



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS


Isiah Leggett
County Executive

Clarence J. Snuggs
Director

MEMORANDUM

January 25, 2018

TO: Hans Riemer, Council President

FROM: Clarence J. Snuggs, Director 
Department of Housing and Community Affairs

SUBJECT: Annual Report on the Moderately Priced Dwelling Unit (MPDU) Program
Covering Calendar Years 2013 to 2016

Section 25A-12 of Chapter 25A, Moderately Priced Housing Law, of the Montgomery County Code 2004, as amended, requires that the Director of DHCA submit to the Council President a report on the Montgomery County MPDU program for the previous calendar year. Due to a restructuring of the department's database system, the MPDU office was not able to provide annual reports for the past several years. I am pleased that DHCA is now able to renew providing these reports. Following is a report on the Montgomery County MPDU program for the period covering calendar years 2013, 2014, 2015, and 2016. Where possible, the information has been broken out by calendar year.

THE NUMBER OF MPDUS APPROVED

For the purposes of this report, the number of MPDUs approved is represented by the number of MPDUs agreed to be built through executed Agreements to Build Moderately Priced Dwelling Units ("Agreements to Build"). DHCA executed 53 new Agreements to Build during calendar years 2013 through 2016. The total number of dwelling units represented by these agreements are 11,057 with 1,484 required to be MPDUs. The MPDUs are 13.4% of the total units in the Agreements to Build. A list of the Agreements to Build can be found in Attachment A.

THE NUMBER OF MPDUS BUILT

For the purposes of this report, the number of MPDUs built is represented by the number of MPDUs offered for sale or rent to eligible MPDU households through executed Offering Agreements. DHCA approved 103 individual MPDU Offering Agreements during calendar years 2013 through 2016 for 60 different developments (there were multiple offering agreements for several developments during these years, especially for the Clarksburg Village,

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Cabin Branch, Norbeck Crossing and Poplar Run developments). These Offering Agreements represented 544 new for-sale MPDUs and 1,032 rental MPDUs. The total number of MPDUs offered during 2013 through 2016 was 1,576.

Please note that the numbers shown for a particular development may not represent the development's full MPDU requirement because in larger developments there may be more than one offering over time as the development builds-out. Also, the list of offerings is not necessarily related to the list of Agreements to Build since those agreements are executed before the first building permit for the development is obtained, and it can take several years for a development to build out. The specific Offering Agreements approved, by development and by calendar year, can be found in Attachment B.

THE NUMBER OF MPDUS UNDER CONTROLS

The number of for-sale MPDUs under resale price controls and active monitoring by DHCA are 1,644 (this number includes 321 MPDUs owned by nonprofit organizations). The number of MPDU rental units under subject to MPDU rents and active monitoring by DHCA are 2,230 in 59 rental properties. Another 73 MPDUs are located in 2 rental properties covered and monitored by the Low Income Housing Tax Credit Program. In addition to this, the Housing Opportunities Commission owns approximately 1,400 MPDUs that are used as rental housing.

ALTERNATIVE PAYMENT OR LOCATION AGREEMENTS

One Alternative Location Agreement and Two Alternative Payment Agreements were approved during calendar years 2013 through 2016. The Alternative Location agreement allowed 12 MPDUs to be provided off-site in the same planning area in lieu of 9 MPDUs. One Alternative Payment Agreement was signed for an age-restricted for-sale community. The other Alternative Payment Agreement was signed for a condominium project where the condominium fees made the cost of the MPDUs unaffordable. A complete list of all Alternative Agreements approved for the MPDU Program can be found in Attachment C. A detailed description of the three Alternative Agreements in 2014 and 2016 can be found in Attachment D.

RENTS IN HIGH-RISE DEVELOPMENTS

The Department is required to report on high-rise rental developments with MPDUs in which the MPDU rents were calculated based on 70 percent of the area median income. Currently, there are 46 rental projects with high-rise MPDU rents. The list of rental MPDU developments is shown in Attachment E.

THE USE OF FUNDS IN THE HOUSING INITIATIVE FUND

The Department is required to report on MPDU alternative payments received and the use of such payments. During the calendar years covered by this report, alternative payments were received from three projects:

- In 2013 and in 2015, two payments of \$1,327,994 each were received for the Park Potomac development. The Alternative Agreement for this development was signed in 2005. The total received was \$2,655,988. These funds were used for the following projects:
 - \$1,275,000 for the preservation of 20 expiring MPDUs at the Morgan Apartments in North Bethesda for 15 years;
 - \$591,149 to make MPDUs at the Stonehall Condominiums in Bethesda affordable to MPDU purchasers; and,
 - \$1,250,000 to the Montgomery County Coalition for the Homeless (MCCH) to purchase one of two small apartment buildings in the Bethesda Planning Area for permanent supportive housing.
- In 2016, payments totaling \$716,164.41 were received from the Octave Condominiums development in Silver Spring. The Alternative Payment Agreement for this development was signed in 2014. These funds were used for:
 - A portion of the \$1,616,164.41 provided for the development of The Bonifant Apartments in Silver Spring (149 total units, 139 affordable including 81 units \leq 60% AMI, 43 units \leq 50% AMI, and 15 units \leq 30% AMI).
- In 2016, a payment of \$900,000.00 was received from the Quarry Springs Condominiums in Potomac. The Alternative Payment Agreement for this development was signed in 2005. These funds were used for:
 - A portion of the \$1,555,000 provided to the Montgomery County Coalition for the Homeless (MCCH) to purchase the second of two small apartment buildings in the Bethesda Planning Area for permanent supportive housing.

MPDU "PIPELINE"

In previous years, the members of the Planning, Housing, and Economic Development (PHED) 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

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 the sale or rental to eligible households. Attached please find as Attachment F, a chart that shows pending Agreements to Build and “New Projects,” which are those that are in some stage of the planning and development review process in M-NCPPC.

Under separate cover, this Report is also being sent to the County Executive as required by Chapter 25A.

CJS:sek

Attachments:

- A. MPDUs Approved for Construction – Executed Agreements to Build MPDUs between 1/1/2013 and 12/31/2016
- B. MPDUs Built and Offered to MPDU Certificate Holders (for Sale or Rent) between 1/1/2013 and 12/31/2016
- C. Alternative Location and Alternative Payment Agreements 1989 - 2016
- D. MPDU Alternative Agreements – CY 2013-2016
- E. List of High-Rise MPDU Rental Developments
- F. MPDU “Pipeline” (as of 1/15/2018)

cc: Nancy Navarro, Council Vice President
Roger Berliner, Councilmember
Marc Elrich, Councilmember
Nancy Floreen, Councilmember
Tom Hucker, Councilmember
Sidney Katz, Councilmember
George Leventhal, Councilmember
Craig Rice, Councilmember

MPDUs Approved: MPDU Agreements to Build Executed

2013 - 2016

Project Name	AKA	Site Plan Number	Total Units	MPDUs	Work-force Units	Rental or For-Sale	Agreement Date	Est. End Date	Developer Name
2013									
Fenwick	Fenwick Station	820120080	310	39		Rental	3/26/2013	1/31/2015	Fenwick Station Venture LLC
George, The	11141 Georgia Avenue	820120170	195	25		Rental	4/10/2013	10/31/2014	Lowe Enterprises
The Darcy	Parking Lot 31/Lot 31A	820070180	88	13	11	For-Sale	4/16/2013	4/30/2015	Stonebridge Associates
The Flats @ Bethesda Ave.	Parking Lot 31/Lot 31A	820070180	162	14	24	Rental	4/16/2013	4/30/2015	Stonebridge Associates
Norbeck Crossing	Greenbriar at Norbeck	820110040	261	40		For-Sale	5/17/2013	12/31/2017	CalAtlantic Homes (fka Ryland)
Little Falls Place	Hoyt Property	820120070	30	5		For-Sale	6/18/2013	9/30/2015	EYA
Towns of Tanglewood	Kushner Property	820080100	36	5		For-Sale	6/25/2013	9/30/2015	K. Hovnanian Homes
Cabin Branch Winchester Ph 1	Winchester Phase 1	82006029A	439	70		For-Sale	8/15/2013	8/31/2018	Winchester Homes
Germentown Park	Seneca Hill	820120090	104	13		For-Sale	8/15/2013	3/31/2016	Beazer Homes Corp.
7001 Arlington Road		820120140	140	21		Rental	9/18/2013	12/31/2014	Associated Estates Realty Corp.
Mallory Square	BNA	820120130	681	93		Rental	9/18/2013	3/31/2019	Woodfield Investments
Residences @ Shady Grove		820090070	149	19		For-Sale	10/24/2013	5/31/2019	Comstock Homes
Waterford Hills; Alta Liberty Mills		82011013A	470	59		Both	11/8/2013	5/31/2016	Buchanan Partners LLC
Flats 8300	8300, 8400 Wisconsin	82006036B	359	45		Rental	12/13/2013	12/31/2015	Stonebridge Associates
Total for 2013	Number of Agreements to Build:	14	3,424	461	35				
	MPDU & WFHU % of Total:			13.5%	1.0%				

MPDUs Approved: MPDU Agreements to Build Executed

2013 - 2016

Attachment A

Project Name	AKA	Site Plan Number	Total Units	MPDUs	Work-force Units	Rental or For-Sale	Agreement Date	Est. End Date	Developer Name
2014									
7770 Norfolk Avenue	4900 Fairmont Avenue	820120120	200	30		Rental	1/10/2014	3/31/2016	JBG Companies
Chelsea Heights	Chelsea School Project	820130040	64	8		For-Sale	2/19/2014	2/29/2016	EVA
Solaire Bethesda	7100 Wisconsin Avenue	820130230	139	21		Rental	3/31/2014	7/1/2016	Washington Property Co.
Camden Shady Grove	DANAC Stiles; Decoverly Hall	820130110	457	58		Rental	6/11/2014	10/31/2017	Camden USA, Inc.
Hanover Shady Grove	Shady Grove Executive Center	820120190	366	50		Rental	8/1/2014	12/31/2016	Hanover Company, The
Bentley Park	Fairland Park	82005006A	247	31		For-Sale	8/12/2014	5/31/2018	NVR, Inc.
Central	8415 Fenton St.	820130050	243	31		Rental	9/5/2014	12/31/2016	Grosvenor Americas JV, LLC
Element 28	Bethesda Commerce	820130240	101	13		Rental	9/24/2014	1/31/2016	Kettler
The Lauren	4901 Hampden Lane	820070060	40	6		For-Sale	10/20/2014	10/31/2016	1788 Holdings
Bethesda Mews	Alta Vista - ACC	820130030	34	5		For-Sale	10/24/2014	3/31/2019	Streetscape Partners
Cloverly Forest	Anselmo Property	820110140	38	5		For-Sale	12/4/2014	2/28/2017	Richmond American Homes
Total for 2014	Number of Agreements to Build:	11	1,929	258	0				
	MPDU & WFHU % of Total:			13.4%	0.0%				

MPDUs Approved: MPDU Agreements to Build Executed
2013 - 2016

Project Name	AKA	Site Plan Number	Total Units	MPDUs	Work-force Units	Rental or For-Sale	Agreement Date	Est. End Date	Developer Name
2015									
Trotters Glen	Trotters Run	820130060	69	10			1/29/2015	1/31/2019	Toll Brothers
Stonehall Bethesda	Stonehall; Woodmont View	82009001A	46	9		For-Sale	1/30/2015	5/31/2016	Duball, LLC
Henri, The	Pike and Rose Ph 2	820130120	569	72		Rental	2/13/2015	6/30/2020	Federal Realty Investmt Trust
Clarksburg Square	Garnkirk Farms	820120100	392	49		For-Sale	4/21/2015	7/31/2018	The Duffie Companies
Grosvenor Heights	American Forester's	820130130	152	23		For-Sale	5/4/2015	7/1/2018	EYA
Potomac Highlands	Burley Property	820130260	23	4		For-Sale	6/1/2015	12/31/2016	Winchester Homes
The Encore	Clarksburg Village, Phase 3	820100040	90	12		Rental	7/2/2015	8/31/2016	Elm Street Development
Westside @ Shady Grove,	Co. Service Park, Ph 1TH	820130220	148	16	9	For-Sale	7/22/2015	4/30/2019	EYA
Glenmont Metrocentre Ph 1.1	Glenmont Metrocenter	820130270	171	22		For-Sale	8/3/2015	1/31/2019	Winchester Homes
Core, The	8621 Georgia Avenue	82011006A	292	35	17	Rental	8/14/2015	5/31/2017	Foulger-Pratt Cos.
Daley, The	Westside at Shady Grove MF	82013022A	333	50	27	Rental	9/21/2015	7/31/2017	Bozzuto Group
The Pearl	The Blairs Phase 1	820140170	507	64		Rental	9/25/2015	4/30/2018	Tower Companies
Montgomery Row @ Rock Spring	Rock Spring Park	81989049I	168	21		For-Sale	10/6/2015	3/31/2020	EYA
AVA Wheaton	2425 Bluerridge Avenue	820140190	319	41		Rental	11/25/2015	12/31/2017	Avalonbay Communities
Studio Plaza, Phase 1	Public Parking Lot 3	820130010	399	59	10	Rental	12/10/2015	9/30/2019	Fairfield Residential
Kensington Overlook	Kensington Heights	820130140	26	4		For-Sale	12/17/2015	11/30/2016	K. Hovnanian Homes
Total for 2015	Number of Agreements to Build:	16	3,704	491	63				
	MPDU & WFHU % of Total:			13.3%	1.7%				

MPDUs Approved: MPDU Agreements to Build Executed

2013 - 2016

Project Name	AKA	Site Plan Number	Total Units	MPDUs	Workforce Units	Rental or For-Sale	Agreement Date	Est. End Date	Developer Name
2016									
Cheval Bethesda	4990 Fairmont Avenue	820140060	71	11		For-Sale	3/17/2016	9/30/2017	Duball, LLC
West Lane	4901 Montgomery Ln	82008003A	112	17		Rental	5/17/2016	5/31/2018	SJG Properties
Solaire 8250 Georgia Avenue	Ripley East	820150130	360	54		Rental	7/20/2016	3/1/2019	Washington Property Co.
Chevy Chase Lake Townhomes	Chevy Chase Lake Drive	820150050	62	10		For-Sale	8/10/2016	2/28/2018	EVA
Travilah Station	Travilah Grove	82013020A	131	17		For-Sale	8/18/2016	12/31/2018	Brookfield Residential
Cabin Branch - Toll 2	Toll 2 - Cabin Branch	820100030	168	10		For-Sale	9/22/2016	10/31/2020	NVR, Inc.
The Point at Cabin Branch		820070140	434	66		For-Sale	9/22/2016	3/31/2020	NVR, Inc.
Cabin Branch Winchester Ph 2	Winchester Phase 2	820110080	341	41		For-Sale	9/23/2016	11/30/2019	Winchester Homes
White Oak	Whitehall Square Phase 2	82005018C	22	4		For-Sale	11/16/2016	5/31/2018	Pleasants Development Inc.
Manor Oaks	Marian Fathers Property	820090130	54	8		For-Sale	11/30/2016	12/31/2018	Natelli Communities, Inc.
Mateny Hill	Mateny Hill Road Property	820160020	45	6		For-Sale	12/14/2016	10/31/2019	Elm Street Development
Chevy Chase Lake MIF	Chevy Chase Lake Apts	820150040	200	30		Rental	12/22/2016	1/31/2019	HOC
Total for 2016	Number of Agreements to Build:	12	2,000	274	0				
	MPDU & WFHU % of Total:			13.7%	0.0%				
Total for 2013 - 2016	Number of Agreements to Build:	53	11,057	1,484	98				
	MPDU & WFHU % of Total:			13.4%	0.9%				
S:\Files\recurring\Housing\MPDU\Council Annual Reports MPDU\2016 MPDU Report\Report Attachments\A - Agreements To Build 2013 - 2016.xlsx]Sheet									

MPDUs Built: MPDU Offering Agreements Executed

2013 - 2016

Project Name	AKA	Site Plan Number	Total Units	MPDUs	MPDUs In Offering	Workforce Units	Rental or For-Sale	Offering Date	Developer Name
2013									
Citron Apartments	Ellsworth, The	81999002H	222	31	31		Rental	1/11/2013	Foulger-Pratt
The Elms at Clarksburg Village	Clarksburg Village, Phase 2	820050410	1,680	266	88		Rental	3/1/2013	Albemarle Group
Quince Trace		82007008A	45	6	2		For-Sale	3/1/2013	Pulte
Woodward Crossing	Mainhart Property	820070250	32	4	4		Rental	3/7/2013	Magruder Companies
Preserve at Rock Creek	Bowie Mill Estates	820060110	68	13	3		For-Sale	3/27/2013	Winchester Homes
Orchards of Sandy Spring	Danshes Property	820060160	40	6	6		For-Sale	4/4/2013	Stanley Martin Homes
Wootton Crossing	Darnestown at Travilah	820100070	39	5	5		For-Sale	4/8/2013	NVR
Quince Trace		82007008A	45	6	4		For-Sale	4/15/2013	Pulte
Oliney Springs	Bowie Mill Property	820110050	114	34	34		For-Sale	4/15/2013	MHP/ Elm Street
Symphony Park		820080010	112	17	4		For-Sale	4/24/2013	Streetscape Partners
Oliney Springs	Bowie Mill Property	820110050	114		34	34	For-Sale	5/22/2013	MHP/ Elm Street
Poplar Run	Indian Spring Property	820070020	773	116	6		For-Sale	5/24/2013	Winchester Homes
Heritage at Silver Spring	8021 Georgia Avenue	820060380	210	27	27		Rental	6/13/2013	Cypress Realty
Eleven55 Ripley	Ripley Street North	82006025A	379	48	48		Rental	6/26/2013	Home Properties
The Exchange @ Wheaton Stn	Wheaton Safeway	820110010	486	61	61		Rental	7/5/2013	Foulger-Pratt
Preserve at Rock Creek	Bowie Mill Estates	820060110	68	13	6		For-Sale	7/5/2013	Winchester Homes
Clarksburg Village, Phase 2	The Elms @ Clarksburg Village	820050410	1,680	266	28		For-Sale	7/23/2013	Albemarle Group
Gallery Park	Eastside	82005038A	256	32	6		For-Sale	8/1/2013	Miller & Smith
Gallery Park	Eastside	82005038A	256	32	3		For-Sale	8/1/2013	Miller & Smith
Batchellors Forest		820080190	37	6	6		For-Sale	9/11/2013	Pulte
Millstone at Kingsview	Kingsview Village, Section 8	81997007A	195	64	64		Rental	10/2/2013	Pleasants
Hallman Grove		82007024A	28	4	4		For-Sale	10/2/2013	Winchester Homes
Shady Grove Crossing	Piedmont Crossing	82006012A	62	8	2		For-Sale	10/17/2013	Toll Brothers
Preserve at Rock Creek	Bowie Mill Estates	820060110	118	15	9		For-Sale	11/6/2013	Stanley Martin Homes
Clarksburg Village, Phase 2	The Elms at Clarksburg Village	820050410	1,680	266	8		For-Sale	11/22/2013	Albemarle Group
Solaire Wheaton	10914 Georgia Avenue	820110100	232	32	32		Rental	11/26/2013	Washington Property Co.
Little Falls Place	Hoyt Property	820120070	30	5	5		For-Sale	11/26/2013	EVA
Gallery Bethesda	Woodmont Central Phases 1B & 2	820110020	453	68	36		Rental	12/6/2013	Donohoe
The Premier	8711 Georgia Avenue	82008023A	160	20	20		Rental	12/17/2013	Guardian Realty
The Elms @ Clarksburg Village	Clarksburg Village, Phase 2	820050410	1,680	266	24		Rental	12/18/2013	Albemarle Group
Total for 2013	Number of Offering Agreements:	30			576		Rental MPDUs:	435	
	Number of Developments	23					For-Sale MPDUs:	141	

Note: many for-sale projects have multiple offerings as units are ready; so only the MPDUs in Offering column should be totaled

MPDUs Built: MPDU Offering Agreements Executed

2013 - 2016

Attachment B

2014																								
Clarksburg Village, Phase 2	The Elms @ Clarksburg Village	820050410	1,680	266	32																For-Sale	2/5/2014	Albemarle Group	
Woodlake	Silver Spring Country Club	8-71011A	59	8	6																	For-Sale	2/5/2014	Beazer Homes Corp.
Aurora @ North Bethesda Ctr	Westmoreland House	82008011A	341	43	43																	Rental	2/28/2014	LCOR
Gallery Park	Eastside	82005038A	256	32	4																	For-Sale	3/19/2014	Miller & Smith
Olney Estates	Brookeshire	820060190	42	6	6																	For-Sale	3/25/2014	Toll
Towns of Tanglewood	Kushner Property	820080100	36	5	5																	For-Sale	4/18/2014	K. Hovnanian Homes
Persej, Pallas Apartments	Pike and Rose Phase I	820120020	493	62	30																	Rental	4/24/2014	Federal Realty Invest. Trust
Fenwick	Fenwick Station	820120080	310	39	39																	Rental	4/24/2014	Fenwick Station Venture LLC
Bainbridge Bethesda	The Monty	820090110	200	30	30																	Rental	5/12/2014	Bainbridge
Germantown Park	Seneca Hill	820120090	104	13	13																	For-Sale	5/14/2014	Beazer Homes Corp.
Norbeck Crossing	Greenbriar @ Norbeck Crossing	820110040	261	40	9																	For-Sale	5/21/2014	CalAtlantic Homes (fka Ryland)
Waterford Hills; Alta Liberty Mills	Village West @ Germantown TC	82011013A	470	59	12																	For-Sale	5/21/2014	Buchanan Partners LLC
Poplar Run	Indian Spring Property	820070020	773	116	11																	For-Sale	6/13/2014	Winchester Homes
George, The	11141 Georgia Avenue	820120170	195	25	25																	Rental	7/29/2014	Low Enterprises
Clarksburg Village, Phase 2	The Elms at Clarksburg Village	820050410	1,680	266	8																	For-Sale	8/6/2014	Albemarle Group
Poplar Run	Indian Spring Property	820070020	773	116	8																	For-Sale	9/19/2014	Winchester Homes
Chelsea Heights	Chelsea School Project	820130040	64	8	4																	For-Sale	9/23/2014	EYA
Chelsea Heights	Chelsea School Project	820130040	64	8	4																	For-Sale	9/23/2014	EYA
Gallery Park	Eastside	82005038A	256	32	7																	For-Sale	10/7/2014	Miller & Smith
Cabin Branch Phase 1	Winchester Phase 1	82006029A	439	70	8																	For-Sale	10/13/2014	Winchester Homes
Bentley Park	Fairland Park	82005006A	247	31	11																	For-Sale	10/29/2014	NVR, Inc.
Norbeck Crossing	Greenbriar at Norbeck Crossing	820110040	261	40	7																	For-Sale	11/5/2014	CalAtlantic Homes (fka Ryland)
Preserve at Rock Creek	Bowie Mill Estates	820060110	118	15	6																	For-Sale	11/6/2014	Stanley Martin Homes
Norbeck Crossing	Greenbriar at Norbeck Crossing	820110040	261	40	8																	For-Sale	12/2/2014	CalAtlantic Homes (fka Ryland)
Total for 2014	Number of Offering Agreements:	24			336																	Rental MPDUs:	167	
	Number of Developments	18																				For-Sale MPDUs:	169	

Note: many for-sale projects have multiple offerings as units are ready; so only the MPDUs in Offering column should be totaled

MPDUs Built: MPDU Offering Agreements Executed

2013 - 2016

Attachment B

2015																		
7001 Arlington Road		820120140	140	21	21									Rental	1/15/2015	Associated Estates Realty Corp.		
Waterford Hills; Alta Liberty Mills	Village West @ Germantown TC	82011013A	470	59	11									Rental	1/15/2015	Buchanan Partners LLC		
Waterford Hills; Alta Liberty Mills	Village West @ Germantown TC	82011013A	470	59	27									Rental	1/15/2015	Buchanan Partners LLC		
Clarksburg Town Center		820070220	1,206	151	9									For-Sale	3/6/2015	Miller & Smith		
Mallory Square	BNA	820120130	681	93	50									Rental	3/6/2015	Woodfield Investments		
The Darcy	Lot 31/Lot 31A	820070180	88	13	13									For-Sale	4/7/2015	Stonebridge Associates		
Persej; Pallas Apartments	Pike and Rose Phase I	820120020	493	62	32									Rental	4/13/2015	Federal Realty Invest. Trust		
The Darcy	Lot 31/Lot 31A	820070180	88							11				For-Sale	4/14/2015	Stonebridge Associates		
The Flats @ Bethesda Ave.	Parking Lot 31/Lot 31A	820070180	162	14	14									Rental	4/22/2015	Stonebridge Associates		
The Flats @ Bethesda Ave.	Parking Lot 31/Lot 31A	820070180	162							24				Rental	5/11/2015	Stonebridge Associates		
The Perry	Fortune Parc	82004015A	450	61	30									Rental	5/11/2015	Foulger-Pratt Companies, Inc.		
Waterford Hills; Alta Liberty Mills	Village West @ Germantown TC	82011013A	470	59	9									For-Sale	5/18/2015	Buchanan Partners LLC		
Poplar Run	Indian Spring Property	820070020	773	116	22									For-Sale	6/1/2015	Winchester Homes		
Cabin Branch Winchester Ph 1	Winchester Phase 1	82006029A	439	70	2									For-Sale	6/4/2015	Winchester Homes		
Preserve at Rock Creek	Bowie Mill Estates	820060110	68	13	4									For-Sale	6/10/2015	Winchester Homes		
Residences at Shady Grove	Residences at Shady Grove	820090070	149	19	3									For-Sale	6/22/2015	Comstock Homes		
Grosvenor Heights	American Forester's	820130130	152	23	8									For-Sale	6/25/2015	EYA		
Clarksburg Village, Phase 2	The Elms @ Clarksburg Village	820050410	1,680	266	10									For-Sale	7/6/2015	Albemarle Group		
Clarksburg Village, Phase 2	The Elms @ Clarksburg Village	820050410	1,680	266	12									For-Sale	7/6/2015	Albemarle Group		
Westside@ Shady Grove Ph1TH	County Service Park	820130220	148	16	5					4				For-Sale	8/4/2015	EYA		
Clarksburg Village, Phase 2	The Elms @ Clarksburg Village	820050410	1,680	266	7									For-Sale	8/28/2015	Albemarle Group		
Poplar Run	Indian Spring Property	820070020	773	116	14									For-Sale	9/11/2015	Winchester Homes		
Cabin Branch Winchester Ph 1	Winchester Phase 1	82006029A	439	70	7									For-Sale	10/5/2015	Winchester Homes		
Bentley Park	Fairland Park	82005006A	247	31	6									For-Sale	10/8/2015	NVR, Inc.		
Clarksburg Village, Phase 2	The Elms at Clarksburg Village	820050410	1,680	266	7									For-Sale	10/14/2015	Albemarle Group		
Montgomery Row @ Rock Spring	Rock Spring Park	81989049I	168	21	4									For-Sale	10/28/2015	EYA		
Clarksburg Village, Phase 2	The Elms at Clarksburg Village	820050410	1,680	266	8									For-Sale	12/17/2015	Albemarle Group		
Total for 2015	Number of Offering Agreements:	27												Rental MPDUs:	185			
	Number of Developments	17												For-Sale MPDUs:	150			

Note: many for-sale projects have multiple offerings as units are ready, so only the MPDUs in Offering column should be totaled

ALTERNATIVE MPDU AGREEMENTS 1989 – 2016
See Page 3 for a Detailed Description of Each Agreement

	Date	Project Name (Site Plan #)	Developer	Unit Type	MPDU Requirement	Alternate Payment	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</i> (819990200)	Nathan Landow	High Rise Rental	22	None	None	Provided 24 MPDU apartments in The Seasons	22
10.	1999	Charrington <i>Rockville</i> (819960060)	Pulte Homes	Townhouse	1	\$75,000	\$75,000	Based on land price	1
11.	2000	The Whitney <i>Bethesda</i> (82000144)	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	Payment Per MPDU	Notes	MPDUs Not Provided On-Site
12.	2002	Bethesda Air Rights #Averyly Street, Bethesda (820010080)	Lowe Northwest	High-Rise Rental	28	\$204,000	\$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 (82001010A)	New England Development	High Rise Rental	34	\$357,000	\$21,000	17 MPDUs provided on-site	17
16.	2003	Grosvenor Village North Bethesda (82000006A)	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 (82002002A)	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 (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 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	Payment Per MPDU	Notes	MPDUs Not Provided On-Site
24. 2005	Park Potomac <i>Potomac (820040150)</i>	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 (820060030)</i>	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 (120020650)</i>	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 (820070100)</i>	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 (No site plan)</i>	ProMark Real Estate Services, LLC	High-Rise condominiums	13	\$856,675 <i>(Actual - 3% total sales)</i>	\$65,898 <i>Actual</i>	Micro Condominiums in conversion of former office building	13
29. 2016	The Courts at Clarksburg <i>Clarksburg (820150030)</i>	PulteGroup	Single Family Detached Seniors	18	\$2,310,000 <i>Est. (3% of total sales)</i>	\$128,333 <i>Est.</i>	Age restricted community	18

Notes on MPDU Alternative Agreements:

- 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.
- Madison Park High Rise condominium, Bethesda: The high condominium fees made this unaffordable to MPDU eligible households.
- Beacon Hill, North Bethesda: The high homeowner's association (HOA) fees made these units unaffordable as MPDUs.
- Fairmont Plaza, Bethesda: The high-rise building included services and structured parking that required high fees making the units less affordable to MPDU tenants.
- 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.
- 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.
- Summer Gate, Potomac: It was deemed impossible to make the MPDUs compatible with the market priced units.

Attachment C

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.
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).

Attachment C

22. Edge Moor 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.
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 are due at the settlement of each unit in the building.

MPDU Alternative Agreements – CY 2013-2016

CY 2013

No alternative compliance agreements were approved in calendar year 2013.

CY 2014

In calendar year 2014, DHCA entered into two new Alternative Agreements to Build Moderately Priced Dwelling Units:

- Hampden Lane, Bethesda (Alternative Location Agreement executed May 28, 2014): This 55-unit high-rise condominium in downtown Bethesda received a density bonus and therefore was not eligible for an Alternative Payment. The combination of the MPDU sales prices and the condominium fees would have made the MPDUs unaffordable to eligible buyers. Nine MPDUs (15%) would have been required on-site. Under the terms of the Alternative Location Agreement, the developer agreed to pay to HOC \$1,434,000. In return, HOC converted 12 rental market units in the Bethesda/Chevy Chase planning area to rental MPDUs with 30-year controls. The number of off-site MPDUs is 33% greater than the number of MPDUs that would have been required on-site, meeting the requirement for an additional public benefit of Section 25A-5B of Chapter 25A.
- The Octave, Silver Spring (Alternative Payment Agreement executed August 8, 2014): This 102-unit high-rise condominium, a converted office building at 1320 Fenwick Lane in downtown Silver Spring, was relatively affordable due to the small size of the units, but the condominium fees still made the 12 MPDUs unaffordable to MPDU eligible buyers. The developer provided a payment of \$856,675 in accordance with Section 25A-5A(b) of Chapter 25A and DHCA's adopted policy of 3% of total sales revenue.

CY 2015

No alternative compliance agreements were approved in calendar year 2015.

CY 2016

- The Courts at Clarksburg, Clarksburg (Alternative Payment Agreement executed July 19, 2016): This 140-unit age-restricted single-family housing development had a 12.5% MPDU requirement (18 MPDUs). The combination of the sales prices for the MPDUs and the HOA fees exceeded the affordability levels for MPDU certificate holders. In addition, prior experience has shown that there is very little demand for for-sale age-restricted MPDUs. The developer agreed to provide a payment of approximately \$2,310,000 in accordance with Section 25A-5A(b) of Chapter 25A and DHCA's adopted policy of 3% of total sales revenue.

MPDU RENTALS
Properties with MPDU Agreements

High-Rise Rentals	# MPDUs
1200 East West Highway	31
7001 Arlington	21
7770 Norfolk	30
Alta Liberty Mill	38
Aurora at NBC	43
Ava Wheaton	41
Bainbridge Bethesda	30
Blairs	38
Camden at Shady Grove	58
Cameron	41
Central	31
Citron	31
Core (8621 Georgia Ave)	35
Daley (Westside at Shady Grove)	50
Element 28	13
Eleven55 Ripley	48
Elms at Clarksburg – Encore - CV Ph 3	12
Exchange at Wheaton, The	61
Fenwick	39
Flats 8300 (8300Wisconsin Ave)	45
Flats at Bethesda Avenue (The Flats)	14
Flats at Wheaton Station	15
Gallery Bethesda	36
George	25
Hanover at Shady Grove	50
Henri (Pike & Rose Ph 2)	47
Heritage	27
Inigo's Crossing (Jefferson @...)	53
Meridian at Grosvenor Station	24

High-Rise Rentals	# MPDUs
North Bethesda Market	62
Palisades of Bethesda	45
Pallas (Pike & Rose Ph 1)	32
Pearl	8
Perry (Park Potomac)	30
Persei (Pike & Rose Ph 1)	30
Portico	23
Premier, The	20
Seasons	42
Solaire Bethesda	21
Solaire Silver Spring	44
Solaire Wheaton	32
Veridian	58
Warwick	15
Wentworth	37
Whitney at Bethesda Ave	10
Wisconsin Place (Archstone at WP)	55
Number of Properties:	1591
Number of Properties:	46

Not High-Rise Rents	# MPDUs
Avalon at Grosvenor Station	68
Avalon at Traville	65
Berkshires at Rock Spring	70
Elms at Clarksburg	112
Elms at Germantown	48
Mallory Square	50
Millstone at Kingsview	64
Park at Kingsview Village	41
Pinnacle at Town Center	42
Rosedale	11
Rothbury	41
Upstairs at Bethesda Row	23
Woodward	4
Number of Properties:	639
Number of Properties:	13

LIHTC Projects with MPDU Covenants	# MPDUs
Galaxy, The	31
Residences at Thayer Avenue	42
Number of Properties:	73
Number of Properties:	2

Units Monitored by MPDU Program: 2,230
Total Number of Properties: 59

Total MPDUs: 2,303
Total Number of Properties: 61

Status of Pipeline MPDU Projects

Development Name	Street Address, City	City	Zip Code	Total Units	MPDUs	Workforce Units	Tenure	Est. Complete
<u>Pending Agreements to Build</u>								
900 Thayer Avenue	8240 Fenton Street	Silver Spring	20910	124	16		Rental	2/28/2019
Ripley East	8250 Georgia Avenue	Silver Spring	20910	360	54		Rental	3/1/2019
Woodfield Commons	Woodfield Rd. N of Rte. 108	Damascus	20872	84	11		Rental	1/31/2019
Century	Century Blvd. & Cloverleaf Center Drive	Germentown	20874	488	61		Both	3/31/2020
	Number of Developments: 4			1,056	142	0		
<u>New Projects</u>								
4540 Montgomery Avenue	4540 Montgomery Avenue	Bethesda	20814	40	6			
7272 Wisconsin Avenue	7272 Wisconsin Avenue	Bethesda	20814	456	57			
7340 Wisconsin Avenue	7340 Wisconsin Avenue	Bethesda	20814	225	34			
7900 Wisconsin Avenue	7900 Wisconsin Avenue	Bethesda	20814	420	63			
8008 Wisconsin Avenue	8008 Wisconsin Avenue	Bethesda	20814	106	16			
8015 Old Georgetown Road	8015 Old Georgetown Road	Bethesda	20814	107	17			
BCC Rescue Squad	Old Georgetown Road & Battery Lane	Bethesda	20814	280	35			
Claiborne, The	NE Quadrant Auburn Ave. and Norfolk Ave.	Bethesda	20814	58	9			
Edgemont at Bethesda II	4885 Edgemoor Lane	Bethesda	20814	160	24			
Glen Aldon Property	4857, 4858, 4890 Battery Lane	Bethesda	20814	692	104			
Pooks Hill	Pooks Hill Road NW of Dudley Lane	Bethesda	20814	650	98			
St. Elmo Apartments	St. Elmo Ave. & Fairmont Ave.	Bethesda	20814	210	32		Rental	
Woodmont East, Phase II	Woodmont Ave. NE of Bethesda Ave.	Bethesda	20814	210	27			
ZOM Bethesda	SE corner Arlington Rd and Moorland Ln	Bethesda	20814	235	36			
Chevy Chase Lake - Block B	CT Ave. & Manor Rd., SE Quadrant	Chevy Chase	20815	534	69			
Chevy Chase Lake Blocks A, D	E & W sides of CT Ave., @ Chevy Chase Lake Dr.	Chevy Chase	20815				Both	
Crescent at Chevy Chase, The	Newdale Rd. W of CT Ave.	Chevy Chase	20815					
Washington Episcopal Day Sch.	5600 Little Falls Parkway	Bethesda	20815	121	16		For-Sale	
Westwood Shopping Center	Westbard Ave. bet River Rd. & Westbard Cir.	Bethesda	20816	874	150			
Ourisman Ford Montgomery Mall	Motor City Dr. and Westlake Ter.	Bethesda	20817	340	43			
Rock Spring Centre Phase III	NE quad, Rockledge Dr. & Rock Spring Dr.	Bethesda	20817	161	44			
WMAL Bethesda	Greentree Road S of Grubby Thicket Way	Bethesda	20817	328	42		For-Sale	
Cabin Branch Multi-Family	E. of Byrne Park Drive & Cabin Branch Ave.	Clarksburg	20841	272	34			
Tapestry	MD Rte. 355 NW, SW of West Old Baltimore Rd.	Boyd's	20841	67	10		For-Sale	
Ten Mile Creek	MD Rte 121 & W. Old Baltimore Rd.	Boyd's	20841	1,007	116		For-Sale	
Gables White Flint	Old Georgetown Rd. & Executive Blvd.	North Bethesda	20852	476	60		For-Sale	
Grosvenor Place	Grosvenor Place N of Grosvenor Lane	North Bethesda	20852	43	7			

Development Name	Street Address, City	City	Zip Code	Total Units	MPDUs	Workforce Units	Tenure	Est. Complete
North Bethesda Center Parcel G	Marinelli Road east of Rockville Pike	North Bethesda	20852	294	37			
North Bethesda Gateway	Rockville Pike 250 ft. S of Nicholson La.	North Bethesda	20852	513	65			
North Bethesda Market II	Rockville Pike 200 ft. S of Nicholson La.	North Bethesda	20852	470	59		Rental	
Pike and Rose Phase III	NW quad Rockville Pike & Old Georgetown Rd. -	Rockville	20852	827	103		Rental	
Randolph Farms	S Side of Randolph Road E of Parklawn Dr.	Rockville	20852	104	13			
Saul Centers White Flint	Rockville Pike & Nicholson La. (NE & NW Quads)	North Bethesda	20852	775	97			
Saul Centers White Flint West	SW quadrant, Rockville Pike & Marinelli Rd.	North Bethesda	20852	325	41			
White Flint West Bldg A	Rockville Pike & Marinelli Road	North Bethesda	20852	330	42			
White Flint View	5511 Nicholson Lane N of Huff Court	North Bethesda	20852	193	28			
Cabin John Village	NE corner of Seven Locks Rd & Tuckerman	Potomac	20854	48	6			
Shady Grove Station - East Side	Crabbs Branch Way at Shady Grove Rd.	Derwood	20855	689	96	53		
Westside @ Shady Grove MF Bldg B	Crabbs Branch Way and Shady Grove Road	Rockville	20855	306	46	25		
Westside @ Shady Grove MF Bldg C	Crabbs Branch Way and Shady Grove Road	Rockville	20855	263	39	22		
Westside @ Shady Grove MF Bldg D	Crabbs Branch Way & Shady Grove Road	Rockville	20855	212	32	17		
Westside @ Shady Grove Ph 2TH	Crabbs Branch Way and Shady Grove Road	Rockville	20855	114	12	5		
Westside @ Shady Grove Ph 3TH	Crabbs Branch Way & Shady Grove Road	Rockville	20855	145	16	11		
Porter Road	Oiney Sandy Spring Road and Porter Road	Sandy Spring	20860	23	3			
Cabin Branch - Concordia (Phase I)	MD Rte. 121 & I-270, SW quadrant	Clarksburg	20871	116	6		For-Sale	
Cabin Branch Winchester Phase 3	Clarksburg Rd. & I-270 - SW Quadrant	Clarksburg	20871	185	10			
Dowden's Station	Frederick Rd. & Cool Brook La.	Clarksburg	20871	105	27			
Armstrong Property	Lewis Dr. W of Ridge Rd.	Damascus	20872	55	7		For-Sale	
Townes of Damascus	Beall Ave. E of Ridge Rd.	Damascus	20872	48	6		For-Sale	
Victory Haven	New Church Street W of Mt. Vernon Ave.	Damascus	20872	72	9			
Black Hills - Phase 2A	Crystal Rock Dr. & Century Blvd.	Germantown	20874	649	82			
Milestone (2015)	I-270 between Ridge Rd. & Dorsey Mill Rd.	Germantown	20876	485	61			
Mt. Prospect	Quince Orchard Rd. & Turkey Foot Rd.	North Potomac	20878	187	24		For-Sale	
Bloom Montgomery Village	Montgomery Village Ave. & Stewardtown Rd.	Gaithersburg	20886	494	68			
Lost Knife Townhouse Community	NW Corner Lost Knife Rd & Montgomery Village Ave	Gaithersburg	20886	56	7			
Montgomery Village Center	Montgomery Village Ave. & Stedwick Rd., NW Quad	Gaithersburg	20886	115	15			
East Village @ N. Bethesda Gateway	N. of White Flint Mall	Kensington	20895	614	77			
Solera Reserve at Kensington	SW corner Metropolitan Ave. & St. Paul St.	Kensington	20895	66	10			
White Flint Mall Redevelopment	Rockville Pike (MD 355) E of Security Lane	Kensington	20895	2,459	308			
Wheaton Grandview	Grandview Avenue SE of Ennals Avenue	Silver Spring	20902	204	62			
Hillandale Gateway	W side of New Hampshire, S of Powder Mill Road	White Oak	20903					
Topaz Trace	Columbia Pike & NH Ave., NE Quadrant	Silver Spring	20904	90	14		For-Sale	
Viva White Oak	W of Cherry Hill Road; S of Rte. 29	Silver Spring	20904					
White Oak Town Center	12345 Columbia Pike	Silver Spring	20904	289	38			
Willow Manor at Fairland	3310 Briggs Chaney Road	Silver Spring	20904	121	16			

