



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Aseem K. Nigam
Director

February 27, 2023

Mr. Tsaiquan Gatling
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: 4824 Edgemoor
Site Plan # 82021004A

Dear Mr. Gatling:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval. The development currently plans to provide 111 total dwelling units including up to 22 co-living units and 89 short term rental units.

Per Section 25A-3 of the Code, a dwelling unit is *a building or part of a building that provides complete living facilities for one household, including at a minimum, facilities for cooking, sanitation and sleeping*. Further, Section 25A-5(d) provides that the minimum number of MPDUs required is *a percentage of the total number of dwelling units at that location*.

- Co-living units are not operated for one household and, therefore, do not meet the definition of dwelling unit.
- Short term rental units, however, as a residential use meant for one household, would qualify as a dwelling unit subject to MPDU requirements.

The MPDU requirement for this development will be calculated based on the total number of units less the co-living units that will be provided. Based on the plans currently submitted, that will be 89 units (111 total units less the 22 co-living units). To meet the 15% MPDU requirement the project must provide 14 MPDUs, with bedroom distributions, layouts and building location that meet Chapter 25A requirements. Final MPDU counts and location of units will be determined at the Agreement to Build stage.

If the co-living units are converted to single-household dwelling units, they would then qualify as dwelling units according to Section 25A-3 and would need to contribute towards the

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MPDU requirement at the time of conversion. Such a conversion could occur at any stage of the development, from before the Agreement to Build is executed to years after the building is initially leased. The MDPU requirements in effect at the time of conversion would apply.

Sincerely,

A handwritten signature in blue ink that reads "Maggie Gallagher". The signature is written in a cursive, flowing style.

Maggie Gallagher, Program Manager I
Affordable Housing Programs Section