

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

Piggyback Townhouse Example (1325 s.f.)

Date: 2/1/2026

(Project Name)

Street Address(es) and Lot(s)/Block(s): 54321 Sample Street - Lot 10, Block A

**A. MPDU UNIT TYPE:**

1. Unit type and number of stories	<u>Piggyback TH 2 Stories</u>
2. Elevation type (if applicable)	_____
3. Number of bedrooms	<u>3</u>
4. Number of full baths and rough-in full baths	<u>1</u>
	Finished    Rough-In
5. Number of half baths and rough-in half baths	<u>1</u>
	Finished    Rough-In
6. Basement or slab on grade?	<u>Slab on grade</u>
7. End or interior unit?	<u>End Unit</u>
8. Square footage of finished area	<u>1325</u>

**Final MPDU Sales Price (from Page 2, Line 26)**

**\$221,350**

**B. CALCULATION OF DIRECT CONSTRUCTION COSTS:** (NOTE: Please refer to the MPDU Pricing Standards and Minimum Specifications for Base Unit Size, Square Footage Costs, and prices for Additions and Deletions. Attach explanatory letter and cost documentation for any items that do not have set prices.)

9. <u>1325</u> = Square footage of finished space (from Line 8)		
10. <u>1425</u> = Square footage of base unit	<u>\$88.00</u> /sq. ft.	<u>\$125,400</u>
11. <u>(100)</u> = Sq. foot difference from base @	<u>\$44.00</u> /sq. ft.	<u>-\$4,400</u>
12.	<b>Subtotal of Base Costs (Line 10 + Line 11)</b>	<u>\$121,000</u>

**13. ADDITIONS AND DELETIONS**

	<u>Addition</u>	<u>Deletion</u>
a. Additional Vanity	<u>\$401</u>	_____
b. Separate Linen closet	<u>\$687</u>	_____
c. Finished full bath	<u>\$5,722</u>	_____
d. Finished half bath	<u>\$3,433</u>	_____
e. Rough-in full bath	<u>\$0</u>	_____
f. Attached garage (___ sq. ft. x 22/ sg. Ft)	<u>\$0</u>	_____
g. Detached garage (___ sq. ft. x \$40/sq. ft.)	_____	_____
h. End Unit	<u>\$3,033</u>	_____
	<b>Subtotal</b>	_____
	<u>\$13,276</u>	_____

14. **Difference between Additions/Deletions** \$13,276

15. **DIRECT CONSTRUCTION COST (Line 12 + Line 14; enter in Line 16, Page 2)** \$134,276

**MONTGOMERY COUNTY DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

**CALCULATION OF SALES PRICES FOR MPDUs FOR:**

Piggyback Townhouse Example (1325 s.f.)

(Project Name)

**C. ADDITIONAL CONSTRUCTION AND INDIRECT COSTS:**

16.	Direct unit construction cost <i>(from Line 15 on Page 1)</i>	<u>\$134,276</u>
17.	<u>Additional Unusual Costs <i>(see MPDU Pricing Standards - attach explanatory letter and cost documentation):</i></u>	
a.	_____	
b.	_____	
c.	_____	
d.	_____	
18.	<b>Total of Additional Unusual Costs <i>(Lines 17.a through 17.d)</i></b>	<u>\$0</u>

**19. ARCHITECTURAL COMPATIBILITY COSTS**

The MPDU Executive Regulations cap Architectural Compatibility 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.

<u>ITEM DESCRIPTION</u>	<u>COST</u>
a. <u>Brick veneer front and partial side</u>	<u>\$15,000</u>
b. _____	_____
c. _____	_____
<b>Subtotal of Architectural Compatibility Costs:</b>	<u>\$15,000</u>

20.	a. Total Hard Costs of Architectural Compatibility Items:	<u>\$15,000</u>
	b. Maximum 10% of MPDU Base Sales Price <i>(from Line 16)</i>	<u>\$13,428</u>
	c. <b>Total Allowed Architectural Compatibility Hard Costs <i>(lesser of 20. a. and 20.b.)</i></b>	<u>\$13,428</u>

21.	<b>Subtotal of Direct + Additional Unusual + Architectural Compatibility Costs</b> <i>(line 16 + line 18 +line 20.c.)</i>	<u>\$147,704</u>
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22.	<b>INDIRECT COSTS (30%)</b>	\$44,311
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23.	<b>DIRECT LOT DEVELOPMENT COST <i>(fixed price)</i></b>	<u>\$22,888</u>
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24.	<b>Subtotal of Direct + Additional Unusual + Architectural Compatibility Costs + Indirect + Lot Development Costs <i>(line 21 + line 22 +line 23)</i></b>	\$214,903
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25.	<b>Buyer's Credit to be Provided at Settlement (3%)</b>	<u>\$6,447.08</u>
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**FINAL MPDU SALES PRICE *(Line 24 + Line 25)*** **\$221,350**