



MONTGOMERY COUNTY EXECUTIVE ORDER

Offices of the County Executive • 101 Monroe Street • Rockville, Maryland 20850

Subject Adjustment to MPDU Sales Prices	Executive Order No. 163-16	Subject Suffix
Originating Department Department of Housing and Community Affairs	Department Number	Effective Date 10/10/16

BACKGROUND

1. Section 25A-7 of the Montgomery County Code 2014 provides that Moderately Priced Dwelling Units (MPDUs) must not be sold at prices exceeding the maximum sale prices established under Section 25A-7.
2. Further, Section 25A-7(a)(4) provides that the County Executive may make interim adjustments in the maximum MPDU sale prices when changes in costs justify an adjustment.
3. Interim modifications must be based on the approved MPDU sale prices which are adjusted by the percentage change in the Consumer Price Index – All Urban Consumers (CPI-U) for the Washington-Baltimore Area, as published by the U.S. Department of Labor. MPDU sale prices were established by Executive Order 35-90 and subsequently adjusted through Executive Orders 159-92, 69-94, 151-96, 273-99, 72-01, 262-02, 106-04, 204-05, and 131-11.
4. There have been significant increases in the cost of construction materials and products used in residential housing that justify an increase in the maximum sale prices of MPDUs.
5. There has been a 4.3 percent increase in the CPI-U from May 1, 2012 to May 1, 2016.

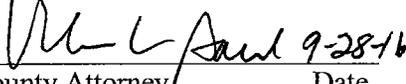
ACTION

It is determined that an adjustment in the MPDU sale prices is warranted. Therefore, an increase in the MPDU Minimum Pricing Standards and Minimum Specifications in the amount of 4.3 percent per square foot is approved and the MPDU Minimum Pricing Standards and Minimum Specifications are updated accordingly.


Isiah Leggett, County Executive

Oct 10, 2016
Date

Approved as to Form and Legality


County Attorney 9-28-16
Date

cc: County Council
Department of Housing and Community Affairs
Department of Permitting Services