



August 2, 2023

Ms. Adrian Hopson
Montgomery County DHCA
1401 Rockville Pike, 4th Floor
Rockville, MD 20852

Re: Tregoning Property Preliminary Plan (Plan # 120230120) DRC Follow up

Dear Ms. Hopson,

Thank you for your recent review and comments provided for the Tregoning Property Preliminary Plan.

I wanted to follow up on the DHCA comment that 15% of the units must be MPDUs due to the location of the development. It is my understanding that this property, located on the east side of MD-27 (approximate property location is starred in each below) is required to provide 12.5% MPDUs, as identified in MC Atlas and by MNCPPC and as shown on our Preliminary Plan. Areas that are required to provide 15% MPDUs are in gray on the visuals attached.

If you have any questions or would like to discuss this further, please let me know.

Thank you,

Kathryn L. Kubit

Vice President, Elm Street Development

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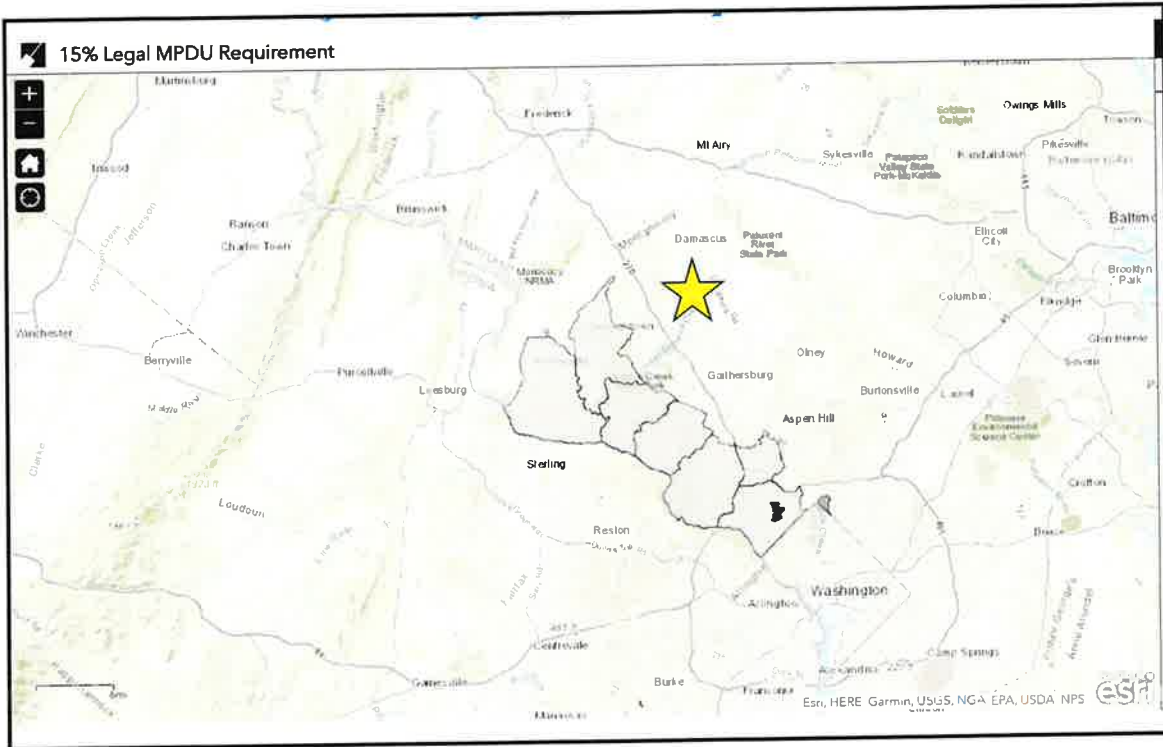


Figure 3: High Income Planning Areas, 2023

