



**Community Development
Block Grant
Community Needs
July 21, 2014**



Demographics Population

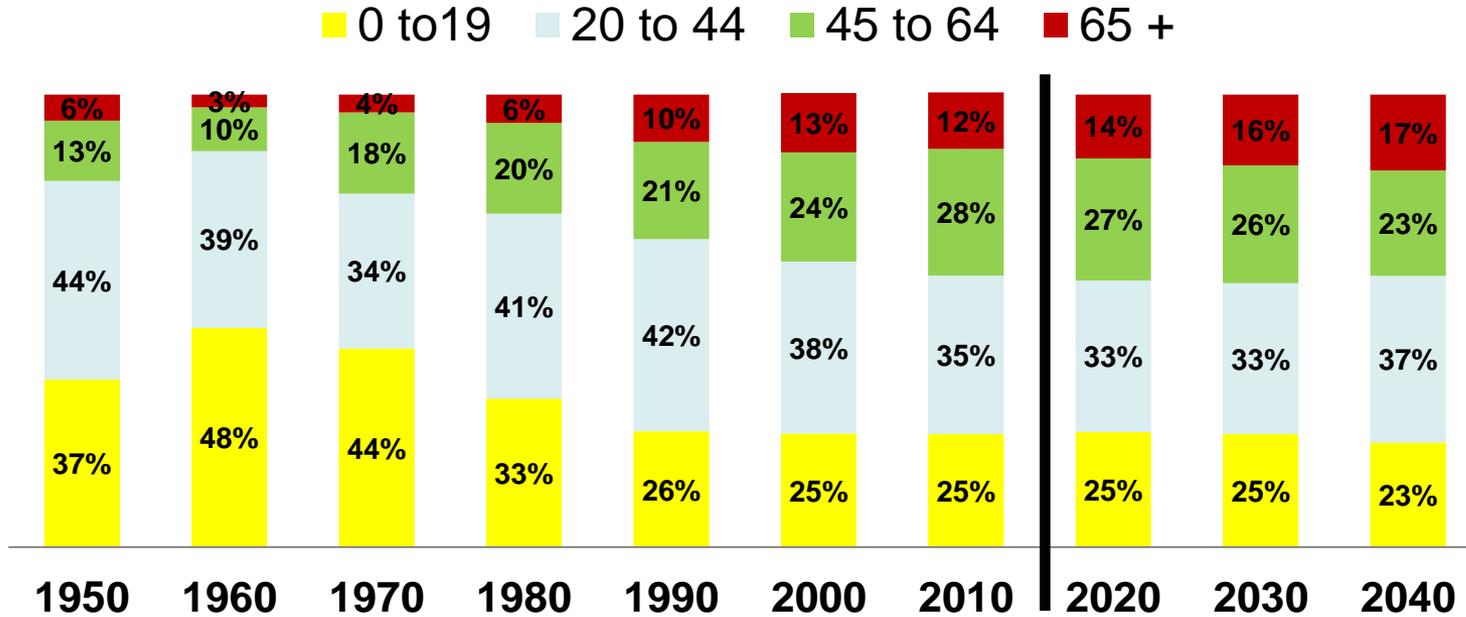
- Population
61,209 people (2010 Census)
- Experienced 29% population growth between
2000 – 2010
- Population projected to increase by 35% by
2040 – to 82,700 people



Demographics

Age Distribution

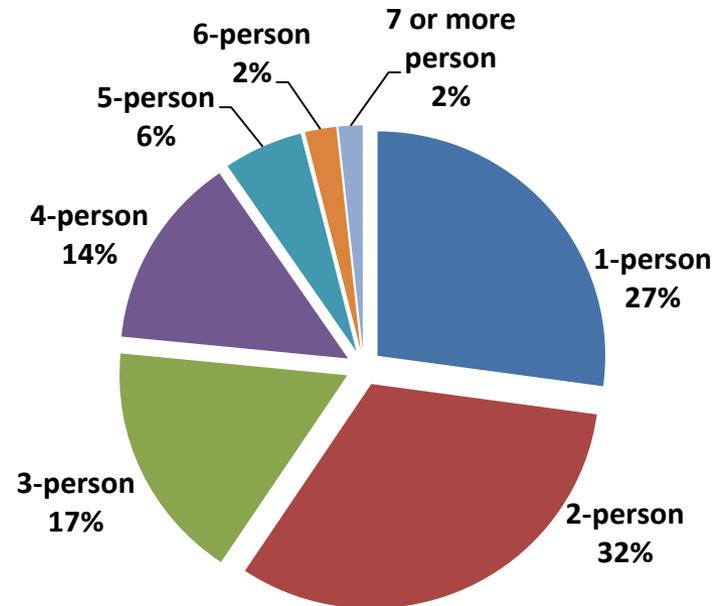
- Proportion of population aged 45 to 64 and 65+ is increasing





Demographics Household Size

- Rockville's average household size is declining
 - From 2.70 in 2000 to 2.54 in 2010
- Renter households have a smaller average household size than homeowner households
 - 2.20 vs. 2.60
- 1-person and 2-person households make up 59% of Rockville households



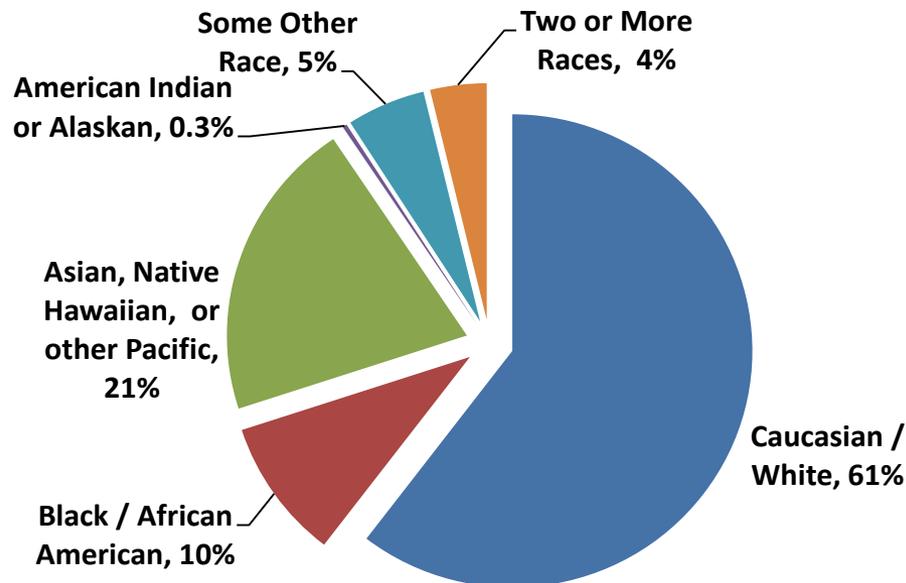


Demographics

Racial and Ethnic Diversity

- Rockville is a racially diverse community with growing Asian and Latino communities
 - Asian population grew from 15% to 21% from 2000 – 2010
 - Hispanic population grew from 12% to 14% from 2000 – 2010

Rockville's Racial Breakdown



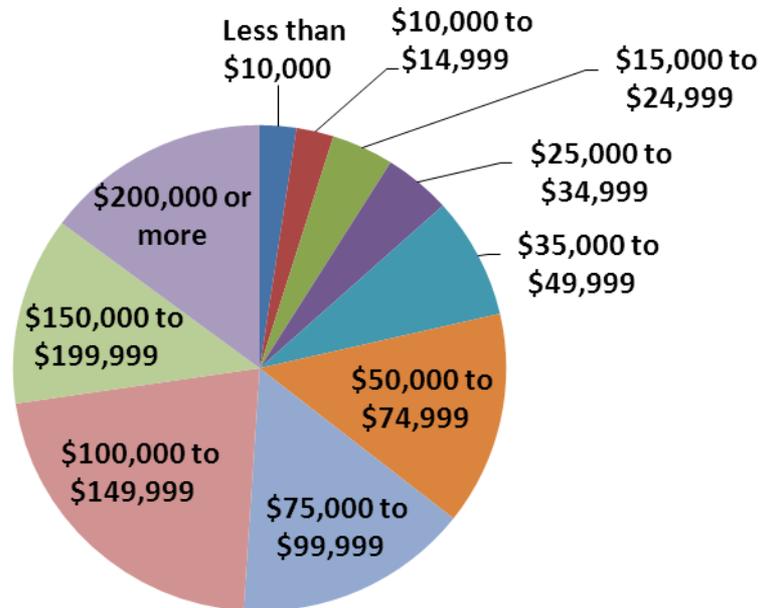


Demographics

Household Income

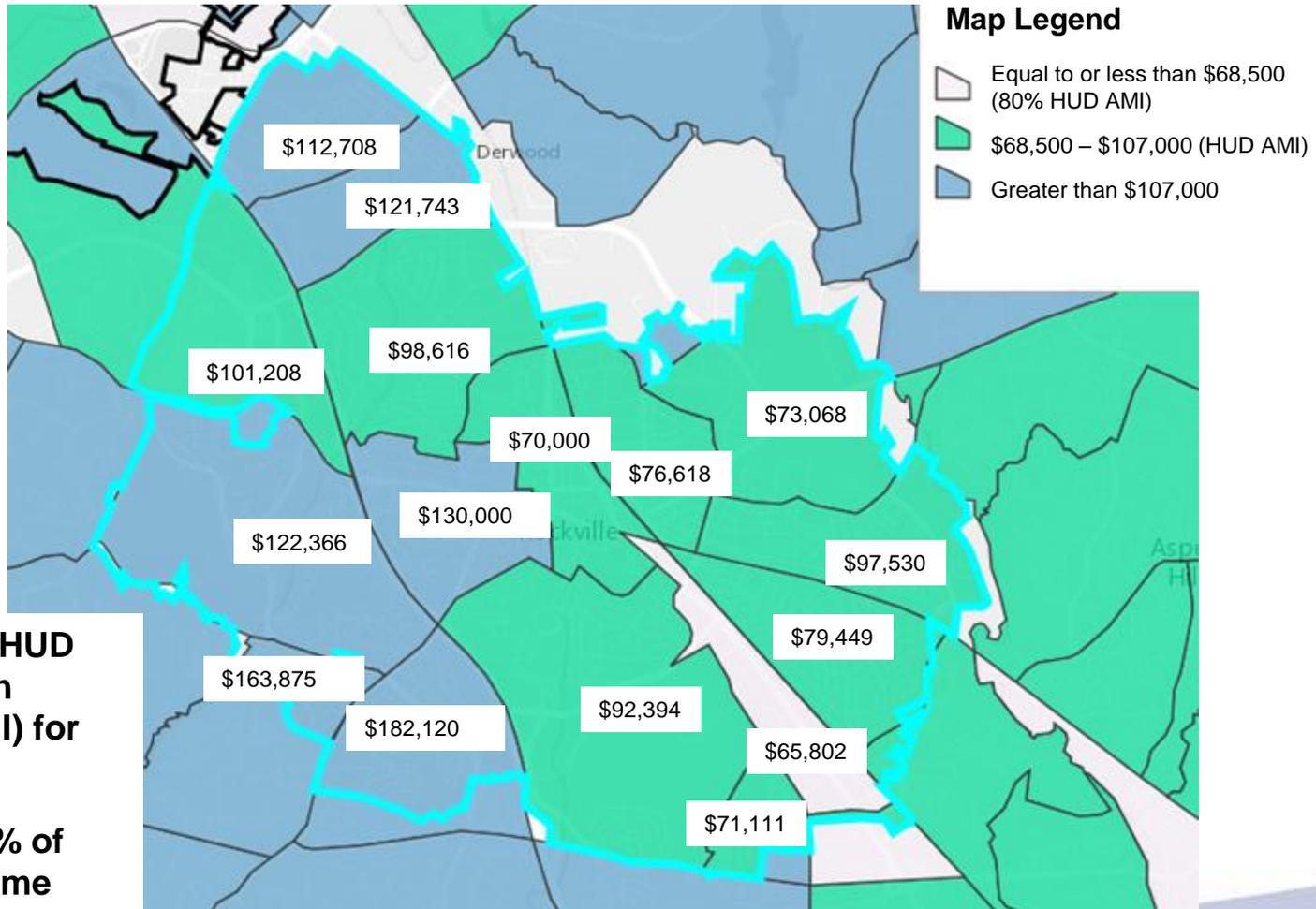
- Census median household income \$97,667
- 35% of households below \$75,000 per year

Household Income Distribution





Demographics Median Household Income



- **\$107,000 is HUD Area Median Income (AMI) for family of 4**
- **\$68,500 (80% of AMI) is income limit for CDBG**



Demographics

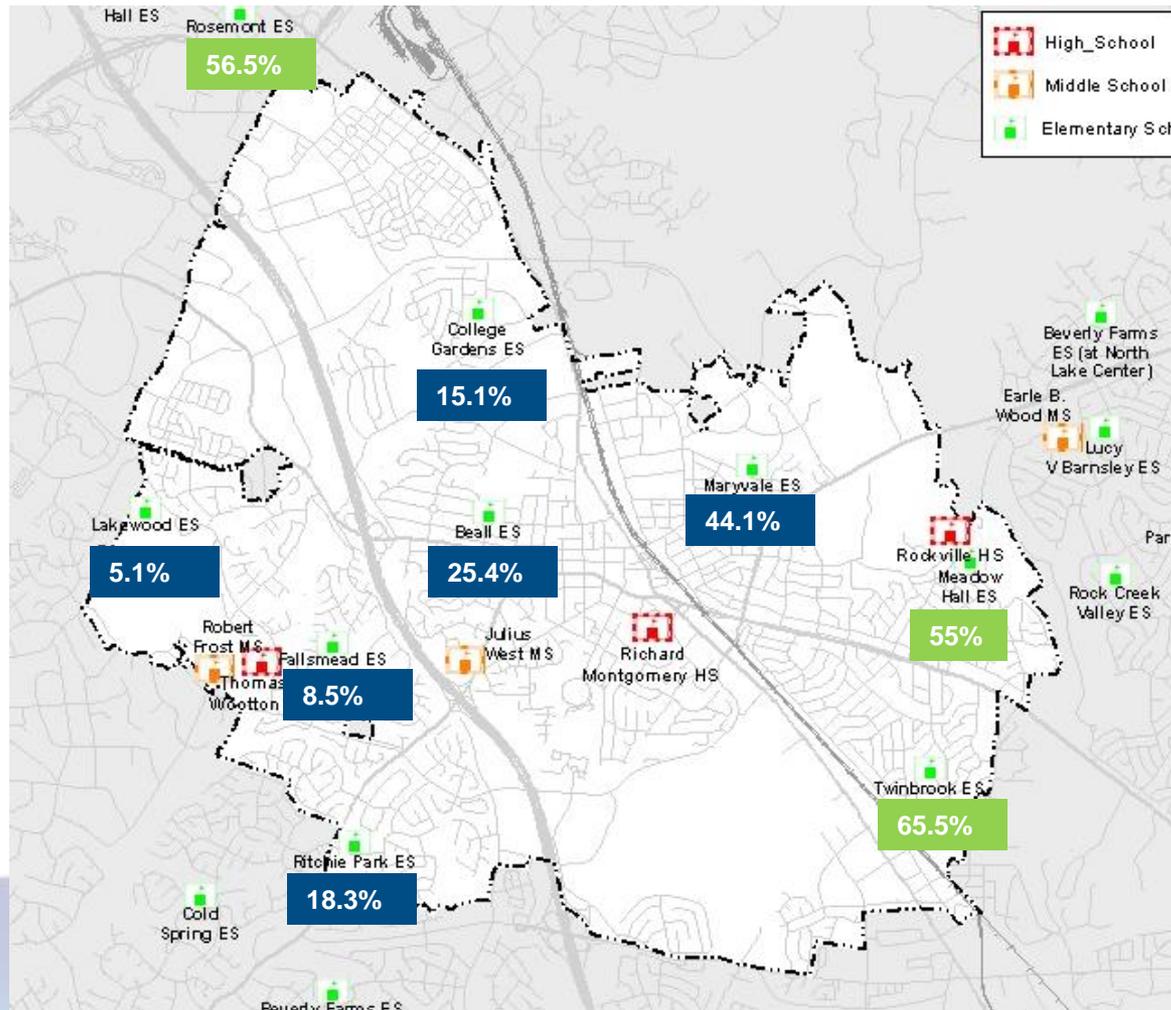
Poverty

- Rockville has a low poverty rate of 5.5%
- Poverty among certain groups in Rockville is higher
 - Female-headed families – 8.7%
 - 65 and older – 6.5%
 - Children under 18 years old – 6.3%



Demographics

Poverty – Free and Reduced Price Meals





Housing Characteristics Units & Tenure

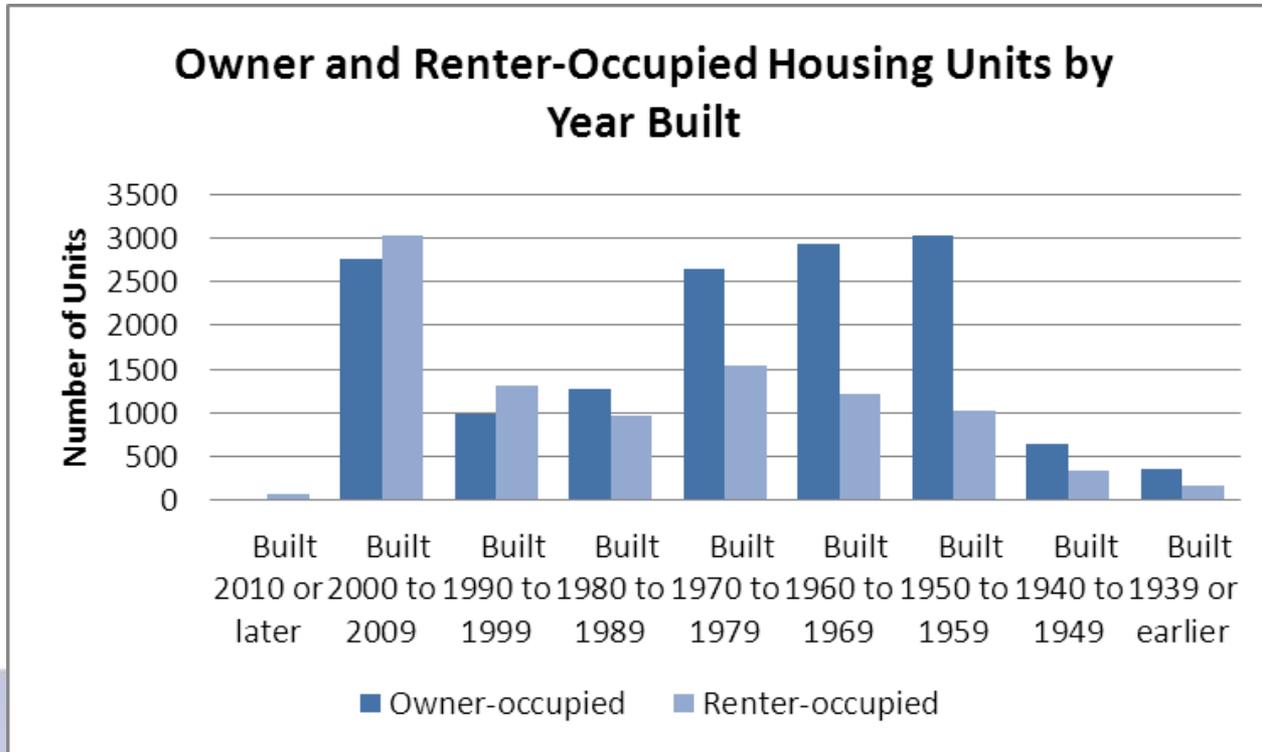
- Approximately 25,000 housing units
 - Number of units increased by 40% between 2000 and 2010
 - Due to annexations of King Farm and Fallsgrove
- Housing Tenure
 - 60% homeownership
 - 40% rental



Housing Characteristics

Year Unit Built – Owned vs. Rental

- Over 8,000 currently owner-occupied units were built from 1950 to 1979

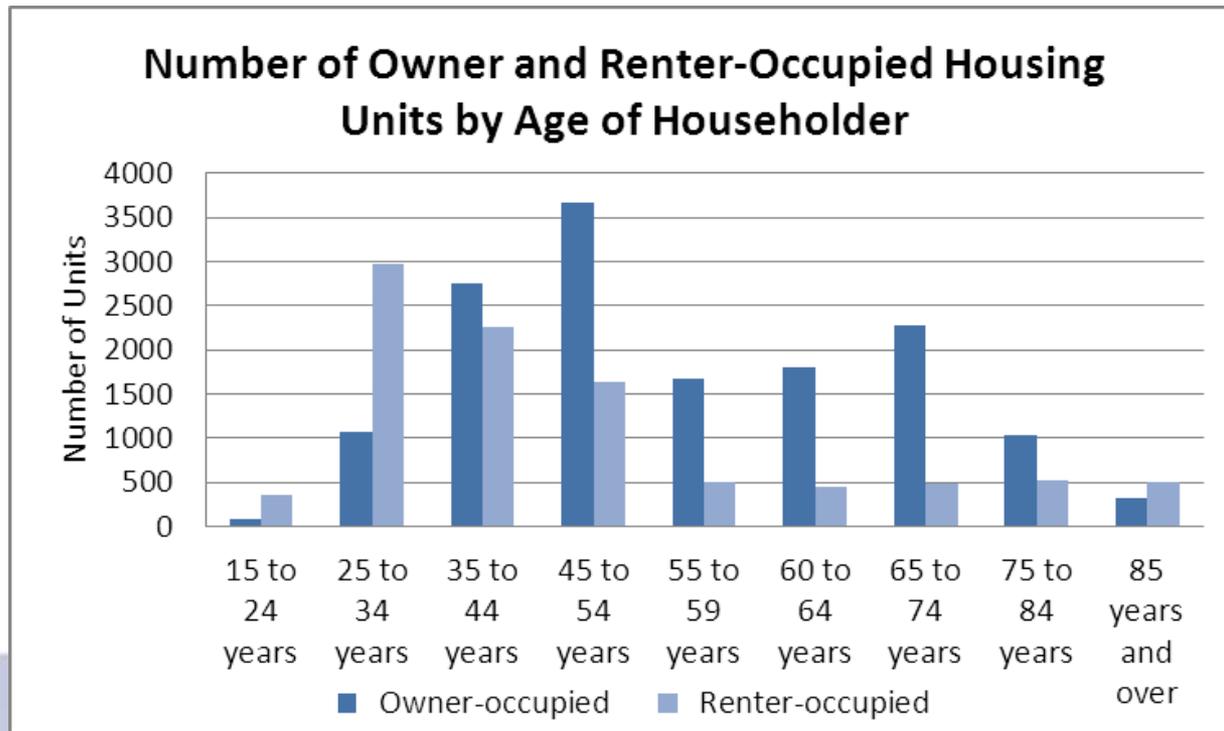




Household Characteristics

Householder Age

- Homeowners tend to be older; renters tend to be younger

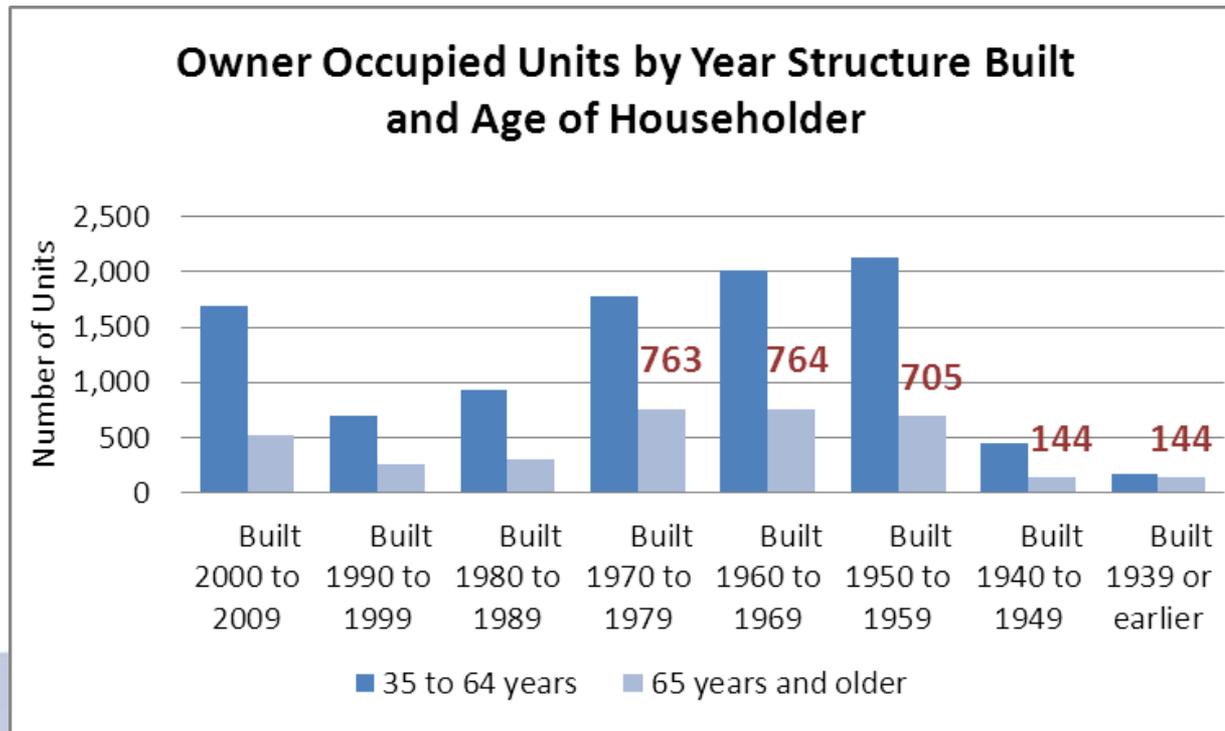




Housing Characteristics

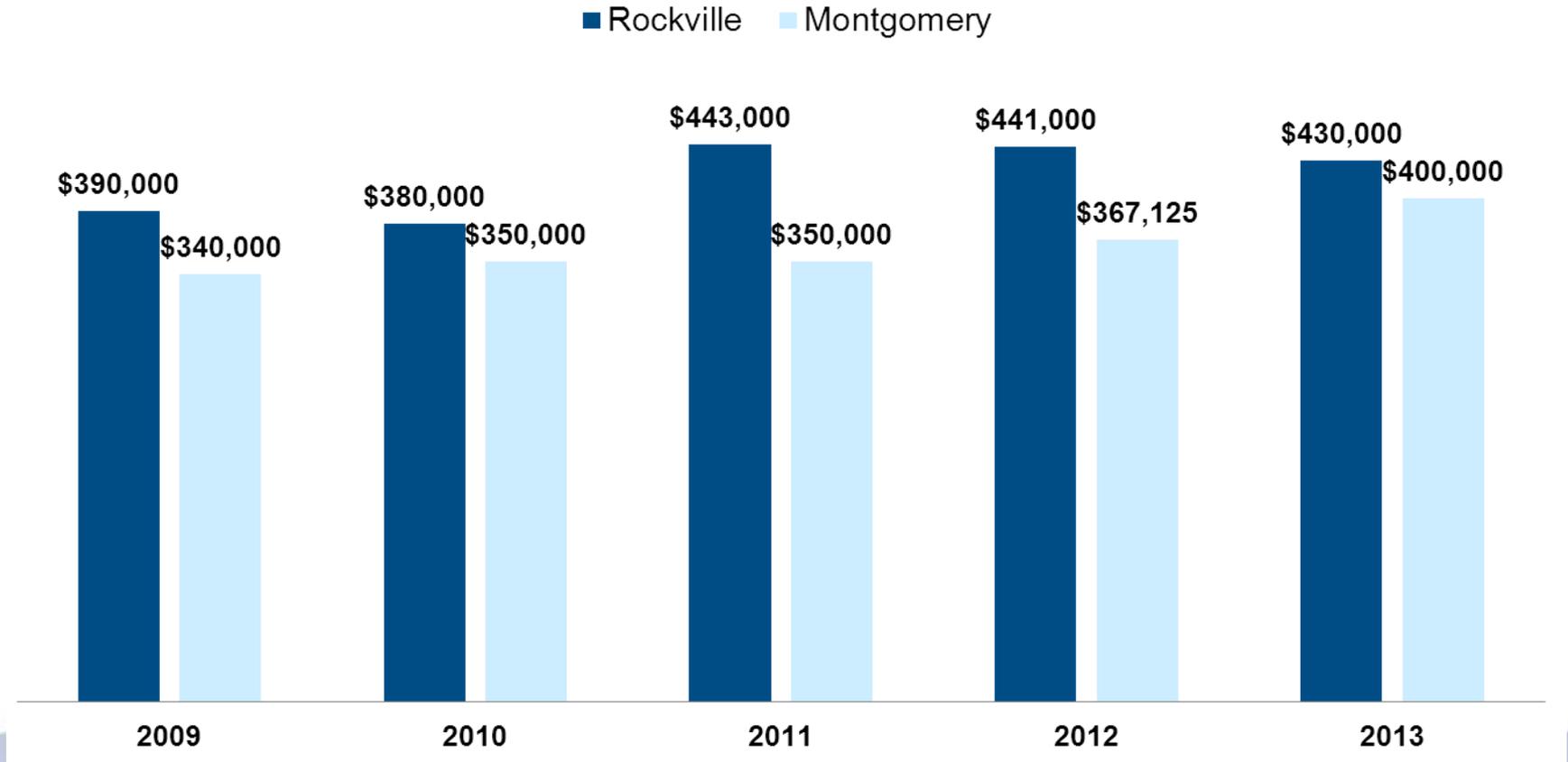
Age of Owner-Occupied Units by Age of Householder

- 2,520 retirement age households living in units constructed before 1970





Housing Costs Median Sales Price





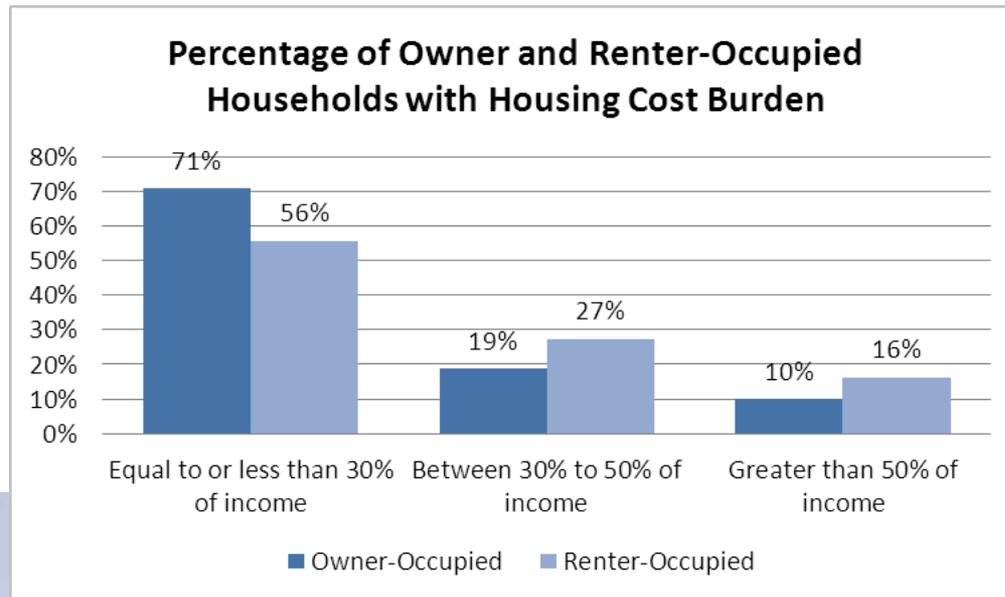
Housing Costs Rental Market

- 2012 average rent in Rockville was \$1,675
 - Compared to \$1,476 countywide
- Rockville's average vacancy rate was 3.4%
 - The County vacancy rate was 3.5%
 - Low vacancy rates → difficult, more expensive market for renters



Housing Cost Burden

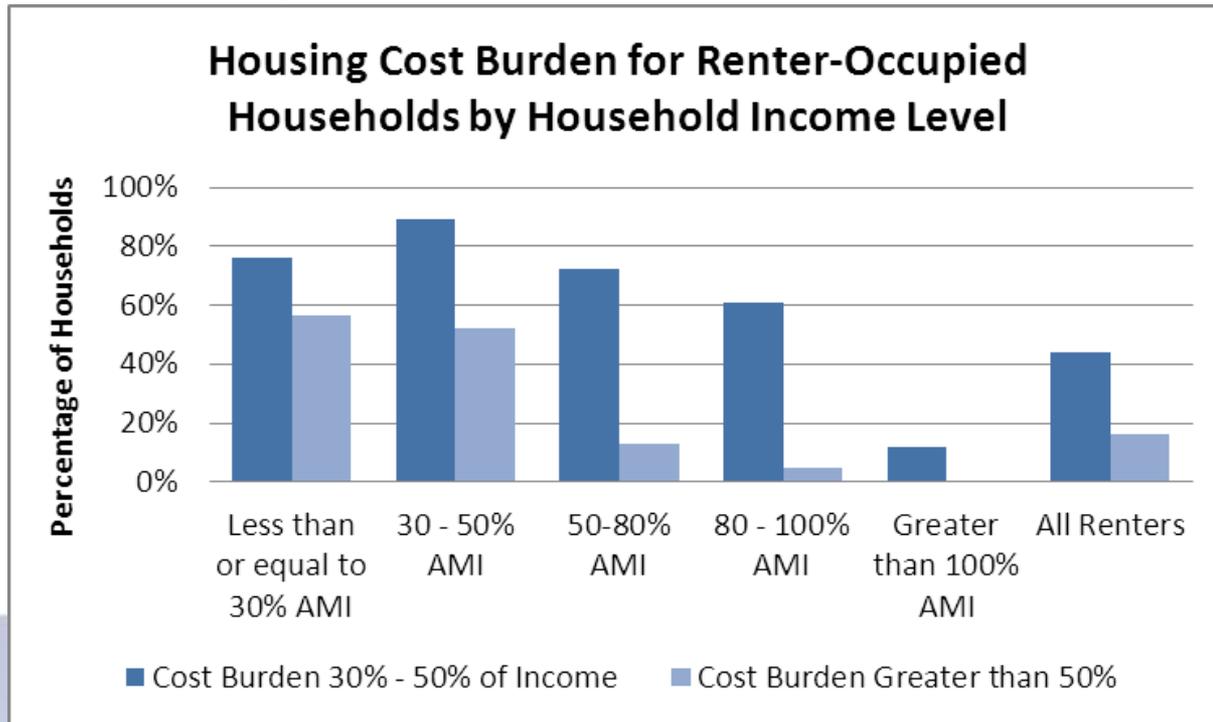
- 43% of renters and 29% of owners pay more than 30% of their household income for housing costs
- 16% percent of renters and 10% of owners are severely burdened by housing costs





Housing Cost Burden Renters

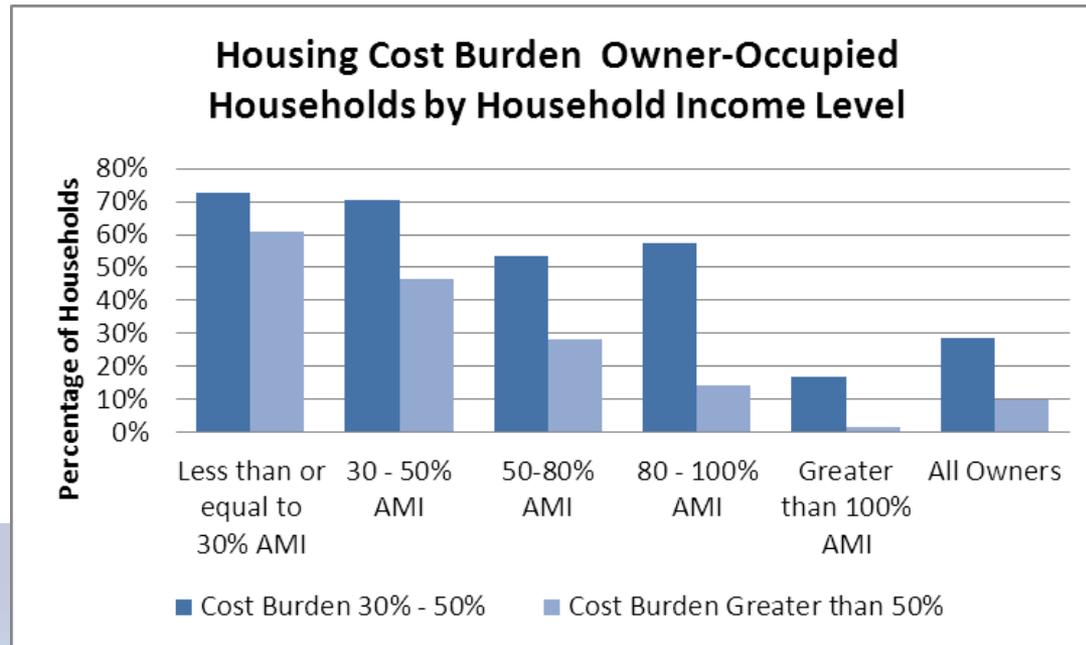
- Housing cost burdens are greatest for renter households with incomes below 50% of AMI (\$53,500 for a family of 4)





Housing Cost Burden Homeowners

- Homeowners with household incomes at or below 100% AMI (\$107,000) experience housing cost burdens, but burdens are greatest for households at and below 50% of AMI





Housing Program Wait Lists

- Rockville Housing Enterprises
 - 4,225 households waiting for 105 units of public housing
 - 4,527 households waiting for approximately 400 rental housing subsidies
 - Many families are on both waiting lists
- Single-Family Rehabilitation
 - 13 homeowners are on the wait list
 - Down from over 26 last year



Rockville's Affordable Housing Stock

- Rockville has about 2,500 units of committed, income-restricted, affordable housing – approximately 10% of housing units in the city

Affordable Housing Type	Number of Units
MPDU (rental and homeownership)	868
Assisted Elderly	693
Workforce Housing – ownership	49
Other affordable (tax credit, other subsidized)	385
Housing Choice Vouchers	About 400
Affordable homeownership	38
Scattered site public housing	29
Conventional public housing	76