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# CRAFTMARK HOMES<sup>®</sup>

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April 28, 2023

David Cristeal  
Program Manager | Housing & Community Development  
31 S. Summit Avenue  
Gaithersburg, MD 20877

RE: Stevenson/Metrogrove Affordable Housing

Dear Mr. Cristeal:

Our SDP for the Stevenson/Metrogrove Property currently shows a total of 233 units, of which 169 units are townhomes and 64 units are 2/2 condominiums. In compliance with the 15 percent set-aside required by the City's affordable housing regulations, a total of 35 units will be affordable. The 35 affordable units will be divided evenly amongst the Moderately Priced Dwelling Unit (MPDU) program and Workforce Housing Unit (WFHU) program, with the remainder of 1 unit being allocated toward the WFHU program. We would like to make the following statements regarding the Affordable Housing Plan for our Stevenson/Metrogrove project:

- The MPDUs shall be of the same appearance and use comparable exterior materials to the market rate units of the same unit type
- The MPDUs shall be generally dispersed throughout the development
- The MPDUs shall be offered along with, or before, other units in the development
- The Offering Agreement and Covenants will be submitted in recordable form 120 days prior to offering the first unit

Also, we are proposing to exclude affordable housing from being distributed among the 22' front-load garage townhomes located along the northern perimeter of the site. Additionally, although the market rate townhomes will be offered in various widths (including 20', 22' and 24'), the affordable townhomes all be 20' wide. In anticipation of any possible concerns, we have offered to provide the following:

- We understand that 4 bedroom affordable units are not commonly offered at developments in the City, but are able to offer them at this project. 50% of the affordable units will be offered with 4 bedrooms, and the other 50% will be offered with 3 bedrooms. The 4 bedroom units may or may not be offered in the 2/2 condominiums (but a total 50% of the total affordable units will have 4 bedrooms regardless).

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- Whereas the market rate program will consist of 71% townhomes and 29% condos, the affordable program will consist of 83% townhomes and 17% condos. This provides the City's affordable housing stock with a comparatively higher mix of fee-simple homes, which are more desirable than condos.

We look forward to working with you.

Sincerely,

A handwritten signature in black ink, appearing to read "C Malm". The signature is written in a cursive, slightly slanted style.

Christopher Malm  
Vice President  
Craftmark Homes