



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

Clarence J. Snuggs
Director

MEMORANDUM

July 13, 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 for Calendar Year 2017

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. Following is a report on the Montgomery County MPDU program for the period covering calendar year 2017.

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 three new Agreements to Build during calendar year 2017. These agreements represent 696 total dwelling units, with 88 required to be MPDUs. The MPDUs are 12.6% 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 26 individual MPDU Offering Agreements during calendar year 2017 for 21 different developments (there were multiple offering agreements for several developments during this year, especially for The Point at Cabin Branch development). These Offering Agreements represent 145 new for-sale MPDUs and 219 rental MPDUs. The total number of MPDUs offered in 2017 was 364.

Office of the Director

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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, 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 1,760 (this number includes 327 MPDUs owned by nonprofit organizations). The number of MPDU rental units under subject to MPDU rents and active monitoring by DHCA are 2,247 in 60 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

No new Alternative Location Agreements or Alternative Payment Agreements were approved during calendar year 2017. A complete list of all Alternative Agreements ever approved for the MPDU Program can be found in Attachment C.

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 47 rental projects with high-rise MPDU rents. The list of rental MPDU developments is shown in Attachment D.

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 calendar year 2017, alternative payments were received from two projects:

- In 2017, thirty-one payments totaling \$618,300.28 were received for the Courts at Clarksburg project located in Clarksburg. The Alternative Agreement for this development was signed in 2016. These funds were allocated to the acquisition by Montgomery County Coalition for the Homeless of six units in Clarksburg to provide permanent supportive housing to formerly homeless individuals.

- Fourteen payments totaling \$140,511 were received in 2017 from the Octave Condominiums development in Silver Spring. The Alternative Payment Agreement for this development was signed in 2014. These funds will be used to finance the Artspace project in Silver Spring which will have 68 affordable units, including eight units serving households at or below 30% of area median income.

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 E 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 in 2017
- B. MPDUs Built and Offered to MPDU Certificate Holders (for Sale or Rent) in 2017
- C. Alternative Location and Alternative Payment Agreements 1989 - 2017
- D. List of High-Rise MPDU Rental Developments
- E. MPDU “Pipeline” (as of 7/12/2018)

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

2017

Project Name	AKA	Site Plan Number	Total Units	MPDUs	Workforce Units	Rental or For-Sale	Agreement Date	Est. End Date	Developer Name
2017									
900 Thayer Avenue	The Adele	82006020A	124	16		Rental	10/17/2017	2/28/2019	Housing Opportunities Commission
Century	The Elms at Century	82003007B	488	61		For-Sale & Rental	10/31/2017	3/31/2020	Elm Street Development
Woodfield Commons		820150090	84	11		Rental	9/19/2017	1/31/2019	Conifer Realty, LLC
Total for 2017	Number of Agreements to Build:	3	696	88	0				
	MPDU & WFHU % of Total:			12.6%	0.0%				

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MPDUs Built: MPDU Offering Agreements Executed
2017

Project Name	AKA	Site Plan Number	Total Units	MPDUs	MPDUs In Offering	Workforce Units	Rental or For-Sale	Offering Date	Developer Name
2017	Clarksburg Village, Phase 3								
AVA Wheaton		820140190	319	41	41		Rental	4/5/2017	AvalonBay Communities, Inc.
Bentley Park	Fairland Park; Fairland Park Community	82005006A	247	31	14		For-Sale	6/8/2017	NVR, Inc.
Bethesda Mews	Alta Vista - ACC	820130030	34	5	2		For-Sale	5/4/2017	Streetscape Partners
Bethesda Mews	Alta Vista - ACC	820130030	34	5	3		For-Sale	5/4/2017	Streetscape Partners
The Pearl	The Blairs Phase 1; The Pearl (Building F1)	820140170	507	64	8		For-Sale	5/25/2017	Tower Companies
Cabin Branch Winchester Phase 1	Winchester Phase 1	82006029A	439	70	9		For-Sale	4/6/2017	Winchester Homes
Cabin Branch Winchester Phase 1	Winchester Phase 1	82006029A	439	70	10		For-Sale	9/5/2017	Winchester Homes
Central/8455 Fenton Street	Fenton Street Apartments; 8415 Fenton Street	820130050	243	31	31		Rental	6/28/2017	Grosvenor Americas JV, LLC
Cheval Bethesda	4990 Fairmont Avenue	820140060	71	11	11		For-Sale	10/25/2017	Duball, LLC
Elms at Clarksburg Village - Encore	Clarksburg Village, Phase 3	820100040	90	12	12		Rental	2/6/2017	Elm Street Development
Cloverly Forest	Anselmo Property	820110140	38	5	5		For-Sale	1/12/2017	Richmond American Homes
Core, The	8621 Georgia Avenue	82011006A	292	35	35		Rental	3/1/2017	Foulger-Pratt
Core, The	8621 Georgia Avenue	82011006A	292	35		17	Rental	3/1/2017	Foulger-Pratt
Daley, The	Westside at Shady Grove MF Building A; Co Service Park	82013022A	333	50	50		Rental	5/24/2017	Bozzuto Group
Daley, The	Westside at Shady Grove MF Building A; Co Service Park	82013022A	333			27	Rental	5/24/2017	Bozzuto Group
Glenmont Metrocentre Phase 1.1	Glenmont Metrocenter	820130270	171	22	4		For-Sale	8/9/2017	Winchester Homes
Grosvenor Heights	Grosvenor, American Forester's	820130130	152	23	10		For-Sale	7/3/2017	EVA
Henri, The	Pike and Rose Phase 2; Mid-Pike Plaza	820130120	569	72	47		Rental	5/8/2017	Federal Realty Invest. Trust
Manor Oaks	Marian Fathers Property	820090130	54	8	8		For-Sale	5/26/2017	Natelli Communities, Inc.
Norbeck Crossing	Greenbriar at Norbeck Crossing; Norbeck Overlook	820110040	261	40	8		For-Sale	5/10/2017	CalAtlantic Homes (fka Ryland)
Potomac Highlands	Burley Property	820130260	23	4	4		For-Sale	8/24/2017	Winchester Homes
Stonehall Bethesda	Stonehall; Woodmont View	82009001A	46	9	9		For-Sale	6/1/2017	Duball, LLC
The Point at Cabin Branch	Cabin Branch Toll 1; Vistas at Cabin Branch Condo TH	820070140	434	66	11		For-Sale	3/21/2017	NVR, Inc.
The Point at Cabin Branch	Cabin Branch Toll 1; Vistas at Cabin Branch Condo TH	820070140	434	66	7		For-Sale	3/21/2017	NVR, Inc.
The Point at Cabin Branch	Cabin Branch Toll 1; Vistas at Cabin Branch Condo TH	820070140	434	66	7		For-Sale	12/4/2017	NVR, Inc.
Travilah Station	Travilah Grove	82013020A	131	17	10		For-Sale	4/6/2017	Brookfield Residential
Westside @ Shady Grove Ph 1 TH	Shady Grove Station - Westside; County Service Park	820130220	148	16	4		For-Sale	8/9/2017	EVA
Westside @ Shady Grove Ph 1 TH	Shady Grove Station - Westside; County Service Park	820130220	148			3	For-Sale	9/7/2017	EVA
White Oak	Montgomery-White Oak, Whitehall Square Phase 2	82005018C	22	4	4		For-Sale	12/4/2017	Pleasants Development Inc.
Total for 2017	Number of MPDU Offering Agreements:	26				364			- Rental MPDUs:
	Number of Developments	21				47			- For-Sale MPDUs:
									219
									145

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

ALTERNATIVE MPDU AGREEMENTS 1989 – 2017
 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> (82000014A)	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 #xerly Street, Bethesda (820010080)	Lowe Northwest	High Rise Rental	28	\$294,000	\$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</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 <i>Actual</i>	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 <i>Est. (3% of total sales)</i>	\$128,333 <i>Est.</i>	Age restricted community	18

Notes on MPDU Alternative Agreements:

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. 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. 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.
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.

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MPDU RENTALS
Properties with MPDU Agreements

High-Rise Rentals	# MPDUs	Not High-Rise Rents	# MPDUs
1200 East West Highway	31	Avalon at Grosvenor Station	68
7001 Arlington	21	Avalon at Traville	65
7770 Norfolk	30	Elms at Clarksburg	112
Alta Liberty Mill	38	Elms at Germantown	48
Aurora at NBC	43	Mallory Square	50
Ava Wheaton	41	Millstone at Kingsview	64
Bainbridge Bethesda	30	Montgomery at Rock Spring	70
Blairs	38	Park at Kingsview Village	41
Brody	17	Pinnacle at Town Center	42
Camden at Shady Grove	58	Rosedale	11
Cameron	41	Rothbury	41
Central	31	Upstairs at Bethesda Row	23
Citron	31	Woodward	4
Core (8621 Georgia Ave)	35	Number of Properties:	639
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:	1,608
	47

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

Units Monitored by MPDU Program: 2,247
Total Number of Properties: 60

Total MPDUs: 2,320
Total Number of Properties: 62

July, 2018

Status of Pipeline MPDU Projects

Development Name	Street Address, City	City	Zip Code	Total Units	MPDUs	Workforce Units	Tenure	Est. Complete
Signed Agreements to Build								
900 Thayer Avenue	8240 Fenton Street	Silver Spring	20910	124	16		Rental	2/28/2019
Studio Plaza, Phase 1	915 Silver Spring Ave	Silver Spring	20910	399	59	10	Rental	
Cabin Branch - Toll 2	MD Rte. 121 & I-270, SW quadrant	Clarksburg	20871	168	10		For-Sale	
Trotters Glen	Batchelors Forest Road 1000 ft. E of Georgia Ave.	Olney	20832	69	10		For-Sale	
Ripley East	8250 Georgia Avenue	Silver Spring	20910	360	54		For-Sale	
Mateny Hill	Mateny Hill Rd. N of Dawson Farm Rd.	Germentown	20874	45	6		For-Sale	
Woodfield Commons	Woodfield Rd. N of Rte. 108	Damascus	20872	84	11		For-Sale	
Chevy Chase Lake Multi-family	8405 Chevy Chase Lake Terrace	Chevy Chase	20815	200	30		Rental	3/1/2019
Century	Century Blvd. & Cloverleaf Center Drive	Germentown	20874	488	61		For-Sale	1/31/2019
Bradford's Landing	Norbeck Road E of Georgia Avenue	Silver Spring	20906	244	61		For-Sale	3/31/2020
	Number of Developments: 10			2,181	318	10		
New Projects								
4 Bethesda Metro Center	SW Quadrant Wisconsin Ave. & Old Georgetown Rd.	Bethesda	20814					
4540 Montgomery Avenue	4540 Montgomery Avenue	Bethesda	20814	40	6			
6000 Executive Boulevard	6000 Executive Blvd.	Rockville	20852					
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			
8000 Wisconsin Avenue	8000 Wisconsin Avenue	Bethesda	20814					
8001 Newell Street	8001 Newell Street	Silver Spring	20910	182	23			
8008 Wisconsin Avenue	8008 Wisconsin Avenue	Bethesda	20814	106	16			
8015 Old Georgetown Road	8015 Old Georgetown Road	Bethesda	20814	107	17			
850 Sligo Avenue	850 Sligo Avenue	Silver Spring	20910	85	11			
8787 Georgia Avenue	8787 Georgia Avenue	Silver Spring	20910	400	50			
Armstrong Property	Lewis Dr. W of Ridge Rd.	Damascus	20872	55	7			
Avalon Residential	E side of Frederick Road N of Shawnee Lane	Clarksburg	20871	50	8			
Bethesda-Chevy Chase Rescue Squad	Old Georgetown Road & Battery Lane	Bethesda	20814	280	35			
Black Hills - Phase 2A	Crystal Rock Dr. & Century Blvd.	Germentown	20874	649	82			
Blairs, The Master Plan	Blair Mill Road	Silver Spring	20910	1,183	148			
Bloom Montgomery Village	Montgomery Village Ave. & Stewartown Rd.	Gaithersburg	20886	494	68			
Cabin Branch - Concordia (Phase I)	MD Rte. 121 & I-270, SW quadrant	Clarksburg	20871	116	6		For-Sale	
Cabin Branch Multi-Family	E. of Byrne Park Drive & Cabin Branch Ave.	Clarksburg	20841	272	34			
Cabin Branch Winchester Phase 3	Clarksburg Rd. & I-270 - SW Quadrant	Clarksburg	20871	185	10			
Cabin John Village	NE corner of Seven Locks Road and Tuckerman Ln	Potomac	20854	60	8			

Development Name	Street Address, City	City	Zip Code	Total Units	MPDUs	Workforce Units	Tenure	Est. Complete
Chevy Chase Lake - Block B	CT Ave. & Manor Rd., SE Quadrant	Chevy Chase	20815	534	69			
Chevy Chase Lake Blocks A and D	Bet. Chevy Chase Lake Dr. & Manor Rd..	Chevy Chase	20815					
Claiborne, The	NE Quadrant of Auburn Ave. and Norfolk Ave.	Bethesda	20814	58	9			
Crescent at Chevy Chase, The	Newdale Rd. W of CT Ave. - 3929 Newdale Rd.	Chevy Chase	20815	117	15			
Dowden's Station	Frederick Rd. & Cool Brook La.	Clarksburg	20871	105	27			
East Village@North Bethesda Gateway	N. of White Flint Mall	Kensington	20895	614	77			
Edgemont at Bethesda II	4885 Edgemoor Lane	Bethesda	20814	160	24			
Elizabeth Square	Second Ave. & Apple Ave., NW quadrant	Silver Spring	20910	906	139	91		
Fairchild Apartments	Century Blvd. E of Aircraft Rd.	Germentown	20874	212	27			
Falkland North	East-West Highway & 16th St. (NE quadrant)	Silver Spring	20910	1,250	157			
Gables White Flint	Old Georgetown Rd. & Executive Blvd.	North Bethesda	20852	476	60			
Glen Aldon Property	4857, 4858, 4890 Battery Lane	Bethesda	20814	692	104			
Glenmont Metrocentre Ph 1.2 & 1.3	Glenallen Road NE of Georgia Avenue	Silver Spring	20906	306	39			
Grosvenor Place	Grosvenor Place N of Grosvenor Lane	North Bethesda	20852	43	7			
Guardian Building	8605 Cameron Street	Silver Spring	20910	177	23			
Hillandale Gateway	W side of New Hampshire Ave S of Powder Mill Rd	White Oak	20903					
Lost Knife Townhouse Community	NW Corner Lost Knife Rd & Montgomery Village Ave.	Gaithersburg	20886	56	7			
Meadowdale (2018)	18857 Cross Country Road	Gaithersburg	20879	24	3			
Metro Plaza - Silver Spring	East-West Hwy. NW of Colesville Rd.	Silver Spring	20910	552	75			
Milestone (2015)	I-270 between Ridge Rd. & Dorsey Mill Rd.	Germentown	20876	485	61			
Montgomery Village Center	Montgomery Village Ave. & Stedwick Rd., NW Quad	Gaithersburg	20886	115	15			
Mt. Prospect	14100 & 14200 Quince Orchard Rd. & Turkey Foot Rd.	North Potomac	20878	187	24			
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			
Ourisman Ford Montgomery Mall	Motor City Dr. and Westlake Ter.	Bethesda	20817	344	43			
Pike and Rose Phase III	Rockville Pike & Old Georgetown Rd. - NW quadrant	Rockville	20852	827	103			
Pooks Hill	Pooks Hill Road NW of Dudley Lane	Bethesda	20814	650	98			
Porter Road	Olney Sandy Spring Road and Porter Road	Sandy Spring	20860	23	3			
Randolph Farms	S Side of Randolph Road E of Parklawn Dr.	Rockville	20852	104	13			
Ripley II	Dixon Ave. S of Ripley St.	Silver Spring	20910	440	66			
Rock Spring Centre Phase III	NE quadrant, Rockledge Dr. & Rock Spring Dr.	Bethesda	20817	161	44			
Saul Centers White Flint	Rockville Pike & Nicholson La. (NE & NW Quadrants)	North Bethesda	20852	775	97			
Saul Centers White Flint West	SW quadrant, Rockville Pike & Marinelli Rd.	North Bethesda	20852	325	41			
Saul Centers White Flint West Bldg A	Rockville Pike & Marinelli Road	North Bethesda	20852	330	42			
Shady Grove Station - East Side	Crabbs Branch Way 10 ft E of Shady Grove Rd.	Derwood	20855	689	96	53		
Silver Spring Park	Fenton St. & Silver Spring Ave. (SE quadrant)	Silver Spring	20910	58	7	5		
Sligo Artspace	801 Sligo Avenue	Silver Spring	20910	79	10	4		
Solera Reserve at Kensington	SW corner Metropolitan Ave. & St. Paul St.	Kensington	20895	66	10			

Development Name	Street Address, City	City	Zip Code	Total Units	MPDUs	Workforce Units	Tenure	Est. Complete
St. Elmo Apartments	St. Elmo Ave. & Fairmont Ave.	Bethesda	20814	210	32			
Tapestry	MD Rte. 355 NW and SW of West Old Baltimore Rd.	Boyd's	20841	67	10			
Ten Mile Creek	MD Rte 121 & W. Old Baltimore Rd.	Boyd's	20841	1,007	116			
Topaz Trace	Columbia Pike & NH Ave., NE Quadrant	Silver Spring	20904	90	14			
Townes of Damascus	Beall Ave. E of Ridge Rd.	Damascus	20872	48	6			
Victory Haven	New Church Street W of Mt. Vernon Ave.	Damascus	20872	72	9			
Viva White Oak	W of Cherry Hill Road; S of Rte. 29	Silver Spring	20904					
Washington Episcopal Day School	5600 Little Falls Parkway	Bethesda	20815	121	16			
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 at Shady Grove Ph 2 TH	Crabbs Branch Way and Shady Grove Road	Rockville	20855	114	12	5		
Westside at Shady Grove Ph 3 TH	Crabbs Branch Way & Shady Grove Road	Rockville	20855	145	16	11		
Westwood Shopping Center	Westbard Ave. (both sides) betw. River & Westbard	Bethesda	20816	874	150			
Wheaton Grandview	Grandview Avenue SE of Ennals Avenue	Silver Spring	20902	204	62			
White Flint Mall Redevelopment	Rockville Pike (MD 355) E of Security Lane	Kensington	20895	2,459	308			
White Flint View	5511 Nicholson Lane N of Huff Court	North Bethesda	20852	193	28			
White Oak Town Center	12345 Columbia Pike	Silver Spring	20904	289	38			
Wildwood Manor Shopping Center	E side Old Georgetown Rd. at Democracy Blvd.	Bethesda	20814	60	8			
Willow Manor at Fairland	3310 Briggs Chaney Road	Silver Spring	20904	121	16			
WMAL Bethesda	Greentree Road S of Grubby Thicket Way	Bethesda	20817	309	40			
Woodmont East, Phase II	Woodmont Ave. NE of Bethesda Ave.	Bethesda	20814	210	27			
ZOM Bethesda	SE corner of Arlington Road and Moorland Lane	Bethesda	20814	235	36			
Number of Developments:			84	26,191	3,540	233		

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