

2007 APARTMENTS STUDY FOR ANNE ARUNDEL COUNTY, MARYLAND



OFFICE OF PLANNING AND ZONING
Research & GIS Division

2007 APARTMENTS STUDY
FOR
ANNE ARUNDEL COUNTY, MARYLAND

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Anne Arundel County Office of Planning and Zoning
2664 Riva Road
Annapolis, Maryland 21401

Executive Summary

This study examines apartment units in Anne Arundel County in 2007 and the changes since the 2001 study, as well as the vacancy rate, and the affordability of rental apartments in the county.

The current apartment study includes a total of 24,525 rental units, including 2,238 units in 20 public housing communities, and 22,287 units in 92 private complexes. References to locations are based on zip code areas. In particular, the Laurel referenced in this report is only the portion of the Laurel zip code located in Anne Arundel County. The incorporated City of Laurel is in Howard County, and a portion of the Laurel zip code is located in Prince George's County as well.

This study found that in 2007 apartments units were predominately two-bedroom (45.6%), followed by one-bedroom units (31.9%), and three bedroom units (12.3%). Units with four bedrooms or more made up less than 1% of the total units. One bedroom with a den accounted for 4.70% of the total apartment units, two bedroom units with a den 2.5%, and efficiency apartments made up 2.3% of the total units. See Table 1 for the number of apartment units by floor plan type, and the percent of total units in the County.

The Glen Burnie area with 10,252 apartments has the greatest number of rental units in the county (39.1%). The City of Annapolis and surrounding area with 5,889 apartments has the next highest concentration of rental apartment units (19.2%). Table 2 displays the distribution of units within Anne Arundel County.

There was a significant increase in the number of apartments in the County from 1960 until 1974. The growth rate leveled off after that until recently when there seems to be some growth again. Whether that growth can be sustained remains to be seen. Many of the newest apartments are expensive. However, the vacancy rates at the newest complexes are high, which may indicate that the demand for apartments, at least at the higher rental rates, has been exceeded. It may also be, as rental agents have suggested, that it takes time to fill the new apartments

There are 2,238 units in public housing rental apartment units in the County. The vacancy rate of these units is 0%, with waiting lists. Public housing units are provided and run by either the County or the City of Annapolis.

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Appendix A Part 1: Private Apartment Complexes

Appendix A Part 2: Public Housing Apartments

Appendix B: Gross Rent as a Portion of Income

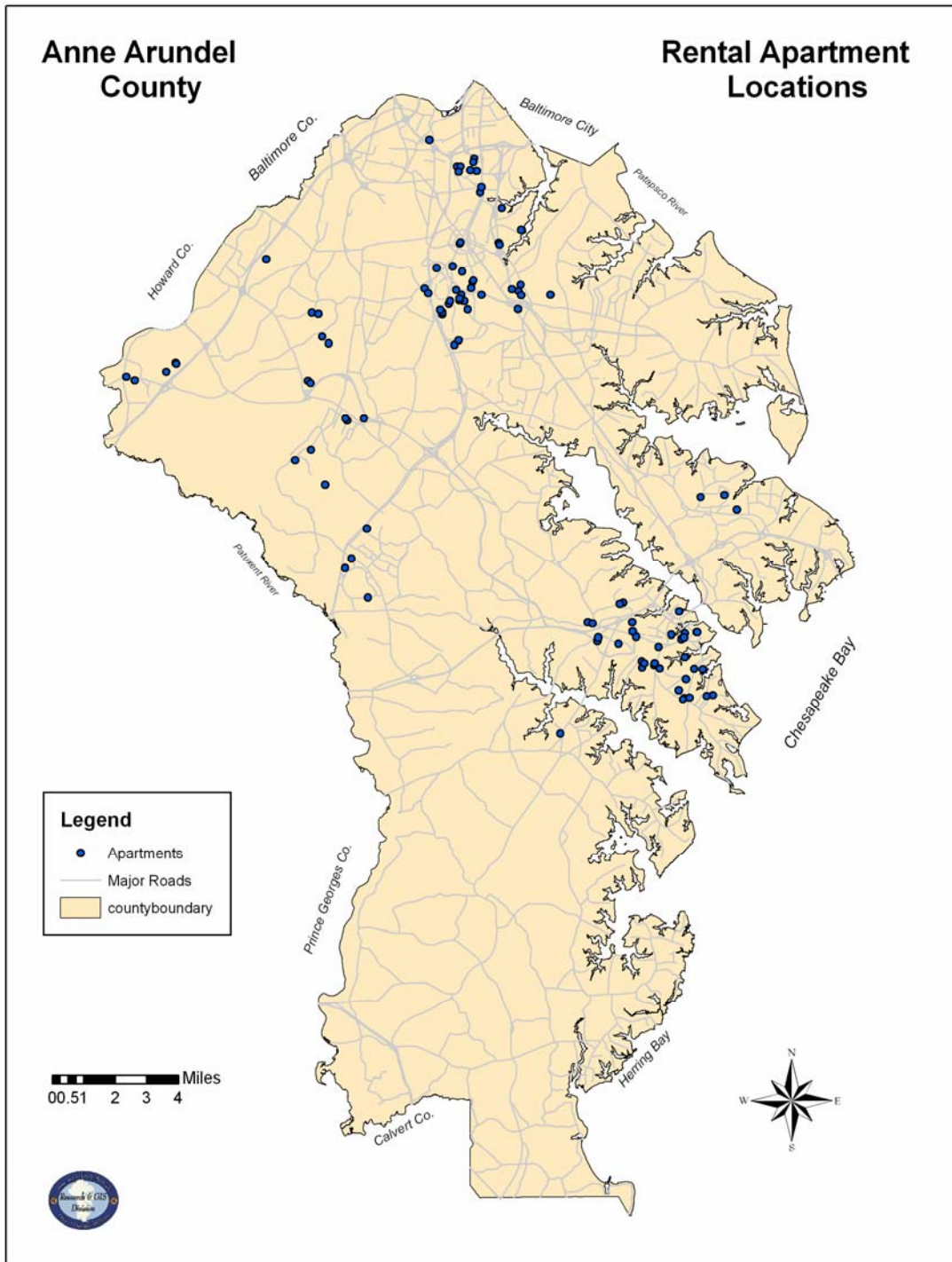


Figure 1: Map of Rental Apartment Locations

Introduction

The Anne Arundel County Office Of Planning and Zoning conducted apartment surveys in 1990, 1992, 1996, 1999, 2001, and now 2007. As with previous studies, this study addresses rental apartment units, and excludes all other ownership and housing.

This study exclusively examines rental apartments with 10 or more units; excluding single-family detached housing, individual townhouses, and condominiums. Data for the study was collected primarily through a written survey that was sent to the property managers of complexes that fit the criteria. Most of the surveys were sent out and returned by fax. Some data was collected through phone interviews. However, due to contact difficulties, a number of surveys were completed in the field. All but two apartment complexes responded.

There are 24,525 rental apartment units in the County. Two bedroom floor plans are the most common (11,198), though there are a variety of floor plan options. Table 1 shows the number and percentage of units per floor plan in the County.

Table 1. Number of Units Per Floor-Plan

Floor-Plan	# Of Units	% Of Total
1 Bedroom	7,826	31.90%
2 Bedroom	11,198	45.60%
3 Bedroom	3,014	12.30%
4 Bedroom	120	0.50%
5 Bedroom +	40	0.10%
1Br + Den	1,147	4.70%
2Br + Den	614	2.50%
3Br + Den	4	0.00%
Efficiency	562	2.30%

Source: Anne Arundel County Apartment Summary Data for 2007

Apartment units are available in many different locations throughout the County. Glen Burnie has the most apartment units (10,252), and the Edgewater area has the fewest (102). Table 2 shows the total number of units for each of the zip code locations used.

Table 2. Total Units by Location

Locations	# Of Units
Glen Burnie	10,252
Odenton	2,118
Annapolis	5,889
Crofton	946
Severn	1,534
Edgewater	102
Linthicum	240
Pasadena	490
Millersville	600
Hanover	496
Arnold	256
Laurel	1,602

Source: Anne Arundel County Apartment Summary Data for 2007

Vacancy Rates

At the time of this survey (spring2007) the average vacancy rate among apartment complexes in the County is 4.4%. This is within the 4-5% range that is considered to be healthy. A vacancy rate of 4-5% promotes competitive rental rates, ensures adequate customer choice, and allows for unit turnover. In the 2001 study, the vacancy rate was 1.2%. It should be noted that in the current study, properties that wished to withhold their vacancy rates were not included in the vacancy calculation.

The apartment vacancy rate from this study is very close to the 2005 U. S. Census Bureau American Community Survey estimated vacancy rate for all rental housing in the County (4.23% with a margin of error of +/-1.4) and is less than the national average of 7.7%(margin of error +/- 0.1) for all rental housing. The County's lower vacancy rate may be a reflection of the stable economy in the Baltimore/Washington area. The Baltimore/Washington metropolitan region is considered to be more stable due to the presence of the Federal Government and support industries.

In comparison to surrounding counties and cities, the vacancy rate in Anne Arundel County is also relatively low (table 3). According to the U. S. Census Bureau 2005 American Community Survey, the only county with a lower vacancy rate is Montgomery County. The nearby cities of Baltimore and the District of Columbia have higher vacancy rates, estimated at 7.9% and 5.6% respectively. (See table for margin of error for each estimate.)

Table 3. Vacancy Rates for All Rental Housing

Areas	Vacancy Rate (margin of error)
Baltimore County	5.7% (+/-1.9)
Baltimore City	7.9% (+/-1.5)
Prince George's County	6.6% (+/-1.8)
District of Columbia	5.6% (+/- 1.)
Montgomery County	2.3% (+/-0.9)
Howard County	7.3% (+/-4.6)
Anne Arundel County (Census Data)	4.2%(+/-1.4)
Anne Arundel County Apartments (Study Data)	4.4%

Source: Anne Arundel County Apartment Summary Data for 2007 and U.S. Census Bureau, 2005 American Community Survey (margin of error shown in green)

Within the County, the vacancy rate remains fairly consistent. Most of the locations in this study have vacancy rates similar to that of the county average, with the exception of the Severn and Edgewater areas, as shown in Table 4. There are only two apartment complexes located in Severn, one having a vacancy rate of 14%. It is unclear as to the reasons for this unusually high vacancy rate, judging by the 2% vacancy rate of the other complex in the area. The Edgewater area has only a new complex that has not been able to fill all of its units leading to a higher vacancy rate.

Table 4. Anne Arundel County Average Vacancy Rate By Zip Code Location

Areas	Average Vacancy Rate
Glen Burnie	3.73%
Odenton	3.79%
Annapolis	4.99%
Crofton	4.03%
Severn	8.00%
Edgewater	7.00%
Pasadena	5.00%
Millersville	5.50%
Arnold	2.00%

Source: Anne Arundel County Apartment Summary Data for 2007

The 2001 Apartment Study showed a correlation between higher vacancy rates and older rental apartment units. In the current study all apartment complexes constructed before 1960 had an average vacancy rate of 3.12%, less than the county average. The current study found that age seems to have very little effect on the vacancy rate of current units, with the exception of newly constructed units (16.37%). The newest apartment units (2004-present) seem to experience higher vacancy rates.

Table 5. Vacancy Rate by Age of Unit

Year Constructed	# of Units	# of complexes	Current Vacancy Rate (%)
Pre-1960	1009	9	3.12%
1960-1964	2905	12	3.7%
1965-1969	4031	19	3.97%
1970-1974	6289	23	2.94%
1975-1979	1146	9	2.43%
1980-1984	1844	8	7.50%
1985-1989	891	4	3.45%
1990-1994	1522	4	7.15%
1995-1999	805	3	1.97%
2000-2004	1901	13	2.450%
2004-present	2182	8	16.37%

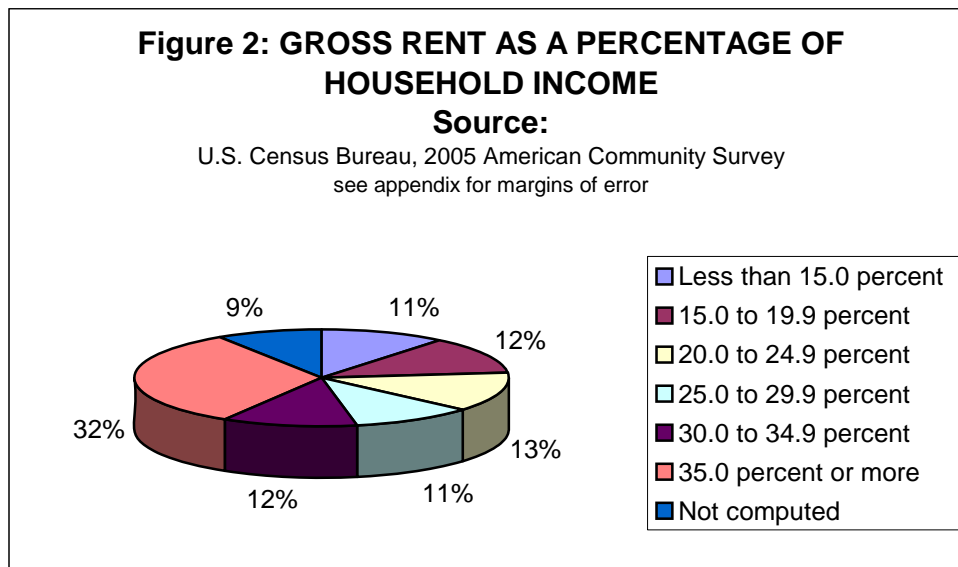
Source: Anne Arundel County Apartment Summary Data for 2007

The effect of rental rates on the vacancy rate was also examined. The highest priced units have a higher vacancy rate, but this could be related to the fact that two of the complexes built last year are in this group and as suggested by the rental agents it may be attributed to the fact that they may not have had time to fill all apartment units.

Affordability

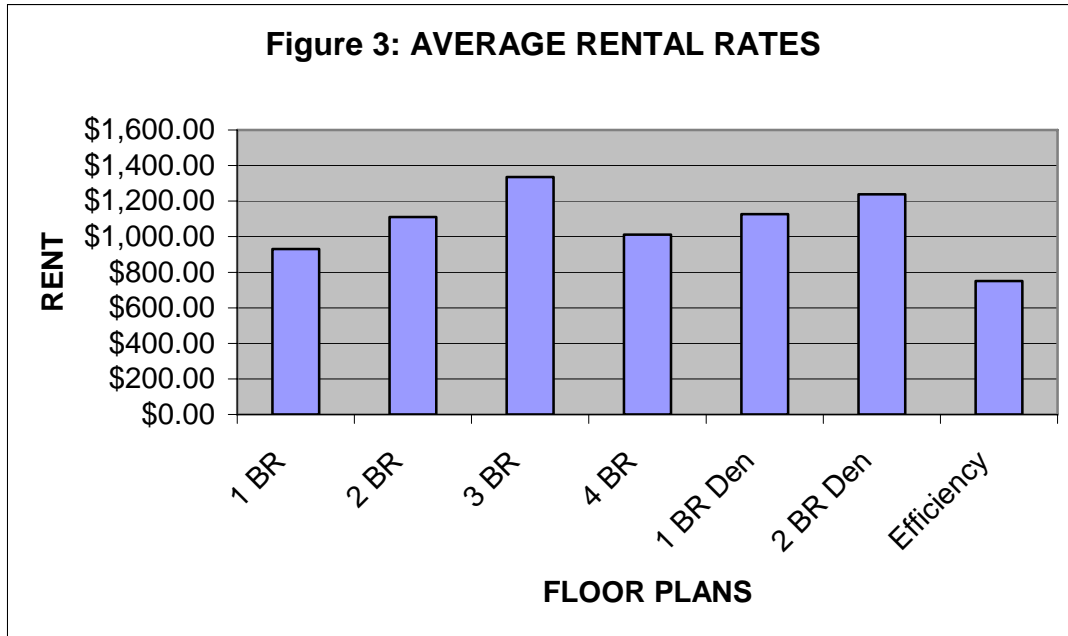
Housing is considered to be affordable if the rent and utilities are 30% or less of the household income. According to the census bureau, more than 49.7% of Maryland renting households spend more than 30% of their income on rent and utilities annually.

In Anne Arundel County, the median household income is \$71,961 (2005 US Census Bureau, American Community Survey, margin of error +/- 2,398). This is \$10,000 more than the state median. Despite a greater median income, the census estimates that 44% of the County's renting households spend more than 30% of their income on rent and utilities, as shown in Figure 2.



Source: U.S. Census Bureau, American Community Survey

The average rental rate per month for each floor plan is shown in Figure 3. Public Housing rental rates are not included as they are set at a portion of the family income.



Source: Anne Arundel County Apartment Summary Data for 2007

The location and age of an apartment complex can affect the rental rate. Figure 4 shows the rental rate for 1, 2, 3 bedroom apartments by location.

In locations such as the City of Annapolis and surrounding area, Odenton, Laurel, Hanover and Crofton the average rental rate for a one-bedroom apartment is over \$1,000 a month. Glen Burnie, Severn and Edgewater, all average rental rates that are under \$800 dollars a month for the same type of unit. It should be noted that the apartment complex in Edgewater is a senior housing facility run by a non-profit organization that has income requirements for residents and lower rents. A one bedroom apartment in that complex is \$345.00.



There are a number of reasons that rental rates may vary between areas. Proximity to large business centers, amenities, public transportation, central business districts, etc. has a significant effect on rental rates. The average income in the surrounding area can also factor into rental rates.

Figure 5 on the next page is a map displaying the rental rates for two-bedroom apartments in the County, displayed in ranges of value. Two-bedroom apartments are the most common floor plan in apartment complexes in Anne Arundel County.

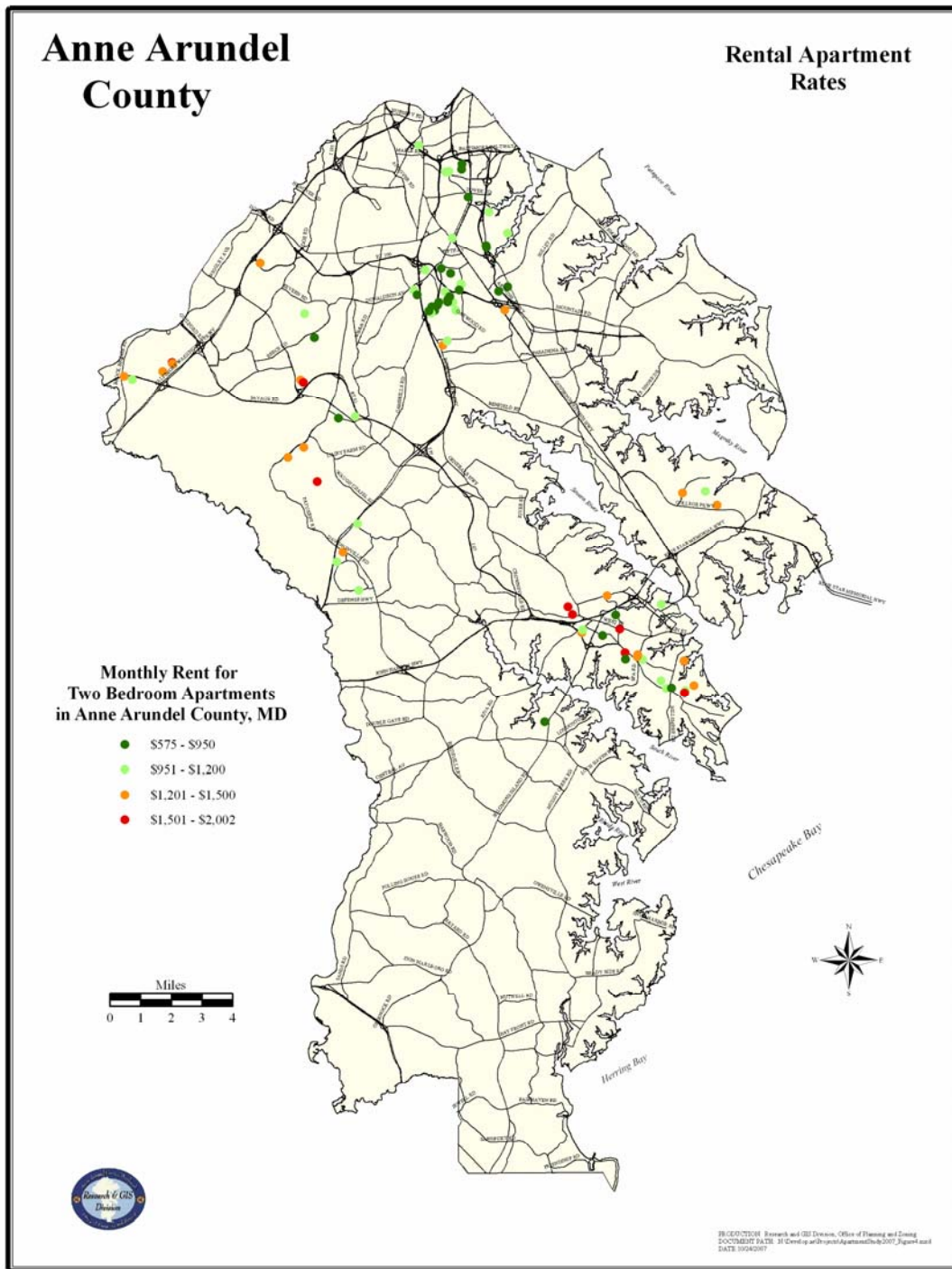


Figure 5: MAP OF RENTAL RATES

Affordable Housing

According to the 2005 US Census Bureau American Community Survey, 3.6% (margin of error +/-1.1) of families, and 5.1% (margin of error +/-1.2) of people in the county have incomes below the poverty level. There are public housing complexes throughout the county that have been put in place in an attempt to provide affordable housing for lower income residents. These units require that the renters meet limited income qualifications. A formula equal to 30% of their income determines rent and utilities for these renters. The Housing Commission of Anne Arundel County is available to assist qualified residents and can be contacted at www.hcaac.com. The county provides 9 public housing complexes, 6 of which are located in Glen Burnie, and single complexes located in Odenton, Pasadena, and Severn. There are also a number of apartment units not operated as public housing that have rental rates well below the county average that would also be attractive for lower income residents.

The City of Annapolis Housing Authority also provides 11 public housing complexes of its own for city residents. The City of Annapolis Housing Authority also assists residents in utilizing government programs for affordable housing and can be contacted at www.hacamd.org.

Low-income residents may also qualify for the section 8 housing program, which is funded through the Federal government. In this program renters find rental units of their choice that meet the program's standards. The renters then pay an amount equal to 30% of their incomes for rent and utilities. Any rent balance that would remain after 30% of the renters' incomes would then be subsidized with section 8 vouchers. Property managers are able to exchange the vouchers with the government agency for money.

The City of Annapolis has put into effect a provision to encourage development of Moderately Priced Dwelling Units (MPDU). The goal of this provision is to give incentive to any developers of new residential developments that add MPDU. The incentives include an expedited review and approval process, and ensuring that the developers incur no loss or penalty as a result of MPDU. To date, only the apartment complex 1901 West Street has utilized this provision, making available a small number of moderately priced apartment units.

Comparison of Newer to Older Apartments

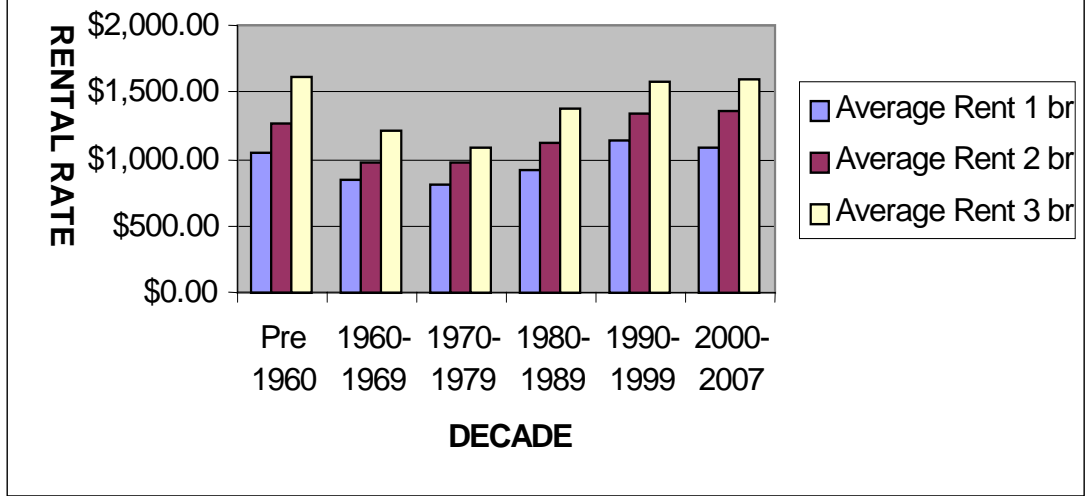
There are significant differences in recently constructed and older apartment units. Over time the standard of what is expected from an apartment has evolved. In the past, apartment complexes focused on maximizing the number of units they were able to provide. According to management companies of the newer complexes, today apartment complexes are appealing to a different clientele than in the past. Apartment dwellers of today who choose to rent want more amenities. Newer apartment complexes provide an array of amenities, and luxuries in an attempt to better meet lifestyle demands.

In any given apartment complex constructed within the last decade an array of available amenities has become the rule, not the exception. The addition of these amenities to the newer apartment complexes has effectively broadened the potential renter base. This has forced multiple older complexes to renovate their units and some to add amenities to what they previously offered, or to lower their rental rates. Here is a list of many of the amenities that are offered by newer apartment complexes today:

Amenities List		
High Speed Internet	Fitness Centers	Granite Counter Tops
Saunas	Salons	Business Centers
Pools	Computer Rooms	Hiking/Biking Trails
Tennis Courts	Club Houses	Recreation/Billiard Rooms
Indoor Pools	Spas, Lap Pools	Theaters

The addition of amenities may be the main driving force in the difference between rental rates and age of apartments units. This study found a distinct trend between the amenities provided and rental rate of apartment units. Figure 6 displays this trend, showing the age group and average rental rate for a given floor plan.

Figure 6: AVERAGE RENTAL RATE BY DECADE CONSTRUCTED



Source: Anne Arundel County Apartment Summary Data for 2007

Price per floor plan of rental apartment units fluctuates depending upon the time of construction. Monthly rental rates are higher for newly constructed apartment units, and steadily decline as the age of the unit increases. For units constructed before the 1970s this trend begins to reverse and the average rental rate for apartment units begins to increase with age. The difference in the average rental rate for one-bedroom apartment units constructed before 1960 and after 2000 is less than one hundred dollars.

There are a number of circumstances that could be responsible for the increase in rental rates for apartment units constructed before and after a certain date. Newer apartments generally have higher rental rates. Due to competition from the newer apartment complexes, some older apartment units have remodeled, adding amenities and new interiors. These renovations are done to attract renters, but also cause rental rates to increase. In addition to renovations by older apartment complexes, location has an impact on rental rates. A majority of apartment units constructed before 1960 are located in the City of Annapolis and the surrounding area, where rental rates are generally higher. Of 1,009 apartment units constructed before 1960, all but 60 units are located in the City of Annapolis and the surrounding area.

Renovations done by older complexes have not only renewed the interior of apartment units, but have also added some of the amenities that newer apartment complexes offer. It can be assumed by the low vacancy rates that these renovations have allowed the owners and management groups of aging units to remain competitive in the rental apartment market.

Percentage of floor plan units constructed in each decade has remained fairly consistent. Two-bedroom units continue to be the most common floor plans, followed by one-bedroom, and three-bedroom. Since 1990 there has been an increase in one-bedroom units with and without dens and a decrease in three bedroom units.

This trend since 1990 may be a further indication that management companies are appealing to a new type of clientele. This increase in the number of one-bedroom units constructed implies that management companies are catering to smaller household sizes, with an emphasis on quality of living. Figure 7 shows the percentage of each type of floor plan constructed by decade.

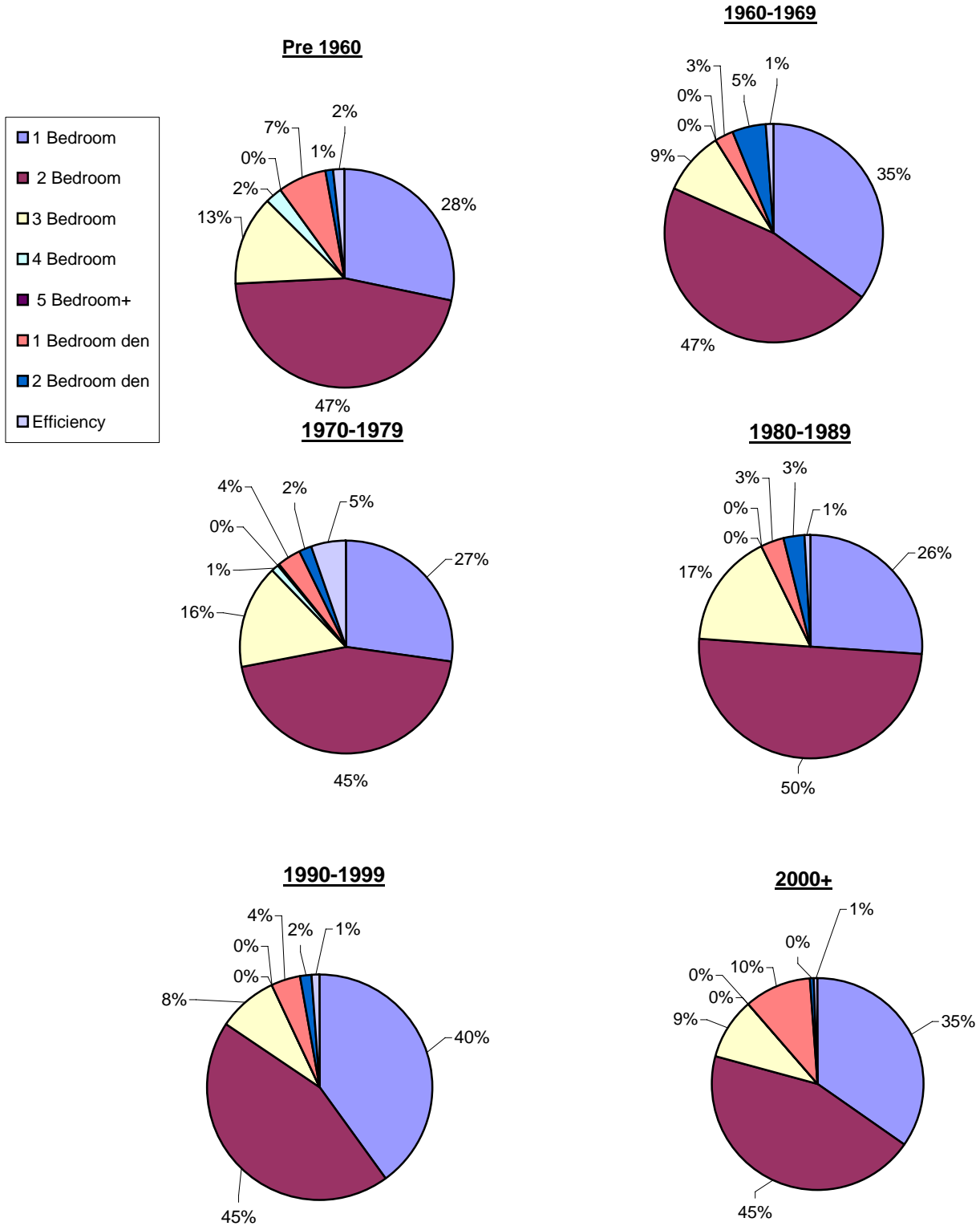
Glen Burnie, the City of Annapolis and surrounding area, have seen the most consistent apartment unit construction over time. Apartment units constructed in Odenton have increased. There have been more units added since 2000 than there were total before that year. Thus far, this decade has been a time of growth that has included expansion of units into locations that previously had none. Edgewater and Hanover had no apartment units before 2000, and have added a combined 598 apartment units since. Table 6 shows the units constructed in each location by decade.

Table 6: Unit Construction Over Time By Location

Zip Coded Location	Pre 1960	1960-1969	1970-1979	1980-1989	1990-1999	2000-2007
Annapolis	949	815	1543	670	637	1275
Arnold	0	120	136	0	0	0
Crofton	0	100	182	258	406	0
Edgewater	0	0	0	0	0	102
Glen Burnie	60	5218	3324	1152	0	498
Laurel	0	605	0	0	426	571
Hanover	0	0	0	0	0	496
Linthicum	0	0	240	0	0	0
Millersville	0	0	0	600	0	0
Odenton	0	78	322	55	522	1,141
Pasadena	0	0	154	0	336	0
Severn	0	0	1,534	0	0	0
Total	1009	6936	7435	2735	2327	4083

Source: Anne Arundel County Apartment Summary Data for 2007

Figure 6: DISTRIBUTION OF FLOORPLANS CONSTRUCTED BY DECADE



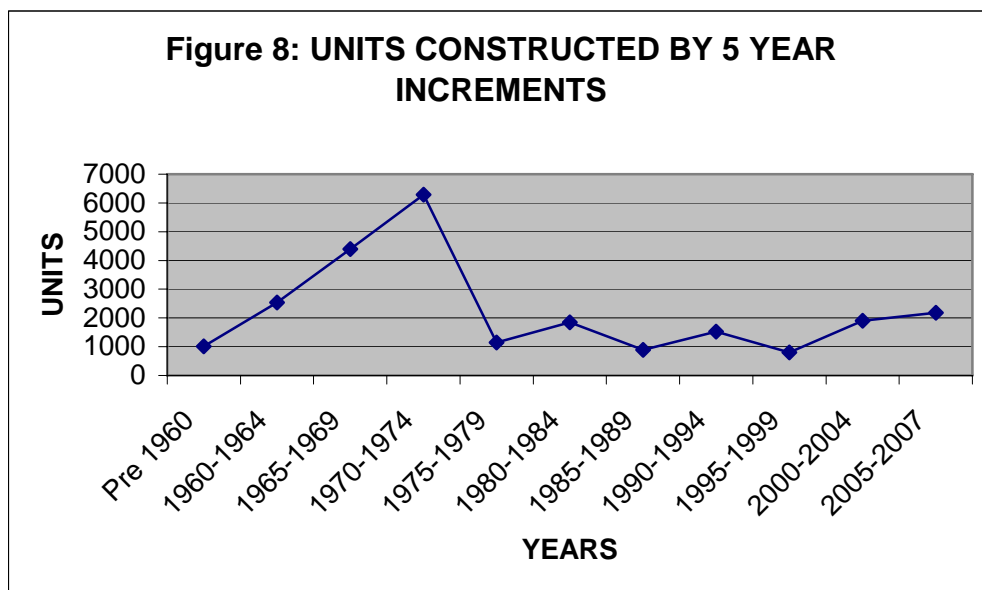
Growth/Loss Trends

Anne Arundel County continues to experience population growth. There has been approximately 4% increase in population between 2000 and 2005, with an increase of 19,644 residents, according to the U.S. Census Bureau. Since 2000 there have been 4083 new rental apartment units constructed.

Between 1960 and 1974 the county experienced a sharp increase in the number of apartment units constructed, shown in Figure 8. After 1974 apartment growth declined. Since 2000, the County has seen a steady increase in rental apartment units. The extent to which this growth will continue remains to be seen.

The City of Annapolis and surrounding area has experienced the most significant amount of apartment growth with 1,275 rental apartment units having been constructed since 2000. Odenton follows closely with 1,141 units constructed.

Although the vacancy rates in these areas are similar to the total county average for rental apartment units, Glen Burnie, Annapolis, Odenton are all individually within less than 1% of the county average of 4.4%. Hanover's apartment vacancy rate is unreliable and not included because all units in the area are located within a very recently constructed complex. The 7% vacancy rate experienced by the complex in Edgewater is probably due to the newness of the complex. Having been constructed in 2006, the complex may not have had time to lease all of its units by the time this report was written. Laurel's vacancy rate was not computed since only one complex was willing to submit a vacancy rate for this study.



Source: Anne Arundel County Apartment Summary Data for 2007

Of the units constructed since 2000, 137 units are in public housing and 330 units are for seniors with adequate but limited incomes. These senior housing complexes have reduced rental rates. The remainder (3,616 units) is in private complexes at free market rental rates. Of the apartments in the top 20% highest rental rates only two were constructed before 2000. One of those is a waterfront highrise development in Annapolis.

At least three apartment complexes have been converted from rental to condominium units since the 1970's. These conversions are not tracked by the County and cannot be accurately quantified in this report. This may be particular to the Annapolis area. It is known that Fairwinds Apartments (388 units) converted to condominiums in 1978, and Spa Cove (300 units) and North Green (88 units), all in Annapolis have converted to condominiums since 2001.

Conclusions

The current vacancy rate in the County for rental apartment units, while higher than the 1.2% of 2001, is considered healthy at 4.4%. The current rental apartment vacancy rate is closer to the 2005 County average for all rental housing (4.2%), than it was in the 2001 study. The average vacancy rate is not affected by the age of a unit.

Census statistics indicate that 44% of county residents spend more than 30% of their income on rent and utilities. Maryland, however, has a higher percentage of renters spending more than 30% of their income on rent and utilities, at an estimated 46%.

There are public housing programs made available through the county and the City of Annapolis to provide low-income housing. The rental rates for these units combines with the costs of utilities and is manipulated to equal 30% of the household income. Section 8 vouchers are also available to residents who meet the income qualifications. The Section 8 program allows residents to choose where they wish to rent, and covers the cost of rent and utilities that exceeds 30% of a household's income. The vacancy rate of public housing units in the County is 0% at all complexes.

According to apartment managers, newer apartment complexes are being designed to cater to a different clientele than they were in the past. The result has been the addition of a wide array of amenities that increase the standard of living for apartment renters. These amenities have caused the average rental rates for newer units to increase, compared to some older units. The average rental cost of apartment units constructed before 1960 is nearly as much as new units. This is probably due to the fact that most of these apartments are in Annapolis, a location that commands higher rents.

Apartment growth within the county was at its peak in the 1960's - 1970's. There were a total of 14,371 rental apartment units constructed from 1960 - 1979, making up more than half of all (24,744) apartment units in the county today. Since 2000 rental apartment unit construction has increased, and even more so since 2004. Many of the newest apartments are expensive. However, the vacancy rates at the new complexes are high, which may indicate that the demand for apartments, at least at the higher rental rates, has been exceeded. It may also be, as rental agents have suggested, that it takes time to fill the new apartments.

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PRIVATE COMPLEXES

Apartment Name	Address	ZIP	City	Phone	Type	Total Units	Vacancy Rate	Age Restricted	Year Build	Handicap Access
1901 West Street	1901 West Street	21401	Annapolis	(410) 280-0363	Midrise	300	0.54	FALSE	2006	TRUE
Admiral Apartments	3 maryland ave	21401	Annapolis	(410) 268-8400	Midrise	11	0.00	FALSE	1800	FALSE
Admiral Farragut	230-A Hilltop Lane	21403	Annapolis	(888) 637-6754	Garden	289		TRUE	1965	FALSE
Admiral Oaks Apartments	455-C Captains Circle	21401	Annapolis	(410) 263-7873	Garden	63	0.05	TRUE	1975	TRUE
Allen Apartments	205 Center Street	21401	Annapolis	(410) 266-8095	Garden	98	0.00	FALSE	1972	FALSE
Americana Southdale	7847 Americana Circle	21060	Glen Burnie	(410) 760-2395	Garden	506		FALSE	1966	FALSE
Annapolis Roads	One Eaglewood Road	21403	Annapolis	(410) 263-4787	Garden	290	0.07	FALSE	1977	FALSE
Aquahart Manor	1020 Cayer Drive	21061	Glen Burnie	(866) 366-0031	Garden	124	0.00	FALSE	1961	FALSE
Arbors at Arundel Preserve	2109 Piney Branch Circle	21076	Hanover	(301) 623-3661	Garden	496		TRUE	2007	FALSE
Archstone Annapolis Bay	721 South Cherry Grove Av	21401	Annapolis	(866) 386-4113	Garden	216	0.08	TRUE	2001	FALSE
Archstone Russet	8185 Scenic Meadow Drive	20724	Laurel	(301) 776-4446	Garden	236		FALSE	2001	FALSE
Avalon Landing	988 Spa Road	21403	Annapolis	(410) 268-6690	Garden	158		FALSE	1984	FALSE
Bay Forest Senior	930 Bay Forest Court	21403	Annapolis	(410) 295-7557	Garden	121	0.02	TRUE	1999	TRUE
Bay Hills Apartments	451 Shore Acres Road Apt 2A	21012	Arnold	(410) 974-0300	Garden	120	0.02	FALSE	1968	FALSE
Bay Ridge Gardens Apartments	1 Bens Drive	21403	Annapolis	(410) 267-0267	Garden	198	0.00	FALSE	1970	FALSE
Berkshires of Harpers Mill	760 Crucible Court	21108	Millersville	(410) 987-9230	Garden	360	0.06	FALSE	1980	FALSE
Camden Russett	8500 Summit View	20724	Laurel	(301) 483-8568	Garden	426		FALSE	1997	TRUE
Carlyle	1668 Carlyle Drive	21114	Crofton	(410) 721-2101	Garden	100	0.00	FALSE	1968	FALSE
Claiborne Place	130 Hearne Road	21401	Annapolis	(410) 266-5730	Highrise	175	0.20	TRUE	1980	FALSE
College Parkway Place	570 Bellerive Drive Suite 109	21409	Annapolis	(410) 757-0600	Midrise	170	0.00	FALSE		TRUE
Colonial Square	7779 New York Lane #F	21061	Glen Burnie	(410) 766-6221	Garden	248	0.04	FALSE	1968	FALSE
Concord Park at Russett	7903 Orion Court	20724	Laurel	(866) 617-0015	Midrise	335		FALSE	2006	TRUE
Conte Lubrano Apartment complex	130 Lubrano Drive	21401	Annapolis	(410) 571-9310	Midrise	49	0.01	FALSE	2004	TRUE
Cooper Apartments	2 Maryland Ave	21401	Annapolis	(410) 269-0511		55		FALSE	0	FALSE
Country Club	7491 E Furnace Branch Rd	21060	Glen Burnie	(410) 834-6849	Garden	150	0.06	FALSE	1964	FALSE
Coves at Chesapeake	6533 Cedar Furnace Cir	21061	Glen Burnie	(410) 760-0200	Garden	469	0.09	FALSE	1982	FALSE
Crain Court	216 Crain Court Circle	21061	Glen Burnie	(410) 766-7262	Garden	126		FALSE	1966	FALSE
Crofton Village	917 Eastham Court	21114	Crofton	(410) 721-1557	Garden	258	0.09	FALSE	1981	FALSE
Doll Apartments	1420 Crain High way	21061	Glen Burnie	(410) 766-3655	Garden	16		FALSE	1968	FALSE
Ffield Stone Farm at Piney Orchard	800 Hydric Court	21113	Odenton	(410) 695-1300	Garden	187	0.03	FALSE	2004	FALSE
Forest Hills	4 Bricin Street	21403	Annapolis	(410) 268-3356	Garden	153	0.05	FALSE	1964	FALSE
Forest Village	1293 Thom Court #2A	21403	Annapolis	(410) 269-6869	Garden	237		FALSE	1972	FALSE
Gardens of Annapolis	931 Edgewood Road	21403	Annapolis	(877) 682-3997	Garden	106	0.02	TRUE	2001	FALSE
Gateway Landing	7357 Ridgewater Court, apt 204	21060	Glen Burnie	(888) 272-5489	Garden	263	0.02	FALSE	1972	FALSE
Glen Burnie Town Center	201 Crain Highway	21061	Glen Burnie	(410) 766-2811	Midrise	54	0.01	FALSE	2000	FALSE
Glen Forest	7975 Crain Highway	21061	Glen Burnie	(410) 969-2000	Garden	100	0.00	TRUE	2000	TRUE
Glen Mar Apartments	469 Glen Mar Road #A-2	21061	Glen Burnie	(410) 766-2300	Garden	176		FALSE	1960	FALSE
Glen Ridge	57 Glen Ridge Road B1	21061	Glen Burnie	(410) 761-7440	Garden	286	0.13	FALSE	1966	FALSE
Glenview Garden apartments	7987 Nolpark Ct suite 101	21061	Glen Burnie	(410) 969-8668	Garden	204	0.00	FALSE	1971	FALSE
Greentree	8035 Greenleaf Terrace Apt# T4	21061	Glen Burnie	(866) 286-9293	Garden	796	0.13	FALSE	1974	FALSE
Groves at Piney Orchard	2404 Ash Gove Lane	21113	Odenton	(410) 695-0130	Garden	258	0.02	FALSE	1996	FALSE
Harbor Gates	2001 Harbour Gates Drive	21401	Annapolis	(410) 573-0900	Garden	516	0.07	FALSE	1991	TRUE
Hidden Woods	401 E Secluded Post Circle	21061	Glen Burnie	(866) 537-7291	Garden	492	0.04	FALSE	1974	FALSE
Horizon Square	3563 Fort Meade Rd	20724 -2011	Laurel	(301) 776-5950	Midrise	253	0.03	FALSE	1967	FALSE
Island at Fox Chase	208 Somerset Bay Drive	21061	Glen Burnie	(410) 760-3434	Garden	228		FALSE	2004	FALSE
Keswick Park Apartments	1623 Parkridge Circle	21114	Crofton	(866) 403-7763	Garden	406	0.08	FALSE	1991	FALSE

PRIVATE COMPLEXES

Apartment Name	Address	ZIP	City	Phone	Type	Total	Vacancy Rate	Age Restricted	Year Build	Handicap Access
Lake Village	8001 Lake Towne Court	21144	Severn			639		FALSE	1974	FALSE
Lodge at Seven Oaks	2027 Oden Station Lane	21113	Odenton	(410) 674-9077	Garden	396		FALSE	2006	FALSE
Lynn Hill	416 Hillview Drive	21090	Linthicum	(410) 789-3597	Garden	240		FALSE	1972	FALSE
Marley Run Apartments	8017 Ashberry Lane	21122	Pasadena	(410) 760-1164	Garden	336	0.10	FALSE	1991	FALSE
Mill Pond	602 Mill Dam Court	21108	Millersville	(866) 283-1742	Garden	240	0.05	FALSE	1983	FALSE
Mountain Ridge	299 Snowcap Court	21061	Glen Burnie	(800) 784-3649	Garden	240	0.04	FALSE	1985	FALSE
North Forest	1827 Crofton Parkway	21114	Crofton	(301) 261-3533	Garden	182	0.00	FALSE	1971	FALSE
Oakland Hills Apartments	614 Oakland Hills Drive	21012	Arnold	(410) 974-0855	Garden	136		FALSE	1971	FALSE
Oakridge Manor	7701 OakWood Road #103	21061	Glen Burnie	(410) 760-2244	Garden	165	0.00	FALSE	1968	FALSE
Orchards at Severn	8317 Severn Orchard Circle	21144	Severn	(410) 551-5555		495		FALSE	1974	FALSE
Park Glen	7906 Allard Court	21061	Glen Burnie	(410) 761-4362	Garden	174	0.02	FALSE	1963	FALSE
Park View at Furnace Branch	7466 E. Furnace Branch Rd	21060	Glen Burnie, MD	(410) 761-4150	Midrise	101	0.00	TRUE	2003	TRUE
Quail Hollow	7930-B Silverleaf Court	21061	Glen Burnie	(866) 697-5587	Garden	331		TRUE	1972	FALSE
Quarterfield Crossing Apartments	400-C Pamela Road	21061	Glen Burnie	(410) 761-8250	Garden	202	0.00	FALSE	1964	FALSE
Rainbow View	7906-E Silent Shadow	21061	Glen Burnie	(800) 784-3645	Garden	156	0.05	FALSE	1978	TRUE
Regency Club Apartments	6001 Heritage Hill Drive	21061	Glen Burnie	(410) 760-6100	Garden/Townhomes	316	0.02	FALSE	1986	TRUE
Riverscape Apartments	2600 Midway Branch Drive	21113	Odenton	(301) 912-3500	Garden	280	0.06	FALSE	2000	TRUE
Scotts Manor	1221 Scotts Manor Ct	21113	Odenton	(410) 551-9336	Garden	78		FALSE	1964	FALSE
Seven Oaks I	2100 Sentry Court	21113	Odenton	(410) 551-1383	Garden	278	0.06	FALSE	2000	FALSE
Seven Oaks II	2100 Sentry Court	21113	Odenton	(410) 551-1383	Garden	264	0.04	FALSE	1991	FALSE
Severn Square	7669 Marcin Drive #G	21061	Glen Burnie	(410) 768-6158	Garden	60	0.03	FALSE	1958	FALSE
Shelter Cove	537 Tranquil Court	21113	Odenton	(410) 551-6901	Garden	322	0.05	FALSE	1973	FALSE
Somerset Woods	1833 Richfield Drive	21144	Severn	(410) 551-7888		200	0.14	FALSE	1972	FALSE
Southgate Village Garden Apartments	362 Klagg Court, #201	21061	Glen Burnie	(877) 848-0205	Garden	471		FALSE	1967	FALSE
Southgate Village Townhomes	362 Klagg Court, #201	21061	Glen Burnie	(410) 768-1517	Townhomes	44		FALSE	1967	FALSE
Stage Coach/Old Stage	7669 Marcin Drive #G	21061	Glen Burnie	(410) 768-6158	Garden	241	0.03	FALSE	1965	FALSE
Stonepoint	116 Stonepoint Drive	21401	Annapolis	(410) 897-0001	Garden	312	0.21	FALSE	2006	TRUE
Tall Oaks (formerly Town&Country @)	3519 Leslie Way	20742	Laurel	(301) 725-8200	Garden	352		FALSE	1964	FALSE
Tall Pines	7888-E Tall Pines Court	21061	Glen Burnie	(800) 768-9522	Garden	276	0.06	TRUE	1971	FALSE
Timothy House	29 West Washington street	21401	Annapolis	(410) 269-5931	Highrise	81	0.00	TRUE	1979	TRUE
Twin Coves	156-M Hammarlee	21061	Glen Burnie	(410) 761-3370	Garden	132		FALSE	1974	FALSE
Victoria Park at Edgewater	87 Stewart Drive	21037	Edgewater	(410) 956-5570	Midrise	102	0.07	TRUE	2006	TRUE
Vilages at Marley Station	204 Southbridge Drive Suite F	21060	Glen Burnie	(410) 766-3232	Garden	757	0.15	FALSE	1960	FALSE
Village Square at Southgate Garden	8096 Crainmont Drive	21061	Glen Burnie	(410) 969-1523	Garden	144	0.02	FALSE	1967	FALSE
Village Square at Southgate Townhomes	8096 Crainmont Drive	21061	Glen Burnie	(410) 969-1523	Townhomes	68	0.02	FALSE	1967	FALSE
Wardour Bluffs	2b S. Monroe Rd	21402	Annapolis	(410) 263-2092	Garden	27	0.00	FALSE	1950	FALSE
Watergate Village (garden)	655 Americana Drive	21403	Annapolis	(410) 263-2361	Garden	303	0.11	TRUE	1950	FALSE
Watergate Village highrise	655 Americana Drive	21403	Annapolis	(410) 263-2361	Highrise	305	0.11	FALSE	1950	FALSE
West Woods	110 Hearne Court, suite T2	21401	Annapolis	(410) 266-8669	Garden	57	0.04	FALSE	1981	FALSE
Westwinds	1029 Spa Rd	21401	Annapolis	(410) 267-8700	Garden	280	0.07	TRUE	1985	FALSE
Willows	116-B Warwickshire Ln	21061	Glen Burnie	(866) 604-8280	Garden	352	0.08	FALSE	1968	FALSE
Windbrooke	7906 E-Silent Shadow	21061	Glen Burnie	(410) 628-7400	Garden	186	0.05	FALSE	1976	FALSE
Woodcrest Apartments	101 South Charter Road	21061	Glen Burnie	(410) 789-9445	Garden	347	0.00	FALSE	1965	FALSE
Woodhill	215-D Woodhill Drive	21061	Glen Burnie	(410) 768-1842	Garden	231	0.14	TRUE	1969	FALSE
Woodside Apartments	7820 Parke West Dr	21061	Glen Burnie	(410) 768-2296	Garden	366	0.06	FALSE	1966	FALSE
Woodside Gardens	705 D Newtowne Drive	21401	Annapolis	(410) 269-1180	Garden	144	0.00	FALSE	1972	TRUE
TOTALS						22287				

PRIVATE COMPLEXES

Apartment Name	# of Units 1		Square Feet		# of Units 2		Square Feet		# of Units 3		Square Feet		# of Units 4		Square Feet		# of Units 2 br		Square Feet		# of Units	Efficiency	Efficiency Rent	Efficiency Sq. Ft.	
	br	Rent 1 br	1 br	2 br	Rent 2 br	2 br	3 br	Rent 3 br	3 br	4 br	Rent 4 br	4 br	1br den	Rent 1 br den	1 br den	2 br den	Rent 2 br den	2 br den	den	den					
1901 West Street	142	\$1,380.00	800	108	\$1,675.00	1200	8	\$2,050.00	1300																
Admiral Apartments	10	\$825.00	664																						
Admiral Farragut	112	\$950.00	600	122	\$1,099.00	710	46	\$1,225.00	1000																
Admiral Oaks Apartments				9	\$850.00	734	42	\$950.00	1013	12	\$1,025.00	1146													
Allen Apartments	32	\$715.00	425	66	\$815.00	560																			
Americana Southdale	126	\$859.00	682	225	\$924.00	903	101	\$1,139.00	1101																
Annapolis Roads	100	\$1,199.00	800	178	\$1,375.00	1080	12	\$1,625.00	1325																
Aquahart Manor	68	\$798.00	585	32	\$910.00	775																			
Arbors at Arundel Preserve	189	\$1,146.00	762	240	\$1,463.33	1101	26	\$1,710.00	1294																
Archstone Annapolis Bay	95	\$1,356.00	828	80	\$1,580.00	1093	20	\$1,915.00	1307																
Archstone Russett	41	\$1,350.00	796	111	\$1,400.00	870	84	\$1,750.00	1273																
Avalon Landing	83	\$1,105.00	640	75	\$1,350.00	873																			
Bay Forest Senior	76	\$806.00	556	45	\$966.00	805																			
Bay Hills Apartments	47	\$1,101.00	873	73	\$1,267.00	1024																			
Bay Ridge Gardens Apartments				101	\$809.00	713	97	\$874.00	909																
Berkshires of Harpers Mill	40	\$1,131.00	840	241	\$1,213.00	941	79	\$1,464.00	1300																
Camden Russett	130	\$1,264.00	810	235	\$1,377.00	1062	61	\$1,533.00	1247																
Carlyle	10	\$995.00	850	70	\$1,150.00	1235	20	\$1,460.00	1435																
Claiborne Place	141	\$925.00	565	34	\$1,045.00	795																			
College Parkway Place	137	\$1,029.00	636	33	\$1,316.00	1037																			
Colonial Square	134	\$829.00	600	98	\$972.00	800	4	\$1,161.00	932																
Concord Park at Russett	88	\$1,364.00	901	211	\$1,782.00	1271	36	\$2,074.00	1556																
Conte Lubrano Apartment complex	24	\$1,183.00	658	25	\$1,734.00	1099																			
Cooper Apartments	25		664	30																					
Country Club	25	\$825.00	700	124	\$925.00	800																			
Coves at Chesapeake				242	\$1,062.30	932	227	\$1,205.02	1030																
Crain Court	63	\$819.00	650	63	\$919.00	950																			
Crofton Village	20	\$1,015.00	690	116	\$1,155.00	840	47	\$1,420.00	1008																
Doll Apartments	8		664	8																					
Ffield Stone Farm at Piney Orchard	42	\$1,290.00	750	111	\$1,521.08	1082	34	\$1,735.00	1303																
Forest Hills	38	\$995.00	511	79	\$1,115.00	879	17	\$1,260.00	1066																
Forest Village	74	\$899.00	515	163	\$959.00	785																			
Gardens of Annapolis	42	\$1,498.00	713	64	\$2,002.00	955																			
Gateway Landing	109	\$830.00	703	154	\$1,112.00	893																			
Glen Burnie Town Center	30	\$981.00	697	21	\$1,155.00	1003	3	\$1,255.00	1021																
Glen Forest	50	\$795.00	564	50	\$921.00	803																			
Glen Mar Apartments	74	\$815.00	681	54	\$945.00	907																			
Glen Ridge	113	\$790.00	681	96	\$865.00	907																			
Glenview Garden apartments	60	\$583.00	601	124	\$646.00	718	20	\$681.00	832																
Greentree	171	\$1,010.00	712	317	\$1,197.00	912	68	\$1,420.00	1075																
Groves at Piney Orchard	48	\$1,190.00	744	174	\$1,260.00	918	36	\$1,640.00	1246																
Harbor Gates	192	\$1,178.00	650	188	\$1,450.00	948	32	\$1,681.00	1055																
Hidden Woods	235	\$825.00	741	216	\$950.00	960																			
Horizon Square	121	\$1,139.00	907	95	\$1,389.00	1216	24	\$1,599.00	1653																
Island at Fox Chase																									
Keswick Park Apartments	150	\$1,271.00	736	196	\$1,486.00	1000																			

PRIVATE COMPLEXES

Apartment Name	# of Units 1 br	Rent 1 br	Square Feet 1 br	# of Units 2 br	Rent 2 br	Square Feet 2 br	# of Units 3 br	Rent 3 br	Square Feet 3br	# of Units 4 br	Rent 4 br	Square Feet 4 br	# of Units 1br den	Rent 1 br dn	Square Feet 1br den	Units 2 br den	Rent 2 br den	Square Feet 2 br den	# of Efficiency Units	Efficiency Rent	Efficiency Sq. Ft.
Lake Village				502	\$1,079.00	913	137	\$1,234.00	998												
Lodge at Seven Oaks	144	\$1,309.00	777	156	\$1,767.00	1176	36	\$2,109.00	1348				60	\$1,585.00	988						
Lynn Hill	121	\$899.00	750	119	\$1,044.00	950															
Marley Run Apartments	200	\$1,117.00	705	136	\$1,421.00	979															
Mill Pond	38	\$865.00	773	103	\$995.00	940	24	\$1,385.00	1113				50	\$1,045.00	862	25	\$1,185.00	1030			
Mountain Ridge	144	\$888.00	648	96	\$1,015.00	795															
North Forest	72	\$995.00	850	101	\$1,150.00	1000							9	\$1,090.00							
Oakland Hills Apartments	57	\$959.00	756	78	\$1,109.00	1037													1	\$959.00	
Oakridge Manor	45	\$844.00	515	106	\$957.00	660	14	\$1,161.00	780												
Orchards at Severn	43	\$789.00	690	279	\$879.00	952	169	\$939.00	1105	4	\$1,134.00	1328									
Park Glen	26	\$700.00	650	130	\$800.00	700	18	\$950.00	750												
Park View at Furnace Branch	75	\$600.00	700	22	\$800.00	930													4	\$300.00	587
Quail Hollow	180	\$793.00	741	137	\$1,019.00	975							7	\$929.00	927				7	\$773.00	659
Quarterfield Crossing Apartments				202		850															
Rainbow View	83	\$810.00	613	60	\$925.00	742							13	\$870.00	704						
Regency Club Apartments				237	\$1,104.00	887	79	\$1,436.00	1215												
Riverscape Apartments	48	\$1,175.00	744	184	\$1,354.00	1002	48	\$1,630.00	1246												
Scotts Manor	15	\$750.00	490	63	\$800.00	600															
Seven Oaks I	74	\$1,247.00	986	204	\$1,446.00	1187															
Seven Oaks II	132	\$1,074.00	740	66	\$1,374.00	1014	66	\$1,474.00	1152												
Severn Square	21	\$819.00	458	39	\$957.00	825															
Shelter Cove	72	\$990.00	705	170	\$1,086.00	918	30	\$1,399.00	28				12	\$1,065.00	820	38	\$1,268.50	1045			
Somerset Woods							200	\$958.00	1072												
Southgate Village Garden Apartments	247	\$794.00	615	162	\$927.00	833									0	62	\$1,080.00	901			
Southgate Village Townhomes				14	\$1,110.00	930	30	\$1,182.00	1020												
Stage Coach/Old Stage	125	\$814.00	455	104	\$957.00	825										12	\$1,100.00	945			
Stonepoint	76	\$1,390.00	766	130	\$1,841.00	1226	38	\$2,085.00	1409				68	\$1,565.00	972						
Tall Oaks (formerly Town&Country @)	98	\$869.00	835	137	\$1,069.00	1098	69	\$1,359.00	1213				19	\$969.00	891	29	\$1,229.00	1168			
Tall Pines	121	\$825.00	741	132	\$950.00	960							23	\$895.00	852						
Timothy House	60	\$882.00					21	\$972.00													
Twin Coves	40	\$852.00	650	79	\$954.00	800	3	\$1,144.00	880				8	\$922.00	725				2	\$870.00	864
Victoria Park at Edgewater	18	\$345.00	650	54	\$575.00	881	30	\$880.00	972												
Vilages at Marley Station	427	\$643.00	562	282	\$782.00	830	12	\$975.00	978										36	\$548.00	340
Village Square at Southgate Garden	12	\$888.00	650	132	\$893.00	850															
Village Square at Southgate Townhomes				24	\$950.00	950	44	\$1,507.00	1200												
Wardour Bluffs	5	\$920.00	685	17	\$1,050.00	775	5	\$1,150.00	1000												
Watergate Village (garden)	52	\$1,199.00	630	142	\$1,409.00	782	11	\$1,679.00	960				74	\$1,289.00	722	11	\$1,369.00	890	13	\$1,059.00	502
Watergate Village highrise	98	\$1,309.00	633	124	\$1,639.00	878	81	\$1,999.00	1148										2		487
West Woods	30	\$1,130.67	802	27	\$1,364.56	1188															
Westwinds	68	\$1,113.00	720	191	\$1,269.00	981							6	\$1,140.00	895	15	\$1,460.00	1100			
Willows	48	\$790.00	664	153	\$854.00	731	151	\$1,022.00	898												
Windbrooke	105	\$810.00	613	54	\$925.00	742							15	\$870.00	704				12	\$710.00	347
Woodcrest Apartments	130	\$685.00	503	131	\$835.00	638	15	\$950.00	709				34	\$795.00	579	35	\$860.00	689	2		401
Woodhill	131	\$796.00	717	83	\$950.00	928													17	\$754.00	659
Woodside Apartments	84	\$879.00	750	144	\$1,004.00	910	36	\$1,254.00	1125				33	\$949.00	875	69	\$1,139.00	1054			
Woodside Gardens				52	\$901.00	735	92	\$1,034.00	825												
Source: Anne Arundel County Department of Planning and Zoning, Apartment Study July 2007																					

PUBLIC HOUSING

Apartment Name	Address	ZIP	City	Phone	Type	Total Units	Age Restricted	Year Build	Handi-cap Access
Annapolis Gardens	Admiral Dr., Bowman Dr.,	21401	Annapolis	(410) 267-8000	Garden	100	FALSE	1961	TRUE
Bloomsbury Sq.	Croll Dr., Near St. John College	21401	Annapolis	(410) 267-8000	Garden	51	TRUE	2003	TRUE
Bowman Ct.	Located behind Annapolis Gardens	21401	Annapolis	(410) 267-8000	Garden	50	FALSE	1976	TRUE
College Creek	Clay Street	21401	Annapolis	(410) 267-8000	Garden	108	FALSE	1940	TRUE
Eastport Terrace	President Street	21401	Annapolis	(410) 267-8000	Garden	84	FALSE	1953	TRUE
Glenwood High Rise	701 Glenwood Street	21401	Annapolis	(410) 267-8000	Highrise	154	FALSE	1971	TRUE
Harbour House	President & Madison Sts.	21401	Annapolis	(410) 267-8000	Garden	273	FALSE	1964	TRUE
Newtowne 20	Newtowne Dr.	21401	Annapolis	(410) 267-8000	Garden	78	FALSE	1976	TRUE
Obrey Ct.	Off Clay Street	21401	Annapolis	(410) 267-8000	Garden	56	FALSE	1952	TRUE
Residences at Wiley H. Bates									
Heritage Park	1103 Smithville Street	21401	Annapolis	(410) 263-7087	Midrise	71	FALSE	2007	TRUE
Robinwood	Tyler Avenue	21403	Annapolis	(410) 267-8000	Garden	150	FALSE	1970	TRUE
Burwood Gardens	6652 Shelly Road	21061	Glen Burnie	(410) 222-6226	Garden	200	TRUE	1970	TRUE
Glen Square	102 North Crain Highway	21061	Glen Burnie	(410) 222-6220	Midrise	127	TRUE	1984	TRUE
Oakleaf Villas	306-308 Juneberry Way	21061	Glen Burnie	(410) 222-6226	Garden	24	FALSE	1969	TRUE
Pinewood East	7900 Benesch Circle	21061	Glen Burnie	(410) 222-6268	Midrise	88	FALSE	1979	TRUE
Pinewood Village	7885 Gordon Court	21061	Glen Burnie	(410) 222-6210	Garden	200	FALSE	1971	TRUE
Pumphrey House	1730 Pleasantville Road	21061	Glen Burnie	(410) 222-0075	Garden	15	TRUE	2002	TRUE
Meade Village	1710 Meade Village Circle Road	21144	Odenton	(410) 222-6241	Garden	200	FALSE	1971	TRUE
Freetown Village	7820 Darrell Henry Court	21122	Pasadena	(410) 222-6237	Garden	154	FALSE	1977	FALSE
Stoney Hill	500 Stoney Hill Road	21113	Severn	(410) 222-6232	Garden	55	FALSE	1986	TRUE
TOTALS						2238			

PUBLIC HOUSING

Apartment Name	# of Units 1 br	Square Feet 1 br	# of Units 2 br	Square Feet 2 br	# of Units 3 br	Square Feet 3 br	# of Units 4 br	Square Feet 4 br	# of Units 5 br+	# of Units 3 br dn	Square Feet 3 br dn	# of Efficiency Units	Sq. Ft. Efficiency
Annapolis Gardens	10		20		35		25		10				
Bloomsbury Sq.	14	0	18	0	19	0	0						
Bowman Ct.			6		20		14		10				
College Creek	56		48		4								
Eastport Terrace	18		42		13		11						
Glenwood High Rise	58		6									90	
Harbour House	81		176		16								
Newtowne 20					78								
Obrey Ct.	2		20		20		14						
Residences at Wiley H. Bates													
Heritage Park	71												
Robinwood	0				126		20		4				
Burwood Gardens	72	395	8	735								120	395
Glen Square	110	560	5	760	0							12	440
Oakleaf Villas			24	1100									
Pinewood East	88	542											
Pinewood Village	42	484	4	660								154	420
Pumphrey House	15	576											
Meade Village	20	576	60	735	80	1050	20	1225	16	4	1225		
Freetown Village	48	600	106	759									
Stoney Hill	41	506										14	403
TOTALS	746		543		411		104		40	4		390	

APPENDIX B

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME

	<u>Estimate</u>	<u>Margin of Error</u>
Less than 15.0 percent	5,015	+/-1,188
15.0 to 19.9 percent	5,634	+/-1,323
20.0 to 24.9 percent	5,935	+/-1,457
25.0 to 29.9 percent	4,921	+/-1,119
30.0 to 34.9 percent	5,308	+/-1,741
35.0 percent or more	14,681	+/-2,249
Not computed	4,226	+/-1,551

Source: U.S. Census Bureau, 2005 American Community Survey