



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Scott Bruton
Acting Director

April 11, 2023

Mr. Adam Bossi
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: 7126 Wisconsin Ave
Preliminary Plan # 120230020

Dear Mr. Bossi:

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 330 total dwelling units including 130 units that may be rented as short-term rentals.

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*.

- Short term rental units do qualify as a dwelling unit subject to MPDU requirements.

The above plan must provide 15% MPDUs based on the total of 330 total units. The applicant requires an Agreement to Build to be submitted to DHCA for the fifty (50) MPDUs before building permits are obtained from the Department of Permitting Services (DPS). The final MPDU locations, layouts and bedroom mix will need to be approved by DHCA at the MPDU Agreement to Build stage and must be in accordance with Chapter 25A.

Sincerely,

Maggie Gallagher, Program Manager I
Affordable Housing Programs Section

Affordable Housing

Division of Housing
Landlord Tenant Affairs

Multifamily Housing

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