



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Scott Bruton
Director

July 3, 2024

Mr. Tsaiquan Gatling
Montgomery County Planning Department
2425 Reedie Drive, 13th Floor
Wheaton, Maryland 20902

Re: 4710 Bethesda Avenue aka The Seasons
Preliminary Plan #11989130

Dear Mr. Gatling:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above-referenced plan and recommends Approval for the conversion of the commercial space on the second floor of the existing building to multifamily use, creating an additional 18 multifamily rental units in the existing development.

The Applicant must submit a written Housing Initiative Fund (HIF) Payment Agreement to DHCA, which must be approved by the Director and the County Attorney. The Applicant must submit the approved HIF Payment Agreement to the Department of Permitting Services (DPS) prior to obtaining building permits.

The Applicant's required payment to the HIF will be based on the average per unit sales price in the County for the prior 5 calendar years, as calculated every January and published by DHCA. The amount due must be paid to the County prior to the issuance of a Use and Occupancy Permit by DPS. If the plan is amended to provide 20 or more new units the Applicant will have to provide MPDUs and enter into an Agreement to Build with DHCA, 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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