



10400 Detrick Avenue
Kensington, MD 20895-2484
(240) 627-9425



ADMINISTRATIVE AND REGULATORY COMMITTEE

November 21, 2022

3:00 p.m.

YouTube: <https://youtu.be/cOLzuy0zDXI>

Approval of Minutes:

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Action Items:

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1. Authorization to Implement Voucher Payment Standards Based on HUD FY 2023 Small Area Fair Market Rents	6

Minutes

HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY

10400 Detrick Avenue
Kensington, Maryland 20895
(240) 627-9425

Administrative and Regulatory Committee Minutes

August 1, 2022

For the official record of the Housing Opportunities Commission of Montgomery County, an open meeting of the Administrative and Regulatory Committee was conducted via an online platform and teleconference on Monday, August 1, 2022, with moderator functions occurring at 10400 Detrick Avenue, Kensington, Maryland beginning at 4:04 p.m. There was a livestream of the meeting held on YouTube, available for viewing [here](#). Those in attendance were:

Present

Frances Kelleher, Chair – Administrative and Regulatory Committee
Pamela Byrd – Commissioner
Linda Croom - Commissioner

Also Attending

Kayrine Brown, Acting Executive Director
Heather Gentry
Lynn Hayes
Billy Buttrey
Rita Harris
Karlos Taylor
Patrick Mattingly
Tisha Lockett
Jennifer Arrington
Gail Willison

Aisha Memon, General Counsel
Darcel Cox
Timothy Goetzinger
Guidy Paul
Venita Julian
Irma Rodriguez
Ira Levy
Elliot Rule
David Brody

IT Support

Aries Cruz, IT Support

Commission Support

Patrice Birdsong, Spec. Asst. to Commission

APPROVAL OF MINUTES

The minutes of the May 16, 2022 Administrative and Regulatory Committee meeting was approved upon a motion by Commissioner Croom and seconded by Commissioner Kelleher. Affirmative votes were cast by Commissioners Kelleher, Byrd, and Croom.

DISCUSSION/ACTION ITEMS

1. Authorization to Submit FY 2022 Section Eight Management Assessment Program (SEMAP) Certification to HUD

Darcel Cox, Chief Compliance Officer, Elliott Rule, Management and Compliance Analyst, and Lynn Hayes, Director of Housing Resources provided presentation requesting recommendation of the Administrative and Regulatory Committee to forward to the full Commission authorization to submit the Fiscal Year 2022 (FY'22) Section Eight Management Assessment Program (SEMAP) Certification to HUD.

Staff addressed Commissioners questions as it related to Inspections, and training for residence on access/use of technology. A motion was made by Commissioner Byrd and seconded by Commissioner Croom, to recommend to the full Commission, at the September 14, 2022 meeting, authorization to submit the Fiscal Year 2022 (FY'22) Section Eight Management Assessment Program (SEMAP) Certification to HUD. Affirmative votes were cast by Commissioners Kelleher, Byrd, and Croom.

2. Authorization to Submit the Family Self-Sufficiency (“FSS”) Action Plan to HUD Pursuant to the Streamlining and Implementation of Economic Growth, Regulatory Relief, and Consumer Protection Act Changes to the FSS Program:

Lynn Hayes, Director of Housing Resources, provided a presentation requesting recommendation of the Administrative and Regulatory Committee to forward to the full Commission authorization to submit the Family Self-Sufficiency (“FSS”) Action Plan to HUD. Ms. Hayes provided overview of discretionary policies.

Staff addressed questions of Commissioners. A motion was made by Commissioner Croom and seconded by Commissioner Byrd to move forward for full Commission approval, at its September 14, 2022 Board Meeting, authorization to submit the Family Self-Sufficiency (“FSS”) Action Plan to HUD. Affirmative votes were cast by Commissioners Kelleher, Byrd, and Croom.

A motion was made by Commissioner Byrd and seconded by Commissioners Croom to adjourn the meeting. Affirmative votes were cast by Commissioners Kelleher, Byrd, and Croom. The meeting adjourned at 4:51 p.m.

Respectfully submitted,

Chelsea Andrews
Secretary-Treasurer

/pmb

Deliberation and/or Action

AUTHORIZATION TO IMPLEMENT VOUCHER PAYMENT STANDARDS BASED ON HUD FY2023 SMALL AREA FAIR MARKET RENTS

Housing Resource Division

CHELSEA ANDREWS, EXECUTIVE DIRECTOR

Lynn Hayes, Director, Housing Resources Division
Guidy Paul, Assistant Director, Housing Resources Division
Nitin Gupta, Management Compliance Analyst
Kashif Paul, Financial Analyst
November 21, 2022



WE ARE HOUSERS

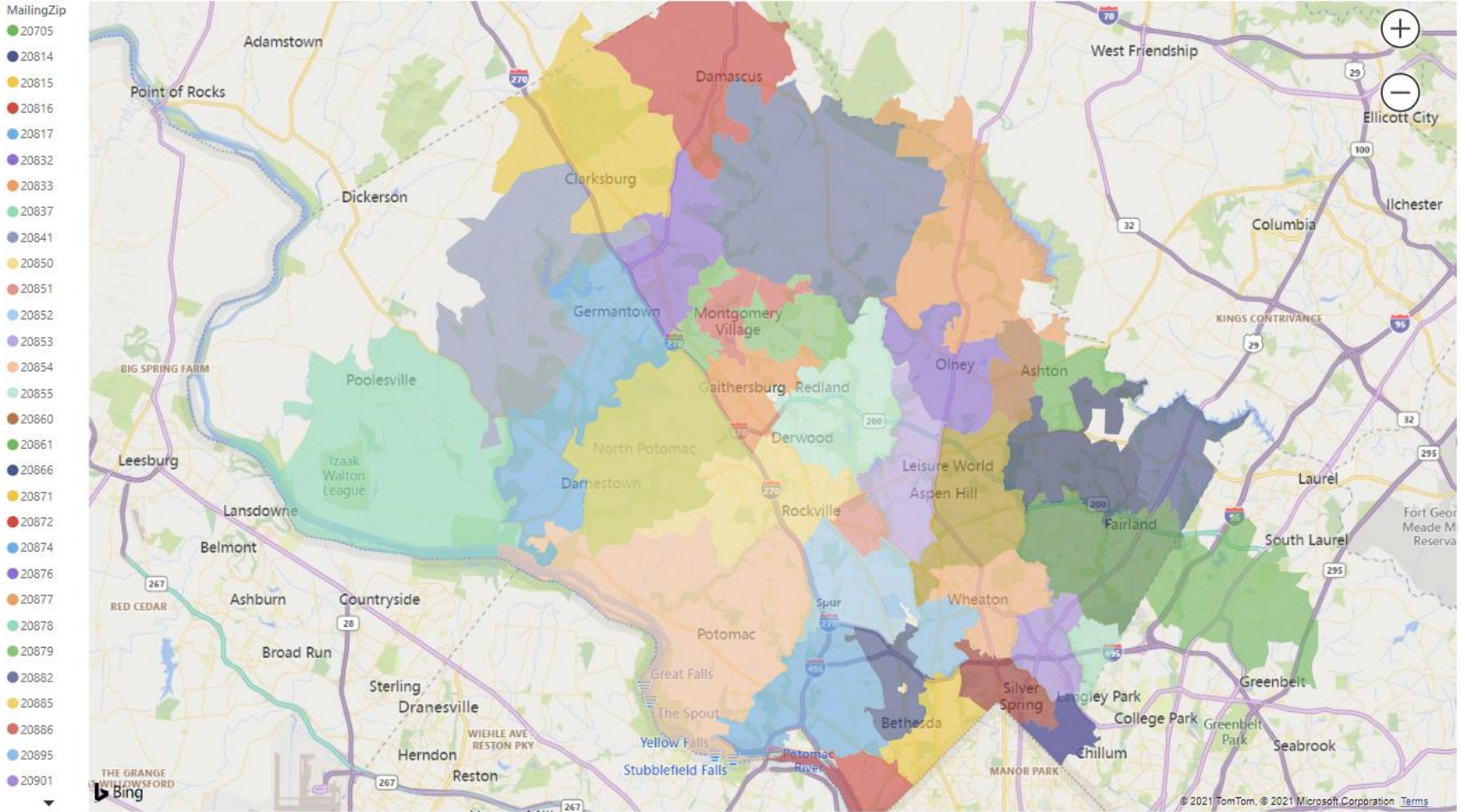
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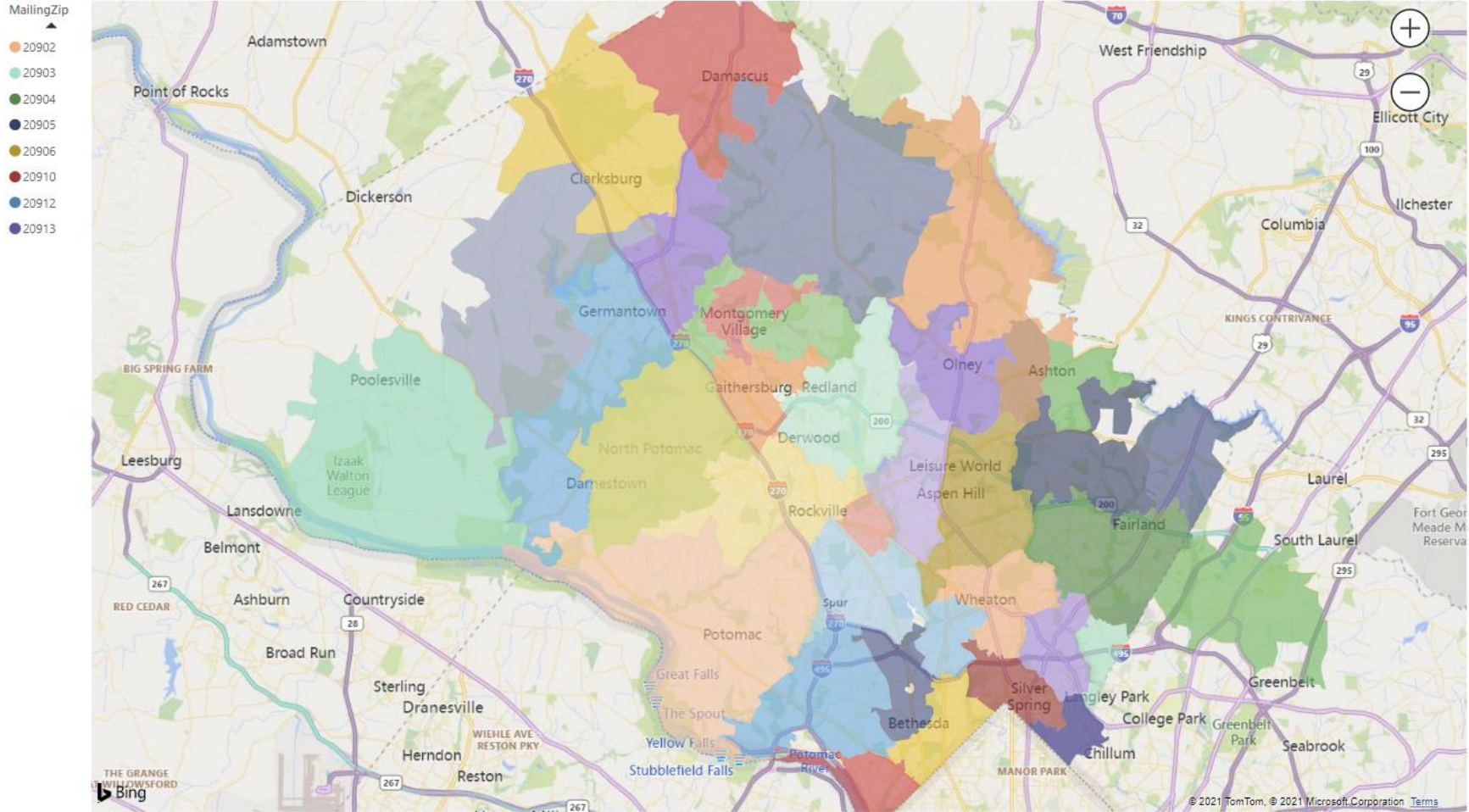
- Annually, the Department of Housing and Urban Development (“HUD”) publishes Fair Market Rents (“FMRs”) for use in determining the Voucher Payment Standards (“VPSs”) for the Housing Choice Voucher (“HCV”) Program.
- FMRs represent the cost to rent a dwelling unit in the local housing market, including the costs of utilities.
- VPSs represent the maximum amount of subsidy that the Public Housing Authority (“PHA”) can pay a private landlord on behalf of an HCV customer.
- HUD required the use of Small Area Fair Market Rents (“SAFMRs”) in 24 designated metropolitan areas effective January 1, 2018.
- VPSs may range from 90% - 110% of the published FMRs and are established by the PHA.
- HUD published PIH notice 2022-30 on September 26, 2022, and permits PHAs to establish VPS up to 120% of the published Fair Market Rents.
- Any Payment Standards in excess of 110% require HUD approval.
- SAFMRs are FMRs calculated for specific Zip codes, according to the number of bedrooms, within metropolitan areas.
- Staff recommends that the Administrative and Regulatory Committee join staff’s recommendation to the Commission to approve the Voucher Payment Standards for FY2023 to be equal to 112% of the published SAFMRs for all Zip codes and bedroom sizes, effective January 1, 2023.
 - The recommended VPSs will reduce the rent burden for 856 Families or 80% of rent-burdened households.
 - The recommended VPSs will allow families greater access to high-opportunity areas while increasing program utilization and maintaining a recommended reserve balance of 4%-6% of our Annual Budget Authority (“ABA”)

- Each year, staff analyzes a combination of 71 Zip codes and five (5) bedroom sizes to determine new payment standard values within the new FMR limits set by HUD.
- This year staff completed the analysis of SAFMR using the Solver function in Excel.
- Staff used the sum total of Voucher Payment Standards (“VPS”) as the Objective; constraints of 90%- 120% of the published FY2023 SAFMR were applied to Solver.
- By setting the model in this way, Staff was able to “instruct” Excel to unburden as many families as possible while staying within the 90% - 120% SAFMR range.
- Staff examined various outcomes and selected the solution that allowed for the fewest amount of families to be rent-burdened.

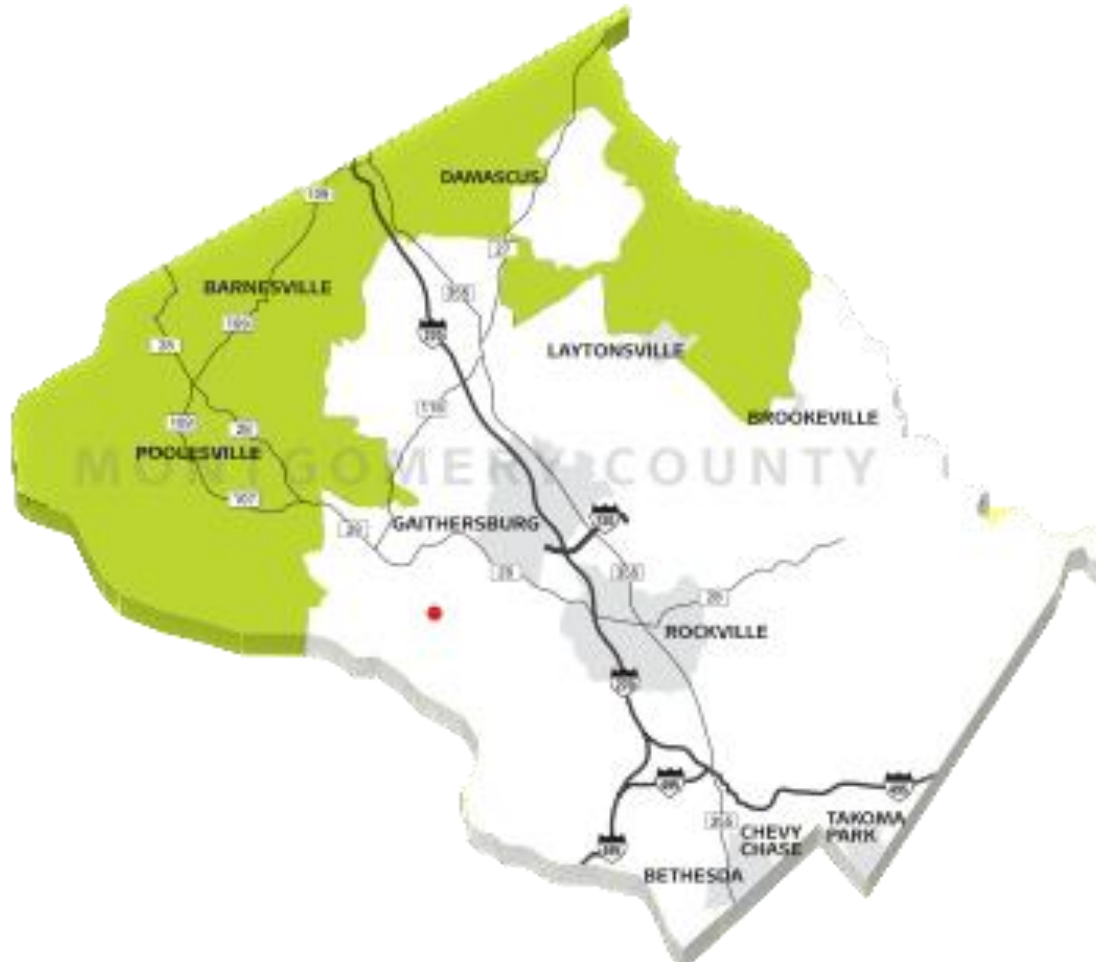
**Zip = Zone Improvement Plan*



Color-coded map of Montgomery County represents Zip codes served by the HCV program. There are currently 38 zip codes occupied.



AGRICULTURAL RESERVES



One-third of Montgomery County, or 93,000 acres, is designated as the Agricultural Reserve. Areas shaded in Green are agricultural reserves. There is limited the opportunity to expand the use of vouchers in the following areas (21771-Mount Airy, 21797-Woodbine, 20833-Brookville, 20838-Barneville, 20842-Dickerson, 20861-Ashton, 20872-Demascus, 20882-Gaithersburg, & 20883-Gaithersburg).

NOTABLE INCREASES BY ZIP CODE & BEDROOM SIZE

ZIP CODE	CITIES	Efficiency	ZIP CODE	CITIES	ONE BEDROOM	ZIP CODE	CITIES	TWO BEDROOM	ZIP CODE	CITIES	THREE BEDROOM	ZIP CODE	CITIES	FOUR BEDROOM
20842	Dickerson	\$130	20777	Highland	\$140	20777	Highland	\$160	20777	Highland	\$200	20777	Highland	\$230
20815	Chevy Chase	\$120	20842	Dickerson	\$140	20842	Dickerson	\$150	20842	Dickerson	\$170	20842	Dickerson	\$190
20832	Olney	\$120	20815	Chevy Chase	\$120	20815	Chevy Chase	\$140	21797	Woodbine	\$150	21797	Woodbine	\$160
20838	Barnesville	\$120	20832	Olney	\$120	20832	Olney	\$130	20815	Chevy Chase	\$140	20815	Chevy Chase	\$150
20839	Beallsville	\$110	20838	Barnesville	\$120	20838	Barnesville	\$130	20838	Barnesville	\$140	20838	Barnesville	\$150
20817	Bethesda	\$100	20817	Bethesda	\$110	20817	Bethesda	\$120	20832	Olney	\$130	20832	Olney	\$140
20850	Rockville	\$100	20839	Beallsville	\$110	20839	Beallsville	\$120	20817	Bethesda	\$120	20839	Beallsville	\$140
20853	Rockville	\$100	20818	Cabin John	\$100	20850	Rockville	\$110	20839	Beallsville	\$120	20817	Bethesda	\$120
21797	Woodbine	\$100	20850	Rockville	\$100	20853	Rockville	\$110	20853	Rockville	\$110	20853	Rockville	\$120
20818	Cabin John	\$90	20853	Rockville	\$100	21797	Woodbine	\$110	20850	Rockville	\$100	20850	Rockville	\$110
20902	Silver Spring	\$90	21797	Woodbine	\$100	20818	Cabin John	\$100	20902	Silver Spring	\$100	20818	Cabin John	\$90
20854	Potomac	\$80	20902	Silver Spring	\$90	20902	Silver Spring	\$100	20818	Cabin John	\$90	20902	Silver Spring	\$90
20707	Laurel	\$70	20854	Potomac	\$80	20852	Rockville	\$80	20901	Silver Spring	\$80	20901	Silver Spring	\$70
20841	Boyd's	\$70	20841	Boyd's	\$70	20854	Potomac	\$80						
20852	Rockville	\$70	20852	Rockville	\$70	20901	Silver Spring	\$80						
20901	Silver Spring	\$70	20901	Silver Spring	\$70	20707	Laurel	\$70						
20903	Silver Spring	\$70				20841	Boyd's	\$70						
						20877	Gaithersburg	\$70						
						20878	Gaithersburg	\$70						
						20880	Washington Grove	\$70						
						20903	Silver Spring	\$70						

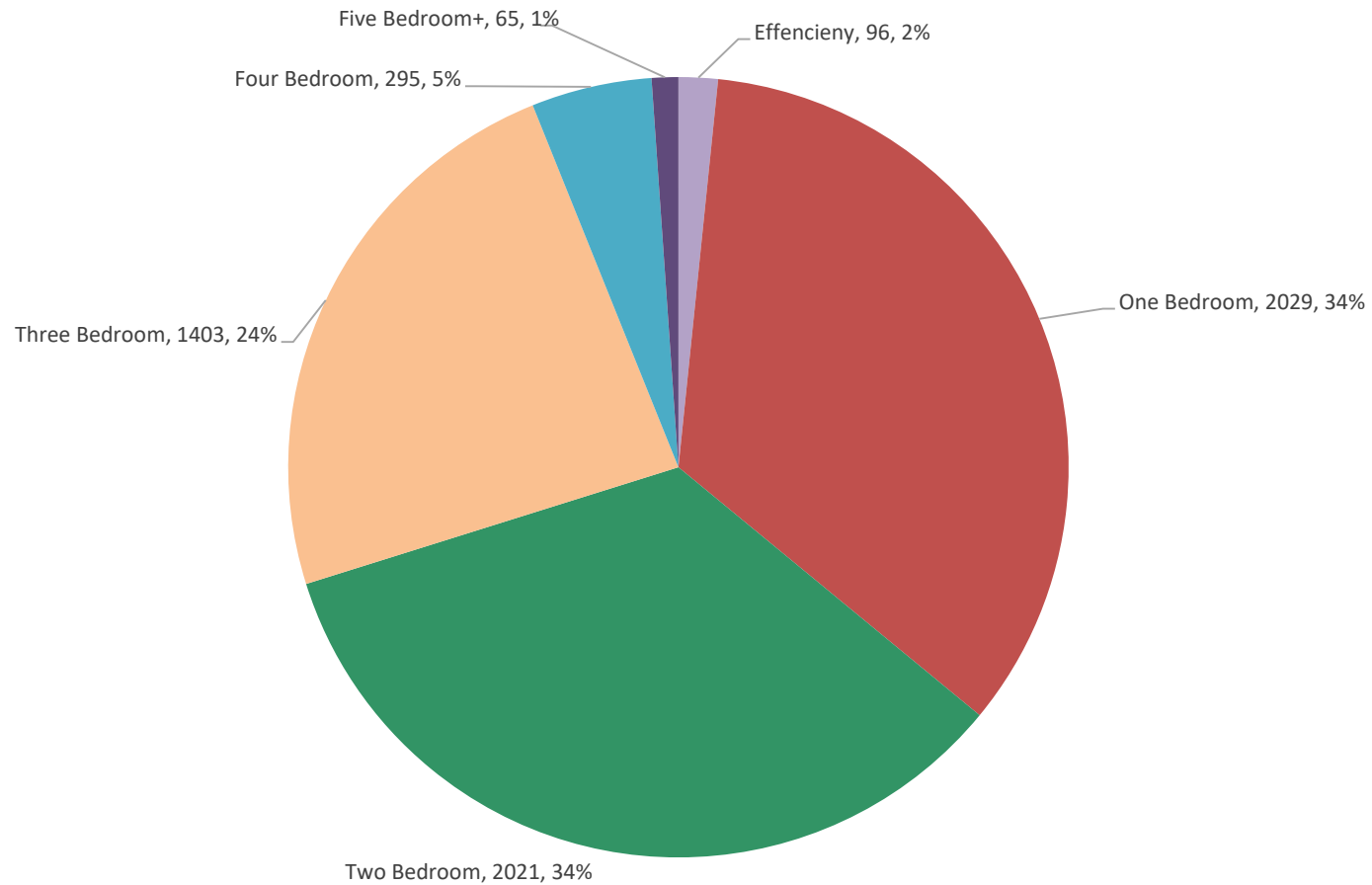
FMRs increased in majority zip codes and bedroom sizes. Increases ranged from \$10-\$230, notable increases commence at \$70. Efficiencies were most positively impacted by the changes in the FMR with increases in 62 zip codes or 87% of the zip codes, closely followed by 2 bedrooms with increases in 61 zip codes or 85% of the zip codes.

NOTABLE DECREASES BY ZIP CODE & BEDROOM SIZE

ZIP CODE	CITIES	EFFICIENCY	ZIP CODE	CITIES	ONE BEDROOM	ZIP CODE	CITIES	TWO BEDROOM	ZIP CODE	CITIES	THREE BEDROOM	ZIP CODE	CITIES	FOUR BEDROOM
20868	Spencerville	(\$10)	20868	Spencerville	(\$10)	20868	Spencerville	(\$20)	20866	Burtonsville	(\$10)	20906	Silver Spring	(\$10)
20872	Damascus	(\$20)	20872	Damascus	(\$10)	20872	Damascus	(\$20)	21771	Mount Airy	(\$10)	20816	Bethesda	(\$20)
20905	Silver Spring	(\$20)	20905	Silver Spring	(\$20)	20905	Silver Spring	(\$30)	20705	Beltsville	(\$20)	20866	Burtonsville	(\$20)
20895	Kensington	(\$30)	20895	Kensington	(\$30)	20895	Kensington	(\$40)	20872	Damascus	(\$50)	21771	Mount Airy	(\$20)
20860	Sandy Spring	(\$40)	20860	Sandy Spring	(\$40)	20860	Sandy Spring	(\$50)	20868	Spencerville	(\$60)	20705	Beltsville	(\$30)
20899	Gaithersburg	(\$60)	20899	Gaithersburg	(\$70)	20861	Ashton	(\$100)	20905	Silver Spring	(\$70)	20872	Damascus	(\$80)
20861	Ashton	(\$80)	20861	Ashton	(\$80)	20899	Gaithersburg	(\$100)	20895	Kensington	(\$80)	20868	Spencerville	(\$90)
20862	Brinklow	(\$170)	20862	Brinklow	(\$170)	20862	Brinklow	(\$200)	20860	Sandy Spring	(\$90)	20905	Silver Spring	(\$100)
20833	Brookeville	(\$210)	20833	Brookeville	(\$220)	20833	Brookeville	(\$250)	20899	Gaithersburg	(\$130)	20895	Kensington	(\$120)
									20861	Ashton	(\$160)	20860	Sandy Spring	(\$130)
									20862	Brinklow	(\$280)	20899	Gaithersburg	(\$170)
									20833	Brookeville	(\$310)	20861	Ashton	(\$210)
												20862	Brinklow	(\$360)
												20833	Brookeville	(\$380)

- 4 bedroom units were negatively impacted with decreases in 14 zip codes or 20% of zip codes, followed by 3 bedroom with 12 zip codes or 17% of zip codes.
- 20833 (Brookville) continues to lead the decreases this year with decreases in the FMR across all bedroom sizes and the highest decrease of \$380 in the 4 bedroom size, followed by 20862 (Brinklow).

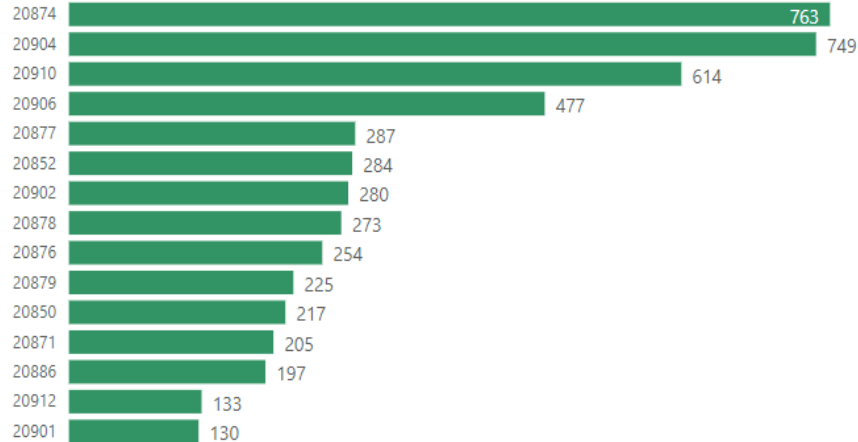
Unit Size Breakdown



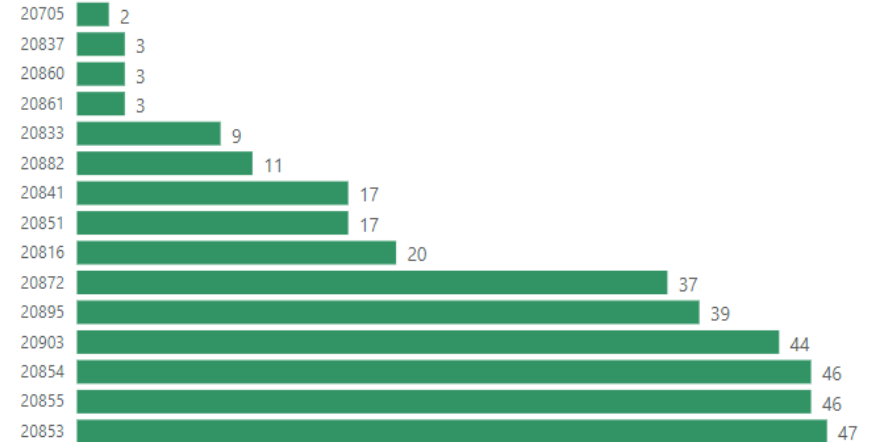
- Over 90% of HCV units are 1, 2, and 3 bedrooms.
- With 4 bedrooms experiencing the largest decrease in the FMR this year, 295 families could potentially be rent-burdened.

High/Low Concentration

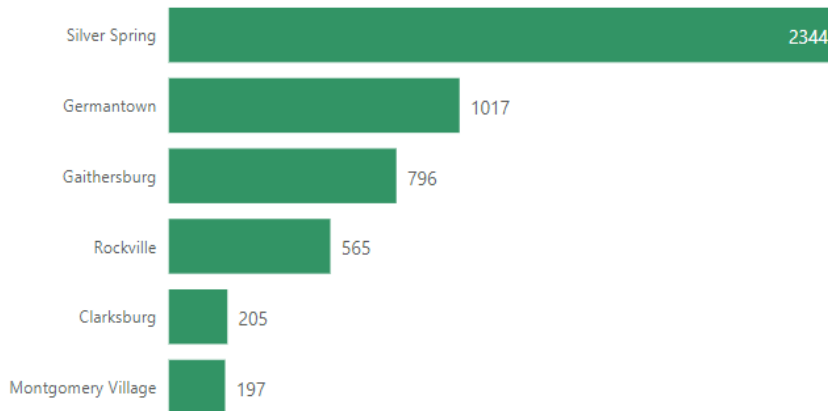
TOP 15 ZIP CODES WITH THE MOST FAMILIES



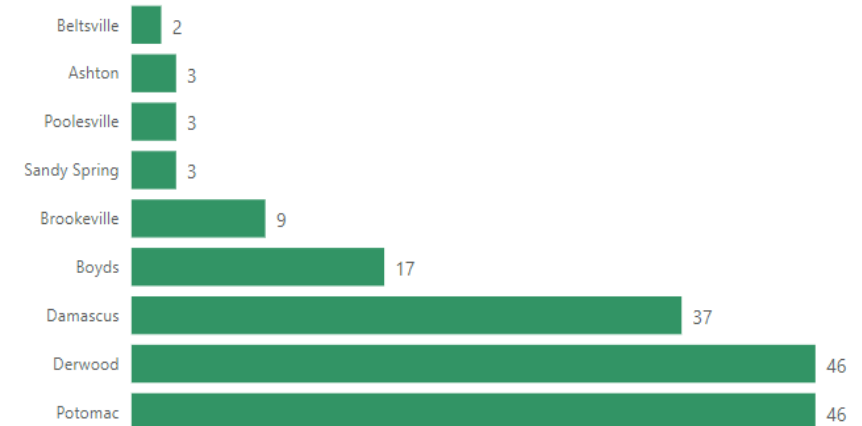
BOTTOM 15 ZIP CODES WITH THE FEWEST FAMILIES



TOP CITIES WITH THE MOST FAMILIES



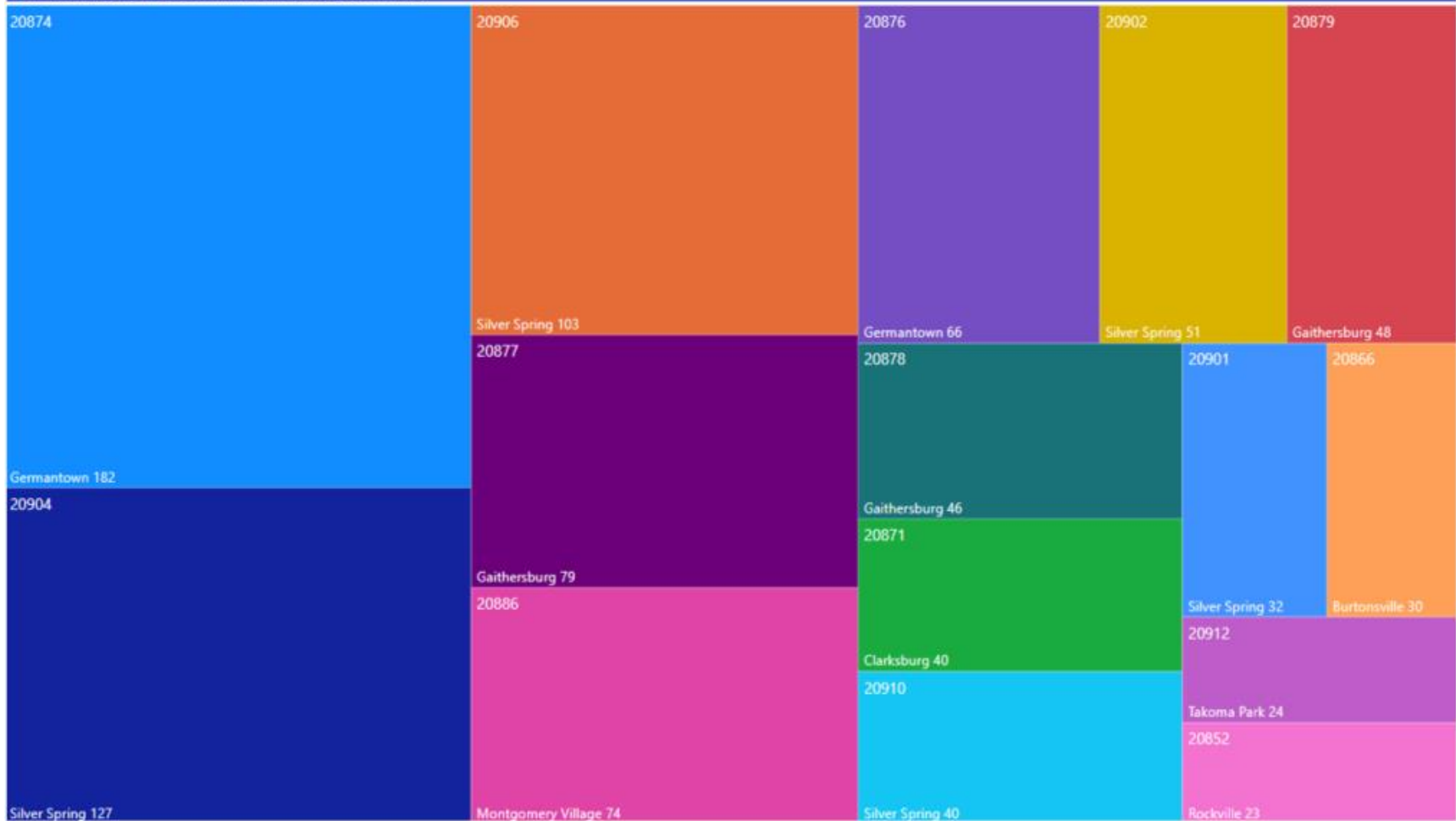
BOTTOM CITIES WITH THE FEWEST FAMILIES



- Approximately 90% of HCV customers reside in the top 15 Zip codes or corresponding six (6) submarkets.
- Conversely, the bottom 15 Zip codes house 6% of our customers. A 3% increase from FY 2021.

Rent Burdened Customers

TOP 15 CITIES BY ZIP CODE WITH RENT-BURDENED FAMILIES



- Families experiencing rent burden (Paying over 30% of income) reside in 31 of our 38 occupied ZIP codes.
- Rent Burdened Families on average pay 16% in excess of their 30% adjusted income. This is a 9% decrease from FY 21 families that are Rent Burdened; a direct impact of increasing the payment standards for FY 2022.

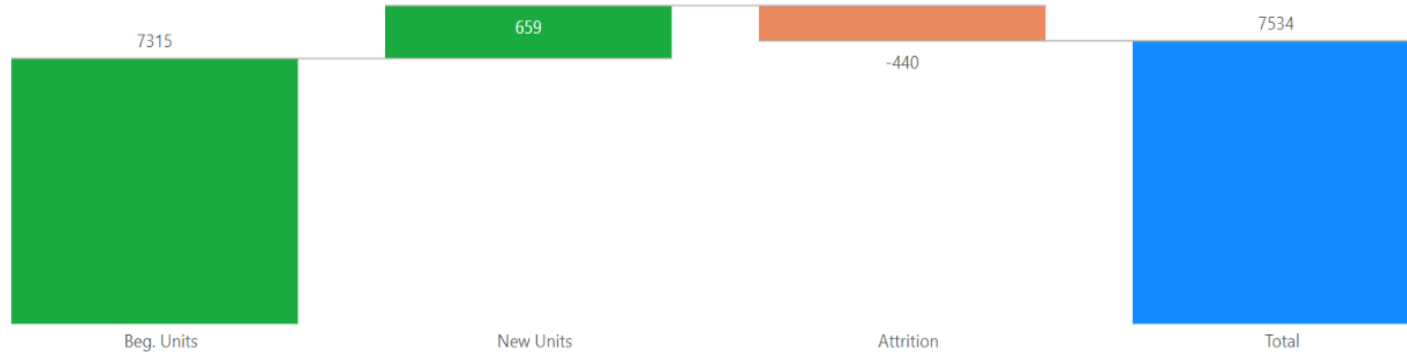
Recommendation

PROPOSED VPS% (Assuming .4% MOCO Guideline Increase)

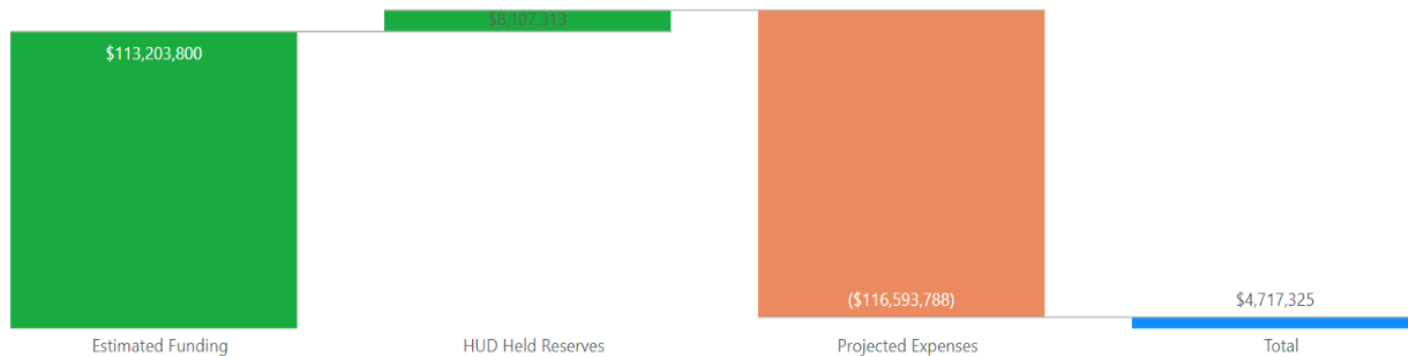
Suggested VPS as % for CY 2023 FMR	Number of Families Rent Burden	Projected change in PUC (%)	Projected Reserves in (\$)	Projected Reserves in (%)	At Risk (Recapture)
90%	2874	-16%	\$16,373,960	15%	\$11,011,819
95%	2197	-11%	\$13,598,571	13%	\$8,236,430
100%	1540	-6%	\$10,823,182	10%	\$5,461,040
105%	1004	-2%	\$8,602,870	8%	\$3,240,729
110%	545	3%	\$5,827,481	5%	\$465,340
112%	353	5%	\$4,717,325	4%	\$0
115%	211	8%	\$3,052,092	3%	\$0
120%	79	12%	\$831,780	1%	\$0

- The proposal for the Voucher Payment Standards for FY23 is to apply 112% of 2023 SAFMR across all Zip codes and bedroom sizes.
- We will be able to alleviate the rent burden for a great number of families, preventing the risk of rent burden for approximately 90% of our Customers.
- We can bear the cost of this option by using the excess funds in our reserves balance.
- We will be eligible for a re-benchmark of our funding based on our CY 2023 expenses.

CY 2023 UNIT WALK



FINANCIAL IMPACT



- In CY 2022 HCV program utilization rate rose to 95%. Staff anticipates increasing utilization to 98% by the end of CY 2023.
- New rates will be applied for existing families at their anniversary date.
- Reserves are projected to equal \$4.7M, representing half of the monthly program expenses and consistent with HUD guidelines.

ISSUES FOR CONSIDERATION

- Does the Administrative and Regulatory Committee wish to join staff in its recommendation to the Commission for the establishment of the proposed Voucher Payment Standards, and authorization for the Executive Director, or her designee, to implement the proposed Voucher Payment Standards for HOC's administration of the Housing Choice Voucher Program?
- The following supplemental materials are attached for review:
 - A table, which details the Current 2022 VPS and percentages, Suggested 2023 VPS and percentages, and the Dollar Difference in VPS.

BUDGET/FISCAL IMPACT

If adopted, the FY2023 VPSs will be applied subsequent to Commission approval for all newly admitted applicants, and at the annual recertification for all existing households. The anticipated Housing Assistance Payment ("HAP") expenditure will increase by 6.2% or \$6.8M, reducing the reserve balance to \$4.7M. It is anticipated that CY 2023 ABA will increase to \$113M.

TIMEFRAME

For review by the Administrative and Regulatory Committee during the November 21, 2022 committee meeting, and for formal action at the December 7, 2022, meeting of the Commission.

STAFF RECOMMENDATION AND COMMISSION ACTION NEEDED

Staff recommends that the Administrative and Regulatory Committee join staff in its recommendation to the Commission for the establishment of the described Voucher Payment Standards, and authorization for the Executive Director, or her designee, to implement the described Voucher Payment Standards for HOC's administration of the Housing Choice Voucher Program.

Current Voucher Payment Standards (\$) FY2022						Current Voucher Payment Standard Percent (%)					Suggested Voucher Payment Standard (\$) FY2023					Suggested Voucher Payment Standard Percent					Dollar Difference In Voucher Payment Standard					
ZIP Code	City	0	1	2	3	4	0	1	2	3	4	0	1	2	3	4	0	1	2	3	4	0	1	2	3	4
20705	Beltsville	\$ 1,551	\$ 1,584	\$ 1,804	\$ 2,288	\$ 2,739	110%	110%	110%	110%	110%	\$ 1,602	\$ 1,624	\$ 1,848	\$ 2,307	\$ 2,755	112%	112%	112%	112%	112%	\$ 51	\$ 40	\$ 44	\$ 19	\$ 16
20707	Laurel	\$ 1,628	\$ 1,661	\$ 1,892	\$ 2,398	\$ 2,871	110%	110%	110%	110%	110%	\$ 1,736	\$ 1,758	\$ 2,005	\$ 2,509	\$ 2,990	112%	112%	112%	112%	112%	\$ 108	\$ 97	\$ 113	\$ 111	\$ 119
20777	Highland	\$ 1,672	\$ 1,903	\$ 2,332	\$ 3,014	\$ 3,476	110%	110%	110%	110%	110%	\$ 1,848	\$ 2,094	\$ 2,554	\$ 3,293	\$ 3,797	112%	112%	112%	112%	112%	\$ 176	\$ 191	\$ 222	\$ 279	\$ 321
20812	Glen Echo	\$ 2,354	\$ 2,398	\$ 2,728	\$ 3,454	\$ 4,147	110%	110%	110%	110%	110%	\$ 2,464	\$ 2,498	\$ 2,845	\$ 3,562	\$ 4,256	112%	112%	112%	112%	112%	\$ 110	\$ 100	\$ 117	\$ 108	\$ 109
20814	Bethesda	\$ 2,068	\$ 2,101	\$ 2,398	\$ 3,036	\$ 3,641	110%	110%	110%	110%	110%	\$ 2,173	\$ 2,206	\$ 2,509	\$ 3,136	\$ 3,741	112%	112%	112%	112%	112%	\$ 105	\$ 105	\$ 111	\$ 100	\$ 100
20815	B Chevy Chase	\$ 2,211	\$ 2,255	\$ 2,563	\$ 3,245	\$ 3,894	110%	110%	110%	110%	110%	\$ 2,386	\$ 2,430	\$ 2,766	\$ 3,461	\$ 4,133	112%	112%	112%	112%	112%	\$ 175	\$ 175	\$ 203	\$ 216	\$ 239
20816	Bethesda	\$ 2,299	\$ 2,332	\$ 2,662	\$ 3,366	\$ 4,048	110%	110%	110%	110%	110%	\$ 2,374	\$ 2,408	\$ 2,744	\$ 3,427	\$ 4,099	112%	112%	112%	112%	112%	\$ 75	\$ 76	\$ 82	\$ 61	\$ 51
20817	Bethesda	\$ 2,233	\$ 2,266	\$ 2,585	\$ 3,267	\$ 3,927	110%	110%	110%	110%	110%	\$ 2,386	\$ 2,430	\$ 2,766	\$ 3,461	\$ 4,133	112%	112%	112%	112%	112%	\$ 153	\$ 164	\$ 181	\$ 194	\$ 206
20818	Cabin John	\$ 2,354	\$ 2,387	\$ 2,728	\$ 3,454	\$ 4,147	110%	110%	110%	110%	110%	\$ 2,498	\$ 2,542	\$ 2,890	\$ 3,618	\$ 4,323	112%	112%	112%	112%	112%	\$ 144	\$ 155	\$ 162	\$ 164	\$ 176
20824	Bethesda	\$ 1,760	\$ 1,782	\$ 2,035	\$ 2,574	\$ 3,091	110%	110%	110%	110%	110%	\$ 1,837	\$ 1,870	\$ 2,128	\$ 2,666	\$ 3,170	112%	112%	112%	112%	112%	\$ 77	\$ 88	\$ 93	\$ 92	\$ 79
20825	B Chevy Chase	\$ 1,760	\$ 1,782	\$ 2,035	\$ 2,574	\$ 3,091	110%	110%	110%	110%	110%	\$ 1,837	\$ 1,870	\$ 2,128	\$ 2,666	\$ 3,170	112%	112%	112%	112%	112%	\$ 77	\$ 88	\$ 93	\$ 92	\$ 79
20827	Bethesda	\$ 1,760	\$ 1,782	\$ 2,035	\$ 2,574	\$ 3,091	110%	110%	110%	110%	110%	\$ 1,837	\$ 1,870	\$ 2,128	\$ 2,666	\$ 3,170	112%	112%	112%	112%	112%	\$ 77	\$ 88	\$ 93	\$ 92	\$ 79
20830	Olney	\$ 1,760	\$ 1,782	\$ 2,035	\$ 2,574	\$ 3,091	110%	110%	110%	110%	110%	\$ 1,837	\$ 1,870	\$ 2,128	\$ 2,666	\$ 3,170	112%	112%	112%	112%	112%	\$ 77	\$ 88	\$ 93	\$ 92	\$ 79
20832	Olney	\$ 1,936	\$ 1,969	\$ 2,244	\$ 2,838	\$ 3,410	110%	110%	110%	110%	110%	\$ 2,106	\$ 2,139	\$ 2,430	\$ 3,035	\$ 3,629	112%	112%	112%	112%	112%	\$ 170	\$ 170	\$ 186	\$ 197	\$ 219
20833	Brookeville	\$ 2,376	\$ 2,420	\$ 2,761	\$ 3,498	\$ 4,191	110%	110%	110%	110%	110%	\$ 2,184	\$ 2,218	\$ 2,531	\$ 3,214	\$ 3,842	112%	112%	112%	112%	112%	\$ (192)	\$ (202)	\$ (230)	\$ (284)	\$ (349)
20837	Poolesville	\$ 1,848	\$ 1,881	\$ 2,145	\$ 2,717	\$ 3,256	110%	110%	110%	110%	110%	\$ 1,949	\$ 1,982	\$ 2,251	\$ 2,811	\$ 3,360	112%	112%	112%	112%	112%	\$ 101	\$ 101	\$ 106	\$ 94	\$ 104
20838	Barnesville	\$ 1,452	\$ 1,474	\$ 1,683	\$ 2,134	\$ 2,563	110%	110%	110%	110%	110%	\$ 1,613	\$ 1,635	\$ 1,859	\$ 2,330	\$ 2,778	112%	112%	112%	112%	112%	\$ 161	\$ 161	\$ 176	\$ 196	\$ 215
20839	Beallsville	\$ 1,386	\$ 1,408	\$ 1,606	\$ 2,046	\$ 2,442	110%	110%	110%	110%	110%	\$ 1,534	\$ 1,557	\$ 1,770	\$ 2,218	\$ 2,643	112%	112%	112%	112%	112%	\$ 148	\$ 149	\$ 164	\$ 172	\$ 201
20841	Boyd's	\$ 2,541	\$ 2,585	\$ 2,948	\$ 3,729	\$ 4,477	110%	110%	110%	110%	110%	\$ 2,666	\$ 2,710	\$ 3,080	\$ 3,853	\$ 4,592	112%	112%	112%	112%	112%	\$ 125	\$ 125	\$ 132	\$ 124	\$ 115
20842	Dickerson	\$ 1,133	\$ 1,144	\$ 1,309	\$ 1,661	\$ 1,991	110%	110%	110%	110%	110%	\$ 1,299	\$ 1,322	\$ 1,501	\$ 1,882	\$ 2,240	112%	112%	112%	112%	112%	\$ 166	\$ 178	\$ 192	\$ 221	\$ 249
20847	Rockville	\$ 1,760	\$ 1,782	\$ 2,035	\$ 2,574	\$ 3,091	110%	110%	110%	110%	110%	\$ 1,837	\$ 1,870	\$ 2,128	\$ 2,666	\$ 3,170	112%	112%	112%	112%	112%	\$ 77	\$ 88	\$ 93	\$ 92	\$ 79
20848	Rockville	\$ 1,760	\$ 1,782	\$ 2,035	\$ 2,574	\$ 3,091	110%	110%	110%	110%	110%	\$ 1,837	\$ 1,870	\$ 2,128	\$ 2,666	\$ 3,170	112%	112%	112%	112%	112%	\$ 77	\$ 88	\$ 93	\$ 92	\$ 79
20849	Rockville	\$ 1,760	\$ 1,782	\$ 2,035	\$ 2,574	\$ 3,091	110%	110%	110%	110%	110%	\$ 1,837	\$ 1,870	\$ 2,128	\$ 2,666	\$ 3,170	112%	112%	112%	112%	112%	\$ 77	\$ 88	\$ 93	\$ 92	\$ 79
20850	Rockville	\$ 2,123	\$ 2,167	\$ 2,464	\$ 3,124	\$ 3,740	110%	110%	110%	110%	110%	\$ 2,274	\$ 2,318	\$ 2,632	\$ 3,293	\$ 3,931	112%	112%	112%	112%	112%	\$ 151	\$ 151	\$ 168	\$ 169	\$ 191
20851	Rockville	\$ 1,760	\$ 1,782	\$ 2,035	\$ 2,574	\$ 3,091	110%	110%	110%	110%	110%	\$ 1,826	\$ 1,859	\$ 2,117	\$ 2,643	\$ 3,158	112%	112%	112%	112%	112%	\$ 66	\$ 77	\$ 82	\$ 69	\$ 67
20852	Rockville	\$ 2,101	\$ 2,134	\$ 2,431	\$ 3,080	\$ 3,696	110%	110%	110%	110%	110%	\$ 2,218	\$ 2,251	\$ 2,565	\$ 3,203	\$ 3,830	112%	112%	112%	112%	112%	\$ 117	\$ 117	\$ 134	\$ 123	\$ 134
20853	Rockville	\$ 1,595	\$ 1,617	\$ 1,848	\$ 2,343	\$ 2,805	110%	110%	110%	110%	110%	\$ 1,736	\$ 1,758	\$ 2,005	\$ 2,509	\$ 2,990	112%	112%	112%	112%	112%	\$ 141	\$ 141	\$ 157	\$ 166	\$ 185
20854	Potomac	\$ 2,541	\$ 2,585	\$ 2,948	\$ 3,729	\$ 4,477	110%	110%	110%	110%	110%	\$ 2,677	\$ 2,722	\$ 3,091	\$ 3,864	\$ 4,614	112%	112%	112%	112%	112%	\$ 136	\$ 137	\$ 143	\$ 135	\$ 137
20855	Derwood	\$ 1,991	\$ 2,024	\$ 2,310	\$ 2,926	\$ 3,509	110%	110%	110%	110%	110%	\$ 2,072	\$ 2,106	\$ 2,397	\$ 3,002	\$ 3,573	112%	112%	112%	112%	112%	\$ 81	\$ 82	\$ 87	\$ 76	\$ 64
20859	Potomac	\$ 1,760	\$ 1,782	\$ 2,035	\$ 2,574	\$ 3,091	110%	110%	110%	110%	110%	\$ 1,837	\$ 1,870	\$ 2,128	\$ 2,666	\$ 3,170	112%	112%	112%	112%	112%	\$ 77	\$ 88	\$ 93	\$ 92	\$ 79
20860	Sandy Spring	\$ 2,035	\$ 2,068	\$ 2,354	\$ 2,981	\$ 3,575	110%	110%	110%	110%	110%	\$ 2,027	\$ 2,061	\$ 2,341	\$ 2,934	\$ 3,494	112%	112%	112%	112%	112%	\$ (8)	\$ (7)	\$ (13)	\$ (47)	\$ (81)
20861	Ashton	\$ 2,002	\$ 2,035	\$ 2,321	\$ 2,937	\$ 3,531	110%	110%	110%	110%	110%	\$ 1,949	\$ 1,982	\$ 2,251	\$ 2,811	\$ 3,360	112%	112%	112%	112%	112%	\$ (53)	\$ (53)	\$ (70)	\$ (126)	\$ (171)
20862	Brinklow	\$ 2,244	\$ 2,321	\$ 2,684	\$ 3,410	\$ 4,059	110%	110%	110%	110%	110%	\$ 2,094	\$ 2,173	\$ 2,509	\$ 3,158	\$ 3,730	112%	112%	112%	112%	112%	\$ (150)	\$ (148)	\$ (175)	\$ (252)	\$ (329)
20866	Burtonsville	\$ 1,848	\$ 1,881	\$ 2,145	\$ 2,717	\$ 3,256	110%	110%	110%	110%	110%	\$ 1,904	\$ 1,938	\$ 2,206	\$ 2,755	\$ 3,293	112%	112%	112%	112%	112%	\$ 56	\$ 57	\$ 61	\$ 38	\$ 37
20868	Spencerville	\$ 1,859	\$ 1,892	\$ 2,156	\$ 2,728	\$ 3,278	110%	110%	110%	110%	110%	\$ 1,882	\$ 1,915	\$ 2,173	\$ 2,710	\$ 3,237	112%	112%	112%	112%	112%	\$ 23	\$ 23	\$ 17	\$ (18)	\$ (41)
20871	Clarksburg	\$ 2,167	\$ 2,211	\$ 2,519	\$ 3,190	\$ 3,828	110%	110%	110%	110%	110%	\$ 2,262	\$ 2,307	\$ 2,621	\$ 3,282	\$ 3,909	112%	112%	112%	112%	112%	\$ 95	\$ 96	\$ 102	\$ 92	\$ 81
20872	Damascus	\$ 1,529	\$ 1,551	\$ 1,771	\$ 2,244	\$ 2,695	110%	110%	110%	110%	110%	\$ 1,534	\$ 1,568	\$ 1,781	\$ 2,229	\$ 2,654	112%	112%	112%	112%	112%	\$ 5	\$ 17	\$ 10	\$ (15)	\$ (41)
20874	Germantown	\$ 1,738	\$ 1,771	\$ 2,013	\$ 2,552	\$ 3,058	110%	110%	110%	110%	110%	\$ 1,826	\$ 1,859	\$ 2,117	\$ 2,643	\$ 3,158	112%	112%	112%	112%	112%	\$ 88	\$ 88	\$ 104	\$ 91	\$ 100
20875	Germantown	\$ 1,760	\$ 1,782	\$ 2,035	\$ 2,574	\$ 3,091	110%	110%	110%	110%	110%	\$ 1,837	\$ 1,870	\$ 2,128	\$ 2,666	\$ 3,170	112%	112%	112%	112%	112%	\$ 77	\$ 88	\$ 93	\$ 92	\$ 79
20876	Germantown	\$ 1,804	\$ 1,837	\$ 2,090	\$ 2,651	\$ 3,179	110%	110%	110%	110%	110%	\$ 1,882	\$ 1,904	\$ 2,173	\$ 2,722	\$ 3,237	112%	112%	112%	112%	112%	\$ 78	\$ 67	\$ 83	\$ 71	\$ 58
20877	Gaithersburg	\$ 1,650	\$ 1,683	\$ 1,914	\$ 2,420	\$ 2,904	110%	110%	110%	110%	110%	\$ 1,747	\$ 1,781	\$ 2,027	\$ 2,531	\$ 3,024	112%	112%	112%	112%	112%	\$ 97	\$ 98	\$ 113	\$ 111	\$ 120
20878	Gaithersburg	\$ 1,826	\$ 1,859	\$ 2,112	\$ 2,673	\$ 3,212	110%	110%	110%	110%	110%	\$ 1,926	\$ 1,960	\$ 2,229	\$ 2,789	\$ 3,326	112%	112%	112%	112%	112%	\$ 100	\$ 101	\$ 117	\$ 116	\$ 114
20879	Gaithersburg	\$ 1,727	\$ 1,760	\$ 2,002	\$ 2,530	\$ 3,047	110%	110%	110%	110%	110%	\$ 1,803	\$ 1,826	\$ 2,083	\$ 2,610	\$ 3,102	112%	112%	112%	112%	112%	\$ 76	\$ 66	\$ 81	\$ 80	\$ 55
20880	Washington Grove	\$ 1,727	\$ 1,760	\$ 2,002	\$ 2,541	\$ 3,047	110%	110%	110%	110%	110%	\$ 1,826	\$ 1,859	\$ 2,117	\$ 2,643	\$ 3,158	112%	112%	112%	112%	112%	\$ 99	\$ 99	\$ 115	\$ 102	\$ 111
20882	Gaithersburg	\$ 1,958	\$ 2,002	\$ 2,277	\$ 2,882	\$ 3,465	110%	110%	110%	110%	110%	\$ 2,038	\$ 2,072	\$ 2,363	\$ 2,957	\$ 3,528	112%	112%	112%	112%	112%	\$ 80	\$ 70	\$ 86	\$ 75	\$ 63
20883	Gaithersburg	\$ 1,760	\$ 1,782	\$ 2,035	\$ 2,574	\$ 3,091	110%	110%	110%	110%	110%	\$ 1,837	\$ 1,870	\$ 2,128	\$ 2,666	\$ 3,170	112%	112%	112%	112%	112%	\$ 77	\$ 88	\$ 93	\$ 92	\$ 79
20884	Gaithersburg	\$ 1,760	\$ 1,782	\$ 2,035	\$ 2,574	\$ 3,091	110%	110%	110%	110%	110%	\$ 1,837	\$ 1,870	\$ 2,128	\$ 2,666	\$ 3,170	112%	112%	112%	112%	112%	\$ 77	\$ 88	\$ 93	\$ 92	\$ 79
20885	Gaithersburg	\$ 1,760	\$ 1,782	\$ 2,035	\$ 2,574	\$ 3																				