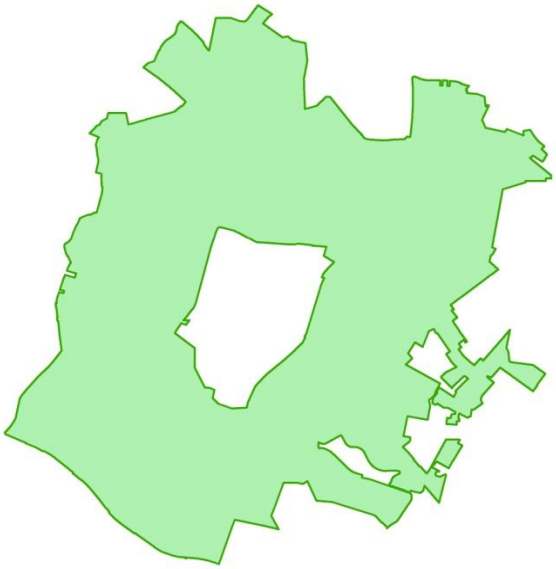
Gaithersburg

A CHARACTER COUNTS! CITY

DWELLING UNITS AND ESTIMATED POPULATION

January 2014



City of Gaithersburg
Planning and Code Administration
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: (301) 258-6330
plancode@gaithersburgmd.gov
www.gaithersburgmd.gov

DWELLING UNITS AND ESTIMATED POPULATION
♦ January 2014 ♦

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TABLE OF CONTENTS

Purpose And Methodology	1
Definitions And Abbreviations Used In Tables	2
Temporal Population	3
Census Demographics - City Of Gaithersburg	5
Census Demographics - American Community Survey 3-Year Estimates	7
Census Demographics - Montgomery County	9
Census Demographics - Maryland	10
Census Demographics - Washington DC MSA	11
Metropolitan Washington Council of Governments (MWCOG) Forecasts	12
Residential Development Trends	14
Housing Sales	17
Estimates By Subdivision	18
Summary of Senior / Age-Restricted Housing	24
Summary of Income-Restricted Housing	24
Estimates by Gaithersburg Voting Areas	25
Estimates by MWCOG Traffic Analysis Zones (TAZs)	26
Density Of Selected Subdivisions	27
City-Wide Estimates By Housing Type	29

PURPOSE AND METHODOLOGY

This document summarizes the number of dwelling units and estimated population in the City of Gaithersburg, Maryland as of the date specified on the cover sheet.

The number of dwelling units was gathered from a combination of sources: Montgomery County tax records and tax maps, approved site plans and subdivision plats on file with the City, aerial photographs, and field inspections conducted by City staff. Information on building completion progress was obtained by reviewing final occupancy permits granted, and the number of rental dwelling units was confirmed by rental housing records.

Specific multipliers are used to create a "bottom-up" estimate of the number of people living in the City, based on the type of dwelling unit and associated vacancy rate. The initial multipliers were obtained by analyzing Census 2010 blocks with homogenous dwelling unit types and have been adjusted to reflect the Census 2010 Summary File 1 (SF1) City-wide persons per housing unit multiplier. For estimation purposes, it is assumed that exactly one household occupies one housing unit. The City-wide population summary table includes a "high" estimate based on 100% (full) occupancy of housing units and a "low" estimate that accounts for housing unit vacancy

The population in Group Quarters is estimated by adding the "institutionalized" count of persons to the estimated "non-institutionalized" count of persons. The actual number of "institutionalized" group quarters units, such as nursing homes, homeless shelters, and drug treatment facilities, are obtained directly from the facilities and it is assumed that exactly one person occupies each institutionalized group quarters unit. An estimate of the "non-institutionalized" group quarters population is generated based on the 2010 Census population of this group as a percentage of the total population (0.2920%), utilizing Summary File 1 (SF1).

The statistics in this report are arranged by subdivisions in the City of Gaithersburg, as defined by subdivision plats, site plan approvals, and City-designated subdivisions. The City was originally divided into six Planning Neighborhoods as part of an open space study conducted by the Department of Parks and Recreation in 1976-1978. Previous editions of *Dwelling Unit and Estimated Population* reports prepared by the City prior to July 2005 were arranged by Planning Neighborhood, each of which was broken down into subdivisions.

This population and housing report is used by a great variety of committees, organizations, and individuals for an ever-increasing number of purposes, ranging from City-wide programs to studies on implementing affordable housing. It is also available to the public for private use. The most current version of this report is posted on the City's web site at http://www.gaithersburgmd.gov/documents/dwelling_population_report.pdf.

All questions regarding the document should be directed to the City of Gaithersburg Planning and Code Administration.

Dwelling Unit Multiplier Table

		Census 2010 - Homogenous Blocks					
Housing Unit (HU) Type	Housing Unit Abbreviation	Population Occupied HUs	Households Occupied HUs	Persons per HU multiplier	**Multiplier Census 2010**	2005 Update Multiplier	Census 2000 Multiplier
Single Family Detached	SFD	10675	3426	3.11588	**3.38244**	3.14949	3.24763
Townhouse	TH	9000	3114	2.89017	**3.13743**	2.66692	2.94209
Multi-family, Garden Apt	GA	6826	2993	2.28065	**2.47576**	2.46062	2.24724
Multi-family, Garden Cond	GC	1675	1008	1.66171	**1.80386**	*incl. in GA*	*incl. in GA*
Multi-family, High Rise	HRC, HRA	1146	822	1.39416	**1.51343**	1.22179	2.24724
Group Quarters	GQ	*N/A*	*N/A*	*N/A*	**1.00000**	1.00000	*N/A*
All Housing Units	N/A	29322	11363	2.58048	**2.69936**	2.59939	2.67422

Sources: *Census 2010 Summary File 1 (SF1) Block-level data, 2005 Census Update for Montgomery County and Gaithersburg City, and Census 2000 Summary Files 1 and 3 (SF1, SF3)*

DEFINITIONS AND ABBREVIATIONS USED IN TABLES

AFFORDABLE HOUSING (AH): A portion of the total approved dwelling units have been set aside as income-restricted units, per Chapter 24, Article XVI.

AGE-RESTRICTED UNIT (AR): A dwelling unit available for rent or sale only to individuals 55 years old or older.

CONDOMINIUM (C): A garden, piggyback, or high-rise apartment-style dwelling unit that is owned individually and retains a portion of the interest in the entire structure, common areas, and common facilities. The condominium owner has title to the interior space of the unit and an undivided interest in the common space elements. Property is identified in a master deed and recorded on a condominium plat with the local jurisdiction.

CURRENT POPULATION: Estimated population of occupied dwelling units based on the multiplier found in the Dwelling Unit Multiplier Table or based on the methodology for estimating Group Quarters population.

FUTURE GROWTH: Estimated additional population in approved but unbuilt/incomplete dwelling units.

FUTURE POPULATION: Estimated total population once all dwelling units are completed.

GARDEN UNIT: A multi-family dwelling unit, either rental (apartment/GA) or owned (condominium/GC), that is located in a building with dwelling units on no more than four (4) floors of the building. Also includes "piggyback" condominium townhouses (2 over 2, 2 over 1, etc.) and detached houses converted to upper/lower floor

GROUP QUARTERS (GQ): Facilities providing living quarters, such as beds or rooms, for unrelated individuals. Group Quarters are not dwelling units and are not occupied by households.

HIGH-RISE UNIT: A multi-family dwelling unit, either rental (apartment/HRA) or owned (condominium/HRC), that is located in a building with dwelling units on five (5) or more entire floors of the building.

HOMEOWNER'S ASSOCIATION (H): A community association, other than a condominium association, organized in a development in which individual owners share common interest in open space or facilities. An HOA holds title to certain common property, manages and maintains common property, and enforces certain covenants and restrictions. Condominium assocations do not usually have title to HOA common property.

INCOME-RESTRICTED UNIT (IR): A dwelling unit available for rent or sale only to persons who satisfy income limits determined by the federal HUD department. These include MPDUs for persons who earn 50%-80% (IM) and WFHUs for persons who earn 80%-120% (IW) of Area Median Income, per Chapter 24, Article XVI.

OTHER USES: Houses, townhouses, condominiums, and apartments used for purposes other than dwelling units, such as offices, retail stores, beauty parlors, barber shops, model homes, etc.

PROJECTED FUTURE POPULATION (PROJECTED FUT POP): Total estimated population upon completion of all approved residential dwelling units.

RENTAL (R): A dwelling unit that is available for rent, such as an apartment.

SENIOR HOUSING UNIT (SR): A dwelling unit available for rent or sale only to individuals 62 years old or older.

SINGLE FAMILY DETACHED (SFD): A freestanding dwelling unit that does not share walls with any other unit.

TAX MAP: Maps created by the Maryland State Department of Assessment and Taxation (SDAT) that depict the location of property boundaries as described in deeds, subdivision plats, and other legal documents.

TOWNHOUSE (TH): A fee-simple- or condominium-ownership attached dwelling unit, including duplexes and semi-detached houses, with a single title for the entire vertical space between the common walls.

TO BE COMPLETED (TO BE COMPL): A dwelling unit approved for construction or under construction as of the date of this report that does not have a final occupancy permit issued.

UNITS COMPLETED (UNITS COMPL): A dwelling unit available for occupancy as of the date of this report.

UNIT TOTAL: Total approved dwelling units (summation of completed and to-be-completed dwelling units).

GAITHERSBURG

POPULATION					HOUSING UNITS			
Year	Decennial Census	Census Estimate July°	City Estimate January*	City Estimate July*	Decennial Census	Census Estimate July	City Estimate January**	City Estimate July**
1900	547							
1910	625							
1920	729							
1930	1,068							
1940	1,021							
1950	1,755							
1960	3,847				1,099			
1970	8,344				2,987			
1972			17,192				6,140	
1973				24,464				8,649
1975				25,528				8,984
1976				26,012				10,611
1980	26,424				10,830			
1986			33,079	34,690			13,470	14,051
1987			36,608	39,023			14,768	14,459
1988				36,831				14,601
1990	39,542	39,676	39,538		16,059	16,112	15,513	
1991		40,527	41,111				16,086	
1992		41,607	43,732				17,646	
1993		42,747	44,717				17,760	
1994		43,708	45,793				18,172	
1995		44,546	46,216	47,055			18,258	18,605
1996		45,119	47,313	48,402			18,706	19,019
1997		45,645	48,729	49,126			19,130	19,206
1998		46,640	49,474	49,500			19,327	19,317
1999		48,395	49,819	49,955			19,528	19,596
2000	52,613	53,056	50,912	51,944	20,674		20,113	20,471
2001		54,752	52,308	53,095			20,677	20,983
2002		56,300	53,141				21,164	
2003		57,365	55,035	55,253			21,835	21,914
2004		58,091		56,365				22,631
2005		57,698	57,474	57,812			22,846	23,142
2006		57,934	58,405	58,607			23,436	23,520
2007		57,670	58,741	60,736			23,570	23,618
2008		58,744	60,376	59,912			23,471	23,091
2009		59,986	60,017	60,108			23,130	23,226

Note: *Census information was not collected for Gaithersburg prior to 1900.*

Population and housing unit counts are continued on the next page.

GAITHERSBURG								
POPULATION					HOUSING UNITS			
Year	Decennial Census	Census Estimate July°	City Estimate January*	City Estimate July*	Decennial Census	Census Estimate July	City Estimate January**	City Estimate July**
2010	59,933	60,160	57,875	58,017	23,337		22,941	22,997
2011		61,045	60,785	61,172			23,296	23,447
2012		62,794	61,469	62,848			23,504	23,656
2013			64,239	63,842			24,183	24,375
2014			64,509				24,632	

° Source: US Census Bureau, Population Estimates Program

* 1972-2009 City Population Estimates assume 100% occupancy rate for all dwelling units but Census population estimates are for occupied units only. Beginning in 2010, City population estimates are for occupied units only.

** 1972-2009 City Housing Unit Estimates include group quarters, but Census housing unit estimates (by definition do not include group quarters. Beginning in 2010, City Housing Unit Estimates do not include group quarters. In addition, Census housing unit estimates include units that are under construction (and considered vacant), but City estimates only include completed units.

Note: *Beginning in July 2013, estimates use mulitpliers that are based on an analysis of Census 2010 blocks with homogenous dwelling unit types and vacancy rates that are based on the 2006-2010 American Community Survey (ACS), Fields B25024 & B25032. Prior to July 2013, estimates were based on adjusted persons per dwelling unit mulitpliers from the 2005 Census Update and vacancy rates from Census 2000.*

As part of the City's July 2006 Population and Dwelling Units Report update, population and unit count figures for each subdivision were verified against site plans, aerial photos, and field visits. As a result, the City's estimates for population and dwelling units from January 2000 through January 2006 were adjusted to reflect the observed annual increase in population and dwelling units. The July 2007 population estimate is based on revised persons/household factors from the 2005 Census Update for Montgomery County.

CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION
CENSUS DEMOGRAPHICS - CITY OF GAITHERSBURG

	1980		1990		2000		2010		Δ 2000-2010		Jan 2014 Estimate	
Demographic	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**% Chg**	**Number**	**Percent**
Total Population	26,424	100.0%	39,542	100.0%	52,613	100.0%	59,933	100.0%	7,320	13.9%	64,509	100.0%
Male	12,776	48.3%	19,126	48.4%	25,647	48.7%	29,145	48.6%	3,498	13.6%	5,660	8.8%
Female	13,648	51.7%	20,416	51.6%	26,966	51.3%	30,788	51.4%	3,822	14.2%	5,994	9.3%
White (including Hispanic)	23,180	87.7%	28,531	72.2%	30,625	58.2%	30,469	50.8%	-156	-0.5%	32,383	50.2%
Black (including Hispanic)	1,776	6.7%	5,094	12.9%	7,680	14.6%	9,752	16.3%	2,072	27.0%	10,558	16.4%
American Indian (incl. Hispanic)	102	0.4%	157	0.4%	188	0.4%	272	0.5%	84	44.7%	290	0.4%
Asian (including Hispanic)	1,136	4.3%	4,022	10.2%	7,241	13.8%	10,145	16.9%	2,904	40.1%	11,087	17.2%
Hawaiian/Pacific Isl. (incl. Hisp.	N/A	N/A	N/A	N/A	33	0.1%	34	0.1%	1	0.0%	36	0.1%
Other/Multiple Races (incl. Hisp	270	1.0%	1,738	4.4%	4,535	8.6%	9,261	15.5%	4,726	104.2%	10,488	16.3%
White, not Hispanic	22,584	85.5%	26,722	67.6%	25,818	49.1%	23,961	40.0%	-1,857	-7.2%	25,200	39.1%
Black, not Hispanic	1,754	6.6%	4,943	12.5%	7,457	14.2%	9,307	15.5%	1,850	24.8%	10,055	15.6%
American Indian, not Hispanic	102	0.4%	143	0.4%	131	0.2%	129	0.2%	-2	-1.5%	137	0.2%
Asian, not Hispanic	1,136	4.3%	3,977	10.1%	7,205	13.7%	10,099	16.9%	2,894	40.2%	11,035	17.1%
Hawaiian/Pacific Isl., not Hispan	N/A	N/A	N/A	N/A	33	0.1%	28	0.0%	-5	0.0%	30	0.0%
Other/Multiple Races, not Hispar	111	0.4%	63	0.2%	1,571	3.0%	1,910	3.2%	339	21.6%	2,038	3.2%
Hispanic (of any race)	737	2.8%	3,694	9.3%	10,398	19.8%	14,499	24.2%	4,101	39.4%	16,015	24.8%
4 and Under	2,368	9.0%	3,515	8.9%	4,312	8.2%	4,962	8.3%	650	15.1%	5,282	8.2%
5 to 17	5,046	19.1%	6,243	15.8%	8,852	16.8%	9,529	15.9%	677	7.6%	10,141	15.7%
18 to 34	11,480	43.4%	14,656	37.1%	14,671	27.9%	15,410	25.7%	739	5.0%	16,406	25.4%
35 to 64	6,442	24.4%	12,596	31.9%	20,438	38.8%	24,349	40.6%	3,911	19.1%	26,591	41.2%
65 years old and older	1,088	4.1%	2,532	6.4%	4,340	8.2%	5,683	9.5%	1,343	30.9%	6,090	9.4%
Voting age population (18 & olde	19,010	71.9%	29,784	75.3%	39,449	75.0%	45,442	75.8%	5,993	15.2%	50,575	78.4%
No Degree Completed	2,558	17.3%	3,419	13.3%	6,548	16.6%	4,479	10.9%	-2,069	-31.6%	4,700	7.3%
High School/GED/Some College	7,531	50.9%	10,476	40.9%	14,315	36.2%	13,301	32.3%	-1,014	-7.1%	14,022	21.7%
Associates Degree	N/A	N/A	1,584	6.2%	1,704	4.3%	1,809	4.4%	105	6.2%	1,927	3.0%
Bachelors Degree	4,701	31.8%	6,077	23.7%	9,938	25.1%	11,776	28.6%	1,838	18.5%	12,794	19.8%
Graduate/Prof Degree	N/A	N/A	4,073	15.9%	7,050	17.8%	9,853	23.9%	2,803	39.8%	10,881	16.9%
Population in Public Elem Sch	N/A	N/A	2,755	7.0%	3,830	7.3%	3,675	6.2%	-155	-4.0%	4,107	6.4%
Population in Public Mid Sch	N/A	N/A	1,377	3.5%	1,784	3.4%	1,966	3.3%	182	10.2%	2,202	3.4%
Population in Public High Sch	N/A	N/A	1,238	3.1%	2,218	4.2%	2,089	3.5%	-129	-5.8%	2,335	3.6%
Avg Commute Time (minutes)	24.9	N/A	27.9	N/A	31.2	N/A	31.6	N/A	0.4	1.3%	31.8	N/A
Commute, Drove alone	10,140	66.7%	16,129	68.5%	19,262	68.4%	24,303	71.7%	5,041	26.2%	26,127	73.6%
Commute, All Public Transit	688	4.5%	2,630	11.2%	3,430	12.2%	3,372	10.0%	-58	-1.7%	3,370	9.5%
Commute, Transit - Rail	N/A	N/A	232	1.0%	303	1.1%	298	0.9%	-5	-1.7%	298	0.8%
Commute, Transit - Subway	N/A	N/A	1,368	5.8%	1,483	5.3%	1,385	4.1%	-98	-6.6%	1,384	3.9%
Commute, Transit - Bus	N/A	N/A	961	4.1%	1,603	5.7%	1,689	5.0%	86	5.4%	1,691	4.8%
Commute, Walk	391	2.6%	691	2.9%	646	2.3%	642	1.9%	-4	-0.6%	642	1.8%
Commute, Bike	N/A	N/A	65	0.3%	61	0.2%	196	0.6%	135	221.3%	197	0.6%
Workers 16 Years Old and Over	15,207	57.5%	23,548	59.6%	28,145	53.5%	33,889	57.4%	5,744	20.4%	35,477	55.0%
Worked in Gaithersburg	N/A	N/A	4,960	21.1%	6,261	22.2%	7,359	21.7%	1,098	17.5%	7,471	21.1%
Worked in Montgomery County	13,945	91.7%	17,200	73.0%	20,541	73.0%	24,065	71.0%	3,524	17.2%	25,238	71.1%
Average Workers Per Household	1.48	N/A	1.55	N/A	1.43	N/A	1.48	N/A	0.05	3.5%	1.55	N/A
Not a US Citizen	N/A	N/A	5,805	14.7%	11,787	22.4%	13,806	23.4%	2,019	17.1%	14,027	21.7%
Foreign-born	1,982	7.5%	8,046	20.3%	18,084	34.3%	24,007	40.7%	5,923	32.8%	25,286	39.2%
Households	10,256	N/A	15,202	N/A	19,621	N/A	22,000	N/A	2,379	12.1%	22,952	N/A
White, non-Hisp. Householder	9,006	87.8%	11,161	73.4%	11,581	59.0%	10,953	49.8%	-628	-5.4%	11,475	50.0%
Black Householder	621	6.1%	1,822	12.0%	2,757	14.1%	3,598	16.4%	841	30.5%	3,887	16.9%
Asian Householder	N/A	N/A	1,201	7.9%	2,398	12.2%	3,503	15.9%	1,105	46.1%	3,819	16.6%
Hispanic Householder	226	2.2%	1,014	6.7%	2,440	12.4%	3,526	16.0%	1,086	44.5%	3,841	16.7%
Other/Mult. Race Householder	629	6.1%	494	3.2%	1,723	8.8%	2,287	10.4%	564	32.7%	2,455	10.7%
Nonfamily Hhldr. Living Alor	N/A	N/A	3,908	25.7%	5,461	27.8%	5,867	26.7%	406	7.4%	6,263	27.3%

Source: US Census Bureau (USCB), Decennial Census, except 2010 numbers in Blue, which are from the 2008-2010 American Community Survey (ACS)

** The "Hawaiin/Pacific Islander" racial category was included with "Asian" prior to 2000*

† "Hispanic" was not collected prior to 1990; 1980 and earlier data uses persons of "Spanish Origin" to determine "Hispanic"

CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION
CENSUS DEMOGRAPHICS - CITY OF GAITHERSBURG

	1980		1990		2000		2010		Δ 2000-2010		Jan 2014 Estimate	
Demographic	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**% Chg**	**Number**	**Percent**
Families	6,754	65.9%	9,768	64.3%	12,580	64.1%	14,548	66.1%	1,968	15.6%	15,335	66.8%
Family, Married Couples	5,251	77.7%	7,353	75.3%	9,529	75.7%	10,636	73.1%	1,107	11.6%	11,079	72.2%
Family, Male Householder	347	5.1%	644	6.6%	859	6.8%	1,114	7.7%	255	29.7%	1,216	7.9%
Family, Female Householder	1,156	17.1%	1,771	18.1%	2,192	17.4%	2,798	19.2%	606	27.6%	3,040	19.8%
Family, White, non-Hisp. Hhl	5,815	86.1%	6,720	68.8%	6,479	51.5%	6,292	43.2%	-187	-2.9%	6,217	40.5%
Family, Black Householder	444	6.6%	1,222	12.5%	1,849	14.7%	2,335	16.1%	486	26.3%	2,529	16.5%
Family, Asian Householder	N/A	N/A	1,004	10.3%	1,910	15.2%	2,776	19.1%	866	45.3%	3,122	20.4%
Family, Hispanic Householder	170	2.5%	819	8.4%	2,064	16.4%	2,899	19.9%	835	40.5%	3,233	21.1%
Family, Other/Mult. Race Hhl	495	7.3%	410	4.2%	1,372	10.9%	1,820	12.5%	448	32.7%	1,999	13.0%

Source: US Census Bureau (USCB), Decennial Census, except 2010 numbers in Blue, which are from the 2008-2010 American Community Survey (ACS)
** The "Hawaiin/Pacific Islander" racial category was included with "Asian" prior to 2000*
† "Hispanic" was not collected prior to 1990; 1980 and earlier data uses persons of "Spanish Origin" to determine "Hispanic"

	1980		1990		2000		2010		
Labor Force	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	
Population In Labor Force	15,207	57.5%	24,738	62.6%	30,070	57.2%	36,706	62.2%	(Percent of Total Population)
Male	8,592	67.2%	13,097	68.5%	15,704	61.2%	18,764	64.4%	"
Female	7,113	52.1%	11,641	57.0%	14,366	53.3%	20,188	65.6%	"
White, not Hispanic	N/A	N/A	N/A	N/A	15,225	50.6%	20,805	56.7%	(Percent of Labor Force)
White (including Hispanic)	13,604	89.5%	18,226	73.7%	17,560	58.4%	26,442	72.0%	"
Black	924	6.1%	3,046	12.3%	4,481	14.9%	5,897	16.1%	"
American Indian	N/A	N/A	147	0.6%	78	0.3%	N/A	0.0%	"
Asian	611	4.0%	2,190	8.9%	4,055	13.5%	8,664	23.6%	"
Hawaiian/Pacific Islander*	N/A	N/A	N/A	N/A	30	0.1%	N/A	0.0%	"
Other Race/Multiple Races	N/A	N/A	1,129	4.6%	3,866	12.9%	N/A	0.0%	"
Hispanic (of any race)	N/A	N/A	2,408	9.7%	5,356	17.8%	10,997	30.0%	"

Source: US Census Bureau (USCB), Decennial Census, except 2010 numbers in Blue , which are from the 2008-2010 American Community Survey (ACS)
** The "Hawaiin/Pacific Islander" racial category was included with "Asian" prior to 2000*
† "Hispanic" was not collected prior to 1990; 1970 and 1980 data use persons of "Spanish Origin" to determine "Hispanic"

							Δ 2000-2010		Percent of Montgomery Co			
Gaithersburg	**1960**	**1970**	**1980**	**1990**	**2000**	**2010**	**Number**	**% Chg**	**1980**	**1990**	**2000**	**2010**
Total Population	3,847	8,344	26,424	39,542	52,613	59,933	7,320	13.9%	4.6%	5.2%	6.0%	6.2%
Group Quarters Pop.	149	224	271	475	623	547	-76	-12.2%	4.8%	6.1%	6.6%	N/A
Median Age	~25	25.0	26.9	30.5	33.6	35.1	1.5	4.5%	83.8%	90.0%	91.3%	91.2%
Foreign-born	32	279	1,982	8,046	18,084	24,007	5,923	32.8%	2.8%	5.7%	7.8%	7.9%
Average HH Size	3.43	3.01	2.55	2.57	2.65	2.70	0.05	1.9%	92.1%	97.0%	99.6%	100.0%
Average Family Size	N/A	N/A	3.1	3.13	3.25	3.24	-0.01	-0.3%	95.4%	100.3%	101.9%	100.6%
Median HH Income	$6,237	$11,378	$21,118	$43,644	$59,879	$79,795	$19,916	33.3%	72.9%	80.7%	83.7%	86.3%
Median Family Inc.	$6,554	$12,378	$23,496	$49,454	$66,669	$101,250	$34,581	51.9%	69.7%	79.8%	79.3%	90.4%
Per-capita Income	N/A	$4,100	$9,279	$18,845	$27,323	$38,457	$11,134	40.7%	75.2%	73.6%	76.6%	82.2%
Families below povert	N/A	2.80%	5.00%	5.15%	5.0%	6.4%	N/A	27.2%	7.2%	9.1%	7.5%	8.5%
Persons below poverty	N/A	3.60%	6.40%	5.89%	7.1%	8.2%	N/A	16.0%	10.2%	7.4%	7.9%	7.4%
Housing Units	1,099	2,987	10,830	16,059	20,674	23,337	2,663	12.9%	5.0%	5.4%	6.2%	6.2%
Owner-Occupied	562	806	3,875	7,544	10,326	12,388	2,062	20.0%	N/A	3.9%	5.4%	5.1%
Renter-Occupied	516	1,890	6,381	7,658	9,295	9,612	317	3.4%	N/A	8.5%	9.2%	8.3%
Vacant Housing Units	21	291	574	857	1,053	1,337	284	27.0%	N/A	6.4%	10.5%	7.1%
Median Gross Rent	$88	$151	$327	$678	$904	$1,357	$453	50.1%	N/A	91.6%	98.9%	94.5%
Median Value Own-O	$16,600	$28,500	N/A	$147,300	$171,100	$372,100	$201,000	117.5%	N/A	73.4%	77.1%	80.3%
Single-Family Detchd	657	1,027	1,597	2,837	4,398	4,678	280	6.4%				
Townhouse/Duplex*	121	49	2,231	4,911	6,010	8,087	2077	34.6%				
Multifamily	321	1,878	7,002	8,308	10,142	11,569	1427	14.1%				
Mobile Home/RV	0	7	0	3	12	0	-12	-100.0%				

Source: US Census Bureau (USCB), Decennial Census, except 2010 numbers in Blue , which are from the 2008-2010 American Community Survey (ACS)
** The 1960 & 1970 Census did not distinguish between detached and attached 1-unit housing. For these Censuses, "Single-Family" represents "1-unit" and "Townhouse" represents "2-unit".*

CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION
CENSUS DEMOGRAPHICS - AMERICAN COMMUNITY SURVEY 3-YEAR ESTIMATES

	City Of Gaithersburg				City of Rockville	City of Frederick	City of Bowie	Montgomery County	Maryland
Topic	**2007-2009**	**2008-2010**	**2009-2011**	**2010-2012**	2010-2012	2010-2012	2010-2012	2010-2012	2010-2012
Total Population	59,064	59,039	60,076	61,413	62,299	65,905	55,602	990,787	5,837,378
Group Quarters Population	350	446	498	424	986	1,784	309	8,540	140,670
Male	48.0%	47.0%	47.4%	48.0%	48.0%	48.5%	48.5%	48.1%	48.4%
Female	52.0%	53.0%	52.6%	52.0%	52.0%	51.5%	51.5%	51.9%	51.6%
White, not Hispanic	46.3%	41.2%	40.4%	40.5%	53.8%	57.7%	39.2%	48.4%	54.2%
Black, not Hispanic	13.0%	12.5%	14.6%	15.6%	8.7%	17.4%	45.2%	16.8%	29.0%
American Indian, not Hispanic	0.4%	0.4%	0.7%	0.2%	0.1%	0.6%	0.2%	0.2%	0.2%
Asian, not Hispanic	15.5%	18.5%	17.4%	18.7%	18.6%	5.5%	3.9%	13.9%	5.6%
Hawaiian/Pacific Isldr., not Hisp.	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%
Other Race, not Hispanic	0.2%	0.3%	0.3%	0.4%	0.1%	0.3%	0.1%	0.3%	0.2%
Multiple Races, not Hispanic	2.0%	2.7%	3.2%	3.5%	2.7%	2.1%	4.2%	2.9%	2.3%
Hispanic	22.6%	24.3%	23.5%	21.1%	16.1%	16.3%	7.2%	16.8%	8.4%
Median Age	35.3	35.2	34.7	34.2	39.6	35.5	39.1	38.5	38.0
Under 18 years old	23.3%	22.2%	23.8%	24.6%	21.1%	22.5%	25.2%	23.7%	23.1%
Voting age population (18+)	76.7%	77.8%	76.2%	75.4%	78.9%	77.5%	74.8%	76.3%	76.9%
65 years old and older	9.7%	9.7%	9.6%	9.6%	15.0%	11.1%	10.8%	12.6%	12.6%
Born in a Different State	35.6%	33.8%	34.2%	32.3%	42.9%	37.6%	53.3%	42.0%	37.0%
Foreign-born	36.6%	40.7%	37.5%	39.6%	33.2%	19.4%	13.8%	32.2%	14.0%
Not a US Citizen	20.5%	23.4%	20.9%	22.5%	15.9%	13.0%	6.0%	16.7%	7.6%
Home Language not English	44.9%	48.8%	45.6%	44.2%	40.8%	23.6%	15.2%	39.1%	16.8%
Noninstized. Civilian with a Disability	N/A	7.8%	7.7%	7.3%	8.3%	11.0%	7.5%	7.5%	10.3%
No Health Insurance Coverage	N/A	17.3%	15.3%	15.6%	10.4%	12.5%	7.9%	12.0%	10.7%
In Labor Force, 16+ years old	76.6%	77.7%	76.3%	74.2%	72.3%	74.3%	75.9%	72.5%	69.0%
Workers 16 years old and older	33,100	33,889	33,343	32,511	33,584	34,621	29,688	512,639	2,873,497
Unemployed, civilian labor force	5.4%	5.9%	5.8%	6.1%	5.3%	8.4%	7.1%	6.7%	8.6%
Worked in the City	21.2%	21.7%	23.5%	23.4%	23.7%	47.6%	14.2%	N/A	N/A
Worked in the County	69.5%	71.0%	74.5%	74.7%	67.8%	64.3%	43.9%	59.9%	N/A
Worked in Maryland	77.6%	80.0%	82.0%	82.0%	73.6%	89.8%	66.8%	71.1%	82.6%
Average Commute Time, minutes	32.3	31.6	30.6	31.2	30.9	33.9	35.5	34.3	32.0
Commute, drove alone	73.6%	71.7%	70.5%	65.9%	59.9%	67.9%	73.8%	65.9%	73.2%
Commute, car/van pool	9.4%	11.7%	11.6%	13.1%	8.5%	15.8%	10.5%	10.5%	10.2%
Commute, all public transp.	11.4%	10.0%	10.3%	12.4%	21.2%	4.7%	9.2%	15.7%	8.9%
Commute, train/subway	7.4%	5.0%	5.0%	6.6%	16.2%	2.4%	7.6%	10.2%	4.6%
Commute, bus	4.0%	5.0%	5.2%	5.8%	5.0%	2.3%	1.6%	5.5%	4.3%
Commute, walk	1.8%	1.9%	2.5%	2.9%	2.5%	4.4%	2.1%	2.1%	2.3%
Commute, bike	0.6%	0.6%	0.5%	0.1%	0.6%	0.4%	0.0%	0.4%	0.3%
Worked at Home	2.7%	3.5%	3.8%	4.3%	6.0%	6.3%	3.5%	5.7%	4.2%
Vehicles per Occupied Housing Unit	1.69	1.67	1.66	1.61	1.62	1.63	2.05	1.76	1.77
Vehicles per Owner-occupied Unit	1.88	1.91	1.94	1.89	1.93	1.95	2.15	2.02	2.07
Vehicles per Renter-occupied Unit	1.43	1.35	1.28	1.24	1.18	1.24	1.45	1.24	1.17
No Degree/Diploma Completed	10.3%	10.9%	9.7%	10.0%	7.3%	12.1%	5.7%	8.9%	11.4%
High Sch Diploma/Some College	31.5%	32.3%	33.6%	31.6%	26.5%	43.5%	43.3%	29.1%	45.7%
Associates Degree	5.6%	4.4%	5.5%	7.1%	4.7%	8.2%	5.4%	5.2%	6.3%
Bachelors Degree	29.0%	28.6%	27.8%	27.5%	25.6%	22.3%	26.0%	26.4%	20.0%
Graduate/Prof Degree	23.6%	23.9%	23.4%	23.8%	35.9%	13.9%	19.5%	30.4%	16.6%
Population 25 years old & older	39,581	41,218	41,469	42,219	45,060	44,239	36,199	680,294	3,922,966
Households (HH)	22,080	22,894	22,365	22,526	24,375	26,038	19,068	359,995	2,141,086
Families	13,852	14,669	14,793	15,416	16,013	15,603	14,050	246,348	1,432,129
Married-couple Families	45.1%	46.4%	47.9%	49.0%	52.7%	41.4%	56.2%	52.7%	47.4%
Single Householder	29.3%	28.6%	26.9%	19.4%	27.5%	32.0%	21.3%	25.9%	27.2%
Average HH Size	2.66	2.56	2.66	2.71	2.52	2.46	2.90	2.73	2.66
Average Family Size	3.32	3.18	3.28	3.26	3.07	3.12	3.38	3.29	3.24
Workers per Household	1.50	1.48	1.49	1.44	1.38	1.33	1.56	1.42	1.34
Births per 1000 women aged 15-50	77	70	56	54	85	46	34	52	53

Source: US Census Bureau (USCB), American Community Survey (ACS)

CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION
CENSUS DEMOGRAPHICS - AMERICAN COMMUNITY SURVEY 3-YEAR ESTIMATES

	City Of Gaithersburg				City of Rockville	City of Frederick	City of Bowie	Montgomery County	Maryland
Topic	**2007-2009**	**2008-2010**	**2009-2011**	**2010-2012**	2010-2012	2010-2012	2010-2012	2010-2012	2010-2012
Median HH Income	$83,115	$79,795	$77,230	$73,996	$96,650	$65,070	$105,106	$94,767	$71,707
Median Family Income	$102,449	$101,250	$101,002	$88,339	$113,474	$76,012	$118,574	$114,455	$86,383
Per-capita Income	$37,527	$38,457	$39,542	$39,813	$48,589	$32,462	$42,082	$47,062	$35,328
Median Earnings - all workers	$40,629	$40,039	$40,260	$41,290	$52,482	$36,624	$51,860	$46,561	$39,785
Median Earnings - male full-time	$61,107	$62,339	$64,364	$63,463	$78,460	$55,751	$71,351	$74,018	$58,601
Median Earnings - female full-time	$51,318	$50,992	$50,544	$52,764	$62,423	$47,221	$65,031	$60,928	$49,544
Households below poverty	N/A	9.2%	10.0%	9.7%	4.9%	10.4%	N/A	6.4%	9.4%
Families below poverty	4.3%	6.4%	7.5%	7.5%	3.7%	7.1%	1.5%	4.6%	7.0%
Persons below poverty	7.0%	8.2%	10.1%	10.0%	5.8%	11.1%	3.3%	6.9%	10.1%
Housing Units	23,495	24,334	23,648	23,832	25,494	27,651	20,117	377,361	2,387,867
Owner-Occupied	57.7%	57.0%	57.3%	56.6%	58.5%	55.0%	86.7%	66.5%	67.1%
Renter-Occupied	42.3%	43.0%	42.7%	43.4%	41.5%	45.0%	13.3%	33.5%	32.9%
Vacant Housing Units	6.0%	5.9%	5.4%	5.5%	4.4%	5.8%	5.2%	4.6%	10.3%
Single Family Detached	21.0%	19.2%	21.1%	21.8%	45.2%	33.8%	71.7%	48.1%	51.6%
Single Family Attached	29.8%	31.9%	30.7%	29.6%	17.2%	31.1%	19.1%	18.1%	21.2%
Multifamily	49.2%	48.9%	48.2%	48.6%	37.6%	35.1%	9.1%	33.9%	27.2%
Persons per Single Family (1-unit)	3.07	2.85	2.92	2.96	3.00	2.76	2.91	3.06	2.88
Persons / owner Mulifamily (2+ units)	2.08	2.03	2.35	2.33	1.72	1.68	2.03	1.72	1.70
Persons / renter Mulifamily (2+ units)	2.25	2.29	2.38	2.46	1.87	1.89	1.96	2.16	2.08
Same Residence 1 Year Ago	83.7%	82.9%	83.2%	83.6%	85.5%	78.5%	91.0%	85.9%	86.8%
Lived in Different State 1 Yr Ago	3.5%	3.9%	4.0%	3.7%	4.3%	3.3%	2.9%	3.6%	2.7%
Median Gross Rent	$1,344	$1,357	$1,400	$1,439	$1,746	$1,198	$1,757	$1,550	$1,177
Median Value Owner-Occupied	$383,800	$372,100	$361,200	$354,300	$485,500	$241,200	$297,700	$444,100	$289,300
HH with Rent > 30% of Income	48.0%	48.2%	50.4%	54.1%	47.5%	51.9%	44.9%	52.3%	52.0%
HH with Mortgage > 30% of Income	35.5%	36.1%	36.9%	35.9%	33.0%	34.5%	40.3%	34.8%	36.2%

Source: US Census Bureau (USCB), American Community Survey (ACS)

	Gaithersburg	Rockville	Frederick	Bowie	Baltimore	Washington	Maryland	Washington Metropolitan	Montgomery County
Total Population, 1850 Census	-	-	6,028	-	169,054	51,687	583,034	-	15,860
Total Population, 1860 Census	-	365	8,148	-	212,418	75,080	687,049	-	18,322
Total Population, 1870 Census	-	660	8,526	-	267,354	131,700	780,894	-	20,503
Total Population, 1880 Census	-	688	8,659	-	332,313	177,624	934,943	-	24,759
Total Population, 1890 Census	-	1,568	8,193	-	434,439	230,392	1,042,390	-	27,185
Total Population, 1900 Census	547	1,110	9,296	-	508,957	278,718	1,188,044	305,684	30,451
Total Population, 1910 Census	625	1,181	10,411	-	558,485	331,069	1,295,346	367,869	32,089
Total Population, 1920 Census	729	1,145	11,066	677	733,826	437,571	1,449,661	524,469	34,921
Total Population, 1930 Census	1068	1,460	14,434	694	804,874	486,869	1,631,526	621,059	42,206
Total Population, 1940 Census	1021	2,047	15,802	767	859,100	663,091	1,821,244	967,985	83,912
Total Population, 1950 Census	1755	6,934	18,142	800	949,708	802,178	2,343,001	1,464,089	164,401
Total Population, 1960 Census	3,847	26,090	21,744	1,072	939,024	763,956	3,100,689	2,001,897	340,928
Total Population, 1970 Census	8,344	42,739	23,641	35,028	905,787	756,668	3,923,897	2,861,123	522,809
Total Population, 1980 Census	26,424	43,811	28,086	33,695	786,741	638,432	4,216,933	3,060,922	579,053
Total Population, 1990 Census	39,542	44,835	40,148	37,589	736,014	606,900	4,780,753	3,923,574	757,027
Total Population, 2000 Census	52,613	47,388	52,767	50,269	651,154	572,059	5,296,507	4,923,153	873,341
Total Population, 2010 Census	59,933	61,209	65,239	54,727	620,961	601,723	5,773,626	5,582,170	971,777
Population, July 1, 2011 Estimate	61,045	62,334	66,169	55,232	619,493	617,996	5,828,289	5,703,948	989,794
Population, July 1, 2012 Estimate	62,794	63,244	66,382	56,129	621,342	632,323	5,884,563	5,860,342	1,004,709
Population, July 1, 2013 Estimate	N/A	N/A	N/A	N/A	N/A	646,449	5,928,814	N/A	N/A

Source: US Census Bureau (USCB), Decennial Census and Population Estimates Program

CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION
CENSUS DEMOGRAPHICS - MONTGOMERY COUNTY

Montgomery County	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2005	2010
Total Population	32,089	34,921	49,206	83,912	164,401	340,928	522,809	579,053	757,027	873,341	931,000	971,777
Group Quarters Pop.	N/A	N/A	N/A	N/A	549	3,777	6,164	5,632	7,770	9,431	N/A	8,900
Male	16,163	17,488	24,336	41,312	81,178	166,694	253,242	278,740	364,880	418,622	438,501	466,402
Female	15,926	17,433	24,870	42,600	83,223	174,234	269,567	300,313	392,147	454,719	492,499	505,375
White	22,846	26,633	40,918	74,986	153,804	327,736	493,934	495,485	580,635	565,719	595,840	558,358
Black	9,235	8,282	8,266	8,889	5,117	11,527	21,551	50,756	92,267	132,256	154,546	167,315
American Indian, et al	3	1	N/A	N/A	26	50	413	980	1,841	2,544	N/A	3,639
Asian	5	5	N/A	N/A	144	1,363	4,533	22,790	61,981	98,651	124,754	135,451
Hawaiian/Pacific Isldr	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	412	N/A	522
Other/Multiple Races	0	0	22	37	147	252	2,378	9,042	20,303	43,642	55,860	106,492
Hispanic †	N/A	N/A	N/A	N/A	N/A	N/A	15,920	22,790	55,684	100,604	129,409	165,398
White, non-Hispanic	N/A	N/A	N/A	N/A	N/A	N/A	N/A	477,976	548,453	519,318	518,567	478,765
Median Age	N/A	N/A	N/A	N/A	29.5	28.1	27.9	32.1	33.9	36.8	36.9	38.5
Under 5 years old	N/A	N/A	4,790	7,334	21,400	42,299	43,074	33,374	57,138	60,173	63,308	63,732
Voting age population	8,835	19,880	29,369	54,564	104,218	193,991	311,406	424,742	578,783	651,583	689,871	738,247
65 years old and older	N/A	N/A	3,002	5,046	9,202	17,963	32,619	50,905	77,491	98,157	104,272	119,769
Foreign-born	491	595	N/A	2,275	N/A	15,417	35,914	70,128	141,166	232,996	N/A	304,525
In Labor Force	N/A	N/A	18,534	25,068	67,930	133,487	225,975	313,248	448,284	477,123	526,830	557,220
Worked in Mont. Co.	N/A	N/A	N/A	N/A	N/A	43.6%	50.5%	54.3%	58.6%	58.7%	59.9%	59.9%
Average Commute, m	N/A	N/A	N/A	N/A	N/A	N/A	N/A	27.2	29.5	32.8	31.0	33.5
Commute, drove alone	N/A	N/A	N/A	N/A	N/A	77.8%	N/A	61.9%	67.8%	68.9%	72.0%	65.8%
Commute, all pub tran	N/A	N/A	N/A	N/A	N/A	7.3%		10.0%	12.6%	12.6%	15.5%	15.1%
Commute, train/subwa	N/A	N/A	N/A	N/A	N/A	0.4%		4.2%	8.2%	8.4%	N/A	9.2%
Commute, bus	N/A	N/A	N/A	N/A	N/A	6.9%		5.6%	4.2%	4.0%	N/A	5.8%
Commute, walk	N/A	N/A	N/A	N/A	N/A	4.6%		3.3%	2.2%	1.9%	N/A	2.2%
Commute, bike	N/A	N/A	N/A	N/A	N/A	N/A		0.4%	0.2%	0.3%	N/A	0.4%
No Degree Completed	N/A	N/A	N/A	48.3%	35.4%	35.6%	20.5%	12.7%	27.8%	10.8%	N/A	9.6%
High Sch/Some Colleg	N/A	N/A	N/A	33.9%	41.9%	42.2%	46.2%	44.5%	16.8%	33.4%	N/A	29.0%
Associates Degree	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.5%	4.5%	N/A	5.2%
Bachelors Degree²	N/A	N/A	N/A	17.9%	22.7%	11.5%	33.2%	18.0%	26.7%	26.1%	N/A	26.5%
Graduate/Prof Degree	N/A	N/A	N/A	N/A	N/A	10.7%	N/A	24.9%	23.2%	25.2%	N/A	29.7%
Households	N/A	N/A	N/A	N/A	45,225	92,433	156,674	207,319	282,228	324,565	350,000	357,086
Families	6,705	7,712	11,790	21,740	42,110	85,272	132,020	152,891	198,232	224,225	259,700	244,898
Average HH Size	N/A	N/A	N/A	N/A	3.54	3.65	3.30	2.77	2.65	2.66	2.66	2.70
Average Family Size	N/A	N/A	3.53	N/A	N/A	N/A	N/A	3.25	3.12	3.19	N/A	3.22
Workers per HH			1.57	1.53	1.40	1.40	1.40	1.44	1.52	1.40	N/A	1.41
Median HH Income	N/A	N/A	N/A	N/A	$4,532	$8,494	$14,090	$28,987	$54,089	$71,551	$83,880	$92,451
Median Family Inc.	N/A	N/A	N/A	N/A	$5,259	$9,317	$16,710	$33,702	$61,988	$84,035	N/A	$112,058
Per-capita Income	N/A	N/A	N/A	N/A	N/A	N/A	$5,188	$12,335	$25,591	$35,684	N/A	$46,808
Families below povert	N/A	N/A	N/A	N/A	N/A	N/A	3.0%	3.0%	2.8%	3.8%	N/A	4.6%
Persons below poverty	N/A	N/A	N/A	N/A	N/A	N/A	4.2%	4.3%	4.2%	5.4%	N/A	6.8%
Housing Units	6,541	7,464	11,318	23,255	47,199	97,141	161,378	216,221	295,723	334,632	350,000	375,905
Owner-Occupied		4,759	6,268	13,916	31,097	67,785	96,246	134,139	191,749	191,551	260,050	241,465
Renter-Occupied		2,756			14,167	24,648	60,428	73,056	90,479	101,548	89,950	115,621
Vacant Housing Units	N/A	N/A	N/A	1,515	1,807	4,708	3,095	8,857	13,495	10,067	N/A	18,819
Median Gross Rent	N/A	N/A			$72.39	$105	$165	$342	$740	$914	N/A	$1,436
Median Value Own-O	N/A	N/A	$9,540	$7,730	$16,136	$19,800	$32,700	$97,300	$200,800	$221,800	N/A	$463,200

Source: US Census Bureau (USCB), Decennial Census, except 2005: M-NCPPC Census Update for Montgomery Co. and numbers in Blue : 2008-2010 American Community Survey (ACS

** The "Hawaiin/Pacific Islander" racial category was included with "Asian" prior to 2000*
† "Hispanic" was not collected prior to 1990; 1970 and 1980 data use persons of "Spanish Origin" to determine "Hispanic"
° 1910: Males 21 and older; 1920-1970: All persons 21 and older; 1980-present: All persons 18 and older
¹ 1960 Includes travel by all private vehicles (including car pools)
² Prior to 1990, "Bachelors Degree" means 4 years of college completed and "Graduate/Prof Degree" means 5 years of college completed, but not necessarily a degree earned
³ Prior to 1950, "family" included all households, even one-person singles; Beginning in 1950, "family" only includes households with two or more related persons

CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION
CENSUS DEMOGRAPHICS - MARYLAND

Maryland	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
Total Population	1,295,346	1,449,661	1,631,526	1,821,244	2,343,001	3,100,689	3,923,897	4,216,933	4,780,753	5,296,507	5,773,626
Group Quarters Pop.	N/A	N/A	47,169	56,738	97,410	95,354	104,817	94,428	113,856	134,056	138,375
Male	644,225	729,455	821,009	915,038	1,166,603	1,533,200	1,916,321	2,042,810	2,318,671	2,557,794	2,791,762
Female	651,121	720,206	810,517	906,206	1,176,398	1,567,489	2,006,078	2,174,165	2,462,797	2,738,692	2,981,790
White	1,062,639	1,204,737	1,354,226	1,518,481	1,954,975	2,573,919	3,194,888	3,158,838	3,393,964	3,391,308	3,359,284
Black	232,250	244,479	276,379	301,931	385,972	518,410	699,479	958,150	1,189,899	1,477,411	1,700,298
American Indian, et al.	55	32	50	73	314	1,538	4,239	8,021	12,972	15,423	20,420
Asian	402	400	871	759	1,699	5,700	17,944	64,278	139,719	210,929	318,853
Hawaiian/Pacific Isldr.*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2,303	3,157
Other/Multiple Races	0	13	14	286	656	1,122	5,849	27,688	44,914	95,525	371,540
Hispanic †	N/A	N/A	56	719	N/A	N/A	52,974	64,746	125,102	227,916	470,632
White, non-Hispanic	N/A	N/A	N/A	1,517,762	N/A	N/A	3,152,974	3,116,160	3,326,109	3,286,547	3,157,958
Median Age	24.8	26.2	27.4	29.6	29.7	28.7	27.1	30.3	33.9	36.0	39.3
Under 5 years old	137,714	147,005	144,629	136,665	258,252	366,520	344,267	272,274	357,818	353,393	364,488
Voting age population°	741,727	862,391	996,928	1,185,654	1,527,089	1,845,067	2,342,854	3,049,445	3,619,227	3,940,314	4,420,588
65 years old and older	60,667	72,468	92,972	123,516	163,914	226,539	299,682	395,609	517,482	599,307	707,642
Foreign-born	104,944	103,179	96,330	82,591	94,921	94,178	124,345	195,581	313,494	518,315	776,521
Born in MD	1,026,355	1,107,290	1,206,654	1,295,370	1,465,840	1,807,856	2,117,624	2,262,789	2,383,427	2,610,963	2,723,856
In Labor Force	541,164	603,478	672,906	767,091	973,052	1,033,563	1,671,220	1,948,119	2,639,896	2,769,525	3,180,591
Worked in MD		N/A	N/A		N/A	N/A	78.1%	83.3%	82.6%	82.6%	82.9%
Average Commute, min.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	26.6	27.0	31.2	31.6
Commute, drove alone[1]	N/A	N/A	N/A	N/A	N/A	66.8%	65.1%	60.7%	69.8%	73.7%	73.0%
Commute, public transp		N/A	N/A		N/A	12.7%	9.0%	8.8%	8.1%	7.2%	8.7%
No Degree Completed		N/A	N/A	79.4%	69.1%	60.0%	47.7%	32.6%	40.2%	16.6%	12.1%
High Sch/Some College		N/A	N/A	15.8%	23.9%	30.7%	38.4%	47.1%	28.1%	49.2%	46.1%
Associates Degree		N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.2%	5.1%	6.2%
Bachelors Degree[2]		N/A	N/A	4.8%	7.0%	5.3%	7.4%	20.4%	15.6%	17.1%	19.7%
Graduate/Prof Degree[2]		N/A	N/A	N/A	N/A	4.0%	6.6%	N/A	10.9%	12.0%	15.9%
Households	N/A	N/A	N/A	N/A	755,075	863,003	1,175,073	1,460,865	1,748,991	1,980,859	2,156,411
Families[3]	274,824	324,742	385,179	472,340	581,840	763,412	971,877	1,094,386	1,245,814	1,359,318	1,447,002
Average HH Size	N/A	N/A	N/A	3.91	3.56	3.48	3.25	2.82	2.67	2.61	2.61
Average Family Size	4.7	4.46	3.89	N/A	N/A	N/A	3.64	3.30	3.14	3.13	3.15
Workers per HH	1.97	1.86	1.75	1.46	1.19	1.34	1.34	1.22	1.42	1.31	1.32
Median HH Income	N/A	N/A	N/A	N/A	$2,811	$5,417	$10,101	$20,281	$39,386	$52,868	$70,017
Median Family Income	N/A	N/A	N/A	N/A	$3,266	$6,309	$11,057	$23,112	$45,034	$61,876	$84,452
Per-capita Income	N/A	N/A	N/A	N/A	N/A	$2,003	$3,512	$8,293	$17,730	$25,614	$34,469
Families below poverty	N/A	N/A	N/A	N/A	N/A	N/A	7.7%	7.5%	6.0%	6.1%	6.1%
Persons below poverty	N/A	N/A	N/A	N/A	N/A	N/A	10.1%	9.8%	8.1%	8.5%	9.1%
Housing Units	274,824	324,742	385,179	500,156	689,116	934,552	1,249,814	1,570,895	1,891,917	2,145,283	2,378,814
Owner-Occupied	117,297	159,262	208,563	220,765	360,718	556,391	690,514	905,535	1,137,296	1,341,751	1,455,775
Renter-Occupied	149,201	160,219		244,918	280,504	306,610	484,559	555,330	611,695	639,108	700,636
Vacant Housing Units	N/A	N/A	N/A	34,473	46,176	71,551	74,104	88,354	142,926	164,424	222,403
Median Gross Rent		N/A			$46.16	$78	$111	$266	$548	$689	$1,117
Median Value Own-Oc	N/A	N/A	$4,525	$3,031	$8,033	$11,900	$18,700	$58,300	$116,500	$146,000	$321,400

Source: US Census Bureau (USCB), Decennial Census, except numbers in Blue : 2008-2010 American Community Survey (ACS)

** The "Hawaiin/Pacific Islander" racial category was included with "Asian" prior to 2000*
† "Hispanic" was not collected prior to 1990; 1970 and 1980 data use persons of "Spanish Origin" to determine "Hispanic"
° 1910: Males 21 and older; 1920-1970: All persons 21 and older; 1980-present: All persons 18 and older
[1] 1960 Includes travel by all private vehicles (including car pools)
[2] Prior to 1990, "Bachelors Degree" means 4 years of college completed and "Graduate/Prof Degree" means 5 years of college completed, but not necessarily a degree earned
[3] Prior to 1950, "family" included all households, even one-person singles; Beginning in 1950, "family" only includes households with two or more related persons

CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION
CENSUS DEMOGRAPHICS - WASHINGTON DC METROPOLITAN STATISTCAL AREA (MSA)

Washington DC MSA	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
Total Population	367,869	524,469	621,059	967,985	1,464,089	2,001,897	2,861,123	3,060,922	3,923,574	4,923,153	5,582,170
Group Quarters Pop.					116,855	78,688	86,220	68,971	99,373	100,237	102,275
Male			299,071	439,059	710,461	975,109	1,384,885	1,477,377	1,911,258	2,397,346	2,716,483
Female			321,988	468,757	759,628	1,026,788	1,476,238	1,583,545	2,012,316	2,525,807	2,865,687
White			467,366	692,418	1,121,930	1,502,429	2,124,903	2,083,874	2,577,933	2,957,698	3,058,820
Black			152,748	213,783	337,150	487,183	703,745	853,593	1,041,934	1,282,057	1,438,436
American Indian, et al.				199	N/A	1,016	3,300	7,578	11,036	15,406	22,791
Asian				765	N/A	8,864	18,097	87,037	202,437	329,850	517,458
Hawaiian/Pacific Isldr.*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3,069	4,008
Other/Multiple Races				651	4,345	2,405	11,078	28,840	90,234	335,073	540,657
Hispanic †				N/A	N/A	N/A	70,904	93,483	224,786	432,003	770,795
White, non-Hispanic				N/A	N/A	N/A	N/A	2,021,230	2,459,133	2,762,241	2,711,258
Median Age					30.6	29.0	26.5	30.1	32.4	34.9	36.1
Under 5 years old			45,302	67,732	159,846	233,810	255,218	191,492	285,860	343,485	375,113
Voting age population°			422,001	680,033	1,003,491		1,727,433	2,237,388	3,000,154	3,677,119	4,249,900
65 years old and older			33,706	56,605	85,915	122,390	171,899	229,377	335,995	446,288	557,790
Foreign-born				42,047		83,942	129,988	249,994	484,449	832,016	1,088,573
In Labor Force				449,573	686,067	873,366	1,303,983	1,651,200	2,334,045	2,712,426	3,023,494
Average Commute, min	N/A	N/A	N/A	N/A	N/A	N/A	N/A	28.5	29.1	32.8	33.5
Commute, drove alone[1]				N/A	N/A	59.7%	60.4%	52.8%	62.9%	67.8%	76.6%
Commute, public transp					N/A	37.2%	16.5%	16.8%	13.7%	11.2%	14.0%
No Degree Completed				58.0%	48.0%	41.8%	36.7%	18.9%	34.1%	16.6%	10.5%
High Sch/Some College				30.2%	37.0%	40.0%	44.4%	40.3%	22.0%	49.2%	37.1%
Associates Degree				N/A	N/A	N/A	N/A	N/A	5.4%	5.1%	5.5%
Bachelors Degree[2]				11.9%	15.0%	8.7%	9.9%	15.2%	21.9%	17.1%	24.7%
Graduate/Prof Degree[2]				N/A	N/A	9.6%	8.9%	25.6%	16.5%	12.0%	22.2%
Households				232,614	405,122	590,621	898,496	1,115,399	1,459,358	1,849,708	2,074,730
Families[3]				234,920	369,930	478,907	689,096	760,088	970,759	1,231,477	1,351,258
Average HH Size				3.55	3.32	3.25	3.09	2.68	2.62	2.61	2.64
Average Family Size					N/A	N/A	N/A	3.29	3.17	3.18	3.23
Workers per HH				1.75	1.53	1.41	1.38	1.27	1.52	1.38	1.41
Median HH Income					$3,321	$5,962	$9,879	$23,486	$46,884	$62,216	$85,258
Median Family Income					$4,262	$7,577	$12,933	$27,802	$54,094	$72,247	$101,824
Per-capita Income				N/A	N/A	N/A	$4,273	$10,249	$21,416	$30,350	$41,347
Families below poverty				N/A	N/A	N/A	6.1%	6.0%	4.3%	5.2%	5.1%
Persons below poverty				N/A	N/A	N/A	8.3%	8.2%	6.4%	7.3%	7.7%
Housing Units				249,944	419,886	618,368	937,823	1,179,845	1,556,749	1,942,641	2,213,752
Owner-Occupied				87,797	172,718	289,102	412,973	604,707	883,612	1,181,971	1,333,662
Renter-Occupied					229,885	301,519	485,523	508,063	575,746	1,568,180	741,068
Vacant Housing Units				15,024	13,421	27,747	39,040	67,075	97,391	94,577	139,022
Median Gross Rent					$60.55	$88	$135	$293	$667	$811	$1,319
Median Value Own-Oc				$7,221	$14,022	$17,100	$28,200		$166,100	$178,900	$394,800

Source: US Census Bureau (USCB), Decennial Census, except numbers in Blue : 2008-2010 American Community Survey (ACS)

Note: *prior to 1950, the Census Bureau collected information for "Metropolitan Districts" only; Beginning with the 1950 Census, Metropolitan Statistical Areas were defined.*

** The "Hawaiin/Pacific Islander" racial category was included with "Asian" prior to 2000*

† "Hispanic" was not collected prior to 1990; 1970 and 1980 data use persons of "Spanish Origin" to determine "Hispanic"

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[1] 1960 Includes travel by all private vehicles (including car pools)

[2] Prior to 1990, "Bachelors Degree" means 4 years of college completed and "Graduate/Prof Degree" means 5 years of college completed, but not necessarily a degree earned

[3] Prior to 1950, "family" included all households, even one-person singles; Beginning in 1950, "family" only includes households with two or more related persons

Population Change	1910-20	1920-30	1930-40	1940-50	1950-60	1960-70	1970-80	1980-90	1990-2000	2000-10
Maryland	11.91%	12.55%	11.63%	28.65%	32.34%	26.55%	7.47%	13.37%	10.79%	9.01%
Washington DC MSA	42.57%	18.42%	55.86%	51.25%	36.73%	42.92%	6.98%	28.18%	25.48%	13.39%
Montgomery County	8.83%	40.91%	70.53%	95.92%	107.38%	53.35%	10.76%	30.74%	15.36%	6.60%
Gaithersburg	16.64%	46.50%	-4.40%	71.89%	119.20%	116.90%	216.68%	49.64%	33.06%	13.91%

CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION
METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS (MWCOG) FORECASTS

Adopted Round 8.2 Forecasts

	City of Gaithersburg			Montgomery County			MWCOG MSA Region (1983)		
Year	Population	Households	Jobs	Population	Households	Jobs	Population	Households	Jobs
2010*	59,933	22,000	49,090	971,777	357,086	510,277	5,265,177	1,960,100	3,148,772
2015	66,705	24,473	52,848	1,020,039	377,524	531,993	5,593,615	2,093,927	3,344,620
2020	70,151	25,741	55,269	1,067,030	396,955	564,419	5,888,600	2,219,804	3,620,445
2025	73,354	27,113	59,387	1,109,953	414,873	598,807	6,201,719	2,348,755	3,863,142
2030	77,426	28,761	64,309	1,153,912	434,767	635,257	6,467,873	2,460,789	4,085,703
2035	81,202	30,571	69,262	1,184,641	449,928	673,973	6,702,003	2,560,651	4,278,489
2040	84,966	32,332	74,546	1,202,769	460,161	715,143	6,922,748	2,654,930	4,485,412

* Population and Households from Census 2010; Jobs from Round 8.2 Forecast

Adopted Round 8.1 Forecasts

	City of Gaithersburg			Montgomery County			MWCOG MSA Region (1983)		
Year	Population	Households	Jobs	Population	Households	Jobs	Population	Households	Jobs
2010*	59,933	22,000	50,418	971,777	357,086	510,136	5,265,177	1,960,100	3,175,874
2015	62,027	23,584	54,909	1,015,406	376,536	541,995	5,556,221	2,094,792	3,389,649
2020	67,177	25,689	62,495	1,065,425	397,237	585,363	5,866,149	2,226,816	3,683,243
2025	72,089	27,940	67,123	1,109,740	415,795	633,226	6,167,206	2,350,268	3,937,303
2030	76,663	30,352	72,632	1,153,998	436,202	684,284	6,413,865	2,453,583	4,153,872
2035	81,036	32,244	79,585	1,185,510	451,446	714,438	6,621,608	2,542,018	4,331,279
2040	84,613	33,792	83,383	1,203,644	461,469	737,364	6,803,104	2,619,783	4,511,213

* Population and Households from Census 2010; Jobs from Round 8.1 Forecast

Adopted Round 8.0 Forecasts

	City of Gaithersburg			Montgomery County			MWCOG MSA Region (1983)		
Year	Population	Households	Jobs	Population	Households	Jobs	Population	Households	Jobs
2000*	52,613	19,621	43,051	873,341	324,565	474,300	4,544,944	1,707,817	2,845,156
2005	57,162	21,672	48,780	929,097	347,500	500,000	4,953,006	1,864,241	3,052,116
2010	58,311	22,117	50,418	979,996	360,500	506,000	5,234,175	1,967,781	3,214,667
2015	62,027	23,584	54,909	1,016,996	377,000	540,000	5,546,239	2,103,801	3,438,275
2020	67,177	25,689	62,495	1,064,995	398,000	585,000	5,850,810	2,235,875	3,717,677
2025	72,089	27,940	67,123	1,108,997	417,000	628,000	6,133,964	2,357,882	3,944,392
2030	76,663	30,352	72,632	1,151,997	438,000	673,000	6,371,190	2,462,800	4,138,144
2035	81,036	32,244	79,585	1,181,997	453,000	703,000	6,572,903	2,550,628	4,317,316
2040	84,613	33,792	83,383	1,198,997	463,000	723,000	6,753,585	2,628,623	4,481,394

* Population and Households from Census 2000; Jobs from Round 7.0a Forecast

Adopted Round 7.2A Forecasts

	City of Gaithersburg			Montgomery County			MWCOG MSA Region (1983)		
Year	Population	Households	Jobs	Population	Households	Jobs	Population	Households	Jobs
2000*	52,613	19,621	43,051	873,341	324,565	474,300	4,544,944	1,707,817	2,845,156
2005	57,162	21,672	48,780	929,100	347,000	500,000	4,962,733	1,863,820	3,051,887
2010	58,780	22,283	51,091	966,000	362,000	510,000	5,268,023	1,999,728	3,277,445
2015	63,913	24,321	57,182	1,025,000	386,000	547,000	5,595,019	2,146,223	3,521,842
2020	69,969	27,051	67,348	1,075,000	408,000	590,000	5,927,171	2,288,650	3,784,787
2025	78,342	30,860	77,832	1,113,500	425,200	631,000	6,213,437	2,407,783	4,007,250
2030	85,002	33,892	84,163	1,142,000	440,400	673,000	6,438,932	2,508,750	4,203,989
2035	91,161	36,709	90,724	1,161,000	451,400	703,000	6,638,689	2,593,406	4,358,322
2040	98,046	39,713	99,011	1,174,000	460,000	723,000	6,845,420	2,674,928	4,525,007

* Population and Households from Census 2000; Jobs from Round 7.0a Forecast

CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION
METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS (MWCOG) FORECASTS

Adopted Round 7.1 Forecasts

	Montgomery County			MWCOG MSA Region (1983)		
Year	Population	Households	Jobs	Population	Households	Jobs
2000*	873,341	324,565	474,300	4,544,944	1,707,817	2,845,156
2005	940,348	347,000	500,000	4,986,896	1,876,783	3,051,004
2010	992,330	362,000	510,000	5,410,430	2,043,982	3,350,897
2015	1,037,318	386,000	547,000	5,778,333	2,201,784	3,595,398
2020	1,077,307	408,000	590,000	6,107,668	2,335,366	3,829,550
2025	1,114,298	425,000	630,000	6,372,037	2,446,296	4,042,941
2030	1,147,280	440,000	670,000	6,579,787	2,533,932	4,225,353

* Population and Households from Census 2000; Jobs from Round 7.0a Forecast

MSA = Metropolitan Statistical Area in 1983 (defined by US Census Bureau) and includes the following:
Calvert, Charles, Frederick, Montgomery, Prince Georges counties in MD
Arlington, Fairfax, Loudoun, Prince William, Stafford counties in VA
Alexandria, Fairfax, Falls Church, Manassas, Manassas Park cities in VA
Washington city in DC

Note: MWCOG Forecasts for population, households, and jobs take into account vacancy rates.

CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION
RESIDENTIAL DEVELOPMENT TRENDS

Site Development Approvals/Entitlements[1] (Residential Approvals)

Time Period		Single Family[2]		Multifamily[2]		
From	Through	Detached	Townhouse[3]	Apartments	Condominiums	Total Units[2]
7/1/2013	12/31/2013	0	0	2	0	2
1/1/2013	6/30/2013	1	0	-70	70	1
7/1/2012	12/31/2012	-1	0	4	0	3
1/1/2012	6/30/2012	0	0	287	0	287
7/1/2011	12/31/2011	0	19	0	0	19
1/1/2011	6/30/2011	-12	33	588	-88	521
1/1/2000	12/31/2010	663	1497	2410	1477	6047
7/1/2010	12/31/2010	0	0	0	0	0
1/1/2010	6/30/2010	1	0	254	0	255
7/1/2009	12/31/2009	-3	0	300	0	297
1/1/2009	6/30/2009	0	0	194	0	194
7/1/2008	12/31/2008	0	0	139	0	139
1/1/2008	6/30/2008	-1	-52	1292	50	1289
7/1/2007	12/31/2007	16	91	24	60	191
1/1/2007	6/30/2007	188	398	0	68	654
7/1/2006	12/31/2006	0	0	-2	0	-2
1/1/2006	6/30/2006	0	0	0	382	382
7/1/2005	12/31/2005	95	376	-198	771	1044
1/1/2005	6/30/2005	16	55	0	0	71
7/1/2004	12/31/2004	2	0	0	0	2
1/1/2004	6/30/2004	1	0	0	0	1
7/1/2003	12/31/2003	0	0	17	0	17
1/1/2003	6/30/2003	16	325	0	116	457
7/1/2002	12/31/2002	-2	0	307	0	305
1/1/2002	6/30/2002	0	0	0	0	0
7/1/2001	12/31/2001	1	0	0	30	31
1/1/2001	6/30/2001	2	0	0	0	2
7/1/2000	12/31/2000	333	304	82	0	719
1/1/2000	6/30/2000	-2	0	1	0	-1

[1] A project is considered to have entitlements after receiving one of the following approvals:
Schematic Development Plan (SDP), Preliminary Site Plan (PSP), Final Site Plan (FSP)
[2] Net increase in number of units (approved - existing - demolished - expired).
[3] Includes duplexes & semi-detached houses.
Note: Group Quarters units are excluded from the summary table.

Note: Number of permits shown is based on information from the City's electronic permit system, as implemented in Spring 2000. The period 1/1/2000 to 6/30/2000 is not a complete count of all permits.

CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION
RESIDENTIAL DEVELOPMENT TRENDS

New Construction - Residential Building Permits Issued (Residential Starts)

Time Period		Single Family[1]		Multifamily[1]			
From	Through	Detached	Townhouse[2]	Apartments	Condominiums	Total Units[1]	Total Permits
7/1/2013	12/31/2013	12	96	0	0	108	108
1/1/2013	6/30/2013	19	90	0	30	139	139
7/1/2012	12/31/2012	9	30	737	37	813	79
1/1/2012	6/30/2012	15	30	233	41	319	89
7/1/2011	12/31/2011	13	31	0	12	56	56
1/1/2011	6/30/2011	10	21	300	34	365	73
1/1/2000	12/31/2010	694	931	1149	663	3437	2349
7/1/2010	12/31/2010	13	35	389	44	481	99
1/1/2010	6/30/2010	1	54	0	20	75	75
7/1/2009	12/31/2009	0	31	0	0	31	31
1/1/2009	6/30/2009	0	42	0	0	42	42
7/1/2008	12/31/2008	0	20	315	10	345	40
1/1/2008	6/30/2008	0	37	0	0	37	37
7/1/2007	12/31/2007	0	34	0	18	52	52
1/1/2007	6/30/2007	4	35	1	46	86	86
7/1/2006	12/31/2006	15	14	0	12	41	41
1/1/2006	6/30/2006	0	45	0	8	53	53
7/1/2005	12/31/2005	1	47	0	34	82	82
1/1/2005	6/30/2005	1	75	0	18	94	94
7/1/2004	12/31/2004	0	0	0	0	0	0
1/1/2004	6/30/2004	0	0	0	0	0	0
7/1/2003	12/31/2003	35	38	307	0	380	79
1/1/2003	6/30/2003	64	35	0	14	113	113
7/1/2002	12/31/2002	75	56	0	42	173	173
1/1/2002	6/30/2002	124	133	4	158	419	419
7/1/2001	12/31/2001	117	73	19	47	256	247
1/1/2001	6/30/2001	109	31	81	72	293	216
7/1/2000	12/31/2000	81	39	20	73	213	200
1/1/2000	6/30/2000	54	57	13	47	171	170

[1] Net increase in number of units (approved - existing - demolished - expired).

[2] Includes duplexes & semi-detached houses.

Note: Group Quarters units are excluded from the summary table.

Note: Number of permits shown is based on information from the City's electronic permit system, as implemented in Spring 2000. The period 1/1/2000 to 6/30/2000 is not a complete count of all permits.

CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION
RESIDENTIAL DEVELOPMENT TRENDS

New Construction - Residential Final Occupancy Issued (Residential Completions)

Time Period		Single Family[1]		Multifamily[1]			
From	Through	Detached	Townhouse[2]	Apartments	Condominiums	Total Units[1]	Total Permits
7/1/2013	12/31/2013	22	86	114	32	254	141
1/1/2013	6/30/2013	11	15	219	35	280	65
7/1/2012	12/31/2012	21	21	470	16	528	67
1/1/2012	6/30/2012	13	38	0	13	64	64
7/1/2011	12/31/2011	6	29	0	26	61	61
1/1/2011	6/30/2011	11	37	78	37	163	48
1/1/2000	12/31/2010	690	926	375	1049	3040	1616
7/1/2010	12/31/2010	4	55	237	35	331	59
1/1/2010	6/30/2010	2	21	0	0	23	23
7/1/2009	12/31/2009	3	38	1	0	42	42
1/1/2009	6/30/2009	2	30	0	0	32	32
7/1/2008	12/31/2008	1	39	0	0	40	40
1/1/2008	6/30/2008	2	22	0	34	58	58
7/1/2007	12/31/2007	5	31	0	23	59	59
1/1/2007	6/30/2007	4	22	0	22	48	48
7/1/2006	12/31/2006	3	35	0	9	47	47
1/1/2006	6/30/2006	0	44	0	44	88	88
7/1/2005	12/31/2005	0	82	0	307	389	88
1/1/2005	6/30/2005	0	0	0	0	0	0
7/1/2004	12/31/2004	0	0	0	0	0	0
1/1/2004	6/30/2004	20	13	0	4	37	37
7/1/2003	12/31/2003	69	59	0	58	186	186
1/1/2003	6/30/2003	62	52	14	116	244	236
7/1/2002	12/31/2002	109	121	8	102	340	340
1/1/2002	6/30/2002	127	97	88	59	371	224
7/1/2001	12/31/2001	114	37	15	26	192	151
1/1/2001	6/30/2001	98	42	12	97	249	140
7/1/2000	12/31/2000	59	84	0	113	256	256
1/1/2000	6/30/2000	6	2	0	0	8	8

[1] Net increase in number of units (approved - existing - demolished - expired).

[2] Includes duplexes & semi-detached houses.

Note: Group Quarters units are excluded from the summary table.

Note: Number of permits shown is based on information from the City's electronic permit system, as implemented in Spring 2000. The period 1/1/2000 to 6/30/2000 is not a complete count of all permits.

CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION
HOUSING SALES

Median Sales Price of Residential Houses (end of year)

	Montgomery County		DC Metro		Maryland		United States			
Year	All Housing Types		All Housing Types		All Housing Types		All Housing Types		Inflation Rate (2)	
2013	(Q1)	$347,000	(Q1)	$355,000	(Q1)	$224,048	(Q1)	$160,500	(Q1)	1.47%
2012	(Q1)	$315,000	(Q1)	$317,900	(Q1)	$212,230	(Q1)	$149,945		2.10%
2011	(Q1)	$332,450	(Q1)	$293,689	(Q1)	$212,840	(Q1)	$177,001		3.20%
2010		$350,000		$313,988		$245,726		$170,600		1.60%
2009		$340,000		$280,740		$256,217		$177,900		-0.40%
2008		$395,000		$208,740		$284,927		$183,800		3.80%
2007		$444,000		$398,479		$307,910		$217,900		2.80%
2006		$439,000		$403,064		$307,888		$221,900		3.20%
2005		$425,000		$399,050		$292,214		$219,300		3.40%

Median Sales Price of Residential Houses

	City of Gaithersburg					Montgomery County					DC Metro	US
	Detached Houses		Attached (Town) Houses		All Single	Detached Houses		Attached (Town) Houses		All Single	Mortgage	Inflation
Year	New	Existing	New	Existing	Family	New	Existing	New	Existing	Family	Rate (1)	Rate (2)
2007	N/A	N/A	N/A	N/A	N/A	$896,917	$560,000	$464,482	$360,000	$495,000	6.56%	2.80%
2006	$699,900	$571,138	$489,790	$389,900	$463,980	$881,600	$552,500	$518,510	$356,750	$485,000	6.68%	3.20%
2005	N/A	$570,000	$529,915	$374,900	$446,400	$764,678	$530,000	$499,298	$340,000	$464,000	5.91%	3.40%
2004	$568,625	$465,000	$386,943	$312,000	$370,000	$666,540	$450,000	$427,501	$283,500	$395,000	6.02%	2.70%
2003	$604,005	$400,000	$380,085	$255,000	$311,930	$590,760	$383,000	$367,200	$229,000	$320,645	6.09%	2.30%
2002	$511,548	$334,500	$339,765	$198,500	$289,900	$481,286	$340,000	$277,978	$185,500	$282,918	6.69%	1.60%
2001	$457,115	$303,500	$298,860	$165,000	$226,930	$436,928	$289,900	$266,155	$155,800	$236,000	7.11%	2.80%
2000	$354,556	$289,000	$266,397	$149,000	$197,500	$390,670	$262,950	$262,384	$142,725	$217,500	8.25%	3.40%
1999	$445,000	$270,000	$305,020	$148,000	$224,000	$364,195	$243,000	$212,217	$139,000	$205,000	7.44%	2.20%
1998	$434,241	$265,000	$284,643	$152,500	$222,665	$361,742	$235,000	$218,622	$137,000	$205,000	7.19%	1.60%
1997	$377,898	$240,000	$248,962	$139,900	$213,944	$343,295	$230,000	$174,000	$134,900	$197,000	7.89%	2.30%
1996	$368,250	$249,500	$196,338	$135,000	$167,000	$312,500	$225,500	$169,900	$132,000	$187,000	7.98%	3.00%
1995	$345,000	$237,000	$249,351	$130,000	$189,300	$343,783	$220,700	$199,605	$130,000	$189,500	8.18%	2.80%
1994	$326,673	$218,000	$231,745	$127,000	$208,455	$319,500	$220,000	$180,300	$131,000	$190,000	8.17%	2.60%
1993	$307,635	$241,000	$210,305	$132,000	$174,551	$319,840	$217,000	$180,890	$130,000	$187,000	7.48%	3.00%
1992	$289,453	$182,000	$253,091	$130,000	$189,590	$309,863	$217,000	$185,735	$128,500	$182,500	8.50%	3.00%
1991	$287,369	$218,000	$228,390	$128,700	$159,700	$309,035	$208,000	$146,000	$128,000	$172,900	9.66%	4.20%
1990	$287,095	$245,000	N/A	$126,000	$145,000	$318,090	$207,000	$158,325	$126,000	$170,000	10.39%	5.40%
1985	N/A	N/A	N/A	N/A	N/A	$147,500	$117,000	$90,500	$75,000	$106,000	N/A	3.60%
1982	N/A	N/A	N/A	N/A	N/A	$124,000	$110,000	$78,500	$84,000	$95,000	N/A	6.20%

Source: M-NCPPC Research & Technology Center, State Department of Assessment & Taxation, US Bureau of Labor Statistics
http://www.montgomeryplanning.org/research/data_library/trendsheets/

Note: Median prices are based on market priced housing and exclude bulk transfers of property, transfers made among relatives, and transfers made without transactions

(1) 30-year fixed effetive mortgage interest rates for Metropolitan Washington-Baltimore DC-MD-VA-WV
Source: Federal Housing Finance Board, M-NCPPC Research & Technology Center

(2) Change in average annual Consumer Price Index, all Urban Consumers, (CPI-U) over prior year average
Source: US Bureau of Labor Statistics *Consumer Price Index* , ftp://ftp.bls.gov/pub/special.requests/cpi/cpiai.txt

CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION

						ALL DWELLING UNITS				ESTIMATED POPULATION (‡)		
SUBDIVISION SECTION/PHASE	H C R	TAX MAP	COG TAZ	UNIT TYPE	A/IR SR	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
AMBERFIELD	**H**	**FS 342**	**748**	**TH**		**394**	**394**	**0**	**0**	**1,176**	**0**	**1,176**
ASBURY						**1,318**	**1,253**	**2**	**63**	**1,881**	**153**	**2,035**
ASBURY SENIOR HOUSING	R	FT 562	514	HRA	SR	716	716	0	0	1,046	0	1,046
ASBURY ASSISTED LIVING (KINDLEY)	R	FT 562	514	HRA	SR	133	133	0	0	194	0	194
ASBURY MANOR HOMES [*]	R	FT 342	514	GA	SR	60	0	0	60	0	143	143
ASBURY NURSING HOME (WILSON)	R	FT 562	514	GQ	SR	285	285	0	0	285	0	285
ASBURY NORTH VILLAS (DUPLEXES)	R	FT 342	514	TH	SR	43	43	0	0	128	0	128
ASBURY VILLAS (DUPLEXES)	R	FT 342	514	TH	SR	74	73	1	0	218	0	218
ASBURY HOUSE FOR BETTY [*]	R	FT 562	514	SFD	SR	3	0	0	3	0	10	10
ASBURY HOUSES (24-30 MARYLAND AV	R	FT 342	514	SFD		3	2	1	0	7	0	7
CARETAKER HOUSE (6 LEE ST)	R	FT 562	514	SFD		1	1	0	0	3	0	3
AUDUBON SQUARE (FALLBROOK)	**H**	**FT 562**	**513**	**TH**		**234**	**234**	**0**	**0**	**698**	**0**	**698**
BENNINGTON (ECHO DALE)	**H**	**FT 122**	**413**	**TH**		**295**	**295**	**0**	**0**	**880**	**0**	**880**
BRIGHTON EAST						**933**	**933**	**0**	**0**	**2,531**	**0**	**2,531**
BRIGHTON EAST I CONDOS	C	FS 343	743	TH		41	41	0	0	122	0	122
BRIGHTON EAST II CONDOS	C	FS 343	743	TH		69	69	0	0	206	0	206
BRIGHTON EAST III CONDOS	C	FS 343	743	TH		45	45	0	0	134	0	134
BRIGHTON WOODS		FS 563	743	SFD		139	139	0	0	466	0	466
CEDAR VILLAGE CONDOS	C	FS 563	743	TH		45	45	0	0	134	0	134
DEER PARK PLACE	H	FS 343	743	TH		145	145	0	0	433	0	433
FIRESIDE CONDOS	C	FS 343	743	GC		258	258	0	0	436	0	436
FOXWOOD	H	FT 341	743	TH		112	112	0	0	334	0	334
KRA-BAR GARDENS		FS 563	743	SFD		28	28	0	0	94	0	94
SUMMIT HALL ESTATES (BR. HIGHLANDS)		FT 341	743	SFD		32	32	0	0	107	0	107
SUNNYSIDE COURTS		FT 341	743	SFD		19	19	0	0	64	0	64
BRIGHTON WEST						**859**	**855**	**4**	**0**	**2,194**	**0**	**2,194**
BRIGHTON VILLAGE	R	FS 343	747	GA		604	600	4	0	1,433	0	1,433
BRIGHTON WEST I CONDOS	C	FS 343	747	TH		49	49	0	0	146	0	146
BRIGHTON WEST II CONDOS	C	FS 343	747	TH		46	46	0	0	137	0	137
BRIGHTON WEST III CONDOS	C	FS 343	747	TH		49	49	0	0	146	0	146
BRIGHTON WEST IV CONDOS	C	FS 343	747	TH		52	52	0	0	155	0	155
BRIGHTON WEST V CONDOS	C	FS 343	747	TH		59	59	0	0	176	0	176
CROWN						**2,250**	**43**	**1**	**2,206**	**128**	**5,065**	**5,194**
NEIGHBORHOOD 1 TOWNHOUSES	H	FS 342	732	TH		51	0	0	51	0	152	152
NBRHD 1 CADENCE AT CROWN (BOZZUT	R	FS 342	732	GA		538	0	0	538	0	1,285	1,285
NEIGHBORHOOD 1 2/2 CONDOS (RYLANI	R	FS 342	732	GC		70	0	0	70	0	118	118
NEIGHBORHOOD 1 MULTIFAM OVER CO	R	FS 342	732	GA		375	0	0	375	0	896	896
NEIGHBORHOOD 2 DETACHED HOUSES	H	FS 342	732	SFD		60	0	1	59	0	198	198
NEIGHBORHOOD 2 TOWNHOUSES	H	FS 342	732	TH		288	43	0	245	128	731	859
NEIGHBORHOOD 3 DETACHED HOUSES	H	FS 342	732	SFD		113	0	0	113	0	379	379
NEIGHBORHOOD 3 TOWNHOUSES [*]	H	FS 342	732	TH		145	0	0	145	0	433	433
NEIGHBORHOOD 3 2/2 CONDOS [*]	C	FS 342	732	GC		30	0	0	30	0	51	51
NEIGHBORHOOD 5 HIGH-RISE CONDOS [	C	FS 342	732	HRC		580	0	0	580	0	822	822
CROWN POINTE						**68**	**68**	**0**	**0**	**208**	**0**	**208**
DETACHED HOUSES	H	FS 342	732	SFD		13	13	0	0	44	0	44
TOWNHOUSES	H	FS 342	732	TH		55	55	0	0	164	0	164
DART PROPERTY (895 QUINCE ORCHARD RD)		**FS 123**	**746**	**SFD**		**1**	**0**	**1**	**0**	**0**	**0**	**0**
DEER PARK						**422**	**405**	**7**	**10**	**1,347**	**34**	**1,381**
BEANE SUBDIVISION		FT 561	515	SFD		3	2	0	1	7	3	10
CENTRAL AVE (1-105) [*]		FS 563	515	SFD		6	3	0	3	10	10	20
DEER PARK		FT 561	515	SFD		309	307	1	1	1,030	3	1,033
E DEER PARK DR (OAKMONT LOTS) [*]		FT 561	515	SFD		19	14	0	5	47	17	64
KENDRICK SQUARE		FT 561	515	SFD		2	2	0	0	7	0	7
KIRKMAN'S ADDITION		FT 561	515	SFD		3	3	0	0	10	0	10
LEFEBURE'S ADDITION		FT 561	515	SFD		2	2	0	0	7	0	7
LEET'S ADDITION		FT 561	515	SFD		2	2	0	0	7	0	7
LYNPARK		FT 561	515	SFD		16	16	0	0	54	0	54
MANNIX ADDITION		FT 561	515	SFD		4	4	0	0	13	0	13

CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION

						ALL DWELLING UNITS				ESTIMATED POPULATION (‡)		
SUBDIVISION SECTION/PHASE	H C R	TAX MAP	COG TAZ	UNIT TYPE	A/IR SR	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
SELBY'S ADDITION		FT 561	515	SFD		2	2	0	0	7	0	7
STEFANOU'S ADDITION		FT 561	515	SFD		1	0	1	0	0	0	0
UNPLATTED LOTS [1]		FT 561	515	SFD		47	42	5	0	141	0	141
ZANNER'S ADDITION		FT 561	515	SFD		1	1	0	0	3	0	3
109 S SUMMIT AVE ROOMING HOUSE		FT 561	515	GQ		5	5	0	0	5	0	5
DIAMOND COURTS (WEST RIDING)		**FT 121**	**409**	**SFD**		**200**	**200**	**0**	**0**	**671**	**0**	**671**
DIAMOND FARMS	**H**	**FT 121**	**408**	**TH**		**268**	**268**	**0**	**0**	**800**	**0**	**800**
DIAMOND SQUARE	**R**	**FT 342**	**412**	**HRA**		**127**	**127**	**0**	**0**	**185**	**0**	**185**
DORSEY ESTATES	**H**	**FT 122**	**413**	**TH**		**49**	**49**	**0**	**0**	**146**	**0**	**146**
EMORY HILLS & WOODS						**44**	**44**	**0**	**0**	**138**	**0**	**138**
EMORY HILLS		FT 563	512	SFD		6	6	0	0	20	0	20
EMORY WOODS		FT 563	512	SFD		11	11	0	0	37	0	37
EMORY WOODS		FT 563	512	TH		27	27	0	0	81	0	81
FERNSHIRE						**499**	**499**	**0**	**0**	**1,547**	**0**	**1,547**
BRIDLEWOOD	H	ES 563	750	SFD		80	80	0	0	268	0	268
FERNSHIRE FARMS / COVENTRY	H	FS 123	408	TH		342	342	0	0	1,021	0	1,021
FERNSHIRE WOODS	H	ET 561	750	SFD		14	14	0	0	47	0	47
HIDDEN ORCHARDS	H	FT 121	409	SFD		23	23	0	0	77	0	77
LONGDRAFT ESTATES	H	ES 563	750	SFD		40	40	0	0	134	0	134
FIELDS OF GAITHERSBURG (LAKEWOOD COM	**R**	**FS 342**	**747**	**GA**	**IR**	**168**	**168**	**0**	**0**	**401**	**0**	**401**
GATEWAY COMMONS						**135**	**135**	**0**	**0**	**422**	**0**	**422**
GATEWAY COMMONS	H	FS 563	740	SFD		52	52	0	0	174	0	174
GATEWAY COMMONS	H	FS 563	740	TH		83	83	0	0	248	0	248
GATEWAY PARK (WASHINGTONIAN CTR)	**H**	**FS 342**	**741**	**TH**		**83**	**83**	**0**	**0**	**248**	**0**	**248**
GOVERNOR SQUARE	**R**	**FS 343**	**747**	**GA**		**238**	**238**	**0**	**0**	**569**	**0**	**569**
GREATER HISTORIC DISTRICT						**149**	**121**	**24**	**4**	**405**	**13**	**418**
MAGRUDER'S ADDITION		FT 342	514	SFD		8	8	0	0	27	0	27
REALTY PARK		FT 342	514	SFD		55	51	3	1	171	3	174
RUSSELL & BROOKES ADDITION		FT 562	514	SFD		54	32	20	2	107	7	114
RUSSELL & BROOKES ADDITION APT HO	R	FT 562	514	GA		1	1	0	0	2	0	2
WALKER'S ADDITION		FT 562	514	SFD		31	29	1	1	97	3	101
GROVE PARK (Q O CLUSTERS)	**R**	**FT 122**	**410**	**GA**		**684**	**679**	**5**	**0**	**1,622**	**0**	**1,622**
HIDDEN CREEK						**867**	**867**	**0**	**0**	**2,284**	**0**	**2,284**
LAND BAY I	H	FT563	512	SFD		22	22	0	0	74	0	74
LAND BAY I	H	FT 563	512	TH		57	57	0	0	170	0	170
LAND BAY II	H	FT563	512	SFD		31	31	0	0	104	0	104
GLEN AT HIDDEN CREEK (LAND BAY III)	H	FT563	512	SFD		16	16	0	0	54	0	54
GLEN AT HIDDEN CREEK (LAND BAY III)	H	FT 563	512	TH		325	325	0	0	970	0	970
GLEN AT HIDDEN CREEK (LAND BAY III)	C	FT563	512	GC		116	116	0	0	196	0	196
HIDDEN CREEK APT HOMES (SUMMIT C	R	FT 563	512	GA		300	300	0	0	717	0	717
HUNT CLUB APARTMENTS	**R**	**FT 343**	**479**	**GA**		**336**	**336**	**0**	**0**	**803**	**0**	**803**
HUNTER'S TRACE		**FT 121**	**409**	**SFD**		**33**	**33**	**0**	**0**	**111**	**0**	**111**
IZAAK WALTON LEAGUE	**R**	**FS 342**	**749**	**SFD**		**2**	**2**	**0**	**0**	**7**	**0**	**7**
KENTLANDS						**2,181**	**2,167**	**13**	**1**	**5,393**	**3**	**5,396**
BEACON PLACE APTS	R	FS 123	750	GA		240	240	0	0	573	0	573
COPPERFIELD CROSSING I (K-989)	C	ES 562	750	GC		56	56	0	0	95	0	95
COPPERFIELD CROSSING II	C	ES 563	407	GC		28	28	0	0	47	0	47
GATEHOUSE NEIGHBORHOOD	H	ES 562	407	SFD		172	172	0	0	577	0	577
GATEHOUSE NEIGHBORHOOD	H	ES 562	407	TH		46	46	0	0	137	0	137
GATEHOUSE NEIGHBORHOOD LIVE/WO	H	ES 562	407	GA		1	1	0	0	2	0	2
GATEHOUSE NBRHD URBAN COTTAGES	R	ES 562	407	GA		11	11	0	0	26	0	26
HILL DISTRICT	H	ES 563	407	SFD		196	196	0	0	658	0	658
HILL DISTRICT	H	ES 563	407	TH		98	98	0	0	292	0	292
HILL DISTRICT URBAN COTTAGES	R	ES 563	407	GA		5	5	0	0	12	0	12
KENTLANDS II (MIDTOWN SEC 4/BOZZU	C	FS 123	750	GC		30	30	0	0	51	0	51
KENTLANDS MANOR (FOUNTAIN GLEN/	R	ES 563	750	GA	SR	206	206	0	0	492	0	492
KENTLANDS RIDGE (HILL DISTRICT I-K-	C	ES 563	407	SFD		2	2	0	0	7	0	7
KENTLANDS RIDGE (HILL DISTRICT I-K-	C	ES 563	407	TH		4	4	0	0	12	0	12
KENTLANDS RIDGE (HILL DISTRICT I-K9	C	ES 563	407	GC		84	84	0	0	142	0	142
KENTLANDS VIEW (K-979)	H	ES 563	407	TH		51	51	0	0	152	0	152

CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION

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SUBDIVISION SECTION/PHASE	H C R	TAX MAP	COG TAZ	UNIT TYPE	A/IR SR	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
KENTLANDS VIEW (K-979)	C	ES 563	407	GC		60	60	0	0	101	0	101
LAKE DISTRICT (LOWER)	H	ES 563	407	SFD		16	16	0	0	54	0	54
LAKE DISTRICT (LOWER) URBAN COTTA	R	ES 563	407	GA		4	4	0	0	10	0	10
UPPER/MIDDLE LAKE DISTRICT (SDP-4)	H	ES 563	407	SFD		64	64	0	0	215	0	215
UPPER/MIDDLE LAKE DISTRICT (SDP-4)	H	ES 562	407	TH		21	21	0	0	63	0	63
UPPER/MIDDLE LAKE DIST URBAN COTT	R	ES 563	407	GA		3	3	0	0	7	0	7
MIDTOWN	H	ES 563	750	SFD		31	31	0	0	104	0	104
MIDTOWN	H	ES 563	750	TH		71	71	0	0	212	0	212
MIDTOWN, PHASE II LIVE/WORKS	H	ES 563	750	GA		49	36	13	0	86	0	86
MIDTOWN SECTION 4 (CRAFTSTAR 2/2)	C	FS 123	750	GC		70	70	0	0	118	0	118
MIDTOWN SECTION 4 (BOZZUTO)	C	FS 123	750	GC		109	109	0	0	184	0	184
MIDTOWN URBAN COTTAGES	R	ES 563	750	GA		4	4	0	0	10	0	10
OLD FARM NEIGHBORHOOD	H	ES 563	750	SFD		36	35	0	1	117	3	121
OLD FARM NEIGHBORHOOD	H	ES 562	750	TH		30	30	0	0	90	0	90
OLD FARM NEIGHBORHOOD LIVE/WORK		ES 562	750	GA		1	1	0	0	2	0	2
OLD FARM NBRHD URBAN COTTAGES	R	ES 562	750	GA		11	11	0	0	26	0	26
THE COLONNADE AT KENTLANDS	C	FS 123	750	GC		307	307	0	0	519	0	519
TSCHIFFELY SQUARE ROAD DISTRICT	H	ES 562	407	SFD		29	29	0	0	97	0	97
TSCHIFFELY SQUARE ROAD DISTRICT	H	FS 123	407	TH		31	31	0	0	93	0	93
TSCHIFFELY SQ RD DIST URBAN COTTA	R	FS 123	407	GA		4	4	0	0	10	0	10
LAKELANDS						**1,625**	**1,622**	**1**	**2**	**4,416**	**5**	**4,421**
COURTS OF DEVON (PHASE 1 SECTION 1	R	FS 122	750	GA		253	253	0	0	604	0	604
CROSS GREEN AT LAKELANDS (PH I SEC	C	FS 122	750	GC		58	58	0	0	98	0	98
HEATHWALK AT LAKELANDS (PH I SEC	C	FS 122	750	GC		28	28	0	0	47	0	47
LAKELANDS RIDGE (GREAT SENECA N)	H	FS 122	748	SFD		56	56	0	0	188	0	188
LAKELANDS RIDGE (GREAT SENECA N)	C	FS 122	748	GC		159	159	0	0	269	0	269
MAIN STREET AT LAKELANDS (PH I SEC	C	FS 122	750	GC		68	68	0	0	115	0	115
MARKET ST AT LAKELANDS (PH I SEC 1	C	FS 122	750	GC		48	48	0	0	81	0	81
PHASE I SECTION 1	H	FS 122	750	SFD		17	17	0	0	57	0	57
PHASE I SECTION 1	H	FS 122	750	TH		92	92	0	0	275	0	275
PHASE I SECTION 1 LIVE/WORK UNITS	H	FS 122	750	GA		16	15	1	0	36	0	36
PHASE I SECTION 2	H	FS 122	750	SFD		194	194	0	0	651	0	651
PHASE I SECTION 2	H	FS 122	750	TH		105	105	0	0	313	0	313
PHASE I SECTION 2 URBAN COTTAGES	H	FS 122	750	GA		2	0	0	2	0	5	5
PHASE I SECTION 2 LIVE/WORK (GEN ST	H	FS 122	750	GA		1	1	0	0	2	0	2
PHASE II SECTION 1	H	FS 122	750	SFD		54	54	0	0	181	0	181
PHASE II SECTION 1	H	FS 122	750	TH		59	59	0	0	176	0	176
PHASE II SECTION 2	H	FS 122	750	SFD		103	103	0	0	346	0	346
PHASE II SECTION 2	H	FS 122	750	TH		147	147	0	0	439	0	439
PHASE III SECTION 1	H	FS 122	750	SFD		51	51	0	0	171	0	171
PHASE III SECTION 1	H	FS 122	750	TH		41	41	0	0	122	0	122
PHASE III SECTION 2 (LANE IN THE WOO	H	FS 122	750	SFD		61	61	0	0	205	0	205
PHASE III SECTION 3 (LANE IN THE WOO	H	FS 122	750	SFD		12	12	0	0	40	0	40
LONGDRAFT ROAD						**35**	**35**	**0**	**0**	**117**	**0**	**117**
JOAN'S HILL		FT 122	413	SFD		8	8	0	0	27	0	27
LEAFY OVERLOOK (GOLDEN POST LA)		FT 122	409	SFD		3	3	0	0	10	0	10
LONGDRAFT OAKS		FT 123	413	SFD		12	12	0	0	40	0	40
SENECA RIDGE		ET 561	409	SFD		12	12	0	0	40	0	40
MAPLE HILL (JACKSON PROPERTY/HABITAT)	**H**	**FT 563**	**512**	**TH**		**19**	**0**	**0**	**19**	**0**	**57**	**57**
MEEM'S ADDITION						**50**	**47**	**3**	**0**	**155**	**0**	**155**
MEEM'S ADDITION SINGLE FAMILIES		FT 341	744	SFD		42	39	3	0	131	0	131
MEEM'S ADDITION DUPLEXES		FT 341	744	TH		8	8	0	0	24	0	24
MISSSION HILLS	**H**	**FS 341**	**751**	**SFD**		**52**	**52**	**0**	**0**	**174**	**0**	**174**
MONTGOMERY MEADOWS						**458**	**458**	**0**	**0**	**1,367**	**0**	**1,367**
SECTION I	H	FT 343	479	TH		158	158	0	0	471	0	471
SECTION II PHASE 1	H	FU 341	479	TH		119	119	0	0	355	0	355
SECTION II PHASE 2	H	FU 341	479	TH		88	88	0	0	263	0	263
LAKEFOREST GLEN (SECTION II PHASE 3	H	FU 341	479	TH		93	93	0	0	278	0	278
NEWPORT ESTATES						**291**	**291**	**0**	**0**	**868**	**0**	**868**
SECTION I	C	FT 562	516	TH		54	54	0	0	161	0	161

CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION

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SUBDIVISION SECTION/PHASE	H C R	TAX MAP	COG TAZ	UNIT TYPE	A/IR SR	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
SECTION II	C	FT 562	516	TH		103	103	0	0	307	0	307
SECTION III	C	FT 562	516	TH		134	134	0	0	400	0	400
NORTH FREDERICK AVENUE						**1,060**	**756**	**4**	**300**	**1,587**	**425**	**2,012**
DALAMAR APTS	R	FT 342	482	GA		120	120	0	0	287	0	287
FOREST OAK TOWERS	R	FT 342	514	HRA	IR	175	175	0	0	256	0	256
FREESTATE APTS	R	FT 342	482	GA		16	16	0	0	38	0	38
HUMANE SOCIETY OF THE US [*]		FT 343	480	HRC		300	0	0	300	0	425	425
MATTRESS DISCOUNTERS (101 N FRED A	R	FT 342	514	GA		2	2	0	0	5	0	5
N FREDERICK AVE APTS (SCHNEIDER/H(	R	FT 342	514	GA		33	31	2	0	74	0	74
POINT AT WATKINS MILL (WATKINS STA	R	FT 343	479	GA		210	208	2	0	497	0	497
SENECA HEIGHTS FAMILIES		FT 561	479	GA	IR	17	17	0	0	41	0	41
SENECA HEIGHTS INDIVIDUALS		FT 562	479	GQ	IR	41	41	0	0	41	0	41
WHETSTONE APTS	R	FT 342	514	GA		102	102	0	0	244	0	244
WOODLAWN PARK	R	FT 342	514	GA		44	44	0	0	105	0	105
OBSERVATORY / BROWN'S						**369**	**354**	**6**	**6**	**1,070**	**20**	**1,091**
BROWN'S ADDITION		FT 341	743	SFD		181	172	2	4	577	13	590
BROWN'S ADDITION TOWNHOUSES		FT 341	743	TH		3	3	0	0	9	0	9
DE SELLUM HOUSE		FT 561	743	GQ		4	4	0	0	4	0	4
LILAC GARDENS CONDOS	C	FT 341	743	GC		31	31	0	0	52	0	52
LONDONDERRY/WATER ST		FT 341	743	SFD		18	18	0	0	60	0	60
OBSERVATORY HEIGHTS		FT 341	743	SFD		63	61	0	2	205	7	211
OBSV HTS APT HOUSES (2 CEDAR, 12 GE	R	FT 341	743	GA		4	4	0	0	10	0	10
OBSV HTS ROOMING HOUSE (11 DESELLUM)		FT 561	743	GQ		5	5	0	0	5	0	5
SAINT MARTIN'S CONVENT		FT 341	743	GQ		4	4	0	0	4	0	4
SAINT MARTIN'S PARISH		FT 561	743	GQ		2	2	0	0	2	0	2
SPRINGHOLLOW	H	FT 341	743	TH		11	11	0	0	33	0	33
SUMMIT ESTATES (DESELLUM OAKS)		FT 341	743	SFD		11	11	0	0	37	0	37
SUMMIT HALL APTS	R	FT 341	743	GA		22	22	0	0	53	0	53
SUMMIT HALL (DeSELLUM)		FT 561	743	SFD		7	5	2	0	17	0	17
SUMMIT PARK		FT 561	743	SFD		3	1	2	0	3	0	3
OLD CARRIAGE HILL (WILD FOREST DR)	**H**	**FT 343**	**479**	**TH**		**39**	**39**	**0**	**0**	**116**	**0**	**116**
OLDE TOWNE						**2,585**	**2,173**	**18**	**342**	**5,150**	**817**	**5,967**
214 BROOKES AVE APTS (SEIDL)	R	FT 562	514	GA		11	11	0	0	26	0	26
ARCHSTONE GAITHERSBURG STATION	R	FT 562	513	GA		389	389	0	0	929	0	929
BROOKE MANOR APTS	R	FT 562	514	GA		11	11	0	0	26	0	26
CAROLANN COURTS (TRENTO PL)	C	FT 562	513	TH		24	24	0	0	72	0	72
CEDAR COURT	R	FT 562	515	GA		79	75	0	4	179	10	189
CRESTWOOD TERRACE	R	FT 562	513	GA		108	108	0	0	258	0	258
DIAMOND ACRES (SEIDL)	R	FT 341	743	GA		35	35	0	-35	84	-84	0
DIAMOND HOUSE APTS	R	FT 341	743	GA		17	17	0	-17	41	-41	0
DIAMOND OAK CONDOS (8 RUSSELL AV	C	FT 562	514	GC		36	36	0	0	61	0	61
DIAMOND STATION	R	FT 562	514	GA		8	8	0	0	19	0	19
DIAMOND TAK (IRVINGTON FARMS/KIN	R	FT 562	514	GA		9	9	0	0	22	0	22
EAST DIAMOND AVE (400 BLOCK)		FT 562	513	SFD		21	4	17	0	13	0	13
EAST DIAMOND AVE (600 BLOCK)	R	FT 562	516	SFD		1	1	0	0	3	0	3
FOREST OAK APTS	R	FT 562	514	GA		11	11	0	0	26	0	26
LAR-KEN APTS	R	FT 562	513	GA		44	44	0	0	105	0	105
LEE AVENUE DUPLEXES	H	FT 562	514	TH		4	4	0	0	12	0	12
LYNN-BROOKE APTS (NAGEL)	R	FT 562	514	GA		8	8	0	0	19	0	19
MADDOX ADDITION (20 S SUMMIT AVE)		FT 562	515	SFD		1	1	0	0	3	0	3
OAKS AT OLDE TOWNE	R	FT 341	482	GA	I/SR	72	72	0	0	172	0	172
PARK STATION	R	FT 561	514	GA		385	385	0	0	920	0	920
RESIDENCES AT OLDE TOWNE	R	FT 341	743	GA		191	0	0	191	0	456	456
SPRING RIDGE (LAKEFOREST PL.)	R	FT 561	513	GA		204	204	0	0	487	0	487
STREAMSIDE EAST	R	FT 562	513	GA		237	237	0	0	566	0	566
STREAMSIDE WEST	R	FT 562	513	GA		182	182	0	0	435	0	435
SUMMIT CREST	R	FT 562	513	GA		233	232	1	0	554	0	554
SUMMIT CROSSING (BOZZUTO) COTTAG	C	FT 562	514	TH		9	9	0	0	27	0	27
SUMMIT CROSSING (BOZZUTO) 2/2 CONI	C	FT 562	514	GC		36	36	0	0	61	0	61
WELLS-ROBERTSON HOUSE		FT 561	515	GQ		14	14	0	0	14	0	14

CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION

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SUBDIVISION SECTION/PHASE	H C R	TAX MAP	COG TAZ	UNIT TYPE	A/IR SR	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
"Y" SITE	R	FT 561	515	GA		199	0	0	199	0	475	475
YOUNG APTS (KING II)	R	FT 562	514	GA		6	6	0	0	14	0	14
ORCHARD GLEN (ORCHARD RIDGE)		**ES 563**	**750**	**TH**		**33**	**33**	**0**	**0**	**98**	**0**	**98**
ORCHARD PLACE	**H**	**FT 121**	**411**	**TH**		**156**	**156**	**0**	**0**	**466**	**0**	**466**
ORCHARD POND						**1,410**	**0**	**748**	**662**	**0**	**1,582**	**1,582**
JEFFERSON AT ORCHARD POND (EXISTI	**R**	FT 122	413	GA		748	747	0	1	1,785	2	1,787
PHASE I (EAST OF FIRSTFIELD RD) [*]	R	FT 122	413	GA		410	0	156	254	0	607	607
PHASE II (WEST OF FIRSTFIELD RD) [*]	R	FT 122	413	GA		1,000	0	592	408	0	975	975
THE ORCHARDS	**H**	**ES 562**	**407**	**TH**		**166**	**166**	**0**	**0**	**495**	**0**	**495**
PARK SUMMIT						**395**	**395**	**0**	**0**	**1,086**	**0**	**1,086**
PARK SUMMIT	H	FS 343	747	TH		323	323	0	0	964	0	964
PARK SUMMIT CONDOMINIUMS	C	FS 343	747	GC		72	72	0	0	122	0	122
PHEASANT RUN						**307**	**307**	**0**	**0**	**1,006**	**0**	**1,006**
ORCHARD HILLS	H	FT 122	410	SFD		91	91	0	0	305	0	305
PHEASANT RUN	H	FT 122	410	SFD		152	152	0	0	510	0	510
PHEASANT RUN (DUPLEXES)	H	FT 122	410	TH		64	64	0	0	191	0	191
POTOMAC OAKS (DIAMOND FARMS)	**C**	**FT 121**	**411**	**GC**		**541**	**540**	**1**	**0**	**912**	**0**	**912**
QUINCE ORCHARD PARK						**587**	**559**	**6**	**22**	**1,565**	**67**	**1,631**
PHASE I	H	FS 123	749	SFD		92	92	0	0	309	0	309
PHASE I	H	FS 123	749	TH		110	110	0	0	328	0	328
PHASE II	H	FS 123	749	SFD		97	97	0	0	325	0	325
PHASE II	H	FS 123	749	TH		95	95	0	0	283	0	283
PHASE II (2 OVER 2 CONDOS)	C	FS 123	749	GC		110	105	5	0	177	0	177
VISTAS DETACHED	H	FS 123	749	SFD		13	10	0	3	34	10	44
VISTAS TOWNHOUSES	H	FS 123	749	TH		38	18	1	19	54	57	110
VISTAS 2/2 CONDOS	C	FS 123	749	GC		32	32	0	0	54	0	54
RASHIDIAN ESTATES		**FT 121**	**515**	**SFD**		**4**	**1**	**0**	**3**	**3**	**10**	**13**
RELDA SQUARE	**H**	**ET 561**	**409**	**SFD**		**68**	**68**	**0**	**0**	**228**	**0**	**228**
ROSEMONT		**FS 563**	**740**	**SFD**		**51**	**51**	**0**	**0**	**171**	**0**	**171**
SAYBROOKE						**730**	**730**	**0**	**0**	**2,206**	**0**	**2,206**
SAYBROOKE APTS	R	GT 122	512	GA		252	252	0	0	602	0	602
SAYBROOKE II	H	FT 562	512	SFD		143	143	0	0	480	0	480
SAYBROOKE IV	H	GT 122	512	SFD		18	18	0	0	60	0	60
SAYBROOKE VILLAGE	H	GT 122	512	SFD		317	317	0	0	1,064	0	1,064
SENECA MEWS (DIAMOND PROPERTY)						**31**	**31**	**0**	**0**	**93**	**0**	**93**
DIAMOND HOUSE		FT 122	410	SFD		1	1	0	0	3	0	3
SENECA MEWS TOWNHOUSES		FT 122	410	TH		30	30	0	0	90	0	90
SHADY GROVE VILLAGE						**487**	**487**	**0**	**0**	**1,453**	**0**	**1,453**
SHADY GROVE VILLAGE I PAR B	H	FS 342	747	TH		177	177	0	0	528	0	528
SHADY GROVE VILLAGE II PAR 2	C	FS 342	747	TH		122	122	0	0	364	0	364
SHADY GROVE VILLAGE II PAR 3	C	FS 342	747	TH		108	108	0	0	322	0	322
SHADY GROVE VILLAGE III SEC.2	H	FS 342	747	TH		80	80	0	0	239	0	239
SOUTH FREDERICK AVENUE						**730**	**537**	**7**	**187**	**1,287**	**447**	**1,734**
EXECUTIVE GARDENS (SUITES 355)	R	FT 561	743	GA		263	85	1	178	203	425	628
FLOWERS APTS (WAYNE GARDENS)	R	FT 561	515	GA		32	23	0	9	55	22	76
GAITHER HOUSE APTS	R	FT 561	515	GA		95	95	0	0	227	0	227
LAKESIDE APTS	R	FT 561	515	GA		45	45	0	0	108	0	108
LANIGAN APTS	R	FT 561	515	GA		5	5	0	0	12	0	12
MONTGOMERY HOUSE APTS	R	FT 561	515	GA		50	50	0	0	119	0	119
MONTGOMERY PARK APTS (DEER PARK	R	FT 561	515	GA		40	38	2	0	91	0	91
ROSEDALE APTS	R	FS 563	740	GA		193	192	1	0	459	0	459
SUMMIT HALL FARM (BOHRER PARK)	R	FT 561	743	SFD		1	1	0	0	3	0	3
200 & 500 BLOCK (ODD) [2]		FT 561	515	SFD		4	1	3	0	3	0	3
600 BLOCK (ODD) [3]		FT 562	740	SFD		2	2	0	0	7	0	7
THE SPECTRUM AT WATKINS MILL (CASEY EAST)						**669**	**114**	**0**	**555**	**272**	**1,326**	**1,598**
PARAMOUNT EAST (230 SPECTRUM AVE	R	FT 343	480	GA		114	114	0	0	272	0	272
PARAMOUNT WEST (231 SPECTRUM AVE	R	FT 343	480	GA		110	0	0	110	0	263	263
THE MAJESTIC	R	FT 343	480	GA		287	0	0	287	0	686	686
AGE-RESTRICTED MULTIFAMILY		FT 343	480	GA	AR	158	0	0	158	0	377	377

CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION

						ALL DWELLING UNITS				ESTIMATED POPULATION (‡)		
SUBDIVISION SECTION/PHASE	H C R	TAX MAP	COG TAZ	UNIT TYPE	A/IR SR	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
THOMAS ADDITION (W DIAMOND AVE)		**FT 341**	**744**	**SFD**		**2**	**0**	**0**	**2**	**0**	**7**	**7**
TIMBERBROOK	**C**	**FS 342**	**748**	**GC**		**168**	**168**	**0**	**0**	**284**	**0**	**284**
VILLA RIDGE (VICTORY FARM)	**C**	**FT 562**	**513**	**GC**		**418**	**418**	**0**	**0**	**706**	**0**	**706**
VILLAGE OVERLOOK (HYDE PARK)	**C**	**FT 343**	**479**	**GC**		**270**	**270**	**0**	**0**	**456**	**0**	**456**
WARTHER						**494**	**494**	**0**	**0**	**1,337**	**0**	**1,337**
GREENS OF WARTHER	C	FS 342	752	TH		53	53	0	0	158	0	158
GREENS OF WARTHER (PIGGYBACKS)	C	FS 342	752	GC		106	106	0	0	179	0	179
TOWNS OF WARTHER	H	FS 342	752	TH		131	131	0	0	391	0	391
WASHINGTONIAN TOWNS	H	FS 342	752	TH		204	204	0	0	609	0	609
WASHINGTONIAN VILLAGE (CRESTFIELD)		**FS 342**	**747**	**SFD**		**90**	**90**	**0**	**0**	**302**	**0**	**302**
WASHINGTONIAN WOODS						**576**	**576**	**0**	**0**	**1,599**	**0**	**1,599**
SECTION 1	H	FT 121	751	SFD		37	37	0	0	124	0	124
SECTION 2	H	FT 121	751	SFD		51	51	0	0	171	0	171
SECTION 4	H	FT 121	751	SFD		43	43	0	0	144	0	144
SECTION 5	H	FT 121	751	SFD		44	44	0	0	148	0	148
SECTION 6	H	FT 121	751	SFD		81	81	0	0	272	0	272
SECTION 7	H	FT 121	751	SFD		45	45	0	0	151	0	151
SECTION 8	H	FT 121	751	SFD		49	49	0	0	164	0	164
SECTION 10	H	FT 121	751	SFD		26	26	0	0	87	0	87
OAKS AT WASHINGTONIAN WOODS (SEC	C	FS 122	751	GC		48	48	0	0	81	0	81
VISTAS AT WASHINGTNIAN WOODS (SEC	C	FS 122	751	GC		152	152	0	0	257	0	257
WATKINS MILL RD		**FU 341**	**479**	**SFD**		**3**	**3**	**0**	**0**	**10**	**0**	**10**
WATKINS MILL TOWN CENTER (CASEY W)						**1,066**	**347**	**2**	**717**	**875**	**1,221**	**2,097**
DETACHED HOUSES & COTTAGES	H	FT 122	413	SFD		94	64	1	29	215	97	312
INTEGRAL TOWNHOUSES	H	FT 122	413	TH		180	138	1	41	412	122	534
UPTOWN ST 24' TOWNHOUSES	H	FT 122	413	TH		20	3	0	17	9	51	60
TOWN CENTER THs (URBAN AVE) [*]	H	FT 122	413	TH		37	0	0	37	0	110	110
2/2 CONDO TOWNHOUSES	C	FT 122	413	GC		142	142	0	0	240	0	240
HIGH-RISE CONDOS [*]	C	FT 122	413	HRC		593	0	0	593	0	841	841
WEST DEER PARK						**606**	**539**	**3**	**64**	**1,295**	**165**	**1,461**
AMBER COMMONS (W DEER PARK APTS	R	FS 563	743	GA	AH	198	198	0	0	473	0	473
CASEY TOWNHOUSES (RENTALS)	R	FS 563	743	TH		12	12	0	0	36	0	36
SUMMIT HALL RESERVE TOWNHOUSES	H	FT 561	743	TH		53	8	1	44	24	131	155
SUMMIT HALL RESERVE 2/2 CONDOS	H	FT 561	743	GC		28	6	2	20	10	34	44
HIGHLAND SQUARE APTS (FAIRFIELD)	R	FT 561	743	GA		315	315	0	0	753	0	753
WEST RIDING		**FT 121**	**409**	**SFD**		**105**	**105**	**0**	**0**	**352**	**0**	**352**
WESTLEIGH	**H**	**FS 121**	**751**	**SFD**		**192**	**192**	**0**	**0**	**644**	**0**	**644**
WHETSTONE RUN	**H**	**FT 562**	**512**	**SFD**		**86**	**86**	**0**	**0**	**289**	**0**	**289**
WINDBROOKE CONDOS	**C**	**FU 341**	**479**	**GC**		**130**	**130**	**0**	**0**	**220**	**0**	**220**
WOODLAND HILLS	**H**	**FT 343**	**479**	**TH**		**258**	**258**	**0**	**0**	**770**	**0**	**770**
WOODS AT MUDDY BR. (THE WOODLANDS)	**H**	**FS 121**	**751**	**SFD**		**71**	**71**	**0**	**0**	**238**	**0**	**238**
TOTALS						**30,158**	**24,992**	**856**	**5,166**	**64,321**	**11,420**	**75,740**

(‡) POPULATION ESTIMATES ARE FOR ACTUAL OCCUPIED HOUSING UNITS AND HAVE BEEN ADJUSTED FOR VACANCY RATES

[*] ESTIMATE ONLY; DEVELOPMENT APPROVALS HAVE EXPIRED OR ARE PRELIMINARY - DWELLING UNITS ARE UNLIKELY TO BE COMPLETED IN THE

[1] INCLUDES 300-400 BLOCKS OF S. FREDERICK AVE AND PORTIONS OF PEONY DR, OAKTON RD, HUTTON ST, GAITHER ST, AND E. DEER PARK DR

[2] INCLUDES ST.MARTIN'S PARISH AND 525, 529, & 539 S. FREDERICK AVE.

[3] INCLUDES 605 & 607 S. FREDERICK AVE.

CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION
SENIOR / AGE-RESTRICTED HOUSING

					ALL DWELLING UNITS				ESTIMATED POPULATION		
SENIOR HOUSING FACILITY	H C	COG TAZ	UNIT TYPE	A/IR SR	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT. POP.
ASBURY SENIOR HOUSING	R	514	HRA	SR	716	716	0	0	1,046	0	1,046
ASBURY ASSISTED LIVING (KINDLEY)	R	514	HRA	SR	133	133	0	0	194	0	194
ASBURY MANOR HOMES	R	514	GA	SR	60	0	0	60	0	143	143
ASBURY NURSING HOME (WILSON)	R	514	GQ	SR	285	285	0	0	285	0	285
ASBURY NORTH VILLAS (DUPLEXES)	R	514	TH	SR	43	43	0	0	128	0	128
ASBURY VILLAS (DUPLEXES)	R	514	TH	SR	74	73	1	0	218	0	218
ASBURY HOUSES (24-30 MARYLAND AVE)	R	514	SFD	SR	3	2	1	0	7	0	7
KENTLANDS MANOR (FOUNTAIN GLEN/GA	R	750	GA	SR	206	206	0	0	492	0	492
OAKS AT OLDE TOWNE	R	482	GA	I/SR	72	72	0	0	172	0	172
THE SPECTRUM (CASEY EAST)	C	480	GA	AR	158	0	0	158	0	377	377
TOTALS					**1,750**	**1,530**	**2**	**218**	**2,542**	**521**	**3,063**

CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION
INCOME-RESTRICTED HOUSING

					ALL DWELLING UNITS				ESTIMATED POPULATION		
INCOME-RESTRICTED HOUSING FACILIT	H C	COG TAZ	UNIT TYPE	A/IR SR	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT. POP.
AMBER COMMONS APTS - MPDU	R	743	GA	IM	10	10	0	0	24	0	24
CROWN - NBRHD 1 CADENCE (BOZZUTO) - I	R	732	GA	IM	73	0	0	73	0	174	174
CROWN - NBRHD 1 PHASE 2 - MPDU	R	732	GA	IM	82	0	0	82	0	196	196
CROWN - NBRHD 1 TOWNS - MPDU	H	732	TH	IM	9	0	0	9	0	27	27
CROWN - NBRHD 2 TOWNS - MPDU	H	732	TH	IM	29	0	0	29	0	87	87
FIELDS OF GAITHERSBURG	R	747	GA	IR	168	168	0	0	401	0	401
FOREST OAK TOWERS	R	514	HRA	IR	175	175	0	0	256	0	256
HIDDEN CREEK APTS - MPDU	R	512	GA	IM	45	45	0	0	108	0	108
HIGHLAND SQUARE APTS - MPDU	R	743	GA	IM	47	47	0	0	112	0	112
MAPLE HILL (HABITAT FOR HUMANITY)	R	512	TH	IR	19	0	0	19	0	57	57
OAKS AT OLDE TOWNE	R	482	GA	I/SR	72	72	0	0	172	0	172
ORCHARD POND - MPDU	R	413	GA	IM	75	0	0	75	0	179	179
SPECTRUM - PARAMOUNT EAST - MPDU	R	480	GA	IM	14	0	0	14	0	33	33
SPECTRUM - PARAMOUNT EAST - WFHU	R	480	GA	IW	15	0	0	15	0	36	36
SPECTRUM - PARAMOUNT WEST - WFHU	R	480	GA	IM	10	0	0	10	0	24	24
SPECTRUM - THE MAJESTIC - MPDU	R	480	GA	IM	19	0	0	19	0	45	45
SPECTRUM - THE MAJESTIC - WFHU	R	480	GA	IM	32	0	0	32	0	76	76
SENECA HEIGHTS FAMILIES		479	GA	IR	17	17	0	0	41	0	41
SENECA HEIGHTS INDIVIDUALS		479	GQ	IR	40	40	0	0	40	0	40
SUMMIT HALL RESERVE TOWNS - MPDU	H	743	TH	IM	4	0	0	4	0	12	12
SUMMIT HALL RESERVE TOWNS - WFHU	H	743	TH	IW	4	0	0	4	0	12	12
SUMMIT HALL RESERVE 2/2 CONDOS - MPD	H	743	GC	IM	2	0	0	2	0	3	3
SUMMIT HALL RESERVE 2/2 CONDOS - WFH	H	743	GC	IW	2	0	0	2	0	3	3
TOTALS					**963**	**574**	**0**	**389**	**1,153**	**965**	**2,119**

MPDU: Moderately-priced rental dwelling unit, available for households with an income between 50% and 80% of the area median income

WFHU: Workforce housing unit, available for households with an income between 80% and 120% of the area median income

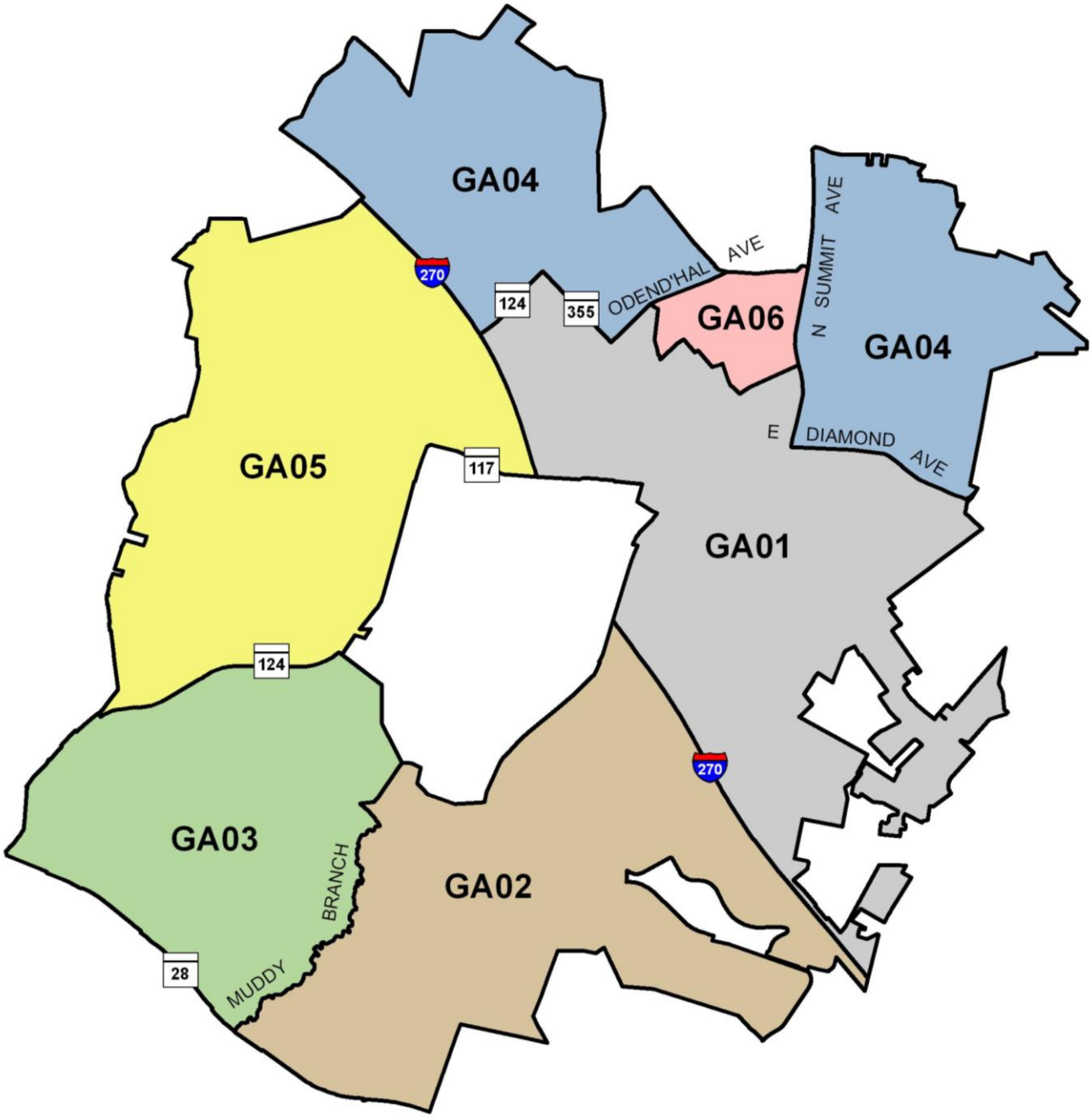
Note: MPDU and WFHU units are included in the total units shown in the Subdivision summary table.

CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION
GAITHERSBURG VOTING AREAS

			OCCUPIED DWELLING UNITS **				ESTIMATED POPULATION **		
VOTING AREA	EST. ELIGIBLE VOTERS	PERCENT OF TOTAL POP	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT. POP.
GA01	7369	N/A	5,376	4,446	53	877	12,010	1,944	13,954
GA02	7694	N/A	6,518	4,405	5	2,108	12,541	5,080	17,622
GA03	7022	N/A	4,179	4,135	20	24	11,445	75	11,521
GA04	9015	N/A	6,078	5,505	19	554	14,694	1,387	16,080
GA05	7320	N/A	6,418	4,347	757	1,314	11,931	2,814	14,745
GA06	1158	N/A	1,280	1,218	2	61	1,887	154	2,041
TOTALS	**39577**	**61.35%**	**29,848**	**24,055**	**856**	**4,938**	**64,509**	**11,453**	**75,962**

Note: Estimated Eligible Voters based on 2010 Census, persons 18 years of age or older and US Citizens

** Adjusted for vacancy rates



CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION
METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS (MWCOG) TRAFFIC ANALYSIS ZONES (TAZs)*

	HOUSEHOLDS (HH)**						ESTIMATED POPULATION (POP) **					ESTIMATED JOBS	
MWCOG TRAFFIC ANALYSIS ZONE (TAZ)	TOTAL UNITS	OTHER USES	EXISTING SF HH	EXISTING MF HH	PIPELINE HH	FORECAST 2040 HH	HH POP.	TOTAL POP. †	PIPELINE GROWTH	PIPELINE POP.	FORECAST 2040 POP.	EXISTING 2014 JOBS	FORECAST 2040 JOBS
407	1,060	0	872	188	0	1,068	3,209	3,218	0	3,218	3,173	658	689
408	580	0	580	0	0	598	1,820	1,826	0	1,826	1,664	18	19
409	440	0	440	0	0	437	1,490	1,494	0	1,494	1,437	176	184
410	992	5	331	655	0	995	2,721	2,729	0	2,729	2,749	1,018	1,064
411	655	1	148	506	0	659	1,378	1,382	0	1,382	1,725	3,140	3,616
412	123	0	0	123	0	124	185	186	0	186	158	1,989	2,100
413	3,463	750	545	854	1,314	2,836	3,754	3,765	2,814	6,578	6,619	2,139	9,298
479	1,639	2	721	916	0	1,665	4,279	4,333	0	4,333	4,480	2,183	2,203
480	927	0	0	110	817	1,114	272	273	1,756	2,029	2,552	5,604	8,288
481	0	0	0	0	0	0	0	0	0	0	0	1,382	1,411
482	201	0	0	201	0	818	497	498	0	498	2,017	2,321	3,491
483	0	0	0	0	0	0	0	0	0	0	0	2,618	2,738
512	1,693	0	1,034	641	18	1,689	4,916	4,930	57	4,987	4,886	439	459
513	2,006	18	249	1,739	0	2,217	4,825	4,839	0	4,839	5,684	1,515	3,140
514	2,000	28	245	1,663	65	2,686	3,918	4,215	167	4,382	5,919	3,114	4,495
515	949	12	400	319	217	1,236	2,143	2,168	552	2,720	3,443	957	1,671
516	278	0	278	0	0	286	872	874	0	874	797	577	603
518	0	0	0	0	0	0	0	0	0	0	0	0	0
519	0	0	0	0	0	0	0	0	0	0	0	19	438
732	2,215	1	106	0	2,108	2,237	336	337	5,080	5,417	5,485	7	941
740	369	1	183	185	0	372	1,059	1,062	0	1,062	1,048	2,400	2,507
741	79	0	79	0	0	81	248	248	0	248	226	5,922	9,704
743	2,261	10	950	929	372	2,110	5,213	5,243	945	6,188	5,869	1,857	2,019
744	51	3	46	0	2	46	155	155	7	162	148	1,320	1,379
746	1	1	0	0	0	0	0	0	0	0	0	5	6
747	2,144	4	1,102	1,038	0	2,181	6,005	6,023	0	6,023	5,892	673	704
748	737	0	430	306	0	747	1,916	1,922	0	1,922	2,043	285	298
749	567	6	411	128	21	558	1,571	1,576	67	1,643	1,629	2,992	3,753
750	2,718	14	1,236	1,465	3	4,224	7,187	7,208	8	7,216	11,291	4,889	7,287
751	873	0	685	187	0	867	2,656	2,664	0	2,664	2,718	29	30
752	468	0	369	99	0	479	1,337	1,341	0	1,341	1,314	12	12
TOTALS	**29,488**	**856**	**11,442**	**12,253**	**4,938**	**32,332**	**63,961**	**64,509**	**11,453**	**75,962**	**84,966**	**50,260**	**74,546**

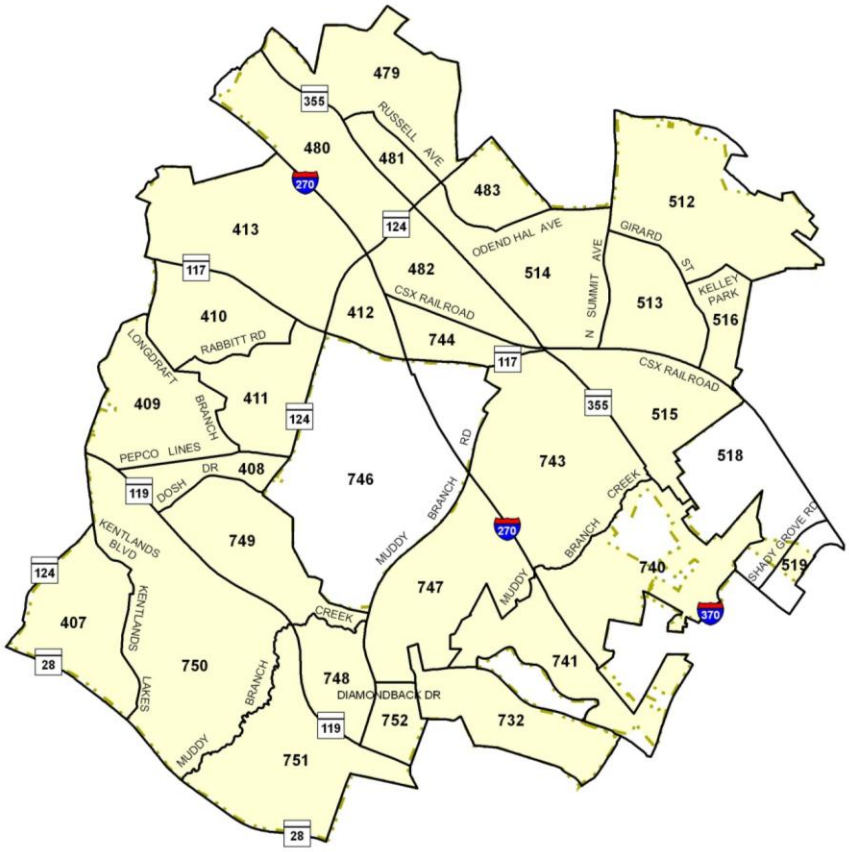
* Includes only the portion of the TAZ within the City

** Adjusted for vacancy rates

† Includes Group Quarters Population

Pipeline is approved development not yet built

Forecasts are from proposed Round 8.2 MWCOG



CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION
DENSITY OF SELECTED SUBDIVISIONS

				DWELLING UNITS				POPULATION **		
SUBDIVISION SECTION/PHASE	AREA (AC)	UNIT TYPE	ZONING	UNIT TOTAL	UNITS PER AC	% OF (CITY) LAND AREA	% OF (CITY) TOTAL UNITS	ESTIMATED MAX. POPLN.	PERSONS PER AC	PERSONS PER SQ MI
CITY OF GAITHERSBURG (CURRENT)	**6639.19**	**MIX**	**N/A**	**24,632**	**3.71**	**100%**	**100%**	**66,899**	**10.08**	**6,449**
CITY OF GAITHERSBURG (FUTURE) *	**6639.19**	**MIX**	**N/A**	**29,798**	**4.49**	**100%**	**100%**	**78,927**	**11.89**	**7,608**
CROWN FARM *	**182.82**	**MIX**	**MXD**	**2,250**	**12.31**	**2.8%**	**7.6%**	**5,419**	**29.64**	**18,970**
DETACHED HOUSES - LOTS	6.53274	SFD	MXD	60	9.18	3.6%	2.7%	203	31.07	19,882
TOWNHOUSES - LOTS	11.4493	TH	MXD	339	29.61	6.3%	15.1%	1,064	92.90	59,453
APARTMENTS OVER RETAIL - PARCELS	8.68896	GA	MXD	913	105.08	4.8%	40.6%	2,260	260.14	166,492
COMMERCIAL - PARCELS	12.9295	COM	MXD	0	N/A	7.1%	0.0%	0	0	0
PARKS/GREENSPACE	20.6901	REC/OS	MXD	0	N/A	11.3%	0.0%	0	0	0
HIGH SCHOOL SITE	32.0683	INST	MXD	0	N/A	17.5%	0.0%	0	0	0
PUBLIC & PRIVATE STREET ROW	29.3556	TRNSP	MXD	0	N/A	16.1%	0.0%	0	0	0
NEIGHBORHOOD 1	37.9794	MIX	MXD	1,034	27.23	20.8%	46.0%	1,034	27.23	17,424
NEIGHBORHOOD 2	57.2849	MIX	MXD	348	6.07	31.3%	15.5%	348	6.07	3,888
CROWN POINTE *	**13.1869**	**MIX**	**RP-T**	**68**	**5.16**	**0.2%**	**0.2%**	**217**	**16.42**	**10,509**
DETACHED HOUSES - LOTS	1.49318	SFD	RP-T	13	8.71	11.3%	19.1%	44	29.45	18,847
TOWNHOUSES - LOTS	2.93859	TH	RP-T	55	18.72	22.3%	80.9%	173	58.72	37,582
PARKS/GREENSPACE	5.11756	REC/OS	RP-T	0	N/A	38.8%	0.0%	0	0	0
PUBLIC & PRIVATE STREET ROW	3.6376	TRNSP	RP-T	0	N/A	27.6%	0.0%	0	0	0
NORTH SECTION	7.07188	MIX	RP-T	34	4.81	53.6%	50.0%	34	4.81	3,077
SOUTH SECTION	6.11414	TH	RP-T	34	5.56	46.4%	50.0%	107	17.45	11,166
FERNSHIRE	**95.18**	**MIX**		**499**	**5.24**	**1.4%**	**1.7%**	**1,604**	**16.85**	**10,786**
BRIDLEWOOD	26.44	SFD	RP-T	80	3.03	27.8%	16.0%	271	10.23	6,550
FERNSHIRE FARMS/COVENTRY	38.99	TH	RP-T	342	8.77	41.0%	68.5%	1,073	27.52	17,613
FERNSHIRE WOODS	5.21	SFD	R-90 C	14	2.69	5.5%	2.8%	47	9.09	5,817
HIDDEN ORCHARDS	9.19	SFD	R-90 C	23	2.50	9.7%	4.6%	78	8.47	5,418
LONGDRAFT ESTATES	15.35	SFD	R-90 C	40	2.61	16.1%	8.0%	135	8.81	5,641
HIDDEN CREEK *	**90.42**	**MIX**	**MXD**	**867**	**9.59**	**1.4%**	**2.9%**	**2,384**	**26.36**	**16,873**
LAND BAY I, II, III - LOTS	9.54867	SFD	MXD	69	7.23	10.6%	8.0%	233	24.44	15,643
LAND BAY I, II, III - LOTS	14.6904	TH	MXD	382	26.00	16.2%	44.1%	1,198	81.58	52,214
LAND BAY I, II, III - PARCELS	2.95884	GC	MXD	116	39.20	3.3%	13.4%	209	70.72	45,261
RESIDENCES AT HIDDEN CREEK - PARCI	6.52645	GA	MXD	300	45.97	7.2%	34.6%	743	113.80	72,834
TOTAL GREENSPACE (CITY & HOA)	36.7816	REC/OS	MXD	0	N/A	40.7%	0.0%	0	0	0
PUBLIC & PRIVATE STREET ROW	19.7089	TRNSP	MXD	0	N/A	21.8%	0.0%	0	0	0
LAND BAY I	17.64	MIX	MXD	79	4.48	19.5%	9.1%	79	4.48	2,866
LAND BAY II	11.51	SFD	MXD	31	2.69	12.7%	3.6%	105	9.11	5,830
LAND BAY III	54.69	MIX	MXD	372	6.80	60.5%	42.9%	372	6.80	4,353
RESIDENCES AT HIDDEN CREEK	6.58	GA	MXD	300	45.59	7.3%	34.6%	743	112.88	72,241
KENTLANDS	**367.413**	**MIX**	**MXD**	**2,181**	**5.94**	**5.5%**	**7.3%**	**5,628**	**15.32**	**9,803**
KENTLANDS - NO COMMERCIAL AREAS	**294.037**		**MXD**	**2,181**	**7.42**			**5,628**	**19.14**	**12,249**
ALL NEIGHBORHOODS - LOTS	71.5634	SFD	MXD	546	7.63	19.5%	25.0%	1,847	25.81	16,516
ALL NEIGHBORHOODS - LOTS	19.8585	TH	MXD	352	17.73	5.4%	16.1%	1,104	55.61	35,592
ALL NEIGHBORHOODS - PARCELS	22.6898	GC	MXD	744	32.79	6.2%	34.1%	1,342	59.15	37,855
ALL NEIGHBORHOODS - PARCELS	12.8482	GA	MXD	446	34.71	3.5%	20.4%	1,104	85.94	55,002
ALL NEIGHBORHOODS - URBAN COTTAG	0	GA	MXD	42	N/A	N/A	1.9%	104	N/A	N/A
ALL NEIGHBORHOODS - LIVE/WORK UN	1.08565	GA	MXD	51	46.98	0.3%	2.3%	126	116.30	74,434
TOTAL GREENSPACE (CITY & HOA)	72.2354	REC/OS	MXD	0	N/A	19.7%	0.0%	0	0	0
PUBLIC & PRIVATE STREET ROW	81.6666	TRNSP	MXD	0	N/A	22.2%	0.0%	0	0	0
INSTITUTIONAL (GOV'T, CHURCH, SCHL,	15.9143	INST	MXD	0	N/A	4.3%	0.0%	0	0	0
TOTAL COMMERCIAL	70.6369	COM	MXD	0	N/A	19.2%	0.0%	0	0	0
UNPLATTED LAKES ETC.	25.03	REC/OS	MXD	0	N/A	6.8%	0.0%	0	0	0
MARKET SQUARE COMMERCIAL	22.1722	COM	MXD	0	N/A	6.0%	0.0%	0	0	0
MIDTOWN COMMERCIAL	11.436	COM	MXD	0	N/A	3.1%	0.0%	0	0	0
RETAIL AREA COMMERCIAL	39.7679	COM	MXD	0	N/A	10.8%	0.0%	0	0	0
GATEHOUSE	48.1413	MIX	MXD	230	4.78	13.1%	10.5%	230	4.78	3,058
HILL DISTRICT (INCL. QUARRY & RCES)	107.789	MIX	MXD	740	6.87	29.3%	33.9%	740	6.87	4,394
LAKE DISTRICT (LOWER)	11.346	MIX	MXD	20	1.76	3.1%	0.9%	20	1.76	1,128
UPPER/MIDDLE LAKE DISTRICT (SDP-4)	26.3467	MIX	MXD	88	3.34	7.2%	4.0%	88	3.34	2,138
MIDTOWN	38.9	MIX	MXD	654	16.81	10.6%	30.0%	654	16.81	10,760
OLD FARM DISTRICT	14.2806	MIX	MXD	78	5.46	3.9%	3.6%	78	5.46	3,496
RETAIL AREA (THE COLLONADE)	5.85163	GC	MXD	307	52.46	1.6%	14.1%	554	94.64	60,568
TSCHIFFELY SQUARE ROAD DISTRICT	16.3518	MIX	MXD	64	3.91	4.5%	2.9%	64	3.91	2,505

CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION
DENSITY OF SELECTED SUBDIVISIONS

				DWELLING UNITS				POPULATION **		
SUBDIVISION SECTION/PHASE	AREA (AC)	UNIT TYPE	ZONING	UNIT TOTAL	UNITS PER AC	% OF (CITY LAND AREA	% OF (CITY) TOTAL UNITS	ESTIMATED MAX. POPLN.	PERSONS PER AC	PERSONS PER SQ MI
LAKELANDS	**324.04**	**MIX**	**MXD**	**1,623**	**5.01**	**4.9%**	**5.4%**	**4,566**	**14.09**	**9,019**
ALL PHASES - LOTS	64.7453	SFD	MXD	548	8.5	20.0%	33.8%	1,854	28.63	18,322
ALL PHASES - LOTS	19.7113	TH	MXD	444	22.5	6.1%	27.4%	1,393	70.67	45,229
ALL PHASES - PARCELS	13.511	GC	MXD	361	26.7	4.2%	22.2%	651	48.20	30,846
ALL PHASES - PARCELS	6.8814	GA	MXD	253	36.8	2.1%	15.6%	626	91.02	58,255
ALL PHASES - LOTS/PARCELS (LIVE-WOI	1.1896	GA	MXD	17	14.3	0.4%	1.0%	42	35.38	22,643
TOTAL GREENSPACE (CITY & HOA)	153.105	REC/OS	MXD	0	N/A	47.2%	0.0%	0	0	0
PUBLIC & PRIVATE STREET ROW	54.30	TRNSP	MXD	0	N/A	16.8%	0.0%	0	0	0
INSTITUTIONAL (GOV'T, CHURCH, SCHL,	8.98017	INST	MXD	0	N/A	2.8%	0.0%	0	0	0
TOTAL COMMERCIAL	1.60902	COM	MXD	0	N/A	0.5%	0.0%	0	0	0
UNPLATTED STREAM VALLEY ETC.	87.58	REC/OS	MXD	0	N/A	27.0%	0.0%	0	0	0
PHASE I SECTION 1	30.10	MIX	MXD	580	19.27	9.3%	35.7%	580	19.27	12,330
PHASE I SECTION 2	74.35	MIX	MXD	300	4.03	22.9%	18.5%	300	4.03	2,582
PHASE II SECTION 1	14.53	MIX	MXD	113	7.78	4.5%	7.0%	113	7.78	4,977
PHASE II SECTION 2	54.78	MIX	MXD	250	4.56	16.9%	15.4%	250	4.56	2,921
PHASE III SECTION 1	14.61	MIX	MXD	92	6.30	4.5%	5.7%	92	6.30	4,030
PHASE III SECTION 2 (LANE IN THE WOO	20.17	SFD	MXD	61	3.02	6.2%	3.8%	206	10.23	6,546
PHASE III SECTION 3 (LANE IN THE WOO	2.34	SFD	MXD	12	5.12	0.7%	0.7%	41	17.32	11,085
LAKELANDS RIDGE (GREAT SENECA N)	25.56	MIX	MXD	215	8.41	7.9%	13.2%	215	8.41	5,384
ORCHARD PLACE	**16.19**	**TH**	**R-20**	**156**	**9.63**	**0.2%**	**0.5%**	**489**	**30.23**	**19,346**
TOWNHOUSES	11.0779	TH	R-20	156	14.08	68.4%	100.0%	489	44.18	28,276
GREENSPACE	3.03693	REC/OS	R-20	0	N/A	18.8%	0.0%	0	0	0
PUBLIC & PRIVATE STREET ROW	2.07669	TRNSP	R-20	0	N/A	12.8%	0.0%	0	0	0
ORCHARD POND	**43.45**	**GA**	**R-20**	**751**	**17.28**	**0.7%**	**2.5%**	**1,010**	**23.25**	**14,879**
PARK SUMMIT	**36.76**	**MIX**	**R-20**	**395**	**10.75**	**0.6%**	**1.3%**	**1,143**	**31.10**	**19,907**
PARK SUMMIT TOWNHOUSES	14.85	TH	R-20	323	21.75	40.4%	81.8%	1,013	68.24	43,675
PARK SUMMIT CONDOMINIUMS	2.62814	GC	R-20	72	27.40	7.2%	18.2%	130	49.42	31,628
GREENSPACE	10.4224	REC/OS	R-20	0	N/A	28.4%	0.0%	0	0	0
PUBLIC & PRIVATE STREET ROW	8.8558	TRNSP	R-20	0	N/A	24.1%	0.0%	0	0	0
PHEASANT RUN	**88.43**	**MIX**		**307**	**3.47**	**1.3%**	**1.0%**	**1,023**	**11.57**	**7,402**
PHEASANT RUN	57.9929	SFD	R-90C,R-6	243	4.19	65.6%	79.2%	822	14.17	9,071
PHEASANT RUN (DUPLEXES)	8.3565	TH	R-90C	64	7.66	9.4%	20.8%	201	24.03	15,378
GREENSPACE	2.8622	REC/OS	R-90C	0	N/A	3.2%	0.0%	0	0	0
PUBLIC & PRIVATE STREET ROW	19.2212	TRNSP	R-90C,R-6	0	N/A	21.7%	0.0%	0	0	0
POTOMAC OAKS CONDOS	**31.18**	**GC**	**R-20**	**541**	**17.35**	**0.5%**	**1.8%**	**1,339**	**42.96**	**27,492**
QUINCE ORCHARD PARK	**69.84**	**MIX**	**MXD**	**504**	**7.22**	**1.1%**	**1.7%**	**1,481**	**21.20**	**13,571**
ALL PHASES - LOTS	16.49362	SFD	MXD	189	11.5	23.6%	37.5%	639	38.76	24,806
ALL PHASES - LOTS	11.2032	TH	MXD	205	18.3	16.0%	40.7%	643	57.41	36,742
ALL PHASES - PARCELS	4.40928	GC	MXD	110	24.9	6.3%	21.8%	198	45.00	28,801
TOTAL GREENSPACE (CITY & HOA)	16.6346	REC/OS	MXD	0	N/A	23.8%	0.0%	0	0	0
PUBLIC & PRIVATE STREET ROW	21.09710	TRNSP	MXD	0	N/A	30.2%	0.0%	0	0	0
PHASE I	8.41811	SFD	MXD	92	10.9	12.1%	18.3%	311	36.97	23,658
PHASE I	5.04048	TH	MXD	110	21.8	7.2%	21.8%	345	68.47	43,820
PHASE II	8.07551	SFD	MXD	97	12.0	11.6%	19.2%	328	40.63	26,002
PHASE II	6.1627	TH	MXD	95	15.4	8.8%	18.8%	298	48.36	30,953
PHASE II (2 OVER 2 CONDOS)	4.40928	GC	MXD	110	24.9	6.3%	21.8%	198	45.00	28,801
WATKINS MILL TOWN CENTER *	**125.21**	**MIX**	**MXD**	**1,066**	**8.51**	**1.9%**	**3.6%**	**2,215**	**17.69**	**11,323**
DETACHED HOUSES - LOTS	8.90815	SFD	MXD	94	10.6	7.1%	8.8%	318	35.69	22,843
TOWNHOUSES - LOTS	5.85372	TH	MXD	180	30.7	4.7%	16.9%	565	96.47	61,744
2/2 CONDO TOWNHOUSES - PARCELS	3.034	GC	MXD	142	46.8	2.4%	13.3%	256	84.43	54,033
HIGH-RISE CONDOS - PARCELS	0	HRC	MXD	593	0.0	0.0%	55.6%	897	N/A	N/A
LIVE-WORKS (UPTOWN ST)	0.9166	TH	MXD	20	N/A	0.7%	1.9%	63	68.46	43,813
TOWN CENTER TOWNHOUSES (URBAN A	0	TH	MXD	37	N/A	0.0%	3.5%	116	N/A	N/A
TOTAL GREENSPACE (CITY & HOA)	50.1292	REC/OS	MXD	0	N/A	40.0%	0.0%	0	0	0
PUBLIC & PRIVATE STREET/CCT ROW	26.56	TRNSP	MXD	0	N/A	21.2%	0.0%	0	0	0
TOTAL COMMERCIAL	1.48437	COM	MXD	0	N/A	1.2%	0.0%	0	0	0

* Population Shown is the ultimate build-out population, not the current population. Areas shown in subcategories are for platted properties only and may not sum to the overall project size.
** Population estimates are for the maximum possible population and assume 100% occupancy of all dwelling units.

CITY OF GAITHERSBURG
JANUARY 2014
DWELLING UNITS AND ESTIMATED POPULATION

POPULATION ESTIMATE - ADJUSTED FOR VACANCY RATES *

TYPE OF DWELLING UNIT	ESTIMATED VACANCY RATE	COMPLETED OCCUPIED UNITS	FUTURE OCCUPIED UNITS	CURRENT ESTIMATED POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE POPULATION
SINGLE FAMILY UNITS	0.8114%	4,770	231	16,134	782	16,916
TOWNHOUSE UNITS	4.8852%	6,672	588	20,934	1,844	22,778
GARDEN APARTMENT UNITS	3.5000%	7,610	2,627	18,841	6,503	25,344
GARDEN CONDOMINIUM UNITS	6.3414%	3,532	112	6,371	278	6,649
HIGH RISE APARTMENT UNITS	3.5000%	1,111	0	1,681	0	1,681
HIGH RISE CONDOMINIUM UNITS	6.3414%	0	1,380	0	2,088	2,088
GROUP QUARTERS **	*0.0000%*	*360*	*0*	548	34	582
OVERALL CITY TOTALS *		**23,695**	4,938	**64,509**	11,529	**76,038**

POPULATION ESTIMATE - 100% OCCUPANCY

TYPE OF DWELLING UNIT	TOTAL UNITS APPROVED	TOTAL UNITS COMPLETED	UNITS TO BE COMPLETED	ESTIMATED MAXIMUM POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE MAX. POPULATION
SINGLE FAMILY UNITS	5,042	4,809	233	16,266	788	17,054
TOWNHOUSE UNITS	7,633	7,015	618	22,009	1,939	23,948
GARDEN APARTMENT UNITS	10,608	7,886	2,722	19,524	6,739	26,263
GARDEN CONDOMINIUM UNITS	3,891	3,771	120	6,802	297	7,099
HIGH RISE APARTMENT UNITS	1,151	1,151	0	1,742	0	1,742
HIGH RISE CONDOMINIUM UNITS	1,473	0	1,473	0	2,229	2,229
GROUP QUARTERS **	*360*	*360*	*0*	555	36	592
OVERALL CITY TOTALS *	**29,798**	**24,632**	5,166	**66,899**	12,029	**78,927**

HOUSING TYPE BY PERCENTAGE

TYPE OF DWELLING UNIT	APPROVED TOTAL UNITS	PERCENT OF APPROVED UNIT TOTAL	CURRENT DWELLING UNITS	PERCENT OF COMPLETED UNIT TOTAL	FUTURE DWELLING UNITS	PERCENT OF FUTURE UNITS
SINGLE FAMILY UNITS	5,042	16.7%	4,809	19.2%	233	4.5%
TOWNHOUSE UNITS	7,633	25.3%	7,015	28.1%	618	12.0%
GARDEN APARTMENT UNITS	10,608	35.2%	7,886	31.6%	2,722	52.7%
GARDEN CONDOMINIUM UNITS	3,891	12.9%	3,771	15.1%	120	2.3%
HIGH RISE APARTMENT UNITS	1,151	3.8%	1,151	4.6%	0	0.0%
HIGH RISE CONDOMINIUM UNITS	1,473	4.9%	0	0.0%	1,473	28.5%
GROUP QUARTERS (GQ)	360	1.2%	360	1.4%	0	0.0%
OVERALL CITY TOTALS (incl. GQ)	30,158	100.0%	**24,992**	100.0%	**5,166**	100.0%

NOTES

* Group quarters are not included in the total housing unit counts but are included in the total population counts.

** Group quarters population is calculated by adding the current estimated population in known (institutionalized) group quarters units to the estimated remaining number of persons in non-institutionalized group quarters, based on the proportion of this group's population to the total population of the City. The ratio is derived from the 2010 Census Demographic Profile Data (DP-1), and is calculated below.

TOTAL POPULATION, 2010	GROUP QUARTERS POPULATION	PERCENT OF TOTAL POPULATION	NON-INSTITUTIONALIZED GROUP QUARTERS POPULATION	PERCENT OF TOTAL POPULATION	PERCENT OF HOUSEHOLD POPULATION
59933	547	0.9127%	175	0.2920%	0.2947%

*** Vacancy Rates are based on the 2006-2010 American Community Survey (ACS), Fields B25024 & B25032 and the MCDHCA 2012 Rental Apartment Vacancy Report.