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

	Piggyback Townhouse Exa	mple		Date:	2/27/2024	
	(Project Name)					
	Street Address(es) and Lo	ot(s)/Block(s)	: 54321 Sample	Street - Lot 10, B	Block A	
<b>A.</b> 1.	MPDU UNIT TYPE: Unit type and number of stories			Piggyback	ΓΗ 2 Stories	
2.	Elevation type (if applicable)					
3.	Number of bedrooms				3	
4.	umber of full baths and rough-in full baths		2 Finished	Rough-In		
5.	Number of half baths and rough-in half baths			Finished  Finished	Rough-In	
6.	asement or slab on grade?			n grade		
7.	End or interior unit?			End	End Unit	
8.	Square footage of finished area		15	1515		
	Final MPDU Sales Price (from Page 2, Line 29)			\$215,551		
<i>exp</i> 9.	lanatory letter and cost documentation for any items that do  1515 = Square footage of finished space (from Line 8)	not have set p	orices.)			
10.	1425 = Square footage of base unit	\$82.00	_/sq. ft.	\$116,850		
11.	90 = Sq. foot difference from base @	\$41.00	_/sq. ft.	\$3,690		
12.		Subtotal o	f Base Costs (Line 10	+ Line 11)	\$120,540	
	ADDITIONS AND DELETIONS  a. Additional Vanity b. Separate Linen closet c. Finished full bath d. Rough-in full bath e. Attached garage (216 sq. ft. x \$20 / sg. Ft) f. Detached garage ( sq. ft. x \$37/sq. ft.) g. End Unit	Subtotal	Addition \$372 \$638 \$5,317 \$4,320 \$10,647	Deletion S0		
14.		Difference between Additions/Deletions			\$10,647	
15.	DIRECT CONSTRUCTION (	C <b>OST</b> (Line 1	2 + Line 14; enter in I	Line 16, Page 2)	\$131,187	

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## CALCULATION OF SALES PRICES FOR MPDUs FOR:

Piggyback Townhouse Example (Project Name)

## C. ADDITIONAL CONSTRUCTION AND INDIRECT COSTS:

16.	Direct unit construction cost (from Line 15 on Page 1)	\$131,187				
b.	Additional Unusual Costs (see MPDU Pricing Standards - attach explanatory letter and cost documentation):  Fire Sprinkler Booster Pump  Water Booster Pump required  Sewer Grinder Pump required  \$1,650					
18.	Total of Additional Unusual Costs (Lines 17.a through 17.d)	\$12,740				
19. ARCHITECTURAL COMPATIBILITY COSTS The MPDU Executive Regulations cap Architectural Compatability at 10% of the allowable MPDU Base Cost (Line 15, Page 1). The Director of DHCA does not have the authority to waive or exceed this cap. The direct construction costs for architectural compatibility must be approved by DHCA. The cost of the architectural compatibility items must be reduced by a credit for normal construction items which are included in the direct construction cost (for example, brick façade reduced by the cost of vinyl siding). Documentation (contracts or estimates) is required for all architectural compatibility items.						
	ITEM DESCRIPTION  a. Features over Garage Door 1 b. Features over Windows 5	\$230 \$463				
	Subtotal of Architectural Compatibility Costs:	\$693				
20.	<ul> <li>a. Total Hard Costs of Architectural Compatibility Items:</li> <li>b. Maximum 10% of MPDU Base Sales Price (from Line 16)</li> <li>c. Total Allowed Architectural Compatibility Hard Costs (lesser of 20. a. and 20.b.)</li> </ul>	\$693 \$13,119 <b>\$693</b>				
21.	Subtotal of Direct + Additional Unusual + Architectural Compatibility Costs (line 16 + line 18 +line 20.c.)	\$144,620				
22.	INDIRECT COSTS (30%)	\$43,386				
23.	DIRECT LOT DEVELOPMENT COST (fixed price)	\$21,267				
24.	Subtotal of Direct + Additional Unusual + Architectural Compatibility Costs + Indirect + Lot Development Costs (line 21 + line 22 + line 23)	\$209,273				
25.	Buyer's Credit to be Provided at Settlement (3%)	\$6,278				
	FINAL MPDU SALES PRICE (Line 24 + Line 25)	\$215,551				