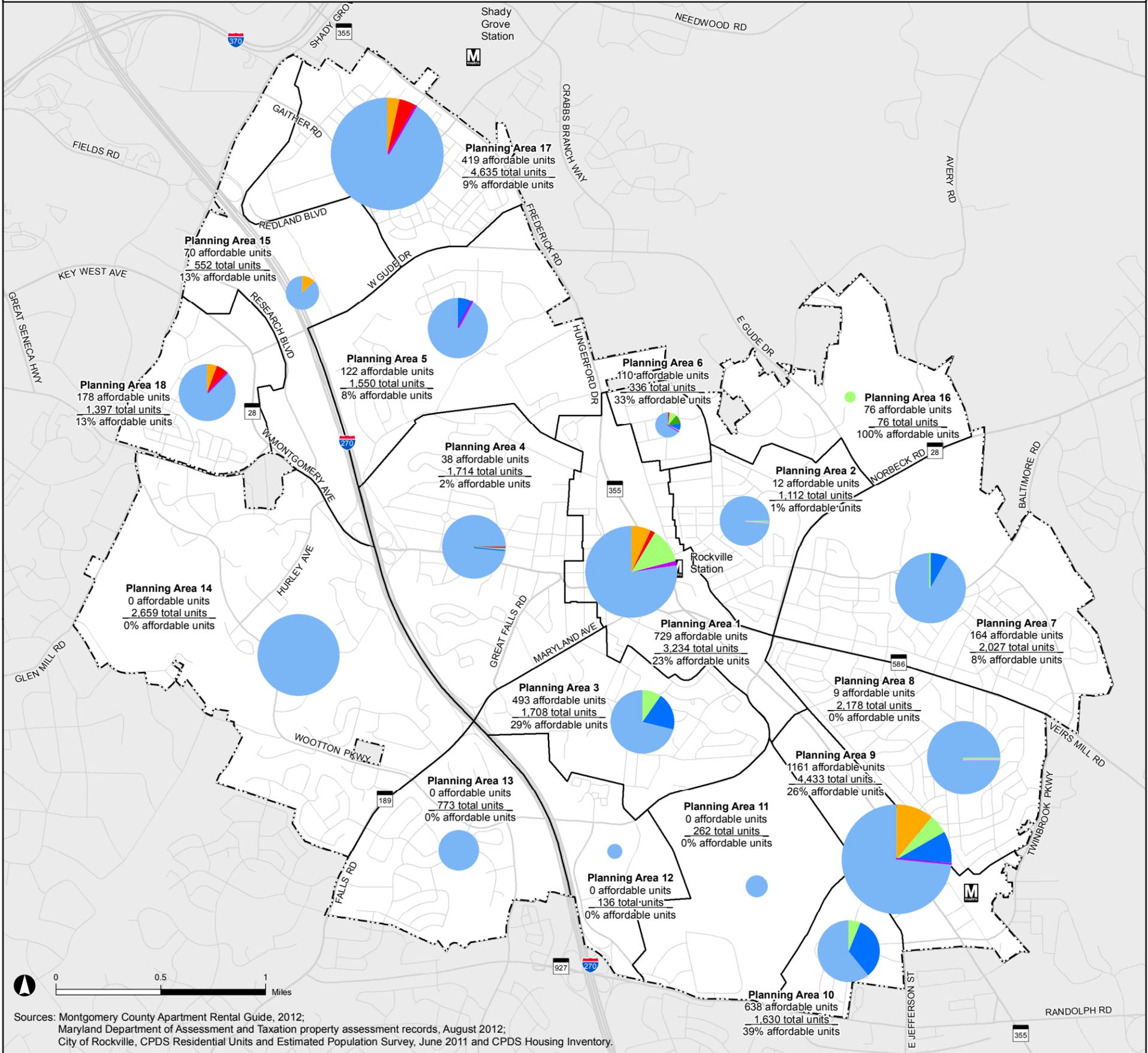


# Affordability of Housing Units by Planning Area with Residential Pipeline Projects

 (Graph sizes represent total amount of housing units in each Planning Area)

- MPDU Rental Units
- MPDU Ownership Units
- Other Income-Restricted Rental Units
- Other Income-Restricted Ownership Units
- Market Rate Affordable Multi-family Rental Units (affordable to a family of 4 below 60% AMI or \$64,000, about \$1,600/month)
- Market Rate Affordable Single-Family Detached Units (total assessed property value below \$211,500)
- Market Rate Affordable Condo & Townhouse Units (total assessed property value below \$169,500)
- All Other Housing Units



Sources: Montgomery County Apartment Rental Guide, 2012; Maryland Department of Assessment and Taxation property assessment records, August 2012; City of Rockville, CPDS Residential Units and Estimated Population Survey, June 2011 and CPDS Housing Inventory.

\* Housing Choice Vouchers provide subsidy for low and moderate income households to rent existing units in the private market, but are not tied to a specific housing unit. Vouchers were not included in the overall totals of housing units.

#	Planning Area	MPDU Rental Units	MPDU Ownership Units	Other Income-Restricted Rental Units	Other Income-Restricted Ownership Units	Market Rate Affordable Multi-Family Rental Units	Market Rate Affordable Single-Family Detached Ownership Units	Market Rate Affordable Condo & Townhouse Ownership Units	All Affordable Units	All Other Housing Units	Total Housing Units
1	Town Center	220	55	404	-	-	-	50	729	2,505	3,234
2	East Rockville	-	-	10	-	-	-	2	12	1,100	1,112
3	Hungerford, Lynfield, New Mark Commons	-	-	164	-	329	-	-	493	1,215	1,708
4	West End and Woodley Gardens East-West	-	16	6	-	16	-	-	38	1,676	1,714
5	Woodley Gardens and College Gardens	-	-	-	-	121	-	1	122	1,428	1,550
6	Lincoln Park	-	7	31	38	31	2	1	110	226	336
7	Twinbrook Forest and Northeast Rockville	-	-	2	-	162	-	-	164	1,863	2,027
8	Twinbrook	-	-	7	-	-	-	2	9	2,169	2,178
9	Rockville Pike Corridor	488	-	250	-	414	-	9	1,161	3,272	4,433
10	Montrose	-	-	99	-	539	-	-	638	992	1,630
11	North Farm	-	-	-	-	-	-	-	-	262	262
12	Tower Oaks	-	-	-	-	-	-	-	-	136	136
13	Orchard Ridge, Potomac Woods, Falls Ridge	-	-	-	-	-	-	-	-	773	773
14	Rockshire and Fallsmead	-	-	-	-	-	-	-	-	2,659	2,659
15	Research, Piccard, King Farm, Fallsgrove	70	-	-	-	-	-	-	70	482	552
16	Southlawn/RedGate	-	-	76	-	-	-	-	76	-	76
17	King Farm	160	239	-	16	-	-	4	419	4,216	4,635
18	Fallsgrove	79	95	-	-	-	-	4	178	1,219	1,397
	Housing Choice Vouchers	-	-	414	-	-	-	-	414	-	-
<b>Total Citywide</b>		<b>1,017</b>	<b>412</b>	<b>1,463</b>	<b>54</b>	<b>1,612</b>	<b>6</b>	<b>69</b>	<b>4,633</b>	<b>26,193*</b>	<b>30,412*</b>



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## City of Rockville Housing Unit Affordability by Planning Area with Pipeline Projects

DISCLAIMER: This drawing is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, or engineering schematic and it is not intended to be used as such. This drawing is a compilation of records, information and data developed and maintained in various City offices. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information.  
DATE: 10/26/12 AUTHOR: clarson

**City of Rockville Housing Affordability by Planning Area  
Detail of Residential Pipeline Projects**

#	Planning Area	MPDU Rental Units	MPDU Ownership Units	Other Income-Restricted Rental Units	Other Income-Restricted Ownership Units	Market Rate Affordable Multi-Family Rental Units	Market Rate Affordable Single-Family Detached Ownership Units	Market Rate Affordable Condo & Townhouse Ownership Units	All Affordable Units	All Other Housing Units	Total Housing Units
<b>1</b>	<b>Town Center</b>	220	55	404	-	-	-	50	729	2,505	3,234
	<i>Existing Residential Units</i>	103	55	339	-	-	-	50	547	1,823	2,370
	<i>Future Residential Units in the Pipeline</i>	117	-	65	-	-	-	-	182	682	864
<b>2</b>	<b>East Rockville</b>	-	-	10	-	-	2	-	12	1,100	1,112
<b>3</b>	<b>Hungerford, Lynfield, New Mark Commons</b>	-	-	164	-	329	-	-	493	1,215	1,708
<b>4</b>	<b>West End and Woodley Gardens East-West</b>	-	16	6	-	16	-	-	38	1,676	1,714
	<i>Existing Residential Units</i>	-	16	6	-	16	-	-	38	1,648	1,686
	<i>Future Residential Units in the Pipeline</i>	-	-	-	-	-	-	-	-	28	28
<b>5</b>	<b>Woodley Gardens and College Gardens</b>	-	-	-	-	121	-	1	122	1,428	1,550
<b>6</b>	<b>Lincoln Park</b>	-	7	31	38	31	2	1	110	226	336
<b>7</b>	<b>Twinbrook Forest and Northeast Rockville</b>	-	-	2	-	162	-	-	164	1,863	2,027
<b>8</b>	<b>Twinbrook</b>	-	-	7	-	-	2	-	9	2,169	2,178
<b>9</b>	<b>Rockville Pike Corridor</b>	488	-	250	-	414	-	9	1,161	3,272	4,433
	<i>Existing Residential Units</i>	132	-	250	-	414	-	9	805	1,257	2,062
	<i>Future Residential Units in the Pipeline</i>	356	-	-	-	-	-	-	356	2,015	2,371
<b>10</b>	<b>Montrose</b>	-	-	99	-	539	-	-	638	992	1,630
	<i>Existing Residential Units</i>	-	-	99	-	539	-	-	638	974	1,612
	<i>Future Residential Units in the Pipeline</i>	-	-	-	-	-	-	-	-	18	18
<b>11</b>	<b>North Farm</b>	-	-	-	-	-	-	-	-	262	262
<b>12</b>	<b>Tower Oaks</b>	-	-	-	-	-	-	-	-	136	136
<b>13</b>	<b>Orchard Ridge, Potomac Woods, Falls Ridge</b>	-	-	-	-	-	-	-	-	773	773
<b>14</b>	<b>Rockshire and Fallsmead</b>	-	-	-	-	-	-	-	-	2,659	2,659
	<i>Existing Residential Units</i>	-	-	-	-	-	-	-	-	2,569	2,569
	<i>Future Residential Units in the Pipeline</i>	-	-	-	-	-	-	-	-	90	90
<b>15</b>	<b>Research, Piccard, King Farm, Fallsgrove</b>	70	-	-	-	-	-	-	70	482	552
	<i>Existing Residential Units</i>	35	-	-	-	-	-	-	35	240	275
	<i>Future Residential Units in the Pipeline</i>	35	-	-	-	-	-	-	35	242	277
<b>16</b>	<b>Southlawn/RedGate</b>	-	-	76	-	-	-	-	76	-	76
<b>17</b>	<b>King Farm</b>	160	239	-	16	-	-	4	419	4,216	4,635
	<i>Existing Residential Units</i>	107	239	-	16	-	-	4	366	3,559	3,925
	<i>Future Residential Units in the Pipeline</i>	53	-	-	-	-	-	-	53	657	710
<b>18</b>	<b>Fallsgrove</b>	79	95	-	-	-	-	4	178	1,219	1,397
	Housing Choice Vouchers	-	-	414	-	-	-	-	414	-	-
	<b>Total Citywide</b>	<b>1,017</b>	<b>412</b>	<b>1,463</b>	<b>54</b>	<b>1,612</b>	<b>6</b>	<b>69</b>	<b>4,633</b>	<b>26,193*</b>	<b>30,412*</b>