



**City of Rockville Report – Rockville Economic Development, Inc.
Board of Directors Meeting
November 20, 2025**

October 20, 2025 Mayor and Council Meeting

Consider Adoption of the King Farm Farmstead Master Plan

On October 20, the Department of Recreation and Parks presented an action item requesting the Mayor and Council's adoption of the King Farm Farmstead Master Plan. In response to direction received during the September 29th work session, staff presented parking options, updated project implementation phasing, and construction cost estimates. The Mayor and Council provided feedback regarding their preference for parking at the Farmstead Park and requested updates to the dairy barns to reduce overall project costs. Staff will return to the Mayor and Council on December 8th to request adoption of the revised plan.

November 3, 2025 Mayor and Council Meeting

Inclusionary Zoning Research Presentation and Moderately Priced Dwelling Unit (MPDU) Program - Work Session

At the work session on the Inclusionary Zoning Research Presentation and Moderately Priced Dwelling Unit (MPDU) Program, a graduate researcher presented his findings of the best practices of inclusionary zoning programs, which is the umbrella term for programs that require developers to set aside a certain percentage of units for income-restricted housing. Additionally, staff from the Department of Housing and Community Development shared plans for the upcoming rewrite to the Moderately Priced Dwelling Unit Code. Further work and engagement for the code rewrite will commence in Spring 2026, and further research will occur in the interim, including through the Housing Needs Assessment. The Mayor and Council agreed with staff's recommendations to explore: 1) methods of funding inclusionary zoning units, 2) a payment-in-lieu option, and 3) ways to target lower household incomes.

November 10, 2025 Meeting

FY2027 Budget Public Hearing #1

The Mayor and Council held the first budget public hearing. The goal of the public hearing is to solicit community input early in the development of the FY 2027 Operating Budget and Capital Improvements Program (CIP). The public hearing is part of the City's efforts to engage residents in the formulation of the budget. The City has also requested input from the community through the Propose-A-Project process, by which individuals and neighborhood groups submitted project proposals for the FY 2027 budget process, as well as through an online survey, which has been open since September 15, 2025, and can be found at the attached link. Community suggestions will be incorporated into staff's review and preparation of the proposed budget. Additional public hearings will be scheduled after the FY 2027 proposed budget is presented in March.

2026<https://www.surveymonkey.com/r/RockvilleFY27Budget>

For additional details on the timing and process, please click on the attached link.

<https://rockvillemd.legistar.com/LegislationDetail.aspx?ID=7722100&GUID=46C8A8E5-40EC-42DB-BD96-47176D9C9D73&Options=&Search=>

Adoption of an Ordinance to Allow Montgomery County's Plastic Carryout Bag Reduction (Bring Your Own Bag) Law to Apply in the City of Rockville - Action Item

The Mayor and Council unanimously approved an ordinance to opt in to the Plastic Carryout Bag Reduction section of Montgomery County's "Bring Your Own Bag Law" so that the full law can be consistently applied in Rockville and Montgomery County, making education and compliance more straightforward for retailers and customers alike. This measure aims to reduce waste, protect waterways, and encourage the use of reusable bags. Effective January 1, 2026, retail establishments may not provide plastic carryout bags at the point of sale, with certain exceptions that allow use for prescription medications, fresh produce, meats, seafood, bulk items, farmers' markets, yard sales, dry cleaning, and charitable food distributions. Additionally, the bag tax will increase from 5 cents to 10 cents per paper bag (of which the retailer gets to keep 5 cents). The 10-cent paper bag tax does not apply to transactions paying with SNAP, WIC, or other state-approved food assistance benefits at a grocery store. Restaurants are not required to collect the tax from customers for paper bags used to carry out prepared or leftover food or drink. The Montgomery County Department of Environmental Protection will administer the law in both Rockville and the rest of the County.

Learn more about the Bring Your Own Bag law at <https://www.montgomerycountymd.gov/bag/>

Residential Unit Inspection and Licensing Program - Worksession

The Mayor and Council received an update on Rental License Inspections for single-family and multi-family rentals, including current practice and process changes that will be implemented in January 2026. The Mayor and Council established an initiative making housing quality a priority. Data indicates that in 2024, 74% of the single-family rentals passed the renewal inspection upon initial inspection, and 87% of multi-family rentals passed the renewal inspection upon initial inspection. A new enhanced inspection program will be implemented to increase the number of units that are inspected during the multi-family renewal period, based on established violation thresholds and triggers. The current practice is to inspect 20% of the units at a property. This threshold will be increased to 25% for all properties and will increase to 50% for properties that are placed in the enhanced inspection program. Renewals of multi-family licenses will be issued annually on a staggered basis instead of the previous standard issuance date of March 31.

Upcoming Mayor and Council Meeting:

November 17, 2025

- Public Hearing and Approval of Project Plan Application to Permit Construction of a 147-Unit Multifamily Building for Affordable Housing and Parking Waivers at 41 Maryland Avenue
- Rockville City Police Department's Contribution to Public Safety - Worksession
- Consider Acceptance of Maryland Department of Natural Resources Land and Water Conservation Fund Grant - RedGate Park