

# Housing Scan



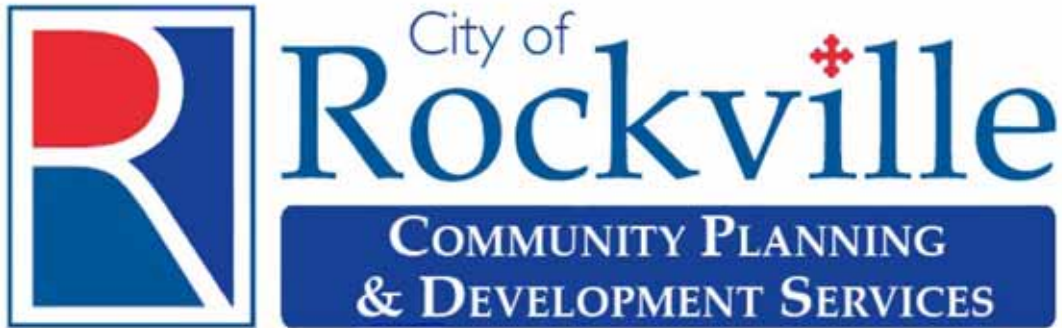
City of Rockville



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## **Housing Scan for the City of Rockville**

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# Introduction

## Purpose

The purpose of this Housing Scan is to present information that will assist the public, elected and appointed officials and staff in the development of Rockville's housing policies. The majority of the document presents available data on the Rockville housing market, frequently in comparison with Montgomery County, Gaithersburg and the broader region. The document is not comprehensive, but provides basic facts that should be understood when setting policies and establishing programs. The final portion of the document provides information on Housing Programs and Resources available in Rockville, for residents and housing providers (for-profit or non-profit).

A particularly timely purpose of this document is to inform the Housing Element of the City's Master Plan, which is scheduled to be updated over the next two years. The Housing Element establishes and communicates the City's long-term housing policies and goals for all segments of the community. Data from the Housing Scan and other sources, and input from the community, will guide the Planning Commission and the Mayor and Council to Master Plan decisions.

## Background

Rockville's 2010 population was 61,209, which represented growth of 29% in the ten years since 2000, when the population was 47,388. While Rockville's population is projected to continue to increase, the rate of growth is expected to be far lower than in the just-completed decade. Projections conducted in 2011 estimate that Rockville's population will increase by just over 21,000 by 2040.<sup>1</sup> (Additional demographic information can be found on the Rockville Trends page of the City's Web site, at <http://www.rockvillemd.gov/government/trends/>. Particular note may be taken of the recently released document *Census Results: City of Rockville*, the link to which is on the Rockville Trends Web page.)

Because of the shortage of land within or immediately outside of Rockville available for single-family housing, it is expected that the large majority of the approximately 10,000 new housing units will be multifamily (apartments and condominiums).<sup>2</sup>

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<sup>1</sup> Metropolitan Washington Council Of Governments (MWCOG), Round 8.1

<sup>2</sup> Deviation from this most-likely scenario could occur if single-family housing development happened on one or more of the three golf courses within Rockville.

While Rockville’s population and housing stock increases, the same will be occurring immediately outside of Rockville: in White Flint to the south; in Montgomery County’s Twinbrook Sector to the southwest; in the Great Seneca Sciences Corridor to the northwest; near the Shady Grove Metro Station; and to the north in Gaithersburg. All of these sub-markets are projecting significant growth over the next 30 years. Rockville’s place in the housing market will therefore depend both on Rockville’s own circumstances and actions, but also on the circumstances and actions in the surrounding areas; and beyond in the broader region. Furthermore, as has been seen over the past four years, national and even international trends can have a great impact on housing markets.

Rockville’s housing goals will need to be met within this context.

This document first reviews Rockville’s housing and household characteristics and then provides information on Rockville’s housing market and housing costs for renters and homeowners. Information on household income ranges and poverty rates for Rockville’s population is followed by a discussion of affordable housing definitions and low and moderate-income housing resources in the City. The Scan ends by summarizing key demographic trends – the expected increase in population and number of households, and the aging of the population – that will influence housing needs in the coming decades.

## Housing Characteristics

This section provides basic information on Rockville’s housing stock.

### Housing Occupancy

According to the 2010 Census, the City of Rockville had in that year a total of 25,199 housing units, which is an increase of 41.7%, or 7,413, as compared to the 2000 Census.

**Table 1: Housing Units and Occupancy**

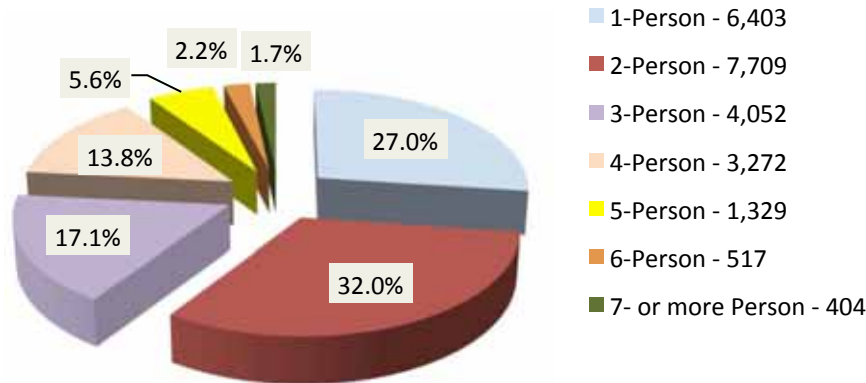
Housing Units	2000		2010		2000-2010	
	Number	Percent of Total	Number	Percent of Total	Change	Percent Change
<b>Total Housing Units</b>	<b>17,786</b>	<b>100.0%</b>	<b>25,199</b>	<b>100.0%</b>	<b>7,413</b>	<b>41.7%</b>
<b>Occupied</b>	<b>17,247</b>	<b>97.3%</b>	<b>23,686</b>	<b>94.0%</b>	<b>6,439</b>	<b>37.3%</b>
<b>Vacant</b>	<b>539</b>	<b>3.0%</b>	<b>1,513</b>	<b>6.0%</b>	<b>974</b>	<b>180.7%</b>

Source: US Census 2000, 2010

## Household Type

The majority of households in Rockville were in the 1-person and 2-person categories in 2010, which combine to about 59 percent. Three- and four-person households combined were 30.9 percent. The remaining 9.5 percent of households were with 5 or more persons.

**Table 2: Persons per Household for the City of Rockville, 2010**



Source: US Census Bureau. 2010 Census

## Type of Housing Units

Although the number of detached units has increased in number over the past 20 years, the percentage of overall units that are detached has declined. Forty-seven percent of Rockville's housing stock was single-family detached in 2010 compared to 62 percent in 1990. Attached and multifamily units have increased in number and percentage.

**Table 3: Change in Types of Housing Units**

	Detached	Percent Detached	Attached	Percent Attached	Others	Percent Others	Total
<b>1990</b>	<b>10,122</b>	<b>62%</b>	<b>2,189</b>	<b>13%</b>	<b>3,927</b>	<b>24%</b>	<b>16,238</b>
<b>2000</b>	<b>10,487</b>	<b>59%</b>	<b>2,755</b>	<b>15%</b>	<b>4,552</b>	<b>26%</b>	<b>17,794</b>
<b>2010</b>	<b>11,600</b>	<b>47%</b>	<b>4,507</b>	<b>18%</b>	<b>8,798</b>	<b>35%</b>	<b>24,905</b>

\*Others include multifamily, apartments, condominiums, group quarters and similar variations.

Source: Decennial Census 1990, 2000

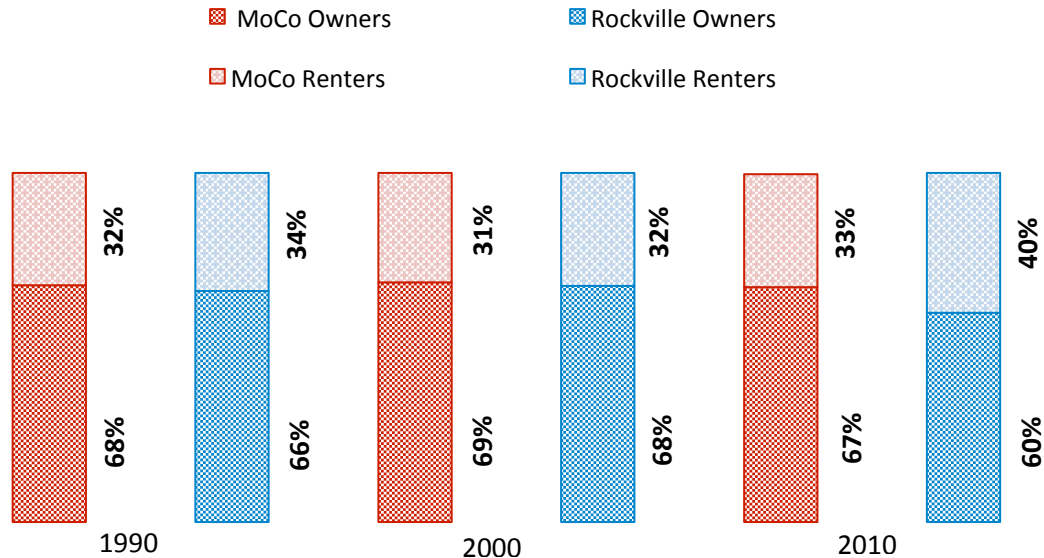
2010 data is from 2008-2010 American Community Survey, DP04



## Housing Tenure

Housing tenure defines whether occupied housing units are owner or renter occupied. The percentage of Rockville's housing units occupied by renters increased from 32% in 2000 to 40% in 2010.

**Figure 1: Percent of Housing Units Owned and Rented in Rockville and Montgomery County**



Source: US Census Bureau. 1990, 2000 and 2010

## Household Size

The 50-year trend of declining household size has continued in Rockville during the past decade, in contrast to the stabilization seen in the County, State and the country. The increase in the percentage of multifamily units is likely a factor in this change as the average household size in multifamily units is lower than in other types of units.

**Table 4: Average Household Size, 1950-2010**

Year	City of Rockville	Montgomery County	State of Maryland	United States
1950	3.69	3.55	-	3.37
1960	3.99	3.65	-	3.33
1970	3.59	3.30	3.25	3.14
1980	3.00	2.77	2.82	2.76
1990	2.77	2.65	2.67	2.63
2000	2.70	2.66	2.61	2.59
2010	2.54	2.70	2.61	2.58

Source: U.S. Census, Historical Decennial Census

The average household size in a renter occupied unit is 2.31 versus 2.69 in homeownership units.

## Family Types

There were 15,524 families in Rockville in 2010, the majority of which were husband and wife families (12,283 or 79%). The remaining 3,141 families were those with no spouse present. In families with no spouse present, there were 2,364 households headed by women and 795 headed by men.

**Table 5: Households by Family Type, Rockville 2010**

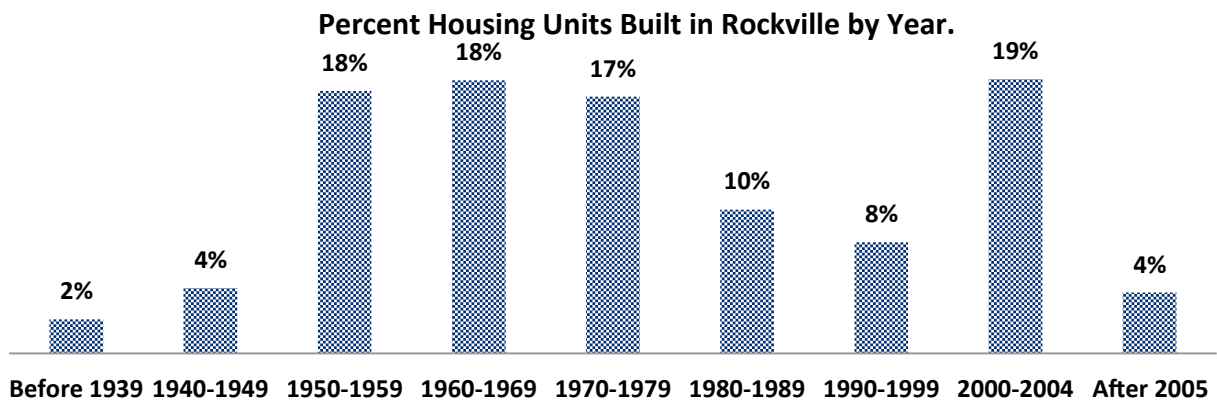
	<b>Number</b>
<b>Total households</b>	23,686
<b>Family households [1]</b>	15,524
<b>Husband-Wife families</b>	12,383
<b>Other Families - No spouse</b>	3,141
<b>Male Householder</b>	795
<b>Female Householder</b>	2,346
<b>Non-family households</b>	8,162

[1] A household that has at least one member of the household related to the householder by birth, marriage, or adoption is a "Family household." Same-sex couple households are included in the family households' category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. Responses of "same-sex spouse" were edited during processing to "unmarried partner"  
Source: US Census Bureau, 2010

## Age of Existing Housing

More than 90% of Rockville's housing units have been built since 1950, with 23% having been built since 2000.

**Figure 2: Rockville's Housing Inventory**



Source: 2006-2010 American Community Survey 5-Year Estimates (DP04)

# Housing Market

## Housing Sales

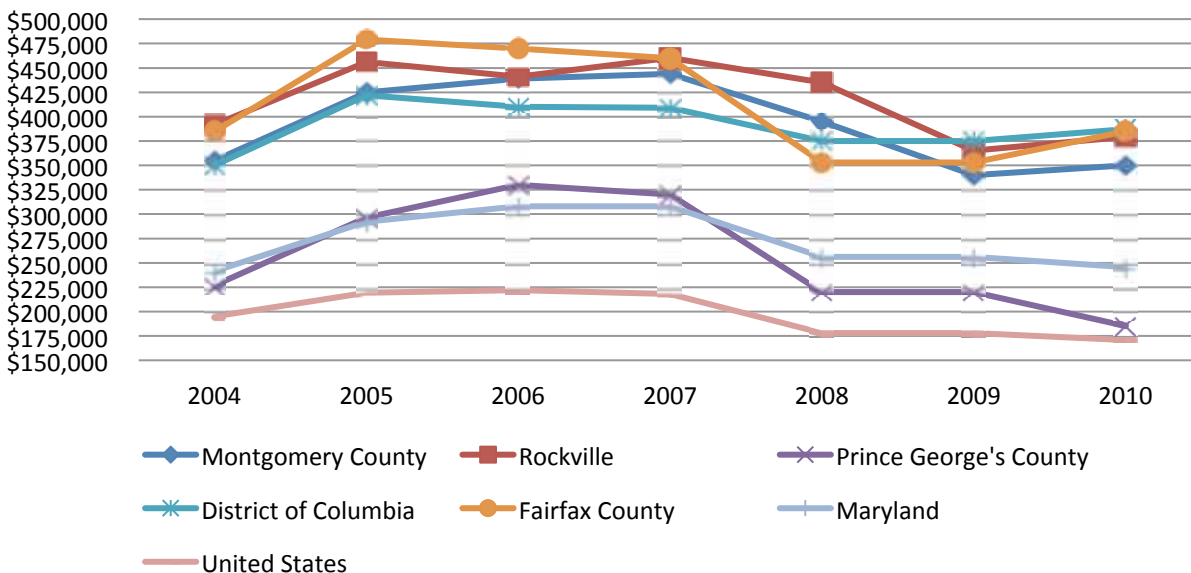
Similar to the national housing market, Rockville median housing sales prices have fluctuated in recent years due to the 2008 economic crisis, but have remained consistent with or surpassed median prices in surrounding jurisdictions such as Montgomery and Fairfax Counties.

**Table 6: Median Sales Price of all Units in Rockville and Neighboring Jurisdictions**

Median Sales Price (All Units) 2004-2010							
	2004	2005	2006	2007	2008	2009	2010
Montgomery County	\$355,000	\$425,000	\$439,000	\$444,000	\$395,000	\$340,000	\$350,000
<b>City of Rockville</b>	<b>\$391,839</b>	<b>\$456,225</b>	<b>\$440,950</b>	<b>\$460,500</b>	<b>\$435,000</b>	<b>\$365,000</b>	<b>\$379,250</b>
Howard County	\$315,000	\$375,000	\$385,000	\$390,000	\$340,000	\$340,000	\$361,000
Prince George's County	\$226,900	\$296,450	\$330,000	\$320,000	\$220,000	\$220,000	\$185,300
District of Columbia	\$350,000	\$422,000	\$410,000	\$409,000	\$375,000	\$375,000	\$387,000
Fairfax County	\$385,000	\$479,195	\$470,000	\$459,990	\$353,000	\$353,000	\$385,000
Maryland	\$241,454	\$292,214	\$307,888	\$307,910	\$256,217	\$256,217	\$245,726
United States	\$195,200	\$219,300	\$221,900	\$217,900	\$177,900	\$177,900	\$170,600

Source: MRIS  
Data is graphed below in Figure 3

**Figure 3: Median Sales Price of all Units in Rockville and Neighboring Jurisdictions**

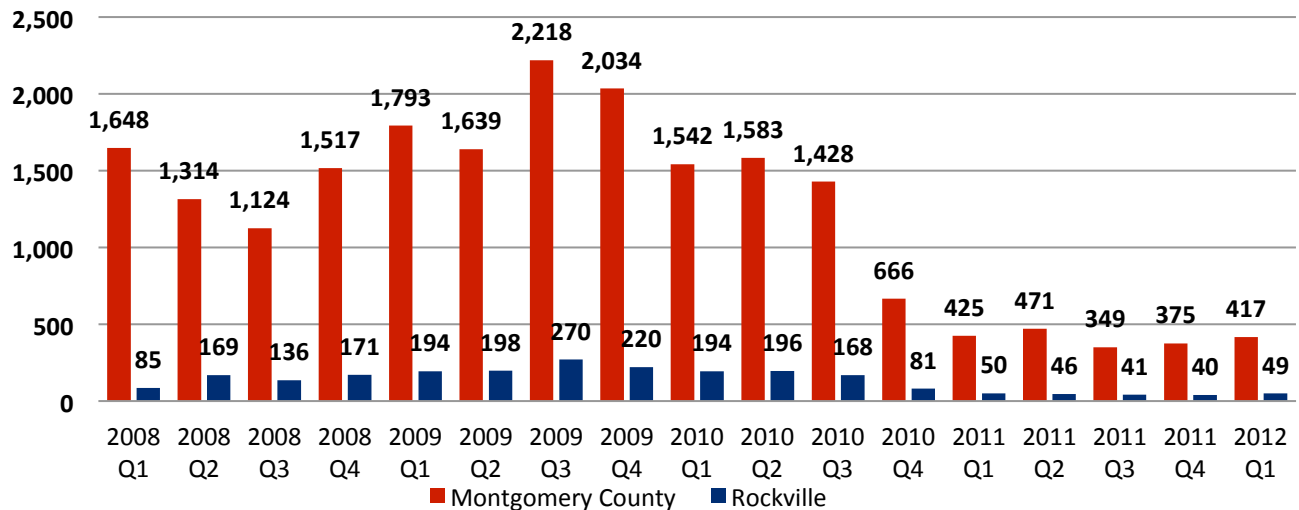


Source: MRIS

## Housing Foreclosures

Similar to Montgomery County trends, properties in Rockville that are in the foreclosure process have declined from 270 during the peak in third quarter of 2009, to 49 foreclosures in first quarter of 2012.

**Figure 4: Properties in the Foreclosure Process in Montgomery County and Rockville Zip Codes**



Source: Realty Trac, Rockville Zip Codes include 20850, 20851, 20852, 20853 and 20854, which are partially within and partially outside of Rockville.

The housing foreclosure process involve three stages: Default, Auction and Real Estate Owned (REO). Default occurs when the owner/borrower does not make the mortgage payment in the amount and on the day agreed to in the mortgage. Auction is the sale of the property by the lender in order to recoup the money owned, and is frequently the preferred step of a lender when a borrower remains in default. REO refers to real estate “properties that did not sell at foreclosure auction and have reverted to ownership by the lender.” More information on foreclosure action in Montgomery County is available at:

<http://www.montgomerycountymd.gov/dhctmpl.asp?url=/content/DHCA/housing/Foreclosure/index.asp>.

## Housing Costs for Renters

In Rockville, almost 43 percent of renter-occupied households spend more than 30 percent of their gross income on rent. Households are considered cost burdened if housing costs equal or exceed 30% of income.

**Table 7: Percent of Renter-Occupied Households with Rents exceeding 30% of Household Income, 2005-2009**

Jurisdiction	Percent of gross household income paid by renter-occupied households		
	More than 30%	More than 40%	More than 50%
United States	46.2%	31.8%	23.4%
State of Maryland	46.3%	30.1%	21.4%
Montgomery County	48.0%	30.9%	22.1%
<b>City of Rockville</b>	<b>42.9%</b>	<b>21.6%</b>	<b>13.4%</b>

Note: Data is inclusive across categories (i.e., 40% and 50% data is included in 30% data, etc.)

Source: US Census Bureau. 2005-2009 American Community Survey Five Year Estimates

## Average Rental Rates

Average rents are higher in Rockville than in Montgomery County as a whole, though rents in Bethesda-Chevy Chase are even higher.

**Table 8: Average Market-Rate Rents by Jurisdiction and Unit Type, 2011**

	<u>Efficiency</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR+</u>	<u>All</u>
<b>City of Rockville</b>	<b>NA</b>	<b>\$1,443</b>	<b>\$1,633</b>	<b>\$1,873</b>	<b>\$2,273</b>	<b>\$1,601</b>
<b>Gaithersburg</b>	\$831	\$1,058	\$1,289	\$1,487	NA	\$1,208
<b>Takoma Park</b>	\$672	\$845	\$943	\$1,131	NA	\$920
<b>Bethesda-Chevy Chase</b>	\$1,354	\$1,723	\$2,212	\$3,082	\$4,401	\$1,914
<b>Wheaton</b>	\$1,021	\$1,181	\$1,347	\$1,632	\$2,274	\$1,330
<b>Silver Spring-Takoma Park</b>	\$1,179	\$1,290	\$1,467	\$1,706	\$1,937	\$1,389
<b>Unincorporated Montgomery Co.</b>	\$1,197	\$1,366	\$1,527	\$1,907	\$2,197	\$1,390
<b>Countywide Average</b>	\$1,185	\$1,308	\$1,502	\$1,848	\$2,217	\$1,442

Source: Annual Rental Facility Report, 2011. Montgomery County Department of Housing and Community Affairs

The average rental rate increase in the Rockville market area was 21.58 % from 2005 to 2011. The market area encompasses a larger area than the City of Rockville.

**Table 9: Rental Rates**

<b>Market-Rate Rents by Market Area, 2005-2011</b>					
	<b>2005</b>	<b>2007</b>	<b>2009</b>	<b>2011</b>	<b>Percent Increase</b>
<b>Rockville Market Area*</b>	\$1,381	\$1,523	\$1,544	\$1,679	<b>21.58%</b>
<b>Germantown-Gaithersburg</b>	\$1,063	\$1,165	\$1,179	\$1,246	<b>17.22%</b>
<b>Bethesda-Chevy Chase</b>	\$1,467	\$1,674	\$1,863	\$1,914	<b>30.47%</b>
<b>Silver Spring-Takoma Park</b>	\$1,087	\$1,202	\$1,311	\$1,389	<b>27.78%</b>
<b>Colesville-White Oak</b>	\$1,112	\$1,186	\$1,315	\$1,328	<b>19.42%</b>
<b>Wheaton</b>	\$1,090	\$1,170	\$1,255	\$1,330	<b>22.02%</b>
<b>Olney</b>	\$1,261	\$1,364	\$1,443	\$1,489	<b>18.08%</b>
<b>Upper Montgomery County</b>	\$977	\$1,039	\$1,135	\$933	<b>-4.50%</b>
<b>Countywide</b>	\$1,167	\$1,281	\$1,369	\$1,442	<b>23.56%</b>

Source: Annual Rental Facility Report, 2011. Montgomery County Department of Housing and Community Affairs

\* Rockville market area encompasses a larger area than the City of Rockville.

Source: Montgomery County Rental Facility Report, 2011

The average rent in Rockville Market Area was \$1,679 in 2011; compared to \$1,442 countywide. The average vacancy rate in the Rockville Market Area was 3.1%; compared to 3.7% countywide.

**Table 10: Rents by Rockville Zip Codes**

	<b>Efficiency</b>	<b>1BR</b>	<b>2BR</b>	<b>3BR</b>	<b>4BR+</b>	<b>All</b>
<b>20850</b>	NA	\$1,284	\$1,601	\$1,984	\$2,273	\$1,572
<b>20851</b>	\$999	\$1,232	\$1,481	\$1,635	NA	\$1,389
<b>20852</b>	\$1,050	\$1,565	\$1,821	\$2,190	NA	\$1,715

Source: Annual Rental Facility Report, 2011. Montgomery County Department of Housing and Community Affairs

Zip codes include Rockville Market Area within and outside the City of Rockville

**Table 11: Average Rents by Building Structure Type in Montgomery County**

	<b>Average Rent</b>	<b>Number of Units</b>
<b>Garden</b>	\$1,298	37,707
<b>High Rise</b>	\$1,734	15,744
<b>Midrise</b>	\$1,534	3,974
<b>Townhouse</b>	\$1,736	1,344
<b>Countywide Average</b>	\$1,442	58,769

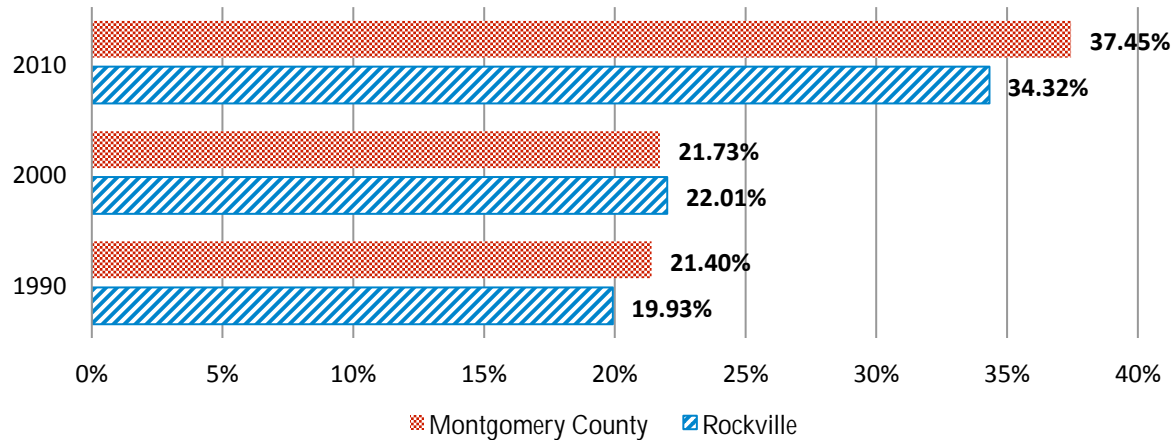
Source: Annual Rental Facility Report, 2011. Montgomery County Department of Housing and Community Affairs

The most affordable rental developments are garden-style apartments at an average rent of \$1,298 per month. The most expensive are townhouses (\$1,736) and high-rise apartments (\$1,734).

## Housing Costs for Home Owners

In 2010, 34% of Rockville homeowners spent more than 30% of their income on housing. This proportion increased significantly since 1990 in both Montgomery County and Rockville.

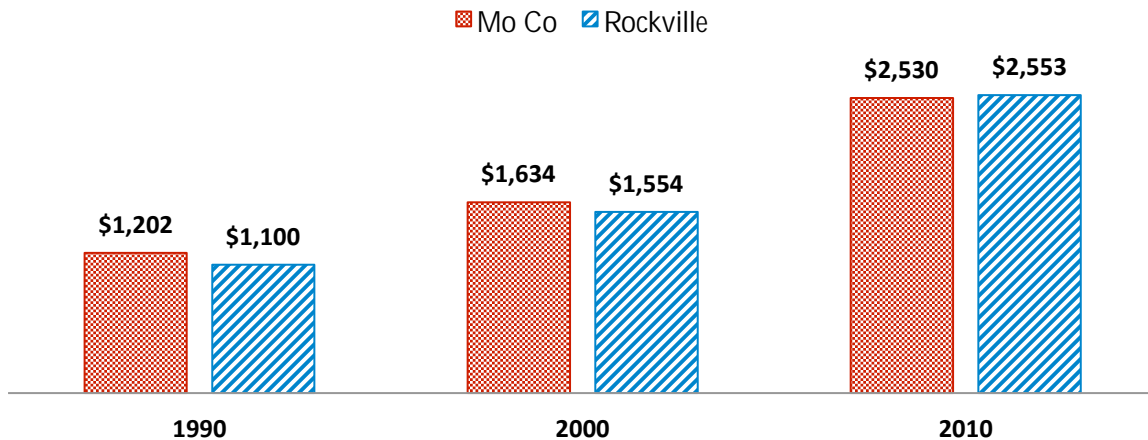
**Figure 5: Home Owners (paying 30% or more for housing) are increasing in Rockville**



Source: Census 1990, 2000, 2008 – 2010 American Community Survey 3-Year estimates

The median housing costs for owner-occupied units in Rockville was \$2,553 per month as compared to \$2,530 in Montgomery County.

**Figure 6: Monthly Median Housing Costs for Owners**

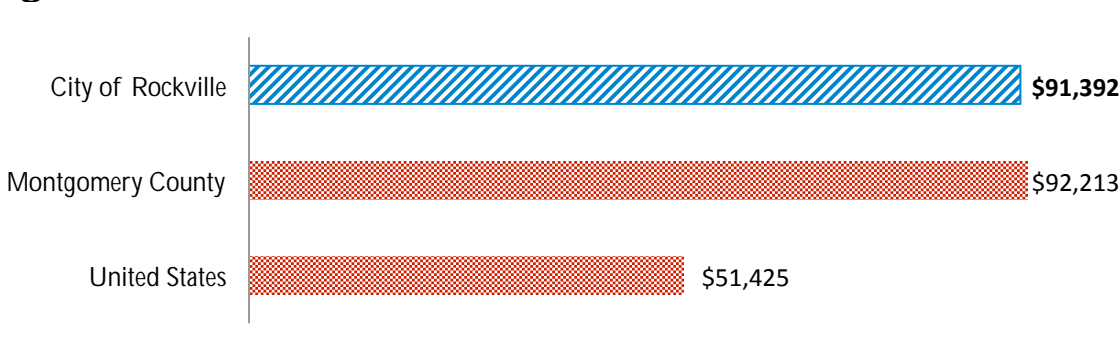


Source: .2006-2010 American Community Survey 5-Year Estimates S5206, 2000 and 1990 Decennial Census SF3

# Incomes

According to the 2005-2009 American Community Survey results, Rockville's median household income of \$91,392 was 77 percent higher than the national average, and similar to that of Montgomery County.

**Figure 7: Median Household Income in 2005-2009**



Source: US Census Bureau. 2005-2009 American Community Survey Five Year Estimates

**Table 12: Percentage of Households by Income Range for the City of Rockville and Montgomery County, 2005-2009**

	City of Rockville Percentage of Households	Montgomery County Percentage of Households
<b>Income Range</b>		
<b>Less than \$10,000</b>	<b>1.00%</b>	<b>3.00%</b>
<b>\$10,000 to \$14,999</b>	<b>0.90%</b>	<b>1.90%</b>
<b>\$15,000 to \$24,999</b>	<b>2.90%</b>	<b>4.30%</b>
<b>\$25,000 to \$34,999</b>	<b>3.60%</b>	<b>5.60%</b>
<b>\$35,000 to \$49,999</b>	<b>8.20%</b>	<b>9.90%</b>
<b>\$50,000 to \$74,999</b>	<b>14.20%</b>	<b>15.70%</b>
<b>\$75,000 to \$99,999</b>	<b>14.40%</b>	<b>13.60%</b>
<b>\$100,000 to \$149,999</b>	<b>23.40%</b>	<b>20.00%</b>
<b>\$150,000 to \$199,999</b>	<b>14.70%</b>	<b>11.40%</b>
<b>\$200,000 and greater</b>	<b>16.60%</b>	<b>14.60%</b>

Source: U.S. Census Bureau, 2005-2009 American Community Survey \$1901 Income in the Past 12 Months (In 2009 Inflation Adjusted Dollars)

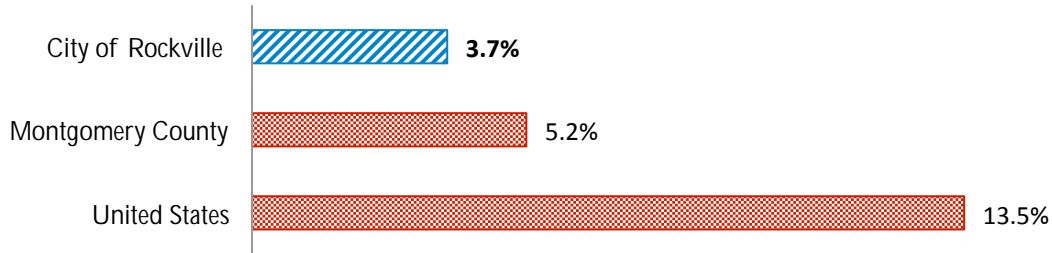
Although the median household incomes are similar in the City of Rockville and Montgomery County, the proportion of higher income households is larger in Rockville.



# Poverty

Rockville’s poverty rate<sup>3</sup> as reported by the 2005-2009 ACS was 3.7 percent, among the lowest in the region.

**Figure 8: Percent of Population below Poverty level**

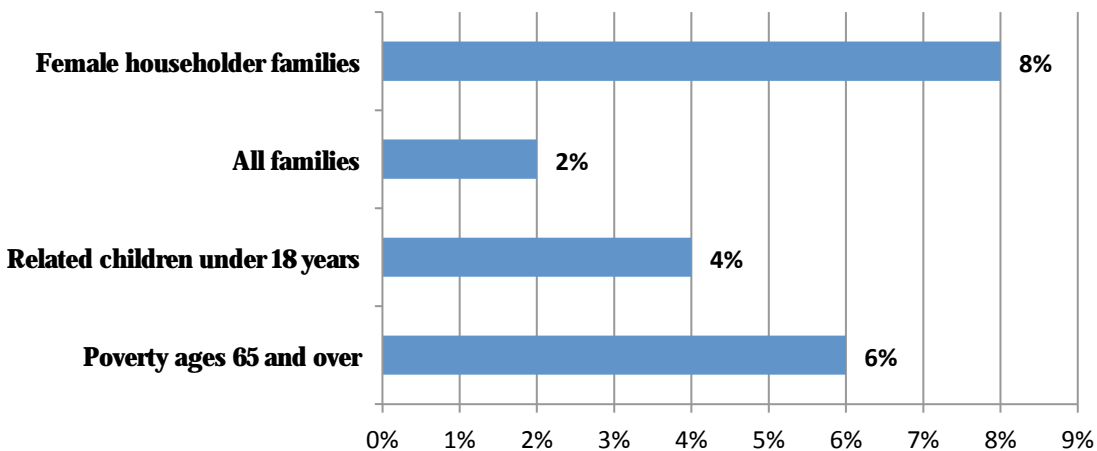


Source: US Census Bureau. 2005-2009 American Community Survey

Poverty rates varied among subpopulations with seniors and female headed households exceeding the overall rate.

According to Census data, the median income in Rockville city in 2010 was \$91,392. Eighty-seven percent of the households received income from employment and seventeen percent received retirement income other than social security. Twenty one percent of the households received social security. The average income from social security was \$15,386.

**Table 13: Poverty Rates in City of Rockville, Maryland in 2005-2009**



Source: American Community Survey, 2005-2009.

<sup>3</sup> The poverty line in 2010 was set by the U.S. Census Bureau at an income of \$22,314 for a family of four (U.S. Census Bureau, Weighted Average Poverty Thresholds, 2010). More information on poverty thresholds for families by size is available at <http://www.census.gov/hhes/www/poverty/about/overview/measure.html>

# Affordable Housing

## Target Population

According to the U.S. Department of Housing and Urban Development (HUD), housing is considered affordable when a household spends no more than 30 to 35 percent of gross income on rent or mortgage costs (i.e., principal, interest, condominium or homeowners association fees, property taxes, and private mortgage insurance).

The City of Rockville and Montgomery County income ranges for low and moderate income households are based on federal ranges. Each year, HUD sets income limits for federal affordable housing programs and establishes local Area Median Incomes (AMI). The 2012 HUD AMI for the Washington, DC region is \$107,500 for a family of four. According to HUD's standard of affordability, a household at median income should spend no more than about \$2,700 on housing each month.

For households close to or below the AMI, a combination of federal, City, County, non-profit and special needs resources are available in the City and County. To guide eligibility for these programs, the City of Rockville uses the following definitions of low and moderate income households.

### **Table 14: Definition of Low and Moderate Income Households**

*Low Income* households are those earning up to 50 percent of AMI (Chapter 13.5 of City of Rockville Code). This is HUD's definition of Very Low Income and the County's definition for Low Income.

*Moderate Income* households are those with levels of income that "prohibit or severely limit the financial ability of persons to buy or rent housing in Rockville" (Chapter 13.5 of City of Rockville Code). The City has considered this to be households eligible for the Moderately Price Dwelling Unit program, or those earning between 30 and 60 percent of AMI.

According to County definitions, *Moderate Income* households are those earning between 50 and 80 percent of AMI (Housing Element of the Master Plan, Montgomery County, Maryland April 2011). This range is HUD's definition of low income.

The County also has a third category. It considers households earning between 80 and 120 percent of AMI to be *Middle Income* and eligible for the County's Workforce Housing program (Housing Element of the Master Plan, Montgomery County, Maryland April 2011).

## What Affordable and Moderate-Income Housing Programs and Resources are Available in Rockville?

Rockville's affordable and moderate income housing primarily addresses households below 60% of AMI. More than 96% of subsidized units are targeted to this population. The following table outlines the City of Rockville's Affordable and Moderate Income housing stock, which totals about nine percent of the City's housing units. Further details on housing programs and other resources are in the Appendix.

**Table 15: Affordable Housing Resources in the City of Rockville, 2012**

Type of Unit	Description	Number of Units
Public Housing Units	<ul style="list-style-type: none"> <li>• <b>Federally-subsidized units that are owned and operated by Rockville Housing Enterprises (RHE), the City's Public Housing Authority</b></li> <li>• <b>76 units at David Scull Courts and 29 scattered-site units</b></li> <li>• <b>Households up to 50% AMI (\$53,750 for a family of 4), most rented to households at 30% AMI or below (\$32,250 for a family of 4)</b></li> <li>• <b>Most households pay 30% of household income for rent</b></li> <li>• <b>As of April 2012, 4,551 households on the waitlist for public housing units, 168 of whom currently live or work in Rockville</b></li> </ul>	105
Housing Choice Vouchers	<ul style="list-style-type: none"> <li>• <b>Federal rental subsidies administered by RHE</b></li> <li>• <b>Tenants rent a unit in the private market and pay 30% of income towards rent; subsidy covers the remainder of monthly rent</b></li> <li>• <b>Households up to 50% AMI, most to households at 30% AMI or below</b></li> <li>• <b>As of April 2012 4,773 households on the waitlist for vouchers, 219 of whom currently live or work in Rockville.</b></li> </ul>	414
Moderately Priced Dwelling Units	<ul style="list-style-type: none"> <li>• <b>City run program targeted to households up to 60% AMI (\$64,500 for a family of 4)</b></li> <li>• <b>Rental and homeownership units</b></li> <li>• <b>In new developments with more than 50 units, developers must designate 12.5% or 15% of total units as MPDUs</b></li> <li>• <b>2012 rents range from \$941 (studio) to \$1,344 (3-bedroom)</b></li> </ul>	885
Low-Income Housing Tax Credit	<ul style="list-style-type: none"> <li>• <b>Below market rent for households at 60% AMI or below</b></li> <li>• <b>Property owner receives federal tax credits allocated competitively through the state which are sold to investors to raise equity for the project and maintain affordability for 30 years or longer</b></li> </ul>	250
Assisted Elderly	<ul style="list-style-type: none"> <li>• <b>Rental housing for low-income elderly households, most often federally subsidized</b></li> </ul>	481
Other affordable	<ul style="list-style-type: none"> <li>• <b>Workforce housing – County program serving households at 80 – 120% AMI</b></li> <li>• <b>Other affordable homeownership</b></li> </ul>	89
<b>Total</b>		<b>2,295</b>

Source: City of Rockville, CPDS

Although Rockville’s MPDU program provides some moderate income housing, households between 61 and 100 percent of median income, or \$64,500 and \$107,500 for a family of four, struggle to find housing that meets HUD’s affordability standards.

According to an Urban Land Institute analysis in 2009 and as outlined in the table below, Rockville has a deficit of housing units for all household sizes for this income range.

**Table 16: Housing Unit Deficit or Surplus for Workforce Households in Key Metropolitan Area Employment Cores**

<b>Household Size</b>	<b>City of Rockville</b>	<b>Bethesda</b>	<b>DC</b>	<b>Alexandria</b>	<b>Tysons Cr.</b>	<b>Reston/Hemdon</b>
<b>1-person</b>	-1,898	+3,221	+ 28,035	+14,304	- 461	-4,848
<b>2-person</b>	-2,785	-5,753	- 4,908	- 3,883	-6,059	-4,895
<b>3-person</b>	-1,716	-2,224	- 8,186	- 4,715	-7,085	-3,985
<b>4-person</b>	-2,133	-4,774	- 15,333	- 6,128	-7,662	-3,928

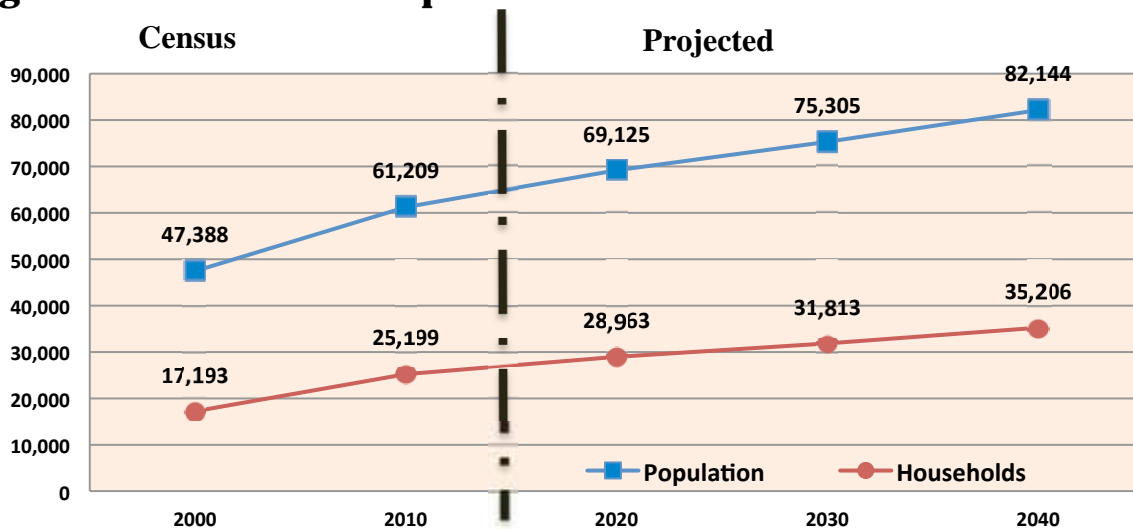
Source: “Priced Out”, ULI, Terwilliger Center for Workforce Housing, 2009.

# Key Demographic Trends

Between 2010 and 2040, Rockville’s population is projected to increase by 34.6% from 61,209 to 82,144. This is a faster rate than experienced during the 1970-2000 period, but represents slower growth than has occurred since 2000. The unusually fast rate of growth in the past decade was primarily due to the annexations (in the 1990’s) and later development of King Farm and Fallsgrove.

The number of Rockville households is projected to increase by more than 10,000, from 25,199 to 35,206, between 2010 and 2040. This represents overall growth of 39.7%. Since vacant land is scarce in Rockville, almost all new development is expected to be infill redevelopment, with new housing being predominantly multifamily.

**Figure 9: Household and Population Forecast**

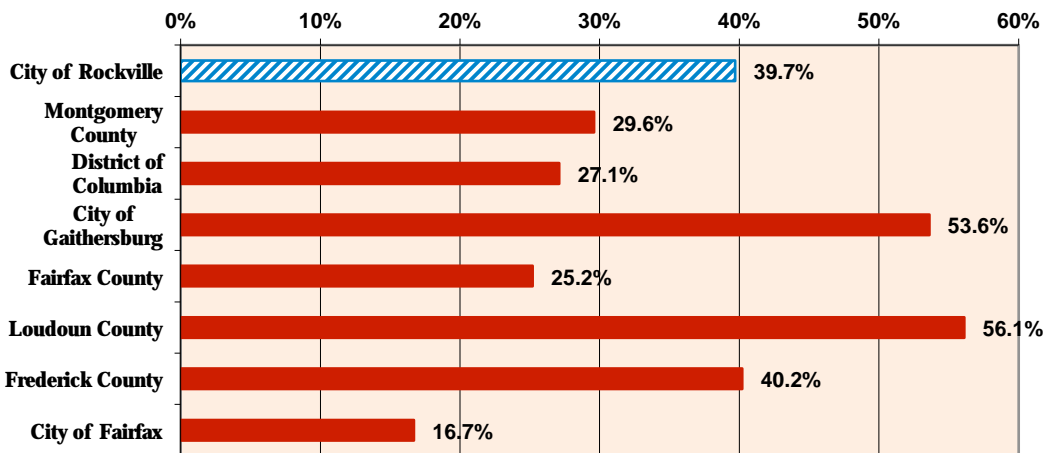


Source: US Census, Round 8.1 Forecasts, CPDS, 2012

Montgomery County’s population is projected to increase from 971,777 to 1,204,100 (23.9%) between 2010 and 2040. The number of County households is projected to increase from 357,100 to 462,600 (29.6%).

Between 2010 and 2040, the number of households in the Metropolitan Washington Council of Governments (MWCOG) region is expected to increase by 34%, from 1,955,500 to 2,619,600. Within the region, Montgomery County is projected to gain the largest absolute net number of households (105,500) but experience a slower rate of growth (29.6%) than more outlying counties such as Frederick in Maryland and Loudoun in Virginia.

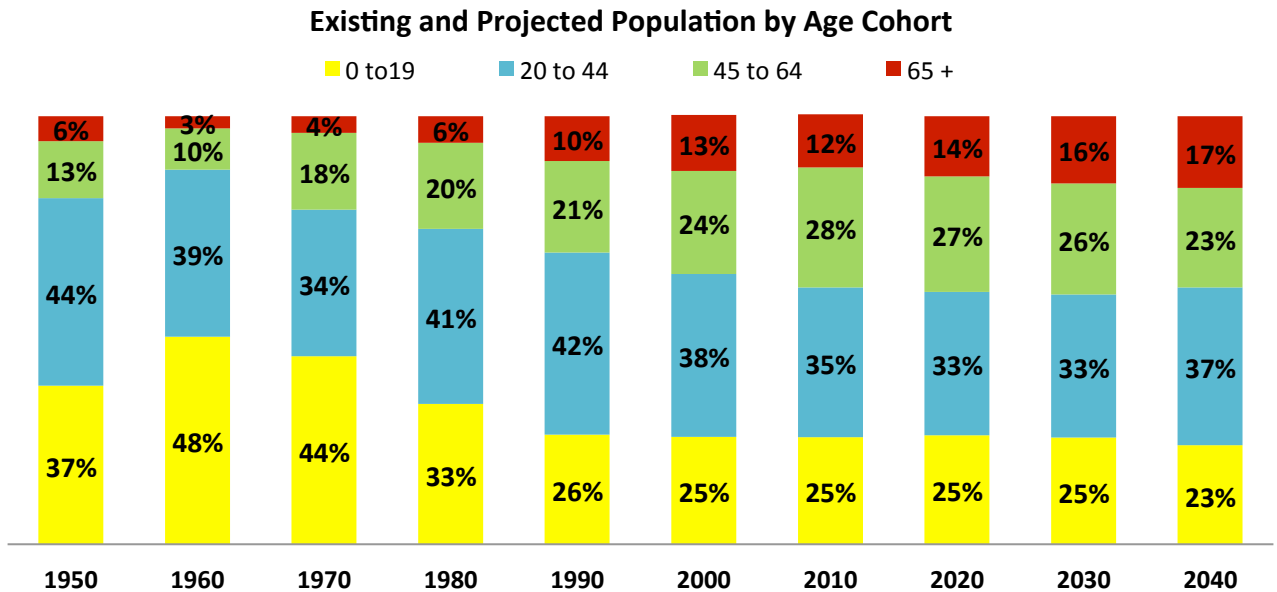
**Figure 10: Projected Percent Increase in Households from 2010-2040, Comparison of Neighboring Jurisdictions**



Source: MWCOG Round 8.1 Forecasts, CPDS

The portion of the population that is 65 and older is projected to increase from 13% in 2010 to 17% in 2040.

**Figure 11: Population by Age Cohort**



Source: US Census (1950-2010);  
Demographic Model developed by Montgomery County used for projections

## Appendix – Additional Housing Information

This appendix supplements Table 15: Affordable Housing Resources in the City of Rockville. It provides additional details about some of the housing programs in the table and provides descriptions of other housing programs not included in the table. It also provides basic information on key state and local housing organizations and agencies.

### Housing Programs

#### **Community Development Block Grant (CDBG) Program**

The Community Development Block Grant (CDBG) program is a federal program started nearly 40 years ago to support the development of viable communities by providing decent housing, a suitable living environment and expanded economic opportunities principally for persons of low-and moderate- income households. The City of Rockville has received CDBG funds as a sub recipient to Montgomery County for 37 years. Rockville currently receives just over \$200,000 in CDBG funds per year; the allocation has decreased by over 30 percent since 2010 due to federal budget cuts and changes to the data HUD uses in the funding formula. In recent years, the City has funded three activities with CDBG funds: housing rehabilitation services for low-income homeowners, renovations to Rockville's public housing units, and providing support for social service programs that benefit Rockville citizens. More information on HUD and CDBG programs is at [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/communitydevelopment/programs](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs) and [www.rockvillemd.gov/residents/homeimprove.htm](http://www.rockvillemd.gov/residents/homeimprove.htm).

#### **Low Income Housing Tax Credit (LIHTC) Program**

The Low Income Housing Tax Credit (LIHTC or Tax Credit) program was created by the Tax Reform Act of 1986 as an alternate method of funding rental housing for low- and moderate-income households. The program provides federal tax credits that are sold to investors to raise equity to construct affordable housing and maintain affordable rents. Under the LIHTC Program families below 60 percent AMI pay below market rate rents for housing. The City of Rockville currently has about 250 tax credit units. For more information on the LIHTC program see: [www.mdhousing.org/Website/Programs/lihtc/factsheet.aspx](http://www.mdhousing.org/Website/Programs/lihtc/factsheet.aspx).

#### **Moderately Priced Dwelling Unit (MPDU) Program**

The City of Rockville's Moderately Priced Dwelling Unit (MPDU) Program requires developers to provide a portion of new rental or homeownership residential units at costs that are affordable for individuals earning up to 60 percent of Housing and Urban Development (HUD) Area Median Income (AMI). MPDU applies to residential projects of 50 or more units; the percentage of units that must be designated as MPDUs ranges from 12.5 to 15 percent depending on the zoning for the property. A 30-year control period maintains affordability for both sales and rental units. MPDUs offered for sale may be sold during the 30-year control period, but the resale price is calculated by the City. Maximum eligible incomes vary depending on household size – for 2012 they range from \$45,150 to \$69,660. More information on MPDU programs is available at: [www.rockvillemd.gov/residents/MPDU/](http://www.rockvillemd.gov/residents/MPDU/).

#### **Montgomery County Workforce Housing**

In 2006, Montgomery County started the Workforce Housing program to provide affordable housing options for the County's working families. The Housing Opportunities Commission

(HOC), Montgomery County's public housing authority, administers Montgomery County's first development which is located at the Village at King Farm. Forty-nine two- and three-bedroom condominium units were available for purchase to households between 71 and 120 percent of the AMI. The units were particularly targeted to public employees working in the County.

## Special Needs Housing

Special needs populations include the elderly, persons with physical, developmental and mental disabilities, persons with HIV/AIDS, individuals or families that have experienced domestic violence, persons with drug/alcohol addictions, and persons and families who are homeless. The City of Rockville is home to several housing-related programs that assist special needs populations. These programs are typically run by non-profit organizations and have multiple public and private funding streams. The City provides annual funding to some of these programs through competitive CDBG or Caregiver Grant application processes.

The following program descriptions offer a glimpse of some Special Needs Housing programs operating within the City of Rockville. In addition to housing programs listed below, emergency assistance programs, such as the Rockville Emergency Assistance Program (REAP) or Manna Food Center, help residents meet basic food, clothing, and shelter needs.

*Chase Partnership House* is a program operated by Catholic Charities of the Archdiocese of Washington and includes a 36-bed shelter for homeless men who are recovering from drug and alcohol abuse and/or who may have a chronic mental illness. The shelter is open 24 hours a day all year long. Residents receive case management and three meals daily and participate in 12-step recovery meetings, as well as life skill, discussion, and relapse prevention groups.

*Dorothy Day Place*, operated by Catholic Charities of the Archdiocese of Washington and located at 251 N. Stonestreet Ave., provides transitional housing for single, unaccompanied homeless women. Women who live in the shelter often come from abusive situations, have been evicted, can no longer live with relatives and may have substance abuse or mental health issues. The program provides two meals/day, shower and laundry services, case management, workshops, 12-step meetings, and many more life skills services.

*Helping Hands Center*, located at 622 North Horners Lane and primarily sponsored by the Mount Calvary Baptist Church, that provides emergency shelter to as many as 24 women and children each day year-round, 24 hours a day. The Center provides case management, three meals per day, private bedrooms, laundry facilities and workshops.

*Home Builders Care Assessment Center (formerly known as the Men's Emergency Shelter)*  
The Montgomery County Coalition for the Homeless (MCCH) provides 24/7 year-round shelter and daytime services for homeless men located at 600 B East Gude Dr. The Center provides basic amenities such as showers, bunks, and dining facilities, and more in-depth services like case management, vocational counseling and job training, health education classes, in-house 12-step meetings, and an on-site medical clinic.

*Hope Housing* provides permanent housing for formerly homeless men and women with disabilities. Operated by the Montgomery County Coalition for the Homeless and located at 600 B East Gude Dr., program participants receive case management services, assistance with



transportation, jobs and/or education, and relapse prevention services.

*Horizon House.* Interfaith Works operates five homes, located at 114 W. Montgomery Ave., that provide permanent supported living for 25 formerly homeless, disabled adults in a group home setting. The program provides oversight and support as residents work towards and maintain self-sufficiency.

*Jefferson House.* Operated by Community Ministries of Rockville, Jefferson House provides permanent supportive housing to formerly homeless men who are in a drug and alcohol treatment program or have completed a treatment program. Located at 1010 Grandin St., the program serves six to 10 men annually. A case manager works with residents individually on budgeting and financial issues, housing services, personal goals, community service work, nutritional assistance, educational assistance and relapse prevention services.

*Rainbow Place* provides a warm, safe and caring environment for homeless women during cold weather and is the winter emergency shelter for single women 18 and older. The program is a mission of the Rockville Presbyterian Church and is located at 215 W. Montgomery Avenue.

*Stepping Stones Shelter,* located at 1070 Copperstone Ct., provides homeless families with shelter, food, clothing, case management services, employment counseling, and tutoring to move them toward self-sufficiency and stable housing. The Center is staffed 24 hours per day, seven days per week.

*Wilkins Avenue Assessment Center* is a 30-bed short-term emergency shelter that serves more than 150 homeless women each year who struggle with issues related to mental illness, substance abuse, trauma and long-term disabilities. Located at 12250 Wilkins Ave. and operated by Interfaith Works, the program provides clinical assessment, helps women find housing, as well as medical, mental health and social services that enable them to become self-sufficient.

#### *Assisted Living Facilities and Nursing Homes*

Rockville is home to a variety of facilities and services for retirees in Rockville for a range of household incomes. These include centers for independent living, in-home care, assisted living and full services of a nursing home facility. Some of the facilities or programs include:

- **Brightview:** Currently under construction, and scheduled to open early 2013, Brightview will offer 66 Assisted Living apartments and 23 apartments dedicated to Alzheimer's Care.
- **Sunrise of Rockville** at 8 Baltimore Road offers 70 units of assisted living, memory care, and respite care.
- **Bethany House** is an independent living facility at 199 Rollins Avenue with 250 units.
- **Landow House** is an assisted living facility located at 1799 E Jefferson St that can accommodate 99 residents.
- **Ingleside at King Farm** is a community that will include 650 senior housing units (314 are currently constructed) and offers Independent Living, Assisted Living, Alzheimer's Care, Nursing Care and Continuing Care.
- **Ring House** is an independent living facility at 1801 East Jefferson St. with 269 units.

- **National Lutheran Home**, located at 9701 Viers Dr., is a nursing home with a capacity of 469 residents and provides facilities such as residential living, rehab and recovery, assisted living and hospice care.
- **Elderly Ministries**, operated by Community Ministries of Rockville, provides case management, homemaker services, assistive devices and other support services to help maintain low-income seniors in their homes.

## State and Local Housing Organizations and Agencies

**Housing Opportunities Commission (HOC)** is the public housing authority in Montgomery County. HOC manages over 1,500 units of public housing and nearly 6,000 Housing Choice Vouchers. It also develops and finances a variety of affordable housing. Additional information on HOC can be found at <http://www.hocmc.org>.

**The Maryland Department of Housing and Community Development (DHCD)** implements Maryland's housing policy and programs at the state level, including promoting and preserving homeownership, managing programs to increase and preserve the supply of affordable rental housing, and implementing community revitalization activities. Additional information on DHCD programs can be found at <http://www.mdhousing.org/Website/About/Default.aspx>.

**The Montgomery County Department of Housing and Community Affairs (DHCA)** manages a variety of affordable and moderate income programs for County residents, including the County's Moderately Priced Development Unit program and federal grants related to housing and community revitalization. It also houses code enforcement functions and landlord/tenant services. Additional information on DHCA can be found at <http://www.montgomerycountymd.gov/Apps/DHCA/index.asp>.

Established in 1959, **Rockville Housing Enterprises (RHE)** is the public housing authority of the City of Rockville and is dedicated to providing affordable housing opportunities for the citizens of Rockville. RHE owns and operates public housing units, Low Income Housing Tax Credit (LIHTC) units and MPDUs, and administers over 400 federal housing subsidies, called Housing Choice Vouchers (HCV). Additional information on RHE programs can be found at [www.rockvillehe.org/](http://www.rockvillehe.org/).

## Sources

"Annual Rental Facility Report, 2011". Montgomery County's Department of Housing and Community Affairs produces an annual rental facility report based on a survey of all multifamily rental facilities with twelve or more rental units. The 2011 survey included responses for 75,060 units in 434 facilities which represented 94.7 % of the approximately 79,265 units that received a survey. The data is as of April 1, 2011. The survey focuses on market rate units but some of the data includes subsidized units.

Community Development Block Grant (CDBG) Program and Housing and Urban Development Programs HUD:

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/communitydevelopment/programs](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs)

City of Rockville: <http://www.rockvillemd.gov/residents/homeimprove.htm>

"Housing Element of the Master Plan, Approved and Adopted, April 2011", Montgomery County Planning Department

Low Income Housing Tax Credit (LIHTC) Program LIHTC website:

<http://www.mdhousing.org/Website/Programs/lihtc/factsheet.aspx>

Maryland Department of Housing & Community Development (DHCD)

Maryland National Capital Park and Planning Commission (M-NCPPC), Research and Technology Center, [www.montgomeryplanning.org](http://www.montgomeryplanning.org)

Metropolitan Regional Systems Inc, [www.mris.com](http://www.mris.com)

Moderately Priced Dwelling Units Program MPDU website:

<http://www.rockvillemd.gov/residents/MPDU>

"Priced Out: Persistence of Workforce Housing Gap in the Washington D.C. Metro Area", Urban Land Institute, Terwilliger Center for Workforce Housing, 2009.

Realty Trac, [www.realtytrac.com](http://www.realtytrac.com)

Real Estate Business Intelligence, [www.rbintel.com](http://www.rbintel.com)

Rockville Housing Enterprise website: <http://www.rockvillehe.org>

U.S. Census Bureau: [www.census.gov](http://www.census.gov). The American Community Survey (ACS) at [www.census.gov/acs/](http://www.census.gov/acs/).

## **Note on the Decennial Census and American Community Survey**

*Decennial Census:* The decennial census serves as the leading source of data about the nation's people and economy. The decennial census previously collected detailed economic, social, housing and demographic data on individuals and households through the Census long form. However beginning with the 2010 Census, the decennial census only collects six basic demographic and housing characteristics: population, race, age, Hispanic or Latino origin, housing occupancy (occupied or vacant), and housing tenure (owned or rented). Detailed characteristics are now collected through the American Community Survey (ACS).

*American Community Survey:* The American Community Survey (ACS) is a nationwide continuous survey designed to provide communities data on demographics, including age, race, income, and commute time to work, home value, and other data from the U.S. population. The ACS samples nearly three million addresses each year. In December of 2010, the first five year estimates (2005-2009) were released for jurisdictions with a population of 20,000 and above. These estimates are updated annually.

The ACS differs from the decennial census in many ways. Firstly, the decennial census provides data for a point in time, such as April 1. The ACS collects data continuously, thus ACS estimates are period estimates, describing the population over a period of time such as one, three or five years. Second, the ACS data are released for different time periods depending on the size of the geographic area. Larger jurisdictions such as Montgomery County with 65,000 people or more receive annual ACS data, somewhat smaller jurisdictions with a population of 20,000-64,999 people, such as the City of Rockville, data is available on a three and five year period. For jurisdictions with a population less than 20,000, data is only available for the five year period. Lastly, because the ACS data are based on a sample; they are subject to sample variability. There is a margin of error and a degree of uncertainty for all estimates arising from this variability. For information on the ACS sample design and other topics, visit [www.census.gov/acs/](http://www.census.gov/acs/).

This document uses the Decennial Census figures collected every decade on April 1<sup>st</sup> and the ACS estimates. Only a fraction of data available from the census is represented here. To view other data and information, please visit the main page of the Census website at [www.census.gov](http://www.census.gov).