

2009 Apartments Study

For

Anne Arundel County, Maryland



Prepared by: The Office of Planning and Zoning
Research & GIS Division

Executive Summary

This is a study of apartment and townhome complexes of ten or more units in Anne Arundel County in 2009. The study does not include townhomes or apartments for rent that are in groups less than ten.

The **2009 Apartment Study** includes a total of 25,929 rental units, including 2,223 units in 19 public housing communities, and 23,706 units in 100 private complexes. Apartments in Anne Arundel County are clustered within and near the population centers of Annapolis and Glen Burnie, and in the growing area along the Baltimore-Washington corridor. There is one age-restricted and income-based complex of 102 units south of the South River in Edgewater. Otherwise, there are no large complexes of apartments in the more rural South County.

The vacancy rate for the County is higher than in previous studies, and varies from one area to another within the County. The Anne Arundel County vacancy rate is lower than the Maryland rate or the national rate. Rental rates vary considerably within the county, but seem to be largely based on location and amenities provided. Although population in the County continues to grow, the increase in apartment unit inventory has grown at a much higher rate.

Age-restricted apartments are examined in this report for the first time in an apartment study. There has been a large increase in the number of age-restricted apartments available over the last 20 years. In spite of this growth, the demand outweighs the supply. This is evidenced by the almost zero vacancy rates and long waiting lists for these units.

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Introduction

The Anne Arundel County Office of Planning and Zoning conducted previous apartment surveys in 1990, 1992, 1994, 1996, 1999, 2001, and 2007.

For the 2009 Apartment Study, data was requested by email from apartment managers or management companies starting in June of 2009. Follow-up phone calls encouraging participation were made. Submittals were received by email, fax and US mail. In September, staff from the Office of Planning and Zoning visited complexes that had not submitted completed forms. A total of twenty apartment complexes never returned forms with one management company that declined participation who manages seven of the twenty complexes. Data for some of the missing complexes was collected from on line sources and the 2007 study. When data was not available or not reliable it was not included. Six complexes are not included. This study includes approximately 500 units.

References to locations are based on census zip code zones. In particular, the Laurel referenced in this report is only the portion of Laurel 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. These parts of Laurel are not included in this study. Both Annapolis and Glen Burnie have multiple zip codes.

During this study the County became aware of a large complex that had not been included in the last study, Ashley Apartments in Laurel. This complex is coincidentally referred to in its advertising as "Anne Arundel County's best kept secret." Also, the County was able to obtain information from the City of Annapolis about a few small complexes within its boundaries.

This 2009 Survey added questions relating to access for people with disabilities, the acceptance of vouchers and use of subsidies, and race and age. Most complexes do not maintain age and race statistics; therefore we do not have adequate information to analyze.

Table 1. Number of Units per Floor-Plan

Floor Plan	No of Units	Percent of Total
Efficiency Unit	641	2.47%
One Bedroom Unit	8331	32.13%
One Bedroom with Den Unit	1146	4.42%
Two Bedroom Unit	11640	44.89%
Two Bedroom with Den Unit	1074	4.14%
Three Bedroom Unit	2946	11.36%
Four Bedroom or more Unit	151	0.58%
Total	25929	100.0%

Source: Anne Arundel County Apartment Summary Data for 2009- (119 Sites)

Comparing floor plans today is different from the earlier studies. Floor plans in older complexes were more or less the same for each unit type. Floor plans started changing in the 80s, adding breakfast areas, sunrooms, office alcoves and lofts. Today, different arrangements with lofts, dens, sunrooms, offices and two master suites makes it difficult to compare apartment types. Even among the older units those advertised as three bedroom sometimes are almost identical to two bedroom and den.

Table 2. Total Units by Location/Region

Site City	Region			Total
	North	South	West	
Annapolis		5781		5781
Arnold		256		256
Crofton			947	947
Edgewater		102		102
Glen Burnie	10251			10251
Hanover			882	882
Laurel			2074	2074
Linthicum	240			240
Millersville			600	600
Odenton			2707	2707
Pasadena	490			490
Severn			1539	1539
Severna Park		60		60
Total	10981	6199	8749	25929

Source: Anne Arundel County Apartment Summary Data for 2009- (119 Sites)

In an analysis by zip code, Glen Burnie, as a close in suburb of Baltimore, has the most units (10,251), followed not very closely by Annapolis (5781). Dividing the County regionally into areas that are a reasonable commute with public transportation to Baltimore (North), Annapolis area (South) and the

Baltimore\Washington corridor (West) seemed to make sense. When the number of units is examined regionally, West (8749) follows North (10981) more closely than South (6199).

Vacancy Rates

Vacancy rates for 25 apartment complexes were not available either because they did not answer that question on the survey or did not return the survey at all. Vacancy rates are also shown by region in order to have enough data for analysis. When you remove the two complexes in Annapolis with inordinately high vacancy rates, the vacancy rate for Annapolis is only 6.91%. Mariner Bay had only just opened and was still not fully occupied, and Spa Cove was undergoing major renovations and could not offer all of its units for rent yet. Therefore the 6.91% vacancy rate is more representative.

The average vacancy rate among apartment complexes in the County is 6.36%. This is a little above 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%. In 2007 the rate was 4.4%. This increase in the vacancy may be linked to the increase in supply. (See Growth/Loss Section)

Vacancy rates vary a bit by location. This may be due to localized economic conditions beyond the scope of this report.

Table 3. Anne Arundel County Average Vacancy Rates

Selected Geographic Areas	Region			Average Vacancy Rate	Responses Received
	North	South	West		
Annapolis		6.91%		6.91%	32
Glen Burnie	4.61%			4.61%	35
Laurel			6.88%	6.88%	5
Odenton			2.28%	2.28%	10
Average Vacancy Rate	4.50%	6.75%	3.27%	5.09%	
<i>Responses Received</i>	37	35	20		92

Source: Anne Arundel County Apartment Summary Data for 2009 (92 Sites)

- includes all rental locations with responses, except outliers :Spa Cove and Mariner Bay Apts located in Annapolis.

The apartment vacancy rate for 2009 (6.36%) is very close to the Census Bureau's vacancy rate for all rental housing in the County [6.50%] and is less than the national average of 7.8% for all rental housing. The State vacancy rate of 8.4% is also higher than the County. The nearby areas of Baltimore City and Howard County also have higher vacancy rates, at 11.40% and 9.20% respectively. Baltimore, Prince Georges and Montgomery Counties and the

District of Columbia have vacancy rates close to Anne Arundel's rate, as noted in the chart below.

Table 4. Vacancy Rates for All Rental Housing

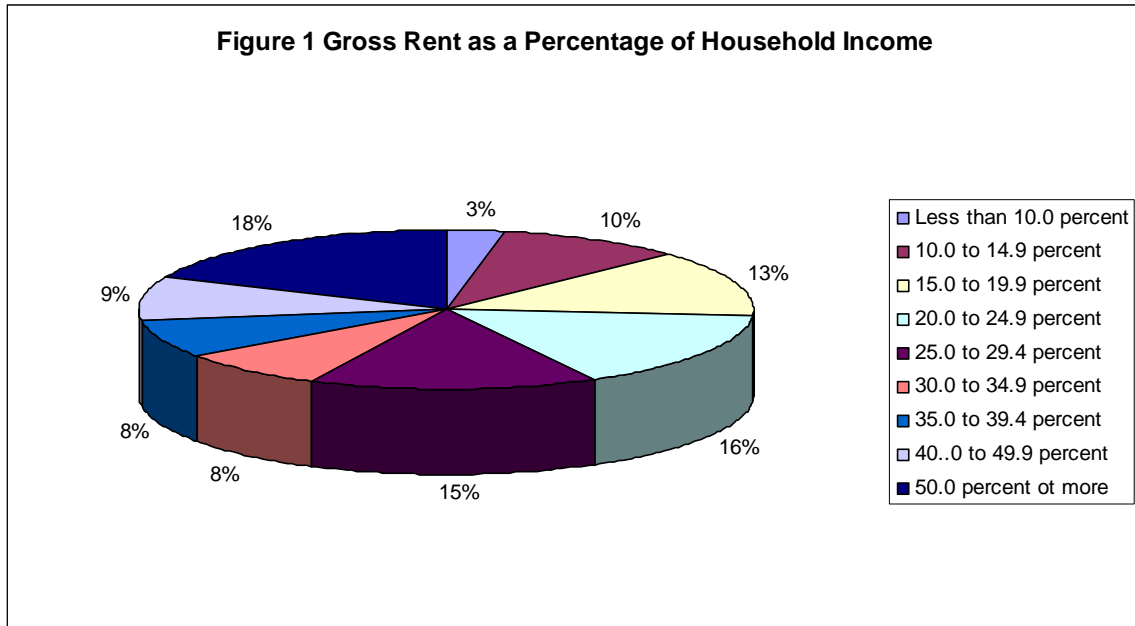
Areas	Vacancy Rate	Margin of Error
Anne Arundel County (Census Data)	6.50%	+/-1.4
Anne Arundel County (Study Data)	6.36%	
Baltimore County	5.50%	+/-0.8
Baltimore City	11.40%	+/-0.9
District of Columbia	5.90%	+/-0.7
Howard County	9.20%	+/-2.4
Montgomery County	6.20%	+/-0.9
Prince George's County	7.40%	+/-0.8

Source: Anne Arundel County Apartment Summary Data for 2009 and
 U.S. Census Bureau, 2006-2008 American Community Survey 3-Yr Estimates

Affordability

In Anne Arundel County, the median household income is \$ 83,285 (+/-2,801) (2008 US Census Bureau, American Community Survey). This is almost \$13,000 more than the state median [\$70,545(+/-622)]. Despite a greater median income, the census estimates that 36.2% (+/-4.4) of the County's renting population spends 35% or more of their income on rent and utilities.

According to the 2008 American Community Survey 1 Year Estimates, 2.3% (+/- 0.8) of families, and 4.1(+/-0.9) % of individuals in the county have incomes below the poverty level.



Rental rates vary significantly with rent for two bedroom apartments, not including age-restricted or public housing, ranging from as little as \$825 to as much as \$2,317. As with most real estate, it is location that makes the biggest difference in rental rates. Of course, the addition of different amenities adds to rental rates as well. But additional amenities are not usually added in areas that can't command a higher rent. (See map which includes all units including public and age-restricted units)

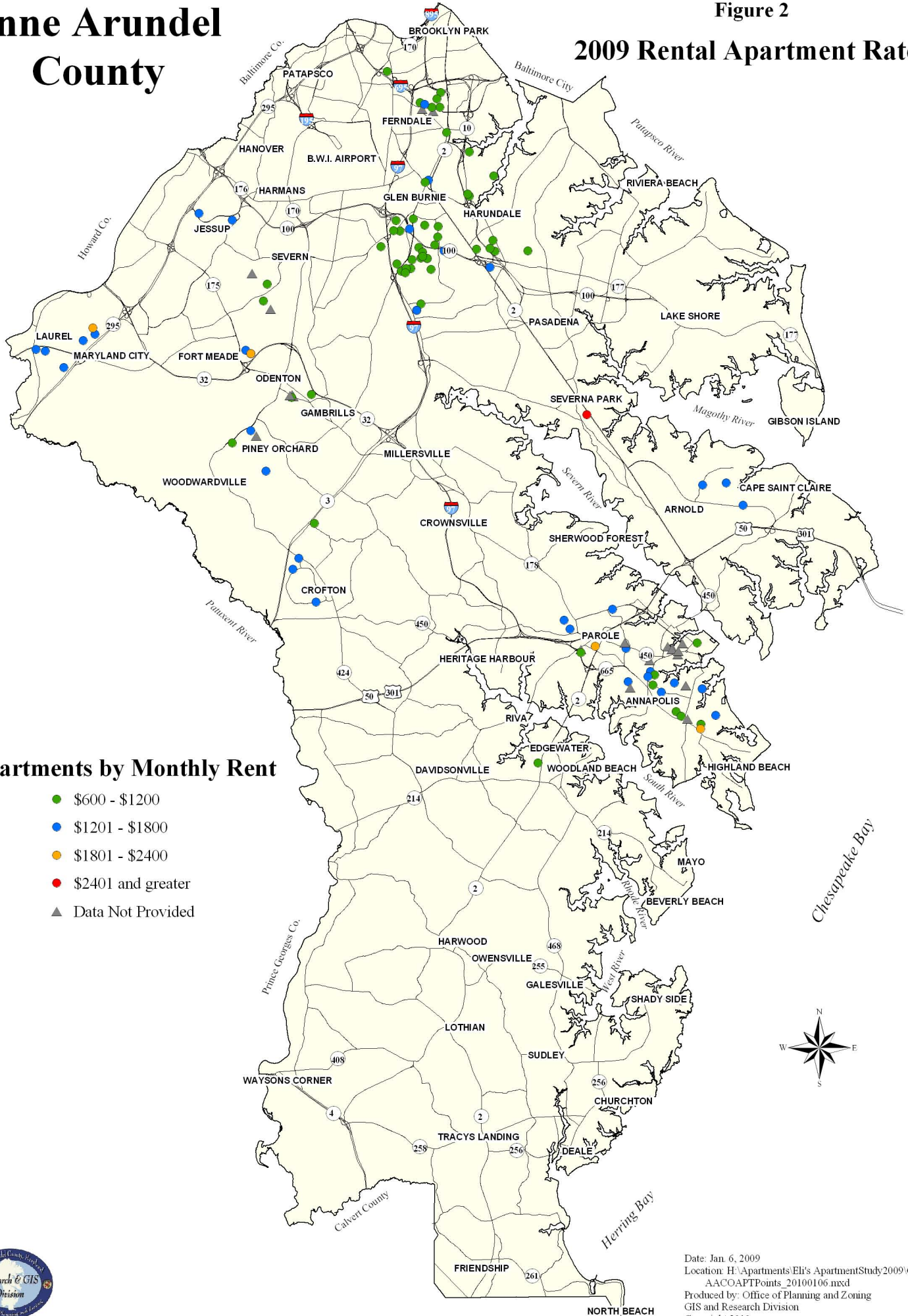
Anne Arundel County

Figure 2

2009 Rental Apartment Rates

Apartments by Monthly Rent

- \$600 - \$1200
- \$1201 - \$1800
- \$1801 - \$2400
- \$2401 and greater
- ▲ Data Not Provided



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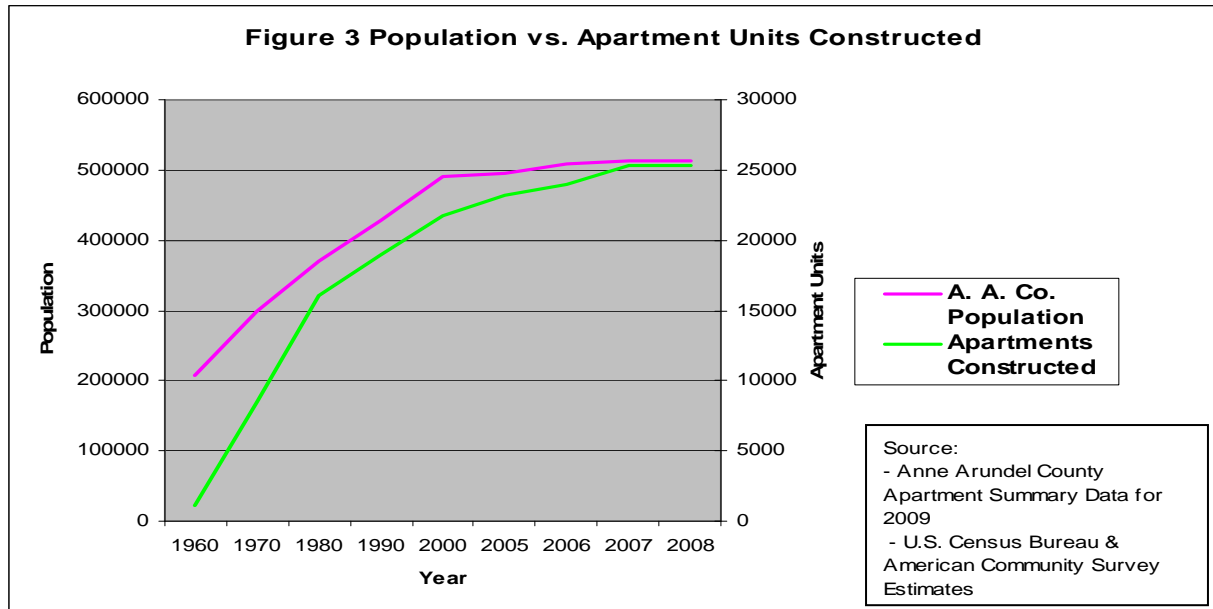
**Table 5. Rental Averages by Location
(excludes Public Housing and Age-restricted Housing)**

City	Floor Plan						
	Efficiency	One Bedroom	One Bedroom w/Den	Two Bedroom	Two Bedroom w/Den	Three Bedroom	Four or more Bedrooms
Annapolis	\$976	\$1,125	\$1,375	\$1,381	\$1,679	\$1,768	\$1,928
Arnold		\$1,127		\$1,307			
Crofton	\$750	\$1,075	\$1,196	\$1,281	\$1,245	\$1,470	
Glen Burnie	\$701	\$846	\$886	\$999	\$1,074	\$1,196	
Hanover		\$1,413	\$1,625	\$1,650	\$1,889	\$1,982	
Laurel		\$1,219	\$1,155	\$1,492	\$1,349	\$1,883	
Linthicum		\$939		\$1,044			
Millersville		\$1,006	\$915	\$1,148	\$1,070	\$1,451	
Odenton		\$1,209	\$1,474	\$1,385	\$1,465	\$1,756	
Pasadena		\$1,061		\$1,477			
Severn		\$822		\$912		\$1,010	\$1,185
County-wide	\$820	\$1,033	\$1,178	\$1,216	\$1,416	\$1,556	\$1,556

Source: Anne Arundel County Apartment Summary Data for 2009
- includes all rental locations with responses only

Growth/Loss Trends

Population continues to grow in Anne Arundel County, from 206,634 in 1960 (US Census) to 512,790 in 2008 (2008 US Census Bureau, American Community Survey). In 1960 there were 1,103 rental units in the Anne Arundel County inventory. In 2009 there are more than 25,929 units. This may be reflected in the increased vacancy rates in the County today.



At the time of the last apartment study (circa 2007) three apartment complexes in Annapolis were converted for sale as condominiums. All three of the complexes were unable to sell all of the units and the remaining unsold units have returned to the rental market. Two of these complexes are included in this study. The third did not return any data.

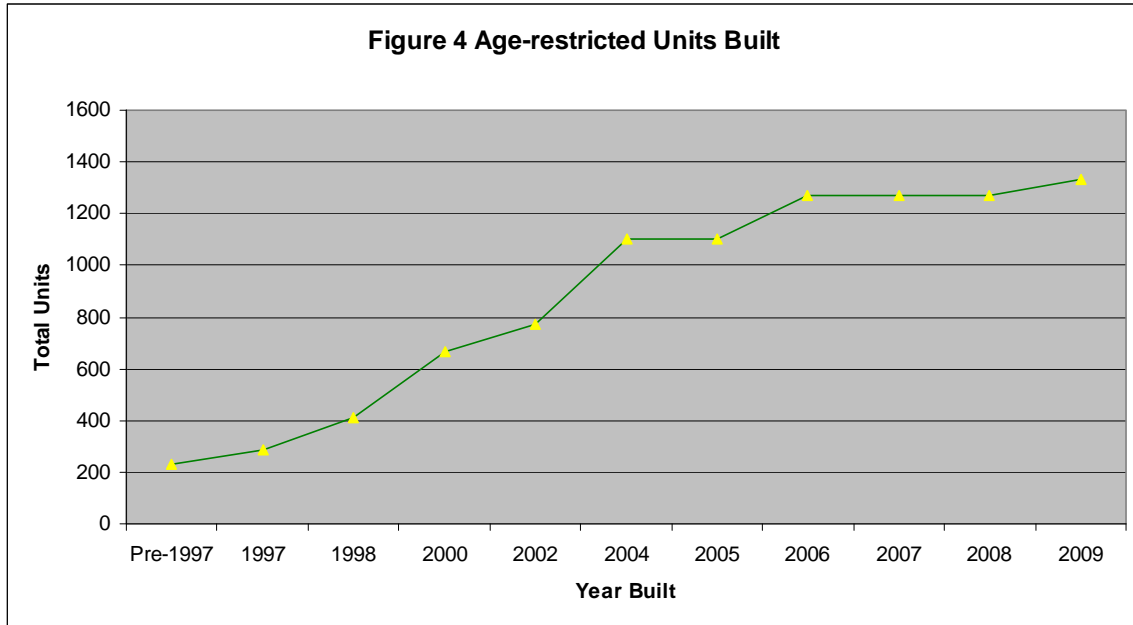
Age-restricted Apartments

There are 14 age-restricted apartment complexes in Anne Arundel County accounting for 1,335 apartments.

Since 1990 a large number of apartments for seniors have been constructed. In 1997 there were 289 senior apartments in Anne Arundel County. Since then nearly five times as many units (1,106) have been constructed. As with all apartments, most senior apartments are in Annapolis and Glen Burnie. Some complexes are for age 55 and over, but most are restricted to age 62 and over.

Table 6. Age-restricted Units

City	Region			Total
	North	South	West	
Annapolis		511		511
Edgewater		102		102
Glen Burnie	511			511
Odenton			151	151
Severna Park		60		60
Total	511	673	151	1,335



Most of these complexes are subsidized by private organizations and therefore have maximum and even occasional minimum income requirements. Services vary at each complex. One complex even provides a meal every day. Some have congregating dining and many activities as options. Even among the three complexes that are not subsidized, the rental rates and services vary so much as to make any analysis comparing rental rates meaningless.

The vacancy rates are very low and most have long waiting lists. One waiting list is as high as 407 for 72 apartments. The waiting lists for the unsubsidized complexes are smaller. When you consider the higher vacancy rate for apartments in general the need for senior rental housing becomes even more evident. Clearly the demand for senior independent living rental communities is large.

In Anne Arundel County the median age in 2000 was 36. The median age in 2008 is 37.6. The median age for the State is also 37.6. The need for housing for senior citizens is not a local phenomenon; it is a national issue. However, to give it some context within Anne Arundel County, from 1990 to 2009, 3,753 age-restricted units have been approved for development. There are 4,646 age-restricted units currently under review for approval. This includes rentals and ownership units.

Conclusion

The current vacancy rate in the County for rental apartment units (6.36%), while higher than the desired range (4-5%), is still less than the national average (7.8%) and generally is slightly lower than the surrounding Counties in the region. The majority of the units continue to be located in the northern and western portions of the County.

Census data indicate that 36.2% (+/-4.4) percent of County residents spend more than 30% of their income on rent and utilities. This is less than the 44% noted when this study was completed in 2007 and continues to be lower than the State percentage of 48.4%

It has become increasingly difficult to analyze rental rates with the addition of different amenities to unit complexes and the unwillingness of the private sector to divulge this information. Generally, the rates continue to vary by age and location.

Age-restricted housing has increased over the past decade and appears to continue to be in high demand. The vacancy rate is very low, with waiting lists at some complexes.

Very little data was available on public housing and low-income housing. It is hoped that more data will become available in the future with new State requirements for reporting in the Fair Housing Plan. A new survey is being designed by the Anne Arundel County Department of Inspections and permits to be completed annually.

Appendix A: Form



APARTMENT STUDY 2009

2664 RIVA ROAD, P.O. BOX 6675
ANNAPOLIS, MARYLAND 21401
OFFICE OF PLANNING AND ZONING
FAX 410-222-7460

Date filled out: _____

Site Name: _____

Site Address: _____

City: _____, State: **MD** Zip Code: _____

Owners Name: _____

Name of Property Management Company: _____

Contact Person: _____ Phone Number: _____

Year Built: _____

When was the last major renovation completed on this site? _____(yr)
Or when do you plan to renovate? _____(yr) Or Not Applicable

Please check as many as apply.

Townhomes Garden Midrise Highrise Elevators Age restricted
Total number of units: _____ Number of vacant units: _____ Number of Households on waiting list? _____

Do you accept tenant based housing vouchers or subsidies? Y N

Do you have project based voucher units? Y N

Do you have any income restricted units? Y N

Was or is this community financed with some other federal or state government subsidy (Low Income Housing Tax Credits, Section 202, 221(d)4, 236, etc...)? Y N

If yes, name subsidy programs _____.

Number of units that are accessible to individuals with disabilities including but not limited to a "zero step entrance", 36" clear entry through the front door and living spaces, and a bathroom with 60" turning radius and reinforced grab bars for the tub and toilet? _____

Are the public spaces accessible to individuals with disabilities? Y N

Is there an accessible route throughout the community that would allow a person in a wheel chair or with a walker to safely reach community amenities and public transportation within a ¼ mile of the site? Y N

To what extent is management familiar with Federal Fair Housing and the Americans with Disabilities Act regulations?
Very Familiar Somewhat Familiar Not Familiar at all but would like more information

APARTMENT STUDY 2009

FAX 410-222-7460

Site Name: _____

Date: _____

What is the racial composition of your households?

____% Caucasian/white ____% Black ____% Hispanic ____% Other or Information not available

If you are not age restricted, what percent of your households are over 62? _____%

Or Information not available.

Please complete the form below for apartment types and sizes with the number of units and rent information of each type. However you may submit the list in any form you have available, such as brochure.

UNIT TYPE	NUMBER OF UNITS	SQUARE FEET	CURRENT ASKING RENT PER MONTH
Efficiency			
One bedroom			
One bedroom/den			
Two bedroom			
Two bedroom /den			
Three bedroom			
More than 3 bedroom			

Please check the utilities included in the rent.

Gas Electric Water Sewer Trash Recycling Heat Hot water

Cable Internet

If you have any questions, please contact:

Elinor D. Gawel, AICP
Anne Arundel County Office of Planning & Zoning
Research/GIS Division
Tel: 410-222-7739
Fax: 410-222-7460
Email: Pzgawe00@aacounty.org

Appendix B: Data

Private Complexes

Complex Name	Address	City	Zip Code	Type	Total Units	Age Restricted	Year Built	Handicap Accessible Units	Public Spaces Handicap Accessible
1901 West	1901 West St.	Annapolis	21401	High-Rise	300	No	2006	11	Yes
19-29 Lafayette Avenue	19-29 Lafayette Avenue	Annapolis	21401	High-Rise	12	No	1900	0	Yes
Admiral Apartments	219 hanover street &3 Maryland Ave	Annapolis	21401	High-Rise	11	No	1800	0	Yes
Admiral Farragut Apartments	230 A Hilltop Lane	Annapolis	21403	Garden	289	No	1963	1	Yes
Americana Southdale	7847 Americana Circle	Glen Burnie	21060	Garden	506	No	1966	0	No
Annapolis Roads Apartments	1 Eaglewood Road	Annapolis	21403	Garden	282	No	1979	0	Yes
Aquahart Manor	1020 Cayer Drive	Glen Burnie	21061	Garden	124	No	1963	0	No
Arbors at Arundel Preserve	2109 Piney Branch Creek	Hanover	21076	Townhouse	496	No	2007	7	Yes
Archstone Annapolis Bay	721 S Cherry Grove Ave.	Annapolis	21401	Garden	216	No	2004	10	Yes
Archstone Russett	8185 Scenic Meadow	Laurel	20724	Garden & Townhouse	236	No	2001	0	Yes
Arundel Woods Senior Housing	403 W. Ordnance Road	Glen Burnie	21061	High-Rise	72	Yes	2000	8	Yes
Ashley Apartments	3477 Andrew Court	Laurel	20724	Garden	471	No	1974	3	Yes
Autumn Woods	Cedar Elm and Horse Chestnut	Odenton	21113	Townhouse	64	No	2000	0	No
Bay Forest Senior Apartments	930 Bay Forest Ct.	Annapolis	21403	High-Rise	120	Yes	1998	4	Yes
Bay Hills Apartments	451-2A Shore Acres Road	Arnold	21012	Garden	120	No	1972	0	Yes
Bayridge Garden Apartments	One Bens Drive	Annapolis	21403	Garden	198	No	1970	6	Yes
Bayshore Landing Aopartment Homes	988 Spa Road	Annapolis	21401	Garden	158	No	1984	0	Yes
Camden Russett	8500 Summit View	Laurel	20724	Garden	426	No	1997	0	No
Carlyle Apartments	1668 Carlyle drive	Crofton	21114	Garden	100	No	1968	0	No
Catholic Charities Senior Housing at Friendship Station	1212 Odenton Road	Odenton	21113	High-Rise	88	Yes	2000	6	Yes
Catholic Charities Senior Housing at Friendship Village	1208 Odenton Road	Odenton	21113	High-Rise	63	Yes	2009	6	Yes
Cedar Creek Apartments	215-D Woodhill Drive	Glen Burnie	21061	Garden	334	No	1968	0	Yes
Chesapeake Glen Apartments	8035 Greenleaf Terrace T4	Glen Burnie	21061	Garden	796	No	1977	0	Yes
Claiborne Place	130 Heame Drive	Annapolis	21401	High-Rise	175	No	1979	18	Yes
College Parkway Place	570 Bellerive Road	Annapolis	21409	High-Rise	170	No	1983	1	Yes
Colonial Square Apartments	7779 New York Lane	Glen Burnie	21061	Garden	242	No	1964	0	Yes
Concord Park at Russett	7903 Orion Circle	Laurel	20724	High-Rise	335	No	2005	NR	Yes
Conte Lubrano Apartments	130 Lubrano Drive, Suite 114	Annapolis	21401	High-Rise	45	No	2004	2	Yes
Country Club Apartments	7491 E Furnace Branch Rd	Glen Burnie	21060	Garden	150	No	1964	0	No
Coves at Chesapeake	6533 Cedar Furnace Circle	Glen Burnie	21060	Townhouse	469	No	1982	0	Yes
Crain Court	216 Crain Court Circle	Glen Burnie	21061	Garden	126	No	1966	0	No
Crofton Village	917 Eastham Court	Crofton	21114	Garden	258	No	1981	NR	No
Doll Furnished Apartments	1420 Crain Highway	Glen Burnie	21061	Other	16	No	1964	0	Yes
Fieldstone Farm	800 Hydric Court	Odenton	21113	Garden	187	No	2004	NR	Yes
Forest Hills Apartments	4 Bricin Street	Annapolis	21403	Garden	153	No	1964	0	Yes
Gardens of Annapolis	931 Edgewood Road	Annapolis	21403	Garden	106	Yes	2002	0	Yes
Gateway Landing	7357 Ridgewater Ct. Apt 204	Glen Burnie	21060	Garden	265	No	1976	0	Yes
Glen Burnie Town Apartments	201 Crain Highway	Glen Burnie	21060	High-Rise	54	No	2000	8	Yes
Glen Forest Senior Apartments	7972 Crain Highway	Glen Burnie	21061	High-Rise	100	Yes	2000	3	Yes
Glen Mar Apartments	469 Glen Mar Road #A2	Glen Burnie	21061	Garden	176	No	1965	0	Yes
Glen Ridge Apartments	57 Glen Ridge Road	Glen Burnie	21061	Garden	286	No	1965	0	Yes
Groves at Piney Orchard	2404Ash Grove Road	Odenton	21113	Garden	258	No	1996	NR	Yes
Harbour Gates Apartments	2001 Harbour Gates Drive	Annapolis	21401	Garden	516	No	1991	32	Yes
Harpers Mill	760 Crucible Court	Millersville	21108	Townhouse	144	No	1980	0	Yes
Hidden Woods	401 Secluded Post Circle, Apartment E	Glen Burnie	21061	Garden	492	No	1974	0	Yes
Horizon Square	3563 Fort Meade Road	Laurel	20724	High-Rise	254	No	1967	0	Yes
Keswick Park Apartments	1633 Parkridge Circle	Crofton	21114	Garden	406	No	1991	0	Yes
Lake Village Town Homes	8001 Lake Towne Court	Severn	21144	Townhouse	639	No	1974	0	No
Lodge at Seven Oaks	2027 Odens Station Lane	Odenton	21113	Garden	396	No	2007	8	Yes
Lynn Hill	Maryland Management Co	Linthicum	21090	Garden	240	No	1972	0	No
Mariner Bay at Annapolis Towne Centre	1910 Towne Centre Boulevard	Annapolis	21401	High-Rise	208	No	2009	208	Yes
Marley Run Apartments	8017 Ashberry Lane	Pasadena	21122	Garden	336	No	1991	0	Yes
Millpond Apartments	602 Milldam Ct	Millersville	21108	Garden	240	No	1984	8	Yes
Mountain Ridge	299 Snowcap Court, Apartment H	Glen Burnie	21061	Garden	240	No	1985	10	Yes
North Forest	1827 Crofton Parkway	Crofton	21114	Garden	183	No	1971	0	No
Northgreen Apartments	302F Hilltop Lane	Annapolis	21403	Garden	49	No	1978	4	Yes
Oakland Hills Apartments	614 Oakland Hills Drive	Arnold	21012	Garden	136	No	1971	0	No
Oakridge Manor	7701 Oakwood Rd #203	Glen Burnie	21061	Garden	165	No	1968	0	No
Park View at Furnace Branch	7466 Furnace Branch Road	Glen Burnie	21060	High-Rise	101	Yes	2004	101	Yes
Quail Hollow Apartments	7930 Silver Leaf Court D	Glen Burnie	21061	Garden	336	No	1972	0	Yes
Quarterfield Crossing	400-C Pamela road	Glen Burnie	21060	Garden	202	No	1964	0	No
Rainbow View	7906 Silent Shadow, Apartment E (no model at Rainbow View)	Glen Burnie	21061	Garden	156	No	1978	6	Yes
Regency Club	6001 Heritage Hill Drive	Glen Burnie	21061	Garden & Townhouse	316	No	1989	0	Yes
Reserve at Quiet Waters	1293 Thom Court, Apt. 2A	Annapolis	21403	Townhouse	237	No	1978	0	Yes
Riverscape at Piney Orchard	2600 Midway Branch Dr	Odenton	21113	Garden	280	No	2000	NR	Yes
Scots Manor Apartments	1221 Scots Manor Ct	Odenton	21113	Garden	78	No	1964	0	No
Seven Oaks I and II	2100 Sentry Court	Odenton	21113	Garden	542	No	1990	100	Yes
Severn Square Apartments	450 Old Quaterfield Rd	Glen Burnie	21061	Garden	60	No	1958	0	Yes

Private Complexes

Complex Name	Address	City	Zip Code	Type	Total Units	Age Restricted	Year Built	Handicap Accessible Units	Public Spaces Handicap Accessible
Shelter Cove	537 Tranquil Court	Odenton	21113	Garden	300	No	1978	0	Yes
Somerset Woods Townhomes	1833 Richfield Drive	Severn	21144	Townhouse	200	No	1972	0	Yes
Southgate Apartments	362 Klagg Court #201	Glen Burnie	21061	Garden & Townhouse	471	No	1968	0	No
Southgate Townhomes	362 Klagg Court #201	Glen Burnie	21061	Townhouse	44	No	1968	0	No
Spa Cove Apartments	1012 Primrose road	Annapolis	21403	Garden	242	No	1965	8	Yes
Stagecoach & Old Stage Apartments	7669 Marcin Dr	Glen Burnie	21061	Garden	241	No	1965	0	Yes
Stone Point Apartments	116 Stone Point Drive	Annapolis	21401	Garden	312	No	2006	0	Yes
Sunrise Independent Living of Severna Park	43 W. McKinsey Road	Severna Park	21146	High-Rise	60	Yes	1997	60	Yes
Tall Oaks	3519 Leslie Way, 101	Laurel	20742	Garden	352	No	1964	0	Yes
Tall Pines	7888 Tall Pines Court, Apartment E	Glen Burnie	21061	Garden	276	No	1971	0	Yes
The Elms at Stoney Run Village	7581 Stoney Run Dr	Hanover	21076	Garden	386	No	2009	8	Yes
The Enclave	20 Silopanna Road	Annapolis	21401	Garden	20	No	1965	0	Yes
The Islands of Fox Chase	208 Somerset Bay Drive	Glen Burnie	21061	Garden	223	Yes	2004	111	Yes
The Lodge at Severn Oaks	2027 Odens Station Lane	Odenton	21113	Garden	396	No	2007	0	Yes
The Orchards at Severn	8317 Severn Orchard Circle	Severn	21144	Townhouse	500	No	1969	1	Yes
The Willows	116-B Warwickshire Ln	Glen Burnie	21061	Garden	352	No	1968	0	No
Timothy Gardens	29 West Washington Street	Annapolis	21401	Townhouse	21	No	1979	0	Yes
Timothy House	29 West Washington Street	Annapolis	21401	High-Rise	60	Yes	1979	60	Yes
Twin Coves	156-M Hammarlee Rd	Glen Burnie	21061	Garden	132	No	1974	0	No
Victoria Park at Edgewater	87 Stewart Drive	Edgewater	21037	High-Rise	102	Yes	2006	102	Yes
Village Square	8046 Crainmount Drive	Glen Burnie	21061	Garden	144	No	1967	0	No
Village Square Townhouses	8096 Crainmont Drive	Glen Burnie	21061	Townhouse	68	No	1967	0	No
Villages at Marley Station	204 Southbridge Drive, Suite F	Glen Burnie	21060	Garden	757	No	1960	0	No
Watergate Village Garden Apartments	655 Americana Drive	Annapolis	21403	Garden, Mid-Rise & Townhouse	303	No	1964	0	Yes
Watergate Village Midrise Apartments	655 Americana Drive	Annapolis	21403	High-Rise	305	No	1964	0	No
West Wood Apartments	110 Hearne Court, Suite T2	Annapolis	21401	Garden	38	No	1981	0	Yes
Westwinds	1029 Spa Road	Annapolis	21403	Garden	210	No	1986	9	Yes
Wiley H. Bates Senior Housing	1103 Smithville Street	Annapolis	21401	Garden	71	Yes	2006	8	Yes
Windbrooke	7906 Silent Shadow Court, Apartment E	Glen Burnie	21061	Garden	186	No	1976	0	Yes
Woodcrest	101 South Charter Road	Glen Burnie	21061	Garden	347	No	1965	0	No
Woodside Apartments	7820 Parke West Dr	Glen Burnie	21061	Garden	366	No	1972	0	No
Yorktowne	760 Crucible Court	Millersville	21108	Townhouse	216	No	1971	0	Yes
100					23706				

Public Complexes

Complex Name	Address	City	Zip Code	Type	Total Units	Age Restricted	Year Built	Handicap Accessible Units	Public Spaces Handicap Accessible
Annapolis Gardens	1830 Bowman Dr	Annapolis	21401	Garden	100	No	1961	0	Yes
Bloomsbury Square	101 Bloomsbury Square	Annapolis	21401	Townhouse	51	No	2003	0	Yes
Bowman Court	1832 Bowman Court	Annapolis	21401	Garden	50	No	1974	0	Yes
Burwood Gardens	6652 Shelly Road	Glen Burnie	21061	Garden	200	No	1970	4	Yes
College Creek Terrace	100 College Creek Terrace	Annapolis	21401	Garden	108	No	1940	0	Yes
Eastport Terrace	1014 President Street	Annapolis	21403	Garden	84	No	1953	0	Yes
Freetown Village	7820 Darrell Court	Pasadena	21122	Garden & Townhouse	154	No	1977	6	Yes
Glen Square	102 North Crain Highway	Glen Burnie	21061	High-Rise	127	No	1984	14	Yes
Glenview Gardens	7987 Nolpark Ct	Glen Burnie	21060	Garden	204	No	1971	2	Yes
Glenwood Apartments	701 Glenwood	Annapolis	21401	High-Rise	154	Yes	1976	0	Yes
Harbour House	1014 President Street	Annapolis	21403	Garden	273	No	1964	0	Yes
Meade Village	1710 Meade Village Circle	Severn	21144	Garden & Townhouse	200	No	1971	5	Yes
Newtowne 20	Brooke & Betsy Court	Annapolis	21403	Garden	78	No	1971	0	Yes
Oakleaf Villas	306/308 West Juneberry Way	Glen Burnie	21061	Garden	24	No	1985	0	Yes
Obery Court	145 Obery Court	Annapolis	21401	Garden	56	No	1952	0	Yes
Pinewood East	7900 Benesch Circle	Glen Burnie	21060	High-Rise	90	No	1979	9	Yes
Pinewood Village	7885 Gordon Court	Glen Burnie	21060	Townhouse	200	No	1976	10	Yes
Pumphrey House	1730 Pleasantville Drive	Glen Burnie	21061	Garden	15	Yes	1863	0	Yes
Stoney Hill	500 Stoney Hill Road	Odenton	21113	Garden	55	No	1986	6	Yes
19					2223				

Produced by:

Anne Arundel County Office of Planning and Zoning
Research and GIS Division

Larry R. Tom, Planning and Zoning Officer
Carole L. Sanner, Assistant Planning and Zoning Officer

Project Team:

Elinor Gawel, Project Coordinator
Richard Campbell, Demographer
Matthew Webb, GIS Technician
Margaret Kaii-Ziegler, Planning Administrator

Assistance:

City of Annapolis Planning and Zoning Department
Arundel Community Development Services, Inc.