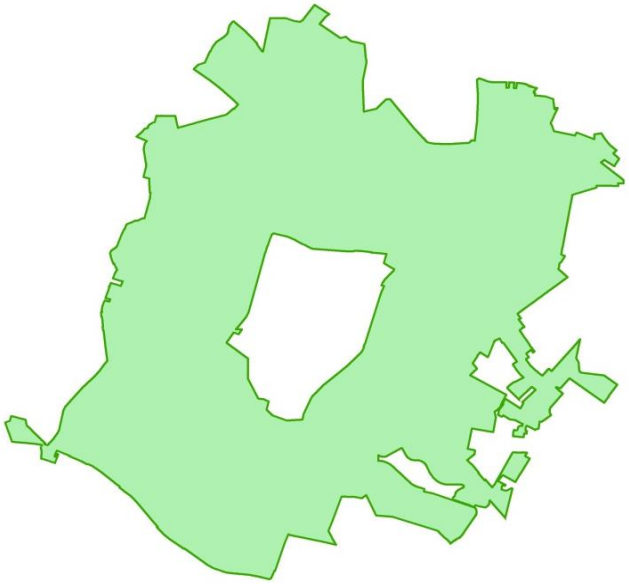
Gaithersburg

A CHARACTER COUNTS! CITY

DWELLING UNITS AND ESTIMATED POPULATION

July 2017



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
♦ July 2017 ♦

Published semiannually by the City of Gaithersburg Planning & Code Administration
Publication date: September 7, 2017 Primary Author: Kirk Eby, GIS Planner

---

CITY OFFICIALS

MAYOR
Jud Ashman

CITY COUNCIL
Neil Harris, Council Vice President
Yvette D. Monroe
Michael A. Sesma
Ryan Spiegel
Robert T. Wu

PLANNING COMMISSION
John Bauer, Chair
Lloyd S. Kaufman, Vice-Chair
Matthew S. Hopkins
Ruthzaly Weich
Danielle L. Winborne
Philip Wessell, Alternate

BOARD OF APPEALS
Carol Rieg, Chairperson
Aaron Kotok, Vice Chairperson
Robert Chiswell
Ashley Manuel
Gary Young

CITY STAFF

CITY MANAGER
Tony Tomasello

PLANNING AND CODE ADMINISTRATION
John Schlichting, Director of Planning and Code Administration
Trudy Schwarz, Planning Division Chief
Raymond Robinson III, Long Range Planning Manager
Greg Mann, Planner III
Andrew Benjamin, Environmental Planner
Chris Berger, Historic Preservation Planner
Kirk Eby, GIS Planner
Jasmine Forbes, Planner I
Laura Howell, Long Range Planner
Ray Roakes, Planner I
Alyssa Roff, Transportation Planner
Caroline Seiden, Planner and Liaison to Board of Appeals

TABLE OF CONTENTS

Purpose And Methodology	1
Definitions And Abbreviations Used In Tables	2
Temporal Population	3
Decennial Census - City Of Gaithersburg	5
Census Demographics - American Community Survey	7
Decennial Census - Montgomery County	9
Decennial Census - Maryland	10
Decennial Census - 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 MWCOG Traffic Analysis Zones (TAZs)	25
Estimates by Gaithersburg Voting Areas	28
Density Of Selected Subdivisions	29
City-Wide Estimates By Housing Type	32
Pipeline Development (Separate PDF File)	33

PURPOSE AND METHODOLOGY

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

The number and type of dwelling units was gathered from these 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 households who reside in the City, based on the type of dwelling unit and associated vacancy rate. The raw multipliers were obtained by analyzing Census 2010 blocks with homogeneous dwelling unit types. The final mulipliers used in this report have been adjusted to reflect the Census 2010 Summary File 1 (SF1) City-wide persons per household 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 rates.

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 areas. 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 - Homogeneous Blocks					
Housing Unit (HU) Type	Housing Unit Abbrev.	Population, Occupied HUs	Households, Occupied HUs	Persons per HH multiplier	**Adjusted Multiplier Census 2010**	Census 2005 Update Multiplier	Census 2000 Multiplier
Single Family Detached	SFD	9,725	3,031	3.20851	**3.30925**	3.14949	3.24763
Townhouse	TH	8,776	2,916	3.00960	**3.10409**	2.66692	2.94209
Multi-family, Garden Apt	GA	6,342	2,511	2.52569	**2.60499**	2.46062	2.24724
Multi-family, Garden Condo	GC	1,617	931	1.73684	**1.79137**	*incl. in GA*	*incl. in GA*
Multi-family, Stacked TH Condo	SC	754	357	2.11204	**2.17836**	*incl. in GA*	*incl. in GA*
Multi-family, High Rise Apt	HRA	1,146	727	1.57634	**1.62583**	1.22179	2.24724
Group Quarters	GQ	*N/A*	*N/A*	*N/A*	**1.00000**	1.00000	*N/A*
All Housing Units	N/A	28360	10473	2.70792	**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 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.

DECLARATIONS (D): A property encumbered by development approval declarations, covenants, and similar restrictions, but either not subject to a Homeowner's Association (HOA) or subject only to an inactive HOA.

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) entire floors of the building. Also includes urban cottages (dwelling unit above a detached garage), basement accessory apartments, and detached houses converted to upper/lower floor duplexes.

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 UNIT (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.

STACKED CONDO UNIT (SC): Condominium units that are part of a single townhouse building ("stacked" or "piggyback" units, 2 over 2, 2 over 1, etc.); the individual condominium units occupy one, two, or multiple floors.

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				231			
1950	1,755				484			
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		65,690	64,239	63,842			24,183	24,375
2014		66,816	64,509	64,782			24,632	24,738
2015		67,456	66,360	67,099			25,495	25,597
2016		67,776	67,330	68,635			25,685	25,747
2017			68,364	69,562			25,804	26,264

° 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. As a result, population estimates may decline even though housing units increase, due to higher vacancy rates.

** 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 homogeneous 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. These factors were updated in January 2017, to separate stacked (2 over 2) condominium townhouses from garden condominiums.*

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
JULY 2017
DWELLING UNITS AND ESTIMATED POPULATION
DECENNIAL CENSUS - CITY OF GAITHERSBURG

	1980		1990		2000		2010		Δ 2000-2010		Jul 2017 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%	69,562	100.0%
Male	12,776	48.3%	19,126	48.4%	25,647	48.7%	29,145	48.6%	3,498	13.6%	33,752	48.5%
Female	13,648	51.7%	20,416	51.6%	26,966	51.3%	30,788	51.4%	3,822	14.2%	35,810	51.5%
White (including Hispanic)	23,180	87.7%	28,531	72.2%	30,625	58.2%	30,469	50.8%	-156	-0.5%	34,287	49.3%
Black (including Hispanic)	1,776	6.7%	5,094	12.9%	7,680	14.6%	9,752	16.3%	2,072	27.0%	11,332	16.3%
American Indian (incl. Hispanic)	102	0.4%	157	0.4%	188	0.4%	272	0.5%	84	44.7%	307	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%	11,981	17.2%
Hawaiian/Pacific Isl. (incl. Hisp.)	N/A	N/A	N/A	N/A	33	0.1%	34	0.1%	1	0.0%	38	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%	11,617	16.7%
White, not Hispanic	22,584	85.5%	26,722	67.6%	25,818	49.1%	23,961	40.0%	-1,857	-7.2%	26,705	38.4%
Black, not Hispanic	1,754	6.6%	4,943	12.5%	7,457	14.2%	9,307	15.5%	1,850	24.8%	10,871	15.6%
American Indian, not Hispanic	102	0.4%	143	0.4%	131	0.2%	129	0.2%	-2	-1.5%	147	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%	12,031	17.3%
Hawaiian/Pacific Isl., not Hispan	N/A	N/A	N/A	N/A	33	0.1%	28	0.0%	-5	0.0%	32	0.0%
Other/Multiple Races, not Hispan	111	0.4%	63	0.2%	1,571	3.0%	1,910	3.2%	339	21.6%	2,183	3.1%
Hispanic (of any race)	737	2.8%	3,694	9.3%	10,398	19.8%	14,499	24.2%	4,101	39.4%	17,593	25.3%
4 and Under	2,368	9.0%	3,515	8.9%	4,312	8.2%	4,962	8.3%	650	15.1%	4,571	6.6%
5 to 9	1,995	7.5%	2,665	6.7%	3,629	6.9%	3,936	6.6%	307	8.5%	3,608	5.2%
10 to 17	3,051	11.5%	3,578	9.0%	5,223	9.9%	5,593	9.3%	370	7.1%	5,131	7.4%
18 to 34	11,480	43.4%	14,656	37.1%	14,671	27.9%	21,003	35.0%	6,332	43.2%	21,211	30.5%
35 to 64	6,442	24.4%	12,596	31.9%	20,438	38.8%	24,349	40.6%	3,911	19.1%	23,446	33.7%
55 years old and older	3,078	11.6%	4,426	11.2%	7,831	14.9%	11,854	19.8%	4,023	51.4%	11,595	16.7%
62 years old and older	1,364	5.2%	3,016	7.6%	5,055	9.6%	7,158	11.9%	2,103	41.6%	6,764	9.7%
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%	5,296	7.6%
Voting age population (18 +)	19,010	71.9%	29,784	75.3%	39,449	75.0%	45,442	75.8%	5,993	15.2%	56,252	80.9%
Voting Eligible (18+ & citizen)					29,340	55.8%	33,214	55.4%	3,874	13.2%	31,271	45.0%
No Degree Completed	2,558	17.3%	3,419	13.3%	6,548	16.6%	4,479	10.9%	-2,069	-31.6%	4,830	10.4%
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%	14,461	31.2%
Associates Degree	N/A	N/A	1,584	6.2%	1,704	4.3%	1,809	4.4%	105	6.2%	2,003	4.3%
Bachelors Degree	4,701	31.8%	6,077	23.7%	9,938	25.1%	11,776	28.6%	1,838	18.5%	13,493	29.1%
Graduate/Prof Degree	N/A	N/A	4,073	15.9%	7,050	17.8%	9,853	23.9%	2,803	39.8%	11,611	25.0%
Population in Public Elem Sch	N/A	N/A	2,755	7.0%	3,830	7.3%	3,675	6.2%	-155	-4.0%	4,269	6.1%
Population in Public Mid Sch	N/A	N/A	1,377	3.5%	1,784	3.4%	1,966	3.3%	182	10.2%	2,293	3.3%
Population in Public High Sch	N/A	N/A	1,238	3.1%	2,218	4.2%	2,089	3.5%	-129	-5.8%	2,427	3.5%
Avg Commute Time (minutes)	24.9	N/A	27.9	N/A	31.2	N/A	31.6	N/A	0.4	1.3%	31.9	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%	27,496	*75.0%*
Commute, All Public Transit	688	*4.5%*	2,630	*11.2%*	3,430	*12.2%*	3,372	*10.0%*	-58	-1.7%	3,368	*9.2%*
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%	1,382	*3.8%*
Commute, Transit - Bus	N/A	N/A	961	*4.1%*	1,603	*5.7%*	1,689	*5.0%*	86	5.4%	1,692	*4.6%*
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%	198	*0.5%*
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%	36,668	52.7%
Worked in Gaithersburg	N/A	N/A	4,960	*21.1%*	6,261	*22.2%*	7,359	*21.7%*	1,098	17.5%	7,555	*20.6%*
Worked in Montgomery County	13,945	*91.7%*	17,200	*73.0%*	20,541	*73.0%*	24,065	*71.0%*	3,524	17.2%	26,117	*71.2%*
Average Workers Per Household	1.48	N/A	1.55	N/A	1.43	N/A	1.48	N/A	0.05	3.5%	1.45	N/A
Born in A Different State	15,107	57.2%	21,086	53.3%	21,772	41.3%	19,969	33.8%	-1,803	-8.3%	19,577	28.1%
Foreign-born	1,982	7.5%	8,046	20.3%	18,084	34.3%	24,007	40.7%	5,923	32.8%	26,245	37.7%
Not a US Citizen	N/A	N/A	5,805	14.7%	11,787	22.4%	13,806	23.4%	2,019	17.1%	14,193	20.4%
Households	10,256	N/A	15,202	N/A	19,621	N/A	22,000	N/A	2,379	12.1%	25,242	N/A
Average Household Size	2.55	N/A	2.57	N/A	2.65	N/A	2.70	N/A	0.05	1.9%	2.73	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%	11,211	*44.4%*
Black Householder	621	*6.1%*	1,822	*12.0%*	2,757	*14.1%*	3,598	*16.4%*	841	30.5%	3,885	*15.4%*
Asian Householder	N/A	N/A	1,201	*7.9%*	2,398	*12.2%*	3,503	*15.9%*	1,105	46.1%	3,842	*15.2%*
Hispanic Householder	226	*2.2%*	1,014	*6.7%*	2,440	*12.4%*	3,526	*16.0%*	1,086	44.5%	3,862	*15.3%*
Other/Mult. Race Householder	629	*6.1%*	494	*3.2%*	1,723	*8.8%*	2,287	*10.4%*	564	32.7%	2,443	*9.7%*
Single Householder living alone	N/A	N/A	3,908	*25.7%*	5,461	*27.8%*	5,867	*26.7%*	406	7.4%	5,948	*23.6%*

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"

Percentages in italics are based on Total Number of Workers 16+ or Total Number of Households, not total population.

CITY OF GAITHERSBURG
JULY 2017
DWELLING UNITS AND ESTIMATED POPULATION
DECENNIAL CENSUS - CITY OF GAITHERSBURG

	1980		1990		2000		2010		Δ 2000-2010		Jul 2017 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%	15,601	61.8%
Family, Married Couples	5,251	*77.7%*	7,353	*75.3%*	9,529	*75.7%*	10,636	*73.1%*	1,107	11.6%	11,268	*72.2%*
Family, With Own Children	4,087	*60.5%*	5,361	*54.9%*	6,834	*54.3%*	7,491	*51.5%*	657	9.6%	7,751	*49.7%*
Family, Male Householder	347	*5.1%*	644	*6.6%*	859	*6.8%*	1,114	*7.7%*	255	29.7%	1,132	*7.3%*
Family, Female Householder	1,156	*17.1%*	1,771	*18.1%*	2,192	*17.4%*	2,798	*19.2%*	606	27.6%	2,902	*18.6%*
Family, White, non-Hisp. Hhr	5,815	*86.1%*	6,720	*68.8%*	6,479	*51.5%*	6,292	*43.2%*	-187	-2.9%	5,890	*37.8%*
Family, Black Householder	444	*6.6%*	1,222	*12.5%*	1,849	*14.7%*	2,335	*16.1%*	486	26.3%	2,270	*14.6%*
Family, Asian Householder	N/A	N/A	1,004	*10.3%*	1,910	*15.2%*	2,776	*19.1%*	866	45.3%	2,780	*17.8%*
Family, Hispanic Householder	170	*2.5%*	819	*8.4%*	2,064	*16.4%*	2,899	*19.9%*	835	40.5%	2,892	*18.5%*
Family, Other/Mult. Race Hhr	495	*7.3%*	410	*4.2%*	1,372	*10.9%*	1,820	*12.5%*	448	32.7%	1,768	*11.3%*

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"

Percentages in italics are based on Total Number of Families, not total population.

	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%	(Percent of All Males)
Female	7,113	52.1%	11,641	57.0%	14,366	53.3%	20,188	65.6%	(Percent of All Females)
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	**1950**	**1960**	**1970**	**1980**	**1990**	**2000**	**2010**	**Number**	**% Chg**	**1980**	**1990**	**2000**	**2010**
Total Population	1,755	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.	N/A	149	224	271	475	623	547	-76	-12.2%	4.8%	6.1%	6.6%	N/A
Median Age	N/A	~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	19	32	279	1,982	8,046	18,084	24,007	5,923	32.8%	2.8%	5.7%	7.8%	7.9%
Households	N/A	1,078	2,696	10,256	15,202	19,621	22,000	2,379	12.1%	4.9%	5.4%	6.0%	6.2%
Average HH Size	N/A	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	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	N/A	$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.	N/A	$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	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 poverty	N/A	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	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	484	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	304	562	806	3,875	7,544	10,326	12,388	2,062	20.0%	N/A	3.9%	4.6%	5.1%
Renter-Occupied	161	516	1,890	6,381	7,658	9,295	9,612	317	3.4%	N/A	8.5%	9.2%	8.3%
Percent Rental Units	33.3%	47.0%	63.3%	58.9%	47.7%	45.0%	41.2%	-3.8%	-8.4%	N/A	N/A	N/A	N/A
Vacant Housing Units	19	21	291	574	857	1,053	1,337	284	27.0%	N/A	6.4%	10.5%	7.1%
Median Gross Rent	$43.12	$88	$151	$327	$678	$904	$1,357	$453	50.1%	N/A	91.6%	98.9%	94.5%
Median Value Own-O	$11,883	$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.	N/A	657	1,027	1,597	2,837	4,398	4,678	280	6.4%				
Townhouse/Duplex*	N/A	121	49	2,231	4,911	6,010	8,087	2,077	34.6%				
Multifamily	N/A	321	1,878	7,002	8,308	10,142	11,569	1,427	14.1%				
Mobile Home/RV	N/A	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
JULY 2017
DWELLING UNITS AND ESTIMATED POPULATION
CENSUS DEMOGRAPHICS - AMERICAN COMMUNITY SURVEY

	City Of Gaithersburg			City of Rockville	City of Frederick	City of Bowie	Montgomery County	Maryland	Washington DC Metro
Topic	**1-year 2015**	**2006-2010**	**2011-2015**	2011-2015	2011-2015	2011-2015	2011-2015	2011-2015	2011-2015
Total Population	67,445	58,169	64,945	64,331	67,421	56,885	1,017,859	5,930,538	5,949,403
Group Quarters Population	437	358	418	968	1,689	322	8,764	140,480	106,127
Male	47.8%	47.7%	49.1%	47.8%	47.9%	47.3%	48.1%	48.4%	48.8%
Female	52.2%	52.3%	50.9%	52.2%	52.1%	52.7%	51.9%	51.6%	51.2%
White, not Hispanic	33.1%	42.2%	38.3%	50.8%	54.9%	37.4%	46.6%	53.0%	47.3%
Black, not Hispanic	17.0%	12.1%	17.2%	9.5%	18.6%	48.4%	17.1%	29.1%	24.9%
American Indian, not Hispanic	0.1%	0.2%	0.2%	0.1%	0.4%	0.2%	0.2%	0.2%	0.2%
Asian, not Hispanic	18.6%	19.5%	18.0%	20.3%	6.2%	3.8%	14.4%	6.0%	9.6%
Hawaiian/Pacific Isldr., not Hisp.	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.1%
Other Race, not Hispanic	1.3%	0.3%	0.3%	0.4%	0.6%	0.2%	0.4%	0.2%	0.3%
Multiple Races, not Hispanic	2.1%	2.1%	3.1%	3.2%	3.1%	3.6%	3.0%	2.4%	3.0%
Hispanic	27.8%	23.7%	23.0%	15.7%	16.1%	6.4%	18.3%	9.0%	14.7%
Median Age	35.7	35.2	34.9	39.2	35.1	40.4	38.5	38.2	36.3
Under 10 years old	13.9%	13.0%	15.7%	12.5%	13.9%	12.3%	13.0%	12.5%	13.2%
10 to 17 years old	8.6%	9.2%	9.5%	8.1%	9.3%	11.4%	10.6%	10.3%	10.2%
Voting age population (18+)	77.5%	77.7%	74.7%	79.3%	76.9%	76.3%	76.4%	77.3%	76.6%
Voting Eligible population (citizens 18+)	55.5%	56.7%	54.2%	64.6%	66.1%	72.0%	62.2%	70.5%	66.3%
55 years old and older	20.8%	20.6%	21.0%	27.5%	22.8%	24.8%	26.0%	26.0%	22.7%
62 years old and older	13.2%	12.4%	13.5%	18.5%	14.6%	15.7%	16.6%	16.7%	14.1%
65 years old and older	10.4%	9.6%	11.0%	15.1%	11.6%	12.5%	13.3%	13.3%	11.0%
Born in a Different State	30.1%	34.0%	31.9%	41.3%	37.6%	52.2%	40.7%	36.6%	44.4%
Foreign-born	41.7%	40.2%	39.0%	35.0%	18.1%	13.2%	32.6%	14.5%	22.1%
Not a US Citizen	24.4%	23.0%	22.3%	16.7%	11.8%	4.7%	15.8%	7.5%	11.4%
Language Spoken at Home not English	47.7%	48.4%	46.6%	43.2%	23.9%	13.8%	39.6%	17.2%	27.2%
Noninstized. Civilian with a Disability	6.2%	N/A	7.4%	8.1%	11.6%	8.8%	7.8%	10.5%	8.1%
In Labor Force, 16+ years old	74.6%	76.5%	73.1%	72.5%	73.3%	73.9%	71.9%	68.4%	72.2%
Workers 16 years old and older	37,988	32,946	33,664	35,121	35,470	30,351	532,746	2,942,352	3,123,672
Unemployed, civilian labor force	2.7%	5.2%	6.1%	5.2%	6.6%	7.5%	6.1%	7.4%	6.4%
Worked in City/Place of Residence	24.5%	21.1%	21.4%	22.8%	45.3%	15.2%	14.4%	20.3%	22.7%
Worked in County of Residence	77.8%	72.5%	74.0%	67.4%	65.0%	44.1%	59.8%	53.3%	49.3%
Worked in State of Residence	85.5%	80.4%	81.3%	73.8%	89.6%	67.4%	71.0%	82.9%	74.8%
Mean Travel Time to Work, minutes	31.5	30.6	32.5	31.1	32.3	36.3	34.5	32.3	34.3
Commute, drove alone	70.2%	70.9%	67.9%	62.0%	70.5%	73.7%	65.4%	72.8%	65.9%
Commute, car/van pool	9.1%	11.3%	10.7%	9.2%	13.8%	9.6%	9.8%	9.7%	9.8%
Commute, all public transp.	14.0%	10.9%	14.2%	18.7%	4.1%	10.6%	15.8%	8.8%	14.3%
Commute, subway or trolley/LRT	N/A	5.0%	5.7%	14.8%	1.1%	8.1%	9.7%	4.0%	8.1%
Commute, train/railroad	N/A	0.9%	0.9%	0.8%	1.1%	1.0%	0.7%	0.7%	0.8%
Commute, bus	N/A	5.0%	7.5%	3.1%	2.0%	1.5%	5.4%	4.4%	5.4%
Commute, walk	0.6%	2.3%	2.1%	3.0%	4.4%	1.4%	2.1%	2.3%	3.3%
Commute, bike	N/A	0.5%	0.2%	0.8%	0.7%	0.0%	0.5%	0.3%	0.8%
Worked at Home	5.7%	3.4%	4.1%	5.5%	5.8%	4.1%	5.6%	4.2%	5.0%
Vehicles per Occupied Housing Unit	1.68	1.67	1.57	1.64	1.61	2.02	1.76	1.79	1.76
Vehicles per Owner-occupied Unit	1.88	1.91	1.84	1.94	1.94	2.12	2.02	2.08	2.08
Vehicles per Renter-occupied Unit	1.45	1.35	1.24	1.20	1.24	1.51	1.25	1.19	1.21
No Degree/Diploma Completed	13.3%	10.1%	11.6%	6.6%	10.8%	4.1%	8.8%	10.6%	9.7%
High Sch Diploma/Some College	30.9%	32.2%	30.1%	25.2%	44.0%	40.3%	28.3%	45.1%	35.8%
Associates Degree	3.4%	4.9%	5.6%	4.2%	7.6%	5.8%	5.0%	6.4%	5.6%
Bachelors Degree	28.6%	30.0%	26.9%	26.2%	21.8%	28.1%	26.6%	20.6%	25.2%
Graduate/Prof Degree	23.7%	22.8%	25.8%	37.7%	15.8%	21.8%	31.3%	17.3%	23.7%
Population 25 years old & older	45,405	39,655	43,852	45,892	45,516	38,757	698,595	4,018,459	4,017,223
Households (HH)	24,544	22,832	23,550	24,755	26,591	19,885	365,235	2,166,389	2,135,657
Families	16,798	14,582	16,004	16,250	16,110	14,013	253,531	1,450,292	1,408,440
Married-couple Families	52.3%	47.4%	48.4%	52.2%	41.7%	51.6%	53.7%	47.6%	49.0%
Families with own Children <18	32.8%	31.6%	36.3%	30.2%	28.6%	32.2%	33.6%	29.5%	31.5%
Single Householder living alone	25.6%	28.6%	26.0%	27.3%	31.4%	25.1%	25.1%	27.0%	27.1%
Average HH Size	2.73	2.53	2.74	2.56	2.47	2.84	2.76	2.67	2.74
Average Family Size	3.27	3.14	3.28	3.14	3.12	3.42	3.31	3.26	3.35
Workers per Household	1.55	1.44	1.43	1.42	1.33	1.53	1.46	1.36	1.46
Births per 1000 women aged 15-50	31	74	71	64	52	45	53	52	53

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

CITY OF GAITHERSBURG
JULY 2017
DWELLING UNITS AND ESTIMATED POPULATION
CENSUS DEMOGRAPHICS - AMERICAN COMMUNITY SURVEY

	City Of Gaithersburg			City of Rockville	City of Frederick	City of Bowie	Montgomery County	Maryland	Washington DC Metro
Topic	**1-year 2015**	**2006-2010**	**2011-2015**	2011-2015	2011-2015	2011-2015	2011-2015	2011-2015	2011-2015
Median HH Income	$85,854	$78,736	$80,734	$100,239	$64,700	$105,959	$99,435	$74,551	$92,324
Median Family Income	$100,726	$93,403	$92,463	$120,180	$75,086	$120,240	$117,798	$90,089	$108,141
Per-capita Income	$40,277	$37,955	$40,606	$49,399	$32,039	$43,171	$49,110	$36,897	$44,125
Median Earnings - all workers	$40,907	$40,039	$42,447	$52,543	$36,000	$52,125	$47,979	$40,602	$46,218
Median Earnings - male full-time	$57,292	$59,233	$60,525	$80,373	$51,328	$70,196	$75,107	$60,133	$70,082
Median Earnings - female full-time	$60,693	$51,828	$55,129	$64,588	$45,823	$65,424	$61,620	$50,734	$57,506
Households below poverty	N/A	7.9%	8.6%	6.4%	10.5%	3.3%	6.2%	9.4%	7.7%
Families below poverty	4.7%	5.2%	6.8%	4.4%	7.4%	1.5%	4.6%	7.0%	5.7%
Persons below poverty	8.2%	7.5%	9.2%	6.8%	11.4%	3.4%	6.7%	10.0%	8.3%
No Health Insurance Coverage	12.5%	N/A	13.3%	8.5%	10.7%	6.4%	10.3%	9.0%	10.3%
Housing Units	25,188	24,027	24,920	25,775	27,996	20,616	382,913	2,410,256	2,284,093
Owner-Occupied	54.4%	56.2%	54.5%	59.0%	53.6%	83.7%	66.2%	66.8%	63.3%
Renter-Occupied	45.6%	43.8%	45.5%	41.0%	46.4%	16.3%	33.8%	33.2%	36.7%
Vacant Housing Units	2.6%	5.0%	5.5%	4.0%	5.0%	3.5%	4.6%	10.1%	6.5%
Single Family Detached	21.2%	20.5%	21.2%	44.3%	32.7%	71.7%	48.2%	51.6%	46.6%
Single Family Attached	32.9%	31.4%	31.9%	17.0%	32.3%	18.8%	18.3%	21.3%	19.7%
Multifamily	45.9%	48.0%	46.6%	38.5%	34.8%	9.4%	33.3%	25.6%	33.1%
Persons per Single Family (1-unit)	2.94	2.86	3.04	2.89	2.78	2.93	3.07	2.88	3.04
Persons / owner Mulifamily (2+ units)	1.96	2.09	1.97	1.84	1.69	2.61	1.74	1.72	1.71
Persons / renter Mulifamily (2+ units)	2.58	2.18	2.48	2.06	1.92	1.85	2.25	2.11	2.18
Same Residence 1 Year Ago	76.7%	80.4%	83.3%	83.7%	81.4%	90.0%	85.8%	86.6%	84.8%
Lived in Different State 1 Yr Ago	4.7%	4.1%	3.1%	4.4%	4.2%	2.0%	3.5%	2.7%	4.1%
Median Gross Rent	$1,547	$1,355	$1,543	$1,805	$1,250	$1,771	$1,627	$1,230	$1,498
HH with Rent > 30% of Income	52.5%	49.4%	51.7%	48.2%	52.1%	42.0%	51.3%	51.5%	48.6%
Median Value Owner-Occupied	$356,800	$390,100	$366,000	$493,200	$239,600	$292,900	$454,700	$286,900	$378,400
HH with Mortgage > 30% of Income	27.5%	38.2%	34.2%	30.4%	32.7%	34.1%	31.0%	32.5%	30.2%

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

	Gaithersburg	Rockville	Frederick	Bowie	City of Baltimore	City of 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	1,068	1,460	14,434	694	804,874	486,869	1,631,526	621,059	42,206
Total Population, 1940 Census	1,021	2,047	15,802	767	859,100	663,091	1,821,244	967,985	83,912
Total Population, 1950 Census	1,755	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	65,690	64,072	66,893	56,759	622,104	646,449	5,928,814	5,949,859	1,016,677
Population, July 1, 2014 Estimate	66,816	65,937	68,400	57,646	622,793	658,893	5,976,407	6,033,737	1,030,447
Population, July 1, 2015 Estimate	67,456	66,980	69,479	58,025	621,849	672,228	6,006,401	6,097,684	1,040,116
Population, July 1, 2016 Estimate	67,776	66,940	70,060	58,393	614,664	681,170	6,016,447	6,131,977	1,043,863

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

CITY OF GAITHERSBURG
JULY 2017
DWELLING UNITS AND ESTIMATED POPULATION
DECENNIAL CENSUS - MONTGOMERY COUNTY

Montgomery County	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
Total Population	32,089	34,921	49,206	83,912	164,401	340,928	522,809	579,053	757,027	873,341	971,777
Group Quarters Pop.	N/A	N/A	N/A	N/A	549	3,777	6,164	5,632	7,770	9,431	8,900
Male	16,163	17,488	24,336	41,312	81,178	166,694	253,242	278,740	364,880	418,622	466,402
Female	15,926	17,433	24,870	42,600	83,223	174,234	269,567	300,313	392,147	454,719	505,375
White	22,846	26,633	40,918	74,986	153,804	327,736	493,934	495,485	580,635	565,719	558,358
Black	9,235	8,282	8,266	8,889	5,117	11,527	21,551	50,756	92,267	132,256	167,315
American Indian, et al.	3	1	N/A	N/A	26	50	413	980	1,841	2,544	3,639
Asian	5	5	N/A	N/A	144	1,363	4,533	22,790	61,981	98,651	135,451
Hawaiian/Pacific Isldr.*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	412	522
Other/Multiple Races	0	0	22	37	147	252	2,378	9,042	20,303	73,759	106,492
Hispanic †	N/A	N/A	N/A	N/A	N/A	N/A	15,920	22,790	55,684	100,604	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	478,765
Median Age	N/A	N/A	N/A	N/A	29.5	28.1	27.9	32.1	33.9	36.8	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	63,732
Voting age pop.°	8,835	19,880	29,369	54,564	104,218	193,991	311,406	424,742	578,783	651,583	738,247
Voting Eligible (age° & citizen)									501,569	539,745	580,468
55 years old and older							91,174	109,460	139,593	176,299	238,750
62 years old and older							42,201	64,651	95,250	116,398	150,012
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	119,769
Foreign-born	491	595	N/A	2,275	N/A	15,417	35,914	70,128	141,166	232,996	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	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%
Avg. Commute, minutes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	27.2	29.5	32.8	33.5
Drove Alone[1]	N/A	N/A	N/A	N/A	N/A	77.8%	N/A	61.9%	67.8%	68.9%	65.8%
All Public Transp.	N/A	N/A	N/A	N/A	N/A	7.3%		10.0%	12.6%	12.6%	15.1%
Train/Subway	N/A	N/A	N/A	N/A	N/A	0.4%		4.2%	8.2%	8.4%	9.2%
Bus	N/A	N/A	N/A	N/A	N/A	6.9%		5.6%	4.2%	4.0%	5.8%
Walk	N/A	N/A	N/A	N/A	N/A	4.6%		3.3%	2.2%	1.9%	2.2%
Bike	N/A	N/A	N/A	N/A	N/A	N/A		0.4%	0.2%	0.3%	0.4%
No Degree Completed	N/A	N/A	N/A	48.3%	35.4%	35.6%	20.5%	12.7%	27.8%	9.7%	9.6%
High Sch/Some Collg.	N/A	N/A	N/A	33.9%	41.9%	42.2%	46.2%	44.5%	16.8%	31.2%	29.0%
Associates Degree	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.5%	4.6%	5.2%
Bachelors Degree[2]	N/A	N/A	N/A	17.9%	22.7%	11.5%	33.2%	18.0%	26.7%	27.1%	26.5%
Graduate/Prof Degree[3]	N/A	N/A	N/A	N/A	N/A	10.7%	N/A	24.9%	23.2%	27.5%	29.7%
Households	N/A	N/A	N/A	N/A	45,225	92,433	156,674	207,319	282,228	324,565	357,086
Families[3]	6,705	7,712	11,790	21,740	42,110	85,272	132,020	152,891	198,232	224,225	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	2.70
Average Family Size	N/A	N/A	3.53	N/A	N/A	N/A	N/A	3.25	3.12	3.19	3.22
Workers per HH			1.57	1.53	1.40	1.40	1.40	1.44	1.52	1.40	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	$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	$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	$46,808
Families below poverty	N/A	N/A	N/A	N/A	N/A	N/A	3.0%	3.0%	2.8%	3.8%	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%	6.8%
Housing Units	6,541	7,464	11,318	23,255	47,199	97,141	161,378	216,221	295,723	334,632	375,905
Owner-Occupied		4,759	6,268	13,916	31,097	67,785	96,246	134,139	191,749	223,017	241,465
Renter-Occupied		2,756	2,999	7,824	14,167	24,648	60,428	73,056	90,479	101,548	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	18,819
Median Gross Rent	N/A	N/A	$25.03	$62.38	$72.39	$105	$165	$342	$740	$914	$1,436
Median Value Own-Oc	N/A	N/A	$9,540	$7,730	$16,136	$19,800	$32,700	$97,300	$200,800	$221,800	$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

NOTE: Individual figures may not add to totals, due to rounding and Census reporting methods.

CITY OF GAITHERSBURG
JULY 2017
DWELLING UNITS AND ESTIMATED POPULATION
DECENNIAL CENSUS - 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
Voting Eligible (age° & citizen)									3,458,715	3,698,493	3,992,621
55 years old and older	138,608	168,521	210,549	266,847	348,548	466,678	553,156	798,671	914,949	1,069,683	1,403,410
62 years old and older								497,920	633,685	714,369	890,664
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

NOTE: Individual figures may not add to totals, due to rounding and Census reporting methods.

CITY OF GAITHERSBURG
JULY 2017
DWELLING UNITS AND ESTIMATED POPULATION
DECENNIAL CENSUS - 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	666,093	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"

° 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

NOTE: Individual figures may not add to totals, due to rounding and Census reporting methods.

Population Change	1910-20	1920-30	1930-40	1940-50	1950-60	1960-70	1970-80	1980-90	1990-2000	2000-10
United States	14.94%	16.14%	7.24%	14.93%	18.50%	13.37%	11.43%	9.79%	13.15%	9.71%
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%	11.27%
Gaithersburg	16.64%	46.50%	-4.40%	71.89%	119.20%	116.90%	216.68%	49.64%	33.06%	13.91%

CITY OF GAITHERSBURG
JULY 2017
DWELLING UNITS AND ESTIMATED POPULATION
METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS (MWCOG) FORECASTS

Note: Only those Rounds in which the City of Gaithersburg provided new or revised forecasts are shown.

Round 9.0 Forecasts, Adopted November 9, 2016

	City of Gaithersburg				Montgomery County			MWCOG MMSA Region		
Year	Population	Households	Jobs	Jobs/HH	Population	Households	Jobs	Population	Households	Jobs
2010*	59,933	22,000	42,217	1.92	971,777	357,086	493,500	5,047,479	1,887,458	3,131,995
2015	67,099	24,651	46,429	1.88	1,015,273	374,850	520,160	5,372,032	2,009,347	3,151,679
2020	70,676	26,036	47,574	1.83	1,052,023	391,100	543,542	5,673,110	2,137,084	3,343,042
2025	74,594	27,548	50,010	1.82	1,087,259	405,562	572,521	5,955,951	2,256,385	3,562,569
2030	78,718	28,884	52,653	1.82	1,128,823	422,342	604,491	6,214,294	2,371,129	3,766,653
2035	82,416	30,479	56,120	1.84	1,167,709	438,087	627,350	6,453,004	2,470,153	3,949,045
2040	86,128	32,082	61,134	1.91	1,197,131	450,922	653,917	6,665,330	2,557,916	4,125,017
2045	89,258	33,409	65,684	1.97	1,223,335	461,943	678,689	6,875,997	2,651,269	4,291,154

* Population and Households from Census 2010

Round 8.2 Forecasts, Adopted July 10, 2013

	City of Gaithersburg				Montgomery County			MWCOG MMSA Region		
Year	Population	Households	Jobs	Jobs/HH	Population	Households	Jobs	Population	Households	Jobs
2010*	59,933	22,000	49,090	2.23	971,777	357,086	510,277	5,265,177	1,960,100	3,148,772
2015	66,705	24,473	52,848	2.16	1,020,039	377,524	531,993	5,593,615	2,093,927	3,344,620
2020	70,151	25,741	55,269	2.15	1,067,030	396,955	564,419	5,888,600	2,219,804	3,620,445
2025	73,354	27,113	59,387	2.19	1,109,953	414,873	598,807	6,201,719	2,348,755	3,863,142
2030	77,426	28,761	64,309	2.24	1,153,912	434,767	635,257	6,467,873	2,460,789	4,085,703
2035	81,202	30,571	69,262	2.27	1,184,641	449,928	673,973	6,702,003	2,560,651	4,278,489
2040	84,966	32,332	74,546	2.31	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

Round 8.1 Forecasts, Adopted July 11, 2012

	City of Gaithersburg				Montgomery County			MWCOG MMSA Region		
Year	Population	Households	Jobs	Jobs/HH	Population	Households	Jobs	Population	Households	Jobs
2010*	59,933	22,000	50,418	2.29	971,777	357,086	510,136	5,265,177	1,960,100	3,175,874
2015	62,027	23,584	54,909	2.33	1,015,406	376,536	541,995	5,556,221	2,094,792	3,389,649
2020	67,177	25,689	62,495	2.43	1,065,425	397,237	585,363	5,866,149	2,226,816	3,683,243
2025	72,089	27,940	67,123	2.40	1,109,740	415,795	633,226	6,167,206	2,350,268	3,937,303
2030	76,663	30,352	72,632	2.39	1,153,998	436,202	684,284	6,413,865	2,453,583	4,153,872
2035	81,036	32,244	79,585	2.47	1,185,510	451,446	714,438	6,621,608	2,542,018	4,331,279
2040	84,613	33,792	83,383	2.47	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

Round 8.0 Forecasts, Adopted November 10, 2010

	City of Gaithersburg				Montgomery County			MWCOG MMSA Region		
Year	Population	Households	Jobs	Jobs/HH	Population	Households	Jobs	Population	Households	Jobs
2000*	52,613	19,621	43,051	2.19	873,341	324,565	474,300	4,544,944	1,707,817	2,845,156
2005	57,162	21,672	48,780	2.25	929,097	347,500	500,000	4,953,006	1,864,241	3,052,116
2010	58,311	22,117	50,418	2.28	979,996	360,500	506,000	5,234,175	1,967,781	3,214,667
2015	62,027	23,584	54,909	2.33	1,016,996	377,000	540,000	5,546,239	2,103,801	3,438,275
2020	67,177	25,689	62,495	2.43	1,064,995	398,000	585,000	5,850,810	2,235,875	3,717,677
2025	72,089	27,940	67,123	2.40	1,108,997	417,000	628,000	6,133,964	2,357,882	3,944,392
2030	76,663	30,352	72,632	2.39	1,151,997	438,000	673,000	6,371,190	2,462,800	4,138,144
2035	81,036	32,244	79,585	2.47	1,181,997	453,000	703,000	6,572,903	2,550,628	4,317,316
2040	84,613	33,792	83,383	2.47	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

CITY OF GAITHERSBURG
JULY 2017
DWELLING UNITS AND ESTIMATED POPULATION
METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS (MWCOG) FORECASTS

Round 7.2A Forecasts, Adopted October 14, 2009

	City of Gaithersburg				Montgomery County			MWCOG MMSA Region		
Year	Population	Households	Jobs	Jobs/HH	Population	Households	Jobs	Population	Households	Jobs
2000*	52,613	19,621	43,051	2.19	873,341	324,565	474,300	4,544,944	1,707,817	2,845,156
2005	57,162	21,672	48,780	2.25	929,100	347,000	500,000	4,962,733	1,863,820	3,051,887
2010	58,780	22,283	51,091	2.29	966,000	362,000	510,000	5,268,023	1,999,728	3,277,445
2015	63,913	24,321	57,182	2.35	1,025,000	386,000	547,000	5,595,019	2,146,223	3,521,842
2020	69,969	27,051	67,348	2.49	1,075,000	408,000	590,000	5,927,171	2,288,650	3,784,787
2025	78,342	30,860	77,832	2.52	1,113,500	425,200	631,000	6,213,437	2,407,783	4,007,250
2030	85,002	33,892	84,163	2.48	1,142,000	440,400	673,000	6,438,932	2,508,750	4,203,989
2035	91,161	36,709	90,724	2.47	1,161,000	451,400	703,000	6,638,689	2,593,406	4,358,322
2040	98,046	39,713	99,011	2.49	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

Round 7.1 Forecasts, Adopted January 9, 2008

	Montgomery County				MWCOG MMSA Region			
Year	Population	Households	Jobs	Jobs/HH	Population	Households	Jobs	Jobs/HH
2000*	873,341	324,565	474,300	1.46	4,544,944	1,707,817	2,845,156	1.67
2005	940,348	347,000	500,000	1.44	4,986,896	1,876,783	3,051,004	1.63
2010	992,330	362,000	510,000	1.41	5,410,430	2,043,982	3,350,897	1.64
2015	1,037,318	386,000	547,000	1.42	5,778,333	2,201,784	3,595,398	1.63
2020	1,077,307	408,000	590,000	1.45	6,107,668	2,335,366	3,829,550	1.64
2025	1,114,298	425,000	630,000	1.48	6,372,037	2,446,296	4,042,941	1.65
2030	1,147,280	440,000	670,000	1.52	6,579,787	2,533,932	4,225,353	1.67

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

MMSA Region = Modeled Metropolitan Statistical Area in 1983, and includes the following:
Charles, Frederick, Montgomery, Prince Georges counties in MD
Arlington, Fairfax, Loudoun, Prince William 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
JULY 2017
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	Net Total Units[2]
1/1/2017	6/30/2017	45	241	587	144	1017
7/1/2016	12/31/2016	0	0	0	0	0
1/1/2016	6/30/2016	1	0	0	0	1
7/1/2015	12/31/2015	0	0	-128	128	0
1/1/2015	6/30/2015	0	0	0	0	0
7/1/2014	12/31/2014	0	19	0	0	19
1/1/2014	6/30/2014	0	-2	365	0	363
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
JULY 2017
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	Net Total Units[1]	Total Permits
1/1/2017	6/30/2017	2	29	0	128	159	34
7/1/2016	12/31/2016	2	6	365	8	381	19
1/1/2016	6/30/2016	5	50	0	14	69	71
7/1/2015	12/31/2015	8	34	0	0	42	42
1/1/2015	6/30/2015	14	69	241	16	340	102
7/1/2014	12/31/2014	10	47	0	32	89	89
1/1/2014	6/30/2014	4	83	0	0	87	87
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
JULY 2017
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	Net Total Units[1]	Total Permits
1/1/2017	6/30/2017	4	17	440	0	461	23
7/1/2016	12/31/2016	7	39	0	14	60	60
1/1/2016	6/30/2016	7	52	0	0	59	59
7/1/2015	12/31/2015	18	60	0	18	96	96
1/1/2015	6/30/2015	4	59	0	31	94	96
7/1/2014	12/31/2014	7	91	247	6	351	105
1/1/2014	6/30/2014	7	0	0	14	21	7
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	20	21	470	16	527	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
JULY 2017
DWELLING UNITS AND ESTIMATED POPULATION
HOUSING SALES

Median Sales Price of Residential Houses

	Montgomery County		DC Metro		Maryland		United States			
Year	All Housing Types		All Housing Types		All Housing Types		All Housing Types		Inflation (2)	GDP (3)
2015	Annual	$400,000	Annual	$410,000					0.10%	3.50%
2014	(Q1/Mar)	$375,000	(Q1)	$389,900	(Q1)	$245,891	(Q1)	$186,941	1.60%	4.10%
2013	(Q4/Dec)	$386,000	(Q4)	$391,362	(Q4)	$255,183	(Q4)	$185,400	1.50%	3.10%
2012	(Q4/Dec)	$360,000	(Q4)	$359,000	(Q4)	$243,741	(Q4)	$165,655	2.10%	4.10%
2011	(Q1)	$332,450	(Q1)	$293,689	(Q1)	$212,840	(Q1)	$177,001	3.20%	3.70%
2010	(Q4/Dec)	$350,000		$313,988		$245,726		$170,600	1.60%	3.80%
2009	(Q4/Dec)	$340,000		$280,740		$256,217		$177,900	-0.40%	-2.00%
2008	(Q4/Dec)	$395,000		$208,740		$284,927		$183,800	3.80%	1.70%
2007	(Q4/Dec)	$444,000		$398,479		$307,910		$217,900	2.80%	4.50%
2006	(Q4/Dec)	$439,000		$403,064		$307,888		$221,900	3.20%	5.80%
2005	(Q4/Dec)	$425,000		$399,050		$292,214		$219,300	3.40%	6.70%

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://montgomeryplanning.org/tools/research/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 Department of Labor, Bureau of Labor Statistics *Consumer Price Index*
http://www.bls.gov/cpi/tables.htm

CITY OF GAITHERSBURG
JULY 2017
DWELLING UNITS AND ESTIMATED POPULATION

							ALL DWELLING UNITS				ESTIMATED POPULATION (‡)		
SUBDIVISION SECTION/PHASE	H C D R	TAX MAP	VOTE AREA	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**	**GA02**	**748**	**TH**		**394**	**394**	**0**	**0**	**1,197**	**0**	**1,197**
ASBURY							**1,318**	**1,253**	**2**	**63**	**1,957**	**158**	**2,115**
ASBURY SENIOR HOUSING	R	FT 562	GA06	514	HRA	SR	716	716	0	0	1,105	0	1,105
ASBURY ASSISTED LIVING (KINDLEY)	R	FT 562	GA06	514	HRA	SR	133	133	0	0	205	0	205
ASBURY MANOR HOMES [*]	R	FT 342	GA06	514	GA	SR	60	0	0	60	0	148	148
ASBURY NURSING HOME (WILSON)	R	FT 562	GA06	514	GQ	SR	285	285	0	0	285	0	285
ASBURY NORTH VILLAS (DUPLEXES)	R	FT 342	GA06	514	TH	SR	43	43	0	0	131	0	131
ASBURY VILLAS (DUPLEXES)	R	FT 342	GA06	514	TH	SR	74	73	1	0	222	0	222
ASBURY HOUSE FOR BETTY [*]	R	FT 562	GA06	514	SFD	SR	3	0	0	3	0	10	10
ASBURY HOUSES (24-30 MARYLAND AV	R	FT 342	GA06	514	SFD		3	2	1	0	6	0	6
CARETAKER HOUSE (6 LEE ST)	R	FT 562	GA01	514	SFD		1	1	0	0	3	0	3
AUDUBON SQUARE (FALLBROOK)	**H**	**FT 562**	**GA04**	**513**	**TH**		**234**	**234**	**0**	**0**	**711**	**0**	**711**
BENNINGTON (ECHO DALE)	**H**	**FT 122**	**GA05**	**413**	**TH**		**295**	**295**	**0**	**0**	**896**	**0**	**896**
BRIGHTON EAST							**933**	**933**	**0**	**0**	**2,521**	**0**	**2,521**
BRIGHTON EAST I CONDOS	C	FS 343	GA01	743	TH		41	41	0	0	125	0	125
BRIGHTON EAST II CONDOS	C	FS 343	GA01	743	TH		69	69	0	0	210	0	210
BRIGHTON EAST III CONDOS	C	FS 343	GA01	743	TH		45	45	0	0	137	0	137
BRIGHTON WOODS		FS 563	GA01	743	SFD		139	139	0	0	445	0	445
CEDAR VILLAGE CONDOS	C	FS 563	GA01	743	TH		45	45	0	0	137	0	137
DEER PARK PLACE	H	FS 343	GA01	743	TH		145	145	0	0	441	0	441
FIRESIDE CONDOS	C	FS 343	GA01	743	GC		258	258	0	0	434	0	434
FOXWOOD	H	FT 341	GA01	743	TH		112	112	0	0	340	0	340
KRA-BAR GARDENS		FS 563	GA01	743	SFD		28	28	0	0	90	0	90
SUMMIT HALL ESTATES (BRTN. HGHLNDS.)		FT 341	GA01	743	SFD		32	32	0	0	102	0	102
SUNNYSIDE COURTS		FT 341	GA01	743	SFD		19	19	0	0	61	0	61
BRIGHTON WEST							**859**	**855**	**4**	**0**	**2,259**	**0**	**2,259**
BRIGHTON VILLAGE	R	FS 343	GA02	747	GA		604	600	4	0	1,484	0	1,484
BRIGHTON WEST I CONDOS	C	FS 343	GA02	747	TH		49	49	0	0	149	0	149
BRIGHTON WEST II CONDOS	C	FS 343	GA02	747	TH		46	46	0	0	140	0	140
BRIGHTON WEST III CONDOS	C	FS 343	GA02	747	TH		49	49	0	0	149	0	149
BRIGHTON WEST IV CONDOS	C	FS 343	GA02	747	TH		52	52	0	0	158	0	158
BRIGHTON WEST V CONDOS	C	FS 343	GA02	747	TH		59	59	0	0	179	0	179
CROWN							**2,250**	**914**	**6**	**1,330**	**2,422**	**3,326**	**5,748**
NEIGHBORHOOD 1 TOWNHOUSES	H	FS 342	GA02	732	TH		51	47	0	4	143	12	155
NBRHD 1 CADENCE AT CROWN (BOZZUT	R	FS 342	GA02	732	GA		538	538	0	0	1,330	0	1,330
NBRHD 1 2/2 CONDOS (RYLAND)	C	FS 342	GA02	732	SC		70	60	2	8	128	17	145
NBRHD 1 LOFTS AT CROWN	C	FS 342	GA02	732	GC		128	0	0	128	0	216	216
NBRHD 1 MULTIFAMILY OVER COMMER	R	FS 342	GA02	732	GA		243	0	0	243	0	601	601
NBRHD 2 DETACHED HOUSES	H	FS 342	GA02	732	SFD		60	19	2	39	61	125	186
NBRHD 2 TOWNHOUSES	H	FS 342	GA02	732	TH		286	250	2	34	760	103	863
NBRHD 3 DETACHED HOUSES	H	FS 342	GA02	732	SFD		44	0	0	44	0	141	141
NBRHD 3 TOWNHOUSES	H	FS 342	GA02	732	TH		241	0	0	241	0	732	732
NBRHD 3 2/2 CONDOS	C	FS 342	GA02	732	SC		80	0	0	80	0	171	171
NBRHD 3 GARDEN CONDOS	C	FS 342	GA02	732	GC		64	0	0	64	0	108	108
NBRHD 5 GARDEN APARTMENTS	C	FS 342	GA02	732	GA		445	0	0	445	0	1,100	1,100
CROWN POINTE							**68**	**68**	**0**	**0**	**209**	**0**	**209**
DETACHED HOUSES	H	FS 342	GA02	732	SFD		13	13	0	0	42	0	42
TOWNHOUSES	H	FS 342	GA02	732	TH		55	55	0	0	167	0	167
DART PROPERTY (895 QUINCE ORCHARD RD)		**FS 123**	**GA05**	**746**	**SFD**		**1**	**0**	**1**	**0**	**0**	**0**	**0**
DEER PARK							**422**	**405**	**7**	**10**	**1,286**	**32**	**1,318**
BEANE SUBDIVISION		FT 561	GA01	515	SFD		3	2	0	1	6	3	10
CENTRAL AVE (1-105) [*]		FS 563	GA01	515	SFD		6	3	0	3	10	10	19
DEER PARK		FT 561	GA01	515	SFD		309	307	1	1	983	3	986
E DEER PARK DR (OAKMONT LOTS) [*]		FT 561	GA01	515	SFD		19	14	0	5	45	16	61
KENDRICK SQUARE		FT 561	GA01	515	SFD		2	2	0	0	6	0	6
KIRKMAN'S ADDITION		FT 561	GA01	515	SFD		3	3	0	0	10	0	10
LEFEBURE'S ADDITION		FT 561	GA01	515	SFD		2	2	0	0	6	0	6
LEET'S ADDITION		FT 561	GA01	515	SFD		2	2	0	0	6	0	6
LYNPARK		FT 561	GA01	515	SFD		16	16	0	0	51	0	51

CITY OF GAITHERSBURG
JULY 2017
DWELLING UNITS AND ESTIMATED POPULATION

							ALL DWELLING UNITS				ESTIMATED POPULATION (‡)		
SUBDIVISION SECTION/PHASE	H C D R	TAX MAP	VOTE AREA	COG TAZ	UNIT TYPE	A/IR SR	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
MANNIX ADDITION		FT 561	GA01	515	SFD		4	4	0	0	13	0	13
SELBY'S ADDITION		FT 561	GA01	515	SFD		2	2	0	0	6	0	6
STEFANOU'S ADDITION		FT 561	GA01	515	SFD		1	0	1	0	0	0	0
UNPLATTED LOTS [1]		FT 561	GA01	515	SFD		47	42	5	0	134	0	134
ZANNER'S ADDITION		FT 561	GA01	515	SFD		1	1	0	0	3	0	3
109 S SUMMIT AVE ROOMING HOUSE		FT 561	GA01	515	GQ		5	5	0	0	5	0	5
DIAMOND COURTS (WEST RIDING)		**FT 121**	**GA05**	**409**	**SFD**		**200**	**200**	**0**	**0**	**640**	**0**	**640**
DIAMOND FARMS	**H**	**FT 121**	**GA05**	**408**	**TH**		**268**	**268**	**0**	**0**	**814**	**0**	**814**
DIAMOND SQUARE	**R**	**FT 342**	**GA05**	**412**	**HRA**	**IR**	**124**	**124**	**0**	**0**	**191**	**0**	**191**
DORSEY ESTATES	**H**	**FT 122**	**GA05**	**413**	**TH**		**49**	**49**	**0**	**0**	**149**	**0**	**149**
EMORY HILLS & WOODS							**44**	**44**	**0**	**0**	**136**	**0**	**136**
EMORY HILLS (SYKES ST)		FT 563	GA04	512	SFD		6	6	0	0	19	0	19
EMORY WOODS	H	FT 563	GA04	512	SFD		11	11	0	0	35	0	35
EMORY WOODS	H	FT 563	GA04	512	TH		27	27	0	0	82	0	82
FERNSHIRE							**499**	**499**	**0**	**0**	**1,542**	**0**	**1,542**
BRIDLEWOOD	H	ES 563	GA05	750	SFD		80	80	0	0	256	0	256
FERNSHIRE FARMS / COVENTRY	H	FS 123	GA05	408	TH		342	342	0	0	1,039	0	1,039
FERNSHIRE WOODS	H	ET 561	GA05	750	SFD		14	14	0	0	45	0	45
HIDDEN ORCHARDS	H	FT 121	GA05	409	SFD		23	23	0	0	74	0	74
LONGDRAFT ESTATES	H	ES 563	GA05	750	SFD		40	40	0	0	128	0	128
THE GATEWAY (ORCHARD POND)							**1,158**	**747**	**156**	**255**	**1,847**	**631**	**2,478**
THE GATEWAY APTS (EXISTING)	**R**	FT 122	GA05	413	GA		748	747	0	1	1,847	2	1,850
PHASE I (EAST OF FIRSTFIELD RD) [*]	R	FT 122	GA05	413	GA		410	0	156	254	0	628	628
GATEWAY COMMONS							**135**	**135**	**0**	**0**	**419**	**0**	**419**
GATEWAY COMMONS	H	FS 563	GA01	740	SFD		52	52	0	0	166	0	166
GATEWAY COMMONS	H	FS 563	GA01	740	TH		83	83	0	0	252	0	252
GOVERNOR SQUARE	**R**	**FS 343**	**GA02**	**747**	**GA**		**238**	**238**	**0**	**0**	**589**	**0**	**589**
GREATER HISTORIC DISTRICT							**149**	**121**	**24**	**4**	**387**	**13**	**399**
MAGRUDER'S ADDITION		FT 342	GA01	514	SFD		8	8	0	0	26	0	26
REALTY PARK		FT 342	GA01	514	SFD		55	51	3	1	163	3	166
RUSSELL & BROOKES ADDITION		FT 562	GA01	514	SFD		54	32	20	2	102	6	109
RUSSELL & BROOKES ADDITION APT HC	R	FT 562	GA01	514	GA		1	1	0	0	2	0	2
WALKER'S ADDITION		FT 562	GA01	514	SFD		31	29	1	1	93	3	96
GROVE PARK (Q O CLUSTERS)	**R**	**FT 122**	**GA05**	**410**	**GA**		**684**	**679**	**5**	**0**	**1,679**	**0**	**1,679**
HIDDEN CREEK							**867**	**867**	**0**	**0**	**2,371**	**0**	**2,371**
LAND BAY I	H	FT563	GA04	512	SFD		22	22	0	0	70	0	70
LAND BAY I	H	FT 563	GA04	512	TH		57	57	0	0	173	0	173
LAND BAY II	H	FT563	GA04	512	SFD		31	31	0	0	99	0	99
GLEN AT HIDDEN CREEK (LAND BAY III)	H	FT563	GA04	512	SFD		16	16	0	0	51	0	51
GLEN AT HIDDEN CREEK (LAND BAY III)	H	FT 563	GA04	512	TH		325	325	0	0	988	0	988
GLEN AT HIDDEN CREEK (LAND BAY III)	C	FT563	GA04	512	SC		116	116	0	0	248	0	248
HIDDEN CREEK APT HOMES (SUMMIT C	R	FT 563	GA04	512	GA		300	300	0	0	742	0	742
HUNT CLUB APARTMENTS	**R**	**FT 343**	**GA04**	**479**	**GA**		**336**	**336**	**0**	**0**	**831**	**0**	**831**
HUNTER'S TRACE		**FT 121**	**GA05**	**409**	**SFD**		**33**	**33**	**0**	**0**	**106**	**0**	**106**
IZAAK WALTON LEAGUE	**R**	**FS 342**	**GA02**	**749**	**SFD**		**1**	**1**	**0**	**0**	**3**	**0**	**3**
KENTLANDS							**2,180**	**2,167**	**13**	**0**	**5,414**	**0**	**5,414**
BEACON PLACE APTS	R	FS 123	GA03	750	GA		240	240	0	0	593	0	593
COPPERFIELD CROSSING I (K-989)	C	ES 562	GA03	750	GC		56	56	0	0	94	0	94
COPPERFIELD CROSSING II	C	ES 563	GA03	407	GC		28	28	0	0	47	0	47
GATEHOUSE NEIGHBORHOOD	H	ES 562	GA03	407	SFD		172	172	0	0	551	0	551
GATEHOUSE NEIGHBORHOOD	H	ES 562	GA03	407	TH		46	46	0	0	140	0	140
GATEHOUSE NEIGHBORHOOD LIVE/WOI	H	ES 562	GA03	407	GA		1	1	0	0	2	0	2
GATEHOUSE NBRHD URBAN COTTAGES	R	ES 562	GA03	407	GA		11	11	0	0	27	0	27
HILL DISTRICT	H	ES 563	GA03	407	SFD		196	196	0	0	628	0	628
HILL DISTRICT	H	ES 563	GA03	407	TH		98	98	0	0	298	0	298
HILL DISTRICT URBAN COTTAGES	R	ES 563	GA03	407	GA		5	5	0	0	12	0	12
KENTLANDS II (MIDTOWN SEC 4/BOZZU	C	FS 123	GA03	750	SC		30	30	0	0	64	0	64
KENTLANDS MANOR (FOUNTAIN GLEN/	R	ES 563	GA03	750	GA	SR	206	206	0	0	509	0	509
KENTLANDS RIDGE (HILL DISTRICT I-K-9	C	ES 563	GA03	407	SFD		2	2	0	0	6	0	6
KENTLANDS RIDGE (HILL DISTRICT I-K-9	C	ES 563	GA03	407	TH		4	4	0	0	12	0	12

CITY OF GAITHERSBURG
JULY 2017
DWELLING UNITS AND ESTIMATED POPULATION

							ALL DWELLING UNITS				ESTIMATED POPULATION (‡)		
SUBDIVISION SECTION/PHASE	H C D R	TAX MAP	VOTE AREA	COG TAZ	UNIT TYPE	A/IR SR	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
KENTLANDS RIDGE (HILL DISTRICT I-K9	C	ES 563	GA03	407	GC		84	84	0	0	141	0	141
KENTLANDS VIEW (K-979)	H	ES 563	GA03	407	TH		51	51	0	0	155	0	155
KENTLANDS VIEW (K-979)	C	ES 563	GA03	407	GC		60	60	0	0	101	0	101
LAKE DISTRICT (LOWER)	H	ES 563	GA03	407	SFD		16	16	0	0	51	0	51
LAKE DISTRICT (LOWER) URBAN COTTA	R	ES 563	GA03	407	GA		4	4	0	0	10	0	10
UPPER/MIDDLE LAKE DISTRICT (SDP-4)	H	ES 563	GA03	407	SFD		64	64	0	0	205	0	205
UPPER/MIDDLE LAKE DISTRICT (SDP-4)	H	ES 562	GA03	407	TH		21	21	0	0	64	0	64
UPPER/MIDDLE LAKE DIST URBAN COTT	R	ES 563	GA03	407	GA		2	2	0	0	5	0	5
MIDTOWN	H	ES 563	GA03	750	SFD		31	31	0	0	99	0	99
MIDTOWN	H	ES 563	GA03	750	TH		71	71	0	0	216	0	216
MIDTOWN, PHASE II LIVE/WORKS	H	ES 563	GA03	750	GA		49	36	13	0	89	0	89
MIDTOWN SECTION 4 (CRAFTSTAR 2/2)	C	FS 123	GA03	750	SC		70	70	0	0	150	0	150
MIDTOWN SECTION 4 (BOZZUTO)	C	FS 123	GA03	750	GC		109	109	0	0	184	0	184
MIDTOWN URBAN COTTAGES	R	ES 563	GA03	750	GA		4	4	0	0	10	0	10
OLD FARM NEIGHBORHOOD	H	ES 563	GA03	750	SFD		36	36	0	0	115	0	115
OLD FARM NEIGHBORHOOD	H	ES 562	GA03	750	TH		30	30	0	0	91	0	91
OLD FARM NEIGHBORHOOD LIVE/WORK	H	ES 562	GA03	750	GA		1	1	0	0	2	0	2
OLD FARM NBRHD URBAN COTTAGES	R	ES 562	GA03	750	GA		11	11	0	0	27	0	27
THE COLONNADE AT KENTLANDS	C	FS 123	GA03	750	GC		307	307	0	0	517	0	517
TSCHIFFELY SQUARE ROAD DISTRICT	H	ES 562	GA03	407	SFD		29	29	0	0	93	0	93
TSCHIFFELY SQUARE ROAD DISTRICT	H	FS 123	GA03	407	TH		31	31	0	0	94	0	94
TSCHIFFELY SQ RD DIST URBAN COTTA	R	FS 123	GA03	407	GA		4	4	0	0	10	0	10
LAKELANDS							**1,625**	**1,624**	**1**	**0**	**4,473**	**0**	**4,473**
COURTS OF DEVON (PHASE 1 SECTION 1	R	FS 122	GA03	750	GA		253	253	0	0	626	0	626
CROSS GREEN AT LAKELANDS (PH I SEC	C	FS 122	GA03	750	SC		58	58	0	0	124	0	124
HEATHWALK AT LAKELANDS (PH I SEC	C	FS 122	GA03	750	SC		28	28	0	0	60	0	60
LAKELANDS RIDGE (GREAT SENECA N)	H	FS 122	GA02	748	SFD		56	56	0	0	179	0	179
LAKELANDS RIDGE (GREAT SENECA N)	C	FS 122	GA02	748	GC		159	159	0	0	268	0	268
MAIN STREET AT LAKELANDS (PH I SEC	C	FS 122	GA03	750	SC		68	68	0	0	145	0	145
MARKET ST AT LAKELANDS (PH I SEC 1	C	FS 122	GA03	750	SC		48	48	0	0	103	0	103
PHASE I SECTION 1	H	FS 122	GA03	750	SFD		17	17	0	0	54	0	54
PHASE I SECTION 1	H	FS 122	GA03	750	TH		92	92	0	0	280	0	280
PHASE I SECTION 1 LIVE/WORK UNITS	H	FS 122	GA03	750	GA		16	15	1	0	37	0	37
PHASE I SECTION 2	H	FS 122	GA03	750	SFD		194	194	0	0	621	0	621
PHASE I SECTION 2	H	FS 122	GA03	750	TH		105	105	0	0	319	0	319
PHASE I SECTION 2 URBAN COTTAGES	R	FS 122	GA03	750	GA		2	2	0	0	5	0	5
PHASE I SECTION 2 LIVE/WORK (GEN ST	H	FS 122	GA03	750	GA		1	1	0	0	2	0	2
PHASE II SECTION 1	H	FS 122	GA03	750	SFD		54	54	0	0	173	0	173
PHASE II SECTION 1	H	FS 122	GA03	750	TH		59	59	0	0	179	0	179
PHASE II SECTION 2	H	FS 122	GA03	750	SFD		103	103	0	0	330	0	330
PHASE II SECTION 2	H	FS 122	GA03	750	TH		147	147	0	0	447	0	447
PHASE III SECTION 1	H	FS 122	GA03	750	SFD		51	51	0	0	163	0	163
PHASE III SECTION 1	H	FS 122	GA03	750	TH		41	41	0	0	125	0	125
PHASE III SECTION 2 (LANE IN THE WOO	H	FS 122	GA03	750	SFD		61	61	0	0	195	0	195
PHASE III SECTION 3 (LANE IN THE WOO	H	FS 122	GA03	750	SFD		12	12	0	0	38	0	38
LONGDRAFT ROAD							**35**	**35**	**0**	**0**	**112**	**0**	**112**
JOAN'S HILL	H	FT 122	GA05	413	SFD		8	8	0	0	26	0	26
LEAFY OVERLOOK (GOLDEN POST LA)		FT 122	GA05	409	SFD		3	3	0	0	10	0	10
LONGDRAFT OAKS		FT 123	GA05	413	SFD		12	12	0	0	38	0	38
SENECA RIDGE		ET 561	GA05	409	SFD		12	12	0	0	38	0	38
MAPLE HILL (JACKSON PROPERTY/HABITAT)	**H**	**FT 563**	**GA04**	**512**	**TH**	**IR**	**19**	**19**	**0**	**0**	**58**	**0**	**58**
MEEM'S ADDITION							**50**	**47**	**3**	**0**	**149**	**0**	**149**
MEEM'S ADDITION SINGLE FAMILIES		FT 341	GA01	744	SFD		42	39	3	0	125	0	125
MEEM'S ADDITION DUPLEXES		FT 341	GA01	744	TH		8	8	0	0	24	0	24
MISSSION HILLS	**H**	**FS 341**	**GA02**	**751**	**SFD**		**52**	**52**	**0**	**0**	**166**	**0**	**166**
MONTGOMERY MEADOWS							**458**	**458**	**0**	**0**	**1,392**	**0**	**1,392**
SECTION I	H	FT 343	GA04	479	TH		158	158	0	0	480	0	480
SECTION II PHASE 1	H	FU 341	GA04	479	TH		119	119	0	0	362	0	362
SECTION II PHASE 2	H	FU 341	GA04	479	TH		88	88	0	0	267	0	267
LAKEFOREST GLEN (SECTION II PHASE 3	H	FU 341	GA04	479	TH		93	93	0	0	283	0	283

CITY OF GAITHERSBURG
JULY 2017
DWELLING UNITS AND ESTIMATED POPULATION

							ALL DWELLING UNITS				ESTIMATED POPULATION (‡)		
SUBDIVISION SECTION/PHASE	H C D R	TAX MAP	VOTE AREA	COG TAZ	UNIT TYPE	A/IR SR	UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
NEWPORT ESTATES							**291**	**291**	**0**	**0**	**884**	**0**	**884**
SECTION I	C	FT 562	GA04	516	TH		54	54	0	0	164	0	164
SECTION II	C	FT 562	GA04	516	TH		103	103	0	0	313	0	313
SECTION III	C	FT 562	GA04	516	TH		134	134	0	0	407	0	407
NORTH FREDERICK AVENUE							**760**	**756**	**4**	**0**	**1,646**	**0**	**1,646**
DALAMAR APTS	R	FT 342	GA01	482	GA		120	120	0	0	297	0	297
FOREST OAK TOWERS	R	FT 342	GA01	514	HRA	IR	175	175	0	0	270	0	270
FREESTATE APTS	R	FT 342	GA01	482	GA		16	16	0	0	40	0	40
MATTRESS DISCOUNTERS (101 N FRED A	R	FT 342	GA01	514	GA		2	2	0	0	5	0	5
N FREDERICK AVE APTS (MHP) (SCHNEI	R	FT 342	GA01	514	GA	IR	33	31	2	0	77	0	77
POINT AT WATKINS MILL (WATKINS STA	R	FT 343	GA04	479	GA		210	208	2	0	514	0	514
SENECA HEIGHTS FAMILIES		FT 561	GA04	479	GA	IR	17	17	0	0	42	0	42
SENECA HEIGHTS INDIVIDUALS		FT 562	GA04	479	GQ	IR	41	41	0	0	41	0	41
WHETSTONE APTS	R	FT 342	GA01	514	GA		102	102	0	0	252	0	252
WOODLAWN PARK (MHP)	R	FT 342	GA01	514	GA	IR	44	44	0	0	109	0	109
OBSERVATORY / BROWN'S							**370**	**355**	**6**	**6**	**1,035**	**19**	**1,055**
BROWN'S ADDITION		FT 341	GA01	743	SFD		181	173	2	3	554	10	564
BROWN'S ADDITION TOWNHOUSES		FT 341	GA01	743	TH		3	3	0	0	9	0	9
DE SELLUM HOUSE		FT 561	GA01	743	GQ		4	4	0	0	4	0	4
LILAC GARDENS CONDOS	C	FT 341	GA01	743	GC		31	31	0	0	52	0	52
LONDONDERRY/WATER ST	D	FT 341	GA01	743	SFD		18	18	0	0	58	0	58
OBSERVATORY HEIGHTS		FT 341	GA01	743	SFD		64	61	0	3	195	10	205
OBSV HTS APT HOUSES (2 CEDAR, 12 GE	R	FT 341	GA01	743	GA		4	4	0	0	10	0	10
OBSV HTS ROOMING HOUSE (11 DESELL	R	FT 561	GA01	743	GQ		5	5	0	0	5	0	5
SAINT MARTIN'S CONVENT		FT 341	GA01	743	GQ		4	4	0	0	4	0	4
SAINT MARTIN'S PARISH		FT 561	GA01	743	GQ		2	2	0	0	2	0	2
SPRINGHOLLOW	H	FT 341	GA01	743	TH		11	11	0	0	33	0	33
SUMMIT ESTATES (DESELLUM OAKS)		FT 341	GA01	743	SFD		11	11	0	0	35	0	35
SUMMIT HALL APTS	R	FT 341	GA01	743	GA		22	22	0	0	54	0	54
SUMMIT HALL (DeSELLUM)		FT 561	GA01	743	SFD		7	5	2	0	16	0	16
SUMMIT PARK		FT 561	GA01	743	SFD		3	1	2	0	3	0	3
OLD CARRIAGE HILL (WILD FOREST DR)	**H**	**FT 343**	**GA04**	**479**	**TH**		**39**	**39**	**0**	**0**	**119**	**0**	**119**
OLDE TOWNE							**2,585**	**2,376**	**18**	**139**	**5,839**	**344**	**6,183**
214 BROOKES AVE APTS (SEIDL)	R	FT 562	GA01	514	GA		11	11	0	0	27	0	27
ARCHSTONE GAITHERSBURG STATION	R	FT 562	GA04	513	GA		389	389	0	0	962	0	962
BROOKE MANOR APTS	R	FT 562	GA01	514	GA		11	11	0	0	27	0	27
CAROLANN COURTS (TRENTO PL)	C	FT 562	GA04	513	TH		24	24	0	0	73	0	73
CEDAR COURT	R	FT 562	GA01	515	GA		79	79	0	0	195	0	195
CRESTWOOD TERRACE	R	FT 562	GA04	513	GA		108	108	0	0	267	0	267
THE CROSSINGS AT OLDE TOWNE (Y SIT	R	FT 561	GA01	515	GA		199	199	0	0	492	0	492
DIAMOND ACRES (SEIDL) [*]	R	FT 341	GA01	743	GA		35	35	0	-35	87	-87	0
DIAMOND HOUSE APTS [*]	R	FT 341	GA01	743	GA		17	17	0	-17	42	-42	0
DIAMOND OAK CONDOS (8 RUSSELL AV	C	FT 562	GA01	514	GC		36	36	0	0	61	0	61
DIAMOND STATION	R	FT 562	GA01	514	GA		8	8	0	0	20	0	20
DIAMOND TAK (IRVINGTON FARMS/KIN	R	FT 562	GA01	514	GA		9	9	0	0	22	0	22
EAST DIAMOND AVE (400 BLOCK)		FT 562	GA04	513	SFD		21	4	17	0	13	0	13
EAST DIAMOND AVE (600 BLOCK)	R	FT 562	GA01	516	SFD		1	1	0	0	3	0	3
FOREST OAK APTS	R	FT 562	GA01	514	GA		11	11	0	0	27	0	27
LAR-KEN APTS	R	FT 562	GA04	513	GA		44	44	0	0	109	0	109
LEE AVENUE DUPLEXES		FT 562	GA01	514	TH		4	4	0	0	12	0	12
LYNN-BROOKE APTS (NAGEL)	R	FT 562	GA01	514	GA		8	8	0	0	20	0	20
MADDOX ADDITION (20 S SUMMIT AVE)		FT 562	GA01	515	SFD		1	1	0	0	3	0	3
OAKS AT OLDE TOWNE	R	FT 341	GA01	482	GA	I/SR	72	72	0	0	178	0	178
PARK STATION	R	FT 561	GA01	514	GA		385	385	0	0	952	0	952
RESIDENCES AT OLDE TOWNE [*]	R	FT 341	GA01	743	GA		191	0	0	191	0	472	472
SPRING RIDGE (LAKEFOREST PL.)	R	FT 561	GA04	513	GA		204	204	0	0	504	0	504
STREAMSIDE EAST (N407)	R	FT 562	GA04	513	GA		237	237	0	0	586	0	586
STREAMSIDE WEST (N467)	R	FT 562	GA04	513	GA		182	182	0	0	450	0	450
SUMMIT CREST	R	FT 562	GA04	513	GA		233	232	1	0	574	0	574
SUMMIT CROSSING (BOZZUTO) COTTAG	C	FT 562	GA01	514	TH		9	9	0	0	27	0	27

CITY OF GAITHERSBURG
JULY 2017
DWELLING UNITS AND ESTIMATED POPULATION

SUBDIVISION SECTION/PHASE	H C D R	TAX MAP	VOTE AREA	COG TAZ	UNIT TYPE	A/IR SR	ALL DWELLING UNITS: UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	ESTIMATED POPULATION (‡): CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
SUMMIT CROSSING (BOZZUTO) 2/2 CONI	C	FT 562	GA01	514	SC		36	36	0	0	77	0	77
WELLS-ROBERTSON HOUSE		FT 561	GA01	515	GQ		14	14	0	0	14	0	14
YOUNG APTS (KING II)	R	FT 562	GA01	514	GA		6	6	0	0	15	0	15
ORCHARD GLEN (ORCHARD RIDGE)	**H**	**ES 563**	**GA05**	**750**	**TH**		**33**	**33**	**0**	**0**	**100**	**0**	**100**
ORCHARD PLACE	**H**	**FT 121**	**GA05**	**411**	**TH**		**156**	**156**	**0**	**0**	**474**	**0**	**474**
THE ORCHARDS	**H**	**ES 562**	**GA03**	**407**	**TH**		**166**	**166**	**0**	**0**	**504**	**0**	**504**
PARK SUMMIT							**395**	**395**	**0**	**0**	**1,103**	**0**	**1,103**
PARK SUMMIT	H	FS 343	GA02	747	TH		323	323	0	0	982	0	982
PARK SUMMIT CONDOMINIUMS	C	FS 343	GA02	747	GC		72	72	0	0	121	0	121
PHEASANT RUN							**307**	**307**	**0**	**0**	**973**	**0**	**973**
ORCHARD HILLS	H	FT 122	GA05	410	SFD		91	91	0	0	291	0	291
PHEASANT RUN	H	FT 122	GA05	410	SFD		152	152	0	0	487	0	487
PHEASANT RUN (DUPLEXES)	H	FT 122	GA05	410	TH		64	64	0	0	194	0	194
POTOMAC OAKS (DIAMOND FARMS)	**C**	**FT 121**	**GA05**	**411**	**GC**		**540**	**539**	**1**	**0**	**908**	**0**	**908**
QUINCE ORCHARD PARK							**587**	**582**	**5**	**0**	**1,678**	**0**	**1,678**
PHASE I	H	FS 123	GA03	749	SFD		92	92	0	0	295	0	295
PHASE I	H	FS 123	GA03	749	TH		110	110	0	0	334	0	334
PHASE II	H	FS 123	GA03	749	SFD		97	97	0	0	311	0	311
PHASE II	H	FS 123	GA03	749	TH		95	95	0	0	289	0	289
PHASE II (2 OVER 2 CONDOS)	C	FS 123	GA03	749	SC		110	105	5	0	224	0	224
VISTAS DETACHED	H	FS 123	GA03	749	SFD		13	13	0	0	42	0	42
VISTAS TOWNHOUSES	H	FS 123	GA03	749	TH		38	38	0	0	115	0	115
VISTAS 2/2 CONDOS	C	FS 123	GA03	749	SC		32	32	0	0	68	0	68
RASHIDIAN ESTATES [*]	**H**	**FT 121**	**GA01**	**515**	**SFD**		**4**	**1**	**0**	**3**	**3**	**10**	**13**
RELDA SQUARE	**H**	**ET 561**	**GA05**	**409**	**SFD**		**68**	**68**	**0**	**0**	**218**	**0**	**218**
ROSEMONT		**FS 563**	**GA01**	**740**	**SFD**		**51**	**51**	**0**	**0**	**163**	**0**	**163**
SAYBROOKE							**730**	**730**	**0**	**0**	**2,154**	**0**	**2,154**
SAYBROOKE APTS	R	GT 122	GA04	512	GA		252	252	0	0	623	0	623
SAYBROOKE II	H	FT 562	GA04	512	SFD		143	143	0	0	458	0	458
SAYBROOKE IV	H	GT 122	GA04	512	SFD		18	18	0	0	58	0	58
SAYBROOKE VILLAGE	H	GT 122	GA04	512	SFD		317	317	0	0	1,015	0	1,015
SENECA MEWS (DIAMOND PROPERTY)							**31**	**31**	**0**	**0**	**94**	**0**	**94**
DIAMOND HOUSE	H	FT 122	GA05	410	SFD		1	1	0	0	3	0	3
SENECA MEWS TOWNHOUSES	H	FT 122	GA05	410	TH		30	30	0	0	91	0	91
SHADY GROVE VILLAGE							**655**	**655**	**0**	**0**	**1,895**	**0**	**1,895**
FIELDS OF GAITHERSBURG (LAKEWOOD	R	FS 342	GA02	747	GA	IR	168	168	0	0	415	0	415
SHADY GROVE VILLAGE I PAR B	H	FS 342	GA02	747	TH		177	177	0	0	538	0	538
SHADY GROVE VILLAGE II PAR 2	C	FS 342	GA02	747	TH		122	122	0	0	371	0	371
SHADY GROVE VILLAGE II PAR 3	C	FS 342	GA02	747	TH		108	108	0	0	328	0	328
SHADY GROVE VILLAGE III SEC.2	H	FS 342	GA02	747	TH		80	80	0	0	243	0	243
SOUTH FREDERICK AVENUE							**957**	**546**	**6**	**405**	**1,353**	**1,001**	**2,354**
CHELSEA APTS (EXECUTIVE GARDENS)	R	FT 561	GA01	743	GA		87	85	0	2	210	5	215
FLOWERS APTS (WAYNE GARDENS)	R	FT 561	GA01	515	GA		32	32	0	0	79	0	79
GAITHER HOUSE APTS	R	FT 561	GA01	515	GA		95	95	0	0	235	0	235
HILLSIDE SENIOR LIVING (HYATT HOUS	R	FS 563	GA01	740	GA	SR	140	0	0	140	0	346	346
LAKESIDE APTS	R	FT 561	GA01	515	GA		45	45	0	0	111	0	111
LANIGAN APTS	R	FT 561	GA01	515	GA		5	5	0	0	12	0	12
MONTGOMERY HOUSE APTS	R	FT 561	GA01	515	GA		50	50	0	0	124	0	124
MONTGOMERY PARK APTS (DEER PARK	R	FT 561	GA01	515	GA		40	38	2	0	94	0	94
ROSEDALE APTS	R	FS 563	GA01	740	GA		193	192	1	0	475	0	475
SUITES 355 [*] (EXECUTIVE GARDENS)	R	FT 561	GA01	743	GA		263	0	0	263	0	650	650
SUMMIT HALL FARM (BOHRER PARK)	R	FT 561	GA01	743	SFD		1	1	0	0	3	0	3
200 & 500 BLOCK (ODD) [2]		FT 561	GA01	515	SFD		4	1	3	0	3	0	3
600 BLOCK (ODD) [3]		FT 562	GA01	740	SFD		2	2	0	0	6	0	6
THE SPECTRUM AT WATKINS MILL (CASEY EAST)							**669**	**465**	**0**	**204**	**1,150**	**504**	**1,654**
PARAMOUNT EAST (230 SPECTRUM AVE	R	FT 343	GA04	480	GA		114	114	0	0	282	0	282
PARAMOUNT WEST (231 SPECTRUM AVE	R	FT 343	GA04	480	GA		110	110	0	0	272	0	272
THE MAJESTIC	R	FT 343	GA04	480	GA		241	241	0	0	596	0	596
THE MAJESTIC (APPROVED/UNBUILT)	R	FT 343	GA04	480	GA		46	0	0	46	0	114	114
AGE-RESTRICTED MULTIFAMILY	R	FT 343	GA04	480	GA	AR	158	0	0	158	0	391	391

CITY OF GAITHERSBURG
JULY 2017
DWELLING UNITS AND ESTIMATED POPULATION

							ALL DWELLING UNITS				ESTIMATED POPULATION (‡)		
SUBDIVISION SECTION/PHASE	H C D R	TAX MAP	VOTE AREA	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**	**GA01**	**744**	**SFD**		**2**	**0**	**0**	**2**	**0**	**6**	**6**
TIMBERBROOK	**C**	**FS 342**	**GA02**	**748**	**GC**		**168**	**168**	**0**	**0**	**283**	**0**	**283**
VILLA RIDGE (VICTORY FARM)	**C**	**FT 562**	**GA04**	**513**	**GC**		**418**	**418**	**0**	**0**	**704**	**0**	**704**
VILLAGE OVERLOOK (HYDE PARK)	**C**	**FT 343**	**GA04**	**479**	**GC**		**270**	**270**	**0**	**0**	**455**	**0**	**455**
WARTHER							**494**	**494**	**0**	**0**	**1,406**	**0**	**1,406**
GREENS OF WARTHER	C	FS 342	GA02	752	TH		53	53	0	0	161	0	161
GREENS OF WARTHER (PIGGYBACKS)	C	FS 342	GA02	752	SC		106	106	0	0	226	0	226
TOWNS OF WARTHER	H	FS 342	GA02	752	TH		131	131	0	0	398	0	398
WASHINGTONIAN TOWNS	H	FS 342	GA02	752	TH		204	204	0	0	620	0	620
WASHINGTONIAN CENTER							**448**	**83**	**0**	**365**	**252**	**903**	**1,155**
CAMDEN AT WASHINGTONIAN CENTER	R	FS 342	GA02	741	GA		365	0	0	365	0	903	903
GATEWAY PARK AT WASHINGTONIAN C	H	FS 342	GA02	741	TH		83	83	0	0	252	0	252
WASHINGTONIAN VILLAGE (CRESTFIELD)	**D**	**FS 342**	**GA02**	**747**	**SFD**		**90**	**90**	**0**	**0**	**288**	**0**	**288**
WASHINGTONIAN WOODS							**576**	**576**	**0**	**0**	**1,541**	**0**	**1,541**
SECTION 1	H	FT 121	GA02	751	SFD		37	37	0	0	118	0	118
SECTION 2	H	FT 121	GA02	751	SFD		51	51	0	0	163	0	163
SECTION 4	H	FT 121	GA02	751	SFD		43	43	0	0	138	0	138
SECTION 5	H	FT 121	GA02	751	SFD		44	44	0	0	141	0	141
SECTION 6	H	FT 121	GA02	751	SFD		82	82	0	0	263	0	263
SECTION 7	H	FT 121	GA02	751	SFD		44	44	0	0	141	0	141
SECTION 8	H	FT 121	GA02	751	SFD		49	49	0	0	157	0	157
SECTION 10	H	FT 121	GA02	751	SFD		26	26	0	0	83	0	83
OAKS AT WASHINGTONIAN WOODS (SEC	C	FS 122	GA02	751	GC		48	48	0	0	81	0	81
VISTAS AT WASHINGTNIAN WOODS (SEC	C	FS 122	GA02	751	GC		152	152	0	0	256	0	256
WATKINS MILL RD		**FU 341**	**GA04**	**479**	**SFD**		**3**	**3**	**0**	**0**	**10**	**0**	**10**
WATKINS MILL TOWN CENTER (CASEY W)							**1,085**	**438**	**0**	**647**	**1,218**	**1,071**	**2,289**
PARKLANDS - DETACHED HOUSES/COTT	H	FT 122	GA05	413	SFD		94	92	0	2	295	6	301
PARKLANDS - TOWNHOUSES	H	FT 122	GA05	413	TH		180	180	0	0	547	0	547
PARKLANDS - UPTOWN ST 24' TOWNHOU	H	FT 122	GA05	413	TH		20	20	0	0	61	0	61
DEVLIN PROPERTY	H	FT 122	GA05	413	TH		19	4	0	15	12	46	58
TOWN CENTER THs (URBAN AVE) [*]	H	FT 122	GA05	413	TH		37	0	0	37	0	112	112
PARKLANDS - 2/2 CONDO TOWNHOUSES	C	FT 122	GA05	413	SC		142	142	0	0	303	0	303
HIGH-RISE CONDOS [*]	C	FT 122	GA05	413	HRC		593	0	0	593	0	906	906
WEST DEER PARK							**606**	**606**	**0**	**0**	**1,526**	**0**	**1,526**
AMBER COMMONS (W DEER PARK APTS	R	FS 563	GA01	743	GA	AH	198	198	0	0	490	0	490
CASEY TOWNHOUSES (RENTALS)	R	FS 563	GA01	743	TH		12	12	0	0	36	0	36
SUMMIT HALL RESERVE TOWNHOUSES	H	FT 561	GA01	743	TH		53	53	0	0	161	0	161
SUMMIT HALL RESERVE 2/2 CONDOS	C	FT 561	GA01	743	SC		28	28	0	0	60	0	60
HIGHLAND SQUARE APTS (FAIRFIELD)	R	FT 561	GA01	743	GA		315	315	0	0	779	0	779
WEST RIDING		**FT 121**	**GA05**	**409**	**SFD**		**105**	**105**	**0**	**0**	**336**	**0**	**336**
WESTLEIGH	**H**	**FS 121**	**GA02**	**751**	**SFD**		**192**	**192**	**0**	**0**	**615**	**0**	**615**
WHETSTONE RUN	**H**	**FT 562**	**GA04**	**512**	**SFD**		**86**	**86**	**0**	**0**	**275**	**0**	**275**
WINDBROOKE CONDOS	**C**	**FU 341**	**GA04**	**479**	**GC**		**130**	**130**	**0**	**0**	**219**	**0**	**219**
WOODLAND HILLS	**H**	**FT 343**	**GA04**	**479**	**TH**		**258**	**258**	**0**	**0**	**784**	**0**	**784**
WOODS AT MUDDY BR. (THE WOODLANDS)	**H**	**FS 121**	**GA02**	**751**	**SFD**		**71**	**71**	**0**	**0**	**227**	**0**	**227**
TOTALS							**30,057**	**26,624**	**262**	**3,433**	**69,359**	**8,018**	**77,377**

NOTE: Subdivision section/phase figures may not add to subdivision totals, due to rounding.

NOTE: AN OVERVIEW MAP OF THE SUBDIVISIONS IN THE CITY OF GAITHERSBURG MAY BE FOUND AT THE LINK BELOW.
http://www.gaithersburgmd.gov/~/media/city/documents/maps/neighborhood_map.pdf

(‡) 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 N
[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
JULY 2017
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	1,105	0	1,105
ASBURY ASSISTED LIVING (KINDLEY)	R	514	HRA	SR	133	133	0	0	205	0	205
ASBURY MANOR HOMES	R	514	GA	SR	60	0	0	60	0	148	148
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	131	0	131
ASBURY VILLAS (DUPLEXES)	R	514	TH	SR	74	73	1	0	222	0	222
ASBURY HOUSES (24-30 MARYLAND AVE)	R	514	SFD	SR	3	2	1	0	6	0	6
HILLSIDE SENIOR LIVING (HYATT HOUSE)	R	740	GA	SR	140	0	0	140	0	346	346
KENTLANDS MANOR (FOUNTAIN GLEN/GAI	R	750	GA	SR	206	206	0	0	509	0	509
OAKS AT OLDE TOWNE	R	482	GA	I/SR	72	72	0	0	178	0	178
THE SPECTRUM (CASEY EAST)	R	480	GA	AR	158	0	0	158	0	391	391
TOTALS					**1,890**	**1,530**	**2**	**358**	**2,642**	**885**	**3,527**

CITY OF GAITHERSBURG
JULY 2017
DWELLING UNITS AND ESTIMATED POPULATION
INCOME-RESTRICTED HOUSING

					ALL DWELLING UNITS				ESTIMATED POPULATION		
INCOME-RESTRICTED HOUSING FACILIT	H C R	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	25	0	25
THE CROSSINGS AT OLDE TOWNE (Y SITE)	R	515	GA	IR	199	0	0	199	0	492	492
CROWN - NBRHD 1 CADENCE (BOZZUTO) - M	R	732	GA	IM	73	73	0	0	181	0	181
CROWN - NBRHD 1 PHASE 2 APTS - MPDU	R	732	GA	IM	76	0	0	76	0	188	188
CROWN - NBRHD 1 TOWNS - MPDU	H	732	TH	IM	6	6	0	0	18	0	18
CROWN - NBRHD 1 2/2 CONDOS - MPDU	C	732	GC	IM	6	4	0	2	7	3	10
CROWN - NBRHD 1 LOFTS - MPDU	C	732	GC	IM	23	0	0	23	0	39	39
CROWN - NBRHD 2 TOWNS - MPDU	H	732	TH	IM	23	23	0	0	70	0	70
CROWN - NBRHD 3 APTS - MPDU	H	732	GA	IM	48	0	0	48	0	119	119
CROWN - NBRHD 3 TH - MPDU	H	732	TH	IM	18	0	0	18	0	55	55
DIAMOND SQUARE	R	412	HRA	IR	127	127	0	0	196	0	196
FIELDS OF GAITHERSBURG	R	747	GA	IR	168	168	0	0	415	0	415
FOREST OAK TOWERS	R	514	HRA	IR	175	175	0	0	270	0	270
THE GATEWAY (ORCHARD POND) - MPDU	R	413	GA	IM	75	75	0	0	185	0	185
THE GATEWAY (ORCHARD POND) - WFHU	R	413	GA	IM	56	56	0	0	138	0	138
HIDDEN CREEK APTS - MPDU	R	512	GA	IM	45	45	0	0	111	0	111
HIGHLAND SQUARE APTS - MPDU	R	743	GA	IM	47	47	0	0	116	0	116
HILLSIDE SENIOR LIVING - MPDU	R	740	GA	I/SR	21	0	0	21	0	52	52
MAPLE HILL (HABITAT FOR HUMANITY)	R	512	TH	IR	19	19	0	0	58	0	58
N FREDERICK AVE APTS (MHP) (SCHNEIDEI	R	514	GA	IR	33	31	2	0	77	0	77
OAKS AT OLDE TOWNE	R	482	GA	I/SR	72	72	0	0	178	0	178
SPECTRUM - PARAMOUNT EAST - MPDU	R	480	GA	IM	14	14	0	0	35	0	35
SPECTRUM - PARAMOUNT EAST - WFHU	R	480	GA	IW	15	15	0	0	37	0	37
SPECTRUM - PARAMOUNT WEST - WFHU	R	480	GA	IW	10	10	0	0	25	0	25
SPECTRUM - THE MAJESTIC - MPDU	R	480	GA	IM	16	0	0	16	0	40	40
SPECTRUM - THE MAJESTIC - WFHU	R	480	GA	IW	27	0	0	27	0	67	67
SENECA HEIGHTS FAMILIES		479	GA	IR	17	17	0	0	42	0	42
SENECA HEIGHTS INDIVIDUALS		479	GQ	IR	40	40	0	0	40	0	40
SUMMIT HALL RESERVE TOWNS - MPDU	H	743	TH	IM	2	2	0	0	6	0	6
SUMMIT HALL RESERVE TOWNS - WFHU	H	743	TH	IW	6	6	0	0	18	0	18
SUMMIT HALL RESERVE 2/2 CONDOS - MPD	C	743	GC	IM	4	4	0	0	7	0	7
WASHINGTONIAN NORTH (CAMDEN) - MPD	R	741	GA	IM	55	0	0	55	0	136	136
WOODLAWN PARK (MHP)	R	514	GA	IR	44	44	0	0	109	0	109
TOTALS					**1,570**	**1,083**	**2**	**485**	**2,364**	**1,190**	**3,554**

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

WFHU (IW): 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
JULY 2017
DWELLING UNITS AND ESTIMATED POPULATION
METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS (MWCOG) TRAFFIC ANALYSIS ZONES (TAZs)*

	ALL UNIT TYPES		HOUSEHOLDS (HH)**				ESTIMATED POPULATION (POP) **					ESTIMATED JOBS	
MWCOG TAZ *	TOTAL UNITS	EXISTING UNITS	EXISTING SF HH	EXISTING MF HH	PIPELINE HH	FORECAST 2040 HH	HH POP.	TOTAL POP. †	PIPELINE GROWTH	PIPELINE POP.	FORECAST 2040 POP.	EXISTING 2017 JOBS	FORECAST 2045 JOBS
406	0	0	0	0	0	0	0	0	0	0	0	192	0
407	1,095	1,095	872	187	0	1,068	3,157	3,166	0	3,166	3,173	621	596
408	610	610	597	0	0	598	1,854	1,859	0	1,859	1,664	17	0
409	444	444	430	0	0	437	1,422	1,426	0	1,426	1,437	157	153
410	1,022	1,017	328	645	0	995	2,746	2,754	0	2,754	2,749	960	951
411	696	695	153	507	0	659	1,382	1,386	0	1,386	1,725	2,965	3,293
412	124	124	0	118	0	124	191	192	0	192	158	1,883	1,898
413	2,607	1,549	645	848	852	2,836	4,174	4,187	1,706	5,893	6,619	2,023	7,371
479	1,762	1,760	742	909	0	1,665	4,365	4,419	0	4,419	4,480	2,117	2,081
480	669	465	0	441	194	1,114	1,150	1,153	506	1,659	2,552	5,336	7,505
481	0	0	0	0	0	0	0	0	0	0	0	1,315	1,315
482	208	208	0	197	0	818	514	516	0	516	2,017	2,189	2,303
483	0	0	0	0	0	0	0	0	0	0	0	2,471	2,471
512	1,746	1,746	1,048	638	0	1,689	4,995	5,009	0	5,009	4,886	415	385
513	2,094	2,076	256	1,718	0	2,217	4,953	4,967	0	4,967	5,684	1,434	2,275
514	2,357	2,262	245	1,638	64	2,686	4,059	4,357	171	4,528	5,919	2,940	3,074
515	990	965	390	515	13	1,236	2,633	2,660	42	2,702	3,443	894	921
516	292	292	286	0	0	286	887	890	0	890	797	544	554
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	40	792
732	2,318	982	376	570	1,273	2,237	2,631	2,638	3,336	5,974	5,485	724	1,009
740	521	380	183	182	133	372	1,063	1,066	347	1,413	1,048	2,338	2,259
741	448	83	81	0	346	81	252	253	905	1,158	226	5,835	9,442
743	2,503	2,032	997	941	389	2,110	5,409	5,440	1,021	6,461	5,869	1,774	1,838
744	52	47	46	0	2	46	149	150	6	156	148	1,219	1,217
746	1	0	0	0	0	0	0	0	0	0	0	5	5
747	2,237	2,233	1,130	1,023	0	2,181	6,133	6,151	0	6,151	5,892	635	603
748	777	777	440	307	0	747	1,927	1,933	0	1,933	2,043	269	256
749	588	583	434	134	0	558	1,681	1,686	0	1,686	1,629	2,868	6,400
750	2,828	2,814	1,236	1,470	0	4,224	7,317	7,338	0	7,338	11,291	4,618	4,710
751	891	891	669	188	0	867	2,549	2,557	0	2,557	2,718	27	8
752	494	494	380	104	0	479	1,406	1,410	0	1,410	1,314	11	0
758	0	0	0	0	0	0	0	0	0	0	0	132	132
TOTALS	**30,374**	**26,624**	**11,962**	**13,280**	**3,266**	**32,332**	**68,999**	**69,562**	**8,041**	**77,603**	**84,966**	**48,966**	**65,816**

* Includes only the portion of the TAZ within the City

† Includes Group Quarters Population

** Adjusted for vacancy rates

Pipeline is approved development not yet built

Forecasts are from adopted Round 9.0 MWCOG

NOTE: Individual figures may not add to totals, due to rounding.

CITY OF GAITHERSBURG
JULY 2017
DWELLING UNITS AND ESTIMATED POPULATION
METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS (MWCOG) TRAFFIC ANALYSIS ZONES (TAZs)*

				Approximate Gross Floor Area in Square Feet					
	Jobs	Households	Jobs/HH	Office*	Retail	Restaurant	R&D	Other **	Total
July 2017	48,966	25,242	1.940	5,871,393	5,329,638	676,836	2,891,041	5,498,155	20,267,063
January 2017	48,357	23,953	2.019	5,777,620	5,129,223	671,533	2,989,570	5,460,655	20,028,601
July 2016	48,204	25,049	1.924	5,777,703	5,128,027	662,603	2,988,719	5,460,655	20,017,707
January 2016	48,151	24,737	1.947	5,770,423	5,109,574	646,462	2,988,719	5,453,293	19,968,471
July 2015	48,001	24,652	1.947	5,755,445	5,067,469	639,245	2,988,719	5,445,059	19,895,937
January 2015	47,837	24,379	1.962	5,751,478	5,032,665	624,870	2,988,719	5,445,059	19,842,791
July 2014	50,235	23,793	2.111	5,757,409	4,912,224	579,056	2,988,719	5,455,259	19,692,667
January 2014	50,260	23,695	2.121	5,780,309	4,912,224	579,056	2,988,719	5,433,259	19,693,567
July 2013	49,928	23,449	2.129	5,780,309	4,908,452	579,056	2,988,719	5,249,806	19,506,342
January 2013	49,867	23,517	2.120	5,771,414	4,902,010	579,056	2,988,719	5,243,006	19,484,205
July 2012	49,673	23,005	2.159	5,774,958	4,843,281	576,996	2,988,719	5,236,348	19,420,302
January 2012	50,335	22,857	2.202	5,729,822	4,897,014	539,723	2,961,340	5,740,804	19,868,703
July 2011	49,736	22,801	2.181	5,730,071	4,894,789	539,723	2,711,340	5,741,333	19,617,256
January 2011	49,585	22,313	2.222	5,718,989	4,897,189	545,804	2,669,779	5,717,710	19,549,471
July 2010	49,579	21,986	2.255	5,718,989	4,894,689	545,804	2,669,779	5,717,710	19,546,971
January 2010	49,586	21,932	2.261	5,718,989	4,898,691	545,804	2,669,779	5,717,710	19,550,973
July 2009	48,464	21,968	2.206	5,502,244	4,899,869	543,394	2,709,877	5,535,180	19,190,564
January 2009	48,475	21,875	2.216	5,485,935	4,971,487	543,394	2,826,596	5,370,754	19,198,166
July 2008	48,165	22,090	2.180	5,470,180	4,971,487	543,394	2,826,596	5,241,203	19,052,860

Note: Jobs figures for January 2015 to present use an adjustment factor based on the adopted MWCOG Round 9.0 forecasts.

Note: Jobs figures for July 2012 to present use the jobs per square foot factors from the 2012 Jobs Study conducted by City staff.

Note: Jobs figures for July 2008 through January 2012 were recalculated using the jobs per square foot factors from the 2012 Jobs Study.

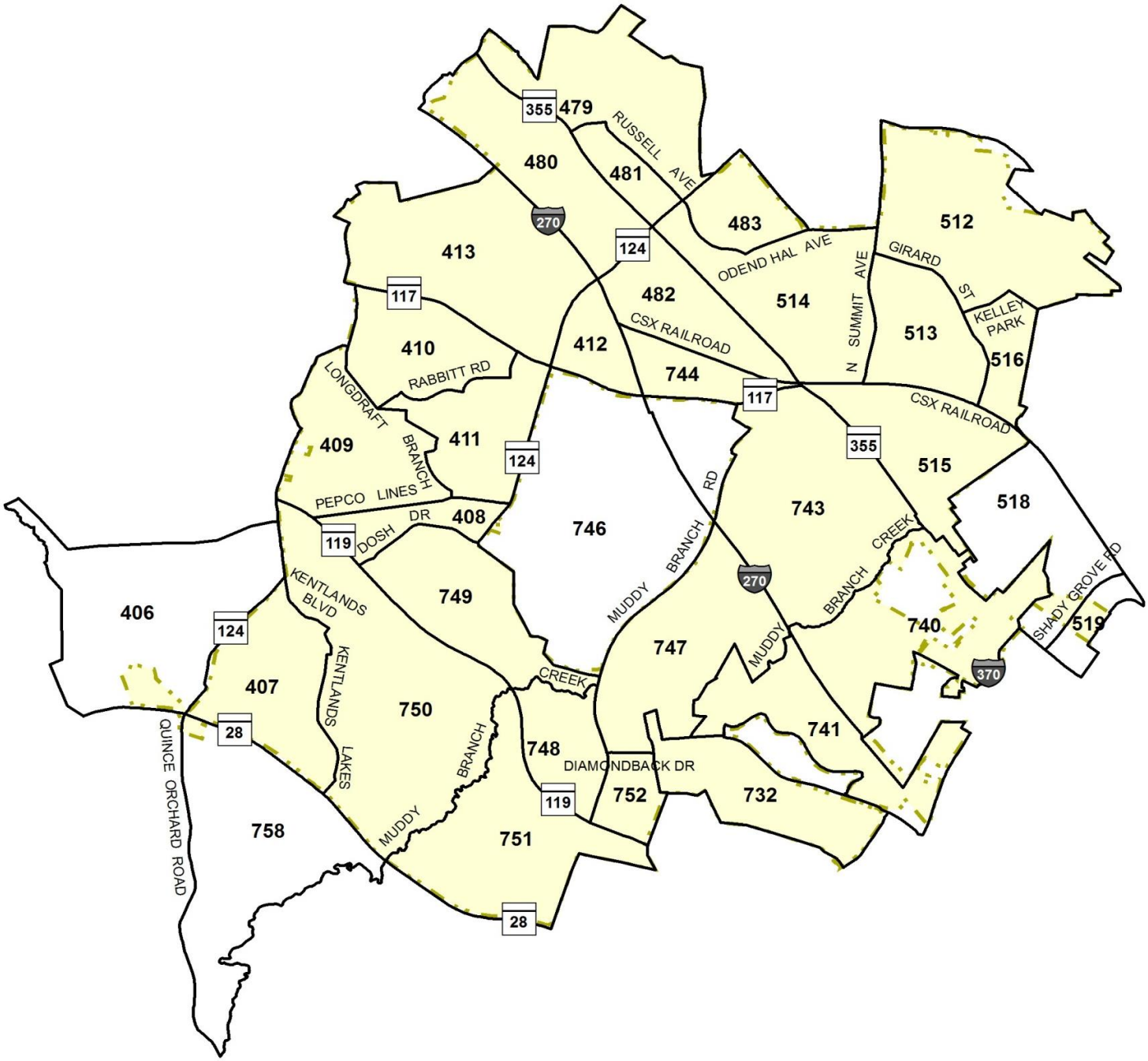
* Includes medical office as well as general office, but excludes government, religious, and nonprofit offices.

** Includes industrial, warehouse, hotel, nonprofits, relgious facilities, and government, but excludes self-storage facilities.

Dates in ***bold italics*** include annexations of land not previously within the corporate limits.

CITY OF GAITHERSBURG
JULY 2017
DWELLING UNITS AND ESTIMATED POPULATION
METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS (MWCOG) TRAFFIC ANALYSIS ZONES (TAZs)*

Map of Traffic Analyis Zones (TAZs)



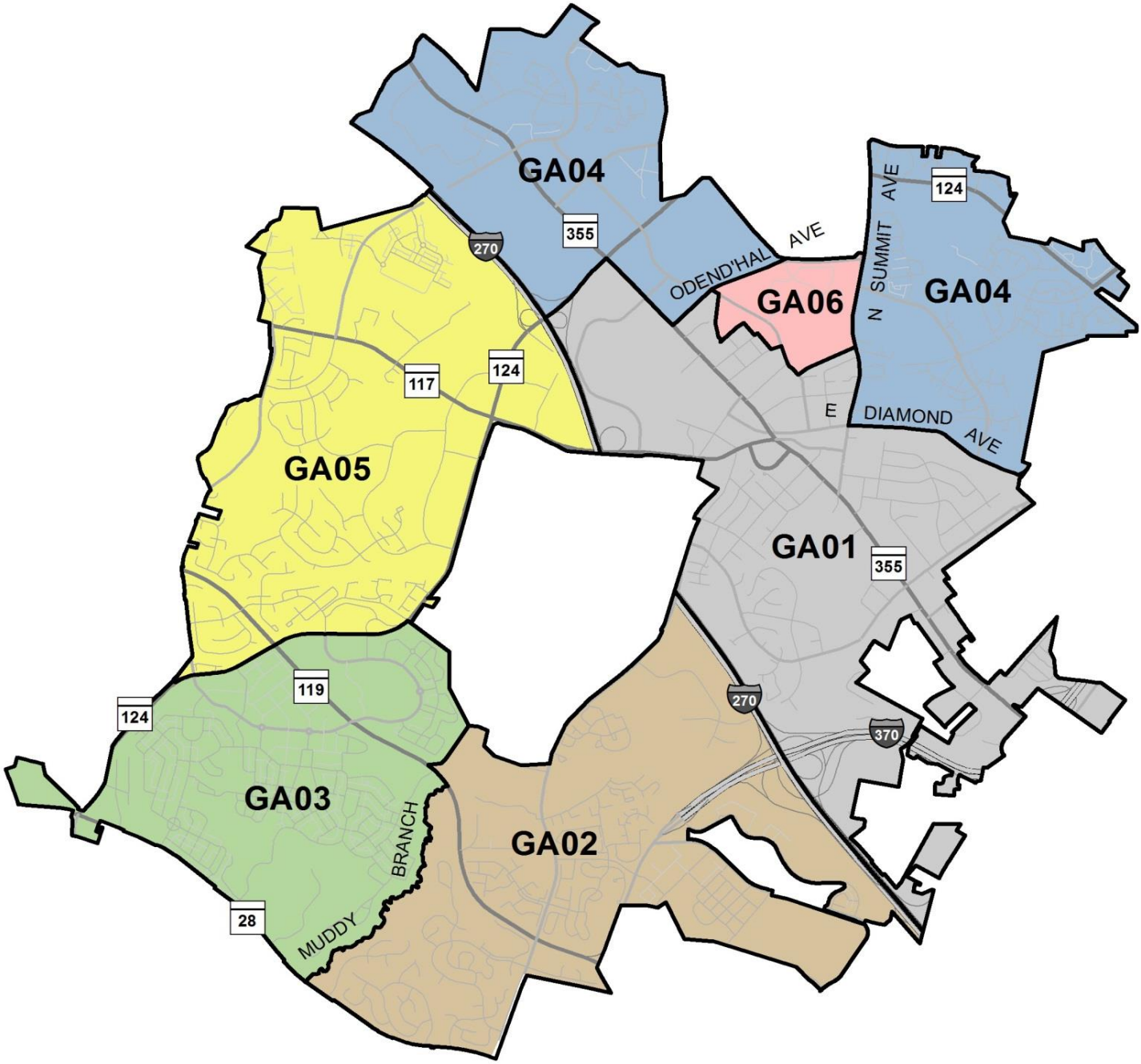
CITY OF GAITHERSBURG
JULY 2017
DWELLING UNITS AND ESTIMATED POPULATION
GAITHERSBURG VOTING AREAS

			ALL DWELLING UNITS †		OCCUPIED DWELLING UNITS † **				ESTIMATED POPULATION **		
CITY VOTING AREA	EST. VOTERS	% OF TOT. POP.	COMPLETED UNITS	% OF ALL COMPL. UNITS	UNITS APPRVD.	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT. POP.
GA01	6624	N/A	4,609	17.5%	5,037	4,448	48	541	12,232	1,429	13,661
GA02	8093	N/A	5,461	20.8%	6,897	5,267	10	1,620	14,945	4,241	19,186
GA03	6312	N/A	4,324	16.5%	4,190	4,171	19	0	11,657	0	11,657
GA04	8900	N/A	6,297	24.0%	6,292	6,078	20	194	16,435	506	16,941
GA05	6679	N/A	4,606	17.5%	5,447	4,432	163	852	12,334	1,706	14,040
GA06	1061	N/A	967	3.7%	1,268	1,206	2	60	1,960	158	2,118
TOTALS	**37670**	**54.15%**	**26,265**	**N/A**	**29,130**	**25,602**	**262**	**3,266**	**69,562**	**8,041**	**77,603**

Note: Estimated Eligible Voters based on 2011-2015 ACS, persons 18 years of age or older and US Citizens

† Dwelling Units do not include Group Quarters ** Adjusted for vacancy rates

NOTE: Individual figures may not add to totals, due to rounding.



CITY OF GAITHERSBURG
JULY 2017
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. POP.	PERSONS PER AC	PERSONS PER SQ MI
CITY OF GAITHERSBURG (CURRENT)	**6646.9391**	**MIX**	**N/A**	**26,264**	**3.95**	**100%**	**100%**	**72,213**	**10.86**	**6,953**
CITY OF GAITHERSBURG (FUTURE) *	**6646.9391**	**MIX**	**N/A**	**29,697**	**4.47**	**100%**	**100%**	**80,652**	**12.13**	**7,766**
CROWN FARM *	**182.82**	**MIX**	**MXD**	**2,250**	**12.31**	**2.8%**	**7.6%**	**5,986**	**32.74**	**20,954**
N2 DETACHED HOUSES - LOTS	6.5327365	SFD	MXD	60	9.18	3.6%	2.7%	199	30.39	19,452
N1 TOWNHOUSES - LOTS	1.4460973	TH	MXD	51	35.27	0.8%	2.3%	158	109.47	70,063
N2 TOWNHOUSES - LOTS	10.003237	TH	MXD	286	28.59	5.5%	12.7%	888	88.75	56,799
N1 2 OVER2 CONDOS - LOTS	2.7247245	GC	MXD	70	25.69	1.5%	3.1%	125	46.02	29,454
N1 LOFTS AT CROWN - LOTS	1.7552571	GC	MXD	128	72.92	1.0%	5.7%	229	130.63	83,606
N1 APARTMENTS OVER RETAIL - LOTS	10.454201	GA	MXD	781	74.71	5.7%	34.7%	2,034	194.61	124,551
N1 COMMERCIAL - LOTS	12.929522	COM	MXD	0	N/A	7.1%	0.0%	0	0	0
N1 PARKS/GREENSPACE	0.7040634	REC/OS	MXD	0	N/A	0.4%	0.0%	0	0	0
N2 & N4 PARKS/GREENSPACE	20.690106	REC/OS	MXD	0	N/A	11.3%	0.0%	0	0	0
N6 PUBLIC SCHOOL SITE	30.715221	INST	MXD	0	N/A	16.8%	0.0%	0	0	0
N1 PUBLIC & PRIVATE STREET ROW	9.8870294	TRNSP	MXD	0	N/A	5.4%	0.0%	0	0	0
N2 PUBLIC & PRIVATE STREET ROW	20.238453	TRNSP	MXD	0	N/A	11.1%	0.0%	0	0	0
NEIGHBORHOOD 1	37.979408	MIX	MXD	1,030	27.12	20.8%	45.8%	2,547	67.08	42,928
NEIGHBORHOOD 2	57.284917	MIX	MXD	346	6.04	31.3%	15.4%	1,086	18.96	12,137
NEIGHBORHOOD 3	39.339027	MIX	MXD	429	10.91	21.5%	19.1%	1,161	29.51	18,888
NEIGHBORHOOD 5	2.6551194	GA	MXD	445	167.60	1.5%	19.8%	1,159	436.60	279,422
CROWN POINTE *	**13.186938**	**MIX**	**RP-T**	**68**	**5.16**	**0.2%**	**0.2%**	**214**	**16.21**	**10,374**
DETACHED HOUSES - LOTS	1.4931818	SFD	RP-T	13	8.71	11.3%	19.1%	43	28.81	18,439
TOWNHOUSES - LOTS	2.9385904	TH	RP-T	55	18.72	22.3%	80.9%	171	58.10	37,182
PARKS/GREENSPACE	5.117562	REC/OS	RP-T	0	N/A	38.8%	0.0%	0	0	0
PUBLIC & PRIVATE STREET ROW	3.6376033	TRNSP	RP-T	0	N/A	27.6%	0.0%	0	0	0
NORTH SECTION	7.0718779	MIX	RP-T	34	4.81	53.6%	50.0%	34	4.81	3,077
SOUTH SECTION	6.1141414	TH	RP-T	34	5.56	46.4%	50.0%	106	17.26	11,047
FERNSHIRE	**95.18**	**MIX**		**499**	**5.24**	**1.4%**	**1.7%**	**1,581**	**16.61**	**10,632**
BRIDLEWOOD	26.44	SFD	RP-T	80	3.03	27.8%	16.0%	265	10.01	6,408
FERNSHIRE FARMS/COVENTRY	38.99	TH	RP-T	342	8.77	41.0%	68.5%	1,062	27.23	17,426
FERNSHIRE WOODS	5.21	SFD	R-90 C	14	2.69	5.5%	2.8%	46	8.89	5,691
HIDDEN ORCHARDS	9.19	SFD	R-90 C	23	2.50	9.7%	4.6%	76	8.28	5,301
LONGDRAFT ESTATES	15.35	SFD	R-90 C	40	2.61	16.1%	8.0%	132	8.62	5,519
HIDDEN CREEK *	**90.42**	**MIX**	**MXD**	**867**	**9.59**	**1.4%**	**2.9%**	**2,403**	**26.58**	**17,011**
LAND BAY I, II, III - LOTS	9.5486685	SFD	MXD	69	7.23	10.6%	8.0%	228	23.91	15,304
LAND BAY I, II, III - LOTS	14.690404	TH	MXD	382	26.00	16.2%	44.1%	1,186	80.72	51,659
LAND BAY I, II, III - PARCELS	2.9588384	GC	MXD	116	39.20	3.3%	13.4%	208	70.23	44,947
RESIDENCES AT HIDDEN CREEK - PARCE	6.5264463	GA	MXD	300	45.97	7.2%	34.6%	781	119.74	76,635
TOTAL GREENSPACE (CITY & HOA)	36.781589	REC/OS	MXD	0	N/A	40.7%	0.0%	0	0	0
PUBLIC & PRIVATE STREET ROW	19.708861	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%	103	8.91	5,704
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%	781	118.77	76,012
KENTLANDS	**367.41317**	**MIX**	**MXD**	**2,180**	**5.93**	**5.5%**	**7.3%**	**5,634**	**15.33**	**9,813**
KENTLANDS - NO COMMERCIAL AREAS	**294.03709**		**MXD**	**2,180**	**7.41**			**5,634**	**19.16**	**12,262**
ALL NEIGHBORHOODS - LOTS	71.563407	SFD	MXD	546	7.63	19.5%	25.0%	1,807	25.25	16,159
ALL NEIGHBORHOODS - LOTS	19.858471	TH	MXD	352	17.73	5.4%	16.1%	1,093	55.02	35,214
ALL NEIGHBORHOODS - PARCELS	22.68983	GC	MXD	744	32.79	6.2%	34.1%	1,333	58.74	37,593
ALL NEIGHBORHOODS - PARCELS	12.848232	GA	MXD	446	34.71	3.5%	20.5%	1,162	90.43	57,873
ALL NEIGHBORHOODS - URBAN COTTAG	0	GA	MXD	41	N/A	N/A	1.9%	107	N/A	N/A
ALL NEIGHBORHOODS - LIVE/WORK UNI	1.085652	GA	MXD	51	46.98	0.3%	2.3%	133	122.37	78,319
TOTAL GREENSPACE (CITY & HOA)	72.235422	REC/OS	MXD	0	N/A	19.7%	0.0%	0	0	0
PUBLIC & PRIVATE STREET ROW	81.666616	TRNSP	MXD	0	N/A	22.2%	0.0%	0	0	0
INSTITUTIONAL (GOV'T, CHURCH, SCHL,	15.914325	INST	MXD	0	N/A	4.3%	0.0%	0	0	0
TOTAL COMMERCIAL	70.636869	COM	MXD	0	N/A	19.2%	0.0%	0	0	0

CITY OF GAITHERSBURG
JULY 2017
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. POP.	PERSONS PER AC	PERSONS PER SQ MI
KENTLANDS (continued)										
UNPLATTED LAKES ETC.	25.03	REC/OS	MXD	0	N/A	6.8%	0.0%	0	0	0
MARKET SQUARE COMMERCIAL	22.172199	COM	MXD	0	N/A	6.0%	0.0%	0	0	0
MIDTOWN COMMERCIAL	11.43595	COM	MXD	0	N/A	3.1%	0.0%	0	0	0
RETAIL AREA COMMERCIAL	39.767929	COM	MXD	0	N/A	10.8%	0.0%	0	0	0
GATEHOUSE	48.141253	MIX	MXD	230	4.78	13.1%	10.6%	230	4.78	3,058
HILL DISTRICT (INCL. QUARRY & RCES)	107.78907	MIX	MXD	740	6.87	29.3%	33.9%	740	6.87	4,394
LAKE DISTRICT (LOWER)	11.346028	MIX	MXD	20	1.76	3.1%	0.9%	20	1.76	1,128
UPPER/MIDDLE LAKE DISTRICT (SDP-4)	26.346717	MIX	MXD	87	3.30	7.2%	4.0%	87	3.30	2,113
MIDTOWN	38.900046	MIX	MXD	654	16.81	10.6%	30.0%	654	16.81	10,760
OLD FARM DISTRICT	14.280579	MIX	MXD	78	5.46	3.9%	3.6%	78	5.46	3,496
RETAIL AREA (THE COLLONADE)	5.8516299	GC	MXD	307	52.46	1.6%	14.1%	550	93.98	60,149
TSCHIFFELY SQUARE ROAD DISTRICT	16.351768	MIX	MXD	64	3.91	4.5%	2.9%	64	3.91	2,505
LAKELANDS	**324.04**	**MIX**	**MXD**	**1,623**	**5.01**	**4.9%**	**5.5%**	**4,542**	**14.02**	**8,970**
ALL PHASES - LOTS	64.745317	SFD	MXD	548	8.5	20.0%	33.8%	1,813	28.01	17,926
ALL PHASES - LOTS	19.711318	TH	MXD	444	22.5	6.1%	27.4%	1,378	69.92	44,749
ALL PHASES - PARCELS	13.510973	GC	MXD	361	26.7	4.2%	22.2%	647	47.86	30,633
ALL PHASES - PARCELS	6.881405	GA	MXD	253	36.8	2.1%	15.6%	659	95.77	61,296
ALL PHASES - LOTS/PARCELS (LIVE-WOF	1.1896006	GA	MXD	17	14.3	0.4%	1.0%	44	37.23	23,825
TOTAL GREENSPACE (CITY & HOA)	153.10494	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,	8.9801653	INST	MXD	0	N/A	2.8%	0.0%	0	0	0
TOTAL COMMERCIAL	1.609022	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%	202	10.01	6,404
PHASE III SECTION 3 (LANE IN THE WOO	2.34	SFD	MXD	12	5.12	0.7%	0.7%	40	16.95	10,845
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%**	**484**	**29.91**	**19,140**
TOWNHOUSES	11.07789	TH	R-20	156	14.08	68.4%	100.0%	484	43.71	27,976
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**	**747**	**17.19**	**0.7%**	**2.5%**	**1,847**	**42.51**	**27,209**
PARK SUMMIT	**36.76**	**MIX**	**R-20**	**395**	**10.75**	**0.6%**	**1.3%**	**1,132**	**30.79**	**19,703**
PARK SUMMIT TOWNHOUSES	14.85003	TH	R-20	323	21.75	40.4%	81.8%	1,003	67.52	43,211
PARK SUMMIT CONDOMINIUMS	2.62814	GC	R-20	72	27.40	7.2%	18.2%	129	49.08	31,409
GREENSPACE	10.42237	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%**	**1,003**	**11.34**	**7,257**
PHEASANT RUN	57.9929	SFD	R-90C,R-(	243	4.19	65.6%	79.2%	804	13.87	8,874
PHEASANT RUN (DUPLEXES)	8.3565	TH	R-90C	64	7.66	9.4%	20.8%	199	23.77	15,215
GREENSPACE	2.8622	REC/OS	R-90C	0	N/A	3.2%	0.0%	0	0	0
PUBLIC & PRIVATE STREET ROW	19.22123	TRNSP	R-90C,R-(	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%**	**1,409**	**45.20**	**28,927**
QUINCE ORCHARD PARK	**69.84**	**MIX**	**MXD**	**504**	**7.22**	**1.1%**	**1.7%**	**1,459**	**20.89**	**13,369**
ALL PHASES - LOTS	16.49362	SFD	MXD	189	11.5	23.6%	37.5%	625	37.92	24,269
ALL PHASES - LOTS	11.20318	TH	MXD	205	18.3	16.0%	40.7%	636	56.80	36,352
ALL PHASES - PARCELS	4.40928	GC	MXD	110	24.9	6.3%	21.8%	197	44.69	28,602
TOTAL GREENSPACE (CITY & HOA)	16.63462	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%	304	36.17	23,146
PHASE I	5.04048	TH	MXD	110	21.8	7.2%	21.8%	341	67.74	43,355
PHASE II	8.07551	SFD	MXD	97	12.0	11.6%	19.2%	321	39.75	25,440
PHASE II	6.1627	TH	MXD	95	15.4	8.8%	18.8%	295	47.85	30,624
PHASE II (2 OVER 2 CONDOS)	4.40928	GC	MXD	110	24.9	6.3%	21.8%	197	44.69	28,602

CITY OF GAITHERSBURG
JULY 2017
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. POP.	PERSONS PER AC	PERSONS PER SQ MI
WATKINS MILL TOWN CENTER *	**125.21**	**MIX**	**MXD**	**1,066**	**8.51**	**1.9%**	**3.6%**	**2,265**	**18.09**	**11,579**
DETACHED HOUSES - LOTS	8.9081497	SFD	MXD	94	10.6	7.1%	8.8%	311	34.92	22,349
TOWNHOUSES - LOTS	5.853719	TH	MXD	180	30.7	4.7%	16.9%	559	95.45	61,088
2/2 CONDO TOWNHOUSES - PARCELS	3.0339991	GC	MXD	142	46.8	2.4%	13.3%	254	83.84	53,659
HIGH-RISE CONDOS - PARCELS	0	HRC	MXD	593	0.0	0.0%	55.6%	964	N/A	N/A
LIVE-WORKS (UPTOWN ST)	0.9165978	TH	MXD	20	N/A	0.7%	1.9%	62	67.73	43,348
TOWN CENTER TOWNHOUSES (URBAN A	0	TH	MXD	37	N/A	0.0%	3.5%	115	N/A	N/A
TOTAL GREENSPACE (CITY & HOA)	50.129224	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	1.4843664	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
JULY 2017
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	3.25%	4,702	109	15,561	362	15,922
TOWNHOUSE UNITS	2.10%	7,260	324	22,536	1,006	23,542
GARDEN APARTMENT UNITS	5.08%	8,532	2,009	22,225	5,232	27,457
GARDEN CONDOMINIUM UNITS	6.00%	2,750	180	4,926	323	5,249
STACKED TH CONDO UNITS	1.92%	909	86	1,981	188	2,169
HIGH RISE APARTMENT UNITS	5.08%	1,090	0	1,772	0	1,772
HIGH RISE CONDOMINIUM UNITS	6.00%	0	557	0	906	906
GROUP QUARTERS **	*0.00%*	*360*	*0*	563	23	587
OVERALL CITY TOTALS *		**25,242**	3,266	**69,562**	8,041	**77,603**

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	4,973	4,860	113	16,083	374	16,457
TOWNHOUSE UNITS	7,747	7,416	331	23,020	1,027	24,047
GARDEN APARTMENT UNITS	11,104	8,988	2,116	23,414	5,512	28,926
GARDEN CONDOMINIUM UNITS	3,117	2,925	192	5,240	344	5,584
STACKED TH CONDO UNITS	1,015	927	88	2,019	192	2,211
HIGH RISE APARTMENT UNITS	1,148	1,148	0	1,866	0	1,866
HIGH RISE CONDOMINIUM UNITS	593	0	593	0	964	964
GROUP QUARTERS **	*360*	*360*	*0*	571	26	597
OVERALL CITY TOTALS *	**29,697**	**26,264**	3,433	**72,213**	8,439	**80,652**

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	4,973	16.5%	4,860	18.3%	113	3.3%
TOWNHOUSE UNITS	7,747	25.8%	7,416	27.9%	331	9.6%
GARDEN APARTMENT UNITS	11,104	36.9%	8,988	33.8%	2,116	61.6%
GARDEN CONDOMINIUM UNITS	3,117	10.4%	2,925	11.0%	192	5.6%
STACKED TH CONDO UNITS	1,015	3.4%	927	3.5%	88	2.6%
HIGH RISE APARTMENT UNITS	1,148	3.8%	1,148	4.3%	0	0.0%
HIGH RISE CONDOMINIUM UNITS	593	2.0%	0	0.0%	593	17.3%
GROUP QUARTERS (GQ)	360	1.2%	360	1.4%	0	0.0%
OVERALL CITY TOTALS (incl. GQ)	30,057	100.0%	**26,624**	100.0%	**3,433**	100.0%

NOTES

NOTE: Individual figures may not add to totals, due to rounding.

* 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 2016 Rental Housing Survey Results (https://reports.data.montgomerycountymd.gov/countystat/objective/housing).