



## PRESENTATION ON THE CITY OF ROCKVILLE HOUSING

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# DISCUSSION ITEMS

- Definition of affordable housing and the various types in the City
- City's vision for affordable housing and what policy changes are being implemented to affect change
- Status of the ordinance to increase MPDUs to 15% in new developments
- Distribution methodology of affordable housing across the City; how was housing distributed in 50 Monroe Street
- How does Rockville compare (percentage of units) to other/ neighboring Cities

# ROCKVILLE'S HOUSING VISION AND GOALS:

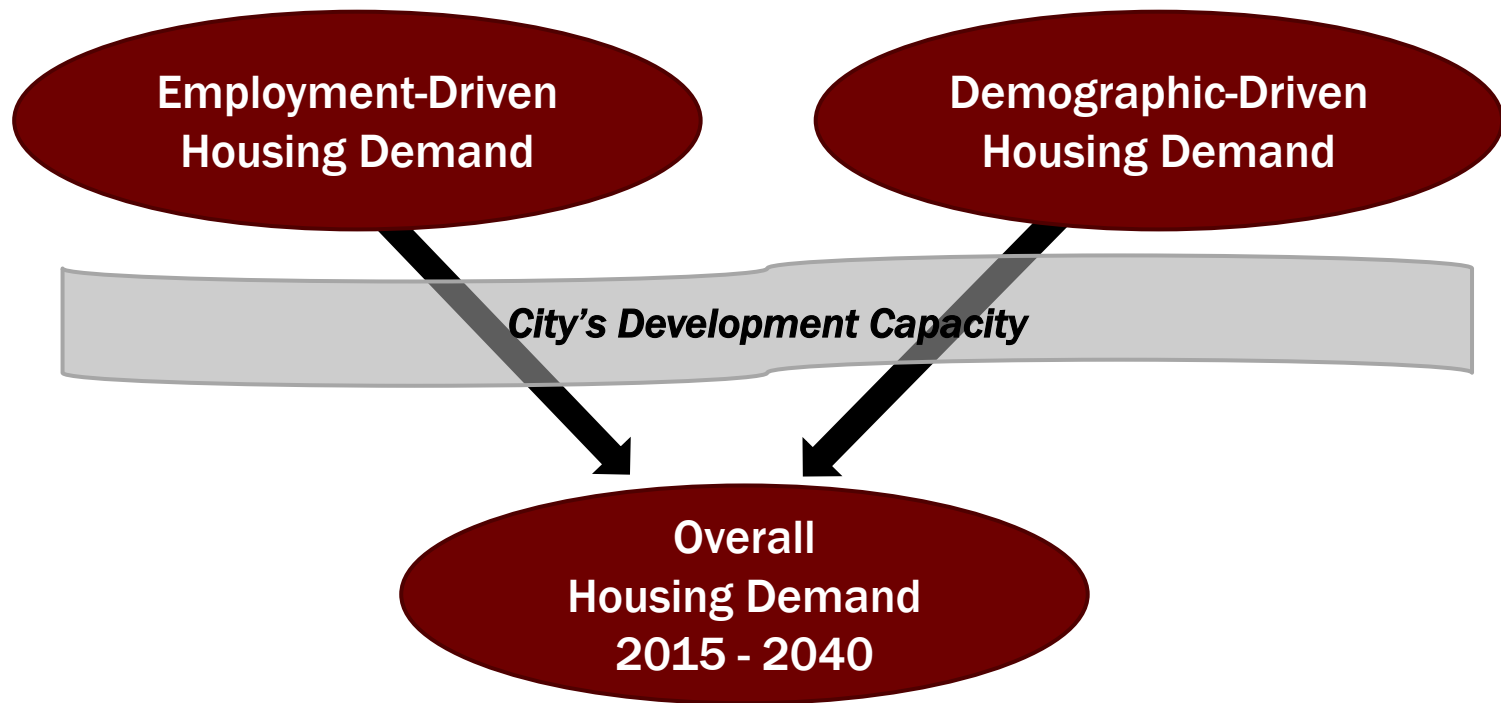
## Vision Statement

Ensure that current and future Rockville residents have a diverse array of quality housing choices that are affordable and livable, at all socio-economic levels.

## Goals

- Foster sufficient market-rate housing development to provide housing affordable for the wide range of those who live, and wish to live, in Rockville.
- Create and improve incentives, programs, and policies for production and preservation of quality affordable housing.
- Expand and improve Rockville's public and assisted housing programs for low- and very-low-income residents.

# Forecasting Housing Needs in the City of Rockville



## Household Characteristics

Age  
Household Size and Composition  
Disability Status  
Household Income



## Household Unit Characteristics

Tenure (owner/renter)  
Type (SFD, SFA/TH, MF)  
Price/Rent

# WHAT IS AFFORDABILITY? AREA MEDIAN INCOME?

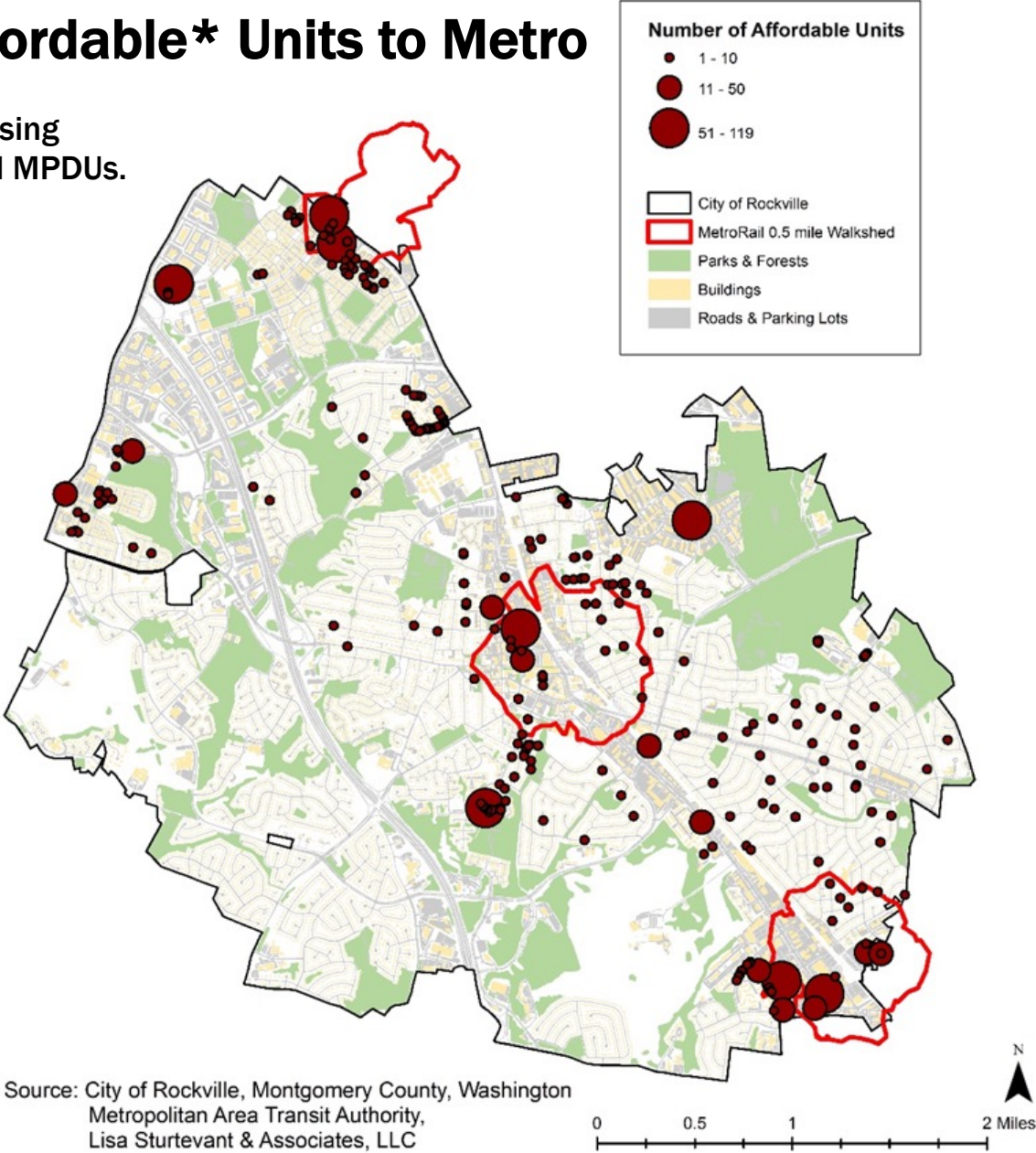
- The U.S. Department of Housing and Urban Development (HUD) defines affordability when a person or household allocates no greater than 30% of its gross income towards housing cost, including utilities.
- This is the definition lenders and governmental entities use when designing programs or mortgage products.
- The Area Median Income (AMI) for the DC Metro area is \$129,000 for a household size of four → 50% of the households make less and the other 50% makes above.

# INCOMES AND AFFORDABILITY

Income Group	Type of Household	Affordable Rent or 30% of Income
<b>0-30% AMI</b> \$0-\$38,700 family of four \$0-\$27,090 single person	Seniors and/or disabled on fixed incomes. Low-wage workers, including many retail, restaurant and day care workers.	\$0 - \$968 family of four \$0 - \$677 single person
<b>30-60% AMI</b> \$38,700-\$77,400 family of four \$27,090-\$54,190 single person	One person working as an administrative assistant, electrician, or teacher's aide. Two workers in the retail, restaurant or childcare sectors.	\$968 - \$1,935 family of four \$677 - \$1,355 single person
<b>60-80% AMI</b> \$77,400-\$103,200 family of four \$54,190-\$72,240 single person	One or two workers in entry-level, including research associates, program managers, nursing aids and nurses (LPNs).	\$1,935 - \$2,258 family of four \$1,355 - \$1,806 single person
<b>80-100% AMI</b> \$103,200-\$129,00 family of four \$72,240 - \$90,300 single person	One or two workers in entry- or mid-level jobs, including police officers, fire fighters, schoolteachers and IT support personnel.	\$2,580 - \$3,225 family of four \$1,806 - \$2,258 single person
<b>100-150% AMI</b> \$129,000-\$193,500 family of four \$90,300-\$135,950 single person	One or two workers in mid-level professional jobs, including researchers, scientists, association professionals and financial analysts.	\$3,225 - \$4,838 family of four \$2,258 - \$3,399 single person

# Proximity of Affordable\* Units to Metro

\*Includes subsidized housing units (HCV, RHE, etc.) and MPDUs.



Source: City of Rockville, Montgomery County, Washington Metropolitan Area Transit Authority, Lisa Sturtevant & Associates, LLC

# RECENT DEVELOPMENT PROJECTS

## Rental Product

- 50 Monroe
- Upton II
- Kanso @ Twinbrook

## Homeownership Product

- King Farm
- Chapman Row
- Tower Oaks

## Proposed/Pipeline

- Key West site—rental
- 1800 Twinbrook – rental
- King Buick – homeownership
- Potomac Woods (includes a senior housing with services component)



# Matching Tools with Need: Range of Policy Options

**Financial Tools**

**Land Use Tools**

**Other Tools**

**Existing Programs**

**New Programs**

# Strategies

## Financial Tools

### Existing Tools

Public Housing  
Housing Choice Vouchers (HCV)  
LIHTC

Housing Opportunity Fund  
Montgomery Housing Initiative Fund  
PILOT

CDBG - Single-Family Rehab  
Downpayment Assistance

### New Tools

General Appropriations  
Local Housing Vouchers  
Multi-Family Property Tax Exemption  
Homeowner Property Tax Relief

In Lieu Fee – Small Projects  
Condo Conversion Fee  
Employer-Assisted Housing

# Strategies

## Land Use Tools

### Existing Tools

MPDU

### New Tools

Public Land

Density Averaging

Medium Density Housing Zoning

Accessory Dwelling Units

Special Housing Preservation District

Modified Parking Standards

# Strategies

## Other Tools

### Existing Tools

Code Enforcement

### New Tools

Inventory of At-Risk Properties

Universal Design  
Villages Model

# Key Strategies

## Modifications to MPDU Program

- Increase and improve monitoring
- Revise price/income thresholds for ownership units
- Review bonus density program
- Production
- Target households
  - Incomes up to 100% AMI
  - Seniors
  - Persons with Disabilities
  - Families

# Key Strategies

## Accessory Dwelling Units

- Establish a policy that allows accessory units on the same lot both within and outside of primary structure
- Undertake a public process to address potential concerns about parking, traffic, density, neighborhood character, etc.
- Production
- Target Households:
  - Incomes 60 to 100+% AMI
  - Seniors
  - Persons with Disabilities
  - Families

# Key Strategies

## Public Land for Housing

- Create an inventory of undeveloped and underdeveloped publically-owned land
- Conduct a public process to identify potential sites that may be suitable for affordable housing
- Production
- Target Households:
  - Incomes 60 to 100+% AMI
  - Seniors
  - Persons with Disabilities
  - Families

## RECENT PROGRAM (MPDU) CHANGES

- Expanded income band and rent calculation—incomes were expanded to include up to 120% of AMI.
- Require 15% set-aside throughout the city (eliminating 12.5%).
- Extended control period to 99 years for rental products.



# PROPOSED/ POTENTIAL CHANGES

- Establish a policy that allows accessory units on the same lot both within and outside of primary structure
- Allow zoning flexibility to encourage for “missing-middle housing”.
- Potential review of parking requirements.
- Changes to MPDUs
  - Senior Housing with services
  - Workforce housing