

Appendix 2: Housing

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The 1993 General Plan Refinement contains the following objectives.

- Promote a sufficient supply of housing to serve the County's existing and planned employment and the changing needs of its residents at various stages of life.
- Encourage an adequate supply of affordable housing throughout the County, especially for households at the median income or below.
- Concentrate the highest density housing in the Urban Ring and the I-270 Corridor, especially in transit station areas.

Jobs-Housing Ratio

The proposed target for jobs to housing in the 2002 Transportation Policy Report (TPR) is 1.18 jobs to 1.00 units for the White Flint area as defined in the 1992 Plan. The current jobs-housing ratio in White Flint is about 9.81 to 1, based on the approved and existing development. The proposed Development Plan is projected to have a jobs-housing ratio of 1.9 to 1. At buildout of the Plan, the jobs-housing ratio will be 3.4 to 1.

Jobs-Housing Ratio

	Existing	Approved	Proposed	Total
Residential units	2321	2,220	9,800	14,341
Non-residential square feet	5.49 M	1.8 M	5.69 M	12.98 M
Jobs	22,800	6,700	19,100	48,600
J-H ratio	9.85/1	3.0:1	1.9/1	3.4 to 1

The Plan's proposed non-residential development assumes that 50 percent of the non-residential development will be office, 30 percent will be retail, and 20 percent will be other forms of non-residential development.

The Planning Department's Research and Technology Center uses 225 square feet per office job, 400 square feet per retail job, 450 square feet per industrial job, and 500 square feet for jobs in other forms of non-residential development.

White Flint Demographic Profile and Housing Resources

White Flint and Vicinity today has a demographic profile that is generally older, less diverse, wealthier, highly educated, and more likely to live alone in a rental unit in a multifamily building than residents County wide.

The typical multifamily household in the White Flint Plan area is very different from those typically associated with garden and high rise apartments. More than half the resident population lives and works in Montgomery County, 28 percent work in the District of Columbia and more than 20 percent use transit. Households in White Flint spend 30 percent of their income on housing, which is less than the 47 percent County wide. Forty percent of the households are non-family and 38 percent of residents live alone. There is a higher demand for apartments in the White Flint area than County wide. There was a 3.5 percent vacancy in 2006, compared to the County rate of 4.3 percent. There are no nursing homes or group homes within a half mile of the Metro station.

The Montgomery County Department of Housing and Community Affairs (DHCA) considers the White Flint Plan area as part of the Rockville market area, which has the highest rents in the County. The turnover rental rate in the Rockville market was increasing by four percent over the last few years. In 2006, an income of \$56,000 was necessary to afford the turnover rent. Incomes of \$59,000 were necessary to rent a one-bedroom unit and \$80,000 for a two-bedroom unit in the Plan area. An income of more than \$100,000 was necessary to purchase and new condominium and \$86,000 for an existing condominium.

The White Flint and Vicinity area comprises eight community analysis areas that are more than twice the size of the Plan area. Within the analysis area are about 18,720 residents, 3,000 detached units, 1,140 townhouses, 2,900 garden apartments, and 1,755 high-rise units.

The Plan area has more than 2,300 existing and 2,220 approved high rise units. More than 1,000 of the existing units are rental units. There are approximately 469 existing and approved moderately priced units.

Proposed Development

	Existing	Existing MPDUs (for sale and rent)	Approved	Approved MPDUs	Proposed	Proposed MPDUs (12.5%)	Proposed workforce (10%)	TOTAL Affordable Housing
Dwelling units	2,321	211	2,220	258	9,800	1,225	980	2,674
Non-residential square feet	5.0 M		1.8 M		5.69 M			

Breakout of MPDUs in White Flint Plan Area

	Total # Units	Total MPDUs	Eff / Studios		1 BR Units		2 BR Units		3 BR Units	
			Markets	(MPDUs)	Markets	(MPDUs)	Markets	(MPDUs)	Markets	(MPDUs)
Gallery Condos	453	(9)								
Sterling Condos	197	(12)								
White Flint Station Condos	261	(27)								
Grand Apts.	549	(112)			297	(82)	201	(30)	51	
Strathmore Court Apts.	202	(51)			74	(26)	77	(25)	32	
Totals	1209	(211)			371	(108)	278	(55)	83	

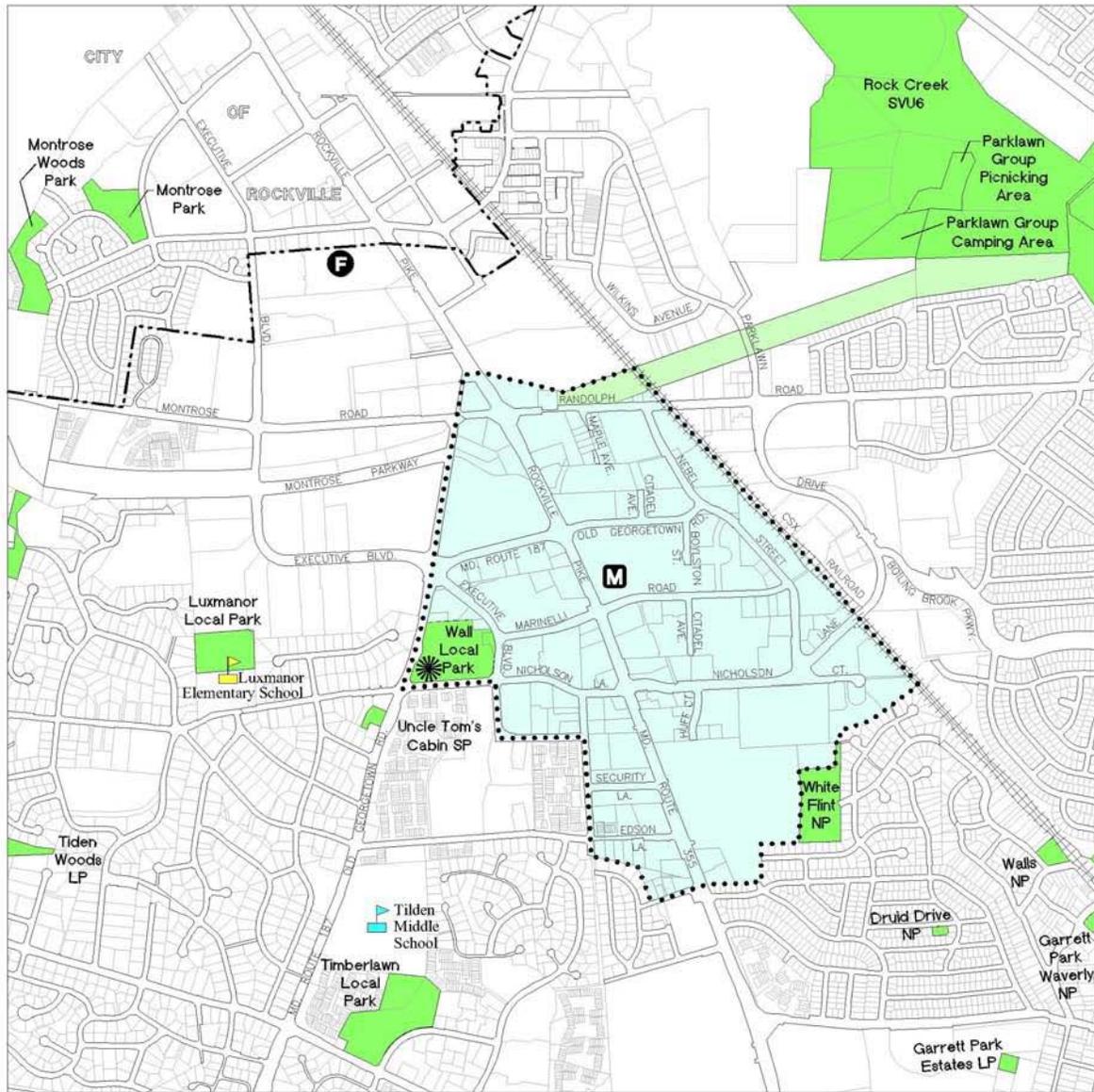
MPDUs in the Pipeline

Preliminary Plan Number		
	Project Name	# MPDUs
120040490	White Flint Metro	169
120060310	White Flint Crossing	66
120070380	White Flint View	23
120080060	Moore's Addition at Woodlawn	0
Total MPDUs in the Pipeline (4/2009)		258

Sizes of Apartments/Condominiums in White Flint Sector Plan Area and Vicinity

	UNITS	Eff/Studio	SF	1 BR (MPDUs)	SF	2 BR (MPDUs)	SF	3 BR (MPDUs)	(MPDUs) SF
Sterling Condo	197								
Jefferson at Inigo Crossing Apartments	473	52 (7)	630-1200	230 (35)	600-1200	230 (35)	800-1200	32	1300-1400
Crest at Congressional	146	5 (5)	500-600	103 (18)	600-1000	38	1000-1400	0	
Monterey	432	0		176	600-800	208	1000	48	1400
Wentworth House Apartments	312	51 (7)	580	172 (18)	730-960	89 (14)	1000-2000		
White Flint Station	261							0	
Gallery	453							0	
North Bethesda Market	397	40 (6)		180 (35)		160 (19)		17	
Grand Apartments	549	0		297 (42)		201 (27)		51	
Forum Condo	230			135		60		32	

Figure 1
Existing Public Facilities



- Parkland
- Open Space
- Sector Plan Area Boundary
- Elementary School
- Middle School
- Fire and Emergency Services
- M White Flint Metro Station
- ☀ Montgomery County Aquatic Center



White Flint Sector Plan

Staff Draft - March 2008