



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Scott Bruton
Director

MEMORANDUM

March 15, 2026

TO: Marc Elrich, County Executive
Natali Fani-González, Council President

FROM: Scott Bruton, Director *SB*
Department of Housing and Community Affairs

SUBJECT: Annual Report on the Moderately Priced Dwelling Unit (MPDU) and Workforce Housing Programs (WFH) Covering Calendar Year 2025

Montgomery County has two inclusionary zoning programs, the Moderately Priced Dwelling Unit (MPDU) program and the Workforce Housing (WFH) program. Section 25A-12 of Chapter 25A, Moderately Priced Housing Law, of the Montgomery County Code 2014 (Chapter 25A), as amended, requires that the Director of the Department of Housing and Community Affairs (DHCA) submit to the Council President a report on the MPDU program for the previous calendar year. Likewise, Section 25B-24(h) of Chapter 25B, WFH Law, requires the same for the Workforce Housing Program. The following is an accounting of those affordable housing programs for the calendar year 2025. This report provides information about the creation and lifespan of affordable housing units through the two programs.

MODERATELY PRICED DWELLING UNIT PROGRAM

Background

The MPDU program provides housing for moderate-income households to meet the County's goal of providing a full range of housing choices for all incomes, ages, and household sizes. Montgomery County's MPDU program was the first successfully implemented inclusionary zoning program in the country in 1974. Inclusionary zoning requires that a percentage of housing units in new residential developments be made available for moderate-income households. In exchange for building affordable housing, a residential developer is eligible to receive benefits, such as a density bonus or additional height.

Office of the Director

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MPDUs are required in all new developments of 20 or more units in Montgomery County. MPDUs must be affordable to households earning 70% of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area for high-rise rental apartments and all for-sale units and to households earning 65% of AMI for garden-style rental apartments. The program's implementation involves both the public and private sectors. On the public sector side, government staff performs regulatory and administrative functions to ensure compliance with the Code. On the private sector side, the program requires the building industry to provide between 12.5 to 15 percent (depending on the location of the property) of the total number of new units in every subdivision of 20 or more units to be moderately priced. Some developments exceed those standards to take advantage of tax or development incentives provided in the County Code. As a result, the MPDU program has successfully produced more than 17,800 affordable units since the first MPDUs were built.

MPDU Program Administration

The MPDU rental and sales programs are administered differently. Rental rates (1) are initially set based on income levels (so that households pay no more than 25% of their income toward housing), (2) are administered by the leasing offices (review of individual applications), and (3) require annual recertification of tenants' income if they remain in the MPDU. DHCA staff coordinate with leasing offices to ensure that they are administering the program correctly but do not directly apply the program rules.

DHCA administers the sales program at multiple levels. Staff work with applicants to ensure that they (1) have taken all required training (discussed below), (2) have submitted the correct documentation and are eligible for the program, and (3) can apply for units that they qualify for and are interested in. Staff also work with developers and sales teams to (1) ensure that units meet the livability standards and price requirements of the program, (2) advertise new and resale units to applicants, (3) confirm that the sales process complies with program rules, and (4) confirm that all homeowners are remaining in compliance with the MPDU rules and covenants.

Applicants

To become an MPDU Certificate Holder and be permitted to purchase an MPDU, applicants must complete three (3) stages of review. The first, the MPDU Orientation Seminar, is a 2-hour class that provides an overview of the MPDU program and the rules and requirements associated with purchasing a unit. The second is an 8-hour long HUD Certified first-time homebuyer class providing education on the considerations of owning a home. To ensure homebuyers understand what is taught in the first two classes, there is a reminder tutorial with quizzes called the MPDU Application Tutorial. DHCA continued the partnership with the Greater Washington Urban League (GWUL) to conduct the MPDU Orientation Seminar and First Time Homebuyer classes.

- MPDU Orientation Seminar: 24 classes provided with a total of 1059 attendees
- MPDU First-Time Homebuyer Class: 12 classes provided with a total of 877 participants (an additional 14 First-Time Homebuyer Class participants took classes from a HUD-approved external agency, not GWUL)

- MPDU Application Tutorial: 467 Tutorial participants

Applicants must submit their application and financial documentation for review through the MPDU Application Portal. (MPDU rental applicants apply directly to the leasing office of each development and are reviewed and approved there.) Of the 467 tutorial participants, eighty-two percent went on to file their MPDU application. The MPDU certificate is only valid for one year because income must be recertified annually. As a result, there were also 169 renewing applicants. MPDU staff review each application for completeness, income eligibility (both over and under income for the program), and compliance with other requirements under Chapter 25A. In 2025, the applications reviewed were as follows:

- 467 total applications: 298 new applicants and 169 renewing applicants
 - 71 applications denied
 - 26 because the household was over income
 - 4 because they were previous homeowners
 - 2 Prequalification Insufficient Amount
 - 39 because they were incomplete
 - 382 applications approved: 243 new applicants and 139 renewing applicants
 - 14 in Pending Status: Not approved nor denied due to 30 day reviewing time frame

Applications are labeled as incomplete when requested information is not responded to and submitted within three months. Throughout this period, staff reminded applicants to submit any missing documentation. If the required information remains outstanding after this timeframe, the application is denied.

MPDU Development

The Affordable Housing Programs Section of DHCA coordinates with developers at multiple stages of the development process to ensure that MPDUs are provided in accordance with the Code. To obtain a building permit from the Department of Permitting Services, a developer must sign an agreement with the County called an MPDU Agreement to Build. At that stage, staff confirm that units are “reasonably distributed” throughout the project. DHCA has interpreted “reasonably distributed” to mean that MPDUs may not be clustered together nor placed in the least desirable locations of a development. Staff also confirm that the bedroom ratios between MPDUs and market-rate units are maintained. Unit layouts are reviewed to ensure livable, quality units for tenants and purchasers.

To rent or sell any MPDUs, a developer must sign an Offering Agreement with DHCA that stipulates the rent or sales price of each MPDU. Offering Agreements are executed at the time units are ready to be sold or leased. New development rent rates are based on income and adjusted for bedroom / household size to ensure that households pay no more than 25% of their income on housing. Sales prices, on the other hand, are based on construction costs. Prices are

determined based on set standards in MPDU Regulations and are reviewed by staff to ensure the units remain affordable.

The MPDU Regulations include annual adjustments to itemized pricing to keep sales prices in line with current construction costs. This price adjustment is based on the past five-year average of the Consumer Price Index for Urban Consumers (CPI-U) for the Washington Metropolitan Area and occurs every February. In 2025, the 5-year CPI-U average required a 3.62% price increase for each value provided in the pricing regulations.

The information below describes the number of MPDUs approved and built during the calendar year 2025.

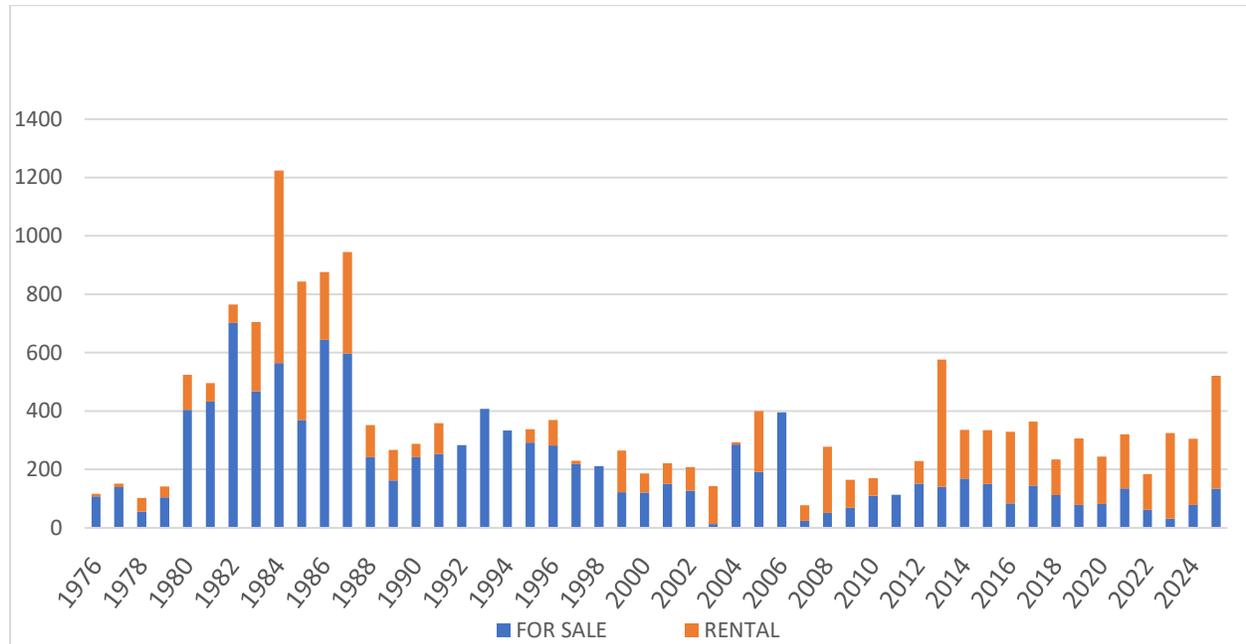
The Number of MPDUs Approved

The MPDU Program approved 564 MPDUs and 48 WFH Units during 2025. For the purposes of this report, approved means that DHCA entered into an Agreement to Build with developers that, after construction is completed (sometime in the next 1-3 years), those units will be available to future MPDU participants. DHCA executed 11 new or amended Agreements to Build that will create 48 WFH and 564 MPDUs: 127 for sale and 485 rentals. These agreements covered 2,383 total (market rate, WFH, and MPDU) units. A list of the 2025 Agreements to Build can be found in Attachment A.

The Number of MPDUs Built

During 2025, 521 new MPDUs were built. For the purposes of this report, the number of MPDUs built is the number of units reported in Offering Agreements, either for sale or rental. DHCA approved 22 MPDU Offering Agreements during the calendar year 2025 for 14 Developments; four (4) developments have multiple offering agreements. These Offering Agreements represented 134 new for-sale MPDUs and 387 new rental MPDUs, for a total of 521 MPDUs. The list of Offering Agreements approved by DHCA can be found in Attachment B.

The list of offerings in a year is not necessarily related to the list of Agreements to Build in the same year, since Agreements to Build are executed before the first building permit for a development can be obtained. It can take several years for a development to build out. The units designated in an Agreement to Build are typically completed within three (3) years.



The Number of MPDUs Under Control

Each year, the number of units controlled through the MPDU program increases as new MPDUs are built. Since 2005, for-sale MPDUs have had 30-year renewing controls, which means that most MPDUs stay under MPDU control indefinitely until a single owner lives in the unit for more than 30 years. Because few homeowners remain in their primary residence for 30 years, most units must restart their 30-year covenants on resale.

Before 2005, for-sale units had 10-year controls, and MPDU owners were required to make a shared profit payment to the County if they earned a profit on the sale of their MPDU. MPDUs created before 2005 slowly leave the program as MPDU owners sell their units and pay a shared profit. The amount of shared profit depends on many factors, including the market sale amount, and is based on a set formula established in the County Code and recorded MPDU Covenants.

In 2025, twelve (12) MPDU units were resold at market rate and left the program. Three (3) of these units left due to foreclosure proceedings, while the remaining nine (9) units were released due to the control period ending. The total shared profit received from these terminated MPDUs in 2025 exceeds \$1,027,935.73. As more 30-year recurring control period units become the majority of MPDUs in the program, we can expect that the number of shared profit terminations will continue to decrease.

Rental MPDUs had 20-year MPDU controls before 2005; since then, rental MPDU developments have had 99-year controls. Two developments had expired MPDU control periods in 2025 totaling sixty-three (63) MPDU units. The Elms at Germantown, forty-eight (48) MPDUs, and The Warwick, fifteen (15) MPDUs, reached their control period expiration date in 2025. A complete list of all current Rental Developments with MPDU units can be found in [Attachment D](#).

MPDUs PROVIDING AFFORDABLE HOUSING 2024 TO 2025				
	2024	2025	Change from 2024 - 2025	Notes
MPDU's Under Control Period				
For-Sale MPDUs	1,839	1,833	-6	Units owned by MPDU participants (still under control period)
Nonprofit Owned	348	355	7	Owned by approved nonprofits and rented out
HOC Owned	1,282	1,281	-1	Owned by HOC and rented out
Rental MPDUs	3,520	4,025	505	Units in rental developments, including LIHTC properties
Total MPDUs	6,989	7,494	505	
MPDUs Not Under Control Period				
No Shared Profit Paid	1,882	1,834	-48	MPDU owners continuing to live in MPDUs (control period expired)
TOTALS				
Total MPDUs	8,871	9,328	457	Ownership: 5,303 Rental: 4,025
Units Lost to the Program				
Sold/Paid Shared Profit/Foreclosure	18*	15	-3	MPDU owners sold/ paid shared profit if owed or foreclosure
Expired Rentals	0	63	63	Apartments with expired covenants
*Two properties left the WFH program that are not captured in the chart.				

An important feature of the MPDU program is how it creates rental units that are affordable to very low-income households (under 50% of AMI) and to people with special needs. Approved nonprofit housing providers are allowed to purchase, or master lease, up to 40% of the units created in any subdivision or apartment building. By the end of 2025, nonprofit organizations increased their MPDU ownership to 355 MPDUs throughout Montgomery County. These units are rented to very low-income households and to individuals needing specialized housing. The Housing Opportunities Commission (HOC) has also purchased MPDUs to rent to lower-income households and owns 1,281 MPDUs that are used as rental housing.

Alternative Payment or Location Agreements

Chapter 25A allows DHCA, at its discretion, to enter into either an Alternative Location or an Alternative Payment Agreement, depending on a development meeting certain qualifying

requirement. Historically, DHCA has approved Alternative Agreements to avoid MPDU participants paying high condominium or homeowner association fees.

During the calendar year 2025, DHCA entered into one (1) new Alternative Location Agreement and one (1) Alternative Payment Agreement for two (2) developments. These agreements were necessary to make these senior housing developments affordable, as they included high service fees as part of their monthly costs.

Alternative Location:

- Reserve at Strathmore Square: The Reserve is a 20-story high-rise senior living residential building containing 129 independent living units and 97 beds for assisted living and memory care area. The MPDU requirements require 20 units to be on-site. The base monthly rent for the Reserve independent living units will range from approximately \$6,133 per month for a studio, \$7,779 per month for a one-bedroom, and \$10,556 per month for a two-bedroom, which includes services and amenities. Participants in the MPDU program cannot afford that high a cost. Through an Alternative Location Agreement, this property will provide funds to develop twenty-one (21) MPDUs at two (2) separate locations in Chevy Chase and Rockville.

Alternative Payment:

- 4702 Chevy Chase Drive: Section 25A-5A of the Code provides that the Director of DHCA may approve an agreement that allows an applicant in lieu of providing MPDU units to pay to the Housing Initiative Fund (HIF) an alternative payment that equals or exceeds the amount computed under Section 25A-5A(b). As a result, DHCA entered into an Alternative Payment agreement with 4702 Chevy Chase Drive to receive 3% of their 47 units future sales prices when the units are initially sold.

A complete list of all Alternative Agreements ever approved for the MPDU Program can be found in Attachment C.

The Use of Funds in the Housing Initiative Fund

DHCA is required to report on MPDU alternative payments made to the HIF and the use of such alternative payments. During the calendar year covered by this report, no alternative payments were received.

MPDU and Workforce “Pipeline”

In previous years, the members of the Planning, Housing, and Parks (PHP) Committee (previously the Planning, Housing, and Economic Development 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 pending development applications that contain MPDUs and Workforce Units. DHCA then tracks these projects in the MPDU database from planning approval through the Agreement to Build and Offering Agreement processes and ultimately through sale or rental to eligible households.

Attachment E is a chart that shows currently unbuilt potential projects. That list includes units in existing Agreements to Build (though some of these units may be in the construction stage, they are not yet complete), as well as “New Projects,” which are those that are in some stage of the planning and development review process in M-NCPPC. The list of Agreements to Build includes those completed in 2025 and prior years because construction can often take multiple years to complete. The New Projects list was compiled from projects staff have reviewed through DRC in various stages of approval. If these projects build out as planned, over time, almost 2,449 new MPDUs, serving households with incomes of 70% of AMI or less, would be added to the MPDU inventory. There would also be 110 Workforce Housing Units serving households with incomes between 70% and 120% AMI.

MPDU Resident Certification

The 2025 resident certification was mailed to all MPDU homeowners. The certification is in accordance with Chapter 25A-10, which allows DHCA to verify residency and ensure adherence to the program rules and MPDU covenants. Homeowners were asked to submit two (2) forms of address verification and a copy of a government-issued photo ID to complete the resident certification.

DHCA’s goal is to verify MPDU residency to ensure that all levels of compliance are enforced. MPDU homeowners currently within the control period must adhere to (1) using the property as a primary residence and (2) not using the MPDU as a rental property. DHCA was also able to verify in situations where the unit was previously sold prior to the resident certification mailing that 1) payment to the HIF was submitted in accordance with the regulations and (2) a release of covenants was recorded where necessary. Staff mailed 1,597 resident certification forms in 2025 with a 59% response rate. The response rate remained similar year over year with a 1% reduction in the response rate compared to 2024. The certification forms were available on the DHCA website and in the DHCA office for in-person pick up.

During the certification process, DHCA continues to identify and rectify deficiencies in MPDU tracking and enforcement, resulting in increased compliance with the MPDU ownership data. While the Department does not prefer to have non-compliant homeowners, it continues to be able to identify and address those who are non-compliant homeowners. The Department continues to explore additional enforcement mechanisms to achieve a higher MPDU owner response rate.

WORKFORCE HOUSING PROGRAM

The Workforce Housing (WFH) Program is meant to create housing affordable for households with incomes at or below 120% of AMI. Unlike the MPDU program, developers do not need to provide WFH units. These units are typically created when recommended under the relevant

Master or Sector Plan or as part of a Development Agreement. The WFH projects are reported in Attachment A.

One Agreement to Build was executed in 2025, generating forty-eight (48) WFH units. Westside at Shady Grove Building B will provide 413 units, 77 of which will be MPDUs and 48 WFH for-sale townhomes.

The total shared profit received for WFH in 2025 was \$13,652.52 when DHCA released workforce housing covenants on two (2) townhomes to allow homeowners to sell. Due to recent inflation rates and the resale calculation method required for WFH units under the Code and Regulations and incorporated into the Covenants for the property, both properties were determined to exceed affordability for future purchasers. Conducting the resale calculation following the WFH covenants stipulates that capital improvements, CPI average, real estate sales commission, and appraisal value are all considered when determining the 2025 sale price of the property.

When compared to the affordability amount, those properties were found to have resale prices higher than affordability rates. The chart below highlights the initial sales price, affordability rates, and the calculated amount per the Covenants.

Development Name	Initial WFH Purchase Price	2025 Affordability Amount based on 90% of AMI	Resale WFH Price in 2025
Westside Shady Grove	\$473,201.00	\$453,143.00	\$518,155.00
Westside Shady Grove	\$499,990.00	\$453,143.00	\$584,263.00

DHCA expects this trend to continue in the future for all WFH homeowners that wish to sell.

Workforce Housing Resident Certification

Chapter 25B of the Montgomery County Code requires WFH homeowners to submit an annual recertification to confirm residency. To complete recertification households must submit documentation to validate the use of the home as a primary residence. DHCA’s recertification packet requires homeowners to submit two (2) forms of address verification and a copy of a government-issued photo ID to complete the resident certification. DHCA mailed notices to 125 WFH households. The response rate was 59% total. The certification forms were available on the DHCA website and in the DHCA office for in-person pick up.

Results of the mailing helped identify households where ownership changed following the death of a parent or spouse. In these cases, the Team worked with the surviving relative provide technical assistance to ensure compliance in accordance with, Chapter 25B. The Department continues to explore additional enforcement mechanisms to achieve a higher WFH owner response rate.

Attachments:

- A. MPDUs Approved for Construction – Executed Agreements to Build, 2025
- B. For-sale and Rental MPDUs Built and Offered to MPDU Households, 2025
- C. Alternative Location and Alternative Payment Agreements 1989 - 2025
- D. List of High-Rise and All MPDU Rental Developments as of 12/31/2025
- E. MPDU “Pipeline” as of 12/31/2025

cc: Natali Fani-González, Council President
Marilyn Balcombe, Vice-President
Shebra Evans, Councilmember
Andrew Friedson, Councilmember
Evan Glass, Councilmember
Will Jawando, Councilmember
Sidney Katz, Councilmember
Dawn Luedtke, Councilmember
Kristin Mink, Councilmember
Laurie-Anne Sayles, Councilmember
Kate Stewart, Councilmember

Units Approved - Agreements to Build Executed in 2025

Project Name	AKA	Site Plan Number	Total Units	MPDU	% MPDU	WFH	Rental or For-Sale	Agreement Date	Estimated Start Date	Estimated End Date	Developer Name
2115 East Jefferson Street	Polaris Square	820230080	86	13	15.1%	0	For-Sale	5/5/2025	7/1/2025	2/28/2028	
4910 / 4920 Strathmore	Strathmore View	82022022A	125	19	15.2%	0	For-Sale	5/5/2025	6/1/2025	12/31/2026	
Ashford Woods	Egan Property	820210110	364	91	25.0%	0	For-Sale	6/5/2025	3/1/2026	12/31/2030	
Building B - Westside Shady Grove - MPDU		820130220	413	77	18.6%	0	Rental	12/30/2025	12/31/2025	4/30/2028	
Building B - Westside Shady Grove - WFH		820130220	413	0	0.0%	48	Rental	12/30/2025	12/31/2025	4/30/2028	
Erickson Phase 2	Grandview Phase 2	820220120	661	100	15.1%	0	Rental	11/12/2025	4/1/2026	12/31/2031	
NoBe	North Bethesda Market II LIHTC	82012004C	268	41	15.3%	0	Rental	10/31/2025	2/1/2026	2/29/2028	
Springvale Terrace		820240040	236	59	25.0%	0	Rental	10/2/2025	7/1/2026	3/31/2028	
Tevis Place (LIHTC)		E20250010	154	154	100.0%	0	Rental	12/9/2025	7/1/2026	7/31/2029	
The Brownstones at Westbard		820240160	32	4	12.5%	0	For-Sale	9/10/2025	10/1/2025	6/30/2026	
Tregoning		820240080	44	6	13.6%	0	Rental	12/11/2025	5/1/2026	12/31/2027	
			Total Units	Total MPDU	Overall %	Total WFH	Total For-Sale MPDU	Total Rental MPDU			
Total for 2025			2383	564	23.7%	48	127	437			

ATTACHMENT B

MPDUS BUILT IN 2025

Project Name	AKA	Street Address	City	Zip Code	Site Plan	Development Total Units	Total MPDUs	MPDU's in Offering	WFH	Rent or For-Sale	Offering Date	Developer Name	Unit Description
The Charles	7340 Wisconsin	7340 Wisconsin Avenue	Bethesda	20814	820230010	301	46	46		Rental	9/30/2025	GS Wisconsin Owner, LLC	Multifamily
Guardian Building	8606 Cameron (the Guardian)	8605 Cameron Street	Silver Spring	20910	820170100	167	21	21		Rental	10/17/2025	Guardian Building Associates, LLC	Multifamily
Amalyn #6		Greentree Road S of Grubby Thicket Way	Bethesda	20817	820170170	309	40	6		For-Sale	3/31/2025	Toll Brothers	Townhomes
Amalyn #7		Greentree Road S of Grubby Thicket Way	Bethesda	20817	820170170	309	40	12		For-Sale	3/25/2025	Toll Brothers	Townhomes
Amalyn #8		Greentree Road S of Grubby Thicket Way	Bethesda	20817	820170170	309	40	2		For-Sale	5/16/2025	Toll Brothers	Townhomes
Bloom #10	Bloom MV Areas I-VI	Montgomery Village Ave. & Stewartown Rd.	Gaithersburg	20886	820170130	494	109	11		For-Sale	3/21/2025	Monument Realty	Townhomes
Creekside at Cabin Branch		Intersection of MD Route 121 and Interstate 270	Clarksburg	20841	820200160	326	41	21		For-Sale	3/8/2025	Pulte Home Company, LLC	Townhomes
Grandview Affordable ILUs	ELP Bethesda at Rock Spring Phase 1A, Erickson	Intersection of Fernwood Rd and Rock Spring Dr	North Bethesda	20817	820220190 / 820220120	501	76	26		Rental	10/10/2025	The Grandview, LLC	Multifamily
Hampden House (7316 Wisconsin)	Metro Tower	Hampden Lane (S side) at Wisconsin Avenue	Bethesda	20814	820190110	366	55	55		Rental	7/2/2025	B.F. Saul Company	Multifamily
Logic	White Oak Apartments	2220 Broadbirch Drive	Silver Spring	20904	820220110	387	59	59		Rental	7/14/2025	White Oak Apartments LP	Multifamily/ Townhomes
Montgomery Village Center	Montgomery Village Center Phases 1A & 1B	Montgomery Village Ave. & Stedwick Rd., NW Quadrant	Gaithersburg	20886	820180020	104	11	2		For-Sale	4/15/2025	Urban. Ltd.	Townhomes
Montgomery Village Center	Montgomery Village Center Phases 1A & 1B	Montgomery Village Ave. & Stedwick Rd., NW Quadrant	Gaithersburg	20886	820180020	104	11	3		For-Sale	8/28/2025	Urban. Ltd.	Townhomes
Montgomery Village Center	Montgomery Village Center Phases 1A & 1B	Montgomery Village Ave. & Stedwick Rd., NW Quadrant	Gaithersburg	20886	820180020	104	11	2		For-Sale	9/9/2025	Urban. Ltd.	Townhomes
Northpark at Montrose		NE quadrant intersection of East Jefferson Street and Montrose Parkway	Rockville	20852	820210080	141	22	4		For-Sale	3/25/2025	Tri Pointe Homes, LLC	Townhomes
Northpark at Montrose		NE quadrant intersection of East Jefferson Street and Montrose Parkway	Rockville	20852	820210080	141	22	6		For-Sale	6/12/2025	Tri Pointe Homes, LLC	Townhomes
Northpark at Montrose		NE quadrant intersection of East Jefferson Street and Montrose Parkway	Rockville	20852	820210080	141	22	1		For-Sale	8/22/2025	Tri Pointe Homes, LLC	Townhomes
Northpark at Montrose		NE quadrant intersection of East Jefferson Street and Montrose Parkway	Rockville	20852	820210080	141	22	6		For-Sale	10/22/2025	Tri Pointe Homes, LLC	Townhomes
Parcel H aka Envoi	North Bethesda Parcel H, The Quad, Wentworth, North Bethesda Town Center	Marinelli Road and Wentworth Place	North Bethesda	20852	820220100	354	45	45		Rental	11/25/2025	North Bethesda Parcel H L/Cal LLC	Multifamily
PSTA Site	Great Keys / PSTA Site; The Elms at PSTA	SW corner Key West Ave. & Great Seneca Hwy.	Rockville	20850	820220050	630	189	30		For-Sale	4/3/2025	Craftmark Homes, Inc.	Townhomes
PSTA Site	Great Keys / PSTA Site; The Elms at PSTA	SW corner Key West Ave. & Great Seneca Hwy.	Rockville	20850	820220050	630	189	135		Rental	7/23/2025	Craftmark Homes, Inc.	Townhomes
Strathmore View	Strathmore View	4910 Stathmore Avenue	Kensington	20895	820220220	125	19	19		For-Sale	11/19/2025	SAH Homes Associates, LLC	Townhomes
Westbard Square	Westbard Shopping Center aka The Brownstones (but not 820240160)	River Road and Brookside Drive	Bethesda	20816	820180190	69	9	9		For-Sale	3/13/2025	Westwood Associates LLC	Townhomes
						Development Total Units	Total MPDUs	Total MPDUs In Offering	Total WFH	For-Sale MPDUs	Rental MPDUs		
Totals for 2025		No. of MPDU Offering Agreements	22			4274	742	521	0	134	387		
		No. of WFH Offering Agreements	0										
		No. of Developments	14										

ALTERNATIVE MPDU AGREEMENTS 1989 – 2024
See Page 3 for a Detailed Description of Each Agreement

	Date	Project Name (Site Plan #)	Developer	Unit Type	MPDU Requirement	Alternate Payment/ Location	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	Sumner 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 (819990200)</i>	Nathan Landow	High Rise Rental	22	None	None	Provided 24 MPDU apartments in The Seasons	22
10.	1999	Charrington <i>Rockville (819960060)</i>	Pulte Homes	Townhouse	1	\$75,000	\$75,000	Based on land price	1
11.	2000	The Whitney <i>Bethesda (820000144)</i>	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/ Location	Payment Per MPDU	Notes	MPDUs Not Provided On-Site
12.	2002	Bethesda Air Rights <i>Waverly Street, Bethesda</i> (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 <i>White Flint Metro</i> (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 <i>Chevy Chase</i> (82001010A)	New England Development	High Rise Rental	34	\$357,000	\$21,000	17 MPDUs provided on-site	17
16.	2003	Grosvenor Village <i>North Bethesda</i> (82000006A)	Grosvenor Station Development	High Rise Rental	42	\$378,000	\$21,000	24 MPDUs provided on-site	18
17.	2003	8045 Newell Street <i>Silver Spring</i> (820030370)	Patriot Group	Mid Rise Condominium	15	\$158,335	\$31,667	10 MPDUs provided on-site	5
18.	2003	Rosedale Park <i>Bethesda</i> (82002002A)	Magruder Corp	High Rise Rental	21	\$210,000	\$21,000	11 MPDUs provided on-site	10
19.	2004	The Adagio (Bethesda View) <i>Bethesda</i> (820040240)	Sheridan Development	High Rise Condominium	10	\$660,000	\$66,000	Payment includes 2 extra units	10
20.	2004	The Sterling <i>White Flint Metro</i> (82001017B)	Donohoe Companies	High Rise Condominium	25	\$600,000	\$46,154	12 one-bedroom MPDUs provided on-site	13
21.	2004	Rock Spring Centre <i>North Bethesda</i> (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 <i>Potomac</i> (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/ Location	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 (<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</i> (820150030)	PulteGroup	Single Family Detached Seniors	18	\$2,310,000 <i>Est. (3% of total sales)</i>	\$2,726,062 <i>Actual</i>	Age restricted community	18
30.	2019	Solera Reserve at Kensington (820180180)	Solera Senior Living	Senior Living with services	10	Alternative Location		MPDUs relocated to Knowles Manor Senior Housing in Kensington	10
31.	2020 Renewed 2022	The Claiborne <i>Bethesda</i> (82017008A)	NOVO Properties	High-Rise Condominium	13	\$1,670,000 <i>Est.</i>	\$128,785 <i>Est.</i>	High condo fees made MPDUs unaffordable	13
32.	Approval 2021	4702 Chevy Chase Drive <i>Bethesda</i>	Winthrop Investment Group	High-Rise Condominium	9	\$1,800,000 <i>Est.</i>	\$200,000	High condo fees will make MPDUs unaffordable	8
33.	2023	North Bethesda Parcel H (820220100)	North Bethesda Center Parcel H L/CALLLC	High-Rise Condominium	45	Alternative Location		Continent Alternative Location Agreement for Parcel H construction to develop within the building or in the Wentworth	68
34.	2023	The Quad	North Bethesda Center	High-Rise Condominiums	164 (for all 4 buildings in the Quad development)	Alternative Location		Contingent Alternative Location Agreement to allow MPDUs from all 4 buildings on site to be located in the Wentworth if financing is secured for renovation	187 (for all 4 buildings in the Quad development)

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	Date	Project Name (Site Plan #)	Developer	Unit Type	MPDU Requirement	Alternate Payment/ Location	Payment Per MPDU	Notes	MPDUs Not Provided On-Site
35.	2024	The Pinnacle	Silverstone Bethesda	High-Rise Independent Living	14	Alternative Location		MPDUs relocated to a future HOC-sending site in Bethesda	16
36.	2024	Corso Chevy Chase	Corso, C, LLC	High-Rise Independent and Assisted Living	59	Alternative Location		MPDUs relocated to a future HOC-sending site in Bethesda	68
37.	2024	Heritage Potomac	Hertage Gardens Land, LLC	Garden Independent and Assisted Living and townhomes	9	Alternative Location and Alternative Payment	TBD	The rental portion of the development will relocate the 9 MPDUs required to a future HOC-sending site in Bethesda. The sales portion of the development will make a payment to the HIF with each settlement of the 44 for-sale senior restricted units.	9
38.	2025	Reserve at Strathmore Square	SAF ESL Reserve at Strathmore MD Owner, LLC	High-Rise Independent and Assisted Living	20	Alternative Location	TBD	MPDUs relocated to two (2) HOC developed sites in Chevy Chase and Rockville.	21

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.

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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. Sumner Gate, Potomac: It was deemed impossible to make the MPDUs compatible with the market priced units.
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).
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.

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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 were paid at the settlement of each unit in the building.
30. Solera Reserve at Kensington, Kensington: The projected monthly fees for services, when added to the projected monthly rental payment for the MPDUs would not be affordable to persons eligible to participate in the MPDU program. This property would have been required to have 8 one-bedroom and 2 two-bedroom units. Instead, through an Alternative Location Agreement, this property provided funds to allow 7 one-bedroom units and 3 two-bedroom units to be built at another senior rental housing development just blocks away.
31. The Claiborne Condominiums, Bethesda: An Alternative Payment Agreement was signed in 2020 that will total an estimated \$1.6 million in payments in lieu of providing 13 MPDUs in this high-rise condominium with high condominium fees. The payment amount will be based on 3% of all sales at the property, as required by current County law. The condominium fee could not be unbundled and would make the cost of ownership of the MPDUs unaffordable to MPDU-qualified purchasers. The Agreement was renewed in 2022 due to resubmission of an identical site plan that had expired.
32. 4702 Chevy Chase Drive, Bethesda: An Alternative Payment Agreement was approved in 2021 that, if finalized and signed, will total an estimated \$2 million in payments in lieu of providing 9 MPDUs in this high-rise condominium with high condominium fees. The payment amount will be based on 3% of all sales at the property, as required by current County law. The condominium fee could not be unbundled and would make the cost of ownership of the MPDUs unaffordable to MPDU-qualified purchasers. This agreement was finalized in 2025.
33. Parcel H: A contingent Alternative Location Agreement for the Parcel H building to allow for either the MPDUs that Parcel H will generate to be located in the Parcel H building or, if financing is obtained for redevelopment of the Wentworth building before Parcel H obtains Use and Occupancy permits, for the Parcel H MPDUs to be located in the Wentworth building.
34. The Quad: The Quad development includes a total of 4 residential buildings, 3 of which are already constructed and one, Parcel H building, is pending construction. The Quad is seeking Low Income Housing Tax Credits (LIHTC) to renovate the Wentworth (one of the 3 constructed buildings). If approved, DHCA has executed an alternative location agreement to allow all MPDUs from the 3 other buildings on the site to be located in the Wentworth building. If not approved, or if additional financing is not secured, all MPDUs will remain in the individual buildings.
35. The Pinnacle. The projected monthly fees for services of the independent living units, when added to the projected monthly rental payment for the MPDUs would not be affordable to persons eligible to participate in the MPDU program. This property would have been required to provide 14 MPDUs on-site. Instead, through an Alternative Location Agreement, this property provided funds to allow for 16 units to be built at a HOC site to be identified in Bethesda. A separate Memorandum of Understanding was entered into between the County and HOC to ensure that the interest earned on the funds be committed to providing a rental subsidy to HOC customers until the funds can be used in the new location. Priority will be given to family-sized rental units in Bethesda for the use of those rental subsidy funds.
36. Corso Chevy Chase. This project included both independent living and assisted living dwelling units. The projected monthly fees for services, when added to the projected monthly rental payment for the MPDUs would not be affordable to persons eligible to participate in the MPDU program. This property would have been required to provide 59 MPDUs on-site. Instead, through an Alternative Location Agreement, this property provided funds to allow for 68 units to be built at a HOC site to be identified in Bethesda. A separate Memorandum of Understanding was entered into between the County and HOC to ensure that the interest earned on the funds be committed to providing a rental subsidy to HOC customers until the funds can be used in the new location. Priority will be given to family-sized rental units in Bethesda for the use of those rental subsidy funds.

37. Heritage Potomac. This project included both rental units (“The Lodge”) and for-sale townhomes (“Cottages”). Regarding the rental units, The Lodge includes both independent living units and assisted living units designed as dwelling units. The projected monthly fees for services, when added to the projected monthly rental payment for the MPDUs, would not be affordable to persons eligible to participate in the MPDU program. This property would have been required to provide 9 MPDUs on-site. Instead, through an Alternative Location Agreement, this property provided funds to allow for 9 units to be built at a HOC site to be identified in Bethesda, of which at least 5 will be two-bedroom units. A separate Memorandum of Understanding was entered into between the County and HOC to ensure that the interest earned on the funds be committed to providing a rental subsidy to HOC customers until the funds can be used in the new location. Priority will be given to family-sized rental units in Bethesda for the use of those rental subsidy funds. Regarding the for-sale units, per 25A-5(l), age-restricted MPDUs offered for sale must be satisfied by a payment to the Housing Initiative Fund, which shall be 3% of the sale price of each market-rate unit. DHCA will collect installments of that obligation with each settlement of the 44 Cottage units.
38. Reserve at Strathmore Square. This project included both independent living and assisted living dwelling units. The projected monthly rental payment for the MPDUs would not be affordable to persons eligible to participate in the MPDU program. This property would have been required to provide 20 MPDUs on-site. Instead, through an Alternative Location Agreement, this property provided funds to allow for 21 units to be built at two HOC sites to be identified in Chevy Chase and Rockville. A separate Memorandum of Understanding was entered into between the County and HOC to ensure that the interest earned on the funds be committed to providing a rental subsidy to HOC customers until the funds can be used in the new location.

MPDU Rental Buildings by Type - as of December 31, 2025
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High-Rise Rents	#MPDUs
1200 East West	31
4909 Auburn	30
7001 Arlington at Bethesda	21
8001 Woodmont	49
Affinity on Georgia	27
Arrive Wheaton FKA Exchange at Wheaton Station	61
Arrowwood Apartments	37
Astrid, The	85
Atelier, The	32
Atwell on Spring	47
Aurora at North Bethesda Center	43
Ava Wheaton	41
Hampden House	55
Avalon at Traville	65
Axiom at Cabin Branch	68
Axis at Shady Grove	50
Barrett, The	45
Bell Shady Grove AKA Siesta Key	43
Blairs	28
Brody (aka West Lane) (The Brody)	17
Camden Shady Grove	58
Cameron	41
Camille, The	32
Cecil, The	45
Central (8455 Fenton St.)	31
Charles, The	46
Citron Apartments	31
Claude, The	24
Core Apartments	35
Daley, The	50
Edge, The	24
Element 28	13
Eleven55 Ripley	48
Ellis Bethesda	30
Elm, The	57
Elms at Century AKA The Elms at Century	118
Elms at Clarksburg Village - Encore 55+ Age Restricted	12
Elms at Shady Grove, The	135
Envoi, The	46
Fairchild Apartments	27
Fenwick Apartments	39
Flats 8300	45
Flats at Wheaton Station	15
Flats, The	14
Gallery Bethesda	36
Gallery Bethesda II	32
George, The	25
Grandview (senior Housing), The	77
Guardian, The	22
Harwood Flats	42
Henri at Pike & Rose, The	47
Inigo's Crossing	53
Kanso Silver Spring	23
Liberty Mill	38
Logic, The	59
Griffis Edgemoor	35
Maven at Wheaton	32
Meridian at Grosvenor Station	24
North Bethesda Market	64
Bell at The Pike	32
Pearl	8
Perry, The	30
PerSei at Pike & Rose	30
Premier	20

High-Rise Rents Continued. . .	#MPDUs
Rae, The	44
Ravel and Royale on Strathmore Square	33
Solaire 7077 Woodmont Avenue	21
Solaire 7607 Old Georgetown	30
Solaire 8200 Dixon	61
Solaire 8250 Georgia	51
Solaire Silver Spring	44
Sophia	42
Thayer & Spring	59
Upstairs at Bethesda Row	23
Veridian, The	58
Wentworth House	39
Windsor Bethesda	30
Wisconsin Place	28
	3198
Number of Properties	78

Garden Apartment Rents	#MPDUs
Arbor Crest of Silver Spring (Senior)	24
Ashton Market	3
Crescent at Chevy Chase, The	14
Elms at Clarksburg Village	112
Elms at Germantown	48
Lerner Black Hill	45
Mallory Square	50
Millstone at Kingsview	64
Rothbury Apartments, The	41
	401
Number of Properties	9

LIHTC/Other Affordable Projects with MPDU Covenants	#MPDUs
900 Thayer Avenue	16
Elizabeth House III / Alexander House	103
Galaxy, The	31
Knowles Manor (Senior)	29
Momentum at Shady Grove	19
Laureate	67
Lindley, The	30
Residences at Thayer Avenue, The	42
Sandy Spring Village	7
Silver Spring Artspace Lofts	10
Victory Haven	11
Willow Manor at Cloppers Mill (Senior)	10
Willow Manor at Fair Hill (Senior)	20
Willow Manor at Fairland	16
Woodfield Commons	11
	422
Number of Properties:	15

Townhomes	#MPDUs
Woodward Crossing	4
	4
Number of Properties:	1

Units Monitored by MPDU Program:	3,603
Total Number of Properties:	88

Total Rental MPDUs:	4,025
Total Number of Properties:	103

Pipeline MPDU Projects as of 12/31/2025

Project Name	Street Address	City	Zip Code	Site Plan #	PP#	Total Units	Total MPDUs	Total WFH
12500 Ardennes Avenue	12500 Ardennes Avenue	Rockville	20852	820240060		213	54	0
16998 Overhill Road	16998 Overhill Road	Derwood	20855		120240060	130	130	
4 Bethesda Metro Center	SW Quadrant Wisconsin Ave. & Old Georgetown Rd. / East-West Hwy.	Bethesda	20814		11981068B	479	74	
4824 Edgemoor Lane	4824 Edgemoor Lane	Bethesda	20814	82021004A	120200070	111	14	
4901 Battery Lane	4901 Battery Lane	Bethesda	20814	820220160	12022010A	372	56	
7025 Strathmore Street	7025 Strathmore Street	Chevy Chase	20815	820250080	120250120	172	26	
7070 Arlington Road	7070 Arlington Road	Bethesda	20814		11998051B	250	44	
7749 Old Georgetown	7749 Old Georgetown Road	Bethesda	20814	820240090	120240070	270	41	
8676 Georgia Ave	8676 Georgia Ave	Silver Spring	20910	820250050	120230150	493	74	
9801 Georgia Avenue	Northeast Quadrant Intersection of Georgia Avenue and Forest Glen Rd	Silver Spring	20902	820230130	120230160	390	59	
Avondale	Avondale Street	Bethesda	20814	820210140	120200220	60	9	
Battery Lane Site C	Battery Lane	Bethesda	20814	820220230		315	48	0
Bethesda Market	7121 Wisconsin Ave., 7126 Wisconsin Ave., 7140 Wisconsin Ave., 4705 Miller Ave.	Bethesda	20814	820230020	120230020	330	50	
Black Hills Townes	Crystal Rock Drive and Century Blvd.	Germantown	20874	820240100		69	9	
Centro Square	Standish Place and Crabbs Branch Way	Derwood	20855	820250090	120250180	200	30	
Century I-C	Century Blvd	Germantown	20874	82003007F	12002095D	233	47	
Chevy Chase Lake Block A	Connecticut Ave and Manor Road	Chevy Chase	20815		120230110	220	29	

Clarksburg Chase	Gosnell Farm Drive and Old Clarksburg Road	Clarksburg	20841	820240050	120240040	101	13	
College View Campus	Frederick Road	Germantown	20874	820200140	120200140	142	36	
Elizabeth House IV	1400 Fenwick Lane	Silver Spring	20910	82017014A	12015003B	334	50	34
Falkland North	East-West Highway & 16th St. (NE quadrant)	Silver Spring	20910	82012005A	12007056C	1250	157	
Federal West Plaza	East Jefferson Street and Rollins Ave	Rockville	20852		120220140	500	75	
Friendship Heights (Geico)	Willard Ave. and Friendship Blvd.	Bethesda	20814		11999039A	300	45	
Gables White Flint	Old Georgetown Rd. & Executive Blvd.	North Bethesda	20852	820150010	120140010	476	60	
Grand Park	11575 Old Georgetown Rd. & Executive Blvd.	North Bethesda	20852		120190160	790	103	
Hampden East	East Lane	Bethesda	20814	820210070	120210130	150	27	
Kingsview Station	Clopper Road	Germantown	20874	820210130	120210210	61	8	
Loehmann's Plaza	5200 Randolph Road	North Bethesda	20852	82024012A	12024010	680	102	
MHP Amherst	Georgia Ave & Blueridge Ave.	Heaton-Glenmo	20902	820250010	120250010	39	10	
Miles Coppola	Clarksburg Rd.	Clarksburg	20871	820250120	12022001B	83	11	
Muncaster Mill Road Property	7100 & 7106 Muncaster Mill Road	Rockville	20855		120250130	43	7	0
NoBe East Village Phase 1B	North of Nicholson Lane and Huff Court	Kensington	20895	82014018A	120140240	232	29	
Park Potomac Phase 3	Montrose Rd. and I-270 (NW quadrant)	Potomac	20854	820230030		307	39	0
PLD Lot 25	Highland Avenue and Tilbury Street	Bethesda	20814	820250030	120250040	235	47	
PLD Lot 44 & 4702 West Virginia Avenue	4702 West Virginia Avenue	Bethesda	20814	820240140	120220110	59	12	
Poplar Grove	Century Blvd. & Father Hurley Blvd.	Germantown	20874	820190060	120190040	176	22	

Rock Spring Centre Phase III	NE quadrant, Rockledge Dr. & Rock Spring Dr.	Bethesda	20817	820090030	11998092B	161	44	
Rock Spring Centre Tower I	NW Quadrant Rock Spring Drive & Old Georgetown Road	North Bethesda	20817	82003036C	119980920	125	23	
Rock Spring Centre Tower II	NW Quadrant Rock Spring Drive & Old Georgetown Road	North Bethesda	20817	82004017C	119980920	125	23	
Sandy Spring Missing Middle	Skymeadow Way and Olney Sandy Spring Road	Shpton Sandy Spring	20860	820220090	120220050	18	5	
Shady Grove Station - East Side	Crabbs Branch Way 10 ft E of Shady Grove Rd.	Derwood	20855		120120080	689	96	53
Shops at Sumner	Sentinel Drive and Sangamore Road	Bethesda	20815	820230140	11985202A	118	18	
Silver Spring Park	Fenton St. & Silver Spring Ave. (SE quadrant)	Silver Spring	20910	820100120	120070420	58	7	5
Strathmore Square Lot 2	Tuckerman Lane	Rockville	20852	820230050		400	60	
Urby Silver Spring	905 Silver Spring Avenue	Silver Spring	20910	820200170	12013002A	394	57	18
Washington Episcopal Day School	5600 Little Falls Parkway	Bethesda	20815	820150080	120150160	121	16	
Westfield Montgomery Mall	7101 Democracy Blvd.	Bethesda	20817	82005003D	12005018C	717	108	
Westwood Shopping Center Phase 2	Westbard Ave. (both sides) betw. River Rd. & Westbard Cir.	Bethesda	20816	820180190	120170170	200	25	
Wheaton Gateway	11250 Viers Mill Road	Silver Spring	20902	820240150	120240120	800	320	
TOTAL NEW PROJECTS	Number of Projects	49				14191	2449	110
						Total Units	Total MPDUs	Total WFH
TOTAL PIPELINE: Agreements to Build + New Projects	Number of Projects	71				16575	3014	158