
Residential Unit Count and Associated Estimated Population



December 2022





RESIDENTIAL UNITS AND ESTIMATED POPULATION IN THOSE UNITS

December 2022

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RESIDENTIAL UNITS AND ESTIMATED POPULATION IN THOSE UNITS

Background and Purpose:

This document is a current inventory of all residential units within the City of Rockville as of December 2022, broken down by the type of unit and organized by the City's 17 planning areas, as defined in the City's Comprehensive Plan, that was adopted on August 2021. Each planning area is broken down into subdivisions, allowing estimates at smaller geographic levels. The unit counts are then used to estimate the population in the residential units for each planning areas, based on the methodology described below.

There are two primary purposes of this document. The first is to provide information on the number of housing units at smaller geographies than other surveys have been able to do, in order to support improved planning and service delivery. The second is to provide an updated basis for estimating and projecting the population that lives in residential units. Rockville's population experiencing homelessness, and those that are temporarily housed in places such as shelters, or the Montgomery County Detention Center on Seven Locks Road are not included in this document. Prior versions of this report have been used for a variety of purposes, both withing and outside of the city government.

Methodology:

The methodology for estimating population in this report assumes that the population within residential units can be calculated as the number of occupied housing units multiplied by the average number of persons per household, considering the differences for housing types.

For estimation purposes, it is assumed that one household occupies one housing unit. Households are divided into the following categories - single family detached dwelling units; single family attached dwelling units or townhomes; and multifamily units that include apartments and condominiums; and "others". The "others" category includes nursing homes and senior housing.

Average household sizes used in Rockville's population estimates are: 2.99 for a single-family detached unit, 2.597 for a single-family attached unit (townhomes) and 2.095 for a multifamily unit (apartments and condominiums). For the "others" category, that includes nursing homes and senior housing, a 1.20 population multiplier is assumed. All population numbers are **estimates** based on the population factors or the multipliers used to determine the number. Vacancy rates as assumed are 1% for single-family detached and attached units, 5% for multifamily units, and 15 % for "others" category, that diminish the population totals.

City staff developed the population multipliers and vacancy rates by analyzing the ratio of population and household data at census 2020 blocks with homogeneous dwelling unit types. The city-wide averages were subsequently estimated after the analysis of comparable unit types and population at census block levels. Census data does not provide information on household size by housing types, such as single-family homes, townhomes, apartments, condominiums, and other specific types of housing units.

Staff also reviewed other data sources, such as Costar, that provides information on vacancy rates for apartments, and published reports that provide vacancy data for different types of housing units. The National Investment Center for Seniors Housing & Care (NIC) regularly publishes reports on occupancy in senior housing and noted increased vacancies in the third and fourth quarter of 2020 (<https://www.nic.org/news-press/senior-housing-occupancy-reaches-record-low-in-third-quarter/>). Results vary regionally; however, the vacancy remains about 15% in recent releases across the country, which this report incorporates. In previous versions of this report, vacancy numbers were not incorporated into the “Others” category.

Sources:

The data on the number of residential units was obtained from a combination of sources that included Montgomery County tax records and tax maps; building permit data; approved site plans and record plats on file with the city; aerial photographs; Geographic Information Systems (GIS) data; phone verification and field inspections that was conducted by City staff.

Results:

The results of the City’s December 2022 housing inventory and population estimates are as follows:

	Single Family detached unit	Single Family attached unit	Apartment/ Multifamily	Others/ Assisted Living/ Senior Housing	Total
Residential Units	11,308	4,292	11,547	3,096	30,243
Population within Residential Units	33,519	11,035	22,981	3,326	70,815

Census and the Dwelling Unit Report:

The Census Bureau provides population and household information by its various programs, that include the Decennial Census and the American Community Survey. Every 10 years, the U.S. Census Bureau conducts a Decennial Census to determine the

number of people living in the United States. The American Community Survey, with which the Census Bureau replace the old Long Form of the Decennial Census, is an ongoing survey that provides vital information about population, housing, and other topics on an annual basis. More information on the Census programs is available at the Census Bureau website at <https://www.census.gov/programs-surveys/acs/about/acs-and-census.html>

Per the Decennial Census, on April 1, 2020, Rockville's household population was reported as 67,117 and the total number of housing units in the city as 27,953.

The methodology used by the Census to determine the total population and residential unit count is different from the methodology that the city uses in this report. In theory, the Decennial Census is an official count of the population in the United States. However, the 2020 Decennial Census population and household totals are significantly different than what the other jurisdictions across the metropolitan region have developed in their analyses. The total population and household numbers as reported by the Census for Rockville are lower than the city estimates; perhaps because the Census was conducted during the COVID-19 pandemic that may have resulted in an undercount. City staff is currently working with the Census Bureau to understand the discrepancies with the total counts and may or may not adjust the total unit counts and population totals in the subsequent publication of the report, based on the findings from working with the Census Bureau.

All questions regarding the document should be directed to staff at Community Planning and Development Services at the City of Rockville by emailing at pds@rockvillemd.gov or by calling 240-314-8200.

TERMS USED IN THIS REPORT

The following terms are used to define the various units for the purposes of this report, developed by city staff as applicable to Rockville:

Single Family Detached (SFD): A freestanding residential unit that does not share walls with adjacent units.

Single Family Attached (SFA), Townhouse (TH), Rowhome or a Rowhouse: An attached house, including duplexes and semi-detached houses, with a single title for the vertical space in between the common walls.

Condominium: A high-rise, garden style or mid-rise apartment-style residential unit that is owned individually and retains a portion of interest in the entire structure, common area, and common facilities. The condominium owner has title to the interior space of the unit and the property is identified in master deed and recorded in a condominium plat. A condominium is identified as a multifamily unit in the document.

Apartment: An apartment is a self-contained housing unit (a type of residential real estate) that occupies only part of a building. Such a building may be called an apartment building, especially if it consists of many apartments for rent. Apartments may be owned by an *owner/occupier* or rented by *tenants*. An apartment is identified as a multifamily unit in the document.

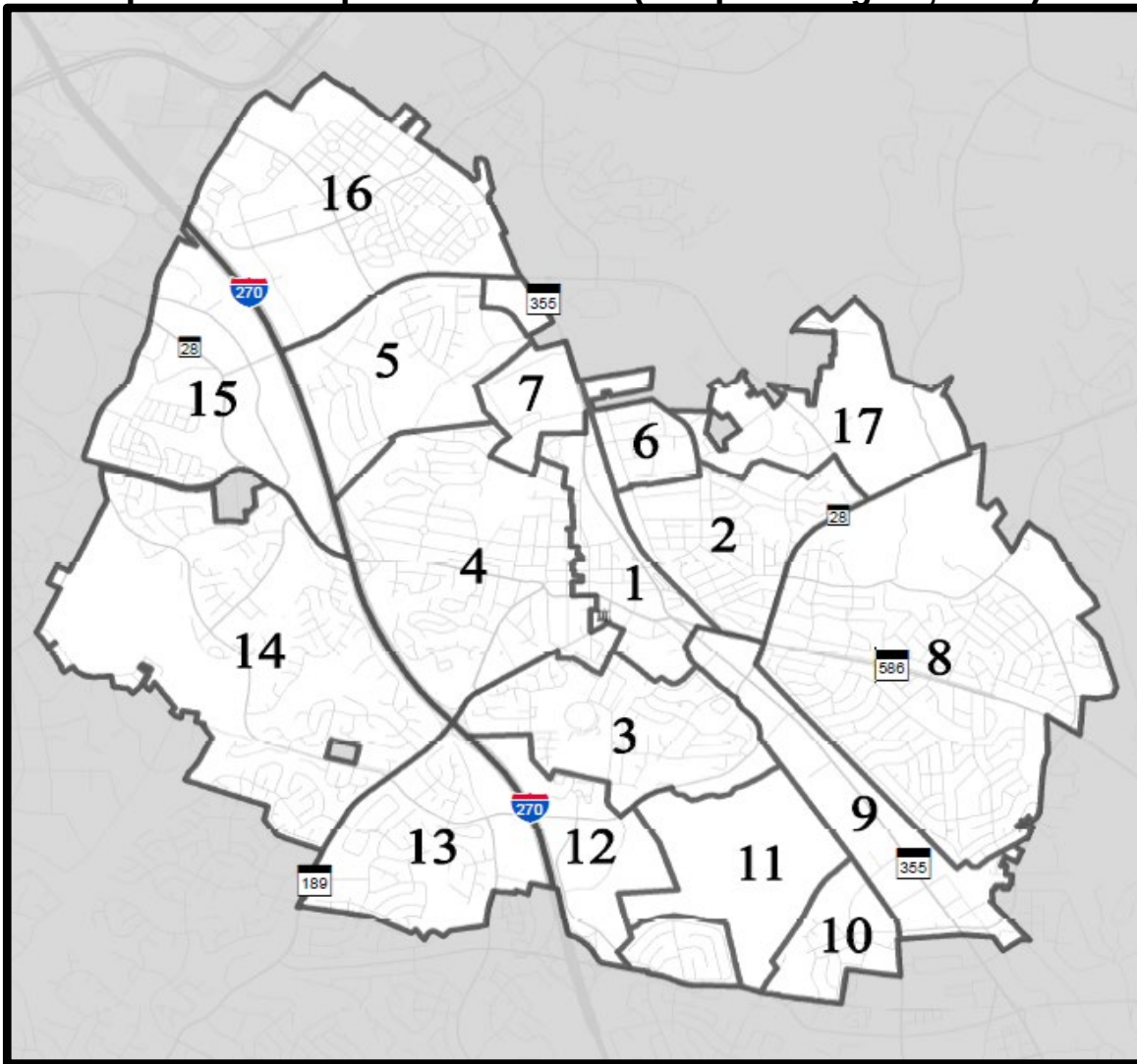
Units in the “Others” category include Group Quarters, senior housing, assisted living, and age-restricted Units that are described as follows:

Group Quarters, as defined by the Census, are facilities that provide living quarters such as beds or rooms for unrelated individuals. Group quarters are not residential units and are not occupied by households. As an example, the Montgomery County Detention Center at Seven Locks Road in the City follows the Census definition of Group Quarters. The population at the Detention Center is not included in this report. The Census Bureau counted the institutional population at their place of residence during the 2020 Decennial Census. Per the 2020 Decennial Census, Rockville’s Group Quarters population was 951. Rockville’s population experiencing homelessness, and those that are temporarily housed in places such as shelters are also not counted in this report.

Assisted living residences or assisted living facilities (ALFs) provide supervision or assistance with activities of daily living (ADLs); coordination of services by outside health care providers; and monitoring of resident activities to help to ensure their health, safety, and well-being. In this document, “assisted living” is generally residences for the elderly. Assisted living is also a key category of of Group Quarters and is included as “Others” in the unit and population counts in this report.

Residential Units and Estimated Population by Planning Areas

**Map of Planning Areas in the City of Rockville
per the Comprehensive Plan (Adopted August, 2021)**



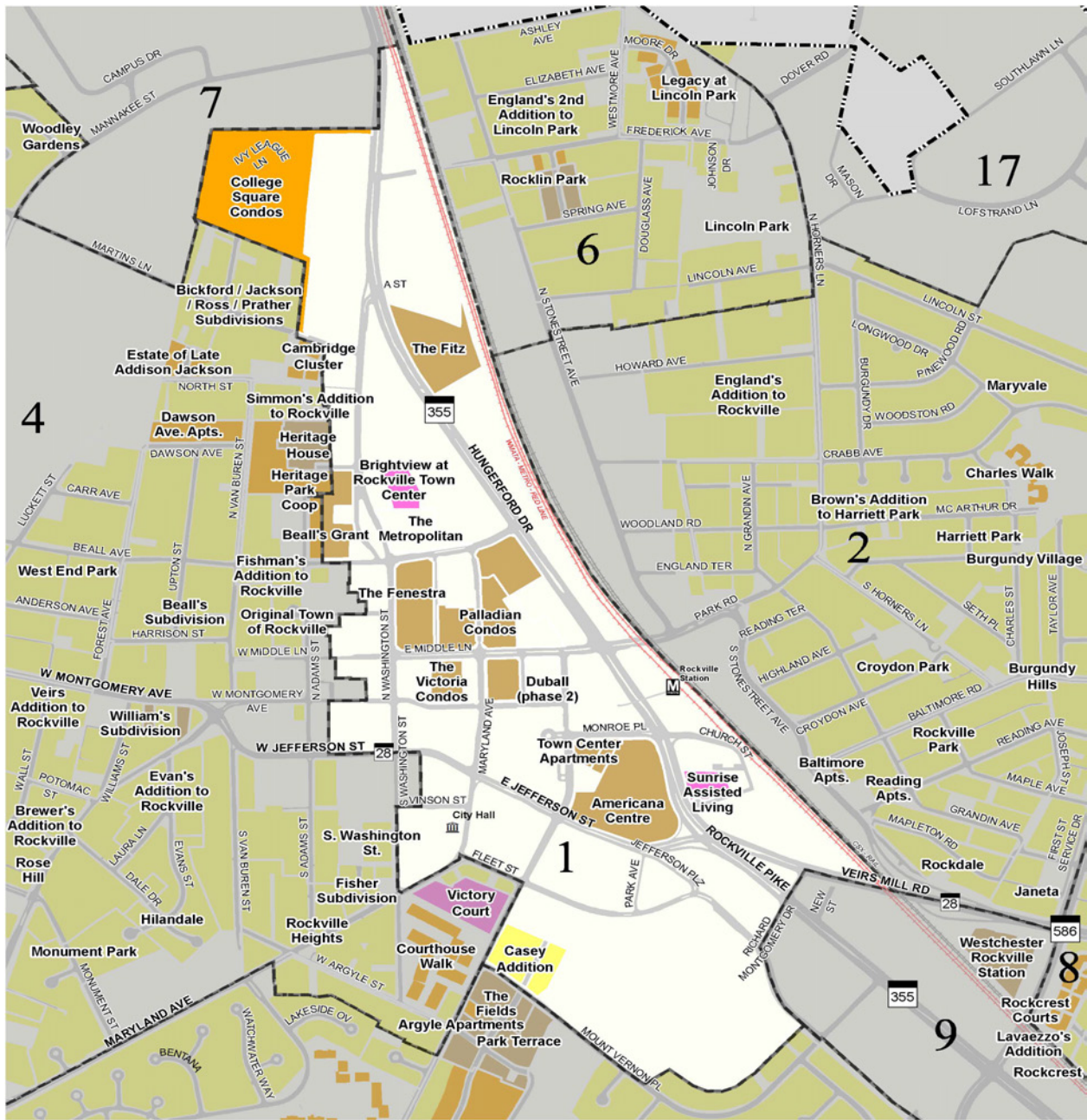
- Planning Area 1 - Town Center
- Planning Area 2 - East Rockville
- Planning Area 3 - Hungerford, Lynfield & New Mark Commons
- Planning Area 4 - West End & Woodley Gardens East-West
- Planning Area 5 - Woodley Gardens and College Gardens
- Planning Area 6 - Lincoln Park
- Planning Area 7 - Montgomery College (No Residential)
- Planning Area 8 - Twinbrook & Twinbrook Forest
- Planning Area 9 - Rockville Pike
- Planning Area 10 - Montrose & North Farm
- Planning Area 11 - Woodmont Country Club (No Residential)
- Planning Area 12 - Tower Oaks
- Planning Area 13 - Orchard Ridge, Potomac Woods & Falls Ridge
- Planning Area 14 - Rockshire and Fallsmead
- Planning Area 15 - Fallsgrrove & Research Boulevard
- Planning Area 16 - King Farm & Piccard Drive
- Planning Area 17 - South Lawn & East Gude

Summary of all Planning Areas (December 2022)			
Comprehensive Plan	Existing Residential Units	Approved Unbuilt Units*	Estimated Population**
Planning Area 1	3,231	70	5,824
Planning Area 2	1,104	0	3,237
Planning Area 3	1,965	0	4,855
Planning Area 4	1,988	0	5,371
Planning Area 5	1,545	0	4,056
Planning Area 6	334	0	910
Planning Area 8	3,919	0	11,230
Planning Area 9	2,925	1,256	5,630
Planning Area 10	2,003	0	4,269
Planning Area 12	615	0	1,462
Planning Area 13	801	408	2,311
Planning Area 14	2,819	0	6,818
Planning Area 15	1,412	0	3,284
Planning Area 16	5,504	1,024	11,358
Planning Area 17	78	0	201
Totals	30,243	2,758	70,815

Notes:

*Approved Unbuilt Units are those that are approved for construction, but not built yet. Therefore, no population is attributed to those units.

**Estimated population in completed residential units per the methodology described in this report (p. iii)



0 500 1,000 Feet



Rockville City Limits
 Detached Single-Unit
 Attached Single-Unit
 Multi-Family
 Assisted Living Facility
 Nursing Home
 Planning Areas

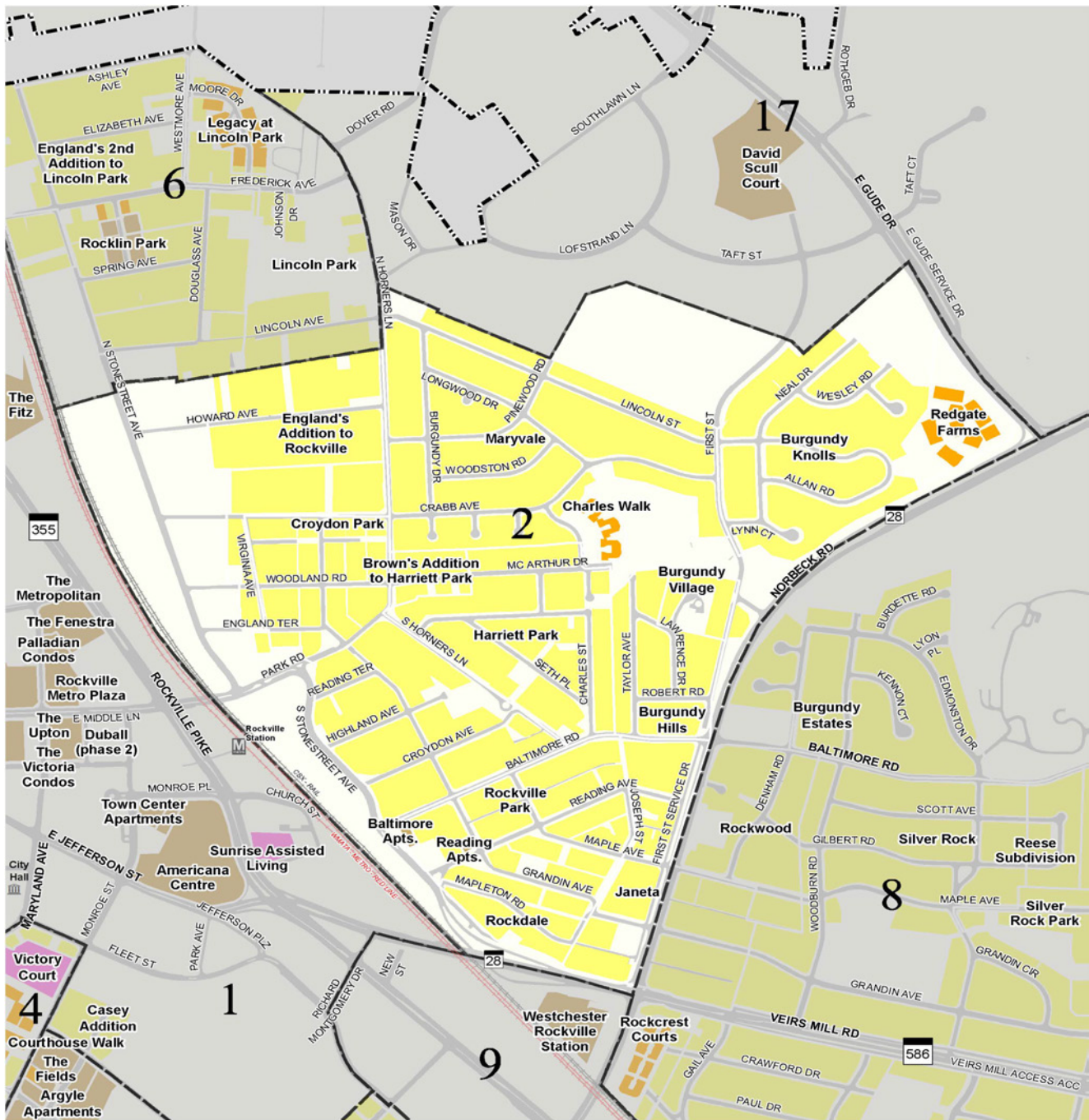
PLANNING AREA - 1 Town Center

DWELLING TYPE: SINGLE FAMILY		Population Multiplier: 2.99		
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Casey's Addition		19	0	57
TOTAL UNITS		19	0	NA
Total Estimated Population (Assume 1% vacancy)				56

DWELLING TYPE: MULTIFAMILY		Population Multiplier: 2.095		
	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Population
College Square	C	146	0	306
The Fitz	C	221	0	463
The Upton	A	263	0	551
The Fenestra	A	486	0	1018
Palladian	C	152	0	318
The Metropolitan	A	275	0	576
The Ansel	A	250	0	524
Main Street (50 Monroe)	A	70	0	147
The Victoria Condos	C	143	0	300
Heritage Park Coop	A	65	0	136
Americana Centre	C	421	0	882
201-203 Dawson Ave	A	2	0	4
Beall's Grant	A	74	0	155
Monroe at Main St.		0	70	0
TOTAL UNITS		2,568	70	NA
Total Estimated Population (Assume 5% vacancy)				5,111

DWELLING TYPE: OTHERS/ Assisted Living		Population Multiplier: 1.20		
		Existing Units	Approved Unbuilt Units	Estimated Population
Town Center Apartments		110	0	132
Sunrise Assisted Living		89	0	107
Heritage House (Dawson)		100	0	120
Bright View at Rockville Town Center		195	0	234
The Ansel		150	0	180
TOTALS		644	0	NA
Total Estimated Population (Assume 15% vacancy)				657

TOTALS		3,231	70	5,824
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0 500 1,000 Feet



PLANNING AREA - 2	East Rockville
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DWELLING TYPE: SINGLE FAMILY		Population Multiplier: 2.99		
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Browns Addition to Harriet Park		16	0	48
Burgundy Hills		61	0	182
Burgundy Knolls		117	0	350
Burgundy Village		13	0	39
Croydon Park		181	0	541
England's Addition to Rockville		75	0	224
Harriet Park		123	0	368
Janeta		44	0	132
Maryvale		295	0	882
Rockdale		26	0	78
Rockville Park		82	0	245
TOTAL UNITS		1,033	0	NA
Total Estimated Population (Assume 1% vacancy)				3,058

DWELLING TYPE: TOWNHOUSE		Population Multiplier: 2.597		
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Redgate Farms		45	0	117
Charles Walk		20	0	52
TOTAL UNITS		65	0	NA
Total Estimated Population (Assume 1% vacancy)				167

DWELLING TYPE: MULTIFAMILY		Population Multiplier: 2.095		
Subdivision	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Population
Baltimore	A	3	0	6
Reading	A	3	0	6
TOTAL UNITS		6	0	NA
Total Estimated Population (Assume 5% vacancy)				12

TOTALS		1,104	0	3,237
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PLANNING AREA - 3 Hungerford, Lynfield & New Mark Commons

DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		2.99
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Hungerford		636	0	1,902
Lynfield		66	0	197
Markwood		35	0	105
New Mark Commons		186	0	556
Rockville Heights		6	0	18
TOTAL UNITS		929	0	NA
Total Estimated Population (Assume 1% vacancy)				2,750

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.597
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
The Fields		46	0	119
Waddington Park		40	0	104
New Mark Commons		198	0	514
Jefferson Square		60	0	156
Wootton Oaks		23	0	60
TOTAL UNITS		367	0	NA
Total Estimated Population (Assume 1% vacancy)				944

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		2.095
Subdivision	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Population
Argyle	A	22	0	46
Park Terrace	A	45	0	94
The Fields	A	190	0	398
Fireside Park	A	237	0	497
TOTAL UNITS		494	0	NA
Total Estimated Population (Assume 5% vacancy)				983

DWELLING TYPE: OTHERS /Assisted Living		Population Multiplier:		1.20
		Existing Units	Approved Unbuilt Units	Estimated Population
Potomac Valley Nursing Home		175	0	210
TOTAL UNITS		175	0	NA
Total Estimated Population (Assume 15% vacancy)			0	179

TOTALS		1,965	0	4,855
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PLANNING AREA - 4 West End & Woodley Gardens East-West

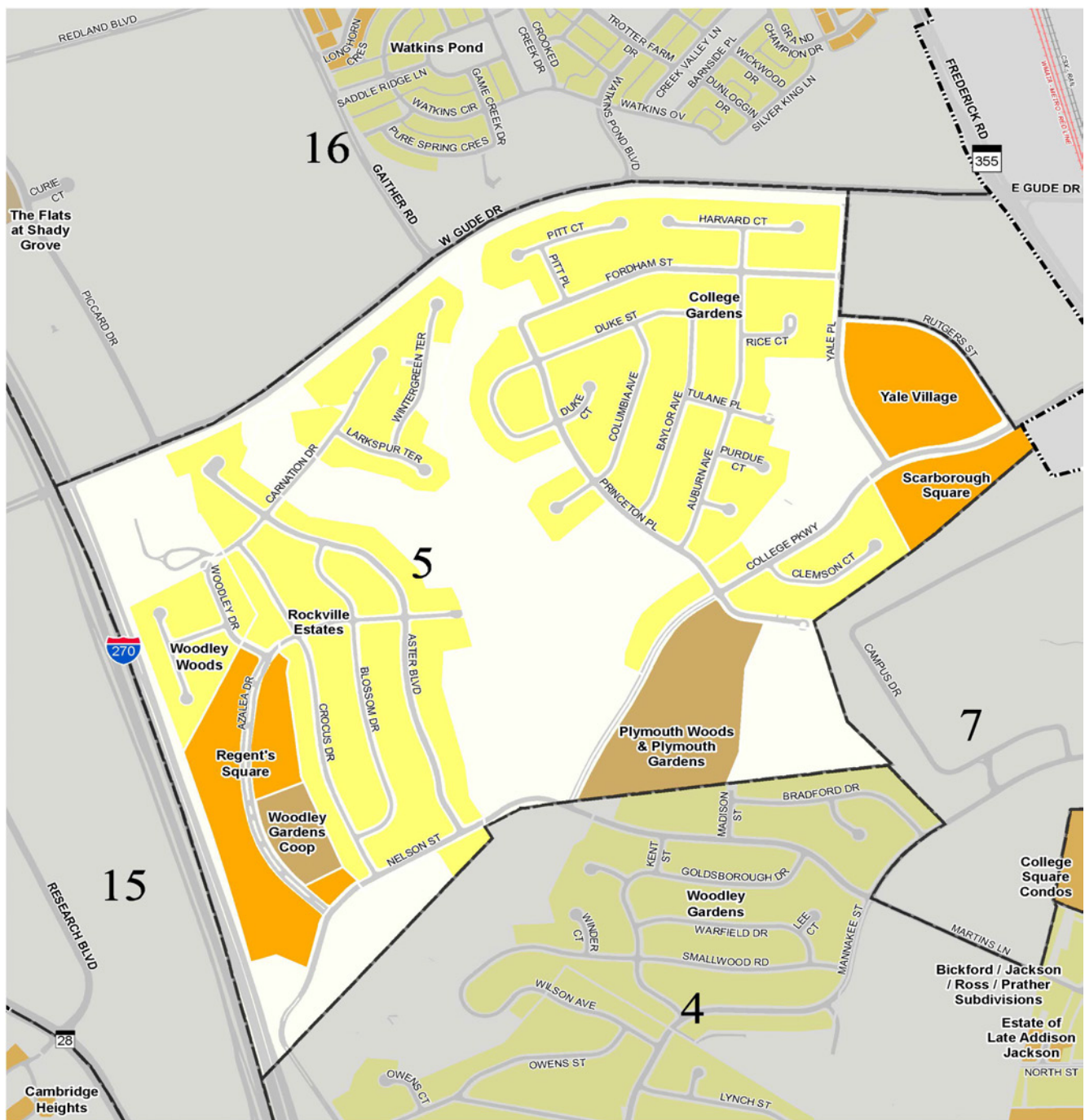
DWELLING TYPE: SINGLE FAMILY		Population Multiplier: 2.99		
		Existing Units	Approved Unbuilt Units	Estimated Population
Beall's Subdivision		103	0	308
Bickford/Jackson/Ross/Prather Subdivisions		38	0	114
Brewers Addition to Rockville		19	0	57
Chestnut Lodge		37	0	111
Estate of Late Addison Jackson		1	0	3
Evan's Additon to Rockville		15	0	45
Fisher subdivision		7	0	21
Fishman's Addition to Rockville		8	0	24
Hilandale		28	0	84
Monument Park		37	0	111
Original Town of Rockville		19	0	57
Rockville Heights		49	0	147
Rose Hill		124	0	371
Rose Hills Falls		38	0	114
Roxboro		64	0	191
Simmon's 2nd Addition to Roxboro		35	0	105
Simmon's Addition to Roxboro		16	0	48
Simmons Addition to Rockville		17	0	51
Thirty Oaks		13	0	39
West End		60	0	179
West End Park		475	0	1,420
William's Subdivision		18	0	54
Veirs Addition to Rockville		22	0	66
South Washington St. (121, 123, 125)		3	0	9
Woodley Gardens		224	0	670
TOTAL UNITS		1,470	0	NA
Total Estimated Population (Assume 1% vacancy)				4,351

DWELLING TYPE: TOWNHOUSE		Population Multiplier: 2.597		
		Existing Units	Approved Unbuilt Units	Estimated Population
Courthouse Walk		62	0	161
Estate of Late Addison Jackson		10	0	26
Cambridge Cluster		17	0	44
Simmons Addition to Rockville		21	0	55
Rose Hills Falls		181	0	470
TOTAL UNITS		291	0	NA
Total Estimated Population (Assume 1% vacancy)				748

DWELLING TYPE: MULTIFAMILY		Population Multiplier: 2.095		
	A-Apartment C-Condominium	Existing Units	Approved Unbuilt Units	Estimated Population
W Montgomery Ave	A	4	0	8
Dawson Ave	A	33	0	69
Judge's Chamber	C	4	0	8
TOTAL UNITS		41	0	NA
Total Estimated Population (Assume 5% vacancy)				82

DWELLING TYPE: OTHERS/ Assisted Living		Population Multiplier: 1.20		
		Existing Units	Proposed Units	Estimated Population
Victory Court		86	0	103
Rockville Nursing Home		100	0	120
TOTAL UNITS		186	0	NA
Total Estimated Population (Assume 15% vacancy)			0	190

TOTALS		1,988	0	5,371
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0 500 1,000 Feet



Rockville City Limits



Detached Single-Unit



Attached Single-Unit

Multi-Family

Assisted Living Facility

Nursing Home



Planning Areas

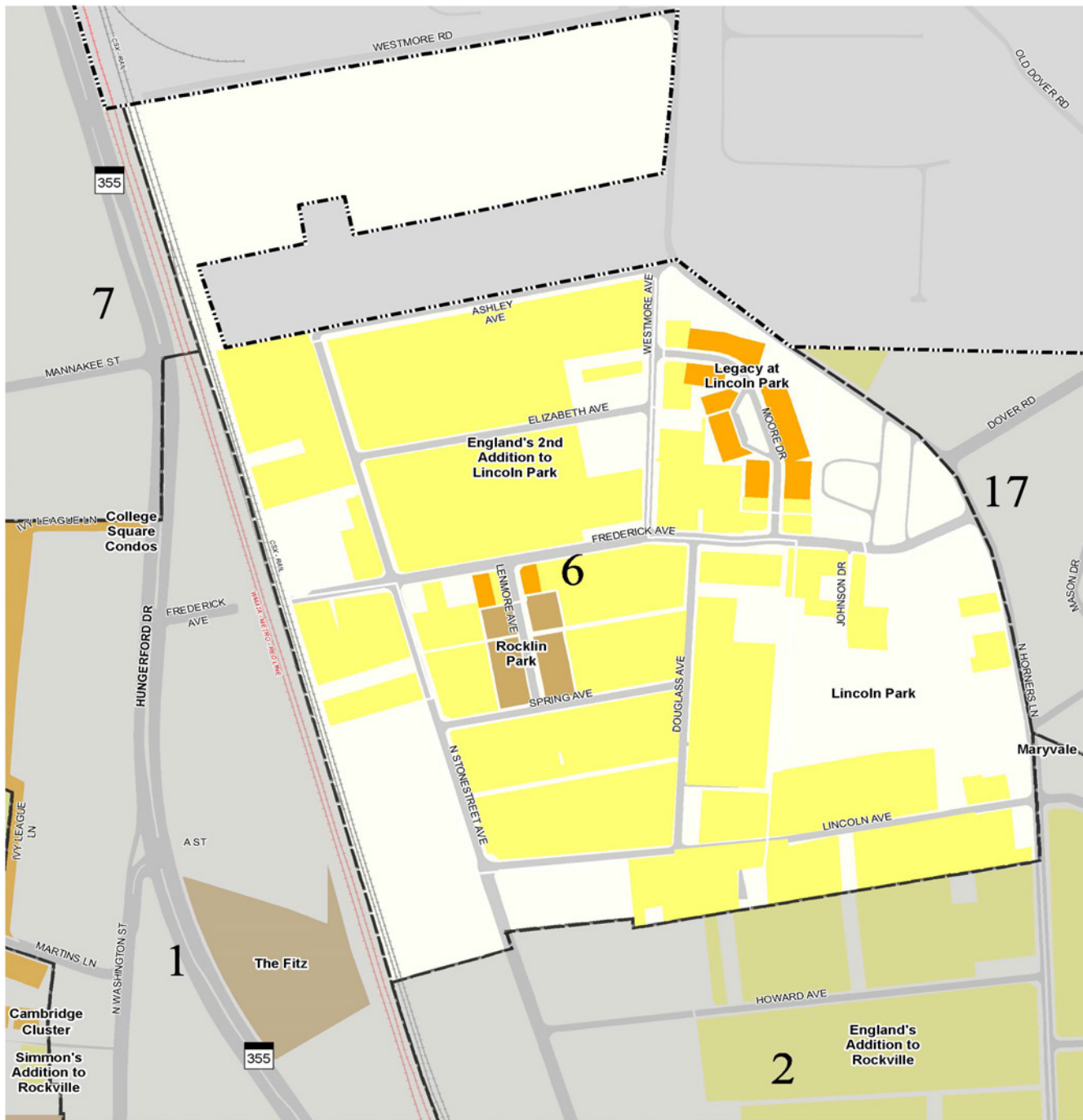
PLANNING AREA - 5 Woodley Gardens & College Gardens

DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		2.99
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Woodley Woods		39	0	117
Rockville Estates		251	0	750
College Gardens		342	0	1023
TOTAL UNITS		632	0	NA
Total Estimated Population (Assume 1% vacancy)				1,871

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.597
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Plymouth Woods		113	0	293
Regent's Square		251	0	652
Yale Village		210	0	545
Woodley Gardens Coop.		59	0	153
TOTAL UNITS		633	0	NA
Total Estimated Population (Assume 1% vacancy)				1,627

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		2.095
Subdivision	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Population
Scarborough Square	A	121	0	253
Plymouth Woods & Gardens	C	159	0	333
TOTAL UNITS		280	0	NA
Total Estimated Population (Assume 5% vacancy)				557

TOTALS		1,545	0	4,056
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0 500 1,000 Feet



Rockville City Limits



Detached Single-Unit



Attached Single-Unit

Multi-Family

Assisted Living Facility

Nursing Home



Planning Areas

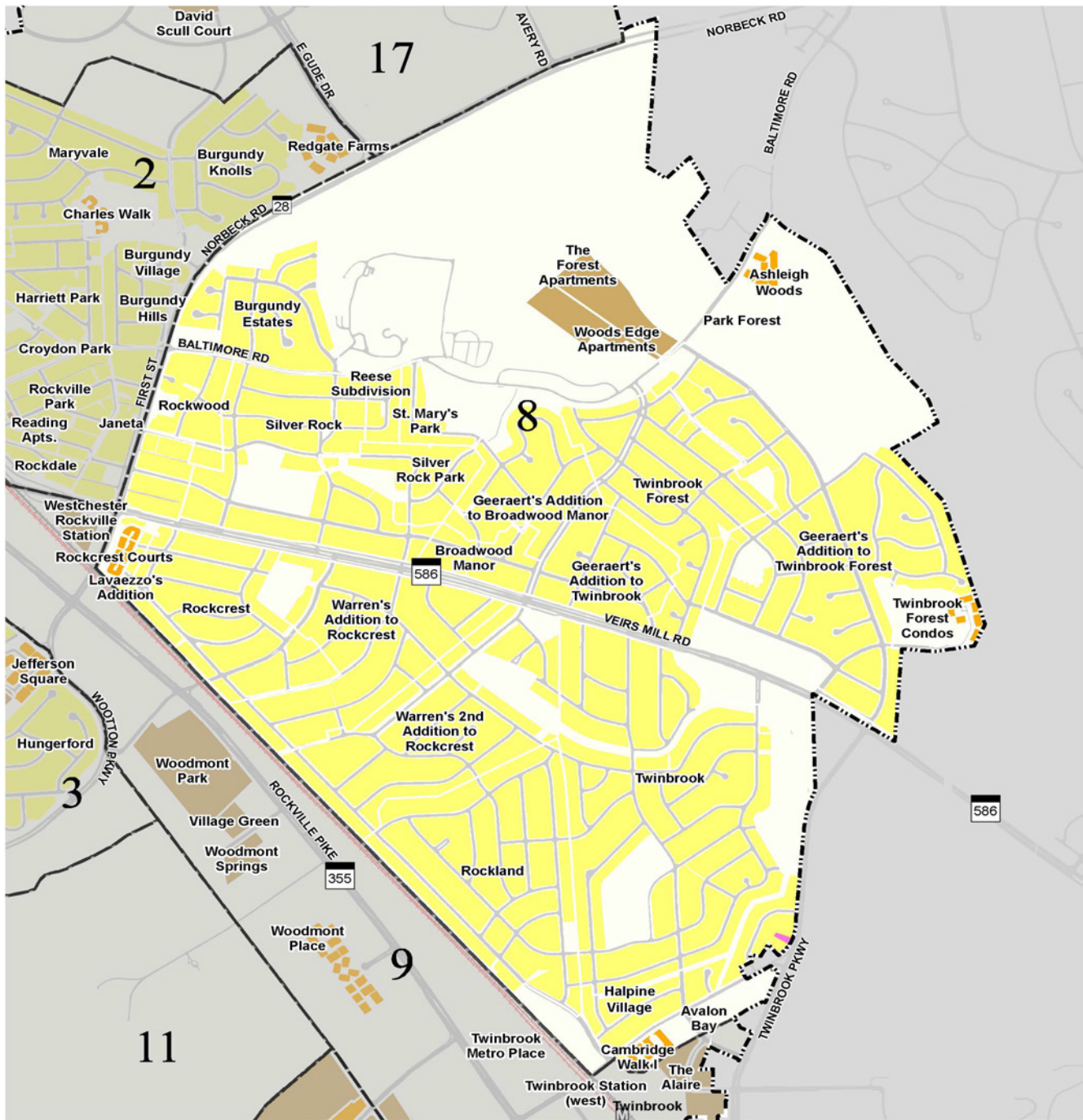
PLANNING AREA - 6 Lincoln Park

DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		2.99
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Legacy at Lincoln Park		7	0	21
England's 2nd Addition to Lincoln Park		165	0	493
Lincoln Park		48	0	144
TOTAL UNITS		220	0	NA
Total Estimated Population (Assume 1% vacancy)				651

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.597
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
England's 2nd Addition to Lincoln Park		2	0	5
Legacy at Lincoln Park		53	0	138
TOTAL UNITS		55	0	NA
Total Estimated Population (Assume 1% vacancy)				141

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		2.095
Subdivision	A-Apartments C-Condominium	Existing Units	Approved Unbuilt Units	Estimated Population
Rocklin Park	A	59	0	124
TOTAL UNITS		59	0	NA
Total Estimated Population (Assume 5% vacancy)				117

TOTALS		334	0	910
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0 500 1,000 Feet



Multi-Family
Assisted Living Facility
Nursing Home



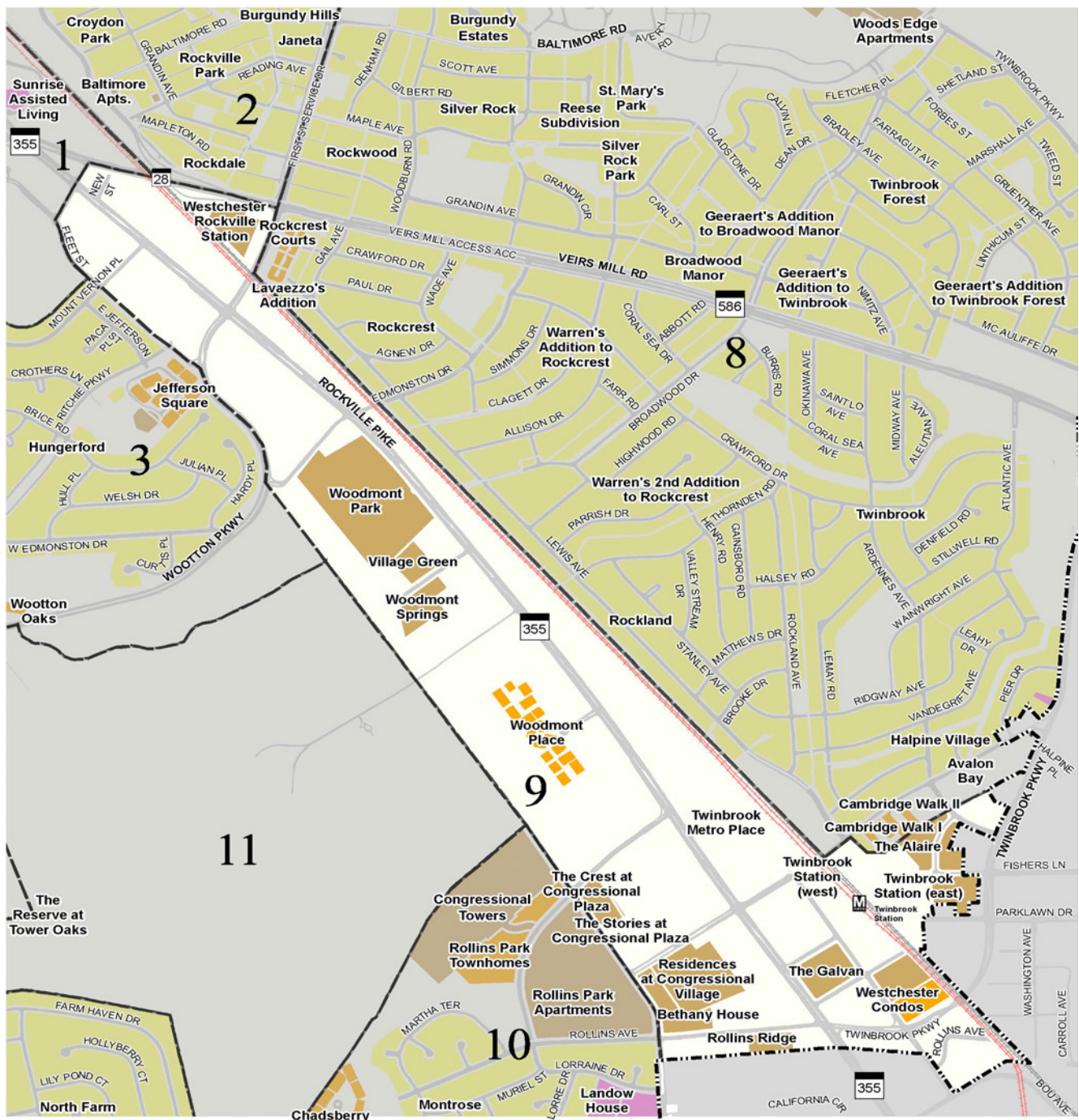
PLANNING AREA - 8 Twinbrook & Twinbrook Forest

DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		2.99
Subdivision		Existing Completed	Approved Unbuilt Units	Estimated Population
Lavezzo's Addition		7	0	21
Broadwood Manor		60	0	179
Burgundy Estates		140	0	419
Geeraert's Additon to Broadwood Manor		34	0	102
Geeraert's Addition to Twinbrook Forest		424	0	1,268
Geeraert's Addition to Twinbrook		239	0	715
Janeta		33	0	99
Janeta-New subdivision		2	0	6
Reese Subdivision		25	0	75
Rockwood		61	0	182
Silver Rock		264	0	789
Silver Rock Park		65	0	194
St Mary's Park		28	0	84
Twinbrook Forest		259	0	774
Rockcrest		241	0	721
Warrens Addition to Rockcrest		251	0	750
Warrens 2nd Addition to Rockcrest		271	0	810
Rockland		349	0	1,044
Twinbrook		606	0	1,812
Halpine Village		100	0	299
TOTAL UNITS		3,459	0	NA
Total Estimated Population (Assume 1% vacancy)				10,239

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.597
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Rockcrest Courts		33	0	86
Twinbrook Forest Condos		34	0	88
Ashleigh Woods		31	0	81
Cambridge Walk I and II		32	0	83
TOTAL UNITS		130	0	NA
Total Estimated Population (Assume 1% vacancy)				334

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		2.095
Subdivision	A-Apartments	Existing Units	Approved Unbuilt Units	Estimated Population
Forest Apartments	A	168	0	352
Woods Edge	A	162	0	339
Avalon Bay	A	238	0	499
TOTAL UNITS		330	0	NA
Total Estimated Population (Assume 5% vacancy)				657

TOTALS		3,919	0	11,230
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0 500 1,000 Feet



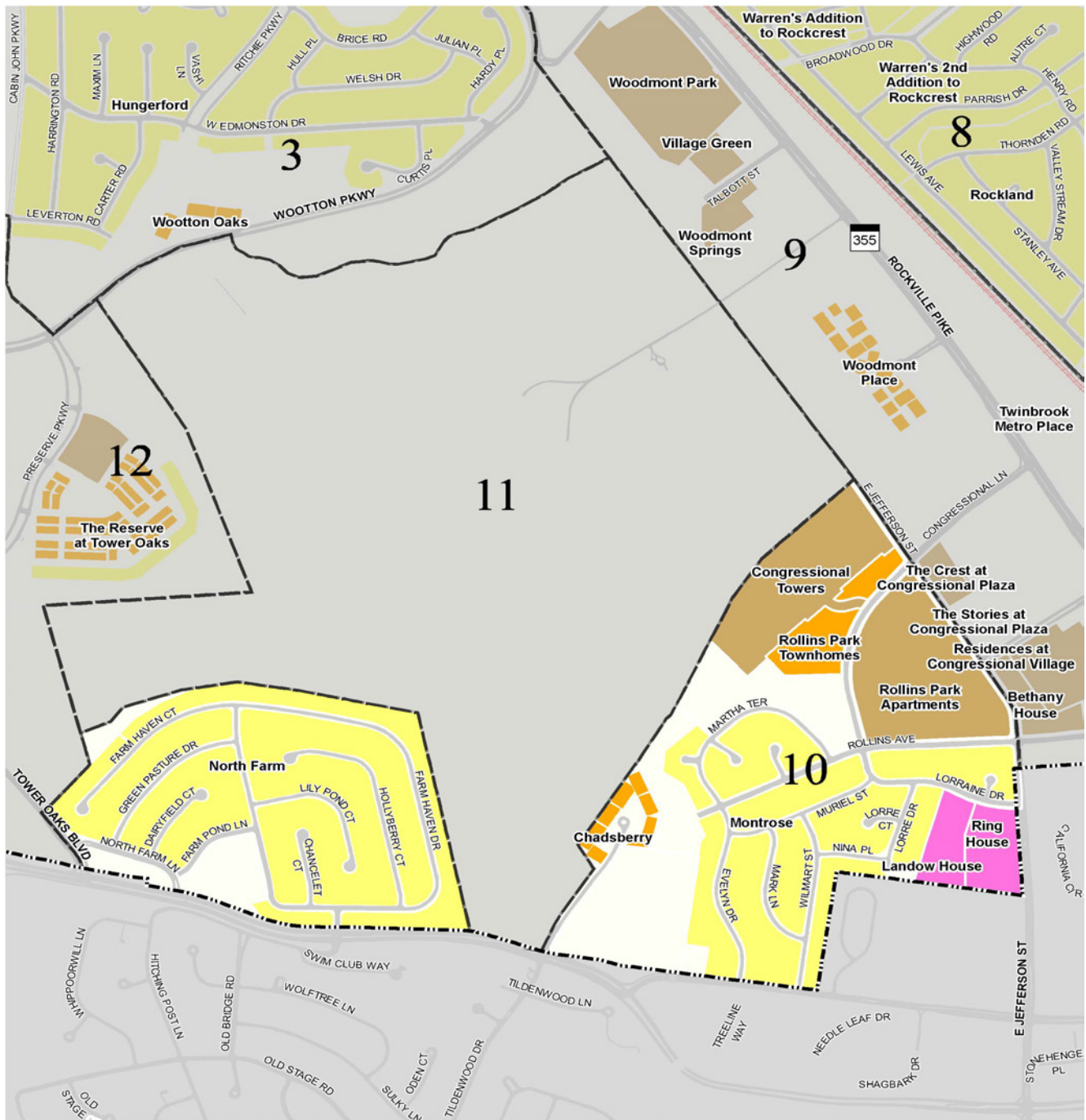
PLANNING AREA - 9 Rockville Pike

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.597
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Woodmont Place		88	0	229
Westchester Townhomes		61	0	158
TOTAL UNITS		88	0	NA
Total Estimated Population (Assume 1% vacancy)				226

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		2.095
Subdivision	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Population
Residences at Congressional Village	A	404	0	846
The Crest at Congressional Plaza	A	146	0	306
The Stories	A	48	0	101
Village Green	C	45	0	94
The Galvan	A	356	0	746
The Alaire	A	279	0	585
The Terano	A	214	0	448
Twinbrook Quarter		0	460	0
Woodmont Springs	C	64	0	134
Woodmont Park	A	414	0	867
Rollins Ridge	A	99	0	207
Westchester Condos	C	328	0	687
Westchester Rockville Station	A	190	0	398
Twinbrook Station (West)	A	0	359	0
Twinbrook Commons (Hines)		0	437	0
TOTAL UNITS		2,587	1,256	NA
Total Estimated Population (Assume 5% vacancy)				5,149

DWELLING TYPE: OTHERS/ Assisted Living		Population Multiplier:		1.20
		Existing Units	Approved Unbuilt Units	Estimated Population
Bethany House		250	0	300
TOTAL UNITS		250	0	NA
Total Estimated Population (Assume 15% vacancy)			0	255

TOTALS		2,925	1,256	5,630
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PLANNING AREA - 10 Montrose & North Farm
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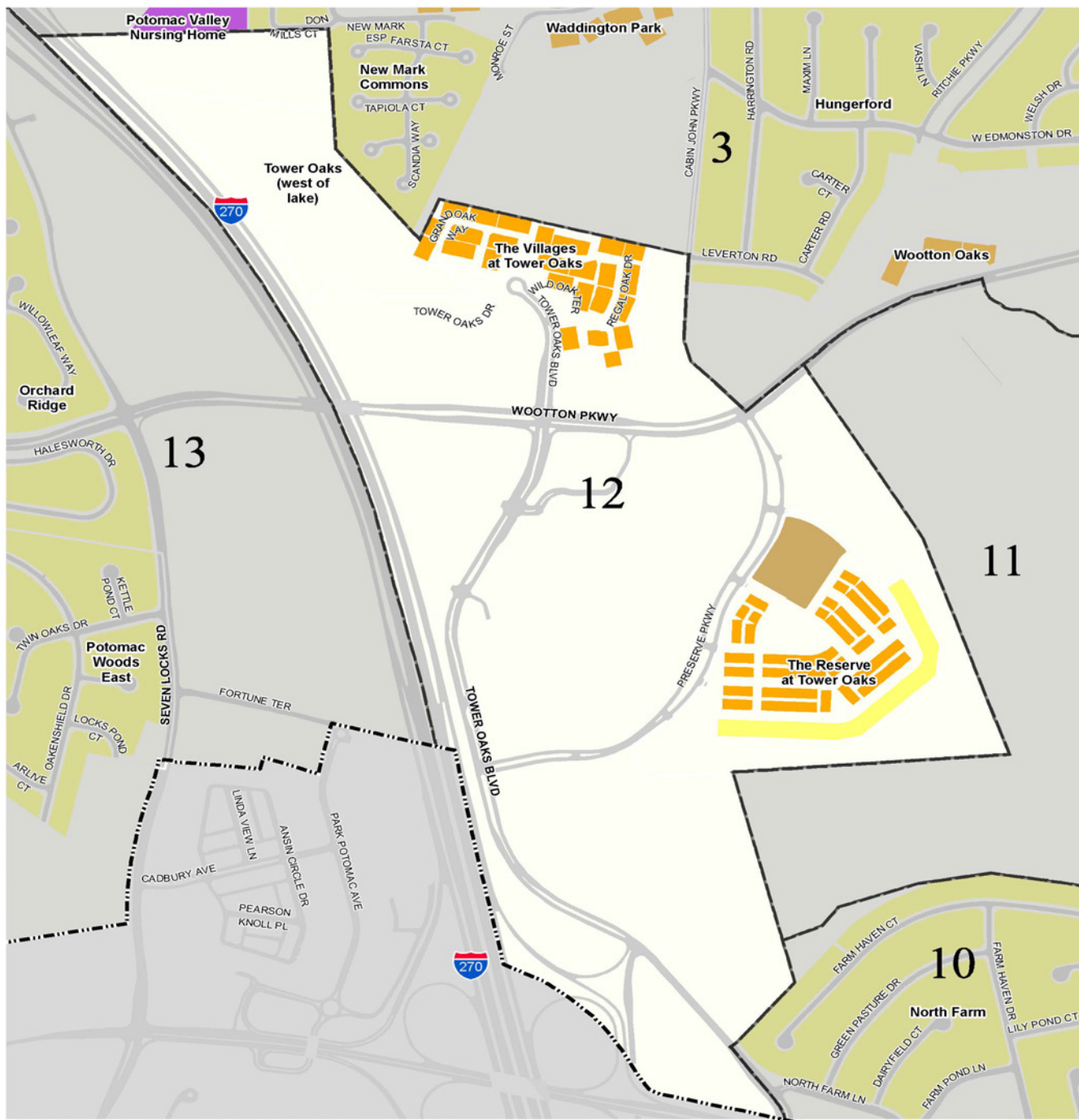
DWELLING TYPE: SINGLE FAMILY		Population Multiplier: 2.99		
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Montrose		219	0	655
North Farm		262	0	783
TOTAL UNITS		481	0	NA
Total Estimated Population (Assume 1% vacancy)				1,424

DWELLING TYPE: TOWNHOUSE		Population Multiplier: 2.597		
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Rollins Park		96	0	249
Chadsberry		47	0	122
TOTAL UNITS		143	0	NA
Total Estimated Population (Assume 1% vacancy)				368

DWELLING TYPE: MULTIFAMILY		Population Multiplier: 2.095		
Subdivision	A-Apartments	Existing Units	Approved Unbuilt Units	Estimated Population
Congressional Towers	A	610	0	1,278
Rollins Park	A	443	0	928
TOTAL UNITS		1,053	0	NA
Total Estimated Population (Assume 5% vacancy)				2,096

DWELLING TYPE: OTHERS/ Assisted Living		Population Multiplier: 1.20		
		Existing Units	Approved Unbuilt Units	Estimated Population
Ring House		248	0	298
Landow House		78	0	94
TOTAL UNITS		326	0	NA
Total Estimated Population (Assume 15% vacancy)			0	381

TOTALS		2,003	0	4,269
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0 500 1,000 Feet



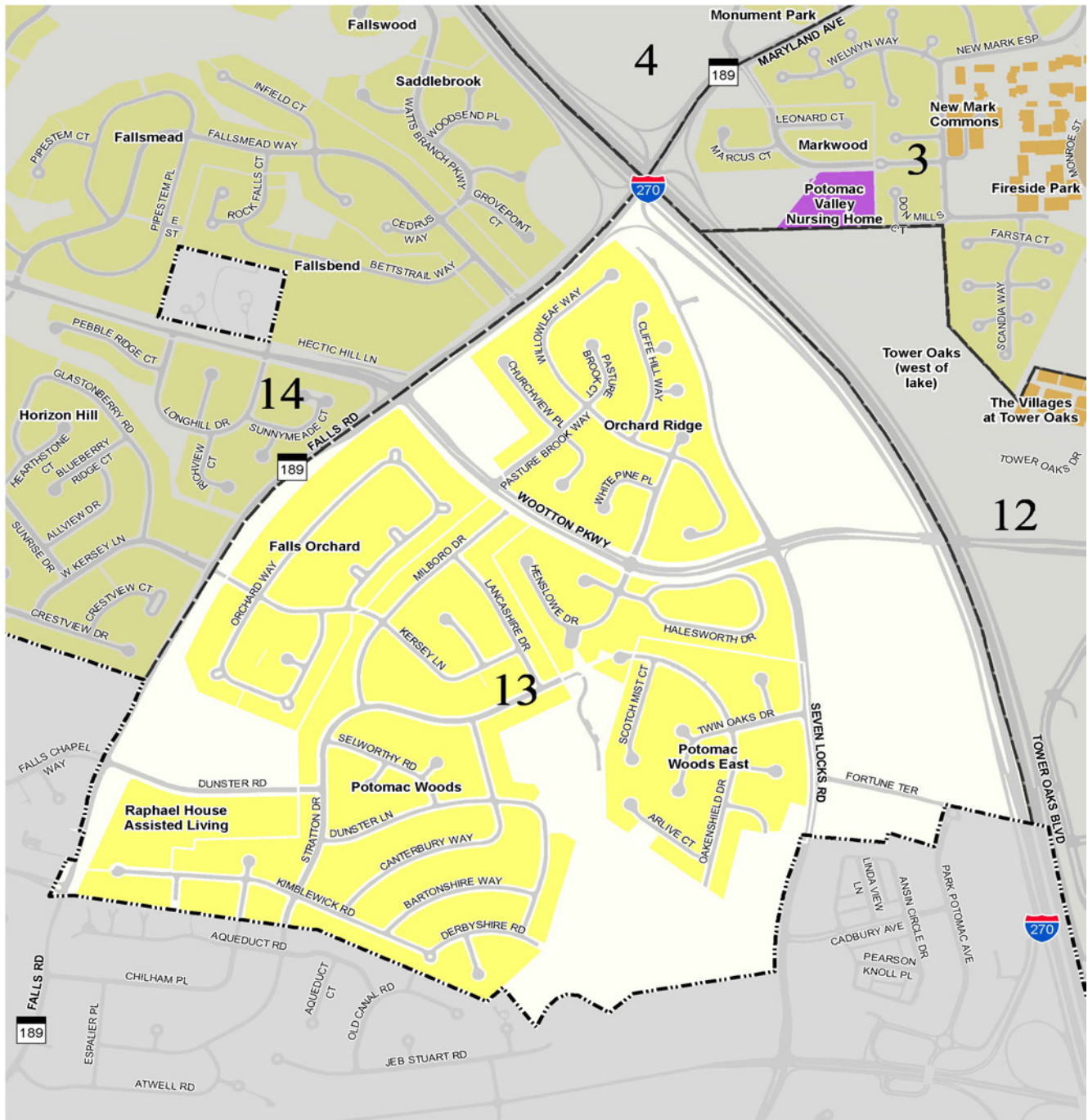
PLANNING AREA - 12 Tower Oaks

DWELLING TYPE: SINGLE FAMILY		Population Multiplier: 2.99		
Subdivision		Units Completed	Approved Unbuilt Units	Estimated Population
The Reserve at Tower Oaks		33	0	99
TOTAL UNITS		33	0	NA
Total Estimated Population (Assume 1% vacancy)				98

DWELLING TYPE: TOWNHOUSE		Population Multiplier: 2.597		
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
The Reserve at Tower Oaks		218	0	566
The Villages at Tower Oaks		136	0	353
TOTAL UNITS		354	0	NA
Total Estimated Population (Assume 1% vacancy)				910

DWELLING TYPE: MULTIFAMILY		Population Multiplier: 2.095		
Subdivision	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Population
Tower Oaks (3501 Bellflower Ln))	C	128	0	268
Tower Oaks-West of Lake	C	100	0	210
TOTAL UNITS		228	0	NA
Total Estimated Population (Assume 5% vacancy)				454

TOTALS		615	0	1,462
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0 500 1,000 Feet



PLANNING AREA - 13 Orchard Ridge, Potomac Woods & Falls Ridge
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DWELLING TYPE: SINGLE FAMILY	Population Multiplier:	2.99
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Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Orchard Ridge		251	0	750
Potomac Woods		316	0	945
Potomac Woods East		105	0	314
St. Raphael Catholic Church		1	0	3
Falls Orchard		97	0	290
TOTAL UNITS		770	0	NA
Total Estimated Population (Assume 1% vacancy)				2,279

DWELLING TYPE: TOWNHOUSE	Population Multiplier:	3.400
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Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Potomac Woods (New)		0	99	0
TOTAL UNITS		0	99	NA
Total Estimated Population (Assume 1% vacancy)				0

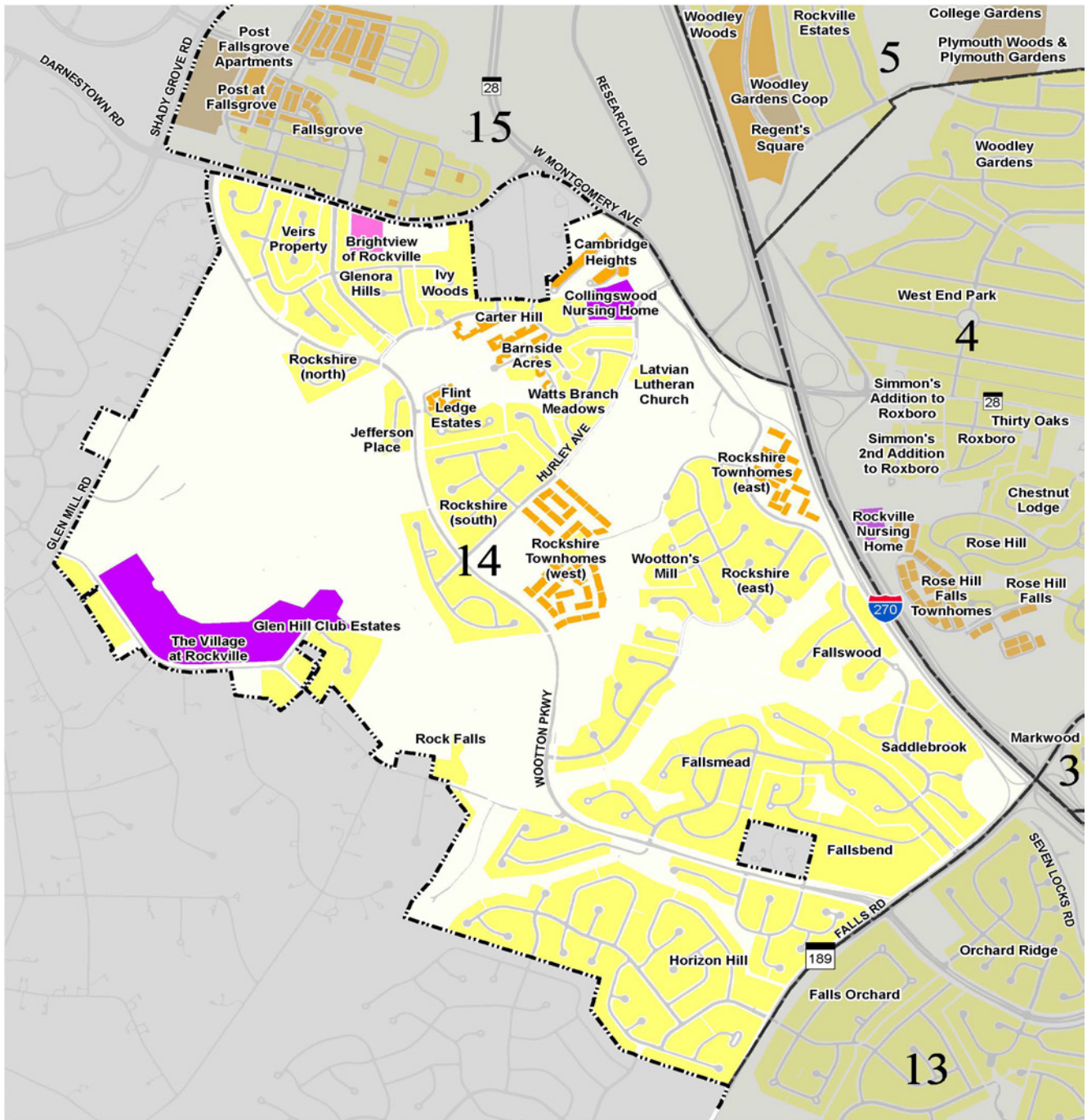
DWELLING TYPE: MULTIFAMILY	Population Multiplier:	2.700
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Subdivision	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Population
Potomac Woods (New)	C		96	0
TOTAL UNITS		0	96	NA
Total Estimated Population (Assume 5% vacancy)				0

DWELLING TYPE: OTHER/ Assisted Living	Population Multiplier:	1.20
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		Existing Units	Approved Unbuilt Units	Estimated Population
Potomac Woods (New Development)		0	213	0
Raphael House Assisted Living		31	0	37
TOTAL UNITS		31	213	NA
Total Estimated Population (Assume 15% vacancy)				32

TOTALS		801	408	2,311
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0 500 1,000 Feet



Detached Single-Unit
Attached Single-Unit



Multi-Family
Assisted Living Facility
Nursing Home



Planning Areas

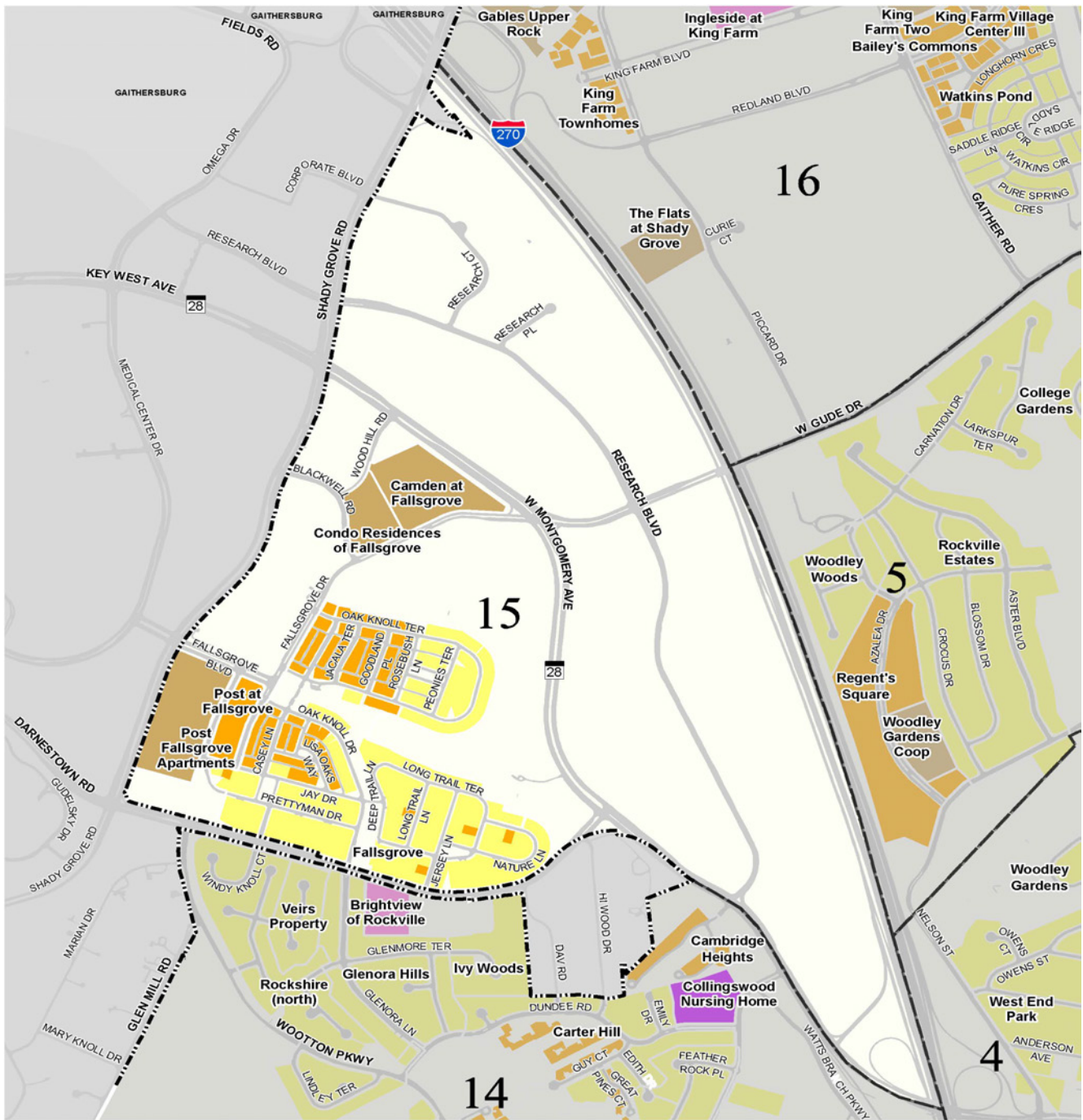
PLANNING AREA - 14 Rockshire & Fallsmead

DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		2.99
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Glen Hill Club Estates		22	0	66
Barnside Acres		2	0	6
Carter Hill		38	0	114
Fallsbend		60	0	179
Fallsmead		291	0	870
Fallswood		67	0	200
Flint Ledge Estates		32	0	96
Glenora Hills		69	0	206
Horizon Hill		418	0	1250
Ivy Woods		17	0	51
Rock Falls		5	0	15
Rockshire		420	0	1256
Saddlebrook		74	0	221
Watts Branch Meadows		72	0	215
Jefferson Place		17	0	51
Wootton's Mill		15	0	45
Veirs Property		20	0	60
TOTAL UNITS		1,639	0	NA
Total Estimated Population (Assume 1% vacancy)				4,852

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.597
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Carter Hill		55	0	143
Barnside Acres		19	0	49
Cambridge Heights		38	0	99
Rockshire		348	0	904
Flint Ledge Estates		32	0	83
TOTAL UNITS		492	0	NA
Total Estimated Population (Assume 1% vacancy)				1,265

DWELLING TYPE: Other/Assisted Living		Population Multiplier:		1.20
		Existing Units	Approved Unbuilt Units	Estimated Population
National Lutheran Home		417	0	500
Brightview of Rockville		89	0	107
Collingswood Nursing Home		160	0	192
Lutheran Church		22	0	26
TOTAL UNITS		688	0	NA
Total Estimated Population (Assume 15% vacancy)			0	702

TOTALS		2,819	0	6,818
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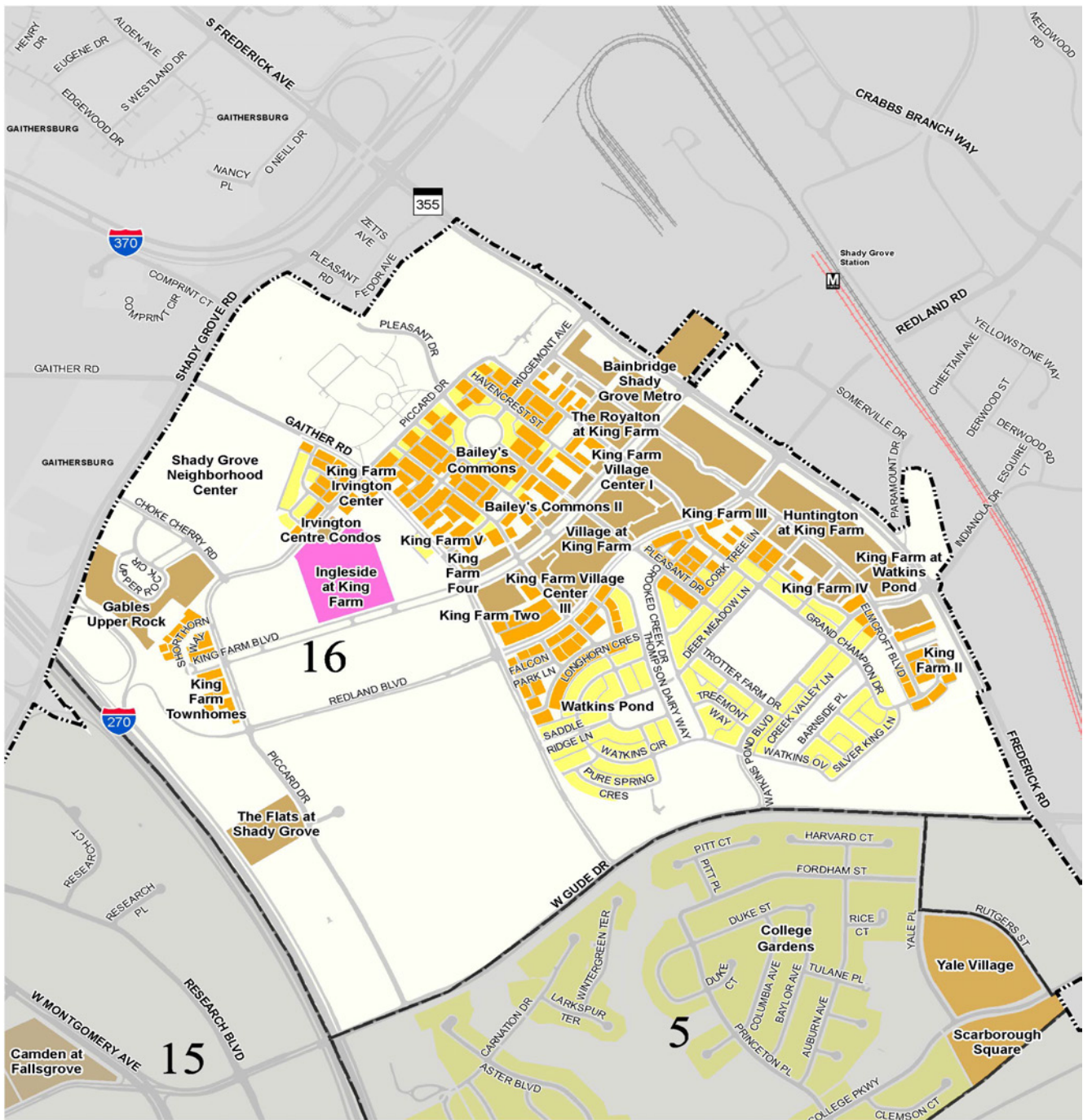
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PLANNING AREA - 15 Falls Grove & Research Boulevard

DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		2.99
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Fallsgrove		227	0	679
TOTAL UNITS		227	0	NA
Total Estimated Population (Assume 1% vacancy)				672

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.597
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Post at Fallsgrove		108	0	280
Fallsgrove		329	0	854
TOTAL UNITS		437	0	NA
Total Estimated Population (Assume 1% vacancy)				1,124



0 500 1,000 Feet



PLANNING AREA - 16 King Farm & Piccard Drive

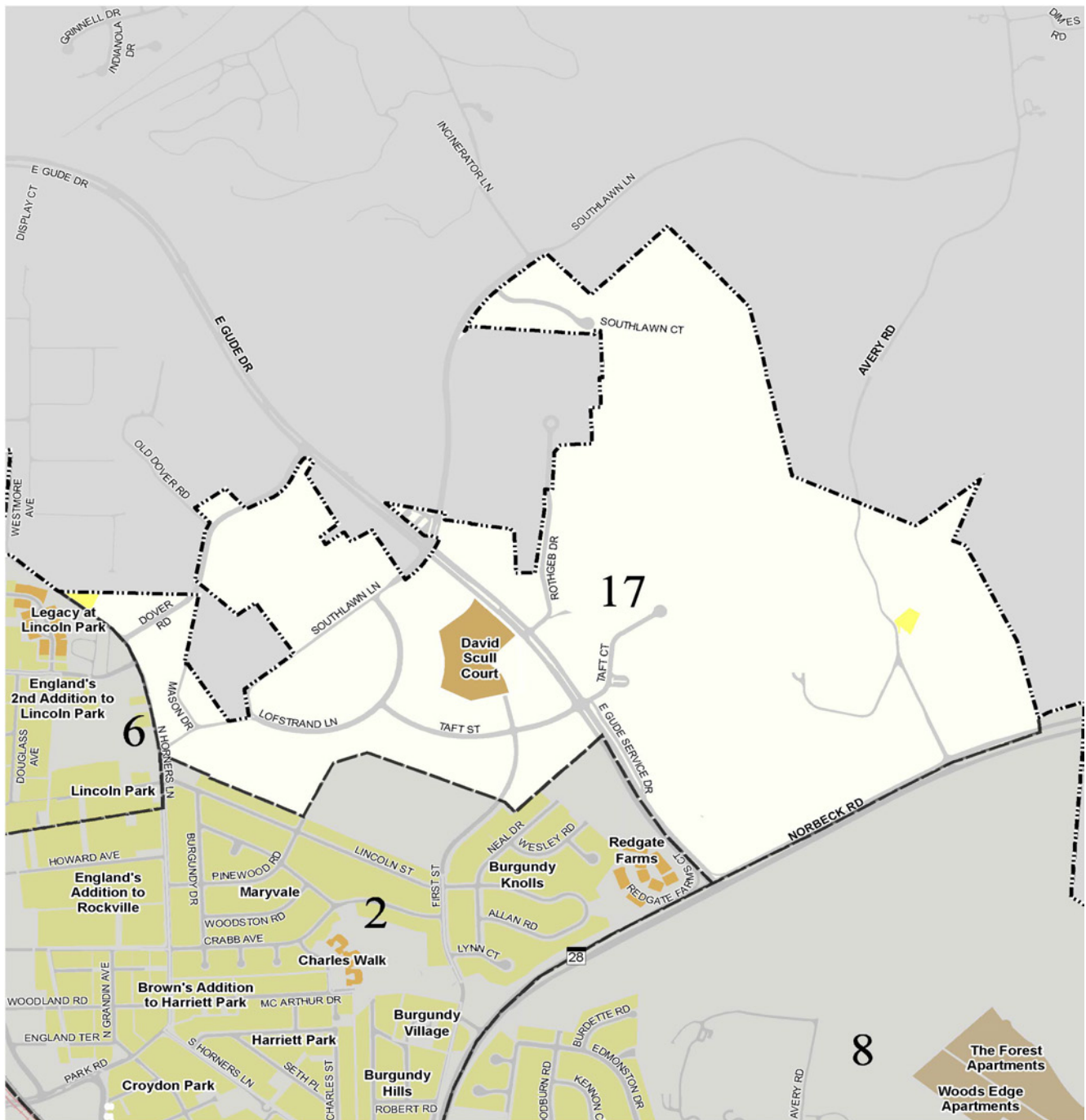
DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		2.99
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Bailey's Commons		45	0	135
King Farm Irvington Center		27	0	81
Watkins Pond		322	0	963
TOTAL UNITS		394	0	NA
Total Estimated Population (Assume 1% vacancy)				1,166

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.597
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Baileys Commons		466	0	1,210
King Farm Village Center		49	0	127
King Farm Irvington Center		78	0	203
Watkins Pond		375	0	974
King Farm Townhomes (F5 & F6)		129	0	335
King Farm Townhomes (F7 & F8)		64	0	166
Shady Grove Neighborhood Center		0	136	0
King Buick		0	252	0
TOTAL UNITS		1161	388	NA
Total Estimated Population (Assume 1% vacancy)				2,985

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		2.095
Subdivision	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Population
King Farm				
Bainbridge (Shady Grove Metro)	A	417	0	874
New Units with Lidl	A	0	191	0
Huntington at King Farm	A	836	0	1,751
The Residences at King Farm	A	153	0	321
King Farm Village Center I,II, III	A	153	0	321
Bailey's Commons I, II, III	C	107	0	224
King Farm II	C	80	0	168
King Farm II Condo Phase 1	C	146	0	306
King Farm III Condo	C	78	0	163
King Farm IV	C	36	0	75
King Farm V Condominiums	C	64	0	134
King Farm Four Condominiums	C	56	0	117
The Royalton at King Farm	C	164	0	344
King Farm at Watkins Pond	C	92	0	193
Gables Upper Rock District	A	551	0	1,154
Irvington Centre Condos	C	17	0	36
The Flats at Shady Grove	A	203	0	425
King Buick	A	0	118	0
TOTAL UNITS		3,153	309	NA
Total Estimated Population (Assume 5% vacancy)				6,275

DWELLING TYPE: OTHER/ Assisted Living		Population Multiplier:		1.20
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
King Farm				
Ingeside at King Farm				
Independent Living		529	327	635
Assisted		53	0	64
Nursing		68	0	82
The Seneca		146	0	175
TOTAL UNITS		796	327	NA
Total Estimated Population (Assume 15% vacancy)			0	931

TOTALS		5,504	1,024	11,358
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0 500 1,000 Feet



PLANNING AREA - 17 Southlawn & East Gude

DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		3.05
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
David Scull Court	Rockville Housing Enterprises	2	0	6
TOTAL UNITS		2	0	NA
Total Estimated Population (Assume 1% vacancy)				6

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.597
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
David Scull Court	Rockville Housing Enterprises	76	0	197
TOTAL UNITS		76	0	NA
Total Estimated Population (Assume 1% vacancy)				195

TOTALS		78	0	201
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Total Units by Planning Area (December 2022)					
Comprehensive Plan	Single Family Detached	Single Family Attached	Apartment/ MultiFamily	Others/ Assisted Living	Total
Planning Area 1	19	0	2,568	644	3,231
Planning Area 2	1,033	65	6	0	1,104
Planning Area 3	929	367	494	175	1,965
Planning Area 4	1,470	291	41	186	1,988
Planning Area 5	632	633	280	0	1,545
Planning Area 6	220	55	59	0	334
Planning Area 8	3,459	130	330	0	3,919
Planning Area 9	0	88	2,587	250	2,925
Planning Area 10	481	143	1,053	326	2,003
Planning Area 12	33	354	228	0	615
Planning Area 13	770	0	0	31	801
Planning Area 14	1,639	492	0	688	2,819
Planning Area 15	227	437	748	0	1,412
Planning Area 16	394	1,161	3,153	796	5,504
Planning Area 17	2	76	0	0	78
Total Units	11,308	4,292	11,547	3,096	30,243

Estimated Population in Residential Units (December 2022)					
Comprehensive Plan	Single Family Detached	Single Family Attached	Apartment/Multifamily	Others/Assisted Living	Total
Planning Area 1	56	0	5,111	657	5,824
Planning Area 2	3,058	167	12	0	3,237
Planning Area 3	2,750	944	983	179	4,855
Planning Area 4	4,351	748	82	190	5,371
Planning Area 5	1,871	1,627	557	0	4,056
Planning Area 6	651	141	117	0	910
Planning Area 8	10,239	334	657	0	11,230
Planning Area 9	0	226	5,149	255	5,630
Planning Area 10	1,424	368	2,096	381	4,269
Planning Area 12	98	910	454	0	1,462
Planning Area 13	2,325	0	0	32	2,311
Planning Area 14	4,852	1,265	0	702	6,818
Planning Area 15	672	1,124	1,489	0	3,284
Planning Area 16	1,166	2,985	6,275	931	11,358
Planning Area 17	6	195	0	0	201
Total Population	33,519	11,035	22,981	3,326	70,815