

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Rockland House		
2. Senate Sponsor	3. House Sponsor	
Kagan	Spiegel	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Montgomery County	\$175,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Rockland House in the City of Rockville		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
James Hedrick		301-424-6265 ex 116
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Rockville Housing Enterprises (RHE) was established in 1955 as the public housing authority of the City of Rockville, MD. RHE assists low and moderate-income individuals and families to transform their lives by providing affordable rental and homeownership housing opportunities to its residents. RHE's mission is to be an effective and innovative agency dedicated to providing opportunities for self-sufficiency and the creation and preservation of quality, affordable housing for citizens of the City of Rockville. RHE partners with a variety of other local agencies to offer a spectrum of services to our clients and residents.</p>		

11. Description and Purpose of Project (Limit length to visible area)

RHE is pursuing the acquisition of a residential property currently owned by Community Reach, a nonprofit organization dedicated to providing permanent supportive housing for people experiencing homelessness. RHE seeks supplemental funding to support this purchase. RHE already provides project-based vouchers (PBV) for the property; acquisition would allow the home to be incorporated into RHEs 29 scattered-site housing portfolio, ensuring its continued use as stable, affordable housing. This would allow RHE to manage the maintenance, operations, and financing of the property, while providing Community Reach with reserve funds to continue their mission. This purchase directly advances RHEs mission to be an effective and innovative agency dedicated to providing opportunities for self-sufficiency and the creation and preservation of quality, affordable housing for citizens of the City of Rockville.

Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.

12. Estimated Capital Costs

Acquisition	\$580,000
Design	\$0
Construction	\$0
Equipment	\$0
Total	\$580,000

13. Proposed Funding Sources - (List all funding sources and amounts.)

Legislative Bond Initiative (LBI)	\$175,000
Rockville Housing Enterprises Reserves	\$405,000
Total	\$580,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
15. Total Private Funds and Pledges Raised	16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete	
405000	5	5	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2023	\$196,800	Rockville Housing Enterprise Community Center	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Rockville Housing Enterprises (RHE) 1300 Piccard Dr. #202 Rockville, MD 20850		2004 Rockland Avenue Rockville, MD 20850	
20. Legislative District in Which Project is Located	17 - Montgomery County		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[X]	[]	[]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	James J Hedrick	Has An Appraisal Been Done?	Yes/No
Phone:	301-424-6265		No
Address:		If Yes, List Appraisal Dates and Value	
1300 Piccard Dr. #202 Rockville, MD 20850			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
2	2	53075.00	58742.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			No
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	1760		
Space to be Renovated GSF			
New GSF			

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion

1952

28. Comments

This project will allow RHE to take over management, maintenance, and financing of the Rockland House property, while the residents will continue to remain in the house and receive services from Community Reach. The property will be integrated into RHE's scattered-site portfolio of 29 single-family homes located in neighborhoods throughout Rockville. RHE has experience managing properties and will be able to absorb and fund the property through our voucher program. Additionally, in question 25.D. above, we did not specify any lessees, though the current residents will continue to receive significant rental subsidies through RHE's project-based vouchers. Current residents will be able to remain at the property as long as they are eligible, and, in the future, new residents will also receive rental subsidies through the PBV program.