

APPENDIX A

LISTING OF ASSISTED HOUSING DEVELOPMENTS

New PA	TZ	Policy Area	Name	Address	Total Units in Complex (Assisted & Market)	Opportunity Housing Units (A)	Family Assisted Units (B)	Family Rev.Bond Units (C)	Elderly/ Disabled Units (D)	Total Assisted Units (B+C+D)
ASPEN HILL										
27	116	Aspen Hill	Bauer Park Apartments	14635 Bauer Drive	140				140	140
27	113	Aspen Hill	Bel Pre Square	14325 Bel Pre Drive	14		14			14
27	112	Aspen Hill	Cinnamon Run 1, 2	3700 Peartree Court	511		68			68
27	112	Aspen Hill	Georgian Courts	3600 Bel Pre Road	147		147			147
27	112	Aspen Hill	Hewitt Gardens	3331 Hewitt Avenue	143		28			28
27	113	Aspen Hill	Homecrest House I, II	14508 Homecrest Road	235				235	235
27	113	Aspen Hill	Homecrest III	14508 Homecrest Road	40				40	40
27	116	Aspen Hill	Manor Towne	5310-5366 Norbeck Rd.	25		25			25
27	112	Aspen Hill	Northgate, Section 1	14200 Grand Pre Road	250		28			28
27	112	Aspen Hill	Peppertree Farm III	14120 Weeping Willow Drive	880		26			26
27	112	Aspen Hill	Ridgewood Townhomes/Overl	10000 Yorkshire Woods Drive	152		30			30
27	120	Aspen Hill	Rock Creek Terrace	12510 & 12630 Veirs Mill Rd.	526		526			526
27	112	Aspen Hill	The Ridgewood (Flair at Overl	4101 Postgate Terrace	274		14	41		55
27		Aspen Hill	Scattered Sites		100	27	73			73
TOTAL					3,437	27	979	41	415	1,435
BETHESDA										
35	3	BCBD	The Barclay	4716 Bradley Boulevard	155	30	45			45
35	3	BCBD	Bethesda Commons (Exfair)	5079 Bradley Boulevard	372		372			372
35	4	BCBD	The Metropolitan	7620 Old Georgetown Rd.	308		92			92
35	4	BCBD	Waverly House	4521 East-West Highway	156				156	156
35	4	BCBD	Scattered Sites		7		7			7
TOTAL					998	30	516	0	156	672
35	31	BCC	Chevy Chase Lakes	3719 Chevy Chase Lake Dr.	67		67			67
35	20	BCC	Fairfax Court	1,2,3,4 Fairfax Court	18		18			18
35	23	BCC	Pooks Hill	3 Pooks Hill Road	189	59	38			38
35	23	BCC	Pooks Hill	5160 Pooks Hill Road	50		10			10

35	9	BCC	Westwood Tower	5401 Westbard Avenue	212		43	43		
35		BCC	Scattered Sites		20	20		20		
TOTAL			Bethesda-Chevy Chase		556	59	153	43	0	196

CLOVERLY

28	109	Cloverly	Great Hope Homes	1189 Good Hope Road	103		103		103	
28		Cloverly	Scattered Sites		52	5	47		47	
TOTAL				Cloverly	155	5	150	0	0	150

DAMASCUS

11	280	Damascus	Damascus Gardens	9829 Bethesda Church Road	104		104		104	
11	280	Damascus	Green Hills	10572 Tralee Terrace	78			24	24	
11		Damascus	Scattered Sites		25	2	23		23	
TOTAL			Damascus		207	2	127	24	0	151

FAIRLAND

34	98	Fairland	Aston Woods (Park Place)	3411 Gateshead Manor Way	261			52	52	
33	88	Fairland	Burnt Mills Crossing	10713 Venetia Mill Circle	96			96	96	
34	98	Fairland	Country Club Apartments 1,2	13801 Castle Blvd.	376		76		76	
34	98	Fairland	Country Place 1,2	3900 Blackburn Lane	310		62		62	
34	98	Fairland	Dring's Reach	3407 Robey Terrace	104			31	31	
34	99	Fairland	Fairland Apartments	12305 Treetop Drive	398		110		110	
33	85	Fairland	Holly Hall	10110-1020 New Hampshire Av	96			96	96	
34	98	Fairland	Knights Bridge I, II	3310 Teagarden Circle	208	104			0	
33	89	Fairland	Montgomery Paint Branch 1,2,	11556 February Circle	286		58		58	
33	89	Fairland	Montgomery White Oak IV, V	11434 Lockwood Drive	270		57		57	
33		Fairland	Paint Branch Park	12005 Old Columbia Pike	14		14		14	
34	100	Fairland	Snowden's Ridge	2000-2156 Harlequin Terr.	87		87		87	
33	89	Fairland	The Place	1532 Heather Hollow Circle	228			46	46	
34	98	Fairland	Windsor Court (Villa Del Sol)	13800 Castle Blvd.	458	137	28	64	92	
34		Fairland	Scattered Sites		159	46	113		113	
TOTAL			Fairland		3,351	287	605	289	96	990

GAITHERSBURG AND VICINITY

20	203	Derwood	Camp Hill Square	17825 Washington Grove Lane	51		51		51	
20	203	Derwood	Emory Grove Village	8211 Morningview Drive	55		55		55	
22	194	Derwood	Shady Grove Apartments	16125 Crabbs Branch Way	144		144		144	
20	202	Derwood	Washington Square	8300-8371 Fairhaven Drive	50		50		50	
20		Derwood	Scattered Sites		23	19	4		4	
TOTAL			Derwood/Needwood		323	19	304	0	0	304

21	227	Gaithersburg	Diamond Square	80-B Bureau Drive	120		40		40	
21	229	Gaithersburg	Forest Oak Towers	101 Odend'Hal Avenue	175			175	175	
20	228	Gaithersburg	Hunt Club	404 Christopher Avenue	336	168			0	
20	225	Gaithersburg	Londonderry Towers	17060 King James Way	150		150		150	
20	230	Gaithersburg	Montgomery Club	204 Water Street	154		23		23	
20	214	Gaithersburg	Oakwood (Chase Grove)	9806 Mahogany Drive / 9840 V	784	235		157	157	
21	233	Gaithersburg	Streamside E & West. Forest V	340 A North Summit Ave.	419			83	83	
20	230	Gaithersburg	The Willows	405 West Diamond Avenue	195		195		195	
20	230	Gaithersburg	Waterbury	9901 Killarney Lane	110			22	22	
20		Gaithersburg	Scattered Sites		23	3	20		20	
TOTAL		Gaithersburg			2,466	406	428	262	175	865
20	208	Mont. Village	Stewartown Homes	9325 Merust Lane	93		93		93	
20	210	Mont. Village	Sunrise Village House	19310 Club House Road	141			28	28	
20		Mont. Village	Scattered Sites		254	102	152		152	
TOTAL		Montgomery Village/Airpark			488	102	245	0	28	273
20		R & D Village	Scattered Sites		17	4	13		13	
TOTAL		R & D Village			17	4	13	0	0	13
GERMANTOWN										
19	292	Gtown E	Fieldstone at Brandermill	11401 Herefordshire Way	265			53	53	
19	290	Gtown E	Fox Run	2 Observation Circle	218			44	44	
19	292	Gtown E	Middlebrook Square	11207 Sibley Terrace	74		74		74	
19	292	Gtown E	Oak Mill I	20010 Frederick Road	208			42	42	
19	292	Gtown E	Oak Mill II	20010 Frederick Road	192			39	39	
19		Gtown E	Scattered Sites		124	15	109		109	
TOTAL		Germantown East			1,081	15	183	178	0	361
19	251	Gtown W	Canterbury (Wynnfield)	20019 Sweetgum Circle	544			109	109	
19	254	Gtown W	Avalon Knoll	18832 Bent Willow Circle	300	150			0	
19	254	Gtown W	Colony I, III	19775 Crystal Rock Drive	520		105		105	
19	254	Gtown W	Northlake	12622 Grey Eagle Court	304			61	61	
19	251	Gtown W	Stonecreek	12840 Locbury Circle	240	120			0	
19		Gtown W	Scattered Sites		205	37	168		168	
TOTAL		Germantown West			2,113	307	273	170	0	443

19			Gtown Town/Scattered Sites		16		16		16
TOTAL			Germantown Town Center		16		16	0	0

KENSINGTON-WHEATON

32	60	KW	Arcola Towers	1135 University Boulevard We	140			140	140
31	62	KW	The Glen	2399 Jones Lane	90		35		35
31	77	KW	Inwood House	10921 Inwood Avenue	149			149	149
31	70	KW	Ken-Gar Townhouses	10731-10761 Shaftsbury Street	19		19		19
31	76	KW	Leafy House	10000 Brunswick Avenue	180			180	180
32	58	KW	Oaks at Four Corners	321 University Blvd. W.	120			75	75
31	69	KW	Pleasant View	3015 Upton Drive	45		45		45
31	77	KW	Pomander Court	1600-1666 University Blvd W.	24	12	5		5
31	70	KW	Rebecca Apartments	10920 Connecticut Avenue	102			102	102
31	73	KW	Kensington Park	3620 Littledale Road	201			181	181
31		KW	Scattered Sites		47	4	43		43
TOTAL			Kensington-Wheaton		1,117	16	147	0	827

31	84		Wheaton CBI Ambassador	2715 University Blvd. W.	162		162		162
31	83		Wheaton CBI Amherst Square (Landings Ed	11500 Amherst Avenue	126		90		90
31			Wheaton CBI Scattered Sites		5		5		5
TOTAL			Wheaton CBD		293		257	0	0

NORTH BETHESDA

30	121	N Bethesda	Parkway Woods	12901-12955 Twinbrook Parkwa	24		24		24
30	134	N Bethesda	Revitz House	6111 Montrose Road	249			249	249
30	128	N Bethesda	Timberlawn Crescent	5707 Luxemburg Street	107	33	33		33
30		N Bethesda	Scattered Sites		65	19	46		46
TOTAL			North Bethesda		445	52	103	0	249

30	138	Grosvenor	Grosvenor House	10101 Grosvenor Place	404			101	101
30		Grosvenor	Scattered Sites		5		5		5
TOTAL			Grosvenor		409	0	5	101	0

TOTAL			Twinbrook		0	0	0	0	0
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30	136	White Flint	The Grand	5801 Nicholson Lane	550			110	110
30	137	White Flint	Strathmore Court	5440 Marinelli Dr.	202		51		51
TOTAL			White Flint		752	0	51	110	0

OLNEY

23	241	Olney	Pond Ridge	18100 Pond Ridge Rd.	40		40		40
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23	239	Olney	Towne Centre Place	3500 Morningwood Drive	49	41	8	49		
23	241	Olney	Tamarron (Fairhill)	3011 Appomattox Ave.	132	7	20	27		
23		Olney	Scattered Sites		114	17	97	97		
TOTAL		Olney			335	17	185	20	8	213

POTOMAC

29	149	Potomac	Chelsea Towers (Condo w/Sec 7401 Westlake Terrace	238			22	22	
29	149	Potomac	Lakeview House	10150 Westlake Drive	151		151	151	
29	149	Potomac	Magruder's Discovery	10508 Westlake Drive	134	134		134	
29	151	Potomac	Scotland	7710-7879 Scotland Drive	75	75		75	
29		Potomac	Scattered Sites		75	6	69	69	
TOTAL			Potomac	673	6	278	0	173	451

	25	North Potomac	Scattered Sites (ALL IN TRAVILLAH)	75	13	62		62	
TOTAL		North Potomac		75	13	62	0	0	62

ROCKVILLE

26	179	Rockville	Beall's Grant	254 North Washington Street	74	74		74		
26	173	Rockville	Bethany House	199 Rollins Avenue	277		277	277		
26	186	Rockville	David Scull Courts	1200-1300 First Street	76	68	8	76		
26	176	Rockville	Fallswood Commons (Blandford)	503 Blandford Road	190	166		166		
26	179	Rockville	Heritage House	95 Dawson Avenue	100		100	100		
26	179	Rockville	Heritage Park Co-op	95 Dawson Avenue	65	65		65		
26	184	Rockville	Lincoln Terrace	2-68 Moore Drive	65	58	7	65		
26	172	Rockville	Ring House	1801 East Jefferson Avenue	248		90	90		
26	184	Rockville	Rocklin Park Apts(Lenmore)	702-715 Lenmore Avenue	59	30		30		
26	178	Rockville	Town Center Apartments	90 Monroe Street	112		112	112		
26		Rockville	Scattered Sites		24	24		24		
TOTAL			Rockville		1,290	0	485	0	594	1,079

RURAL

28	106	Rural	Friends House	17340 Quaker Lane	100			100	100	
28	105	Rural	Sandy Spring Meadow	One Branchwood Ct.	55		55		55	
25	159	Rural	Tobytown	12601-12669 Tobytown Drive	11		11		11	
		Rural	Scattered Sites		24		24		24	
TOTAL			Rural		190	0	90	0	100	190

SILVER SPRING

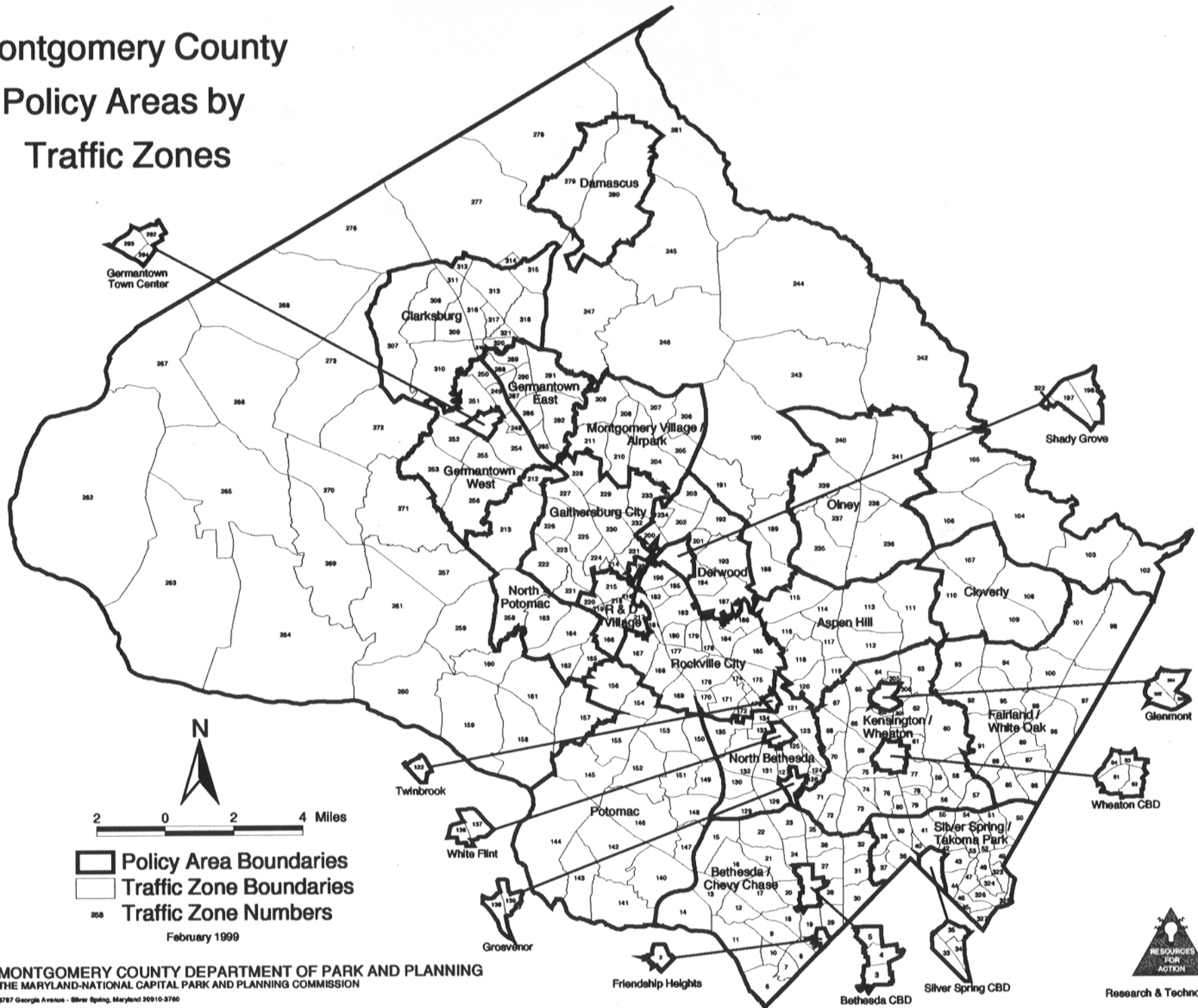
36	35	SSCBD	Alexander House	8560 Second Avenue	311	124		124
36	35	SSCBD	Elizabeth	1400 Fenwick Lane	160		160	160

36	33	SSCBD	Falkland Chase (The Falklands)	8305 16th Street	450	135		90		90
36	33	SSCBD	Jesup Blair House	900 Blair Road	10		10			10
36	33	SSCBD	Lenox Park	1400 East-West Highway	406	122		81		81
36	35	SSCBD	Montgomery Arms	8627 Fenton Street	132		93		10	103
37	33	SSCBD	Montgomery Gardens	7521 Blair Road	80	Rent Control on Market R		16		16
36	33	SSCBD	Spring Garden	8001-8015 Eastern Avenue	83		55			55
TOTAL			Silver Spring CBD		1,632	257	282	187	170	639
32	53	SSTP	Croydon Manor (Sligo Parkwa)	104 Croydon Court	96	All units rent controlled		96		96
37	47	SSTP	Edinburgh House	7513 Maple Avenue	46	46				0
37	47	SSTP	Essex House	7777 Maple Avenue	137		137			137
37	47	SSTP	Franklin Apartments	7620 Maple Avenue	183		0		183	183
36	36	SSTP	Friendly Gardens	2423 Lyttonsville Road	84		84			84
36	53	SSTP	Manchester Manor	9401 Manchester Road	53		48			48
37	49	SSTP	New Hampshire Gardens	1001-1005 University Blvd. E.	19		19			19
32	51	SSTP	Park Montgomery	8860 Piney Branch Road	142		142			142
36	36	SSTP	Rosemary Village	1901 East-West Highway	416		138			138
36	43	SSTP	Silver Spring House	555 Thayer Avenue	80			32		32
32	53	SSTP	Sligo Hills	9000-9006 Manchester Road	50		15			15
36	43	SSTP	Sligo House	603 Sligo Avenue	64	19	13			13
36	42	SSTP	Springvale Terrace	8505 Springvale Road	156				156	156
37	45	SSTP	Takoma Towers	7051 Carroll Avenue	187				187	187
32	53	SSTP	Tanglewood (RCL Apartments)	8900 Manchester Rd.	82	82				0
32	51	SSTP	University Gardens	440 University Blvd. E.	64				64	64
37	49	SSTP	University Manor	820 University Blvd E.	136		50			50
37		SSTP	Scattered Sites		1		1			1
TOTAL			Silver Spring/Takoma Park		1,996	147	647	128	590	1,365
TOTAL										
TOTALS					24,415	1,771	6,584	1,553	3,581	11,718

Source: Montgomery County Planning Department, Housing Opportunities Commission,
Department of Housing and Community Development, September 2000.

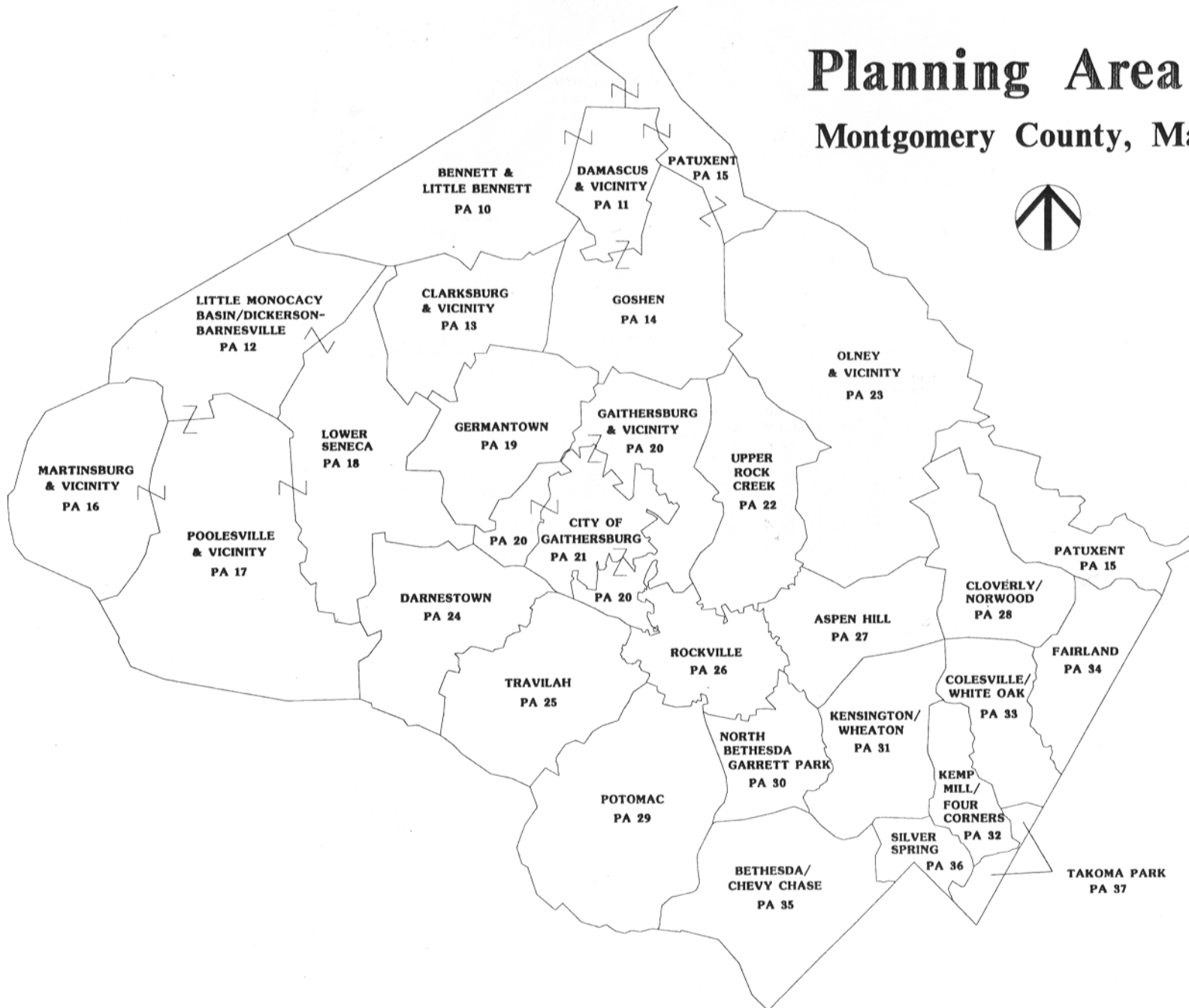
Montgomery County

Policy Areas by Traffic Zones



Planning Area Map

Montgomery County, Maryland



MPDU Facts

The Moderately Priced Dwelling Unit (MPDU) Program

- Purpose:* Adopted by the Montgomery County Council in 1974 to increase the County's supply of low and moderately priced housing. The legislative findings in the law state that "a severe housing problem exists" relative to housing for these income levels. The housing units produced through this program are known as MPDUs.
- Program:* Requires that residential subdivisions of 50 or more units provide between 12.5 and 15 percent of the units at prices affordable to moderate income households. If more than the minimum 12.5 percent of the units are MPDUs, the developer receives a density bonus on a sliding scale up to 22 percent.
- Zones:* Applies in all residential zones with lot sizes of less than one acre per unit.
- Ownership:* Units may be for sale or for rent. However, there cannot be a larger percentage of MPDUs for rent than market rate units for rent in the subdivision. In mixed use developments, the percentage of rental MPDUs cannot exceed the percentage of rental market rate units for either the multi-family and single-family sections as well as for the entire subdivision.
- Eligibility:* Criteria are established by the Department of Housing and Community Affairs (DHCA) by regulation. The maximum allowable income is generally about 65 percent of the median household income for each household size. Income ceilings consider unit construction costs, financing requirements, and household size; they are not a strict percentage of median income. The County Executive may also give priority to households that live and work in the County and to larger families for larger units. Purchasers must not have owned residential property in the previous five years.
- Buyer/Renter Selection:* DHCA maintains lists of households eligible for the program. Units are typically offered by lottery from a list drawn from the pool of applicants. Applicants may choose not to participate in the lottery for any specific subdivision.
- Prices:* Ceilings are determined by the DHCA by regulation. Price limits must reflect local market and economic conditions and construction costs as well as affordability.

Price Controls: Sales prices are controlled for 10 years after the first settlement date. Rents are controlled for 20 years. Rents may be adjusted for utility costs. For sale MPDUs must be owner-occupied during the price control period.

HOC: The Montgomery County Housing Opportunities Commission (HOC), the County's housing authority, has the right of first refusal for one-third of the units in each subdivision. Any other designated agency or nonprofit corporation may buy units not bought by HOC up to 40 percent of the total MPDUs. HOC units are normally rented to lower income residents.

Resales: During the first 10 years, resale units must be offered to eligible buyers through DHCA for 60 days. Also, the price must not exceed the original price plus the increases in the consumer price index, value of improvements, some seller's closing costs, and a reasonable sales commission if applicable. After 10 years, half of the excess sales price (equity) after costs including original price, improvements, consumer price index increases, and a reasonable sales commission must go to Montgomery County's Housing Initiative Fund to support affordable housing. However, the seller receives at least \$10,000 unless the equity is less than that.

Development Standards: MPDUs may be of any unit type. The MPDU method of development permits greater density, smaller lot sizes, and more diverse unit types than otherwise permitted in the base zone. With MPDU development, for example, townhouses are allowed in a single-family detached base zone. Site plan approval is required. Up to 40 percent of the units in a subdivision in a single-family detached zone may be attached units.

Program Yield: Approximately 8,300 MPDUs were built from 1974 through 1992. By 1997, the total exceeded 10,000 units. Through 1992, 71 percent of the units were for sale; the remainder were rentals.

Program Strengths:

- 1) Provides affordable housing automatically through the development process.
- 2) Requires minimal government financing.
- 3) Distributes moderate income housing throughout the developed areas of the County.
- 4) Achieves a mix of incomes within subdivisions.
- 5) Permits more efficient use of marginally developable land.

For Further Information, Call:

- 1) Eric Larsen or Terry McKinney, 301.217.3706, Department of Housing and Community Affairs.

2) Sally Roman, 301.495.4708, Montgomery County Planning Department.

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