

Rent Regulations and the Montgomery County Rental Housing Market

Appendix C: DHCA Annual Rental Facility Occupancy Survey

This appendix includes the items listed below related to DHCA’s Annual Rental Facility Occupancy Survey.

- Multi-Family Survey Questionnaire C-1**
- Single Unit Survey Questionnaire C-4**
- Rent Trends Comparison..... C-6**
- Analysis of Double Digit Rent Increases.....C-8**

Save

Please review your rental property's "Information on File" with DHCA on the left.

Basic Information

Community Name	Test Property		
On-Site Rental Address	Rockville		4
	Rockville		20850
Year Built	0		
Structure Type	Mixed Structure Types		
Total Licensed Units	20		
Rental Office Phone Number	(240)777-3700		
Rental Office Email Address			
Community Website Url	montgomerycountymd.gov/dhca		

Preparer Information

Preparer's Name	John Doe
Preparer's Title	Manager
Preparer's Business Phone	2407773700
Preparer's Email	a@b.com
Preparer's Cell/Alternate Phone	Enter your Cell or Alternate phone here

Please complete all information below on rental property including renovations, services and utilities.

Survey Information

What type of lease(s) are available at Initial Occupancy? One Year; Two Year; Monthly

Indicate the standard security deposit required Half Month's Rent

How often are street rents (rents offered to perspective tenants off the street) changed? Weekly

Specify renovations completed at the property in the past twelve months. (Check all that apply.) Common Areas

Average Total Administration expenses increase/decrease over the past twelve months (xx.xx%) Enter Administration Expenses Increase here

Average Utilities expenses increase/decrease over the past twelve months (xx.xx%) Enter Utilities Expenses Increase here

Average Taxes/Insurance expenses increase/decrease over the past twelve months (xx.xx%) Enter Taxes Insurance Expenses Increase here

Average Repair/Maintenance expenses increase/decrease over the past twelve months (xx.xx%) Enter Maintenance Expenses Increase here

Pets Allowed? "Check if Yes"

Select + sign to add each (services/utilities/special needs) that is available to tenants

What Services are available to tenants?

+	Service Type	Paid by Landlord	Paid by Tenant (If known)	Tenant Paid Amount (If known)	Tenant Payment Frequency (If known)	If Other (Explain)
No data to display						

What Utility Services are available to tenants?

+	Utility Type	Paid by Landlord	Paid by Tenant (If known)	Tenant Paid Amount (If known)	Tenant Payment Frequency (If known)	If Other (Explain)
No data to display						

What Special Needs are available to tenants?

+	Special Need Type	Units Count	If Other (Explain)
No data to display			

I acknowledge the information entered is complete and accurate

Save

This tab is just for uploading current rent roll

Using the Survey Units Spreadsheet exported below, enter or update all the rental units' information in your facility as of April 1st of current year.

- Unit Number = unique number assigned to the unit
 - Numbers, letters or combination only
 - Do not enter #, Symbols or Decimal Points
- Bedrooms = Number of bedrooms in unit
 - Loft or Den is considered .5 bedroom
 - 0 is for Efficiency Unit
 - Enter 0, 0.5, 1, 1.5, 2, 2.5, 3, 3.5, 4, 4.5, 5 only
- Occupy Date = Effective Date of lease, move-in date for current tenant, owner or employee
 - Enter MM/DD/YYYY
 - M = Month; D = Day of Month; Y = Year
- Current Rent or Street Rent (rent offered to a prospective tenant) = Rent on April 1st.
 - Required information for all units
 - Enter whole numbers only
 - Do not enter \$, Symbols or Decimal Points
 - **TOTAL Rent Received** for Unit = Tenant Payment + Subsidy Payment
 - If owner or employee doesn't pay rent, enter 0 in Rent column
- Vacant = Yes or No
 - Was unit vacant or not under a contract on April 1st
- Number of Vacant Days (if vacant)
 - Enter the number of days vacant after April 1st last year to March 31st current year
 - Enter whole numbers only
- Owner Employee Occupied = Yes or No
 - Unit is occupied by owner or employee
 - If owner or employee doesn't pay rent, enter 0 in Rent column

Upload (Excel spreadsheets only)

browse

Upload Survey Units Information

Export to XLSX

Enter text to search...

Survey Year	Unit Number	Number of Bedrooms	Occupy Date	Rent	Vacant	Number of Vacant Days	Employee Occupied
2021	10801-101	3	6/14/2013	\$2,095.00	No		0 No
2021	10801-102	3	10/1/1987	\$2,070.00	No		0 No
2021	10801-201	3	9/6/2019	\$2,250.00	No		0 No
2021	10801-202	3	11/5/2013	\$2,190.00	No		0 No
2021	10801-T1	1	9/30/2015	\$1,540.00	No		0 No
2021	10801-T2	2	3/30/2018	\$1,955.00	No		0 No
2021	10803-101	2	8/1/2010	\$1,815.00	No		0 No
2021	10803-102	2	10/2/2020	\$1,795.00	No		0 No
2021	10803-201	2	3/22/2019	\$1,845.00	No		0 No
2021	10803-202	2	5/26/2020	\$1,795.00	No		0 No

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Navigation icons: Home, Previous, 1 (selected), 2, 3, 4, Next, End

Page size: 10

Save

Please review the Affordability Programs effective at your facility and update the information as needed.

Affordable Restrictions

Is this a Senior-Only facility "Check if Yes"

If there are Affordability Programs, please identify the income-restriction(s) below:

Number of 30% AMI Units	<input type="text" value="12"/>
Number of 40% AMI Units	<input type="text" value="0"/>
Number of 50% AMI Units	<input type="text" value="0"/>
Number of 60% AMI Units	<input type="text" value="0"/>
Number of 65% AMI Units	<input type="text" value="0"/>
Number of 80% AMI Units	<input type="text" value="10"/>
Number of MPDU Units	<input type="text" value="0"/>
Other - Please specify	<input type="text" value="0"/>
When do the affordability restrictions expire?	<input type="text" value="MM/dd/yyyy"/>

Please identify the source of the Affordability Programs:

County - Housing Initiative Fund	<input type="checkbox"/> "Check if Yes"
County - Payment in Lieu of Taxes	<input checked="" type="checkbox"/> "Check if Yes"
County - Rental Agreement to Preserve Affordability	<input type="checkbox"/> "Check if Yes"
County - Moderately Priced Dwelling Units	<input type="checkbox"/> "Check if Yes"
Federal - HOME Program	<input type="checkbox"/> "Check if Yes"
Federal - Low Income Housing Tax Credits	<input checked="" type="checkbox"/> "Check if Yes"
HOC - Managed/Owned Project	<input type="checkbox"/> "Check if Yes"
HOC - Public Housing	<input type="checkbox"/> "Check if Yes"
HOC - Project-Based Section 8	<input checked="" type="checkbox"/> "Check if Yes"
Other - Please specify	<input type="text" value="Enter Other Source information"/>



2023 Single Unit Rental Housing Survey

Due April 30, 2023

License Number

Rental Address

Apt/Unit

City

Zip Code

Structure Type

Single Family

Condominium

Town Home

Year Built

Number of Bedrooms

Owner Name (First, Middle, Last)

Street Address

Apt/Unit

City

Zip Code

State

Country

Day Phone

Cell Phone

Evening Phone

Email Address

Owner 2 Name (First, Middle, Last)

Street Address

Apt/Unit

City

Zip Code

State

Country

Day Phone

Cell Phone

Evening Phone

Email Address

Was the property vacant on April 1, 2023?

Yes

No

What was the rent on April 1, 2023?

Reporting period April 2, 2022 to April 1, 2023 :

Lease Start Date for current tenant

Lease Term (6 months, 1 yr, 2 yrs)

The number of days the property was vacant.

Is the property in a Homeowners Association (HOA)/Common Ownership Community (COC)?	Yes	No
If yes, have you notified the governing board of the property's rental status?		
Are you current on fees to the Homeowners Association (HOA)/Common Ownership Community (COC) -- that is, not more than 30 days past due?	Yes	No

Reason why the previous tenant moved out

Previous Rent on April 1st, 2022

Have you checked for random in the last 3 years ?	Yes	No
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If yes provide date

Full Name of HOA/COC.

If sold, settlement date.

I attest that the above information is true, correct, and complete to the best of my knowledge.

Preparer (First Name, Last Name)

Title

Phone Number

Email Address

Mail to : DHCA/Licensing and Registration, 1401 Rockville Pike, 4th Floor, Rockville, MD 20852 Or

Email to : DHCA.Licensing@MontgomeryCountyMD.gov, Subject Line- 2022 Rental Survey

Reminder - Per the reporting requirements of Montgomery County Code Chapter 29-51, landlords must maintain records of certain information and make available if the County requests.

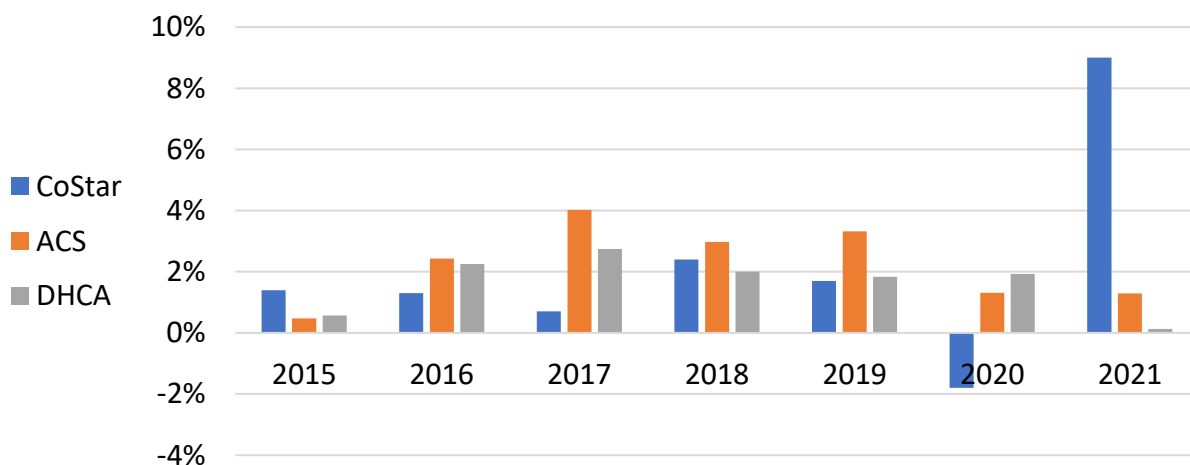
Rent Trends Comparison

Chapter 5 of this report describes data on rents in multi-family rental properties in Montgomery County from the Department of Housing and Community Affairs’ Annual Rental Facility Occupancy Survey. As noted in Chapter 5, two additional sources offer data on trends in rental housing rents in Montgomery County: the American Community Survey (ACS) and CoStar. The ACS is a national annual survey of a sample of households conducted by the U.S. Census Bureau. The ACS includes rent data on all renter-occupied housing units, including single-unit rentals. CoStar is a national real estate analytics firm that surveys larger apartment buildings about asking rents for vacant units. Each source of data covers a different universe of rental units and is available for different time periods.

In comparing DHCA’s data on trends in median rents in Montgomery County to ACS and CoStar data, OLO found that each of these sources presents a different picture of trends in Montgomery County residential rents. However, for the period from 2015 to 2021, each showed an average annual increase in average or median rents from the previous year of about 2% in nominal dollars (not adjusted for inflation) or 0-1% in inflation-adjusted dollars. These similarities indicate that data from the DHCA survey are reliable for understanding overall trends in the rental market.

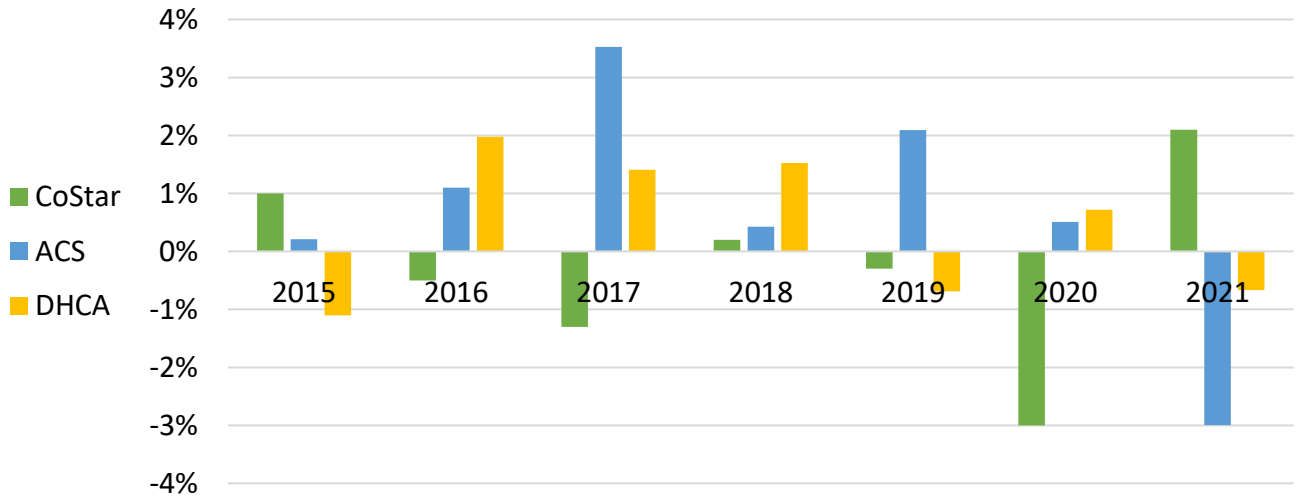
The following charts display percentage changes in median (for DHCA survey and ACS data) or average (for CoStar data) rents from the previous year. The first chart displays percentage changes in nominal dollars (not adjusted for inflation), while the second chart displays percentage changes in real dollars (adjusted for inflation).

Percentage Changes in Rents in Montgomery County in Nominal Dollars, 2015-2021



Sources: “Overview of Rental Housing in Montgomery County,” Montgomery Planning, attached to staff report from Pamela Dunn, Naeem Mia and Eunice Jeong to Planning, Housing, and Parks (PHP) Committee, January 25, 2023; U.S. Census Bureau, American Community Survey 1-Year Estimates, 2015-2021, Table B25056; and DHCA Annual Rental Facility Occupancy Survey.

**Percentage Changes in Rents in Montgomery County in Real Dollars*,
2015-2021**



Sources: “Overview of Rental Housing in Montgomery County,” Montgomery Planning, attached to staff report from Pamela Dunn, Naeem Mia and Eunice Jeong to Planning, Housing, and Parks (PHP) Committee, January 25, 2023; U.S. Census Bureau, American Community Survey 1-Year Estimates, 2015-2021, Table B25056; and DHCA Annual Rental Facility Occupancy Survey.

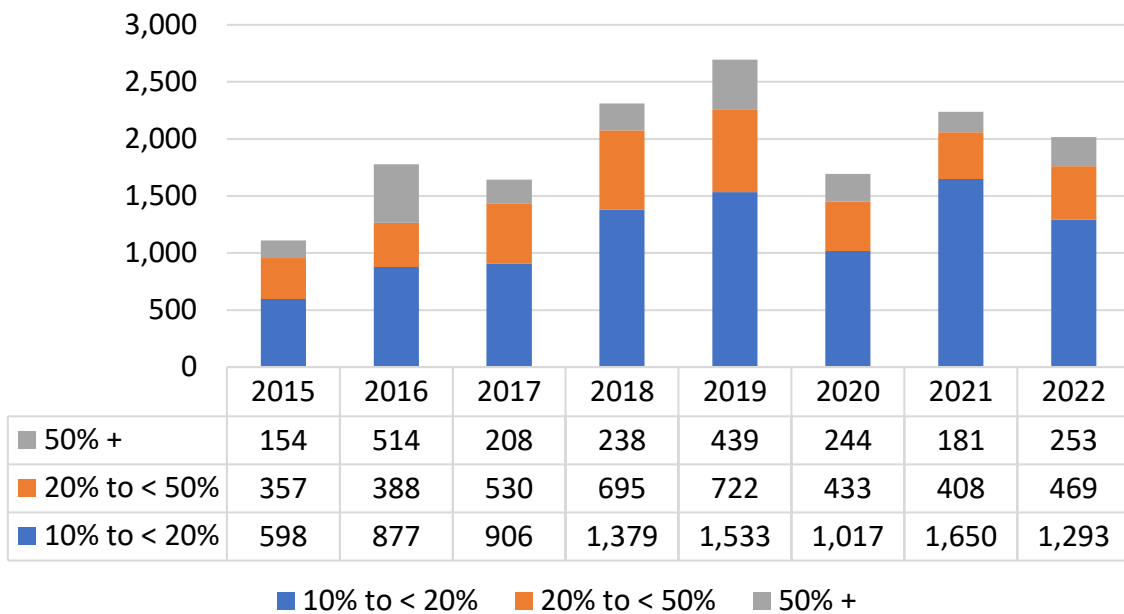
* Adjusted for inflation using the Washington-Arlington-Alexandria, DC-VA-MD-WV Consumer Price Index for All Urban Consumers (CPI-U)

Holdover Units with Double-Digit Rent Increases

Chapter 5 of this report includes an analysis of rent changes in units in multi-family properties from 2015 to 2022. The data are from DHCA's Annual Rental Facility Occupancy Survey. Data show that most annual rent changes in holdover units were below 2%. At the same time, about 5% of rent changes between 2015 and 2022 were 10% increases or more, accounting for about 1,100 to 2,700 units per year among reported units and a total of over 15,400 rent increases from 2015 to 2022. This appendix offers additional analysis of double-digit increases in rents from 2015 to 2022.

The chart below displays annual double-digit rent increases between 2015 and 2022. The data show that double-digit rent increases peaked in 2019 at nearly 2,700 units, or 6% of all holdover units with rent change data for that year.

Number of Holdover Units with Double-Digit Rent Increases, 2015-2022



To understand whether double-digit increases were concentrated in newer buildings, OLO examined the number of double-digit increases that occurred in properties built within the 15 years prior to the applicable survey year. Overall, OLO found that 19% of double-digit increases (2,993 increases) from 2015 to 2022 occurred in units in properties built within the prior 15 years. For context, 17% of all rents reported during this period were associated with units in properties built within the prior fifteen years. This analysis shows that double-digit increases were not concentrated in newer buildings.

The next table displays data on double-digit rent increases by zip code from 2015 to 2022 (for zip codes with at least 500 double-digit increases reported). The data in this table include approximately 83% of all units with double-digit increases over the time period. The data show that:

- 20910 (Silver Spring) included 20% of all double-digit rent increases and 17% of all rents reported.
- 20850 (Rockville) included 11% of all double-digit rent increases and 7% of all reported rents.

Of note (as described in Chapter 5), jurisdictions that do not fall under DHCA’s authority for rental licenses had lower overall response rates to the survey (e.g., Gaithersburg, Rockville and Takoma Park). In addition, as noted in Chapter 5, the DHCA dataset includes subsidized and rent-restricted units that cannot be filtered out. Differences in the share of subsidized or rent-restricted units by zip code may impact the below analysis.

Number of Double-Digit Rent Increases by Zip Code, 2015-2022

Zip Code	City	Total Double Digit Increases	% of All Double Digit Increases	% of All Rents in Survey
20910	Silver Spring	3,025	20%	17%
20850	Rockville	1,629	11%	7%
20904	Silver Spring	1,177	8%	8%
20852	Rockville	1,172	8%	8%
20877	Gaithersburg	1,050	7%	8%
20878	Gaithersburg	803	5%	3%
20906	Silver Spring	786	5%	6%
20814	Bethesda	754	5%	7%
20902	Silver Spring	669	4%	4%
20874	Germantown	642	4%	5%
20912	Takoma Park	614	4%	5%
20815	Chevy Chase	540	3%	4%

The data in the next table show double-digit increases by property type. The data show that garden apartment properties accounted for 51% of double-digit increases and 60% of all reported rents, while highrise properties accounted for 39% of double-digit increases but 32% of all reported rents.

Number of Double-Digit Rent Increases by Property Type, 2015-2022

Property Type	Total Double-Digit Increases	% of All Double-Digit Increases	% of All Rents in Survey
Total	15,486	100%	100%
Garden Apartment - 1-4 stories	7,968	51%	60%
Highrise - 9+ stories	6,038	39%	32%
Midrise - 5-8 stories	864	6%	4%
Mixed Structure Types	299	2%	2%
Townhouse Single Family	296	2%	1%

Finally, data in the next table breaks out properties by the percentage of rents reported that showed double-digit increases from the previous year. It shows that 12% of properties accounted for 40% of reported double-digit rent increases.

**Double-Digit Rent Increases by Percentage of Reported Rents
Showing Double-Digit Increases, 2015-2022**

	# of Properties	# of Rents Reported	# of Double-Digit Increases Reported
Total	1,049	336,419	15,486
	<i>100%</i>	<i>100%</i>	<i>100%</i>
At least 10% of rents showed double-digit increases	129	37,517	6,124
	<i>12%</i>	<i>11%</i>	<i>40%</i>
Less than 10% of rents showed double-digit increases	920	298,902	9,362
	<i>88%</i>	<i>89%</i>	<i>60%</i>