

ATTACHMENT # 3

**DEVELOPMENT ACTIVITY
AND AFFORDABLE HOUSING**

APPROVED AND PENDING DEVELOPMENT

PREPARED BY

COMMUNITY-BASED PLANNING DIVISION
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

DEVELOPMENT ACTIVITY AND AFFORDABLE HOUSING

Approved and Pending Development

SUMMARY

From 1976 to 2001, a total of 129,184 units have been produced including 10,993 Moderately Priced Dwelling Units (MPDUs). Currently, an opportunity exists to develop Metro stations as mixed-use centers—providing for new housing possibilities. There are over 600 MPDUs pending at Metro stations that have been reviewed in the last two years but have not yet completed the preliminary plan review process. In order to achieve production of the future housing units, these Metro station area projects should be a priority in the regulatory process.

DEVELOPMENT ACTIVITY TABLES

Total Units Produced in Montgomery County Since 1976-2001*

Unit Type	Total Number of Units Produced	Percent of Total Units Produced
• Single Family Detached	51,345	40%
• Single Family Attached (Including Townhouses)	43,622	34%
• Multi-Family Units	34,217	26%
• Total Units	129,184	100%

MPDUs Produced in Montgomery County Since 1976-2001*

Unit Type	Total Number of MPDUs Produced	Percent of Total Units Produced
• Sale Units	7,909	6.1%
• Rental Units	3,084	2.4%
• Total Units	10,993	8.5%

Note: * Source: Research and Technology Center

The enclosed table provides the list of housing completions including MPDUs for each year from 1972-2001.

Housing Completions: 1972-2001, Montgomery County, MD

Year	Single-Family		Single-Family		Multi-Family	Percent	Total Units	MPDUs Produced		
	Detached	Percent	Attached	Percent				Sale	Rental	Total
1972	3,289	44%	830	11%	3,365	45%	7,484			
1973	3,265	39%	1,179	14%	4,024	48%	8,468			
1974	2,113	34%	554	9%	3,489	57%	6,156			
1975	822	36%	411	18%	1,048	46%	2,281			
1976	909	45%	508	25%	625	31%	2,042	108	9	117
1977	1,454	45%	976	30%	783	24%	3,213	139	13	152
1978	1,664	52%	920	29%	640	20%	3,224	55	47	102
1979	1,399	36%	1,489	39%	967	25%	3,855	105	37	142
1980	1,207	24%	2,073	42%	1,698	34%	4,978	404	120	524
1981	1,733	36%	2,556	52%	590	12%	4,879	433	63	496
1982	1,252	35%	1,864	53%	430	12%	3,546	702	63	765
1983	2,507	40%	3,313	53%	384	6%	6,204	468	237	705
1984	3,027	36%	3,604	43%	1,842	22%	8,473	565	659	1,224
1985	3,516	36%	4,123	42%	2,100	22%	9,739	369	475	844
1986	4,004	39%	3,461	33%	2,874	28%	10,339	644	232	876
1987	3,897	40%	3,055	31%	2,879	29%	9,831	597	348	945
1988	3,419	41%	2,658	32%	2,320	28%	8,397	242	110	352
1989	2,496	41%	1,662	27%	1,979	32%	6,137	162	105	267
1990	1,327	41%	1,111	34%	832	25%	3,270	242	46	288
1991	914	19%	814	17%	2,994	63%	4,722	253	106	359
1992	1,031	32%	916	28%	1,304	40%	3,251	283	0	283
1993	1,478	48%	858	28%	755	24%	3,091	408	0	408
1994	1,498	52%	896	31%	460	16%	2,854	334	0	334
1995	1,562	50%	806	26%	771	25%	3,139	292	36	328
1996	1,435	46%	974	31%	705	23%	3,114	282	87	369
1997	1,618	42%	1,054	27%	1,183	31%	3,855	218	12	230
1998	1,694	53%	911	28%	595	19%	3,200	211	0	211
1999	2,128	39%	1,126	21%	2,210	40%	5,464	122	143	265
2000	2,171	52%	1,118	27%	899	21%	4,188	121	65	186
2001	2,005	48%	776	19%	1,398	33%	4,179	150	71	221
Total	60,834	40%	46,596	30%	46,143	30%	153,573	7,909	3,084	10,993

Source for Completions: Montgomery County Department of Park and Planning
 Research & Technology Center's Sales Transaction Automated Report (STAR)
 Maryland State Department of Assessments and Taxation

FUTURE OPPORTUNITIES AT METRO STATIONS

Sample of Recently Reviewed Housing Projects in Metro Station Areas

Metro Station Area	Total Units	MPDUs
Silver Spring CBD:		
• Canada Dry	220	28
• SS Metro Center V	223	28
• Silver Spring Town Center	160	20
Wheaton CBD:		
• Good Counsel	201**	25***
• Wheaton Lumber Site	42	0
• Wheaton Townhouses	75	5
Friendship Heights CBD:		
• GEICO	500	63
• Hecht's Site	275	34
Bethesda CBD:		
• Air Rights Residential	182	23
• Bethesda Theatre Café	258	32
• Rosedale Housing	164	21
• Bethesda Triangle	314	39
• Federal Realty	180	23
Grosvenor Metro Station:		
• Potomac Investments	850	107
• Georgetown Prep. Site	473	59
White Flint Metro Station:		
• White Flint Place	480	60
• Donahue	200	25
Totals:	4,972	614

Note: ** Estimated unit totals as specific projects are still in early planning stages.
 *** Estimated MPDUs at 12.5%.