



Charles County 2006 Rental Housing Survey

Adopted November 2006



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Cover Photos (top to bottom): Fox Chase Apartments, Smallwood Drive; Lakeside Apartments, St. Thomas Drive; Coachman's Landing, Thoroughbred Court; Somerset, off Berry Road.

Executive Summary

The 2005 Charles County Community Development Housing Plan recommended the County conduct a Rental Housing Survey as a first step toward the goal of increasing the number of housing units in the County available for renter occupancy. This 2006 Rental Housing Survey gathered information from commercial and non-profit rental housing providers as well as private rental providers throughout the County in order help the County:

- Track progress in meeting its renter occupancy goals;
- Provide useful information for service agencies and for-profit and non-profit housing providers; and
- Provide a centralized list of commercial and non-profit rental providers.

Commercial and Non-Profit Rentals

Surveys were sent to 77 potential commercial and non-profit rental providers. The survey asked questions about apartment complex location, number of units, floor plans, rent, amenities, and property management. The positive responses represented approximately 85 percent (2,858) of the 3,360 multi-family units in the County counted by the 2000 Census.

Key findings include the following:

- The rental market in 2006 in Charles County was very tight, with a vacancy rate of only two percent;
- Average rent for commercial and non-profit rentals was \$959 per month with the median rent slightly higher at \$978 per month;
- Approximately 500 units rented for under \$800 per month. Most of these units were in La Plata and Indian Head. Many of these more affordable units were in the County's older complexes;
- The great majority of the units (88%) were located in Election District 6 (Waldorf);
- The commercial and non-profit rental housing stock was old, 80 percent of the units in the survey were built before 1990;
- A majority of the units in the survey had either a two bedroom floor plan (61%) or a one bedroom floor plan (36%);
- Only 27 units (1%) were handicapped accessible; and
- Only one single-family home commercial project was reported: Diggs Circle in La Plata.

Private Rentals

Private rentals are typically privately owned single family homes or townhouses available to renters through private owners or property management companies acting on the behalf of private owners. Private rentals are a significant portion a of Charles County's rental housing market comprising an estimated 5,500 units or 60% of the total. A five percent survey of potential rental units was conducted, and surveys were also sent to accessory apartment permit holders. Positive responses were received for 44 rental properties. To supplement this information, data was gathered from the Metropolitan Regional Information Systems (MRIS) which provided a snapshot of 56 privately owned rental housing units on the market through MRIS as of the query date, April 21, 2006.

Key findings include the following:

- Similar to the commercial and non-profit provider survey findings, the majority of private rental units were located in ED 6;
- Private rental units were generally more expensive than commercial and non-profit units;
- The majority of the private rental units were three bedroom units;

- Only four units rented for under \$900 per month, with most of the units renting for \$1,200 to \$1,399 per month;
- Of the 100 units in the survey and MRIS, 45 were single-family detached, 43 were townhouses, and 12 were duplexes or triplexes; and
- None of the returned accessory apartment surveys indicated that they were rented. It is likely that many of these units are occupied by family members.

Recommendations

1. Use the survey in support of the Community Development Housing Plan's rental housing goal to increase the number of housing units in Charles County available for renter occupancy.
2. Publicize the rental housing survey. Potential users include developers, non-profit organizations, realtors, Charles County Public Schools, the College of Southern Maryland, as well as major employers and private individuals.
3. Send the survey to selected housing developers. The survey could be used as means of dialog between for-profit and non-profit developers, the Department of Community Services, and the Housing Commission.
4. Maintain and periodically update the commercial and non-profit rental base data. To our knowledge, this survey is the only comprehensive source for this information in Charles County. Some new rental housing is in the development stages, and it will be useful to maintain the data as comprehensively as possible.
5. Review the status of the more affordable rental complexes. This portion of the housing stock is extremely important to people with lower incomes and every effort needs to be made to maintain them, or, if they are redeveloped, to replace them with units renting at the lower price range.
6. Encourage the production of accessible units and the inclusion of a share of accessible units in developments that are not using federal or state funds.
7. Publicize the accessory apartment provisions of the zoning ordinance. There appears to be potential for expansion of this type of unit.
8. Repeat the survey periodically. We recommend repeating it every three years or so. Consideration might be given to conducting an update in 2010, the next decennial census.

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1.0 Purpose

Charles County adopted a Community Development Housing Plan in January 2005. One of the plan's findings was that the County had a very tight rental housing market, at or close to 100 percent occupancy in 2002. Therefore, one of the goals of the plan was to increase the number of housing units in the County available for renter occupancy. As a first step towards achieving this goal, the Plan recommended conducting a rental survey that would gather information such as:

- Property name and address;
- Property owner information;
- Property management information;
- Type of complex;
- Number of rental units in the County;
- Floor plans;
- Rent;
- Utilities; and
- Amenities.

The data gathered from this rental housing survey is intended to help the County to:

- Track progress in meeting its renter occupancy goals;
- Provide useful information for service agencies and for-profit and non-profit housing providers; and
- Provide a centralized list of commercial and non-profit rental providers throughout the County.

The survey has been designed so that it can be updated on a regular basis in order to track progress in meeting housing goals in future years.

2.0 Housing and Population Overview

This section provides a brief housing and population overview of Charles County as background for the rental housing survey.

In 2005 Charles County had an estimated population of 138,000, an increase of 17,500 since the 2000 census. This population was comprised of an estimated 48,200 households and 49,423 housing units. Population and housing unit distribution in 2005 and projected for 2025 are shown in Table 2-1. Housing units and tenure characteristics 1990 and 2000 are shown in Table 2-2. Election Districts are shown in Figure 2-1.

Table 2-1: Population and Housing Unit Distribution

Election district	Population		Housing Units	
	2005	2025	2005	2025
1. La Plata	14,526	23,779	5,202	8,922
2. Hill Top	2,047	2,716	733	1,019
3. Nanjemoy	3,323	3,687	1,190	1,383
4. Allens Fresh	4,929	5,889	1,765	2,209
5. Thompkinsville	4,046	5,408	1,539	2,029
6. Waldorf	72,509	98,188	25,420	36,834
7. Pomonkey	13,333	19,876	5,234	7,463
8. Bryantown	13,646	19,630	4,887	7,365
9. Hughesville	5,879	9,777	2,105	3,668
10. Marbury	3,764	4,964	1,348	1,862
Total	138,002	193,914	49,423	72,754

Source: Charles County Comprehensive Plan, 2006

Note: Election Districts are statistical areas unrelated to political election districts. The US Census refers to Election Districts as County Subdivisions.



Table 2-2: Housing Unit Characteristics, 1990 and 2000

Housing Units	1990		2000		Change 1990-2000	
	Number	Percent	Number	Percent	Number	Percent
Occupied	32,950	95.5	41,668	94.9	8,718	26.5
Vacant	1,537	4.5	2,235	5.1	698	45.4
Total	34,487	100	43,903	100	9,416	27.3
Unit Type						
1-unit, detached	24,377	70.7	31,204	71.1	6,827	28.0
1-unit, attached	5,463	15.8	7,856	17.9	2,393	43.8
2 or more units	3,256	9.4	3,933	9.0	677	20.8
Mobile home, Trailer, Other	1,391	4.0	910	2.1	-481	-34.6
Total	34,487	100	43,903	100	9,416	27.3
Occupied Housing Units						
Owner	24,957	75.7	32,571	78.2	7,614	30.5
Renter	7,993	24.3	9,097	21.8	1,104	13.8
Total	32,950	100	41,668	100	8,718	26.5

Source: US Census

The average household size in Charles County in 2000 was 2.86. Household size in the County has been declining since 1980, consistent with state and national trends, but continues to be higher than for the state as a whole.

The total number of housing units in Charles County in 2000 was 43,903. The housing stock unit distribution was 71% single family detached, 18% single family attached, and 9% multi-family.

Owner occupancy increased between 1990 and 2000 from 76 to 78% (32,571 of 41,668 occupied housing units). During the same period renter occupancy decreased from 24% to 22% (9,097 of 43,903 housing units).

Approximately 60% of rental units (5,500) in 2000 were in single family units, and 35% (3,219) were in multi-family structures (three or more units in a structure) (see Section 3.2).

Additional housing and population data can be found in the 2006 Charles County Comprehensive Plan (see chapters 2 and 3) and in the 2005 Community Development Housing Plan. The following two paragraphs are drawn from the Housing Plan.

For rental units, white households occupied the majority of units (5,340 units, or 59%) but this was a large decline compared to 1990 when the white household share was 71%. The share of units rented by blacks and other races increased from 29% in 1990 to over 40% in 2000.

In 2000, 27% of renters in Charles County (2,291 persons) spent over 35% of their household income on housing. The median monthly rent in Charles County in 2000 was \$858, 24% higher than the state median (\$689), and the third highest in the State, exceeded only by Howard and Montgomery Counties.

3.0 Methodology

Charles County's rental housing market comprises three main components:

- i. Commercial and non-profit housing providers: apartment complexes, rental communities, or other types of units owned and/or operated by commercial and other property managers. These units make up an estimated 35 to 40 percent of the rental market (see below).
- ii. Private rentals: single family homes, or condominiums. These units are available to renters through private owners or property management companies acting on the behalf of private

owners. Owners typically own only one or two such units and are not considered commercial or non-profit renters like the apartment rental companies. The private rental category includes “accessory apartments” sometimes known as “mother-in-law units” that are permitted by right in certain residential zoning districts. Private rentals make up an estimated 55 to 60 percent of the rental housing market (see below).

- iii. Specialized rentals such as assisted living units, nursing homes, senior housing, and group homes.

The 2006 Rental Housing Survey surveyed components i. and ii., above. Component iii. was not included in this study. The Survey used different methodologies for commercial or non-profit and private rentals.

The consulting firm Environmental Resources Management (ERM) of Annapolis, Maryland assisted the Department of Community Services in designing, managing, and analyzing the surveys.

3.1 Commercial and Non-Profit Rental Survey

The commercial and non-profit rental survey was conducted as follows:

1. Create the survey questionnaire

A draft survey questionnaire and cover letter was prepared and reviewed by the Department of Community Services and the Housing Commission¹ (see Commercial and Non-profit Rental Housing Survey, Appendix A). The survey asked a wide range of questions including apartment complex location, number of units, floor plan information, rent, amenities, and property management information.

2. Compile the mailing list

A list of potential commercial and non-profit rental providers in the County was compiled from various sources:

- An extensive internet search for commercial and non-profit rental providers, utilizing various resources such as the Charles County Chamber of Commerce’s web page (www.cccc-md.org/membership_directory.asp); the College of Southern Maryland’s Department of Student Life website (www.csmd.edu/current/StudentLife/housing.html); and various apartment and senior living directories found on the internet. (www.4wallsindc.com/directories/charlescounty_md_apartments.htm; www.retirement-living.com/search3b.asp?state=MD&county=Charles%20County);
- The Department of Community Services Division of Housing and Community Development’s Section 8 Rental Housing Contacts List;
- Information gathered from the American Rental Management Company (ARMC). ARMC is the property management company responsible for 14 commercial rental complexes in Charles County. Nine of the complexes they manage are located within St. Charles, a large planned community in Waldorf;
- The 2005 Charles County Community Development Housing Plan which includes a list of groups and organizations providing housing, and housing programs and services in Charles County;
- The Department of Assessments and Taxation property parcel database was queried for the field APT_UNITS which gives the number of dwelling units on properties with commercial or industrial land use codes. See Section 3.2 for additional details about this database.

¹ Meeting held February 23, 2006.

The initial list of commercial and non-profit housing providers was presented to the County Department of Community Services staff in February 2006. Staff checked the list for accuracy as well as to ensure that other potential providers they knew of were included.

Appendix B shows the final list of 77 potential commercial and non-profit rental providers that received the survey. Recipients were commercially run apartment complexes such as those run by the American Rental Management Company in St. Charles (e.g. Brookside Gardens, Fox Chase, Coachman's Landing), complexes run by non-profit organizations (Victoria Park Jaycees Senior Apartments, St. Sebastian Towne Homes), as well as hotels and motels that County staff identified as potential suppliers of long-term rentals (e.g. Bel Alton Motel, Indian Head Inn, Deluxe Inn).

3. Survey Distribution and Follow-up

After the mailing list was finalized, the survey packets were prepared for distribution. Packets included a cover letter and the survey form (Appendix A) and a self-addressed stamped return envelope. The County mailed 77 packets on March 14, 2006.

Approximately three weeks after the survey packets were mailed, follow up calls were made to any recipients who had not yet returned surveys. A detailed phone log was kept for all attempts to follow up (see Appendix B). In some instances, potential recipients did not receive the survey packet due to incorrect addresses on file. Mailing addresses were updated, and any recipients that did not receive a survey during the initial mailing, but wished to participate in the survey, were mailed the packet to the corrected address. In other instances, packets had been received but for various reasons recipients did not wish to fill out the survey (this information is also noted in the phone log).

Six survey packet recipients responded that they did not provide rental housing. Five of these recipients were either hotels or motels (Bel Alton Motel, Deluxe Inn, Indian Head Inn, Master Suites, and South Winds Motel). The sixth recipient, Central Parke (a new development in construction), responded that its units will be for sale, not rent.

4. Responses Numbers and Data Entry

The survey was completed by the end of April, 2006, approximately six weeks after the survey packets were mailed out. Of the 77 packets mailed, 37 surveys were completed². Figure 3-1 shows the locations of the 77 surveys sent and the 37 surveys received. Figure 3-2 shows the locations of surveys received and its property parcel identification number (to facilitate cross referencing with the survey database).

Initially, survey responses were entered to a Microsoft Access database. However, because the number of records was small (37) it was decided to use a spreadsheet format (Microsoft Excel) for ease of data analysis and manipulation.

The analysis in Section 4.1 is based on information provided from property owners through their survey responses. Respondents did not all answer all the survey questions. Calculations and analysis are based on the information provided.

² While this is only a 48% response rate, the phone log revealed that a large number of survey recipients were not in fact commercial rental providers. The 37 responses represent an estimated 85% of the multi-family units in the County. See Section 5.1.



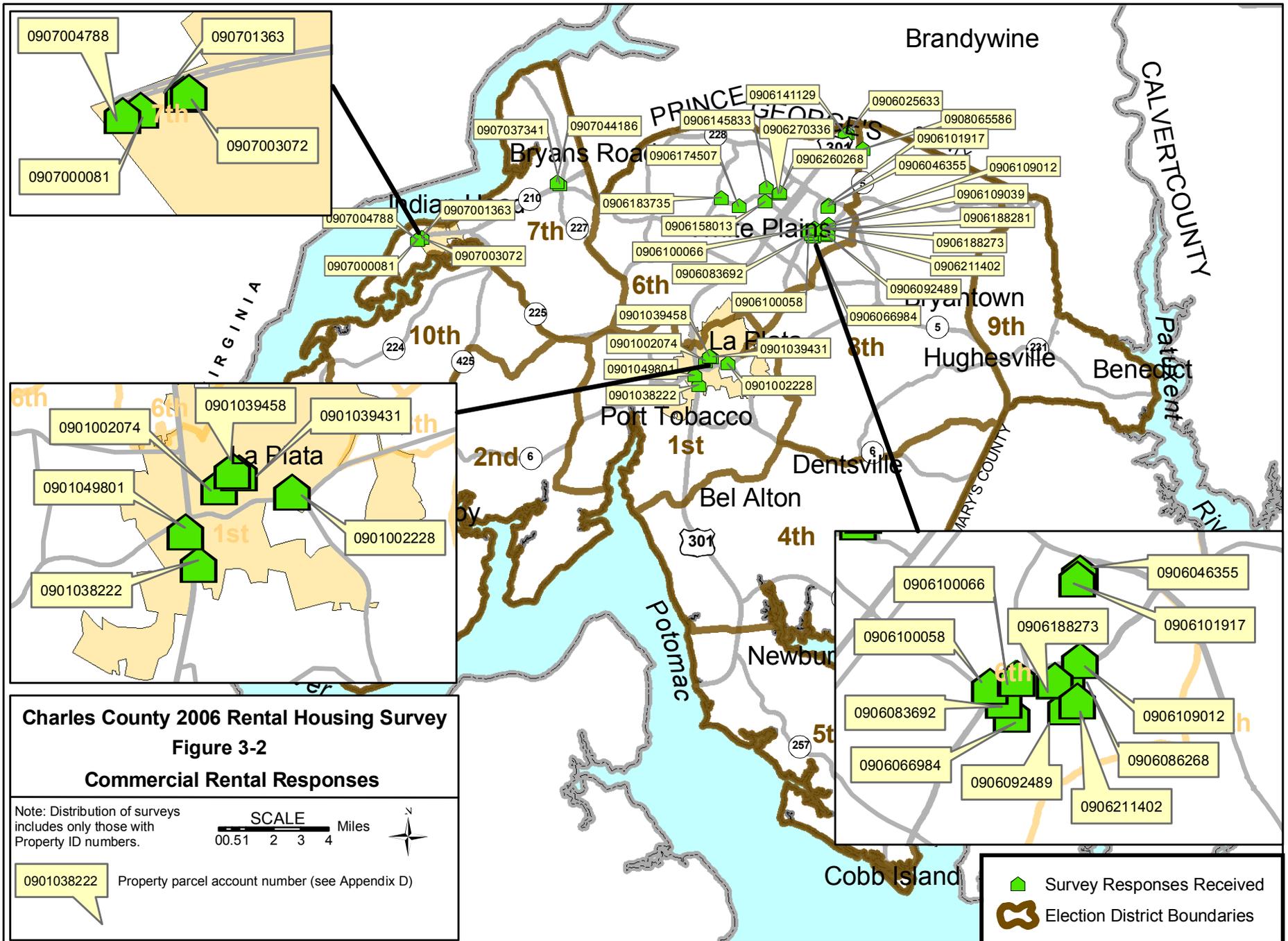
Charles County 2006 Rental Housing Survey
Figure 3-1
Commercial Survey Distribution

Note: Distribution of surveys includes only those with Property ID numbers.



Commercial Rental Providers

-  Survey Not Returned
-  Survey Responses Received
-  Election District Boundaries



3.2 Private Rentals

As noted above, private rentals are typically privately owned single family homes or townhouses available to renters through private owners or property management companies acting on the behalf of private owners.

Private rentals make up a significant portion of Charles County’s housing market. While the exact number of private rental units is not known³, it is likely over 5,500 units, representing approximately 60 percent of the rental market. In 2000, according to the US Census, of the 9,101 occupied rental housing units in the County 5,500 (60 %) were in single family units (detached and attached) (see Table 3-1). The commercial and non-profit rental survey identified only one commercially managed single-family rental development, so it can be safely assumed that virtually all the renter occupied single-family units are private rentals. In addition, a share of some other unit types, such as mobile homes, are private rentals. Given the significance of this part of the rental market. Charles County was interested in gathering information about it as part of the housing survey.

Table 3-1: Renter Occupied Units by Units in Structure, 2000

Number of Units in Structure	Total	
	Number of Units	% of Total
1, detached	2,895	32%
1, attached	2,605	29%
2	141	2%
3 or 4	644	7%
5 to 9	1,179	13%
10 to 19	464	5%
20 to 49	476	5%
50 or more	456	5%
Mobile home	236	3%
Boat, RV, van, etc.	5	0.1%
Total	9,101	100%

Note: Table 3-1 shows the number of rental units by type of structure. For example, of the total 9,101 renter units in the County, 2,895 (32%) were in single family detached units while 464 (5%) units were in buildings that contained between 10 and 19 units in each building.

Source: US Census

The private rental survey was conducted as follows:

1. Survey instrument

A draft survey questionnaire and cover letter was prepared and reviewed by the Department of Community Services. The survey for private rentals was a shortened version of the commercial and non-profit rental survey asking for basic information such as: unit type; number of bedrooms and bathrooms; square footage; rent; vacancies; and whether a company manages the property (see Appendix C).

If respondents owned multiple rental properties in the County, they were asked to fill out a separate survey form for each unit. If a survey reached an individual who did not own any rental housing property in the County, they were asked to indicate that at the bottom of the survey and return it to the County.

2. Compile mailing list

A ready list of private rental units in Charles County does not exist. Charles County does not have a rental registration requirement for private rentals that might have provided such a list, though the Towns of Indian Head and La Plata do (see below). To create a list it was therefore decided to query the Maryland Department of Assessments and Taxation (DAT) property parcel database. The following steps were taken:

³ Charles County does not have a rental registration requirement for private rentals.

i. Query Maryland Department of Assessments and Taxation (DAT) property parcel database.

The 2005 DAT database was used. It contains approximately 55,500 records, each with some 60 data fields. The database contains all property parcel records for the County and for the Towns of Indian Head and La Plata. A series of queries was made to generate a list of potential private rentals⁴.

The queries were made iteratively, that is that query 2 queried the results of query 1 and so on to eliminate step-by-step records that were not private rentals.

Query #	Query	Logic - rationale
1	Records where field OO1 = N or D	The OO1 field uses one of 3 codes. H indicates parcel occupied by owner. N indicates parcels not occupied by the owner. D indicates dual
2	Records where field ADDRESS was not blank	A filled in ADDRESS field indicates that the property has an assigned address (and likely has a unit).
3	Records where field LU = R or TH or U or RC	The LU field uses one of 15 codes to identify land use. R = residential, TH = town house, U = residential condominium an RC = residential commercial. Codes not used included M = apartments: captured in commercial and non-profit survey; A = Agricultural, and CR Commercial Residential)
4.	Records where field STRUCODE did not equal M00000 00	The STRUCODE field uses one of 10 codes to identify the type of structure. An 00 indicates no structure.
5.	Records where field OO1 = N and where ADDRESS did not equal OWNADD1	The ADDRESS field is the address of the property. The OWNADD1 field is the address of the property owner. After eliminating unwanted records through queries 1 through 4, this final query resulted in records with different premise versus property owner addresses. For query 5 a careful sort was conducted. There are cases where ADDRESS does not equal OWNADD1 but they are really the same e.g. 502 Kent Ave versus 502 Kent Avenue; Sadie Lane versus Sadie Ln.

After running the queries the 55,000 records were reduced to 4,382 potential private rental records.

ii. Review Town rental registration records

Efforts were made to obtain the rental registration records for the Towns of Indian Head and La Plata. The Town of La Plata's records were obtained and contained approximately 260 records, but they were not set up in a manner that could be used easily in conjunction with the DAT records. In the end it was decided to survey rental units in the towns through the DAT records.

⁴ ERM would like to thank Glen Rauner of Charles County's Department of Information Technology for running the data queries, including a series of test runs.

iii. Review accessory apartment records

Charles County has permitted accessory apartments by right in most of its residential zoning districts since 1992. Owners must occupy the principal unit and apply for a permit for the accessory apartment. The list of 35 approved permits was obtained from the Department of Planning and Growth Management.

iv. Decide sample

Due to the large number of potential private rental housing providers (4,382) it was decided to survey a sample rather than conduct a 100 percent survey. A five percent sample was conducted comprising 220 survey recipients. To ensure an even sample across election districts, the 4,382 records were first sorted by election district, and then each 20th record was selected. The records were also sorted by town and checked to confirm that an appropriate number of the 220 records were from the towns of La Plata and Indian Head. Finally the records were checked for “false records” (cases that appeared to have different property and owner addresses but were, in fact, the same, i.e., where ADDRESS did not equal OWNADD1, see above).

In addition to the 220 surveys from the DAT database it was decided to also survey all 35 accessory apartment permit holders, for a total of 255 surveys.

3. Survey distribution and follow-up

After the mailing list was finalized, the survey packets were prepared for distribution. Packets included a cover letter and the survey form (Appendix C) and a self-addressed stamped return envelope. The County mailed the 255 packets on June 13, 2006.

Surveys were collected until August 2006 in order to give potential respondents adequate time to return surveys. Due to the large number of surveys that were mailed no phone call follow ups were made.

4. Responses and data entry

Of the 255 surveys mailed, 62 (24 %) were returned⁵. Of the 62 returned surveys, 34 respondents (55%) indicated that they had been misidentified and did not own rental housing, 27 respondents (44%) completed the survey, and one respondent returned the survey claiming it was intrusive⁶. Of the 27 positive respondents, seven owned multiple rentals and provided information for each one. In total, information on 44 private rentals was received. No responses were received from the 35 individuals identified as having a permit for an accessory apartment.

As surveys were returned, information was added to a Microsoft Excel database.

Information for the private rental market was also gathered from the Metropolitan Regional Information Systems (MRIS) on April 21, 2006⁷. Information gathered from MRIS provided a snapshot of privately owned rental housing in Charles County on the market through MRIS as of the query date.

⁵ The overall 24 percent response rate is a good rate of return for a one-time mail survey with no repeat mailing or telephone follow up. Data on 44 rental units was received, 17 percent of the 255 surveys and approximately one percent of the estimated total private rentals in the County. While this is a small sample, the information provides a useful, hitherto completely undocumented, picture of Charles County’s private rental market. The picture was made more complete as it was coupled in this report i) with data from the Metropolitan Regional Information Systems, and ii) the comparative data from the commercial and non-profit rentals.

⁶ A total of 10 phone calls were received in response to the cover letter: five requested more information about the survey and five called to object to participate in the survey.

⁷ ERM would like to thank Tammy Maguire, Vice-Chair of the Charles County Housing Commission, for running queries and assisting in gathering MRIS data.

4.0 Analysis and Findings

4.1 Commercial and Non-Profit Rental Survey

Surveys were completed for 37 commercial and non-profit rental properties. Figures 3-1 and 3-2 show the distribution of surveys received. All data and tables for these properties can be found at the end of Section 4. Appendix D contains all the information from the survey for each commercial and non-profit rental property.

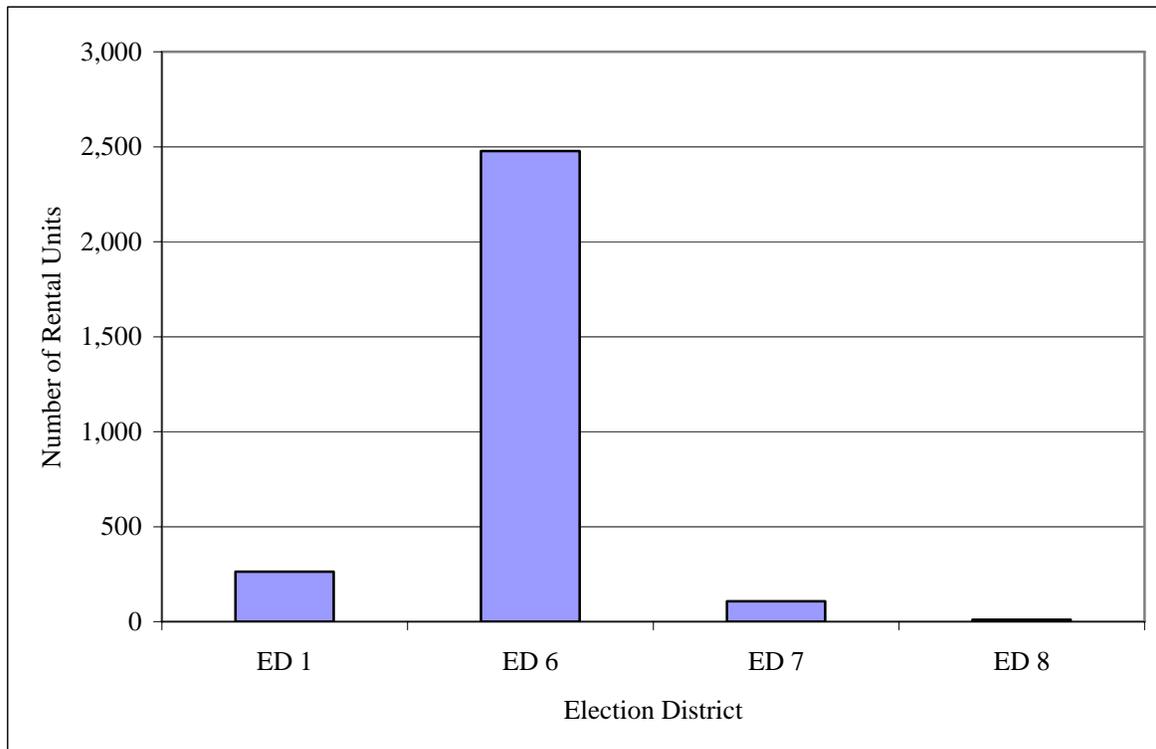
Table 4-1 contains summary information for each commercial and non-profit rental property including property name; election district; year built; total number of units; average rent; utilities included in rent; amenities provided; number of handicapped accessible units; and whether or not a property manager runs the property.

Location

Of the 37 properties, 22 (59 %) were located within ED 6, eight (22%) were located in ED 7, six were located within ED 1, and one was located in ED 8. St. Sebastian Townhomes on Nike Drive, technically in ED 8, but is part of the Waldorf (ED 6) market area. Ten properties out of the 37 (27%) were located in an incorporated town; six in the Town of La Plata and four in the Town of Indian Head. All of the rental properties in ED 1 were within the Town of La Plata (Table 4-2).

The 37 properties total 2,858 units. Of these units, 2,478 (88%) were located in ED 6, 263 units (9%) were located in ED 1, 107 units (4%) were located in ED 7, and 10 units were located in ED 8 (Chart 4-1). 263 units (9%) were located in the Town of La Plata, while 17 units were located in the Town of Indian Head.

Chart 4-1: Number of Commercial and Non-Profit Rental Units by Election District



Types of Complexes

The 37 commercial and non-profit rental properties can be grouped into three categories:

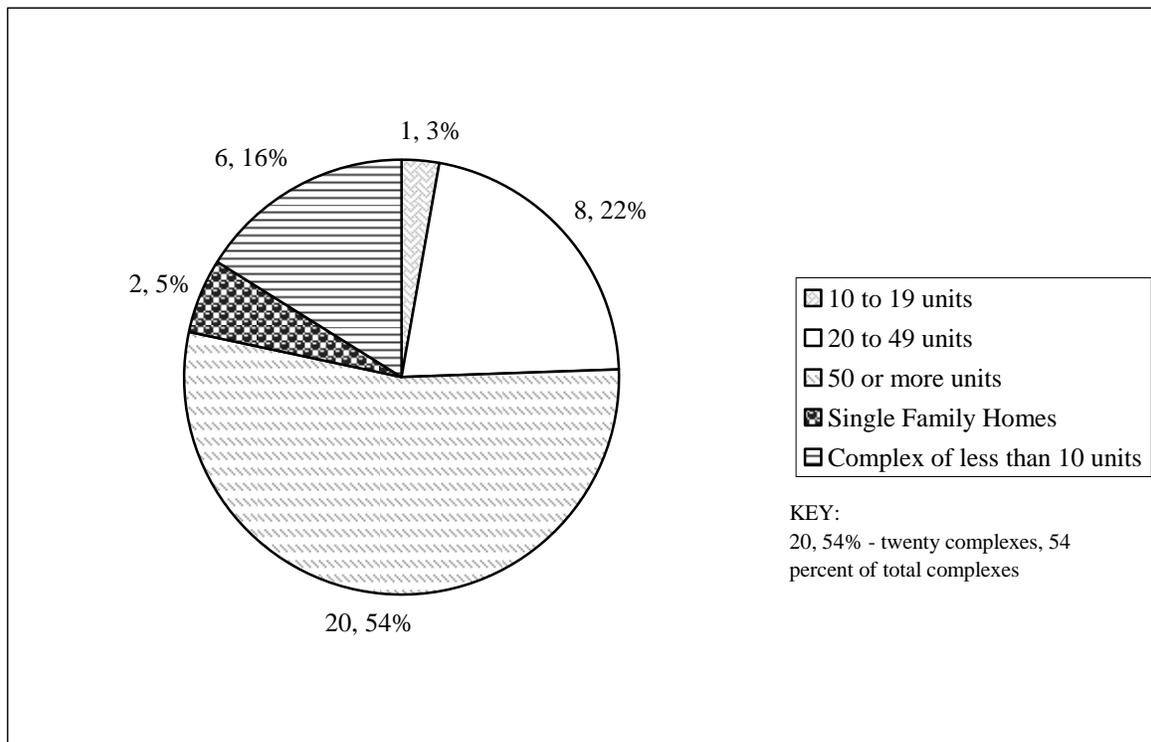
- **Apartment Complexes:** 10 or more units grouped together in one complex or property;
- **Single Family Homes:** single family developments owned or operated by commercial providers or non-profit organizations; or
- **Properties with less than 10 units.**

29 properties (78 percent) containing 2,794 units (98 percent of all units in the survey) were in apartment complexes with 10 or more units (Table 4-3). Of these, 20 properties were complexes of 50 or more units, eight properties were complexes of 20 to 49 units, and one property (Blair House Apartments) was a complex of 11 units (Chart 4-2).

Only two rental complexes were single family homes: Diggs Circle Townhomes in La Plata and St. Sebastian Towne Homes, a transitional housing project operated by Catholic Charities. All units at St. Sebastian are subsidized by Catholic Charities of Washington, D.C. These units are restricted and are only rented to homeless persons with a disabled family member.

Six complexes had nine or fewer units (e.g. Village Green Apartments, the Wash House). These properties contained only 34 units (one percent) of the 2,858 total units in the County.

Chart 4-2: Commercial and Non-Profit Rental Complexes by Type



Vacancy Rate

Of the 2,858 units in the survey, only 53 units (2%) were vacant (Table 4-2). ED 7 had a five percent vacancy rate (five units). A five percent vacancy rate is not considered abnormal by real estate professionals as it allows for market choice and flexibility.

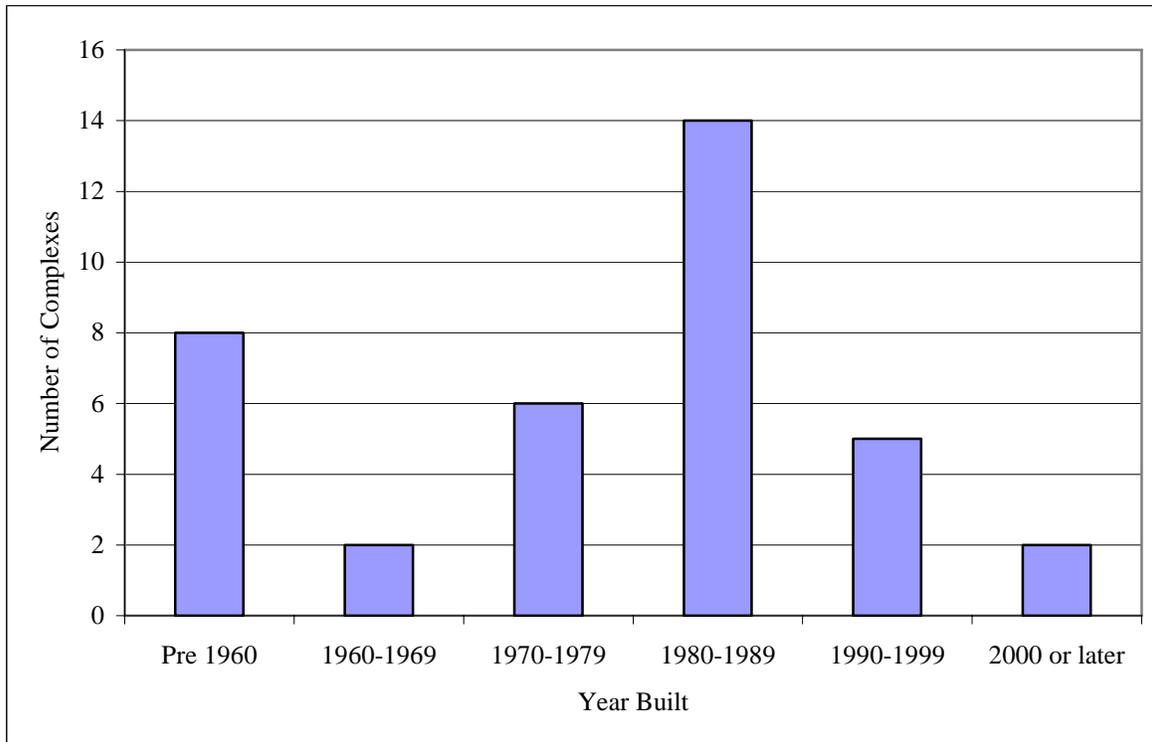
Average Size of Units

The 2,858 commercial and non-profit rental units were an average of 839 square feet in size. ED 8 had the largest average unit size (953 sq. ft.), followed by ED 6 (848 sq. ft.), ED 7 (670 sq. ft.), and lastly ED 1 and the Town of La Plata (574 sq. ft.). The Town of Indian Head's units were an average of 670 square feet, the same as ED 7 (Table 4-2).

Age of Structures

The survey confirms that the County's commercial and non-profit rental housing stock is fairly old. 81 percent (30 properties) and 82 percent of the units were built before 1990 (Table 4-4 and Chart 4-3). Only two complexes were built since 2000, Victoria Park Senior Apartments and The Maples. (For year built by complex name, see Table 4-1).

Chart 4-3: Number of Commercial and Non-Profit Complexes by Year Built



Average Rent per Square Foot

Average rent per square foot was calculated for the properties that provided information on both square footage measurements and monthly rent (33 properties, 2,196 units). Average rent per square foot was \$1.21 per square foot countywide (Table 4-2). ED 8 had the lowest rent per square foot at \$0.96 per square foot (subsidized units), while ED 1 and La Plata had the highest at \$1.28 per square foot.

Accessibility

Of the 2,858 units, only 27 (1%) were handicapped accessible. 15 of these units were located at Indian Head Elderly Village. Only four units out of 2,478 in ED 6 were accessible (Table 4-1).

Rent

For the purpose of this survey, rent means gross monthly rent for a unit, defined as rent including all utilities that are included in the rent. 35 of the properties (95 percent) included water as part of the monthly rent; 34 of the properties (92 percent) included water and sewer as part of the monthly rent,

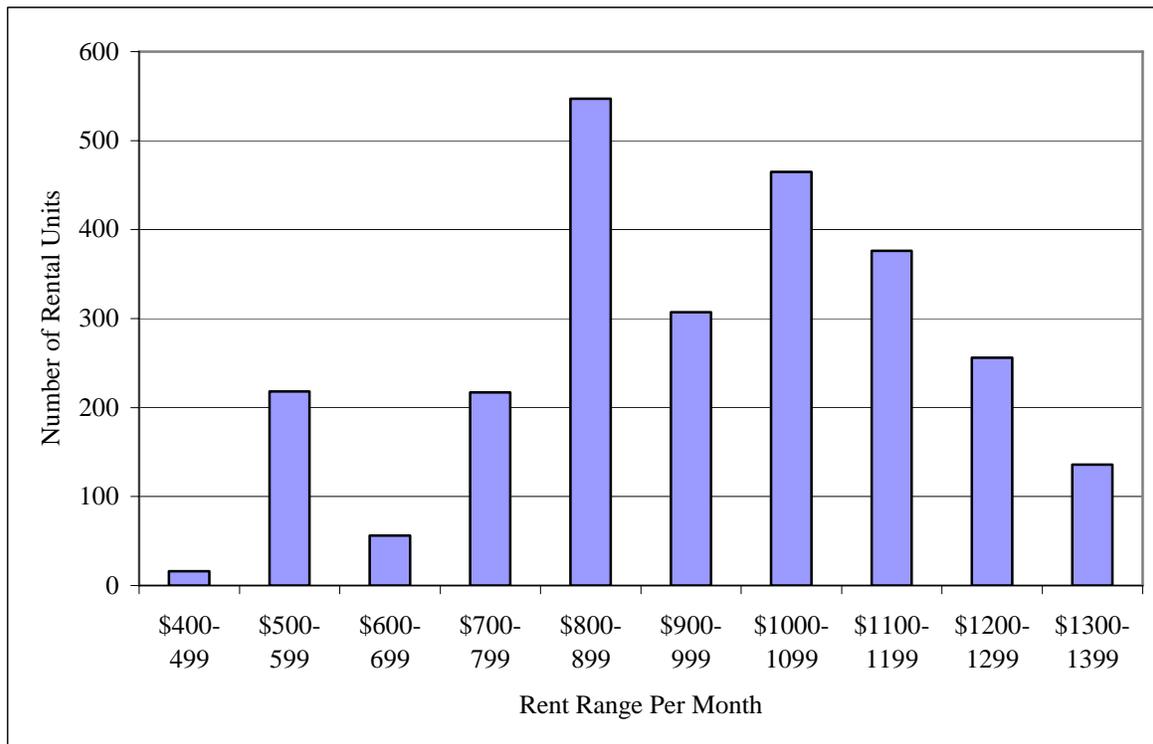
and 32 properties (84 percent) included water, sewer and trash as part of the monthly rent. Two properties did not include any utilities in the monthly rent; while six properties included utilities such as cable, oil, gas, electricity (see Table 4-1 for utilities included in each property’s monthly rent).

The average rent for commercial and non-profit rental units in the County was \$959 per month⁸. The average rent in ED 6 was slightly higher than the County average (\$1,008 per month). Average rents in ED 1 and La Plata (\$710 per month), ED 7 (\$585 per month), and the Town of Indian Head (\$645 per month) were substantially lower than the County average (Table 4-2).

Rent ranged from a low of \$449 per month to a high of \$1,345 per month (Table 4-2 and Chart 4-4). Only five surveyed units rented for \$449 per month and they were all located in ED 6 at Victoria Park Elderly. The next lowest rent available in the county was at Village Green Apartments in ED 6 and 4045 Indian Head Highway in ED 7 (\$475 per month). 104 rental units rented for \$1,345 per month, all located in ED 6 at Coachman’s Landing Apartments.

Properties in ED 7 and Indian Head ranged in rent from \$475 per month (four units) to \$958 per month (one unit). The rent in ED 1 ranged from \$575 per month (32 units) to \$845 per month (66 units).

Chart 4-4: Rent Range of Commercial and Non-Profit Rental Units



Units by Monthly Rent

1,319 units (51% of units with rent information provided) ranged in rent from \$800 per month to \$1,099 per month (Table 4-5). 1,951 units (75% of all units with rent information provided) ranged from \$800 per month to \$1,299 per month. Only 507 units (19%) rented for less than \$800 per month.

⁸ The median rent was \$978 per month (not shown on table).

A total of 675 one bedroom units (71 percent of units with rent information provided) ranged in rent from \$700 per month to \$999 per month (Table 4-5). Rent for two bedroom and three bedroom units spanned the range of rents throughout the County (Table 4-5).

Floor Plans

Of the 2,858 commercial and non-profit rental units in the survey, the great majority (2,071 units) had either a one bedroom/one bathroom floor plan (36 percent) or a two bedroom/one bathroom floor plan (37 percent) (Table 4-6). Of these units, 83 percent (1,717 units (896+821)) were located within ED 6 (Table 4-7). Two bedroom units, altogether, accounted for 61% of the units in the survey. The survey contained a total of 94 three bedroom units, and only three efficiencies. The following sections break down the commercial and non-profit rental units in the County by floor plan and give detailed analysis on each.

Efficiency Apartments

Efficiency apartments are small apartments with a combined sleeping/living area, a separate bath, and a small kitchenette. The survey counted only three efficiency apartment units all located in ED 6 at Village Green Apartments a small apartment complex of eight units (Table 4-7). These units rented for \$475 per month.

One Bedroom/One Bathroom

One bedroom/one bathroom units comprised 36 percent (1,024 units) of the total number of units in the survey. These units averaged 675 square feet in size, an average rent per month of \$889, and ranging from \$449 to \$1,188 per month (Table 4-6). ED 6 contained 896 (88%) of the one bedroom/one bathroom units (Table 4-7). Five units in the survey rented at the low end of the rent range (\$449 per month). All of these units were located in ED 6 at the Victoria Park Jaycees Senior Apartments. While these units were not the smallest in the County, the property is a restricted seniors-only community. 54 units rented at the high end of the rent range (\$1,188 per month). These apartments were all located at the Lakeside Apartments. The Lakeside Apartments are comprised solely of this type of unit and the complex was built between 1990 and 1999, making one of the newer complexes in the County.

Two Bedroom/One Bathroom

Two bedroom/one bathroom units comprised 37 percent (1,047 units) of the total number of units in the survey. These units had an average size of 889 square feet, an average monthly rent of \$872, and ranged in rent from \$500 per month to \$1,115 per month (Table 4-6). ED 1 and ED 6 contained 94 percent of the two bedroom/one bathroom units in the County (Table 4-7). 40 units in the County rented at the low end of the rent range (\$500 per month). All 40 units were located in ED 7 at Indian Head Village. Indian Head Village is comprised solely of these 40 units and is approximately 20 years old. Square footage of these units was not provided. 76 units rented at the high end of the rent range (\$1,115 per month) and all were located at Palmer Apartments in ED 6. Palmer Apartments is a complex of 152 units and was built approximately 30 years ago. Considering the age of the complex, it is interesting that these units are on the high end of the rent range in the County since there are younger complexes offering the same floor plan. However, these units were the largest of this floor plan available in the County at 985 square feet.

Two Bedroom/One and a Half Bathrooms

There were 116 two bedroom/one and a half bathrooms units (4 percent of total units) in the survey. These units had an average size of 937 square feet, an average monthly rent of \$1,023, and ranged in rent from \$530 per month to \$1,095 per month (Table 4-6). All units with this particular floor plan were located within ED 6 (Table 4-7). Three units in ED 6 rented at the low end of the rent range (\$530 per month) and were located at the Victoria Park Jaycees Senior Apartments. These apartments were the smallest of their kind in the County (852 square feet). Only one unit rented at

the high end of the rent range (\$1,095) and it was located at Holly Tree Apartments and had the largest square footage (1062 square feet) of any other unit with this floor plan.

Two Bedroom/Two Bathrooms

There were 574 two bedroom/two bathroom units (20% of the total units in the survey). These units had an average size of 1,001 square feet, an average monthly rent of \$1,200, and ranged in rent from \$809 per month to \$1,345 per month, the highest of any unit type in the survey (Table 4-6). All of these units were located within ED 6 (Table 4-7). Six units in ED 6 rented at the low end of the rent range (\$809 per month) and were all located at the Victoria Park Jaycees Senior Apartments. Victoria Park Jaycees Senior Apartments was the location of the most affordable one bedroom/one bathroom, two bedroom/one and a half bathroom, and two bedroom/two bathroom units in the County. 104 units rented at the high end of the rent range (\$1,345 per month) and were located at Coachman's Landing Apartments. Coachman's Landing Apartments offered the largest units (1,050 square feet) supporting the highest rent.

Three Bedroom/One Bathroom

There were 88 three bedroom/one bathroom units (3 percent of total units) in the survey. These units had an average size of 1,060 square feet, an average monthly rent of \$949, and ranged in rent from \$590 per month to \$1,175 per month (Table 4-6). The average monthly rent for these units was less than both two bedroom/one and a half bathroom and two bedroom/two bathroom units. This appears to be due to the large number of high-rent two bedroom, two bathroom units, skewing the average.

Three bedroom/one bathroom units were in all four EDs with commercial and non-profit rental units although they were concentrated (68 units) in ED 6 (Table 4-7). Only one unit in the County rented at the low end of the rent range (\$590 per month) and it was located at Blair House Apartments in ED 7. Information on the square footage of this unit was not provided. 20 units rented at the high end of the rent range (\$1,175 per month) and they were all located at Smallwood Gardens in ED 6. While not the largest floor plan available, these units were 1,069 square feet, the second largest in the County.

Three Bedroom/One and a Half Bathroom

There were only four three bedroom/one and a half bathrooms in the survey (Table 4-6). These units were all located in ED 1 (Table 4-7) at La Plata Garden Apartments. These units rented for \$615 per month. The square footage of these units was not provided. While \$615 per month was low in comparison to rents for smaller floor plans elsewhere in the County, La Plata Garden Apartments were built over 40 years ago.

Three Bedroom/Two Bathroom

There were only two three bedroom/two bathroom units located in Charles County (Table 4-6). These units were all located in ED 8 at St. Sebastian Towne Homes subsidized by Catholic Charities of Washington, D.C. (Table 4-7). These units were 1,025 square feet and ranged in rent from \$950 per month to \$975 per month (Table 4-6).

4.2 Private Rentals

As described in Section 3.2, information on private rentals was gathered from two sources, the rental survey and data from the MRIS on April 21, 2006.

Surveys were completed for 44 private rental units. Table 4-8 provides summary information for these rentals from the returned surveys including type of rental; number of bedrooms and bathrooms; rent per month; utilities included in rent; vacancy status; handicapped accessibility; and whether or not a property management company manages the property.

MRIS data was available on 56 vacant units. Table 4-9 provides summary information for rentals found on MRIS on April 26, 2006. This information includes rental type; number of bedrooms and bathrooms; and rent per month.

Location

Survey

Of the 44 units in the survey, 30 were located within ED 6, 10 were located in ED 1, three were located within ED 7, and one was located in ED 9 (Table 4-10).

MRIS

Of the 56 units found on MRIS, 33 were located in ED 6, seven were located in ED 1, four were located in both ED 5 and ED 7, three were located in both ED 8 and ED 10, and one unit was located in both ED 2 and ED 9 (Table 4-10).

Vacancy

Survey

Of the 44 units, only one was vacant at the time of the survey (Table 4-10).

MRIS

Given that the 56 units were all on MRIS as of April 26, 2006, they were by definition, vacant.

Unit Type

Survey

22 of the 44 units were townhouses, 13 were single family detached, seven were duplexes, and two of the units were triplexes (Table 4-10).

MRIS

Of the 56 units, 32 were single family detached, 21 were townhouses, and three were duplexes (Table 4-10).

Size and Rent

Survey

Information on unit size was provided for 31 of the 44 units. The majority of these units (16) were 1,000 to 1,499 square feet (Table 4-11). All but four of these 16 units ranged in rent \$1,000 and \$1,499 per month. Two of these units rented for \$500 and \$600 per month. These units were located in ED 6 and ED 1 respectively. Two rented for \$950 and \$970 per month and were both located in ED 6. Five units were between 2,000 and 2,499 square feet. These units ranged in rent between \$1,250 and \$1,999 per month. Three units were between 1,500 and 1,999 square feet and ranged in rent from \$1,000 to \$1,749 per month. One unit was 2,600 square feet and rented for \$1,895 per month.

MRIS

Information on unit size was only available for nine of the 56 properties listed on MRIS. Of these nine units, three ranged in size from 1,500 to 1,999 square feet and ranged in rent from \$1,250 to \$1,999 per month (Table 4-11). Three units ranged in size from 2,000 to 2,499 square feet and ranged in rent from \$1,500 to \$3,000 per month. Two units on MRIS were over 2,500 square feet (2,590 and 2,841 square feet) and rented for over \$2,000 per month (\$2,200 and \$2,400 respectively).

Floor Plan

Survey

Table 4-12 details the floor plans of the private rentals by Election District. Of the 44 units in the survey, 34 units (77%) had three bedrooms. Of these, 27 were in ED 6. Of the remaining 10 units, seven had four bedrooms and three had two bedrooms.

MRIS

Of the 56 rentals available on MRIS, 25 units (45%) had three bedrooms. 14 of these rentals were located in ED 6. Of the remaining units, 22 units (39%) had four bedrooms; 6 units had two bedrooms; and 3 units had five bedrooms (Table 4-12).

Rent

Table 4-13 shows the breakdown of private rentals by rent range and floor plan. For the purposes of this survey, rent means gross monthly rent for a unit, defined as rent including all utilities that are included in the rent.

Survey

Of the 44 surveys returned, 42 provided information on rent per month. 31 of these rentals (74%) ranged in rent from \$900 to \$1,499 per month (Table 4-13 and Chart 4-5). Of these units, 28 had three bedrooms and three units had four bedrooms. Four of the remaining 11 units rented for under \$900 per month and had either two or three bedrooms. The remaining seven units ranged in rent from \$1,500 to \$1,899 per month. Three of these rentals had three bedrooms while four rentals had four bedrooms.

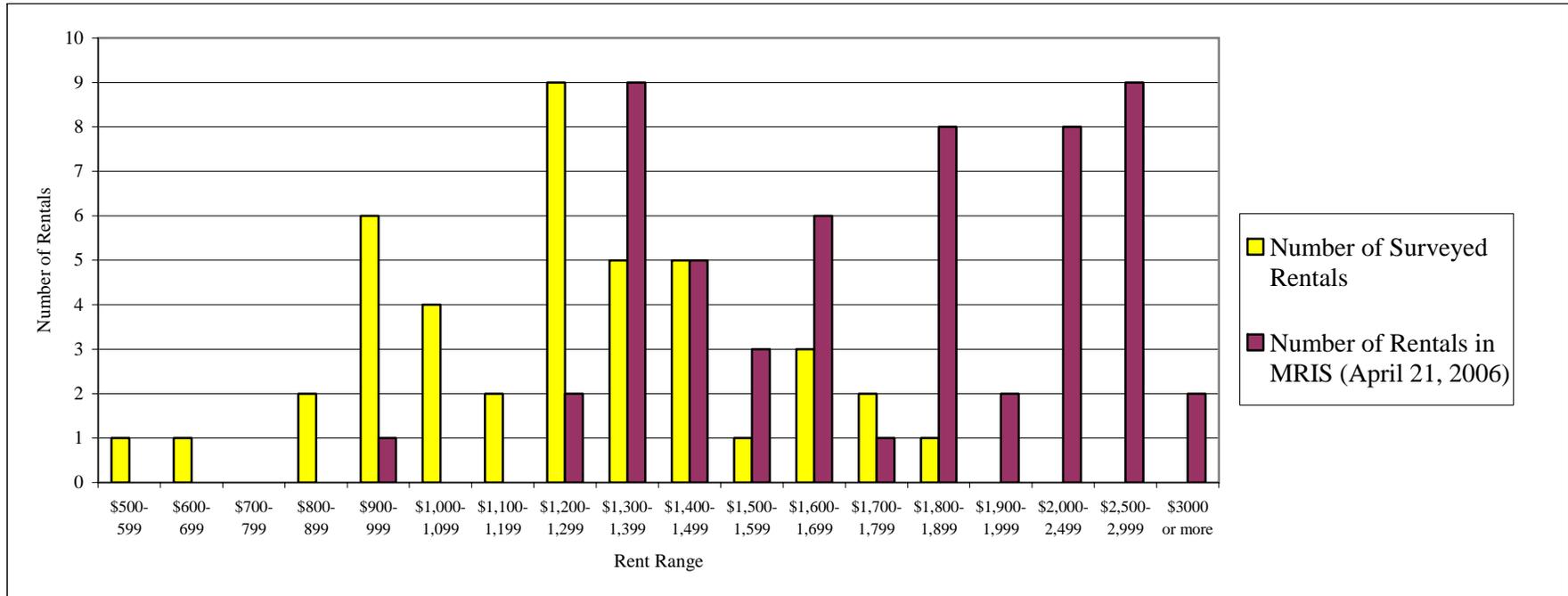
27 of the rentals (61%) did not include any utilities in the gross monthly rent. (Table 4-8 lists utilities included for each unit). This is unlike the previously discussed commercial and non-profit units where 84 percent of the properties included water, sewer and trash as part of gross monthly rent.

MRIS

For the most part, the units on the MRIS had higher rents than the units in the survey (Chart 4-5). Of the 56 rentals, only one unit rented for less than \$1,200 per month and it was a two bedroom one bathroom duplex unit that rented for \$995 a month, located in ED 2 (Table 4-13). 32 of the 56 rentals (57%) ranged in rent from \$1,300 to \$1,899 per month. The majority of these units had three bedrooms. Unlike the survey results, 29 of the 56 rentals in MRIS rented for more than \$1,800 per month. Most of these units had four bedrooms, including the most expensive unit, a single family detached home, which had four bedrooms and three and a half bathrooms and rented for \$4,300 per month and was located in ED6.

No utilities were included in the gross monthly rent for any of the 56 rentals found on MRIS.

Chart 4-5: Rent Range of Private Rentals



Accessibility

According to the data gathered from the surveys, none of the 44 rentals were handicapped accessible (Table 4-8).

Property Managers

11 of the units were managed by a property management company (Table 4-8). The following is a list of the property management companies:

- 2% Advantage Realty (3 properties);
- Associates Property Management;
- Carpenter Management Company (2 properties);
- Century 21 H.T. Brown Property Management;
- Coldwell Banker Residential Brokerage;
- The Kastle Company (2 properties); and
- Meredith.

5.0 Conclusions and Recommendations

5.1 Conclusions

Goal 2 of the Community Development Housing Plan is as follows:

Increase the number of housing units in Charles County available for renter occupancy.

The Plan text notes that approximately 5,771 additional units for rental-occupancy will be needed by 2020 in order to remain at the 2000 rate of rental occupancy (21.9 percent). If, in order to help ease the tight renter market, the 1990 owner/renter ratio (76 percent owner and 24 percent renter) is applied to future housing units, approximately 7,383 new units available for rent will be needed by 2020.

Actions in support of policy 2A are:

- i. Promote the creation of attached and multi-family dwellings.
- ii. Publicize the accessory apartment provisions of the zoning ordinance.
- iii. Conduct a rental survey.

The 2006 Rental Housing Survey reveals much valuable information about rental housing. The commercial and non-profit rental survey reached the great majority of providers in the County⁹. The private rental survey provided useful information but has less statistical validity as only 27 positive responses were received from the mailing list of 255. The data from MRIS was also useful but was a snapshot of rental units available on one day only. By delving into more detail on rental housing than the Community Development Housing Plan was able to do, the Rental Housing Survey revealed useful information about rental housing that is not available from other sources.

For the most part the survey confirmed the key findings of the Community Development Housing Plan.

⁹ The 2000 Census reported 3,360 renter occupied units in units in structures with two or more units in the structure (Table 3-1). The 2006 survey obtained data for 2,858 commercial and non-profit rental units.

- The commercial and non-profit rental vacancy rate in Spring 2006 was very low (2%) indicating a continued very tight rental market (Table 4-2). The 2000 Census had reported an overall vacancy rate (rental and owner occupied housing) of 5%.
- Rents are expensive (Chart 4-4). The commercial and non-profit rental survey found that the average rent countywide was \$959 per month (Table 4-2). The median rent was \$978. The 2000 Census had reported the median rent (for all rental units) at \$858, 24% higher than the state median (\$689), and the third highest in the State.

The private rentals were generally more expensive than the commercial and non-profit rental units; only four private rentals in the private rental survey rented for \$899 per month or less (Chart 4-5, Table 4-13). The lowest rent of any unit listed on the MRIS was \$995 (one unit). All of the private rentals were single-family houses (detached or townhouses).

- Rental units were concentrated in Waldorf (ED 6), La Plata (ED 1) and Pomonkey (ED 7), with by far the largest number in Waldorf (Chart 4-1, Tables 4-2 and 4-12).
- The commercial and non-profit rental housing stock is old. Over 80% of the commercial and non-profit rental units were built before 1990 (Chart 4-3, Table 4-4). Only two complexes were built since 2000, Victoria Park Apartments and The Maples, both senior housing projects.

The County does have some affordable rental units. Approximately 510 units (20% of the commercial and non-profit survey) rent for under \$800 per month. While some of these units are subsidized, many are not. A good number are located in La Plata and in or near Indian Head (such as La Plata Garden Apartments and Indian Head Village), but there are also some in Waldorf (such as Wakefield and Village Green). There seems to be some correlation between rent and age of unit; many of the more affordable units are in the older complexes. This portion of the housing stock is extremely important to people with lower incomes. As these units age it will be very important to maintain their low rents or, if they are redeveloped, to replace them with units renting at the lower price range.

Two bedroom units accounted for 61% of the 2,858 commercial and non-profit rental units in the survey (Table 4-6). One bedroom units accounted for 36% (Table 4-6). There were only 94 three bedroom units, and only three efficiencies (Table 4-6). With household size continuing to decrease and the elderly population growing, the demand for one bedroom units will likely increase.

The rental survey reported only one single-family home commercial rental project; Diggs Circle Townhomes in La Plata (Table 4-3). This low number was somewhat surprising but may reflect the strength of the for-sale single-family market and/or the size of the private rental market.

Very few units are handicapped accessible. Of the units in the commercial and non-profit rental survey, only 27 (1%) were accessible (Table 4-1). This is likely largely in part due to the age of the rental housing stock (much built after the federal Fair Housing Act amendments of 1988).

No positive responses were received from the 35 surveys sent to accessory apartment owners. This was disappointing. Charles County was innovative in 1992 in permitting accessory apartments by right in most of its residential zoning districts. One returned survey indicated that the unit was occupied by a mother-in-law, and it is possible that many of the units are used similarly. The Community Development Housing Plan says that these types of units can play a useful role in meeting the County's rental needs. It is also disappointing that after 14 years on the books only 35 such units have been permitted.

It was also disappointing to get very little information on rental housing outside of EDs 1, 6, and 7. The 2000 Census reported approximately 1,450 renter occupied units (16% of the County total) in the other seven EDs. While the great majority of these were single family homes, there were some multi-family units and approximately 186 rented mobile homes. Despite careful efforts to send

private rental surveys to these EDs, only one response was received (from a unit in ED 9, Hughesville).

5.2 Recommendations

1. Use the survey in support of the Community Development Housing Plan's rental housing goal to increase the number of housing units in Charles County available for renter occupancy.

Some new rental housing developments have been proposed, but the need remains very strong.

2. Publicize the rental housing survey.

Goal 5 of the 2005 Community Development Housing Plan is to raise awareness for housing issues in the County. The survey could be publicized through the press, the County's web site (main page and Department of Community Services page), the Board of Realtors, the Department of Economic Development, the Tri-County Council for Southern Maryland and the Chamber of Commerce.

Potential users include developers, non-profit organizations, realtors, Charles County Public Schools, the College of Southern Maryland, as well as major employers and private individuals.

3. Send the survey to selected housing developers.

The easiest way may be to work through the MD-National Capital Building Industry Association and/or through the Department of Planning & Growth Management's homebuilder contact list. The data on rental unit types and floor plans is particularly useful to the private and non-profit sectors that need to decide their floor plan mix. The survey indicates that there may be a market for additional one bedroom and efficiency apartments, and, perhaps, for additional single-family home rental developments.

The survey could be used as means of dialog between for-profit and non-profit developers, the Department of Community Services, and the Housing Commission.

4. Maintain and periodically update the commercial and non-profit rental base data (Appendix D).

To our knowledge, this survey is the only comprehensive source for this information in Charles County. Some new rental housing is in the development stages (Town Center South south of the Mall, for example), and it will be useful to maintain the data as comprehensively as possible.

Careful thought should be given whether to repeat the survey of private rentals, in spite of the size of this part of the rental market. In spite of an extensive effort to identify potential private rentals, the final mailing list contained many false records, and the returned survey rate may not warrant the expense of conducting the survey.

5. Review the status of the more affordable rental complexes.

This portion of the housing stock is extremely important to people with lower incomes and every effort needs to be made to maintain them, or, if they are redeveloped, to replace them with units renting at the lower price range.

6. Encourage the production of accessible units and the inclusion of a share of accessible units in developments that are not using federal or state funds.

One guideline is that 10% of units in a project using federal or state funds be accessible¹⁰

¹⁰ More information is available from the Department of Disabilities (housing research) <http://www.mdod.maryland.gov/home.asp>

7. Publicize the accessory apartment provisions of the zoning ordinance.

This was Action ii under Goal 2 of the Community Development Housing Plan. With only 35 units permitted since 1992, there appears to be potential for expansion of this type of unit. Some further follow up on the 35 permitted units could also be useful.

In September 2005 the Department of Planning and Growth Management issued a clarification of the accessory apartment regulations (Zoning Ordinance 297-49(E) and 297-212 (3.01.700)). The clarification states that an accessory apartment in an accessory structure can only be created in an accessory structure existing at the time of application. Consideration should be given to revising the zoning code to allow for a new accessory apartment in a new accessory structure.

8. Repeat the survey periodically.

To be of lasting value and use in tracking rental housing goals the survey should be repeated periodically. We recommend repeating it every three years or so. Consideration might be given to conducting an update in 2010, the next decennial census.

Tables

Table 4-1: Commercial and Non-Profit Rental Properties Summary

Property Name	Election District	Town (if in an incorporated town)	Year Built	Total Number of Units	Number of Vacant Units	Average Monthly Rent	Utilities Included in Rent ¹	Amenities	Number of Accessible Units	Property Management
Carroll La Plata Village	1	La Plata	1980-1989	32	0	\$575		Playground; tennis court	2	Yes
Diggs Circle Town Homes II	1	La Plata	1980-1989	20	0	\$671	None	Playground	0	Yes
La Plata Garden Apartments	1	La Plata	1960-1969	52	1	\$598	Tenants pay \$240/year for gas	None	0	No
La Plata Grande Gardens I	1	La Plata	1980-1989	48	0	\$825		Tennis court	2	Yes
La Plata Grande Gardens II	1	La Plata	1980-1989	36	0	\$821		Tennis court	2	Yes
The Maples	1	La Plata	2000 or later	75	3	\$728		Pets allowed	0	Yes
Brookmont	6		1970-1979	125	1	\$965		None	0	Yes
Brookside Gardens	6		1990-1999	56	0	Not Provided		None	0	Yes
Chaney Properties, Inc.	6		Pre-1960	20	0	\$627	Cable	None	0	Yes
Coachman's Landing	6		1980-1989	104	5	\$1,345		None	0	Yes
Crossland Apartments	6		1970-1979	96	0	\$953		None	0	Yes
Fox Chase	6		1980-1989	176	3	\$1,042		None	0	Yes
Headen	6		1980-1989	136	0	\$953		None	0	Yes
Holly Tree Apartments	6		1960-1969	144	1	\$1,019	None	Pets allowed; playground; maintenance; pool	0	No
Hunter's Run	6		1980-1989	104	4	\$1,185		None	0	Yes
Huntington	6		1980-1989	204	9	Not Provided		None	0	Yes
J.S.B. Apartments	6		1990-1999	47	1	\$815	Over \$80 in utilities, tenant pays	Pets allowed		No
Lakeside Apartments	6		1990-1999	54	1	\$1,188		None	0	Yes
New Forest	6		1980-1989	256	11	\$1,235		None	0	Yes
Palmer Apartments	6		1970-1979	152	2	\$1,035		None		Yes
Pineview Apartments	6		1980-1989	32	0	\$865		Playground	2	Yes
Smallwood Gardens	6		1970-1979	208	3	\$1,021		None	0	Yes
Victoria Park	6		1990-1999	108	0	\$798		Waterview; pets allowed; maintenance; fitness center	0	Yes
Victoria Park Jaycees Senior Apartments	6		2000 or later	62	0	\$705		Nature trail; pets allowed; maintenance; fitness center	0	Yes
Village Green	6		1980-1989	60	0	\$531		Pets allowed; playground	2	Yes
Village Green Apartments	6		Pre-1960	8	0	\$600		Pets allowed	0	No
Village Lake	6		1990-1999	122	3	\$1,113		None	0	Yes
Wakefield	6		1970-1979	204	0	\$823		None	0	Yes
4045 Indian Head Highway	7	Indian Head	Pre-1960	8	1	\$525	Trash not included		0	No
4073 Indian Head Highway	7	Indian Head	Pre-1960	3	0	\$775	Southern Maryland Oil included; trash not included		0	No
4077 Indian Head Highway	7	Indian Head	Pre-1960	2	0	\$929	Southern Maryland Oil included; trash not included		0	No
Blair House Apartments	7		1970-1979	11	0	\$554	Gas; electric	Pads or porches on all units	0	No
Gateway Apartments	7	Indian Head	Pre-1960	4	4	Not Provided		Pets allowed	0	No
Indian Head Elderly	7		1980-1989	30	0	\$536			15	Yes
Indian Head Village	7		1980-1989	40	0	\$500		Playground	2	Yes
Wash House	7		Pre-1960	9	0	\$700	Gas		0	No
St. Sebastian Towne Homes	8		Pre-1960	10	0	\$909	Security lighting; lawn care/snow removal		0	Yes
Total				2858	53				27	

¹ Unless otherwise noted, all rent includes water, trash and sewer

Table 4-2: Summary of Commercial and Non-Profit Rental Units

	Total Number of Complexes	% of Total Complexes	Total Number of Units	% of Total Units	Number of Vacant Units	Vacancy Rate	Average Square Footage of Unit	Average Rent	Average Rent per square foot	Rent Range Low High	
Election Districts¹											
ED 1	6	16%	263	9%	4	2%	574	\$710	\$1.28	\$575	\$845
ED 6	22	59%	2,478	87%	44	2%	848	\$1,008	\$1.21	\$449	\$1,345
ED 7	8	22%	107	4%	5	5%	670	\$585	\$1.00	\$475	\$958
ED 8	1	3%	10	0.3%	0	0%	953	\$909	\$0.96	\$788	\$975
Countywide	37	100%	2,858	100%	53	2%	839	\$959	\$1.21	\$449	\$1,345
Towns^{2 3}											
La Plata	6	16%	263	9%	4	2%	574	\$710	\$1.28	\$575	\$845
Indian Head	4	11%	17	1%	5	29%	670	\$645	\$1.00	\$475	\$958

¹ There were no completed surveys from Election Districts 2, 3, 4, 5, 9, or 10.

² All surveyed rental units in Election District 1 were within the Town of La Plata boundary. However, not all rental units in ED 7 were within the Town of Indian Head boundary.

³ The Towns are included in the ED and Countywide totals.

Table 4-3: Commercial and Non-Profit Rental Units by Type of Complex

Type	Number of Complexes	% of Total	Number of Units	% of Total
Apartment Complexes (10 or more units)	29	78%	2,794	98%
10 to 19 units	1	3%	11	0.4%
20 to 49 units	8	22%	285	10%
50 or more units	20	54%	2,498	89%
Single Family Homes	2	5%	30	1%
Complex of less than 10 units)	6	16%	34	1%
Total	37	100%	2,858	100%

Table 4-4: Commercial and Non-Profit Rental Units by Year Built

	Total Number of Complexes	% of Total Complexes	Total Number of Units	% of Total Units
Pre 1960	8	22%	64	2%
1960-1969	2	5%	196	7%
1970-1979	6	16%	796	28%
1980-1989	14	38%	1,278	45%
1990-1999	5	14%	387	14%
2000 or later	2	5%	137	5%
Total	37	100%	2,858	100%

Table 4-5: Commercial and Non-Profit Rental Unit Rent Analysis by Floor Plan

Rent Range	# of Units	% of Total	# of	# of	% of	# of 1	% of	# of 2	# of 3		
			Vacant	Efficiency	Total	Bedroom	Total	Bedroom	% of Total	Bedroom	% of Total
			Units	Units	Units	Units	Units	Units	Units	Units	Units
\$400-499	16	1%	0	3	100%	13	1%	0	0%	0	0%
\$500-599	218	8%	2	0	0%	76	8%	141	9%	1	1%
\$600-699	56	2%	0	0	0%	3	0.3%	49	3%	4	6%
\$700-799	217	8%	3	0	0%	178	19%	25	2%	14	20%
\$800-899	547	21%	2	0	0%	221	23%	325	21%	1	1%
\$900-999	307	12%	6	0	0%	276	29%	1	0.1%	30	43%
\$1000-1099	465	18%	3	0	0%	0	0%	465	29%	0	0%
\$1100-1199	376	14%	8	0	0%	176	19%	180	11%	20	29%
\$1200-1299	256	10%	11	0	0%	0	0%	256	16%	0	0%
\$1300-1399	136	5%	5	0	0%	0	0%	136	9%	0	0%
Total¹	2,594	100%	40	3	100%	943	100%	1,578	100%	70	100%

¹ Totals do not equal Countywide totals because not all records provided rental rates for the units.

Table 4-6: Summary of Commercial and Non-Profit Rental Unit Floor Plans

	Number of Units	% of Total	Number of Vacant Units	Vacancy Rate	Average	Average Rent	Rent Range	
					Footage of Square Unit		Low	High
Efficiency	3	0.1%	0	0%	N/A	\$475	\$475	\$475
1 Bedroom/1 Bath	1,024	36%	20	2%	675	\$889	\$449	\$1,188
2 Bedroom/1 Bath	1,047	37%	12	1%	889	\$872	\$500	\$1,115
2 Bedroom/1.5 Bath	116	4%	0	0%	937	\$1,023	\$530	\$1,095
2 Bedroom/2 Bath	574	20%	20	3%	1,001	\$1,200	\$809	\$1,345
3 Bedroom/1 Bath	88	3%	1	1%	1,060	\$949	\$590	\$1,175
3 Bedroom/1.5 Bath	4	0.1%	0	0%	N/A	\$615	\$615	\$615
3 Bedroom/2 Bath	2	0.1%	0	0%	1,025	\$963	\$950	\$975
Total	2,858	100%	53	2%	839	\$959	N/A	N/A

Table 4-7: Commercial and Non-Profit Rental Unit Floor Plans by Election District

	Efficiency	% of Total	1 BD/ 1 BA	% of Total	2 BD/ 1BA	% of Total	2 BD/ 1.5 BA	% of Total	2 BD/ 2 BA	% of Total	3 BD/ 1 BA	% of Total	3 BD/ 1.5 BA	% of Total	3 BD/ 2 BA	% of Total
Election Districts¹																
ED 1	0	0%	80	8%	166	16%	0	0%	0	0%	13	15%	4	100%	0	0%
ED 6	3	100%	896	88%	821	78%	116	100%	574	100%	68	77%	0	0%	0	0%
ED 7	0	0%	48	5%	57	5%	0	0%	0	0%	2	2.27%	0	0%	0	0%
ED 8	0	0%	0	0%	3	0.3%	0	0%	0	0%	5	6%	0	0%	2	100%
Countywide	3	100%	1,024	100%	1,047	100%	116	100%	574	100%	88	100%	4	100%	2	100%
Towns^{2, 3}																
La Plata	0	0%	80	8%	166	16%	0	0%	0	0%	13	15%	4	100%	0	0%
Indian Head	0	0%	5	0.5%	11	1%	0	0%	0	0%	1	1.14%	0	0%	0	0%

¹ There were no completed surveys from Election Districts 2, 3, 4, 5, 9, or 10.

² All surveyed rental units in Election District 1 were within the Town of La Plata boundary. However, not all rental units in ED 7 were within the Town of Indian Head boundary.

³ The Towns are included in the ED and Countywide totals.

Table 4-8: Summary of Private Rentals Surveys

Election District	Town (if applicable)	Single Family				# of Bed-rooms	# of Bath-rooms	Square Feet	Rent/month	Is it rented?	Handi-capped Access-ible	Utilities Included in Rent							Property Manage-ment?	PM Name
		Home	Duplex	Town-house	Other							Gas	Electric	Water	Sewer	Trash	Other	None		
1	La Plata			1		3	1.5	1,200	\$1,200	Yes	No			1		1			No	
1	La Plata		1			2	1		\$800	Yes	No		1	1	1	1			Yes	Dani Lakner, Coldwell Banker Residential Brokerage, 20602
1	La Plata			1		3	1.5	1,240	\$1,295	Yes	No								No	
1	La Plata			1		3	1.5	1,200	\$1,200	Yes	No								No	
1	La Plata			1		3	1.5	1,240	\$1,250	Yes	No							1	No	
1	La Plata			1		3	1.5	1,200	\$1,200	Yes	No							1	No	
1	La Plata			1		3	1.5	1,240	\$1,325	Yes	No							1	No	
1	La Plata			1		3	1.5	1,200	\$1,200	Yes	No							1	No	
1		1				3	1	1,200	\$600	Yes	No							1	No	
6		1				4	1.5	1,700	\$1,400	Yes	No							1	No	
6				1		3	1.5		\$1,350	Not Provided	No							1	No	
6					Triplex	3	2.5		\$1,500	Yes	No		1	1	1				No	
6					Triplex	4	2.5		\$1,400	Yes	No		1	1	1				No	
6				1		3	1.5		\$1,000	Yes	No							1	Yes	Century 21 H.T. Brown Property Management, 20602
6				1		3	2.5	1,452	\$950	Yes	No								No	
6				1		3	1		\$1,000	Yes	No							1	No	
6			1			3	1	1,000	\$1,170	Yes	No							1	No	
6				1		3	1.5	1,120	\$970	Yes	No					1			No	
6				1		3	2.5	1,376	\$1,475	Yes	No					1			No	
6		1				3	3	2,400	\$1,400	Yes	No							1	No	
6				1		3	2.5	1,300	\$1,350	Yes	No	1	1	1	1	1			No	
6		1				4	2.5		\$1,400	Yes	No					1			No	
6			1			3	1	810	\$970	Yes	No							1	No	
6			1			3	1	810	\$970	Yes	No							1	No	
6			1			3	1	810	\$970	Yes	No							1	No	
6			1			3	1.5	910	\$1,060	Yes	No							1	No	
6		1				4	3	2,400	\$1,775	Yes	No							1	Yes	2% Advantage Realty, 20695
6		1				3	2	1,590	\$1,675	Yes	No							1	Yes	2% Advantage Realty, 20695
6		1				4	2	2,200	\$1,750	No	No							1	Yes	2% Advantage Realty, 20695
6				1		4	3.5		\$1,600	Yes	No							1	Yes	Associates Property Management, 20695
6		1				3	1	1,400	\$500	Yes	No							1	No	
6				1		3	1.5	1,200	\$1,200	Yes	No			1	1				Yes	Maredith
6		1				4	2.5	2,600	\$1,895	Yes	No							1	Yes	The Kastle Company, 20602
6		1				3	2.5	2,200	\$1,395	Yes	No							1	Yes	The Kastle Company, 20602
6				1		3	3	2,000	\$1,600	Yes	No				1				No	
6				1		2	1.5	1,100		Yes	No							1	Yes	Carpenter Management Company, 20604
6				1		2	1.5	1,100		Yes	No							1	Yes	Carpenter Management Company, 20604
6				1		3	1.5	900	\$1,250	Yes	No							1	No	
7	Indian Head			1		3	1.5		\$1,100	Yes	No					1			No	
7	Indian Head	1				3	1		\$1,300	Yes	No							1	No	
7	Indian Head	1				3	1		\$800	Yes	No							1	No	
9		1				3	2	1,800	\$1,000	Yes	No							1	No	
Totals		13	7	22	2															

Table 4-9: Private Rentals Available Through Metropolitan Regional Information Systems (MRIS) April 21, 2006

Election District	Town (If Applicable)	Single Family Detached	Duplex	Townhouse	# of Bedrooms	# of Bathrooms	Lot size (acres)	Unit Square Feet	Rent/ month	Rent/Square Foot
1	La Plata		1		2	1	0.19		\$ 1,200	
1	La Plata			1	3	1.5	0.05		\$ 1,300	
1				1	3	1.5			\$ 1,300	
1				1	3	1.5	0.19		\$ 1,350	
1		1			3	2	0.6		\$ 1,850	
1	La Plata	1			4	3.5	0.25		\$ 2,800	
1	La Plata	1			5	3.5	0.25		\$ 2,900	
2			1		2	1	1		\$ 995	
5		1			2	1	2		\$ 1,600	
5		1			3	2	0.31	1568	\$ 1,695	\$1.08
5		1			3	2.5	0.35		\$ 2,000	
5		1			3	2.5	0.33	2130	\$ 3,000	\$1.41
6				1	3	1.5	0.07		\$ 1,300	
6				1	3	1.5			\$ 1,300	
6				1	2	1.5	0.04		\$ 1,350	
6				1	2	1.5	1.55		\$ 1,360	
6				1	3	1.5	0.05		\$ 1,400	
6				1	3	2.5	0.04		\$ 1,400	
6				1	3	2.5	0.03		\$ 1,450	
6				1	3	2.5	0.03		\$ 1,450	
6		1			4	2	0.21		\$ 1,495	
6				1	3	2.5	0.04	1296	\$ 1,500	\$1.16
6				1	4	3.5	0.03		\$ 1,500	
6				1	3	3.5	0.04		\$ 1,595	
6		1			4	2	0.21		\$ 1,600	
6				1	4	3.5	0.04	2200	\$ 1,650	\$0.75
6		1			3	1.5	0.28		\$ 1,650	
6				1	4	3.5	0.03		\$ 1,650	
6		1			3	2	0.14		\$ 1,800	
6		1			3	2.5	0.13		\$ 1,800	
6		1			4	3.5	0.25		\$ 1,800	
6		1			3	2.5	0.17	1800	\$ 1,850	\$1.03
6		1			4	2	2.97	2117	\$ 1,850	\$0.87
6				1	3	3	0.04		\$ 1,900	
6		1			4	2.5	0.16		\$ 1,950	
6		1			3	2	0.24		\$ 2,000	
6		1			4	2	0.19		\$ 2,000	
6				1	4	3.5	0.04	2590	\$ 2,200	\$0.85
6		1			4	3.5	0.19		\$ 2,200	
6		1			4	2.5	0.26		\$ 2,250	
6		1			4	3.5	0.24		\$ 2,500	
6		1			4	3.5	0.15		\$ 2,600	
6		1			5	3.5	0.2		\$ 2,600	
6		1			5	3	0.19		\$ 2,800	
6		1			4	3.5	0.18		\$ 4,300	
7	Indian Head			1	3	1.5			\$ 1,250	
7	Indian Head		1		3	1.5	0.08		\$ 1,395	
7	Indian Head			1	3	2.5	0.05		\$ 1,700	
7	Indian Head			1	4	2.5	0.04		\$ 1,800	
8		1			2	1	3		\$ 1,800	
8		1			4	2.5	0.35	2841	\$ 2,400	\$0.84
8		1			4	2.5	11.65		\$ 2,500	
9		1			4	2.5	4.93		\$ 2,400	
10		1			3	1.5	1.09	1728	\$ 1,395	\$0.81
10		1			4	2.5	0.25		\$ 2,500	
10		1			4	3.5	0.25		\$ 2,900	
Total		32	3	21						

Table 4-10: Private Rentals Distribution by Election District

Election Districts	Survey							MRIS			
	# of Surveys Mailed	# of Surveys Returned	# of Vacant Units	Type of Unit				# of Units in MRIS (4/21/06)	Type of Unit		
				Single Detached	Duplex	Townhouse	Other		Single Family	Duplex	Townhouse
ED 1	19	10	0	3	6	1	0	7	3	1	3
ED 2	4	0	0	0	0	0	0	1	0	1	0
ED 3	8	0	0	0	0	0	0	0	0	0	0
ED 4	5	0	0	0	0	0	0	0	0	0	0
ED 5	19	0	0	0	0	0	0	4	4	0	0
ED 6	115	30	1	8	1	19	2 (triplex)	33	18	0	15
ED 7	26	3	0	2	0	1	0	4	0	1	3
ED 8	11	0	0	0	0	0	0	3	3	0	0
ED 9	6	1	0	0	0	1	0	1	1	0	0
ED 10	7	0	0	0	0	0	0	3	3	0	0
Accessory Apartments	35	0	0	0	0	0	0	N/A	N/A	N/A	N/A
Countywide	255	44	1	13	7	22	2	56	32	3	21

Table 4-11: Private Rentals by Size and Rent Range

Size (square feet)	# of Units	Survey							# of Units in MRIS (4/21/06)	MRIS				
		\$500-999	\$1,000-1,249	\$1,250-1,499	\$1,500-1,749	\$1,750-1,999	\$2,000 or more	\$500-999		\$1,000-1,249	\$1,250-1,499	\$1,500-1,749	\$1,750-1,999	\$2,000 or more
999 or less	6	4	1	1	0	0	0	0	0	0	0	0	0	0
1,000-1,499	16	4	7	5	0	0	0	1	0	0	0	1	0	0
1,500-1,999	3	0	1	1	1	0	0	3	0	0	1	1	1	0
2,000-2,499	5	0	0	2	1	2	0	3	0	0	0	1	1	1
2,500 or more	1	0	0	0	0	1	0	2	0	0	0	0	0	2
Total¹	31	8	9	9	2	3	0	9	0	0	1	3	2	3

¹The total of 31 does not equal the survey total of 44 returned surveys because the surveys did not all provide square footage data. Likewise, for the MRIS the total 9 is the units that provided square footage data.

Table 4-12: Private Rentals Floor Plans by Election District

Election Districts ¹	Survey							MRIS								
	# of Units	2 Bedrooms	% of Total	3 Bedrooms	% of Total	4 Bedrooms	% of Total	# of Units in MRIS (4/21/06)	2 Bedrooms	% of Total	3 Bedrooms	% of Total	4 Bedrooms	% of Total	5 Bedrooms	% of Total
ED 1	10	3	7%	7	16%	0	0%	7	1	2%	4	7%	1	2%	1	2%
ED 2	0	0	0%	0	0%	0	0%	1	1	2%	0	0%	0	0%	0	0%
ED 5	0	0	0%	0	0%	0	0%	4	1	2%	3	5%	0	0%	0	0%
ED 6	30	0	0%	27	61%	3	7%	33	2	4%	14	25%	15	27%	2	4%
ED 7	3	0	0%	0	0%	3	7%	4	0	0%	3	5%	1	2%	0	0%
ED 8	0	0	0%	0	0%	0	0%	3	1	2%	0	0%	2	4%	0	0%
ED 9	1	0	0%	0	0%	1	2%	1	0	0%	0	0%	1	2%	0	0%
ED 10	0	0	0%	0	0%	0	0%	3	0	0%	1	2%	2	4%	0	0%
Countywide	44	3	7%	34	77%	7	16%	56	6	11%	25	45%	22	39%	3	5%

¹There were no completed surveys or units in MRIS for ED 3 and 4.

Table 4-13: Private Rentals Floor Plans by Rent

Rent Range	Survey							MRIS								
	# of	2		3		4		# of Units	2		3		4		5	
	Surveyed	% of	% of	% of	% of	in MRIS	% of	% of	% of	% of	% of	% of	% of	% of		
Units	Bedrooms	Total	Bedrooms	Total	Bedrooms	Total	(4/21/06)	Bedrooms	Total	Bedrooms	Total	Bedrooms	Total	Bedrooms	Total	
\$500-599	1	0	0%	1	2%	0	0%	0	0	0%	0	0%	0	0%	0	0%
\$600-699	1	0	0%	1	2%	0	0%	0	0	0%	0	0%	0	0%	0	0%
\$700-799	0	0	0%	0	0%	0	0%	0	0	0%	0	0%	0	0%	0	0%
\$800-899	2	1	2%	1	2%	0	0%	0	0	0%	0	0%	0	0%	0	0%
\$900-999	6	0	0%	6	14%	0	0%	1	1	2%	0	0%	0	0%	0	0%
\$1,000-1,099	4	0	0%	4	10%	0	0%	0	0	0%	0	0%	0	0%	0	0%
\$1,100-1,199	2	0	0%	2	5%	0	0%	0	0	0%	0	0%	0	0%	0	0%
\$1,200-1,299	9	0	0%	9	21%	0	0%	2	1	2%	1	2%	0	0%	0	0%
\$1,300-1,399	5	0	0%	5	12%	0	0%	9	2	4%	7	13%	0	0%	0	0%
\$1,400-1,499	5	0	0%	2	5%	3	7%	5	0	0%	4	7%	1	2%	0	0%
\$1,500-1,599	1	0	0%	1	2%	0	0%	3	0	0%	2	4%	1	2%	0	0%
\$1,600-1,699	3	0	0%	2	5%	1	2%	6	1	2%	2	4%	3	5%	0	0%
\$1,700-1,799	2	0	0%	0	0%	2	5%	1	0	0%	1	2%	0	0%	0	0%
\$1,800-1,899	1	0	0%	0	0%	1	2%	8	1	2%	4	7%	3	5%	0	0%
\$1,900-1,999	0	0	0%	0	0%	0	0%	2	0	0%	1	2%	1	2%	0	0%
\$2,000-2,499	0	0	0%	0	0%	0	0%	8	0	0%	2	4%	6	11%	0	0%
\$2,500-2,999	0	0	0%	0	0%	0	0%	9	0	0%	0	0%	6	11%	3	5%
\$3000 or more	0	0	0%	0	0%	0	0%	2	0	0%	1	2%	1	2%	0	0%
Total¹	42	1	2%	34	81%	7	17%	56	6	11%	25	45%	22	39%	3	5%

¹The total of 42 does not equal the survey total of 44 because not all records provided rent for the units.

Appendix A: Commercial and Non-Profit Rental Housing Survey

CHARLES COUNTY GOVERNMENT
Department of Community Services

Aging & Community Centers • Child Care
Housing & Community Development • Transportation • Recreation
MARGARET E. CHESELDINE, DIRECTOR



March 14, 2006

Charles H and Betty H Armstrong
PO Box 170
La Plata, MD 20646

RE: Charles County Rental Housing Survey

Dear Mr. & Mrs. Armstrong:

The enclosed survey is being conducted as part of the implementation of the County's 2005 Community Development Housing Plan. The purpose of the survey is to:

- Provide a centralized list of units available for potential renters.
- Enable the County to track progress in meeting its renter housing goals.
- Provide useful information for service agencies and for-profit and non-profit housing providers.

We are attempting to collect information from housing providers or managers including the number and type of rental units you offer or manage, occupancy rates, rents, and amenities.

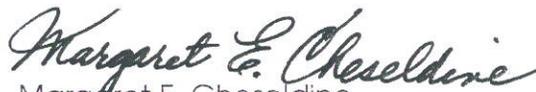
You have been identified as a rental housing provider or manager in Charles County and your participation will enable us to collect the most complete and up to date information.

Please return the survey in the self-addressed envelope provided to:

Casey Callahan
Environmental Resources Management
200 Harry S. Truman Parkway, Suite 400
Annapolis, MD 21401

If you have any questions please contact Environmental Resources Management consultant Ms. Casey Callahan at 410-266-0006 or via e-mail casey.callahan@erm.com. Your cooperation concerning this matter is appreciated.

Sincerely,


Margaret E. Cheseldine
Director
Department of Community Services

8190 Port Tobacco Road, Port Tobacco, Maryland 20677
301-934-9305 • 301-932-6004 • 301-870-3388 • FAX: 301-934-5624
MD Relay Service: 711 • Relay Service TDD: 1-800-735-2258

WWW.CHARLESCOUNTY.ORG
Equal Opportunity County • Say No To Drugs



Charles County Housing Survey

Brief survey instructions:

- ID # refers to the Parcel Tax Identification Number associated with your property. If you do not know this number, please leave the field blank.
- Under unit information, floor plan refers to the name or type of floor plans you offer. For example, the Lakeshore floor plan could refer to a unit with two bedrooms and one bath. If you do not have specific names for your floor plans, please enter the types of floor plans you offer (one bedroom, one bath; two bedrooms, one bath; etc.).
- Please return the survey in the self-addressed envelope provided to:

Casey Callahan
 Environmental Resources Management
 200 Harry S. Truman Parkway, Suite 400
 Annapolis, MD 21401

Date of Entry: (enter date as MM/DD/YYYY)

Part A - Unit Information

Property Name:

Property Address:

Property Address:

City: State: Zip Code:

ID #: ****Required Field**

Type:

<p>Market Rate</p> <input type="checkbox"/> Complex <input type="checkbox"/> Single Family Home <input type="checkbox"/> Accessory Apartment <input type="checkbox"/> Other <input type="text"/>	<p>Subsidized</p> <input type="checkbox"/> Age <input type="checkbox"/> Section 8 <input type="checkbox"/> Other <input type="text"/>
<p>Restricted</p> <input type="checkbox"/> Age <input type="checkbox"/> Income <input type="checkbox"/> Other <input type="text"/>	<p>Mixed (Market Rate and Subsidized Units):</p> <p># of Market Rate Units: <input type="text"/></p> <p># of Subsidized Units: <input type="text"/></p>

of Wheelchair Accessible Units:

Unit Information

	Floor Plan	# Bed	# Bath	Sq Ft	Rent	Total # of Units	Available Units
▶							
*							

Record: of 4

Utilities included in Rent (Check all that apply)

- | | | | |
|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| <input type="checkbox"/> Gas | <input type="checkbox"/> Trash | <input type="checkbox"/> Sewer | <input type="checkbox"/> None |
| <input type="checkbox"/> Water | <input type="checkbox"/> Electric | <input type="checkbox"/> Other | |

If all utilities are not included, please estimate cost of those not included per month:

List of Amenities (Check all that apply)

- | | | |
|---------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Water Side | <input type="checkbox"/> Pets Allowed | <input type="checkbox"/> Covered Parking |
| <input type="checkbox"/> Clubhouse | <input type="checkbox"/> Playground | <input type="checkbox"/> 24-hr Maintenance |
| <input type="checkbox"/> Nature Trail | <input type="checkbox"/> Sauna | <input type="checkbox"/> Pool |
| <input type="checkbox"/> Bike Storage | <input type="checkbox"/> Tennis Court | <input type="checkbox"/> Fitness Center |

Year Built

- | | | |
|--------------------------------------|--------------------------------------|--|
| <input type="checkbox"/> Pre 1960 | <input type="checkbox"/> 1960 - 1969 | <input type="checkbox"/> 1970 - 1979 |
| <input type="checkbox"/> 1980 - 1989 | <input type="checkbox"/> 1990 - 1999 | <input type="checkbox"/> 2000 or later |

Comments:

Part B - Property Owner Information

Owner Name:

Owner Address:

Owner Address:

City: State: Zip Code:

Owner Phone #:

Owner Email:

Comments:

Does a Property Management Company operate?

Please continue through to Part C if the answer is YES

Part C - Property Management Information

Property Management Name:

Property Management Address:

Property Management Address:

City: State: Zip Code:

Property Management Phone #:

Contact Person:

Contact Person Phone#:

Contact Person Email:

Comments:

Thank you for your time

Appendix B: Potential Commercial and Non-Profit Rental Providers Mailing List and Phone Log

Property Parcel ID Number	Property Name (and address if different from Property Management Address)	Contact Name	Contact Name 2	Phone Number	Address	Survey Completed	Phone Log
0907000294	1 Oak Street	Cloyd G & Marlene H Blankley		410-326-6717	281 Deer Drive, Lusby, MD 20657		Property owner is looking to sell property. Not interested in filling out the survey.
0901000977	101 E. Hawthorne Dr.	William D & Suzne K Zantinger	c/o Action Properties	301-843-6300	9260 Chapel Point Road, Bel Alton, MD 20611		Attempted to reach two times and never got in contact.
0904007417	11150 Crain Highway	Frank Monopoli		301-932-2990	PO Box 565, White Plains, MD 20695		Attempted to reach two times and never got in contact.
0903002942	1980 Liverpool Point Road	George R. & Linda L. Pickeral		301-645-2247	10025 Pages Ct, White Plains, MD 20695		Attempted to reach two times and never got in contact. Left message, it was never returned
0901006266	212 Oak Ave	Irene B Wood			PO Box 52, La Plata, MD 20646		Left two messages, never returned
0906059465	2755 Crain Highway	Stanley & Arlene Bear		301-645-2434	2755 Crain Highway, Waldorf, MD 20601		Attempted to reach two times and never got in contact.
0907005415	3 Oak Street	Cloyd G & Marlene H Blankley		410-326-6718	282 Deer Drive, Lusby, MD 20657		Property owner is looking to sell property. Not interested in filling out the survey.
0907003072	4073 Indian Head Highway	SMIG LLC		301-893-0495	4 Industrial Park Drive, STE E, Waldorf, MD 20602	Y	
0907001363	4077 Indian Head Highway	SMIG LLC		301-893-0495	4 Industrial Park Drive, STE E, Waldorf, MD 20602	Y	
0907048106	4640 Strauss Ave	Patel Krishna Krupa, Inc.			2550 N Michigan St, Plymouth, IN 46563		Attempted to find a phone number or some way to contact and could not
0901000713	507 Charles Street	Favier Land Holdings LLC			700 Silver Linden Dr, La Plata, MD 20646		Could not find a contact name and therefore no phone number to follow up
0910011981	5105 Marbury Run Road	Robert M Ryce		301-758-4664	PO Box 157, Ironsides, MD 20643		Phone calls were not returned by Mr. Ryce
0910001617	5455 Masons Spring Road	Veronica G. Bullock		301-753-6540	5455 Masons Spring Road, Indian Head, MD 20640		The phone number I have is the number of the renter, not the property owner. Renter took my name to give to property owner.
0907009984	6280 Ford Drive	SELIG LLC			5348 Emma Lane, Indian Head, MD 20640		No contact name and could not find phone number.
0909002855	7285 Benedict Ave	Raymond & Rose Marie Stublarec		301-274-3961	PO Box 201, Benedict, MD 20612		Not interested in filling survey out
	Bel Alton Motel	Kishor Kaswala			9340 Crain Highway, Bel Alton, MD 20611		Hotel, no monthly rentals
0906092489	Brookmont (Wakefield 3rd Age)	Peggy Moore	ARMC	301-843-8600	222 Smallwood Village, Waldorf, MD 20602	Y	
0906211402	Brookside Gardens - 2008 Wingate Court, Waldorf, MD 20602	Peggy Moore	ARMC	301-843-8601	222 Smallwood Village, Waldorf, MD 20602	Y	
0901039458	Carroll La Plata Village	Carroll-La Plata Vlg. Ltd. Partnership	c/o Premier Mgmt & Consulting	301-870-2399	7505 Greenway Center Drive, Suite 002, Greenbelt, MD 20770	Y	Resent survey to: 77 West Street, Suite 105, Annapolis, MD 21401
	Central Parke				8996 Burke Lake Road, Suite 303, Burke, VA 22015		Will not be rental property
	Chaney Properties, Inc.	Maggie Schwartz		301-843-6440	2125 Crain Highway, Waldorf, MD 20601	Y	
	Charles Landing Apartments			301-753-6334	204 Blair Road, Indian Head, MD 20640		Left message 4/3/06, 4/11/05.
0907042884	Charles Landing South	Vicki Williams		301-743-3887	41 Jameson Court, Indian Head, MD 20640		Resent survey
0906183735	Coachman's Landing	Peggy Moore	ARMC	301-843-8602	222 Smallwood Village, Waldorf, MD 20602	Y	
0906083692	Crossland Apartments	Peggy Moore	ARMC	301-843-8603	222 Smallwood Village, Waldorf, MD 20602	Y	
	Deluxe Inn	Bipin Patel			6705 Crain Highway, La Plata, MD 20646		Hotel, no monthly rentals
	Diggs Circle II - Nanjemore Drive, La Plata, MD 20646	Fay Wade		410-414-7428	700 Yardley Dr., Prince Frederick, MD 20678	Y	Left message 4/3/06, 4/11/06, Received 4/21/06
0906158013	Fox Chase Apartments	Peggy Moore	ARMC	301-843-8604	222 Smallwood Village, Waldorf, MD 20602	Y	
	Gateway Apartments	Dennis Wamsley		301-283-5467	2900 Creedon Dr, Indian Head, MD 20640	Y	Under renovation, finished 7/06
0906100066, 0906109039	Headen House	Peggy Moore	ARMC	301-843-8605	222 Smallwood Village, Waldorf, MD 20602	Y	
0906109055	Holly Station Apartments/Townhomes	Gina Williams, Tri Star Management, Inc.		561-982-7770	751 Park of Commerce Dr, Suite 128, Boca Raton, FL 33487		Received letter notifying us that the survey will not be filled out
	Holly Tree Apartments				2482 Lake Drive, Apt 214, Waldorf MD 20601	Y	
	Hotel Charles	Jullena Jones		301-274-4612	15110 Burnt Store Road, Hughesville, MD 20637		No answer 4/11/06
0906109012	Huntington	Peggy Moore	ARMC	301-843-8606	222 Smallwood Village, Waldorf, MD 20602	Y	
0907004257	Indian Head Apartments - 4035 Indian Head Highway	Dennis Wamsley		301-283-5467	2900 Creedon Dr, Indian Head, MD 20640	Y	Called 4/5/06: Recipient said it should be on its way
0907000081	Indian Head Apartments - 4045 Indian Head Highway	SMIG LLC			4 Industrial Park Drive, STE E, Waldorf, MD 20602	Y	
	Indian Head Inn	Anil Mistry			4640 Strauss Ave, Indian Head, MD 20640		Hotel, no monthly rentals
0907044186	Indian Head Village - Indian Head Senior Housing	Indian Head Elderly LTD Partnership	c/o Premier Management	301-283-6288	7505 Greenway Center Drive, Suite 002, Greenbelt, MD 20770	Y	Number I have is disconnected
0906141129	J.S.B. Apartments	James S. & Billy Dotson			2165 Crain Highway, Apt 612, Waldorf, MD 20601	Y	
0906040195	Jaycees' Apartments				12150 Ell Lane, Waldorf, MD 20602	Y	

Property Parcel ID Number	Property Name (and address if different from Property Management Address)	Contact Name	Contact Name 2	Phone Number	Address	Survey Completed	Phone Log
0906101917	Jaycees' Apartments	Village Green Ltd Partnership	c/o Premier Management		7505 Greenway Center Drive, Suite 002, Greenbelt, MD 20770	Y	
0901002074	La Plata Garden Apartments	La Plata Garden Apartments, LLC			PO Box 76, Mt. Holly, VA 22524	Y	
0901039431	La Plata Grande Gardens I & II	Olde Colony II Ltd Partnership		301-870-2399	7505 Greenway Center Drive, Suite 002, Greenbelt, MD 20770	Y, Y (two separate properties)	Resent survey to: ATTN: Jennifer, 656 Piscataway Court, La Plata, MD 20646
0901002228	La Plata Manor Apartments	La Plata Manor Limited Partnership		301-753-4056, 301-932-1700	PO Box 807, La Plata, MD 20646	Y	Owner received survey and has submitted it to the management company to fill out (4/6/06)
0906188273	Lakeside Apartments - 2005 St. Thomas Dr., Waldorf, MD 20602	Peggy Moore	ARMC	301-843-8607	222 Smallwood Village, Waldorf, MD 20602	Y	
0906145833	Lancaster (Hunter's Run)	Peggy Moore	ARMC	301-843-8608	222 Smallwood Village, Waldorf, MD 20602	Y	
0907004362	Longhorn Restaurant	K & S Associates			PO Box 1368, Waldorf, MD 20604		Left 2 messages, never got a phone call back.
	Master Suites				2228 Old Washington Road, Waldorf, MD 20601		Hotel, no monthly rentals
0906174507	New Forest Apartments	Peggy Moore	ARMC	301-843-8609	222 Smallwood Village, Waldorf, MD 20602	Y	
0906100058	Palmer Apartments	Peggy Moore	ARMC	301-843-8610	222 Smallwood Village, Waldorf, MD 20602	Y	
0906066984	Smallwood Gardens (Bannister)	Peggy Moore	ARMC	301-843-8611	222 Smallwood Village, Waldorf, MD 20602	Y	
	South Winds Motel				PO Box 334, La Plata, MD 20646		Hotel, no monthly rentals
0906109748	Southwinds Senior Living Community	Farhad Saba, SWRHC Limited Liability Company		888-807-6363, 301-932-4297, 301-870-6400	11637 Terrace Dr., #200, Waldorf, MD 20601		Left message 4/3/06, 4/11/05.
	St. Sebastian Townhomes	Yvette Chadwick			PO Box 613, Hughesville, MD 20637	Y	
	Sts Charles Apartments			301-843-9140	2000 St. Thomas Drive, Waldorf, MD 20602		Number I have is disconnected
	The Maples			301-934-4121	Route 301 & 6, La Plata, MD 20646	Y	
	Thunderbird Apartments	Millie Marsh		301-932-6255, 301-645-5252, 301-843-3010	9265 Crain Highway, Bel Alton, MD 20611		Resend survey to: PO Box 156, Bel Alton, MD 20611, did so and never received
	Victoria Park Apartments	Marleen Reed		301-638-0455	11080 Weymouth Court, Waldorf, MD 20603	Y	
	Victoria Park Jaycees				11060 Weymouth Court, Waldorf, MD 20603	Y	
0906046355	Village Green	Ell Lane - Village Green LTD Partnership	c/o Ernst & Young - MD601-11	301-638-1800	7505 Greenway Center Drive, Suite 002, Greenbelt, MD 20770	Y	
0906188281	Village Lake Apartments	Peggy Moore	ARMC	301-843-8612	222 Smallwood Village, Waldorf, MD 20602	Y	
0906086268	Wakefield Terrace	Peggy Moore	ARMC	301-843-8613	222 Smallwood Village, Waldorf, MD 20602	Y	
0907037341	Wash House	Eun Hee Kim			2624 Poplar Ct, Waldorf, MD 20603	Y	
	White House Motel	Linda Cooper		301-638-0455	11150 Crain Highway, Newburg, MD 20664		Left message 4/5/06
0901005022		James Willett		301-392-6094	10685 Allens Frsh Rd, Charlotte Hall, MD 20622		Attempted to contact 3 times
0901006401		Daniel Kahl		410-326-6479	10971 Beach Drive, Lusby, MD 20657		Called 4/5/06: Recipient said filled out and sent back survey and that it should be on it's way. As of 4/19/06 still haven't received it
0907001819		Francis C & Lillian R Garner			8835 Hawthorne Rd, La Plata, MD 20646		Phone calls were not returned by the Garner's
0907026838		Summit Enterprises Partnership			904 Orange Terrace, Macon, GA 31201		Could not find a contact name and therefore no phone number to follow up
		South MD Tri County Community Action			PO Box 123, Hughesville, MD 20637		Resent survey via fax to Swynice Hawkins on 8/16/06
0901001132		K & S Associates			PO Box 1368, Waldorf, MD 20604		Attempted to find phone numbers through internet and 411 resources. Could not find any information
0901003887		Cardinal James Hickey	Roman Catholic Archdiocese of Washington		PO Box 1390, La Plata, MD 20646		Could not get through to anyone to talk to regarding survey
0907015054		Charles H & Betty H Armstrong			PO Box 170, La Plata, MD 20646	Y	Received a letter informing us they no longer own this rental property
0901025937		Simpson Properties LLC			PO Box 1912, La Plata, MD 20646		No contact name and could not find phone number.
0901039458		Heritage Place LLC			PO Box 2486, La Plata, MD 20646		This is the same ID number as Carroll La Plata
0901000012		James A Mudd		301-934-8460	PO Box 250, La Plata, MD, 20646		Not interested in filling survey out
0907004125		Lee Greenstein			PO Box 32232, Washington, DC 20007		No contact name and could not find phone number.
0901002651		Samuel P & Doris Frere	c/o Samuel P Frere		PO Box 415, La Plata, MD 20646		Spoke to Mr. Frere, declined filling out survey

Appendix C: Private Rental Housing Survey

CHARLES COUNTY GOVERNMENT
Department of Community Services

Aging & Community Centers • Child Care
Housing & Community Development • Transportation • Recreation
MARGARET E. CHESELDINE, DIRECTOR



JUN 13 2006

RE: Charles County Rental Housing Survey

Dear Sir or Madam:

The enclosed survey is being conducted as part of the implementation of the County's 2005 Community Development Housing Plan. The purpose of the survey is to:

- Enable the County to track progress in meeting its renter housing goals.
- Provide useful information for service agencies and for-profit and non-profit housing providers.

We are attempting to collect information from private rental providers including rental rates, the number of bedrooms and bathrooms, and whether or not a Property Management Company manages the property.

Based on public records, you have been identified as owning a private rental property in Charles County and your participation will enable us to collect the most complete and up to date information. Personal information will not be released to the public.

If you do not own rental property and this letter has reached you by mistake, please note this on the survey form. (Question 14)

Please return the survey in the enclosed self-addressed stamped envelope to:

Casey Callahan
Environmental Resources Management
200 Harry S. Truman Parkway, Suite 400
Annapolis, MD 21401

If you have any questions please contact Environmental Resources Management consultant Ms. Casey Callahan at 410-266-0006 or via e-mail casey.callahan@erm.com. Your cooperation concerning this matter is appreciated.

Sincerely,

Margaret E. Cheseldine
Director
Department of Community Services

8190 Port Tobacco Road, Port Tobacco, Maryland 20677
301-934-9305 • 301-932-6004 • 301-870-3388 • FAX: 301-934-5624
MD Relay Service: 711 • Relay Service TDD: 1-800-735-2258

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Equal Opportunity County • Say No To Drugs



Charles County Rental Housing Survey

Note: Please complete a separate sheet for each rental property

1. Rental Property Address: _____
 2. Property Owner Name: _____
 3. Property Owner Address: _____
 4. Rental Type: _____
___ Single Family Home
___ Accessory Apartment
___ Duplex
___ Townhouse
___ Other _____
 5. # of Bedrooms: _____
 6. # of Bathrooms: _____
 7. Square Feet of Unit (livable area) _____
 8. Rent \$_____ (monthly, annually, other)
 9. Is the unit currently rented? ___ Yes ___ No
 10. Handicap Accessible ___ Yes ___ No
 11. Utilities Included
___ Gas ___ Electric
___ Water ___ Sewer
___ Trash ___ Other
___ None
 12. Does a Property Management Company manage this property? ___ Yes ___ No

If answer to #12 is Yes, please answer the following questions:
 - 13a. Property Management Name: _____
 - 13b. Property Management Address: _____
 - 13c. Property Management Phone Number: _____
-
-
14. I do not own rental property. _____

Appendix D: Commercial and Non-Profit Rental Unit Data

Each sheet in Appendix D relates to a tab on the electronic version of the data. Please note that certain cells are populated with codes (such as 1,2,3,-1,0) to represent the raw data from the paper survey.

Sheet 1 contains rental property information by complex including unit type, total number of units, utilities included in monthly rent, and amenities.

Sheet 2 contains floor plan information by property. Most properties have more than one floor plan and each is listed in Sheet 2.

Sheet 3 contains property owner information by property name.

Sheet 4 contains property management information for properties that are run by a management company.

Rental Unit Information By Property and Floor Plan

Property ID #	ED	Property Name	Floor Plan	# of Bedrooms	# of Bathrooms	Square Feet of Unit	Rent per month	Total # of Units	Number of Available Units
6	6	Holly Tree	1 x 1	1	1	766	\$925.00	36	1
6	6	Holly Tree	1 Bedroom w/den	1	1	886	\$995.00		0
6	6	Holly Tree	2 x 1.5	2	1.5	942	\$1,050.00	107	0
6	6	Holly Tree	3 x 2 w/den	2	1.5	1062	\$1,095.00	1	0
32	7	Indian Head Village		2	1		\$500.00	40	0
35	6	Pineview Apt		2	2		\$865.00	32	0
36	7	Blair House		1	1		\$535.00	3	0
36	7	Blair House		1	1		\$545.00	3	0
36	7	Blair House		2	1		\$565.00	4	0
36	7	Blair House		3	1		\$590.00	1	0
0901002074	1	La Plata Garden Apts	1 Bedroom	1	1		\$580.00	14	0
0901002074	1	La Plata Garden Apts	1 BR/Den	1	1		\$590.00	6	1
0901002074	1	La Plata Garden Apts	2 Bedroom	2	1		\$605.00	24	0
0901002074	1	La Plata Garden Apts	2 BR/Den	2	1		\$610.00	4	0
0901002074	1	La Plata Garden Apts	3 Bedroom	3	1.5		\$615.00	4	0
0901002228	1	La Plata Grande Gardens I		2	1		\$750.00	10	0
0901002228	1	La Plata Grande Gardens I		2	1		\$845.00	38	0
0901038222	1	Diggs Circle Town Homes II		2	1		\$608.00	7	0
0901038222	1	Diggs Circle Town Homes II		3	1		\$705.00	13	0
0901039431	1	La Plata Grande Gardens II		2	1		\$737.00	8	0
0901039431	1	La Plata Grande Gardens II		2	1		\$845.00	28	0
0901039458	1	Carroll La Plata Village		2	1		\$575.00	32	0
0901049801	1	The Maples		1	1	530	\$700.00	60	3
0901049801	1	The Maples		2	1	750	\$840.00	15	0
0906025633	6	Chaney Properties	9	1	1		\$555.00	9	0
0906025633	6	Chaney Properties	11	2	1		\$685.00	11	0
0906046355	6	Village Green Apartments	efficiency	0	1		\$475.00	3	0
0906046355	6	Village Green Apartments	one bedroom	1	1		\$625.00	3	0
0906046355	6	Village Green Apartments	two bedroom	2	1		\$750.00	2	0
0906066984	6	Smallwood Gardens		1	1	699	\$920.00	20	0
0906066984	6	Smallwood Gardens		2	1	877	\$1,015.00	168	3
0906066984	6	Smallwood Gardens		3	1	1069	\$1,175.00	20	0
0906083692	6	Crossland Apartments		1	1	781	\$895.00	48	0
0906083692	6	Crossland Apartments		2	1	943	\$1,010.00	48	0
0906086268	6	Wakefield		1	1	722	\$715.00	24	0
0906086268	6	Wakefield		2	1	850	\$825.00	1	0
0906086268	6	Wakefield		2	1	856	\$825.00	155	0
0906086268	6	Wakefield		3	1	1060	\$915.00	24	0
0906092489	6	Brookmont	1 BR/1 BA	1	1	735	\$895.00	52	1
0906092489	6	Brookmont	2 BR, 2 BA	2	2	889	\$1,035.00	1	0
0906092489	6	Brookmont	2 BR, 1 BA	2	1	889	\$1,035.00	51	0
0906100058	6	Palmer Apartments		1	1	700	\$955.00	76	2
0906100058	6	Palmer Apartments		2	1	985	\$1,115.00	76	0
0906100066	6	Headen		1	1	700	\$888.00	68	0
0906100066	6	Headen		2	1	985	\$1,017.00	68	0
0906101917	6	Village Green		1	1		\$489.00	4	0
0906101917	6	Village Green		2	1		\$534.00	56	0
0906109012	6	Huntington		2	1	856		156	5
0906109012	6	Huntington		1	1	657		1	0
0906109012	6	Huntington		1	1	679		23	3
0906109012	6	Huntington		3	1	1060		24	1
0906141129	6	JSB Apart	One Bedroom	1	1	500	\$815.00	47	1
0906145833	6	Hunter's Run		2	2	1003	\$1,185.00	104	4
0906158013	6	Fox Chase		1	1	656	\$985.00	144	3
0906158013	6	Fox Chase		2	2	962	\$1,300.00	32	0
0906174507	6	New Forest		2	2	1003	\$1,235.00	256	11
0906183735	6	Coachman's Landing		2	2	1050	\$1,345.00	104	5
0906188273	6	Lakeside Apts		1	1	1003	\$1,188.00	54	1
0906188281	6	Village Lake	1 BR, 1 BA	1	1	744	\$1,100.00	104	3
0906188281	6	Village Lake	1 BR, 1 BA, Den	1	1	852	\$1,185.00	18	0
0906211402	6	Brookside Gardens	1 BR, 1 BA	1	1	363		56	0
0906260268	6	Victoria Park	The Diplomat	1	1	587	\$756.00	67	0
0906260268	6	Victoria Park	The Ambassador	1	1	718	\$819.00	6	0
0906260268	6	Victoria Park	The Regency	2	2	894	\$876.00	29	0
0906260268	6	Victoria Park	The Coronet	2	1	863	\$877.00	6	0
0906270336	6	Victoria Park Jaycess Senior Apts	30%	1	1	632	\$449.00	5	0
0906270336	6	Victoria Park Jaycess Senior Apts	30%	2	1.5	852	\$530.00	3	0

Rental Unit Information By Property and Floor Plan

Property ID #	ED	Property Name	Floor Plan	# of Bedrooms	# of Bathrooms	Square Feet of Unit	Rent per month	Total # of Units	Number of Available Units
0906270336	6	Victoria Park Jaycess Senior Apts	40%	1	1	644	\$599.00	13	0
0906270336	6	Victoria Park Jaycess Senior Apts	40%	2	1.5	852	\$683.00	3	0
0906270336	6	Victoria Park Jaycess Senior Apts	50%	1	1	632	\$719.00	12	0
0906270336	6	Victoria Park Jaycess Senior Apts	60%	1	1	632	\$761.00	6	0
0906270336	6	Victoria Park Jaycess Senior Apts		2	1	825	\$775.00	2	0
0906270336	6	Victoria Park Jaycess Senior Apts	50%	2	1.5	852	\$782.00	2	0
0906270336	6	Victoria Park Jaycess Senior Apts	50%	2	2	894	\$809.00	6	0
0906270336	6	Victoria Park Jaycess Senior Apts	60%	2	2	919	\$888.00	10	0
0907000081	7	4045 IH high	1 Bed/1 Bath	1	1	536	\$475.00	4	0
0907000081	7	4045 IH high	2 Bed/1 Bath	2	1	615	\$575.00	4	1
0907001363	7	4077 IH high	2 Bdr/1 Bath	2	1	955	\$900.00	1	0
0907001363	7	4077 IH high	3 Bdr/1 Bath	3	1	1204	\$958.00	1	0
0907003072	7	4073 IH High	2 Bdr/1 Bath	2	1	518	\$716.00	1	0
0907003072	7	4073 IH High	2 Bdr/1 Bath	2	1	606	\$800.00	1	0
0907003072	7	4073 IH High	2 Bdr/1 Bath	2	1	606	\$809.00	1	0
0907004788	7	Gateway Apts	two bedroom	2	1	750		3	3
0907004788	7	Gateway Apts	one bedroom	1	1	650		1	1
0907037341	7	Wash House		1	1		\$700.00	9	0
0907044186	7	Indian Head Elderly		2	1		\$513.00	2	0
0907044186	7	Indian Head Elderly		1	1		\$538.00	28	0
0908065586	8	St. Sebastian		3	1	1000	\$788.00	1	0
0908065586	8	St. Sebastian		2	1	825	\$850.00	2	0
0908065586	8	St. Sebastian		2	1	825	\$875.00	1	0
0908065586	8	St. Sebastian		3	1	1000	\$875.00	1	0
0908065586	8	St. Sebastian		3	2	1025	\$950.00	1	0
0908065586	8	St. Sebastian		3	1	1000	\$975.00	3	0
0908065586	8	St. Sebastian		3	2	1025	\$975.00	1	0

Property Owner Information

Property ID #	PropertyName	Owner Name	Owner Address	Owner Address 2	City	State	Zip	Owner Phone	Owner Email	Comments	Property Management ?
6	Holly Tree Apartments	Alliance Residential Management	2400 Augusta Drive		Houston	TX	77057	713-977-1120	hollytreepark@allianceresidential.com		2
32	Indian Head Village	Indian Head Village, LP	77 West Street	Suite 105	Annapolis	MD	21401	410-268-6608	tbarsy@fifthmanagement.com		1
35	Pineview Apartments	Ell-Lane Village Green LP	77 West Street	Suite 105	Annapolis	MD	21401	410-268-6608	tbarsy@fifthmanagement.com		1
36	Blair House Apartments	Francis C.	8835 Hawthorne Road		La Plata	MD	20646	301-399-2226			2
0901002074	La Plata Garden Apartments	Lester Raymond Miller	PO Box 79		Mount Holly	VA	22524	804-472-2040			2
0901002228	La Plata Grande Gardens I	Olde Colony II LP	77 West Street	Suite 105	Annapolis	MD	21401	410-268-6608	tbarsy@fifthmanagement.com		1
0901038222	Diggs Circle Town Homes II	Diggs Circle LTD. Partnership	700 Yardley Drive		Prince Frederick	MD	20678	410-414-7428			1
0901039431	La Plata Grande Gardens II	Olde Colony III LP	77 West Street	Suite 105	Annapolis	MD	21401	410-268-6608	tbarsy@fifthmanagement.com		1
0901039458	Carroll La Plata Village	Carroll La Plata Village LP	77 West Street	Suite 105	Annapolis	MD	21401	410-268-6608	tbarsy@fifthmanagement.com		1
0901049801	The Maples	The Maples LP	101 Wesley Drive		La Plata	MD	20646	301-934-4121	maples@humphreycompanies.com		1
0906025633	Chaney Properties, Inc.	Chaney Properties	2135 Crain Highway		Waldorf	MD	20601	301-843-6440	wri5555@verizon.net		1
0906046355	Village Green Apartments	Dennis E Wamsley	2900 Creedon Drive		Indian Head	MD	20640	301-283-5467	dewamsley@hotmail.com		2
0906066984	Smallwood Gardens	Bannister Assoc. LTD Partnership	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600			1
0906083692	Crossland Apartments	Crossland Assoc. LTD. Partnership	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600			1
0906086268	Wakefield	Wakefield Terrace Assoc.	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600			1
0906092489	Brookmont	Wakefield Third Age Assc. LTD Partnership	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600			1
0906100058	Palmer Apartments	Palmer Apts. Assoc. LTD. Partnership	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600			1
0906100066	Headen	Headen House Assoc. LTD Partnership	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600			1
0906101917	Village Green	Village Green LP	77 West Street	Suite 105	Annapolis	MD	21401	410-268-6608	tbarsy@fifthmanagement.com		1
0906109012	Huntington	Huntington Assoc. LP	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600			1
0906141129	J.S.B. Apartments	James S. and Billy Dotson	2165 Crain Highway	#612	Waldorf	MD	20601	301-843-5330			2
0906145833	Hunter's Run	Lancaster Apts. LTD. Partnership	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600			1
0906158013	Fox Chase	Fox Chase Apartments General Partnership	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600			1
0906174507	New Forest	New Forest Apts. General Partnership	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600			1
0906183735	Coachman's Landing	Coachman's LTD Partnership	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600			1
0906188273	Lakeside Apartments	Lakeside Apartments, LP	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600			1
0906188281	Village Lake	Village Lake LTD Partnership	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600			1
0906211402	Brookside Gardens	Brookside Gardens LTD Partnership	222 Smallwood Villiage Center		Waldorf	MD	20602	301-843-8600			1
0906260268	Victoria Park										1
0906270336	Victoria Park Jaycees Senior Apartments	Osprey Property Group									1
0907000081	4045 Indian Head Highway	SMIG, LLC	4E Industrial Park Drive		Waldorf	MD	20602	301-893-0495	dvalentine@primeres.com		2
0907001363	4077 Indian Head Highway	SMIG, LLC	4E Industrial Park Drive		Waldorf	MD	20602	301-893-0495	dvalentine@primeres.com		2
0907003072	4073 Indian Head Highway	SMIG, LLC	4E Industrial Park Drive		Waldorf	MD	20602	301-893-0495	dvalentine@primeres.com		2
0907004788	Gateway Apartments	Dennis E Wamsley	2900 Creedon Drive		Indian Head	MD	20640	301-283-5467	dewamsley@hotmail.com		2
0907037341	Wash House	Eun Hee Kim	2624 Poplar Court		Waldorf	MD	20603				1
0907044186	Indian Head Elderly	Indian Head Village Elderly LP	77 West Street	Suite 105	Annapolis	MD	21401	410-268-6608	tbarsy@fifthmanagement.com		1
0908065586	St. Sebastian Towne Homes	Catholic Community Services of Washington, D.C.	924 G Street, NW		Washington	DC	20001	202-772-4300	chadwicky@catholiccharitiesdc.org	Permanent Housing Coordinator, PO Box 487, La Plata, MD 20646	1

Property Management Company Information

Property ID #	Property Name	Property Management Name	Property Management Address	Property Management Address 2	City	State	Zip	Property Management Phone Number	Contact Person	Contact Person Phone Number	Contact Person Email Address
32	Indian Head Village	Fifth Management & Consulting, Inc.	77 West Street	Suite 105	Annapolis	MD	21401	410-268-6608	Traci Barsy	410-268-6699	tbarsy@fifthmanagement.com
35	Pineview Apartments	Fifth Management & Consulting, Inc.	77 West Street	Suite 105	Annapolis	MD	21401	410-268-6608	Traci Barsy	410-268-6699	tbarsy@fifthmanagement.com
0901002228	La Plata Grande Gardens I	Fifth Management & Consulting, Inc.	77 West Street	Suite 105	Annapolis	MD	21401	410-268-6608	Traci Barsy	410-268-6699	tbarsy@fifthmanagement.com
0901038222	Diggs Circle Town Homes II	Tri-County Community Development Corporation	700 Yardley Drive		Prince Frederick	MD	20678	410-414-7428	Fay Wade	410-414-7428	fwade@smtccc.org
0901039431	La Plata Grande Gardens II	Fifth Management & Consulting, Inc.	77 West Street	Suite 105	Annapolis	MD	21401	410-268-6608	Traci Barsy	410-268-6699	tbarsy@fifthmanagement.com
0901039458	Carroll La Plata Village	Fifth Management & Consulting, Inc.	77 West Street	Suite 105	Annapolis	MD	21401	410-268-6608	Traci Barsy	410-268-6699	tbarsy@fifthmanagement.com
0901049801	The Maples	Humphrey Management	7170 Riverwood Drive		Columbia	MD	21046	443-259-4900	Eva Gibson	443-259-4929	maples@humphreycompanies.com
0906025633	Chaney Properties, Inc.	Maggie Schwartz	2125 Crain Highway		Waldorf	MD	20601	301-843-6440	Maggie Schwartz	301-843-6440	WR15555@verizon.net
0906066984	Smallwood Gardens	ARMC	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600	Peggy Moore	301-843-8600 x5222	
0906083692	Crossland Apartments	ARMC	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600	Peggy Moore	301-843-8600 x5222	
0906086268	Wakefield	ARMC	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600	Peggy Moore	301-843-8600 x5222	
0906092489	Brookmont	ARMC	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600	Peggy Moore	301-843-8600 x 5222	
0906100058	Palmer Apartments	ARMC	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600	Peggy Moore	301-843-8600 x5222	
0906100066	Headen	ARMC	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600	Peggy Moore	301-843-8600 x5222	
0906101917	Village Green	Fifth Management & Consulting, Inc	77 West Street	Suite 105	Annapolis	MD	21401	410-268-6608	Traci Barsy	410-268-6699	tbarsy@fifthmanagement.com
0906109012	Huntington	ARMC	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600	Peggy Moore	301-843-8600 x5222	
0906145833	Hunter's Run	ARMC	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600	Peggy Moore	301-843-8600 x5222	
0906158013	Fox Chase	ARMC	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600	Peggy Moore	301-843-8600 x5222	
0906174507	New Forest	ARMC	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600	Peggy Moore	301-843-8600 x5222	
0906183735	Coachman's Landing	ARMC	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600	Peggy Moore	301-843-8600 x5222	
0906188273	Lakeside Apartments	ARMC	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600	Peggy Moore	301-843-8600 x5222	
0906188281	Village Lake	ARMC	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600	Peggy Moore	301-843-8600 x5222	
0906211402	Brookside Gardens	ARMC	222 Smallwood Village Center		Waldorf	MD	20602	301-843-8600	Peggy Moore	301-843-8600 x5222	
0906260268	Victoria Park	Habitat America, LLC	175 Admiral Cochrane Drive	Suite 202	Annapolis	MD	21401	443-716-2550	Kathleen Tantum	301-645-5300	
0906270336	Victoria Park Jaycees Senior Apartments	Habitat America	11060 Weymouth Court		Waldorf	MD	20603	301-885-1812	Helen Farmer	301-885-1812	vpjaycees@comcast.net
0907044186	Indian Head Elderly	Fifth Management & Consulting, Inc.	77 West Street	Suite 105	Annapolis	MD	21401	410-268-6608	Traci Barsy	410-268-6699	tbarsy@fifthmanagement.com
0908065586	St. Sebastian Towne Homes	Delta Rental Co., Inc	3200 Crain Highway	Suite 100	Waldorf	MD	20603	301-645-3500	Bill Morgan	301-932-8838	wmorgan.delta.realty@verizon.net