avenue		Northeast Quadrant Intersection of Georgia Avenue and Forest Glen Rd	Silver Spring	20902	820230130	120230160	390	59	
4824 Edgemoor	4824 Edgemoor	4824 Edgemoor Lane	Bethesda	20814	82021004A		111	14	

Pipeline MPDU Projects as of 12/31/2023

**ATTACHMENT E**

Project Name	AKA	Street Address	City	Zip Code	Site Plan #	PP #	Total Units	Total MPDUs	Total WFH
Sandy Spring Missing Middle		Skymeadow Way and Olney Sandy Spring Road	Ashton Sandy Spring	20860	820220090	120220050	18	5	
4861 Battery Lane		4861 Battery Lane	Bethesda	20814			453	68	
Loehmann's Plaza		5200 Randolph Road	North Bethesda	20852			680	102	
<b>TOTAL NEW PROJECT</b>	<b>Number of Project</b>	<b>66</b>					<b>20,833</b>	<b>3,307</b>	<b>104</b>
							<b>Total Units</b>	<b>Total MPDUs</b>	<b>Total WFH</b>
<b>TOTAL PIPELINE: Agreements to Build + New Projects</b>	<b>Number of Projects</b>	<b>103</b>					<b>28,318</b>	<b>4,687</b>	<b>104</b>