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# Dwelling Unit & Estimated Population Report



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June 2026

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City of  
**Rockville**  
Community Planning  
& Development Services

## Dwelling Unit & Estimated Population Report

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*June 2026*

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### **Community Planning and Development Services**

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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 May 2026, 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 so, 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 group quarters are not included in this document. Prior versions of this report have been used for a variety of research, analytical and marketing purposes, both within 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 a household is one occupied housing unit. Housing units 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 the "others" category. The "others" category includes nursing homes and senior housing. A housing unit occupancy multiplier is determined based on the type of housing. The total population is then calculated with an assumption of a vacancy rate. Both the multiplier and vacancy rates are assumed after aggregating census data at block levels.

For this report, average household sizes assumed in Rockville's population estimates are: 2.9 for a single-family detached unit, 2.7 for a single-family attached unit (townhomes) and 2.1 for a multifamily unit (apartments and condominiums). For the "others" category, that includes nursing homes and senior housing, a 1.2 population multiplier is assumed. All population numbers are **estimates** based on the population factors or the multipliers used to determine the number. Occupancy rates as assumed are: 97% for single-family detached units, 96% for single-family attached units, 90% for multifamily units, and 88% for the "others" category which also diminish the population totals.

The National Investment Center for Seniors Housing & Care (NIC) regularly publishes reports on occupancy in senior housing and noted increased occupancy in the second quarter of 2025 (<https://www.nic.org/news-press/senior-living-occupancy-rate-continues-rising-as-baby-boomers-move-in>). Results vary regionally; however, the vacancy remains about 12% in recent releases across the country, which this report incorporates.

City staff developed the population multipliers and vacancy rates by analyzing the ratio of population and household data from the 2023 ACS 5-Year estimate at the Census block level with analogous 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 the cooperative forecast approved by the Metropolitan Washington Council of Governments (MWCOC) board. CPDS staff prepare household, population and employment forecasts at the TAZ (Traffic Analysis Zone) level for review and approval by MWCOC).

The data on the number of residential units was obtained from a combination of sources that included building permit data, approved site plans and record plats on file with the city, aerial photographs, Geographic Information Systems (GIS) data, and Montgomery County tax records from the Maryland Department of Assessments and Taxation.

**Results:**

The results of the City’s June 2026 housing inventory and population estimates are as follows:

	<b>Single Family detached unit</b>	<b>Single Family attached unit</b>	<b>Apartment/ Multifamily</b>	<b>Others/ Assisted Living/ Senior Housing</b>	<b>Total</b>
Residential Units	11,344	4,771	11,867	2,566	30,548
Estimated Occupied Households	11,004	4,580	10,680	2,258	28,522
Estimated Population within Occupied Households	31,911	12,366	22,429	2,710	69,415

**Census Data 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. Another branch of the Census, the Population Division, provides annual estimates of population. 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, the total number of housing units in the city as 27,953, and the number of occupied households as 26,604. The 2024 American Community Survey (ACS) by the Census, counted Rockville’s household population as 68,417 and the total number of housing units in the city as 27,944. Per the annual estimates from the Census Bureau’s Population Division, Rockville’s population was 67,563 as of July 1, 2025.

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, and the 2024 ACS is an unofficial count. The models that Census Bureau uses to develop population estimates include a variety of variables such as net migration, births and deaths, building permit data, tax and employment records, utility connections, and others. The city’s methodology is based on the housing unit method, that solely tracks the existing housing stock and new construction.

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](mailto: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:

**Occupied Households:** The number of housing units that are estimated to be occupied by any grouping of individuals of one or more, excluding group quarters.

**Residential Unit:** A single dwelling unit that can be either occupied or vacant.

**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 occupied by households. 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.

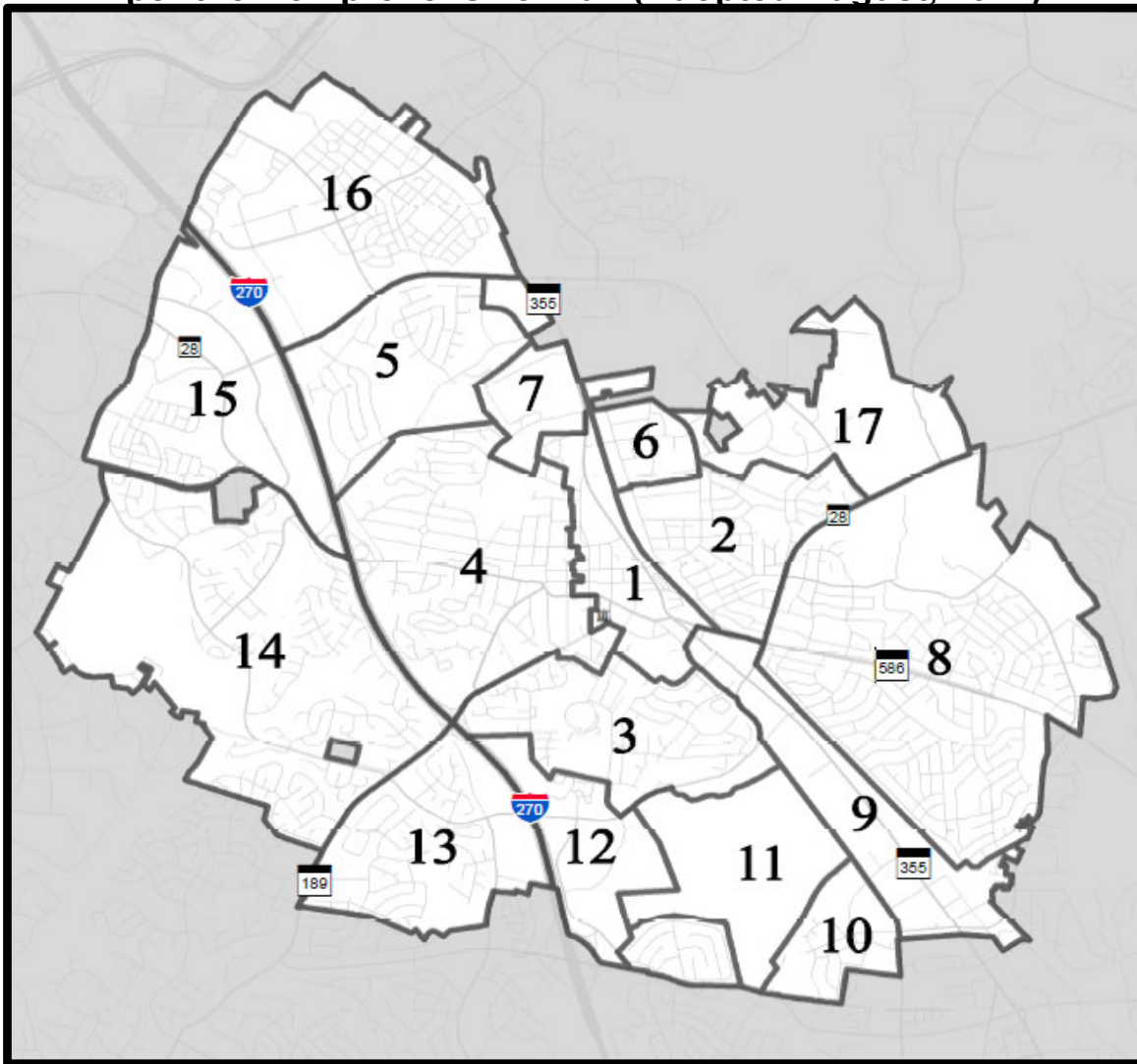
Assisted living residences or assisted living facilities (ALFs) provide supervision or assistance with activities of daily living (ADLs); coordination of services by outside health care providers; and monitoring of resident activities to ensure their health, safety, and well-being. In this document, “assisted living” is generally residences for the elderly.



# **Residential Units and Estimated Population by Planning Areas**

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## 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 - Fallsgrove & Research Boulevard
- Planning Area 16 - King Farm & Piccard Drive
- Planning Area 17 - South Lawn & East Gude

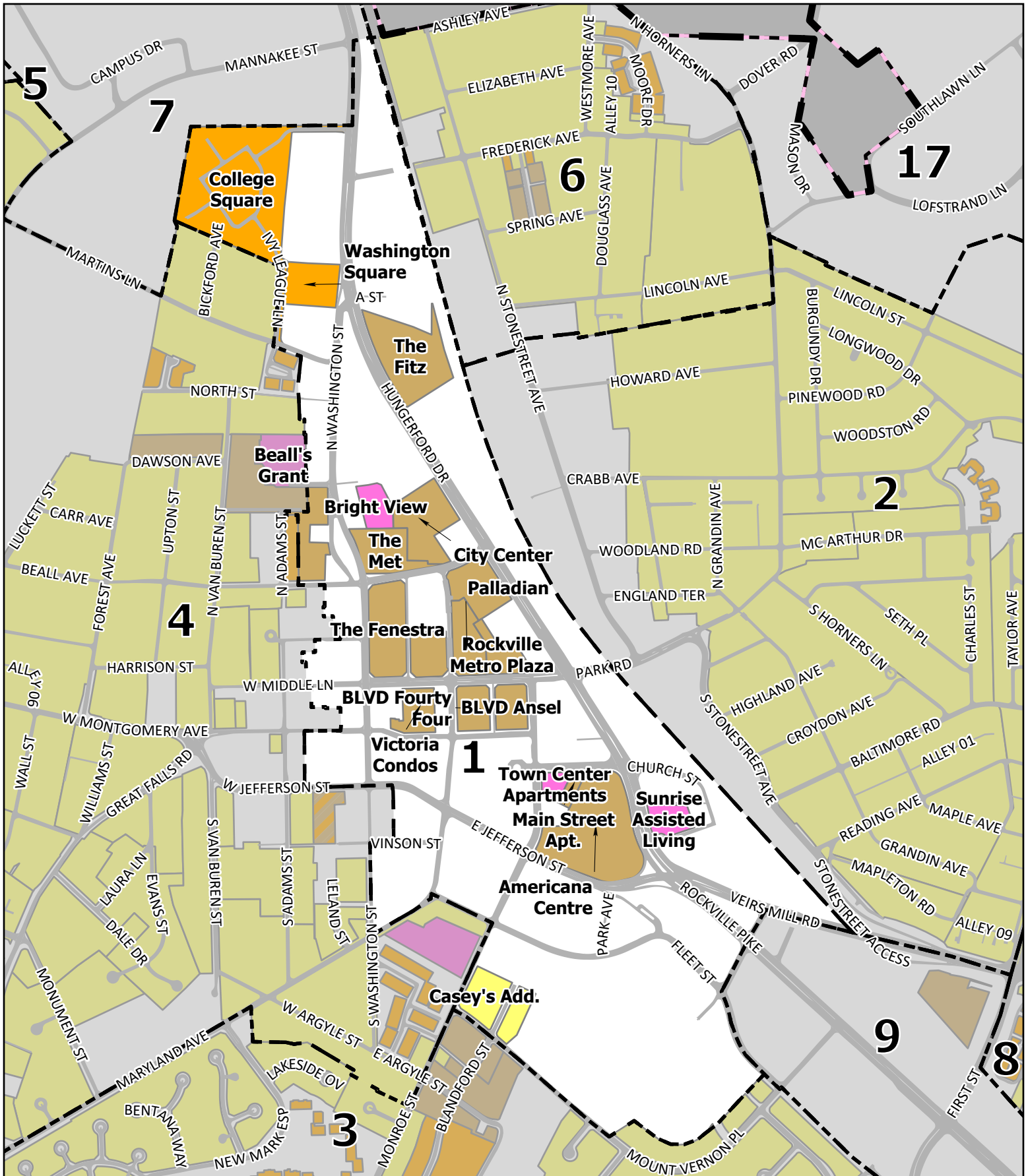
Summary of all Planning Areas (May 2026)				
Comprehensive Plan	Existing Residential Units	Approved Unbuilt Units*	Estimated Households**	Estimated Population***
Planning Area 1	3,060	592	2,753	5,450
Planning Area 2	1,118	0	1,084	3,131
Planning Area 3	1,750	0	1,659	4,381
Planning Area 4	2,077	30	1,988	5,361
Planning Area 5	1,545	0	1,473	3,948
Planning Area 6	353	0	338	926
Planning Area 8	4,160	38	3,994	11,149
Planning Area 9	3,422	618	3,084	6,364
Planning Area 10	2,007	0	1,842	4,062
Planning Area 12	510	82	482	1,239
Planning Area 13	832	334	806	2,327
Planning Area 14	2,659	60	2,527	6,443
Planning Area 15	1,383	350	1,287	3,131
Planning Area 16	5,595	406	5,132	11,303
Planning Area 17	77	0	74	200
<b>Totals</b>	<b>30,548</b>	<b>2,510</b>	<b>28,522</b>	<b>69,415</b>

Notes:

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

\*\*Estimated households based on occupancy rates of existing units by type per methodology described in this report (p. iv)

\*\*\*Estimated population in households per the methodology described in this report (p. iv).



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- AL
- TH
- MF
- SF
- TH/MF
- TH/MF/AL
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- Rockville City Limits

**PLANNING AREA - 1 Town Center**

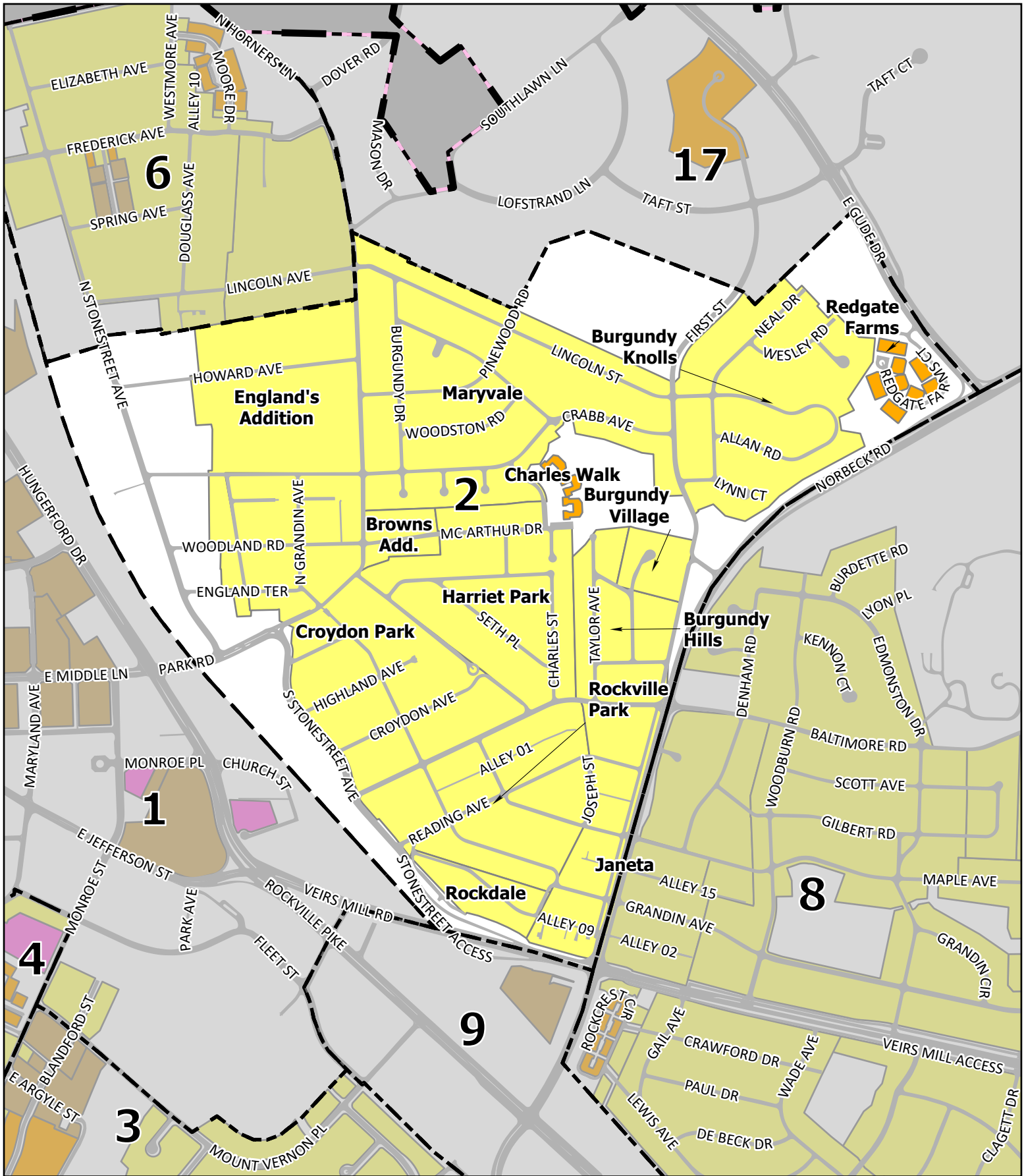
DWELLING TYPE: SINGLE FAMILY		Occupancy Rate: 97%		Pop. Multiplier: 2.90	
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population
Casey's Addition		19	0	18	53
<b>TOTAL UNITS</b>		<b>19</b>	<b>0</b>	<b>18</b>	<b>NA</b>
Total Estimated Population					53

DWELLING TYPE: TOWNHOUSE		Occupancy Rate: 96%		Pop. Multiplier: 2.70	
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population
Washington Square		0	48	0	0
College Square		146	0	140	378
<b>TOTAL UNITS</b>		<b>146</b>	<b>48</b>	<b>140</b>	<b>NA</b>
Total Estimated Population					378

DWELLING TYPE: MULTIFAMILY		Occupancy Rate: 90%		Pop. Multiplier: 2.10	
	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population
The Fitz	C	221	0	199	418
BLVD Fourty Four	A	263	0	237	497
BLVD Ansel	A	250	13	225	473
The Fenestra	A	492	0	443	930
Palladian	C	152	0	137	287
The Metropolitan (The Met)	A	275	0	248	520
Main Street (50 Monroe)	A	70	0	63	132
The Victoria Condos	C	143	0	129	270
Americana Centre	C	425	0	383	803
Beall's Grant	A	60	0	54	113
City Center	A	0	291	0	0
Rockville Metro Plaza (255 Hungerford)		0	240	0	0
<b>TOTAL UNITS</b>		<b>2,351</b>	<b>544</b>	<b>2,116</b>	<b>NA</b>
Total Estimated Population					4,443

DWELLING TYPE: OTHERS/ Assisted Living		Occupancy Rate: 88%		Pop. Multiplier: 1.2	
		Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population
Town Center Apartments		110	0	97	116
Sunrise Assisted Living		89	0	78	94
Bright View at Rockville Town Center		195	0	172	206
Residences on the Lane (BLVD Ansel)		150	0	132	158
<b>TOTAL UNITS</b>		<b>544</b>	<b>0</b>	<b>479</b>	<b>NA</b>
Total Estimated Population					574

<b>TOTALS</b>		<b>3,060</b>	<b>592</b>	<b>2,753</b>	<b>5,450</b>
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  - TH/MF/AL

- Planning Areas
- Rockville City Limits

**PLANNING AREA - 2      East Rockville**

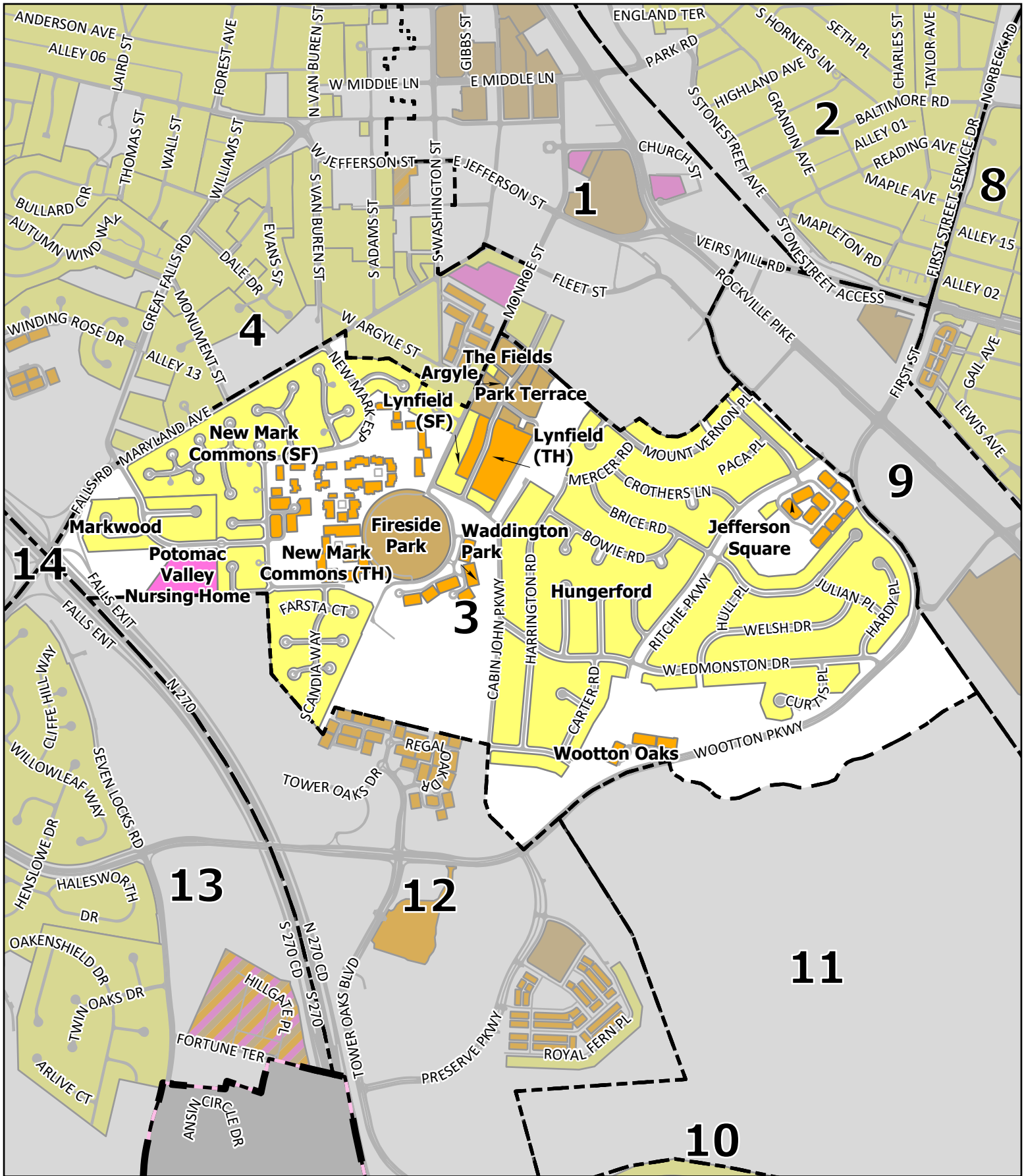
**DWELLING TYPE: SINGLE FAMILY      Occupancy Rate: 97% Pop. Multiplier: 2.9**

Subdivision	Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population
Browns Addition to Harriet Park	17	0	16	48
Burgundy Hills	61	0	59	172
Burgundy Knolls	116	0	113	326
Burgundy Village	14	0	14	39
Croydon Park	184	0	178	518
England's Addition to Rockville	78	0	76	219
Harriet Park	122	0	118	343
Janeta	47	0	46	132
Maryvale	300	0	291	844
Rockdale	26	0	25	73
Rockville Park	89	0	86	250
<b>TOTAL UNITS</b>	<b>1,054</b>	<b>0</b>	<b>1,022</b>	<b>NA</b>
Total Estimated Population				2,965

**DWELLING TYPE: TOWNHOUSE      Occupancy Rate: 96% Pop. Multiplier: 2.70**

Subdivision	Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population
Redgate Farms	44	0	42	114
Charles Walk	20	0	19	52
<b>TOTAL UNITS</b>	<b>64</b>	<b>0</b>	<b>61</b>	<b>NA</b>
Total Estimated Population				166

**TOTALS      1,118      0      1,084      3,131**



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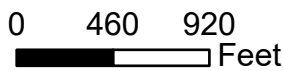
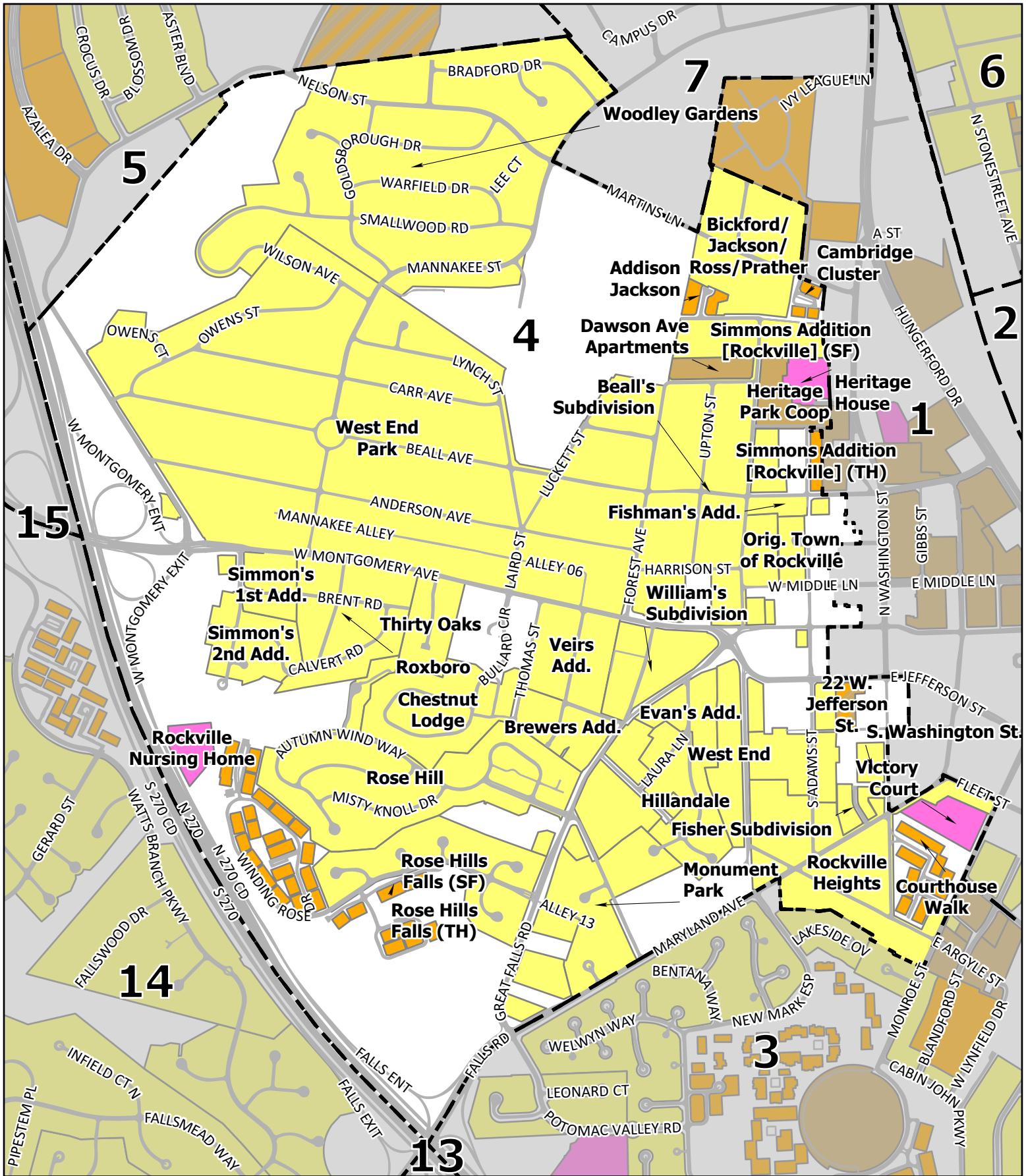
**PLANNING AREA - 3 Hungerford, Lynfield & New Mark Commons**

<b>DWELLING TYPE: SINGLE FAMILY</b>		Occupancy Rate:		97% Pop. Multiplier:		2.90
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population	
Hungerford		635	0	616	1,786	
Lynfield		20	0	19	56	
Markwood		35	0	34	98	
New Mark Commons		186	0	180	523	
Rockville Heights		8	0	8	23	
<b>TOTAL UNITS</b>		<b>884</b>	<b>0</b>	<b>857</b>	<b>NA</b>	
Total Estimated Population						2,487

<b>DWELLING TYPE: TOWNHOUSE</b>		Occupancy Rate:		96% Pop. Multiplier:		2.70
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population	
Waddington Park		40	0	38	104	
New Mark Commons		198	0	190	513	
Jefferson Square		60	0	58	156	
Wootton Oaks		23	0	22	60	
Lynfield		46	0	44	119	
<b>TOTAL UNITS</b>		<b>367</b>	<b>0</b>	<b>352</b>	<b>NA</b>	
Total Estimated Population						951

<b>DWELLING TYPE: MULTIFAMILY</b>		Occupancy Rate:		90% Pop. Multiplier:		2.10
Subdivision	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population	
Argyle	A	22	0	20	42	
Park Terrace	A	45	0	41	85	
The Fields	A	195	0	176	369	
Fireside Park	A	237	0	213	448	
<b>TOTAL UNITS</b>		<b>499</b>	<b>0</b>	<b>449</b>	<b>NA</b>	
Total Estimated Population						943

<b>TOTALS</b>		<b>1,750</b>	<b>0</b>	<b>1659</b>	<b>4,381</b>	
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**PLANNING AREA - 4 West End & Woodley Gardens East-West**

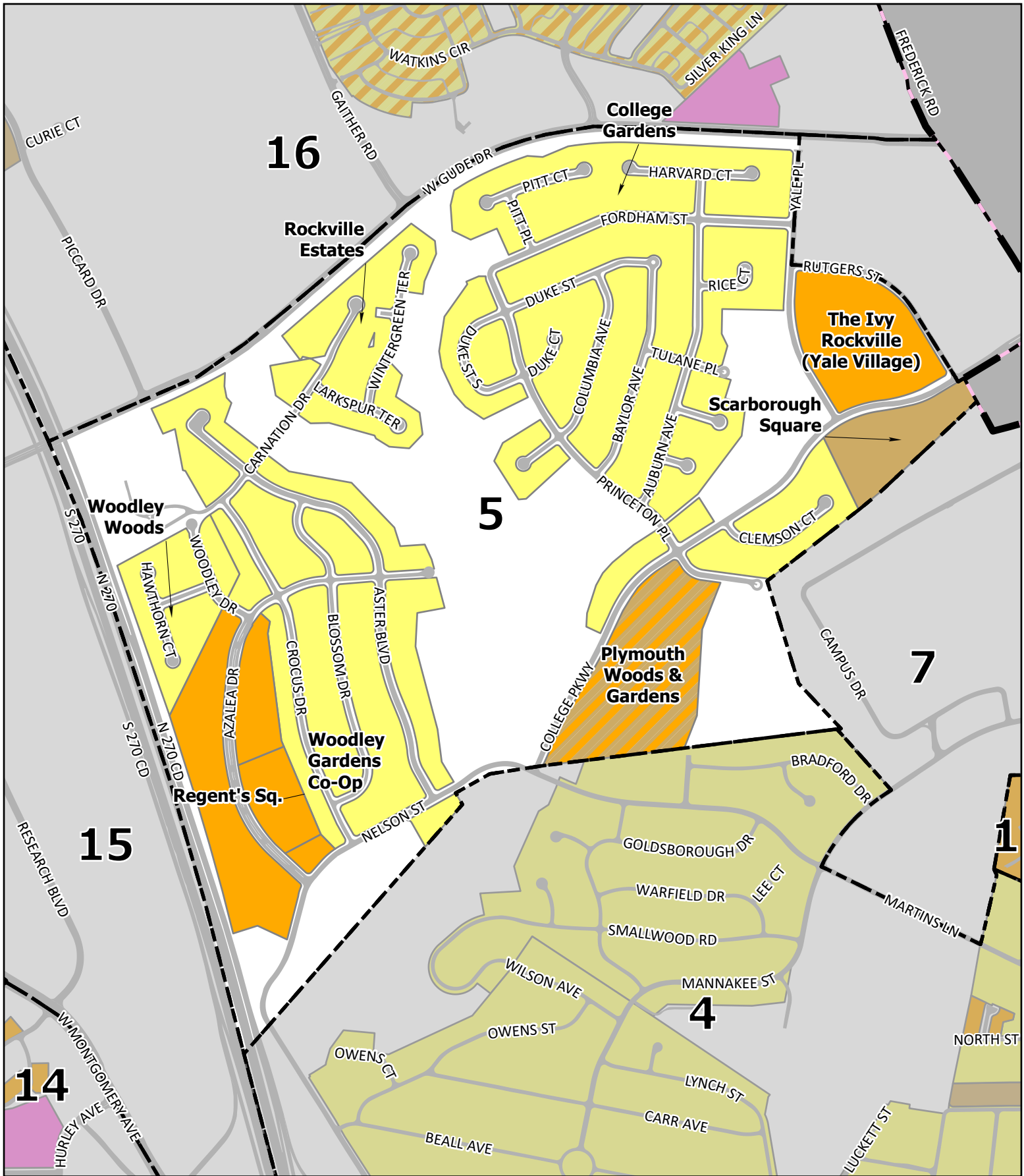
DWELLING TYPE: SINGLE FAMILY		Occupancy Rate:		97% Pop. Multiplier:		2.90
		Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population	
Beall's Subdivision		103	0	100	290	
Bickford/Jackson/Ross/Prather Subdivisions		47	0	46	132	
Brewers Addition to Rockville		20	0	19	56	
Chestnut Lodge		38	0	37	107	
Evan's Additon to Rockville		15	0	15	42	
Fisher Subdivision		8	0	8	23	
Fishman's Addition to Rockville		8	0	8	23	
Hillandale		28	0	27	79	
Monument Park		36	0	35	101	
Original Town of Rockville		19	0	18	53	
Rockville Heights		50	1	49	141	
Rose Hill		126	0	122	354	
Rose Hills Falls		38	0	37	107	
Roxboro		64	0	62	180	
Simmon's 2nd Addition to Roxboro		36	0	35	101	
Simmon's Addition to Roxboro		16	0	16	45	
Simmons Addition to Rockville		17	0	16	48	
Thirty Oaks		14	0	14	39	
West End		61	0	59	172	
West End Park		487	0	472	1,370	
William's Subdivision		21	0	20	59	
Veirs Addition to Rockville		22	0	21	62	
South Washington St. (121, 123, 125)		4	0	4	11	
Woodley Gardens		224	0	217	630	
<b>TOTAL UNITS</b>		<b>1,502</b>	<b>1</b>	<b>1,457</b>	<b>NA</b>	
Total Estimated Population					4,225	

DWELLING TYPE: TOWNHOUSE		Occupancy Rate:		96% Pop. Multiplier:		2.70
		Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population	
Courthouse Walk		62	0	60	161	
Estate of Late Addison Jackson		10	0	10	26	
Cambridge Cluster		17	0	16	44	
Simmons Addition to Rockville		21	0	20	54	
Rose Hills Falls		181	0	174	469	
22 West Jefferson Street		0	17	0	0	
<b>TOTAL UNITS</b>		<b>291</b>	<b>17</b>	<b>279</b>	<b>NA</b>	
Total Estimated Population					754	

DWELLING TYPE: MULTIFAMILY		Occupancy Rate:		90% Pop. Multiplier:		2.10
	A-Apartment C-Condominium	Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population	
Dawson Ave Apartments	A	33	0	30	62	
Heritage Park Coop	A	65	0	59	123	
22 West Jefferson Street	C	0	12	0	0	
<b>TOTAL UNITS</b>		<b>98</b>	<b>12</b>	<b>88</b>	<b>NA</b>	
Total Estimated Population					185	

DWELLING TYPE: OTHERS/ Assisted Living		Occupancy Rate:		88% Pop. Multiplier:		1.20
		Existing Units	Proposed Units	Estimated Households	Estimated Population	
Victory Court		86	0	76	91	
Heritage House (Dawson)		100	0	88	106	
<b>TOTAL UNITS</b>		<b>186</b>	<b>0</b>	<b>164</b>	<b>NA</b>	
Total Estimated Population					196	

<b>TOTALS</b>		<b>2,077</b>	<b>30</b>	<b>1,988</b>	<b>5,361</b>	
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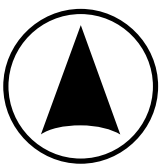
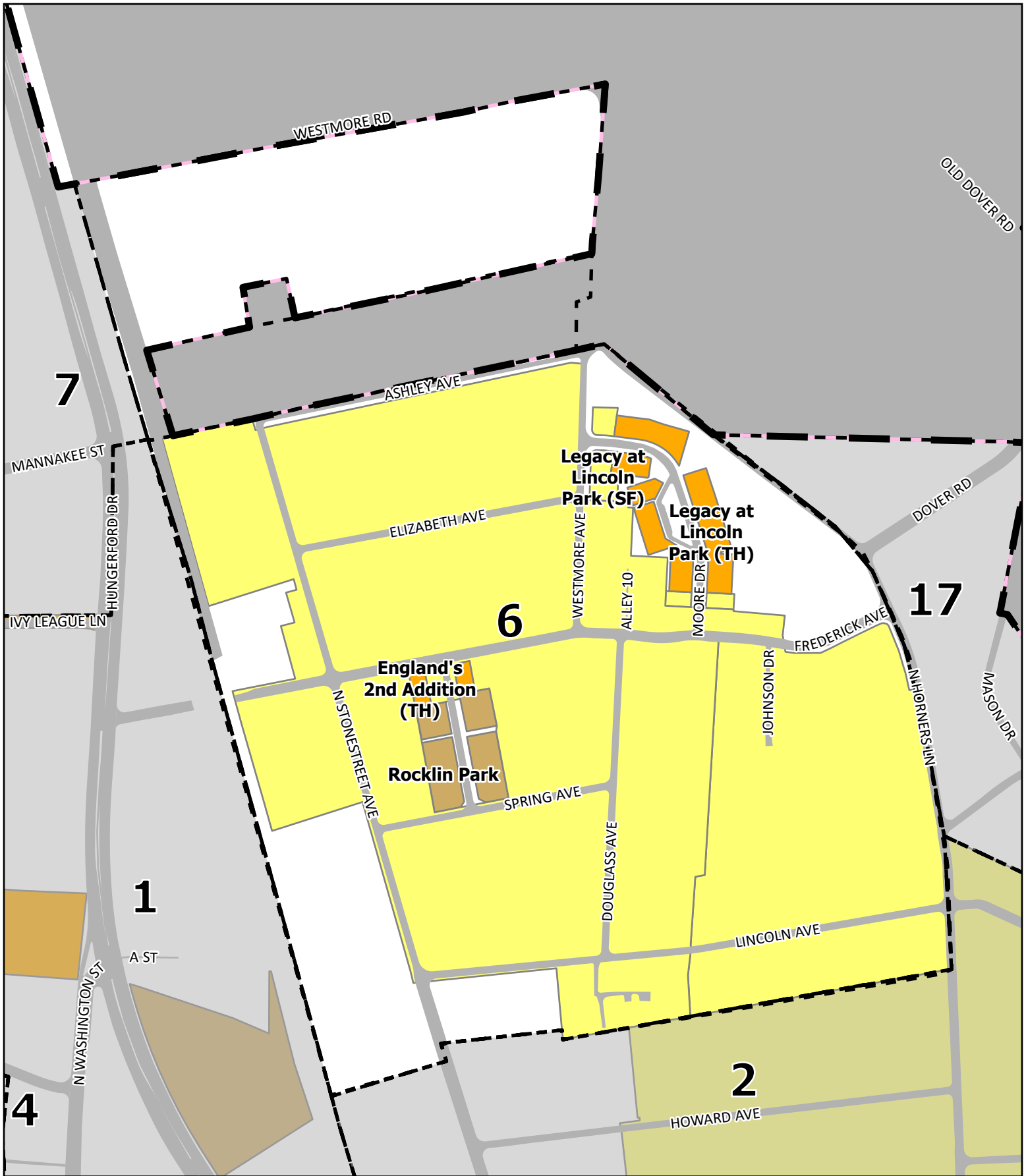
**PLANNING AREA - 5 Woodley Gardens & College Gardens**

<b>DWELLING TYPE: SINGLE FAMILY</b>		Occupancy Rate:		97% Pop. Multiplier:		2.90
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population	
Woodley Woods		39	0	38	110	
Rockville Estates		251	0	243	706	
College Gardens		342	0	332	962	
<b>TOTAL UNITS</b>		<b>632</b>	<b>0</b>	<b>613</b>	<b>NA</b>	
Total Estimated Population						1,778

<b>DWELLING TYPE: TOWNHOUSE</b>		Occupancy Rate:		96% Pop. Multiplier:		2.70
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population	
Plymouth Woods & Gardens		113	0	108	293	
Regent's Square		252	0	242	653	
The Ivy Rockville (Yale Village)		210	0	202	544	
Woodley Gardens Coop.		58	0	56	150	
<b>TOTAL UNITS</b>		<b>633</b>	<b>0</b>	<b>608</b>	<b>NA</b>	
Total Estimated Population						1,641

<b>DWELLING TYPE: MULTIFAMILY</b>		Occupancy Rate:		90% Pop. Multiplier:		2.10
Subdivision	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population	
Scarborough Square	A	121	0	109	254	
Plymouth Woods & Gardens	C	159	0	143	334	
<b>TOTAL UNITS</b>		<b>280</b>	<b>0</b>	<b>252</b>	<b>NA</b>	
Total Estimated Population						529

<b>TOTALS</b>		<b>1,545</b>	<b>0</b>	<b>1,473</b>	<b>3,948</b>	
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- SF
- SF/TH

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- TH/MF/AL

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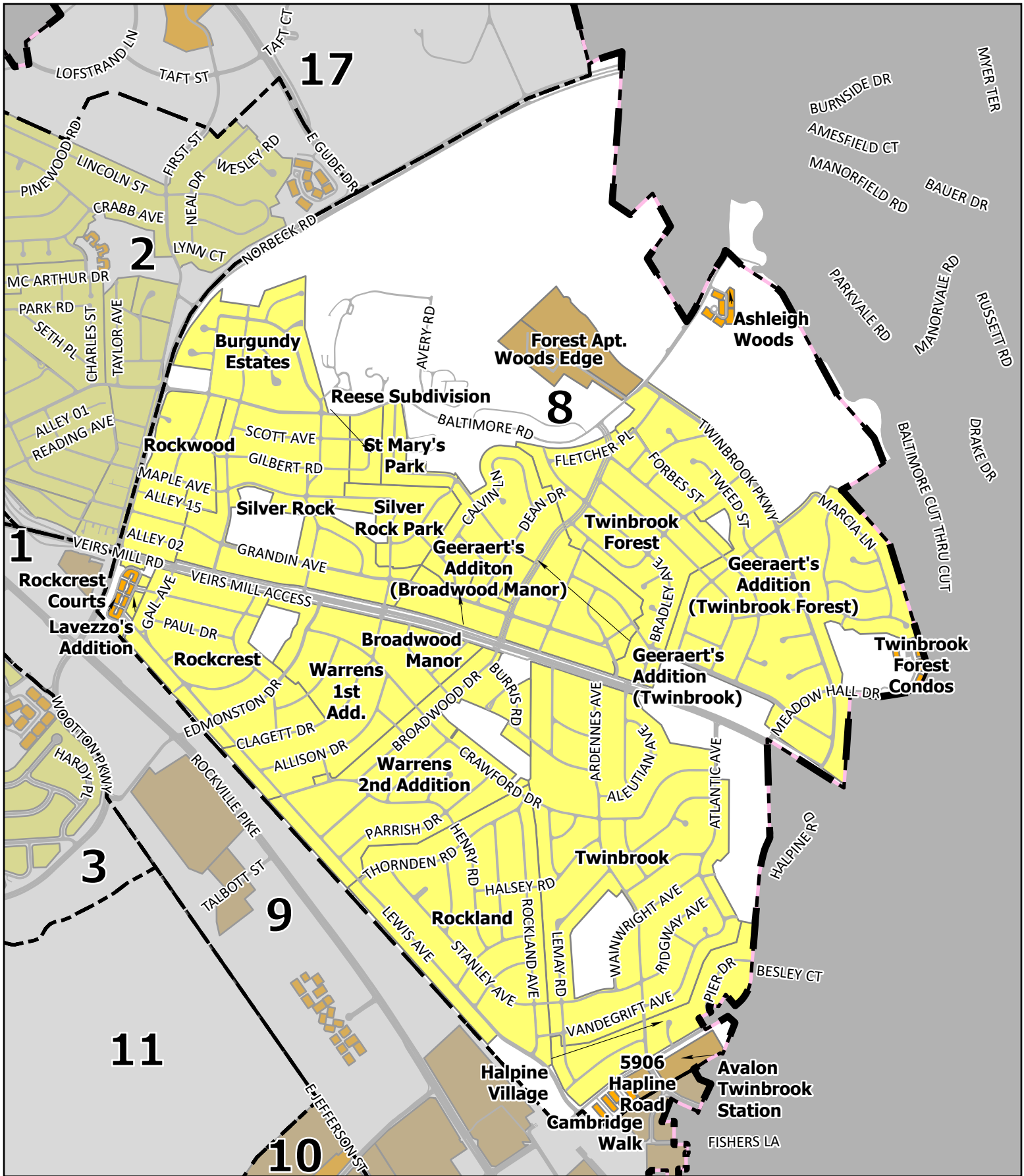
**PLANNING AREA - 6 Lincoln Park**

<b>DWELLING TYPE: SINGLE FAMILY</b>		<b>Occupancy Rate: 97%</b>		<b>Pop. Multiplier: 2.90</b>	
<b>Subdivision</b>		<b>Existing Units</b>	<b>Approved Unbuilt Units</b>	<b>Estimated Households</b>	<b>Estimated Population</b>
Legacy at Lincoln Park		7	0	7	20
England's 2nd Addition to Lincoln Park		177	0	172	498
Lincoln Park		53	0	51	149
<b>TOTAL UNITS</b>		<b>237</b>	<b>0</b>	<b>230</b>	<b>NA</b>
Total Estimated Population					667

<b>DWELLING TYPE: TOWNHOUSE</b>		<b>Occupancy Rate: 96%</b>		<b>Pop. Multiplier: 2.70</b>	
<b>Subdivision</b>		<b>Existing Units</b>	<b>Approved Unbuilt Units</b>	<b>Estimated Households</b>	<b>Estimated Population</b>
England's 2nd Addition to Lincoln Park		4	0	4	10
Legacy at Lincoln Park		53	0	51	137
<b>TOTAL UNITS</b>		<b>57</b>	<b>0</b>	<b>55</b>	<b>NA</b>
Total Estimated Population					148

<b>DWELLING TYPE: MULTIFAMILY</b>		<b>Occupancy Rate: 90%</b>		<b>Pop. Multiplier: 2.10</b>	
<b>Subdivision</b>	<b>A-Apartments C-Condominium</b>	<b>Existing Units</b>	<b>Approved Unbuilt Units</b>	<b>Estimated Households</b>	<b>Estimated Population</b>
Rocklin Park	A	59	0	53	112
<b>TOTAL UNITS</b>		<b>59</b>	<b>0</b>	<b>53</b>	<b>NA</b>
Total Estimated Population					112

<b>TOTALS</b>		<b>353</b>	<b>0</b>	<b>338</b>	<b>926</b>
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0 650 1,300 Feet

- AL
- MF
- SF
- SF/TH

- TH
- TH/MF
- TH/MF/AL

- Planning Areas
- Rockville City Limits

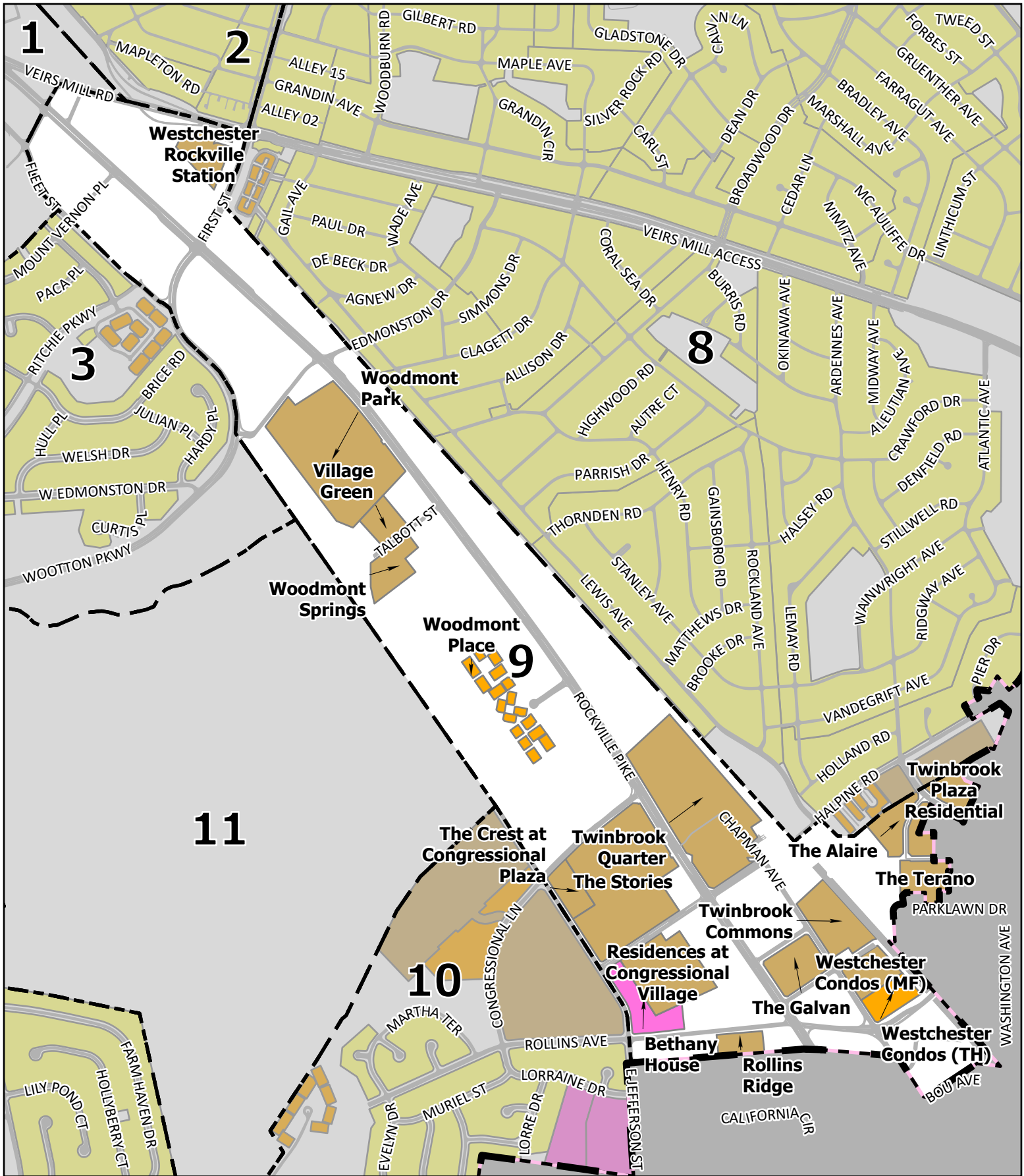
**PLANNING AREA - 8 Twinbrook & Twinbrook Forest**

DWELLING TYPE: SINGLE FAMILY		Occupancy Rate:		97% Pop. Multiplier:		2.90
Subdivision		Existing Completed	Approved Unbuilt Units	Estimated Households	Estimated Population	
Lavezzo's Addition		7	0	7	20	
Broadwood Manor		60	0	58	169	
Burgundy Estates		140	0	136	394	
Geeraert's Additon to Broadwood Manor		34	0	33	96	
Geeraert's Addition to Twinbrook Forest		427	0	414	1,201	
Geeraert's Addition to Twinbrook		239	0	232	672	
Janeta		36	2	35	101	
Reese Subdivision		25	0	24	70	
Rockwood		62	0	60	174	
Silver Rock		264	0	256	743	
Silver Rock Park		65	0	63	183	
St Mary's Park		28	0	27	79	
Twinbrook Forest		259	0	251	729	
Rockcrest		239	0	232	672	
Warrens Addition to Rockcrest		251	0	243	706	
Warrens 2nd Addition to Rockcrest		271	0	263	762	
Rockland		350	0	340	985	
Twinbrook		606	0	588	1,705	
Halpine Village		100	0	97	281	
<b>TOTAL UNITS</b>		<b>3,463</b>	<b>2</b>	<b>3,359</b>	<b>NA</b>	
Total Estimated Population					9,741	

DWELLING TYPE: TOWNHOUSE		Occupancy Rate:		96% Pop. Multiplier:		2.70
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population	
Rockcrest Courts		33	0	32	86	
Twinbrook Forest Condos		33	0	32	86	
Ashleigh Woods		31	0	30	80	
Cambridge Walk I and II		32	0	31	83	
<b>TOTAL UNITS</b>		<b>129</b>	<b>0</b>	<b>124</b>	<b>NA</b>	
Total Estimated Population					334	

DWELLING TYPE: MULTIFAMILY		Occupancy Rate:		90% Pop. Multiplier:		2.10
Subdivision	A-Apartments C-Condominium	Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population	
Avalon Twinbrook Station	A	238	0	214.2	450	
Forest Apartments	A	168	0	151	318	
Woods Edge	A	162	0	146	306	
5906 Hapline Road	C	0	36	0	0	
<b>TOTAL UNITS</b>		<b>568</b>	<b>36</b>	<b>511</b>	<b>NA</b>	
Total Estimated Population					1,074	

<b>TOTALS</b>		<b>4,160</b>	<b>38</b>	<b>3,994</b>	<b>11,149</b>	
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0 500 1,000 Feet

- AL
  - MF
  - SF
  - SF/TH
- TH
  - TH/MF
  - TH/MF/AL

- Planning Areas
- Rockville City Limits

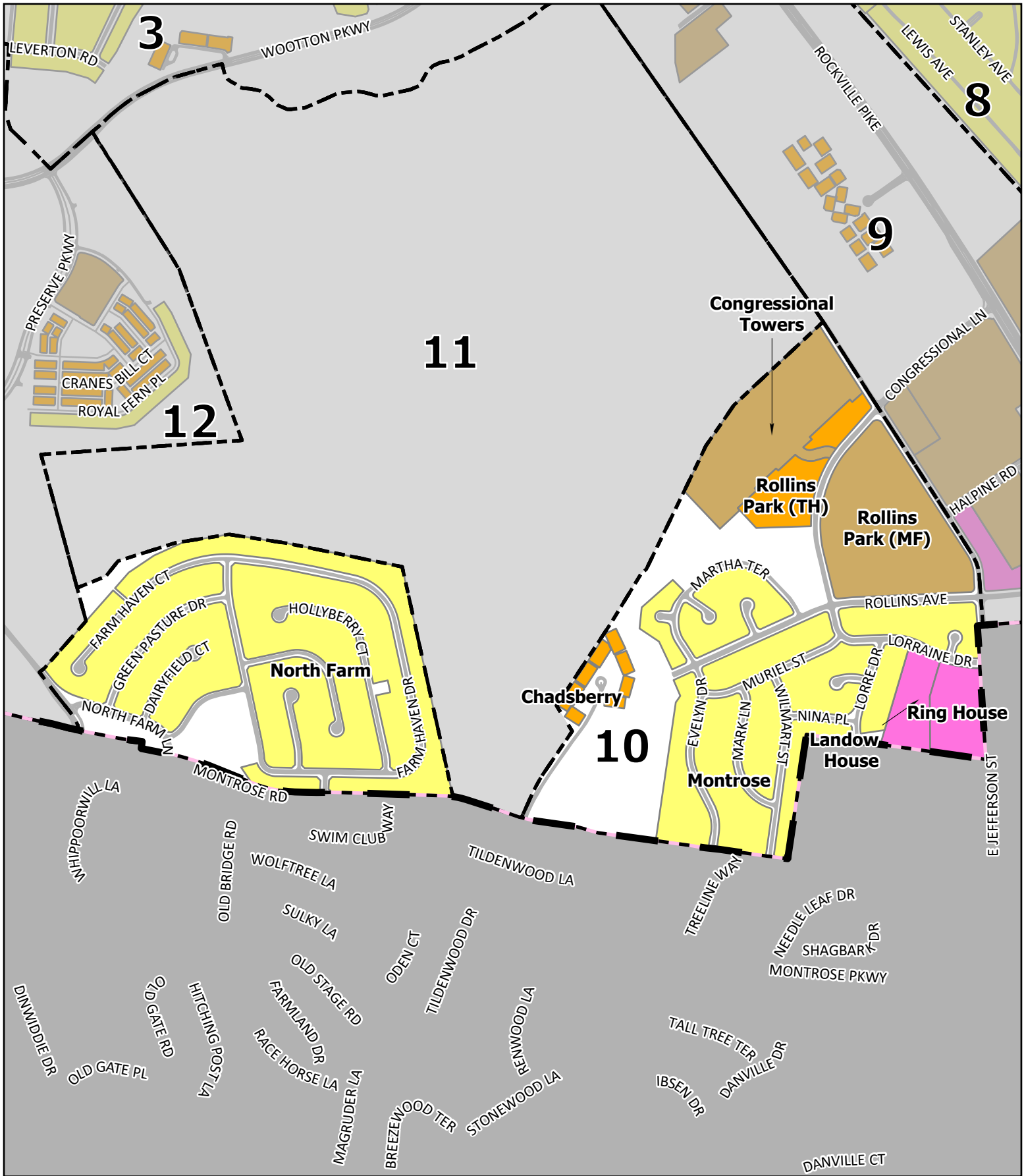
**PLANNING AREA - 9 Rockville Pike**

<b>DWELLING TYPE: TOWNHOUSE</b>		Occupancy Rate:		96% Pop. Multiplier:		2.70
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population	
Woodmont Place		88	0	84	228	
Westchester Condos		61	0	59	158	
<b>TOTAL UNITS</b>		<b>149</b>	<b>0</b>	<b>143</b>	<b>NA</b>	
Total Estimated Population						386

<b>DWELLING TYPE: MULTIFAMILY</b>		Occupancy Rate:		90% Pop. Multiplier:		2.10
Subdivision	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population	
Residences at Congressional Village	A	401	0	361	758	
The Crest at Congressional Plaza	A	134	0	121	253	
The Stories	A	48	0	43	91	
Village Green	C	45	0	41	85	
The Galvan	A	356	0	320	673	
The Alaire	A	279	0	251	527	
The Terano	A	214	0	193	404	
Twinbrook Quarter (The Milton)	A	452	0	407	854	
Woodmont Springs	C	64	0	58	121	
Woodmont Park	A	411	0	370	777	
Rollins Ridge	A	99	0	89	187	
Westchester Condos	C	328	0	295	620	
Westchester Rockville Station	A	192	0	173	363	
Twinbrook Commons (1800 Chapman)	A	0	437	0	0	
Twinbrook Place	A	0	181	0	0	
<b>TOTAL UNITS</b>		<b>3,023</b>	<b>618</b>	<b>2,721</b>	<b>NA</b>	
Total Estimated Population						5,713

<b>DWELLING TYPE: OTHERS/ Assisted Living</b>		Occupancy Rate:		88% Pop. Multiplier:		1.20
		Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population	
Bethany House		250	0	220	264	
<b>TOTAL UNITS</b>		<b>250</b>	<b>0</b>	<b>220</b>	<b>NA</b>	
Total Estimated Population						264

<b>TOTALS</b>		<b>3,422</b>	<b>618</b>	<b>3,084</b>	<b>6,364</b>	
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0 460 920 Feet

- AL
- MF
- SF
- SF/TH

- TH
- TH/MF
- TH/MF/AL

- Planning Areas
- Rockville City Limits

**PLANNING AREA - 10 Montrose & North Farm**

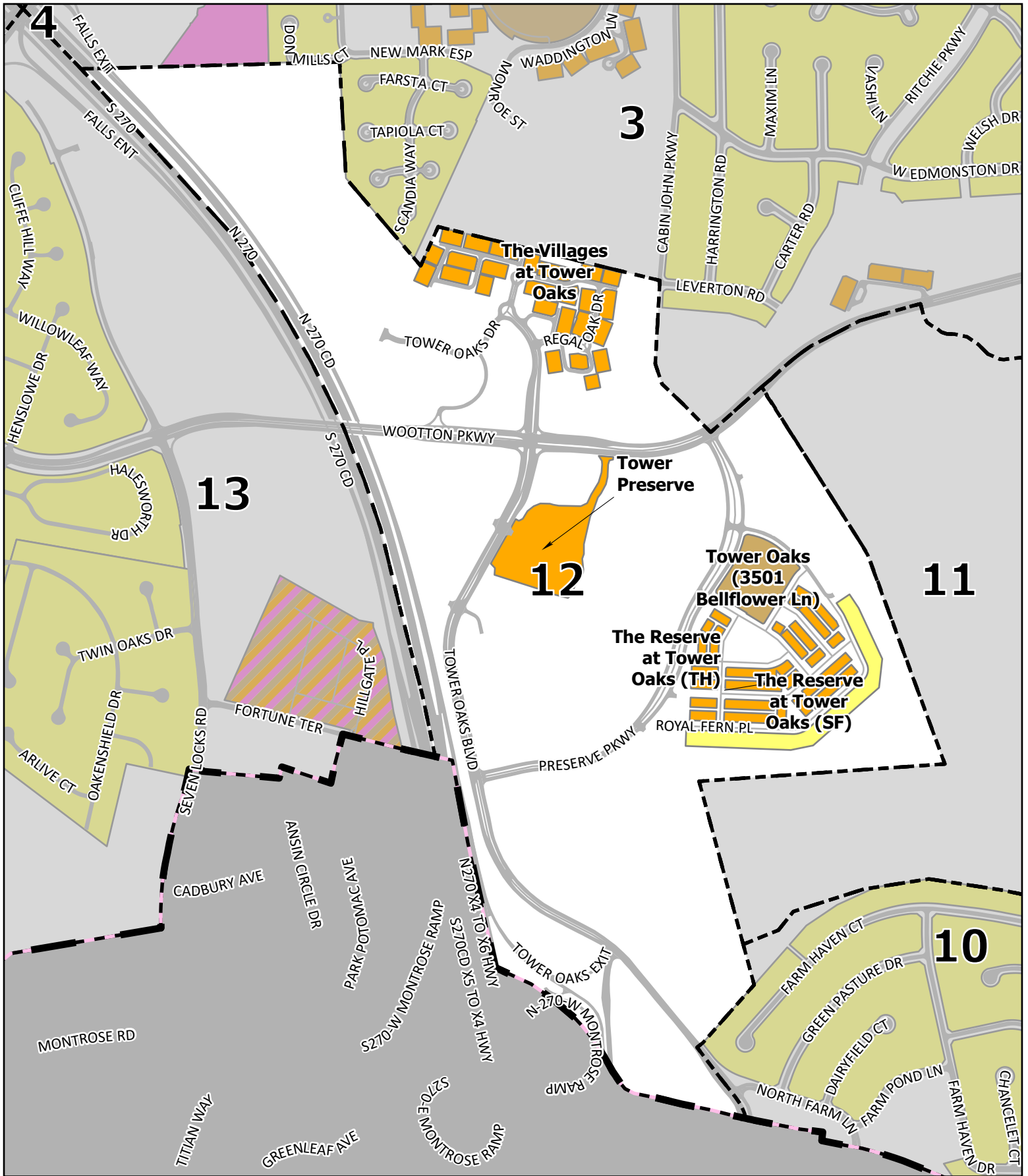
DWELLING TYPE: SINGLE FAMILY		Occupancy Rate:		97% Pop. Multiplier:		2.90	
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population		
Montrose		220	0	213	619		
North Farm		261	0	253	734		
<b>TOTAL UNITS</b>		<b>481</b>	<b>0</b>	<b>467</b>	<b>NA</b>		
Total Estimated Population							1,353

DWELLING TYPE: TOWNHOUSE		Occupancy Rate:		96% Pop. Multiplier:		2.70	
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population		
Rollins Park		96	0	92	249		
Chadsberry		47	0	45	122		
<b>TOTAL UNITS</b>		<b>143</b>	<b>0</b>	<b>137</b>	<b>NA</b>		
Total Estimated Population							371

DWELLING TYPE: MULTIFAMILY		Occupancy Rate:		90% Pop. Multiplier:		2.10	
Subdivision	A-Apartments	Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population		
Congressional Towers	A	610	0	549	1,153		
Rollins Park	A	443	0	399	837		
<b>TOTAL UNITS</b>		<b>1,053</b>	<b>0</b>	<b>948</b>	<b>NA</b>		
Total Estimated Population							1,990

DWELLING TYPE: OTHERS/ Assisted Living		Occupancy Rate:		88% Pop. Multiplier:		1.20	
		Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population		
Ring House		252	0	222	266		
Landow House		78	0	69	82		
<b>TOTAL UNITS</b>		<b>330</b>	<b>0</b>	<b>290</b>	<b>NA</b>		
Total Estimated Population							348

<b>TOTALS</b>		<b>2,007</b>	<b>0</b>	<b>1,842</b>	<b>4,062</b>		
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0 375 750 Feet

- AL
- TH
- MF
- SF
- TH/MF
- TH/MF/AL
- Planning Areas
- Rockville City Limits
- SF/TH

- Planning Areas
- Rockville City Limits

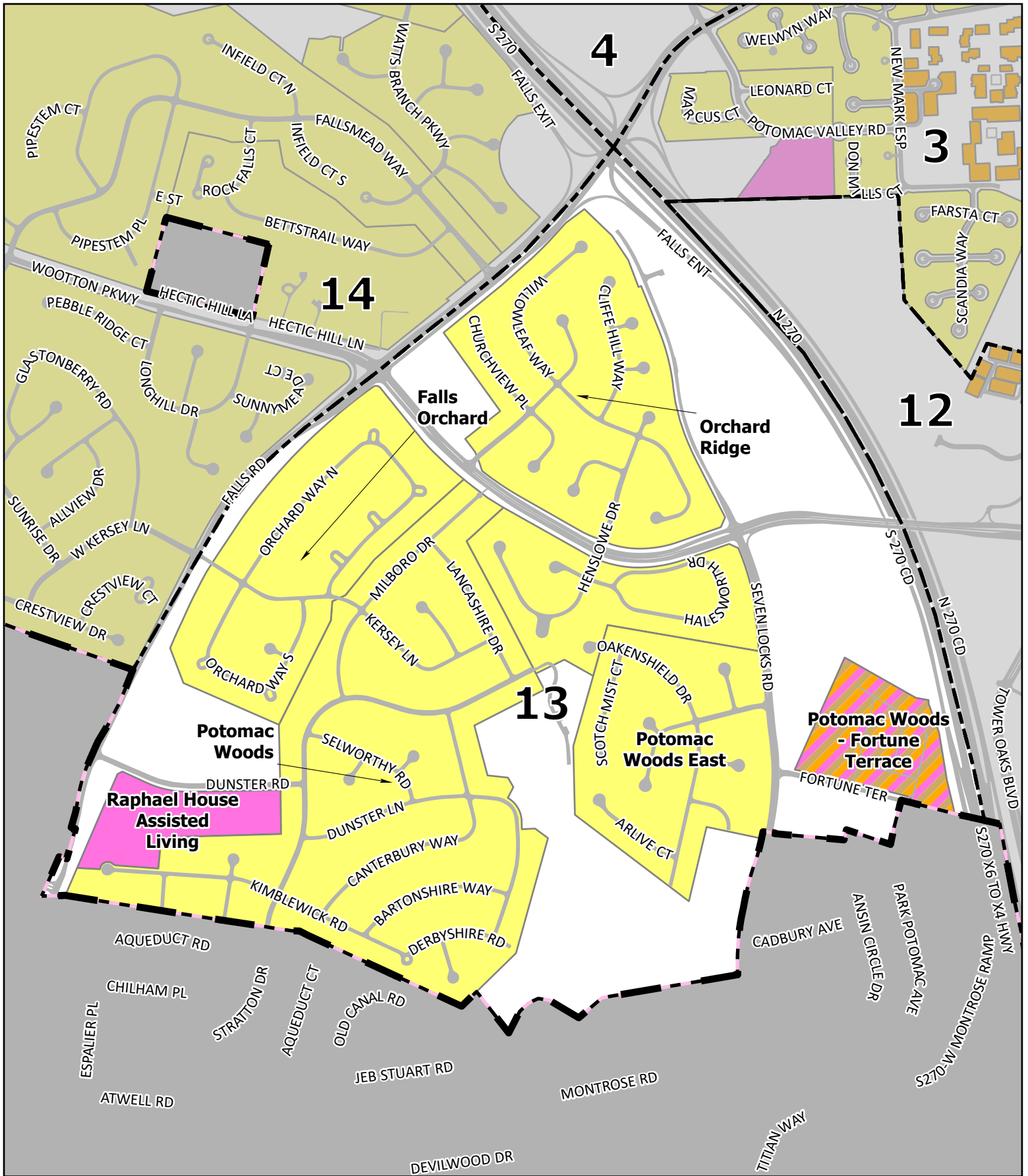
**PLANNING AREA - 12 Tower Oaks**

<b>DWELLING TYPE: SINGLE FAMILY</b>		Occupancy Rate:		97% Pop. Multiplier:		2.90
Subdivision		Units Completed	Approved Unbuilt Units	Estimated Households	Estimated Population	
The Reserve at Tower Oaks		33	0	32	93	
<b>TOTAL UNITS</b>		<b>33</b>	<b>0</b>	<b>32</b>	<b>NA</b>	
Total Estimated Population					93	

<b>DWELLING TYPE: TOWNHOUSE</b>		Occupancy Rate:		96% Pop. Multiplier:		2.70
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population	
The Reserve at Tower Oaks		213	0	204	552	
The Villages at Tower Oaks		136	0	131	353	
Tower Preserve		0	82	0	0	
<b>TOTAL UNITS</b>		<b>349</b>	<b>82</b>	<b>335</b>	<b>NA</b>	
Total Estimated Population					905	

<b>DWELLING TYPE: MULTIFAMILY</b>		Occupancy Rate:		90% Pop. Multiplier:		2.10
Subdivision	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population	
Tower Oaks (3501 Bellflower Ln)	C	128	0	115	242	
<b>TOTAL UNITS</b>		<b>128</b>	<b>0</b>	<b>115</b>	<b>NA</b>	
Total Estimated Population					242	

<b>TOTALS</b>		<b>510</b>	<b>82</b>	<b>482</b>	<b>1,239</b>	
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0 420 840 Feet

- AL
- MF
- SF
- SF/TH
- TH
- TH/MF
- TH/MF/AL

- Planning Areas
- Rockville City Limits

**PLANNING AREA - 13 Orchard Ridge, Potomac Woods & Falls Ridge**

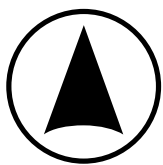
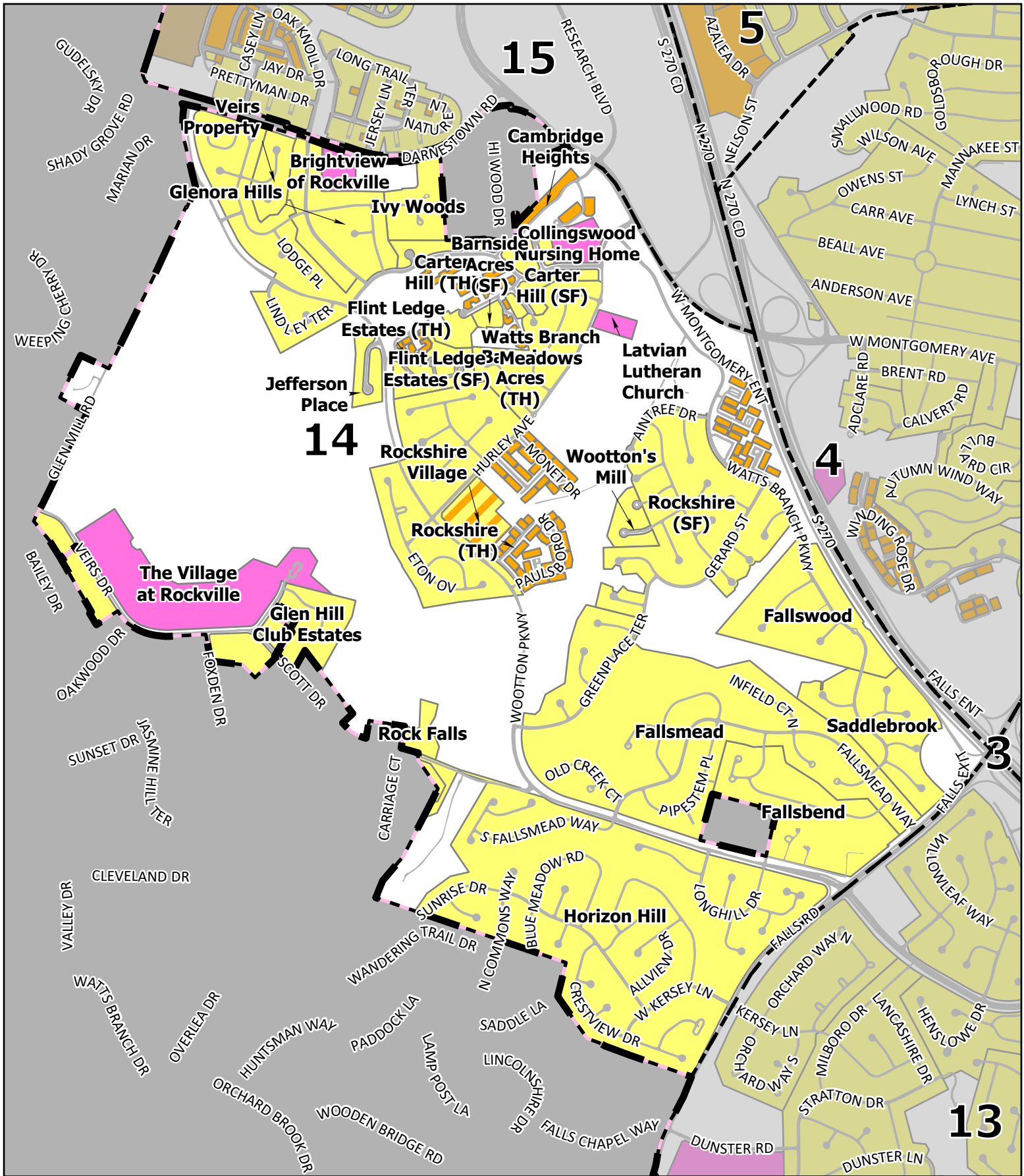
DWELLING TYPE: SINGLE FAMILY		Occupancy Rate:		97% Pop. Multiplier:		2.90
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population	
Orchard Ridge		252	0	244	709	
Potomac Woods		317	0	307	892	
Potomac Woods East		105	0	102	295	
St. Raphael Catholic Church		1	0	1	3	
Falls Orchard		97	0	94	273	
<b>TOTAL UNITS</b>		<b>772</b>	<b>0</b>	<b>749</b>	<b>NA</b>	
Total Estimated Population					2,172	

DWELLING TYPE: TOWNHOUSE		Occupancy Rate:		96% Pop. Multiplier:		2.70
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population	
Potomac Woods - Fortune Terrace		60	25	58	156	
<b>TOTAL UNITS</b>		<b>60</b>	<b>25</b>	<b>58</b>	<b>NA</b>	
Total Estimated Population					156	

DWELLING TYPE: MULTIFAMILY		Occupancy Rate:		90% Pop. Multiplier:		2.10
Subdivision	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population	
Potomac Woods - Fortune Terrace	C	0	96	0	0	
<b>TOTAL UNITS</b>		<b>0</b>	<b>96</b>	<b>0</b>	<b>NA</b>	
Total Estimated Population					0	

DWELLING TYPE: OTHER/ Assisted Living		Occupancy Rate:		88% Pop. Multiplier:		1.20
		Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population	
Potomac Woods - Fortune Terrace		0	213	0	0	
<b>TOTAL UNITS</b>		<b>0</b>	<b>213</b>	<b>0</b>	<b>NA</b>	
Total Estimated Population					0	

<b>TOTALS</b>		<b>832</b>	<b>334</b>	<b>806</b>	<b>2,327</b>	
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0 650 1,300 Feet

- AL
- MF
- SF
- SF/TH
- TH
- TH/MF
- TH/MF/AL

- Planning Areas
- Rockville City Limits

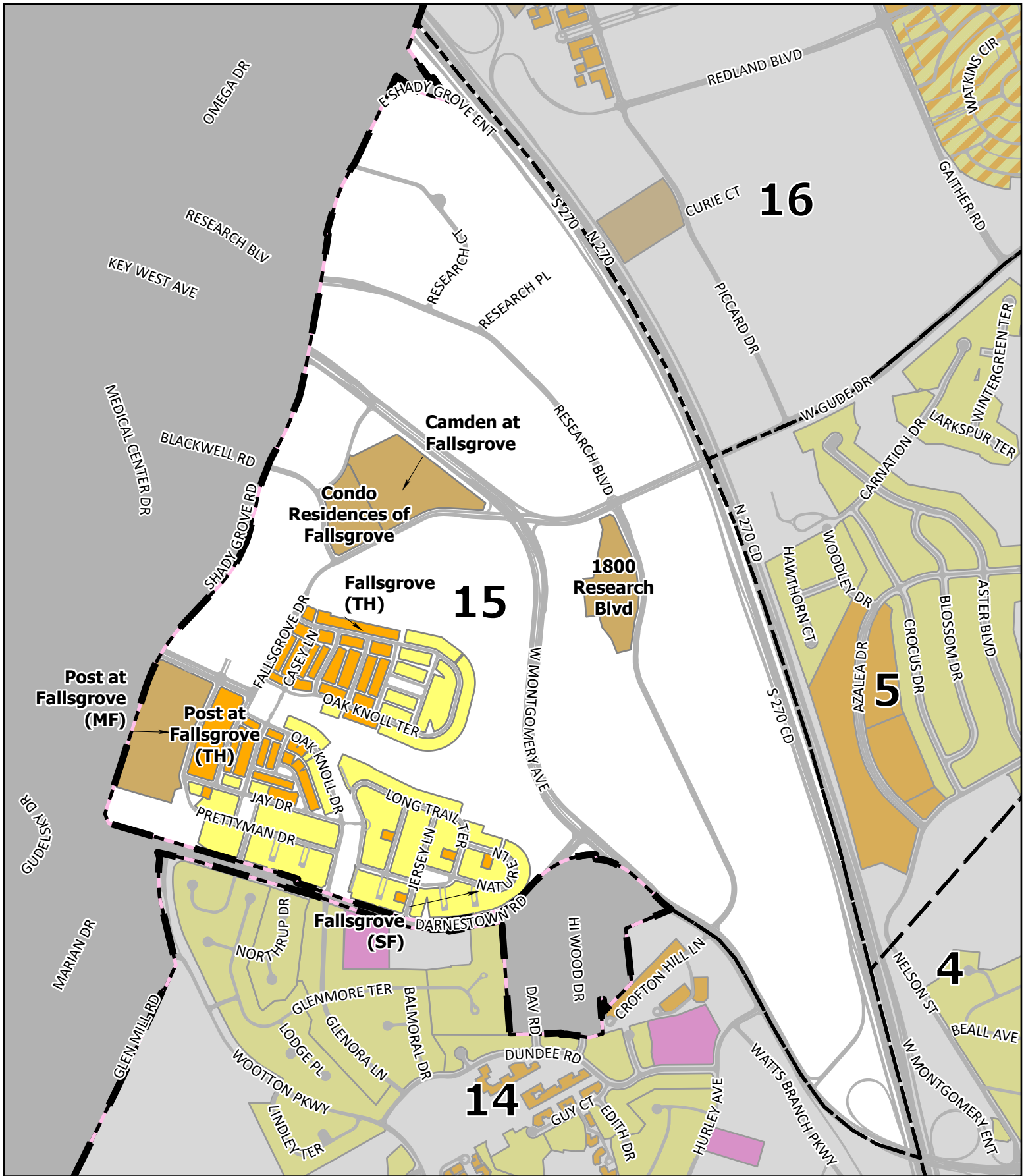
**PLANNING AREA - 14 Rockshire & Fallsmead**

<b>DWELLING TYPE: SINGLE FAMILY</b>		<b>Occupancy Rate:</b>		<b>97% Pop. Multiplier:</b>		<b>2.90</b>
<b>Subdivision</b>		<b>Existing Units</b>	<b>Approved Unbuilt Units</b>	<b>Estimated Households</b>	<b>Estimated Population</b>	
Glen Hill Club Estates		23	0	22	65	
Barnside Acres		2	0	2	6	
Carter Hill		39	0	38	110	
Fallsbend		60	0	58	169	
Fallsmead		287	0	278	807	
Fallswood		67	0	65	188	
Flint Ledge Estates		32	0	31	90	
Glenora Hills		69	0	67	194	
Horizon Hill		418	0	405	1176	
Ivy Woods		18	0	17	51	
Rock Falls		6	0	6	17	
Rockshire		420	0	407	1181	
Saddlebrook		74	0	72	208	
Watts Branch Meadows		72	0	70	203	
Jefferson Place		17	0	16	48	
Wootton's Mill		15	0	15	42	
Veirs Property		20	0	19	56	
Rockshire Village		0	31	0	0	
<b>TOTAL UNITS</b>		<b>1,639</b>	<b>31</b>	<b>1,590</b>	<b>NA</b>	
Total Estimated Population						4,611

<b>DWELLING TYPE: TOWNHOUSE</b>		<b>Occupancy Rate:</b>		<b>96% Pop. Multiplier:</b>		<b>2.70</b>
<b>Subdivision</b>		<b>Existing Units</b>	<b>Approved Unbuilt Units</b>	<b>Estimated Households</b>	<b>Estimated Population</b>	
Carter Hill		55	0	53	143	
Barnside Acres		19	0	18	49	
Cambridge Heights		38	0	36	98	
Rockshire		348	0	334	902	
Flint Ledge Estates		32	0	31	83	
Rockshire Village		0	29	0	0	
<b>TOTAL UNITS</b>		<b>492</b>	<b>29</b>	<b>472</b>	<b>NA</b>	
Total Estimated Population						1,275

<b>DWELLING TYPE: Other/Assisted Living</b>		<b>Occupancy Rate:</b>		<b>88% Pop. Multiplier:</b>		<b>1.20</b>
		<b>Existing Units</b>	<b>Approved Unbuilt Units</b>	<b>Estimated Households</b>	<b>Estimated Population</b>	
The Village at Rockville		417	0	367	440	
Brightview of Rockville		89	0	78	94	
Latvian Lutheran Church		22	0	19	23	
<b>TOTAL UNITS</b>		<b>528</b>	<b>0</b>	<b>465</b>	<b>NA</b>	
Total Estimated Population						558

<b>TOTALS</b>		<b>2,659</b>	<b>60</b>	<b>2,527</b>	<b>6,443</b>	
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0 500 1,000 Feet

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|--|-------|--|----------|--|-----------------------|
|  | AL    |  | TH       |  | Planning Areas        |
|  | MF    |  | TH/MF    |  | Rockville City Limits |
|  | SF    |  | TH/MF/AL |  |                       |
|  | SF/TH |  |          |  |                       |

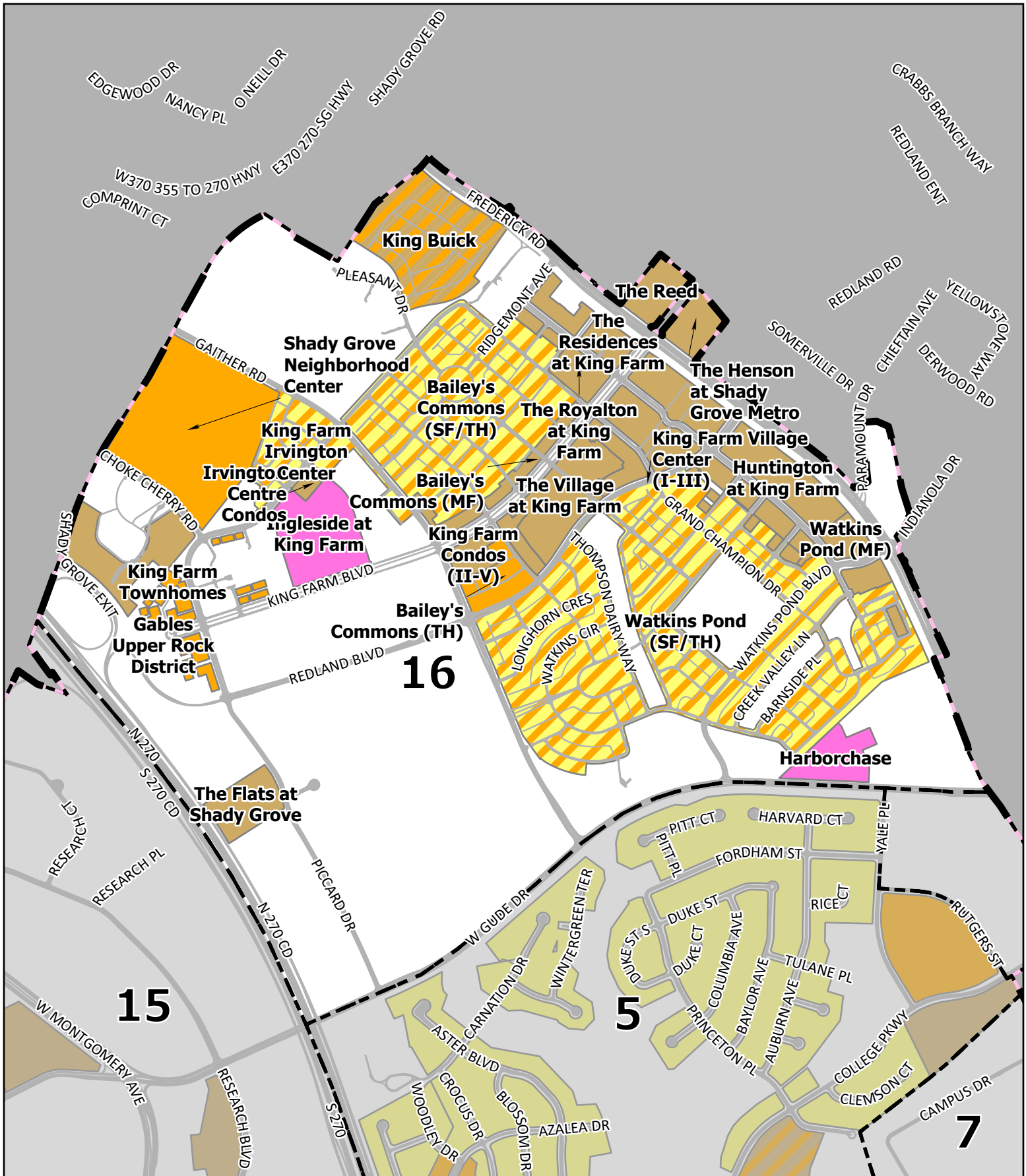
**PLANNING AREA - 15 Fallsgrove & Research Boulevard**

DWELLING TYPE: SINGLE FAMILY		Occupancy Rate:		97% Pop. Multiplier:		2.90
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population	
Fallsgrove		231	0	224	650	
<b>TOTAL UNITS</b>		<b>231</b>	<b>0</b>	<b>224</b>	<b>NA</b>	
Total Estimated Population					650	

DWELLING TYPE: TOWNHOUSE		Occupancy Rate:		96% Pop. Multiplier:		2.70
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population	
Post at Fallsgrove		108	0	104	280	
Fallsgrove		325	0	312	842	
<b>TOTAL UNITS</b>		<b>433</b>	<b>0</b>	<b>416</b>	<b>NA</b>	
Total Estimated Population					1,122	

DWELLING TYPE: MULTIFAMILY			Occupancy Rate:		90% Pop. Multiplier:		2.10
Subdivision	A- Apartments C- Condominiums	Existing Units	Approved Unbuilt Units	Estimated Households	Estimated Population		
Camden at Fallsgrove	A	268	0	241	507		
Condo Residences of Fallsgrove	C	90	0	81	170		
Post at Fallsgrove	A	361	0	325	682		
1800 Research Blvd	A	0	350	0	0		
<b>TOTAL UNITS</b>		<b>719</b>	<b>350</b>	<b>647</b>	<b>NA</b>		
Total Estimated Population					1,359		

<b>TOTALS</b>		<b>1383</b>	<b>350</b>	<b>1287</b>	<b>3,131</b>	
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0 500 1,000  
Feet

- AL
- MF
- SF
- SF/TH
- TH
- TH/MF
- TH/MF/AL

- Planning Areas
- Rockville City Limits

**PLANNING AREA - 16 King Farm & Piccard Drive**

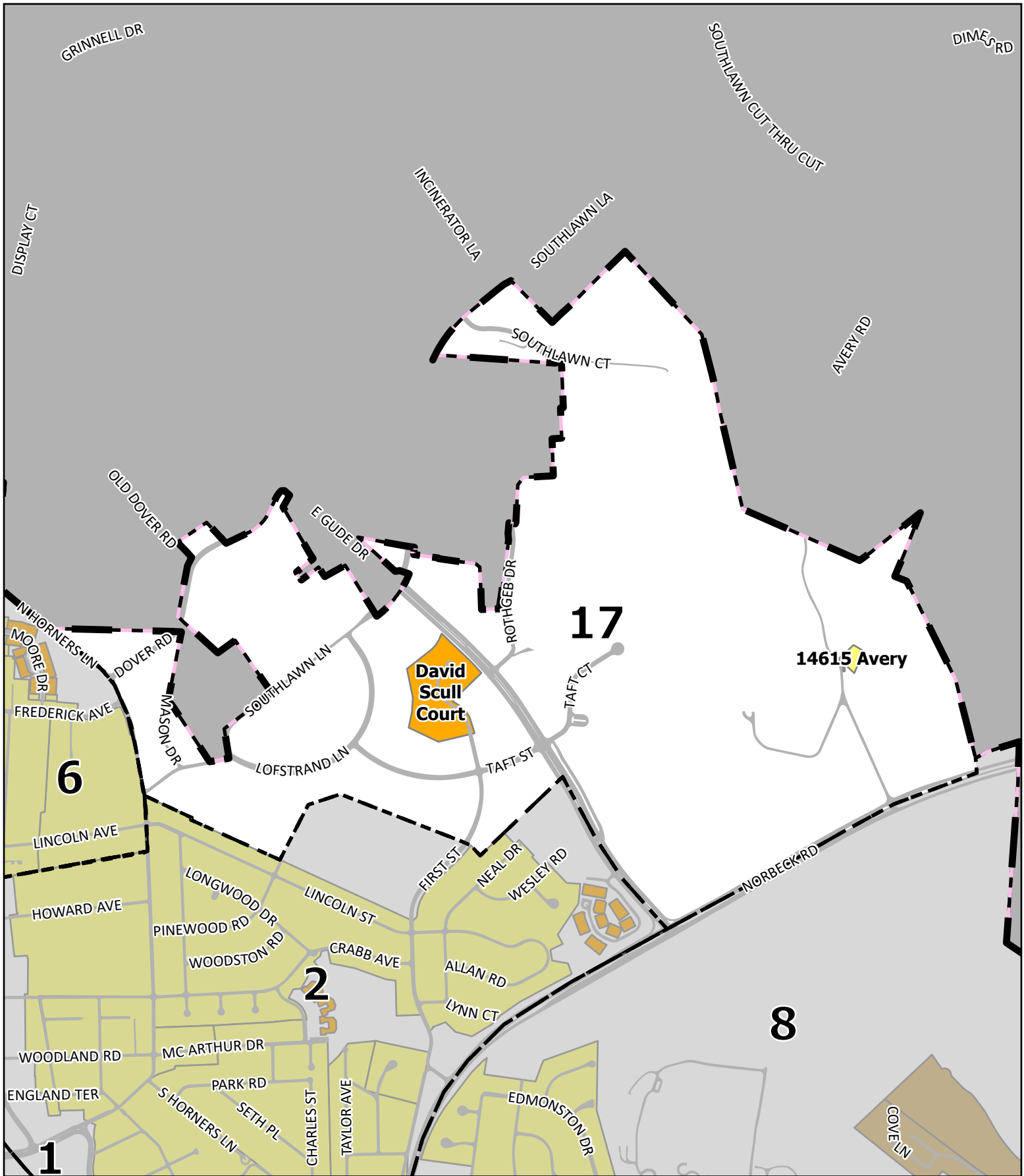
<b>DWELLING TYPE: SINGLE FAMILY</b>		<b>Occupancy Rate:</b>		<b>97% Pop. Multiplier:</b>		<b>2.90</b>
<b>Subdivision</b>		<b>Existing Units</b>	<b>Approved Unbuilt Units</b>	<b>Estimated Households</b>	<b>Estimated Population</b>	
Bailey's Commons		47	0	46	132	
King Farm Irvington Center		27	0	26	76	
Watkins Pond		322	0	312	906	
<b>TOTAL UNITS</b>		<b>396</b>	<b>0</b>	<b>384</b>	<b>NA</b>	
Total Estimated Population					1,114	

<b>DWELLING TYPE: TOWNHOUSE</b>		<b>Occupancy Rate:</b>		<b>96% Pop. Multiplier:</b>		<b>2.70</b>
<b>Subdivision</b>		<b>Existing Units</b>	<b>Approved Unbuilt Units</b>	<b>Estimated Households</b>	<b>Estimated Population</b>	
Baileys Commons		465	0	446	1,205	
King Farm Irvington Center		78	0	75	202	
Watkins Pond		375	0	360	972	
King Farm Townhomes		173	0	166	448	
Shady Grove Neighborhood Center		0	136	0	0	
King Buick		291	79	279	754	
<b>TOTAL UNITS</b>		<b>1382</b>	<b>215</b>	<b>1327</b>	<b>NA</b>	
Total Estimated Population					3,582	

<b>DWELLING TYPE: MULTIFAMILY</b>			<b>Occupancy Rate:</b>		<b>90% Pop. Multiplier:</b>		<b>2.10</b>
<b>Subdivision</b>	<b>A-Apartments C-Condominiums</b>	<b>Existing Units</b>	<b>Approved Unbuilt Units</b>	<b>Estimated Households</b>	<b>Estimated Population</b>		
The Reed	A	417	0	375	788		
The Henson at Shady Grove	A	0	191	0	0		
Huntington at King Farm	A	843	0	759	1,593		
The Residences at King Farm	A	152	0	137	287		
King Farm Village Center (I-III)	A	157	0	141	297		
Bailey's Commons	C	108	0	97	204		
King Farm Condos (II-V, Two, Four)	C	320	0	288	605		
The Royalton at King Farm	C	165	0	149	312		
Watkins Pond	C	93	0	84	176		
Gables Upper Rock District	A	565	0	509	1,068		
Irvington Centre Condos	C	17	0	15	32		
The Village at King Farm	C	49	0	44	93		
The Flats at Shady Grove	A	203	0	183	384		
<b>TOTAL UNITS</b>		<b>3,089</b>	<b>191</b>	<b>2,780</b>	<b>NA</b>		
Total Estimated Population					5,838		

<b>DWELLING TYPE: OTHER/ Assisted Living</b>		<b>Occupancy Rate:</b>		<b>88% Pop. Multiplier:</b>		<b>1.20</b>
<b>Subdivision</b>		<b>Existing Units</b>	<b>Approved Unbuilt Units</b>	<b>Estimated Households</b>	<b>Estimated Population</b>	
Ingleside at King Farm		582	0	512	615	
Harborchase		146	0	128	154	
<b>TOTAL UNITS</b>		<b>728</b>	<b>0</b>	<b>641</b>	<b>NA</b>	
Total Estimated Population					769	

<b>TOTALS</b>		<b>5,595</b>	<b>406</b>	<b>5,132</b>	<b>11,303</b>	
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0 500 1,000 Feet

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|-------|----------|
| AL    | TH       |
| MF    | TH/MF    |
| SF    | TH/MF/AL |
| SF/TH |          |

- Planning Areas
- Rockville City Limits

**PLANNING AREA - 17 Southlawn & East Gude**

<b>DWELLING TYPE: SINGLE FAMILY</b>		<b>Occupancy Rate:</b>		<b>97% Pop. Multiplier:</b>		<b>2.90</b>
<b>Subdivision</b>		<b>Existing Units</b>	<b>Approved Unbuilt Units</b>	<b>Estimated Households</b>	<b>Estimated Population</b>	
David Scull Court		1	0	1	3	
<b>TOTAL UNITS</b>		<b>1</b>	<b>0</b>	<b>1</b>	<b>NA</b>	
Total Estimated Population					3	

<b>DWELLING TYPE: TOWNHOUSE</b>		<b>Occupancy Rate:</b>		<b>96% Pop. Multiplier:</b>		<b>2.70</b>
<b>Subdivision</b>		<b>Existing Units</b>	<b>Approved Unbuilt Units</b>	<b>Estimated Households</b>	<b>Estimated Population</b>	
David Scull Court		76	0	73	197	
<b>TOTAL UNITS</b>		<b>76</b>	<b>0</b>	<b>73</b>	<b>NA</b>	
Total Estimated Population					197	

<b>TOTALS</b>		<b>77</b>	<b>0</b>	<b>74</b>	<b>200</b>	
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<b>Total Units by Planning Area (May 2026)</b>					
<b>Comprehensive Plan Area</b>	<b>Single Family Detached</b>	<b>Single Family Attached</b>	<b>Apartment/Multifamily</b>	<b>Others/Assisted Living</b>	<b>Total</b>
Planning Area 1	19	146	2,351	544	3,060
Planning Area 2	1,054	64	0	0	1,118
Planning Area 3	884	367	499	0	1,750
Planning Area 4	1,502	291	98	186	2,077
Planning Area 5	632	633	280	0	1,545
Planning Area 6	237	57	59	0	353
Planning Area 8	3,463	129	568	0	4,160
Planning Area 9	0	149	3,023	250	3,422
Planning Area 10	481	143	1,053	330	2,007
Planning Area 12	33	349	128	0	510
Planning Area 13	772	60	0	0	832
Planning Area 14	1,639	492	0	528	2,659
Planning Area 15	231	433	719	0	1,383
Planning Area 16	396	1,382	3,089	728	5,595
Planning Area 17	1	76	0	0	77
<b>Total Units</b>	<b>11,344</b>	<b>4,771</b>	<b>11,867</b>	<b>2,566</b>	<b>30,548</b>

<b>Total Households by Planning Area (May 2026)</b>					
<b>Comprehensive Plan Area</b>	<b>Single Family Detached</b>	<b>Single Family Attached</b>	<b>Apartment/Multifamily</b>	<b>Others/Assisted Living</b>	<b>Total</b>
Planning Area 1	18	140	2,116	479	2,753
Planning Area 2	1,022	61	0	0	1,084
Planning Area 3	857	352	449	0	1,659
Planning Area 4	1,457	279	88	164	1,988
Planning Area 5	613	608	252	0	1,473
Planning Area 6	230	55	53	0	338
Planning Area 8	3,359	124	511	0	3,994
Planning Area 9	0	143	2,721	220	3,084
Planning Area 10	467	137	948	290	1,842
Planning Area 12	32	335	115	0	482
Planning Area 13	749	58	0	0	806
Planning Area 14	1,590	472	0	465	2,527
Planning Area 15	224	416	647	0	1,287
Planning Area 16	384	1,327	2,780	641	5,132
Planning Area 17	1	73	0	0	74
<b>Total Households</b>	<b>11,004</b>	<b>4,580</b>	<b>10,680</b>	<b>2,258</b>	<b>28,522</b>

<b>Estimated Population in Occupied Households (May 2026)</b>					
<b>Comprehensive Plan Area</b>	<b>Single Family Detached</b>	<b>Single Family Attached</b>	<b>Apartment/Multifamily</b>	<b>Others/Assisted Living</b>	<b>Total</b>
Planning Area 1	53	378	4,443	574	5,450
Planning Area 2	2,965	166	0	0	3,131
Planning Area 3	2,487	951	943	0	4,381
Planning Area 4	4,225	754	185	196	5,361
Planning Area 5	1,778	1,641	529	0	3,948
Planning Area 6	667	148	112	0	926
Planning Area 8	9,741	334	1,074	0	11,149
Planning Area 9	0	386	5,713	264	6,364
Planning Area 10	1,353	371	1,990	348	4,062
Planning Area 12	93	905	242	0	1,239
Planning Area 13	2,172	156	0	0	2,327
Planning Area 14	4,611	1,275	0	558	6,443
Planning Area 15	650	1,122	1,359	0	3,131
Planning Area 16	1,114	3,582	5,838	769	11,303
Planning Area 17	3	197	0	0	200
<b>Total Population</b>	<b>31,911</b>	<b>12,366</b>	<b>22,429</b>	<b>2,710</b>	<b>69,415</b>

Notes:

\* Group Quarters population from 2020 Decennial Census data removed from "Others" population total to more accurately count number of persons in households.