

Montgomery County Trends: A Look at People, Housing and Jobs Since 1990

Presentation to MBIA
March 27, 2019

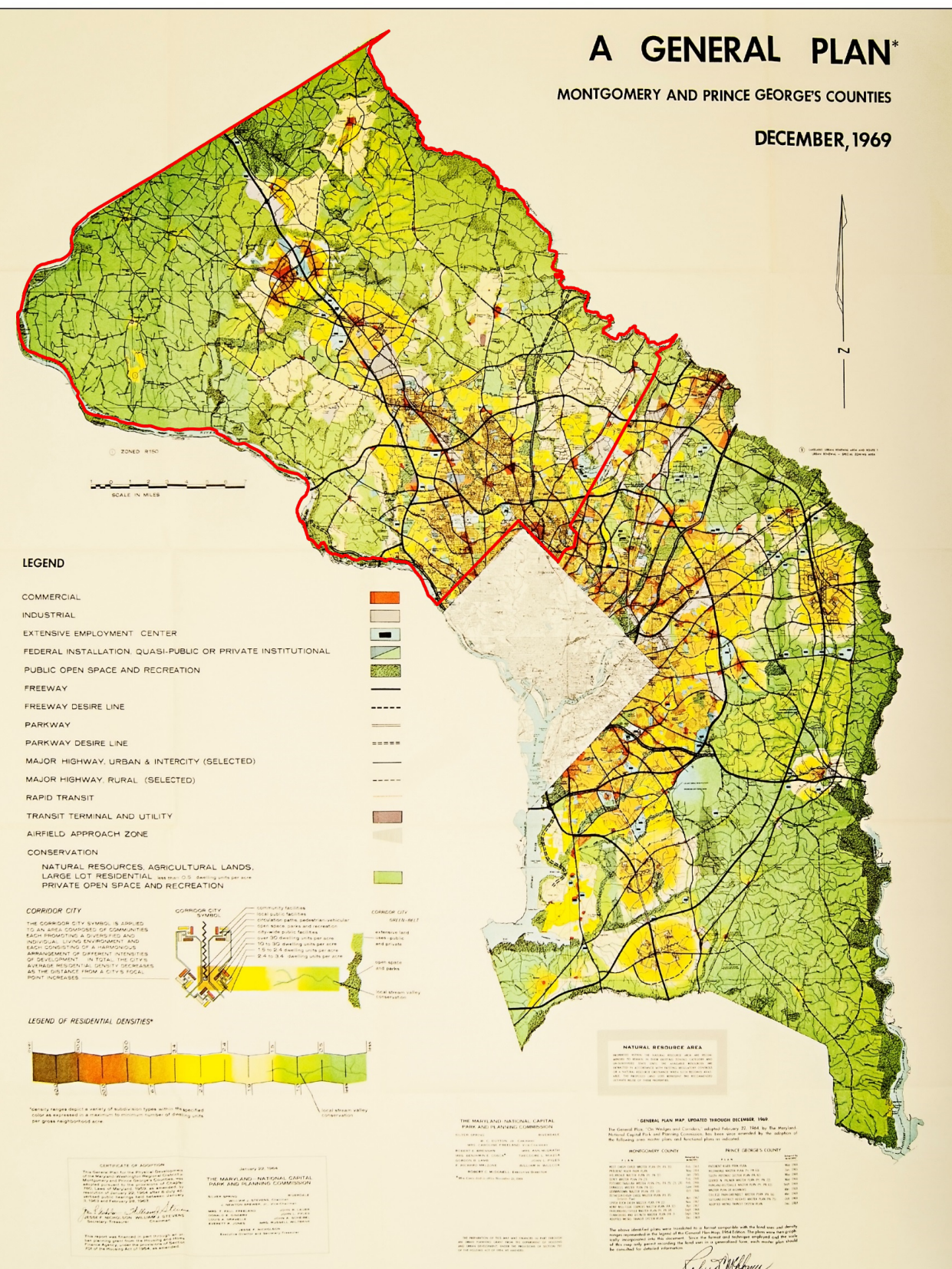
 **RESEARCH + SPECIAL PROJECTS**
A DIVISION OF THE MONTGOMERY COUNTY PLANNING DEPARTMENT



1964 General Plan “...on Wedges and Corridors”



1969 General Plan and its Implementation

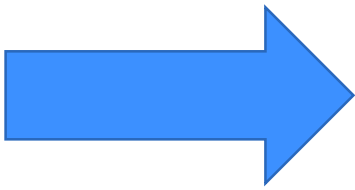


Increase Affordable Housing



MPDU Law

Protect Farmland



TDRs

Guide Timely Infrastructure



APFO

Why Update the General Plan?

- The last comprehensive update was in **1969**
- The county changed from a **bedroom community** to a **major employment center** with a **diverse population** of more than 1 million people
- We are entering another era of **disruptive technologies** and **cultural shifts**
- Now is the time to step back and create a **visionary plan** for the next 30 years
- Change is an opportunity to **thrive**

Goals of the Trends Report

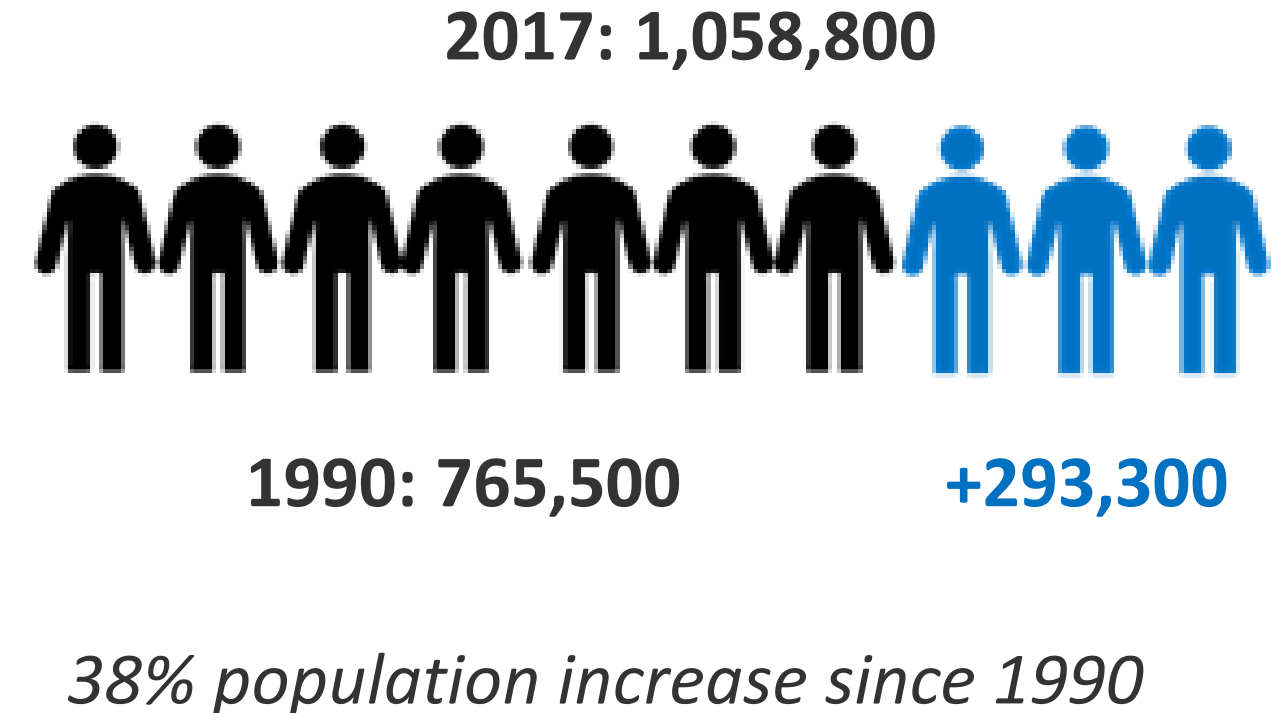
- Provide context for the General Plan update by looking at existing conditions of population, housing and employment
- Answer the question: “What has changed since the 1993 General Plan refinement?”

POPULATION TRENDS

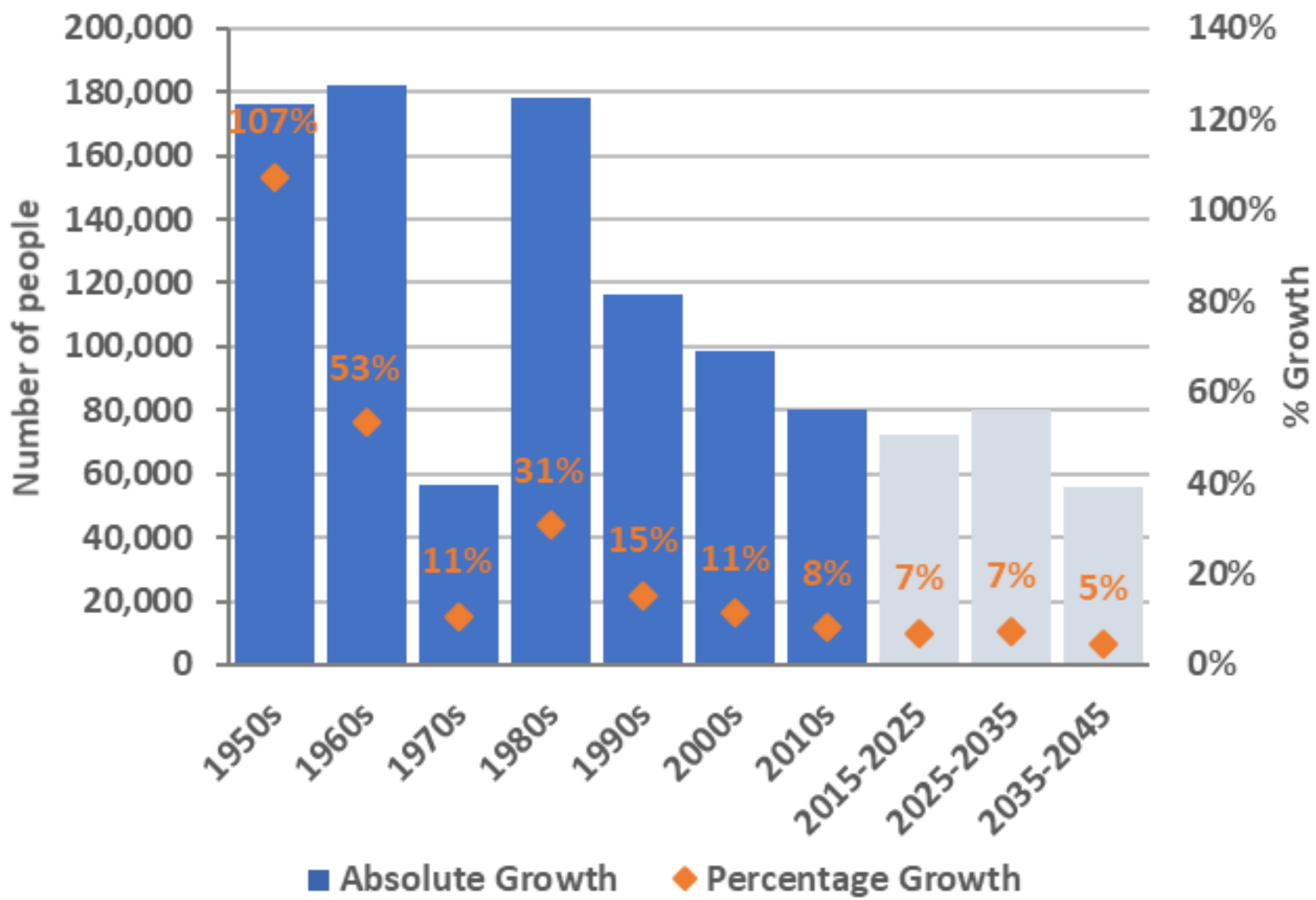
growth and changes to demographic characteristics

Most populous county in Maryland

Million-plus population since 2012



Decreasing gain and rate of growth since 1990

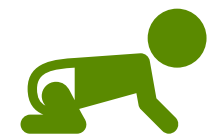


Natural increase and migration are sources of growth & diversity

Births drive population growth & diversity

International migration offsets typically net domestic out-migration

Average Annual Change: 1990-2016



Births

+12,930



Deaths

-5,330

Average Annual

+7,900

Net Change since 1990

+205,400



International Migration

+8,730



Domestic Migration

-5,400

Average Annual

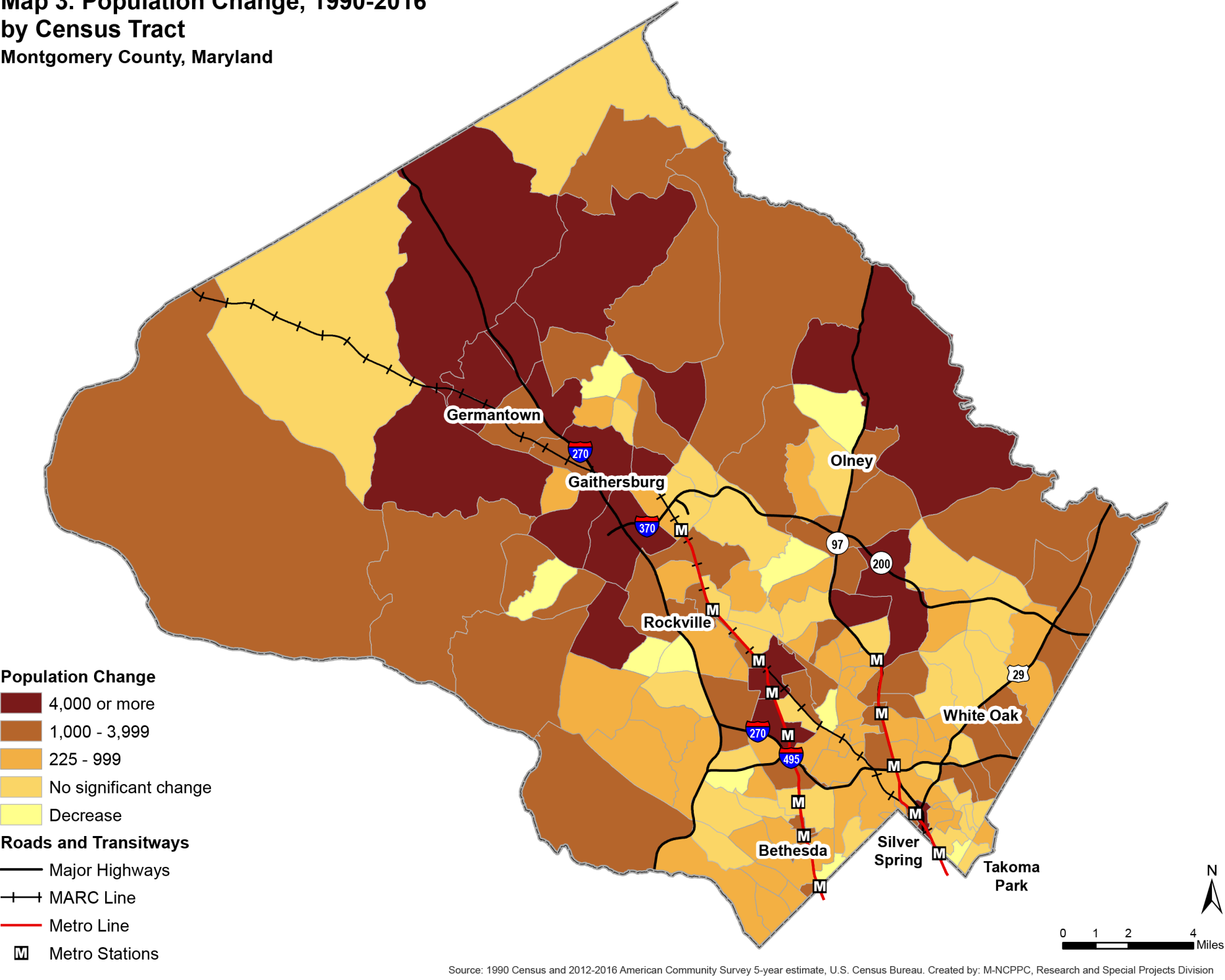
+3,330

Net Change since 1990

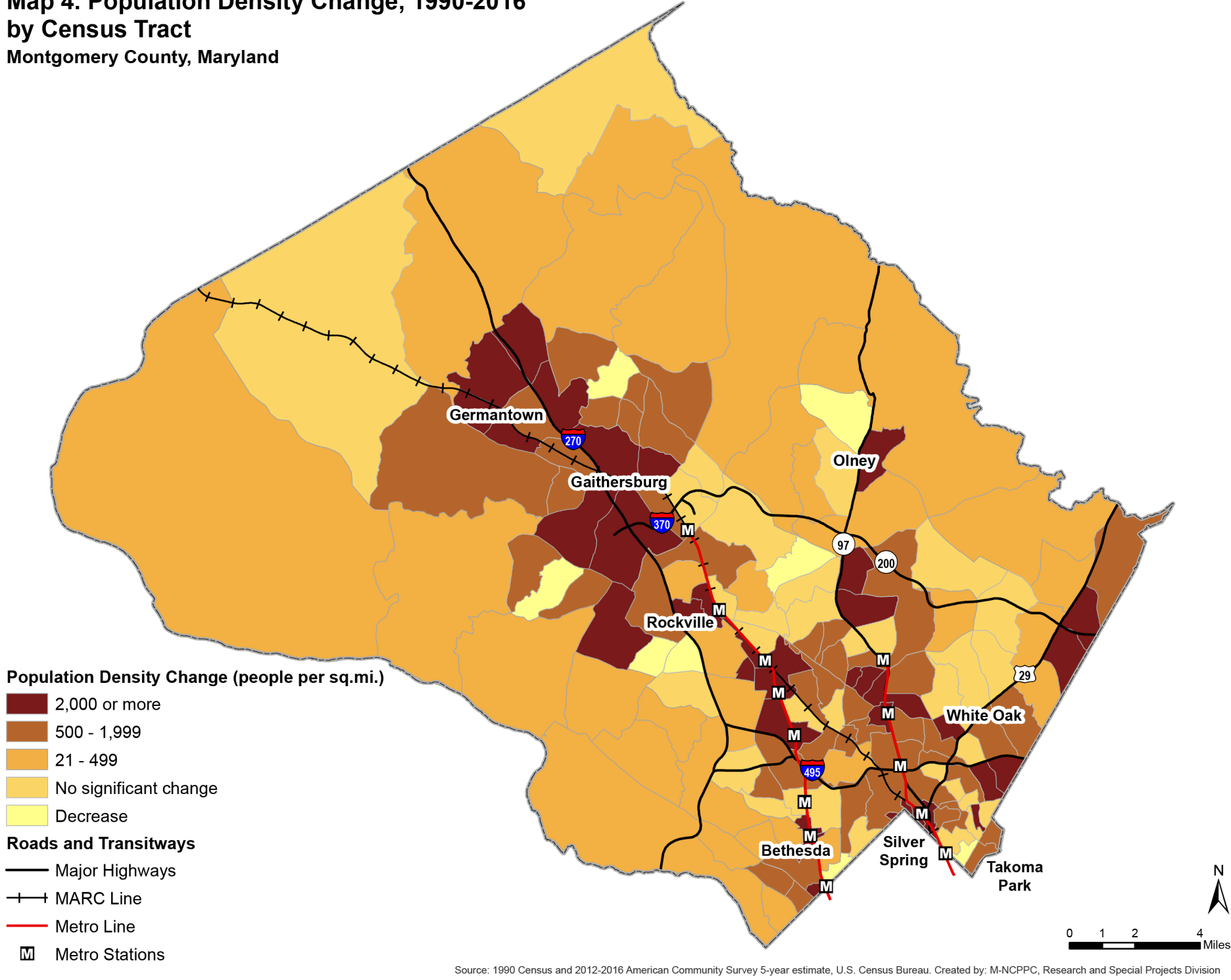
+90,000

Location of population growth from 1990 to 2016

**Map 3. Population Change, 1990-2016
by Census Tract
Montgomery County, Maryland**



**Map 4. Population Density Change, 1990-2016
by Census Tract
Montgomery County, Maryland**

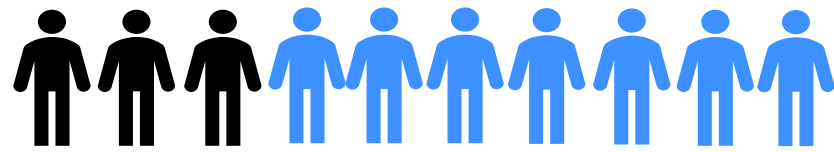


Immigration has contributed to significant diversity



Increasing foreign-born population

2016: 344,645



1990: 141,166 +203,500 (59%)



Up from 19% in 1990 to 33% in 2016



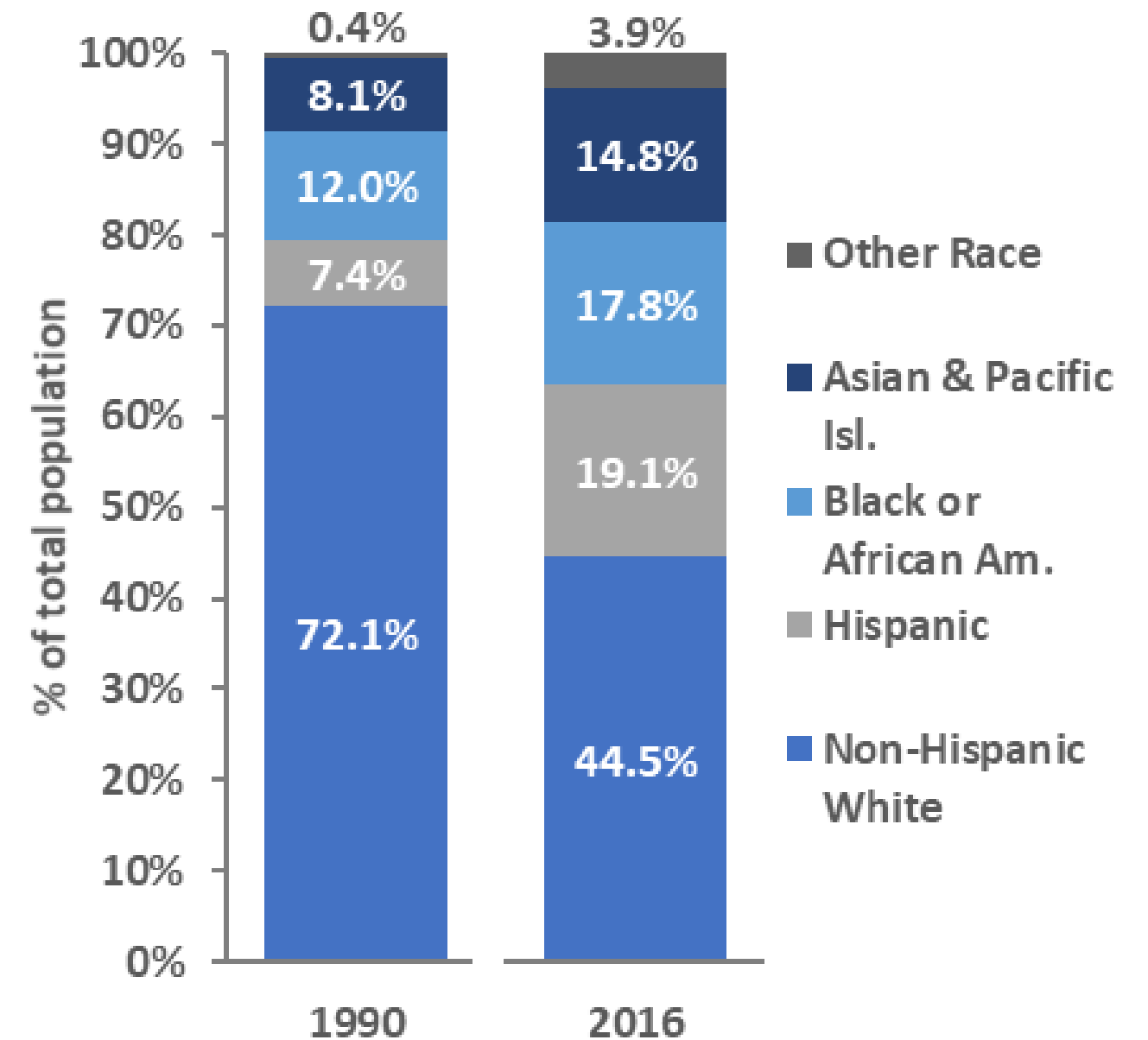
Majority from Latin America (37%) & Asia (37%)

- 1) El Salvador (47,792, 14%)
- 2) China (28,243, 8%)
- 3) India (24,306, 7%)

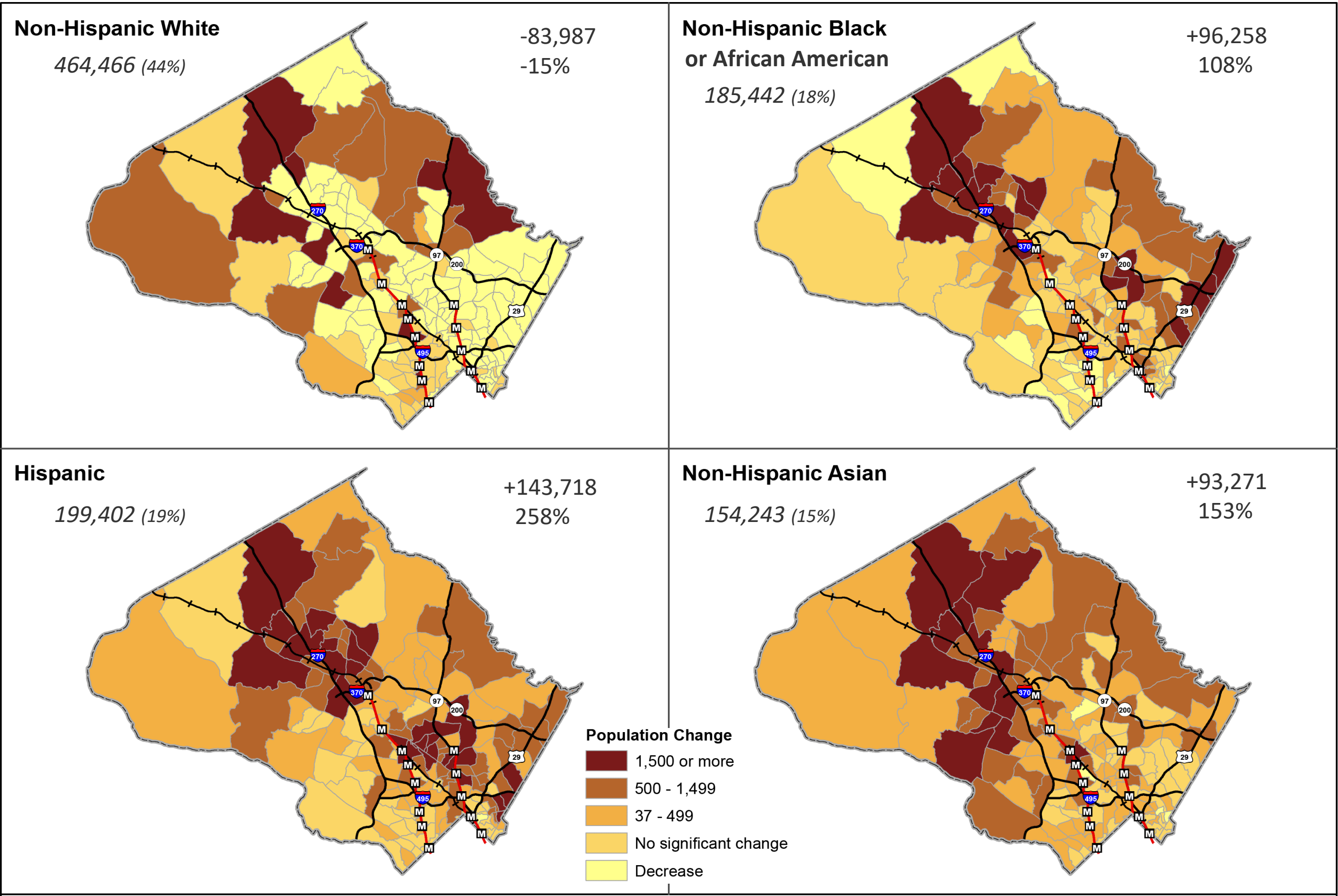


Greater racial & ethnic diversity

People of Color: 579,397 (56%)



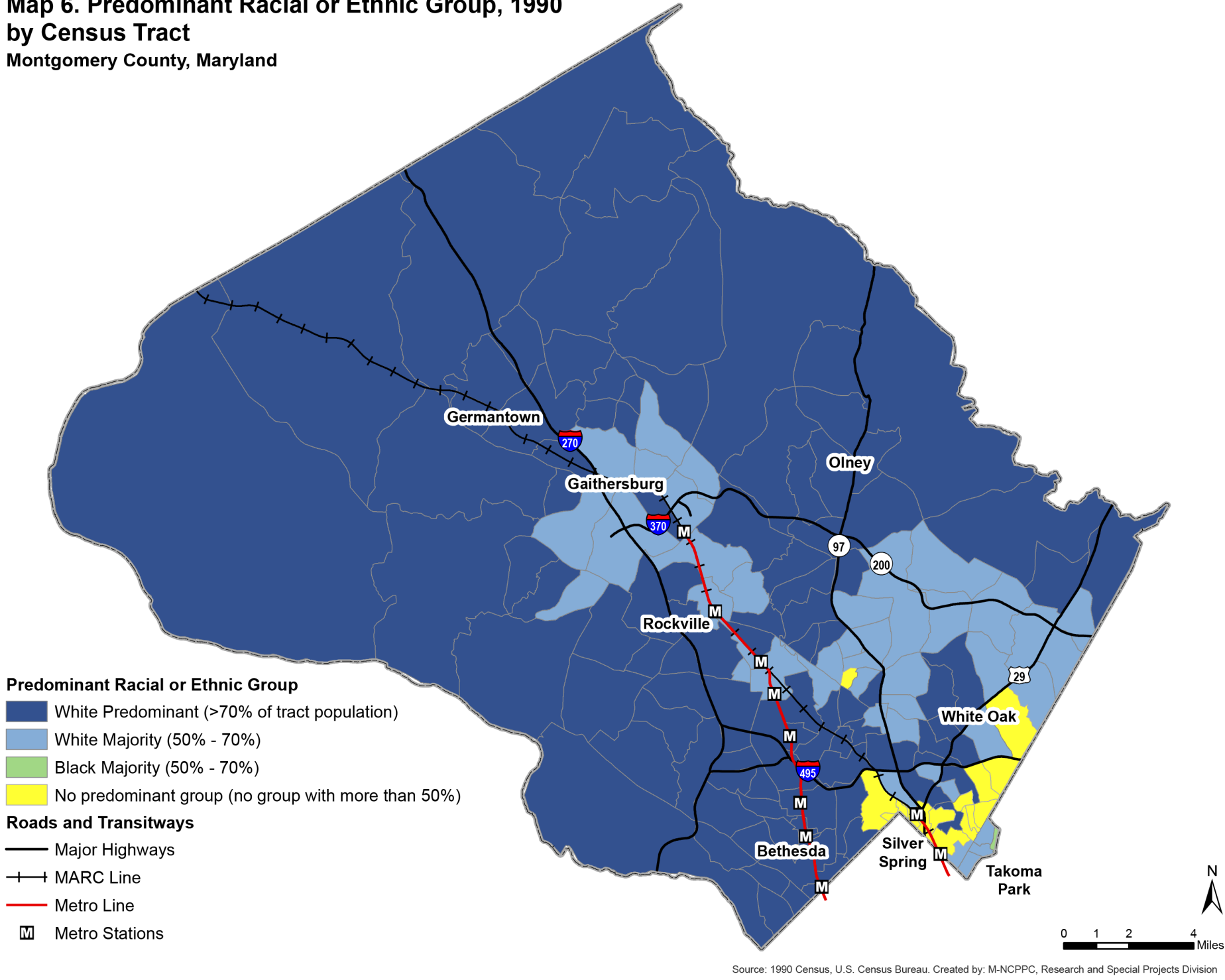
Location of Racial and Ethnic Changes from 1990 to 2016



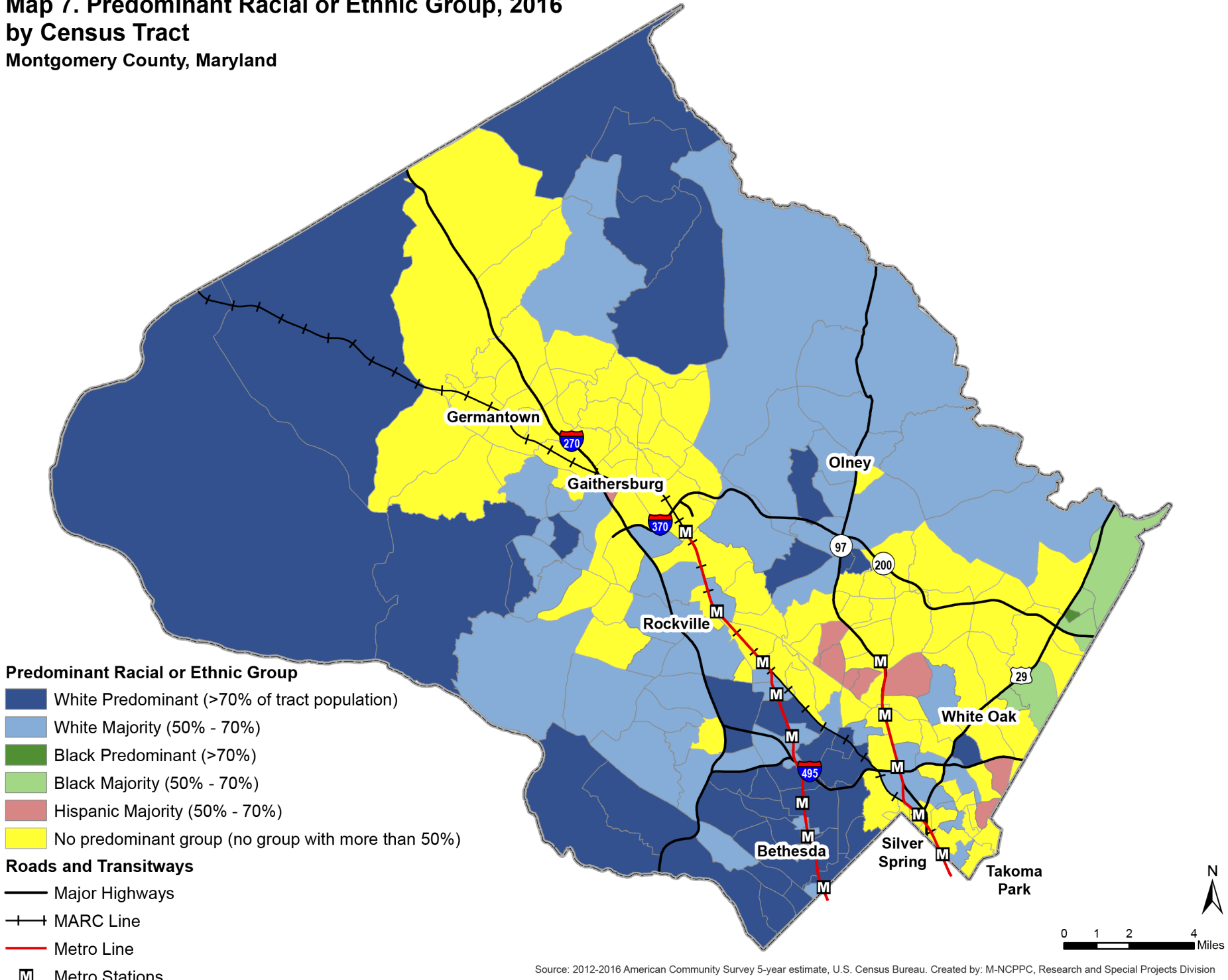
Map 5

Racial and ethnic diversity is increasing across the county

**Map 6. Predominant Racial or Ethnic Group, 1990
by Census Tract**
Montgomery County, Maryland

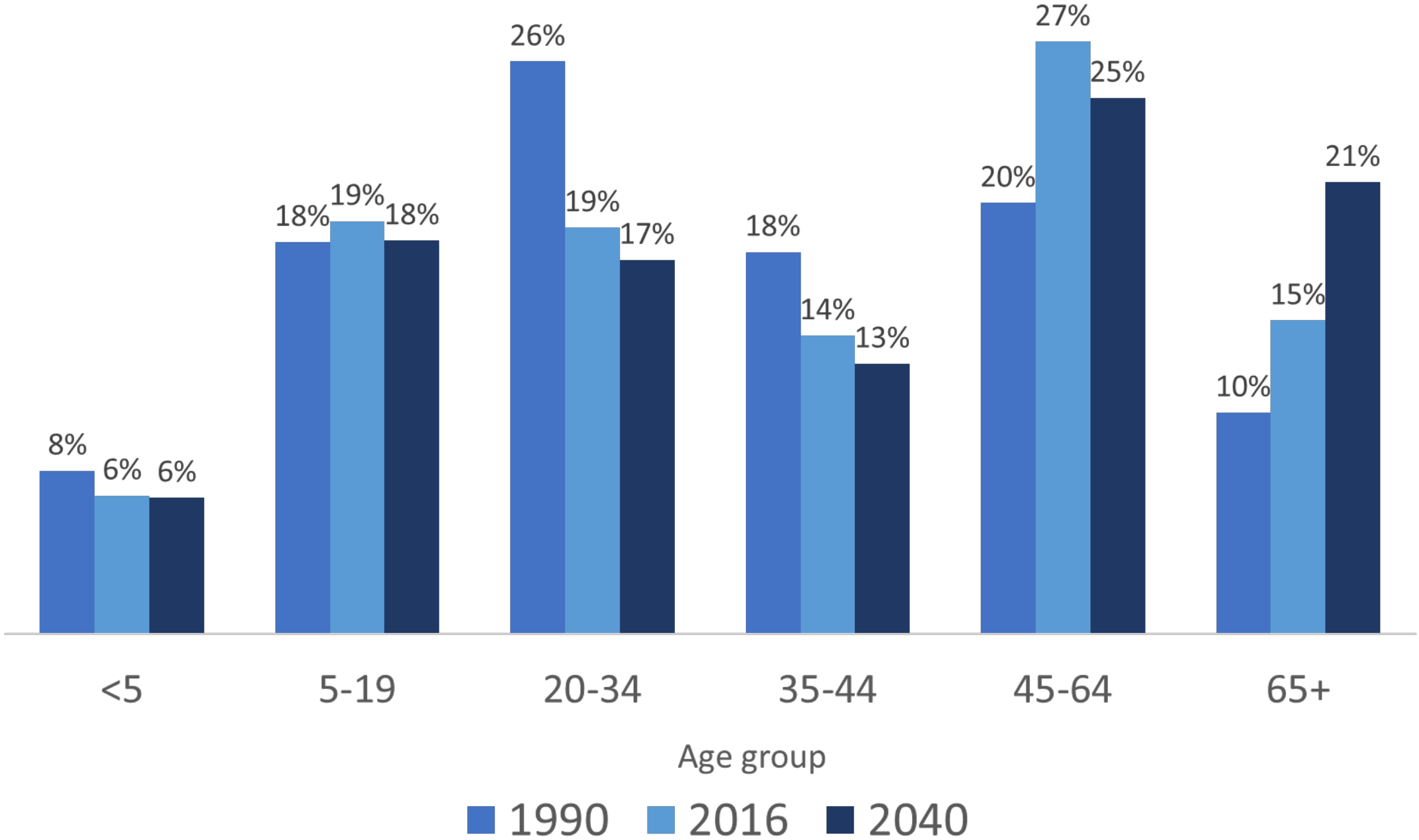


**Map 7. Predominant Racial or Ethnic Group, 2016
by Census Tract**
Montgomery County, Maryland



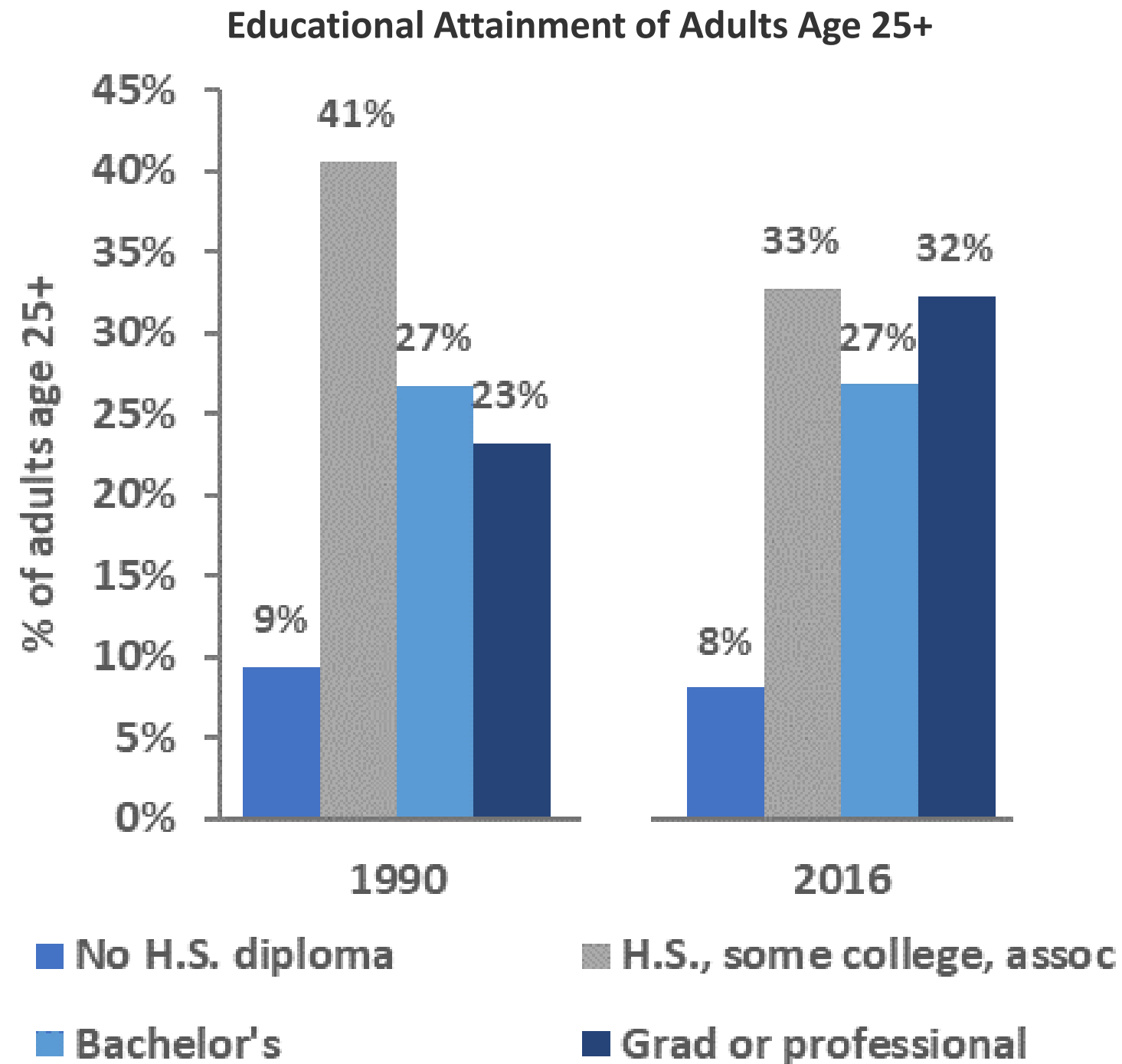
Increasingly older population

Percentage of Population by Age Group



Increased median age from **33.9 years** in 1990 to **39 years** in 2016

Gains in educational attainment

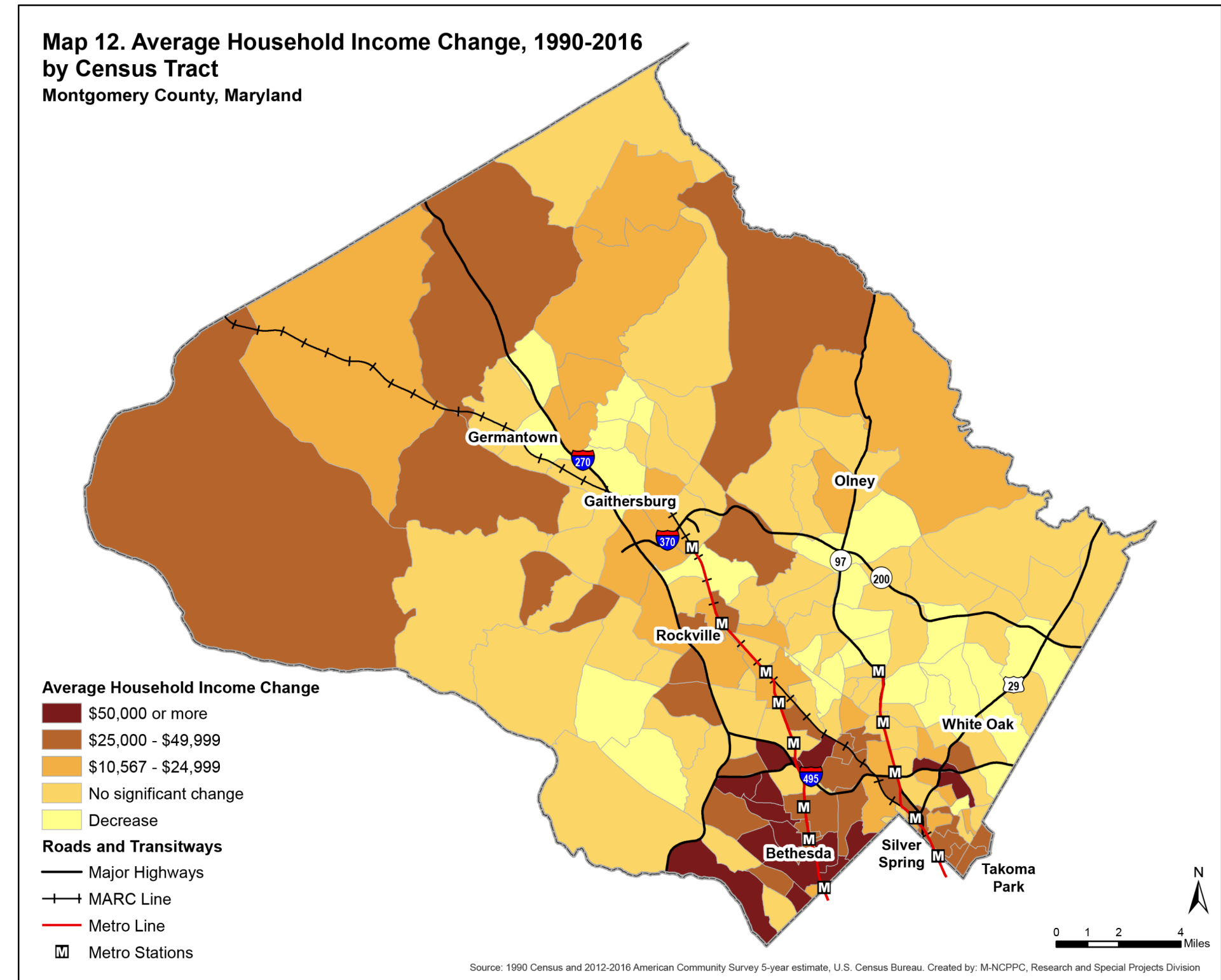


Highly educated adult residents:

- 59% have BA degrees compared to 50% in region
- Concentration of advanced degrees 5th in US
- High levels of educational attainment correlated with management, business and science jobs and high median income households

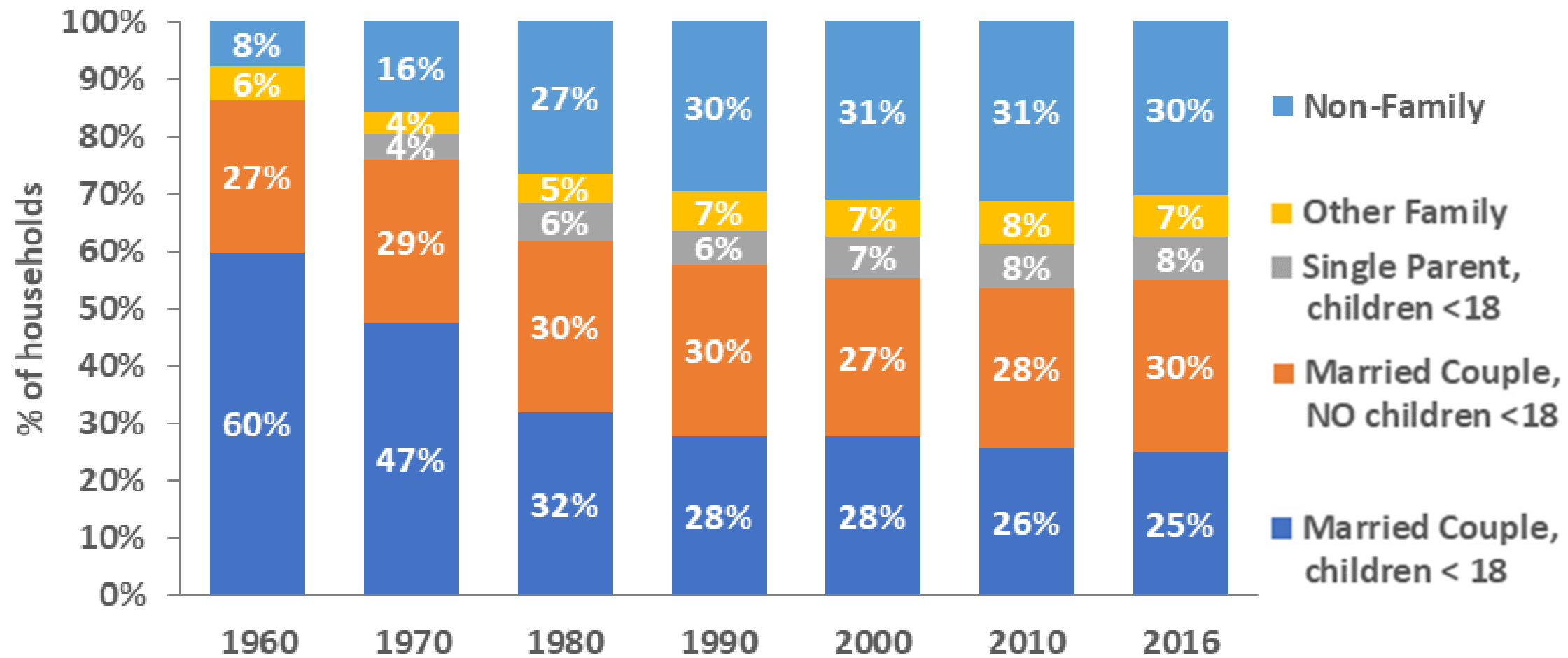
Change in household income from 1990 to 2016

- 2016 median income ranks 17th among counties across the nation
- Adjusted for inflation, median household income in 2016 is about the same as in 1989
- Median household income has not regained lost income after peaking before the 2007-2009 recession
- Incomes in Howard, Fairfax, and Alexandria are also down 4% to 6% since 2007



Types of households stabilize after 1990

**Wider variety of household types since 1960,
but distribution relatively stable since 1990**



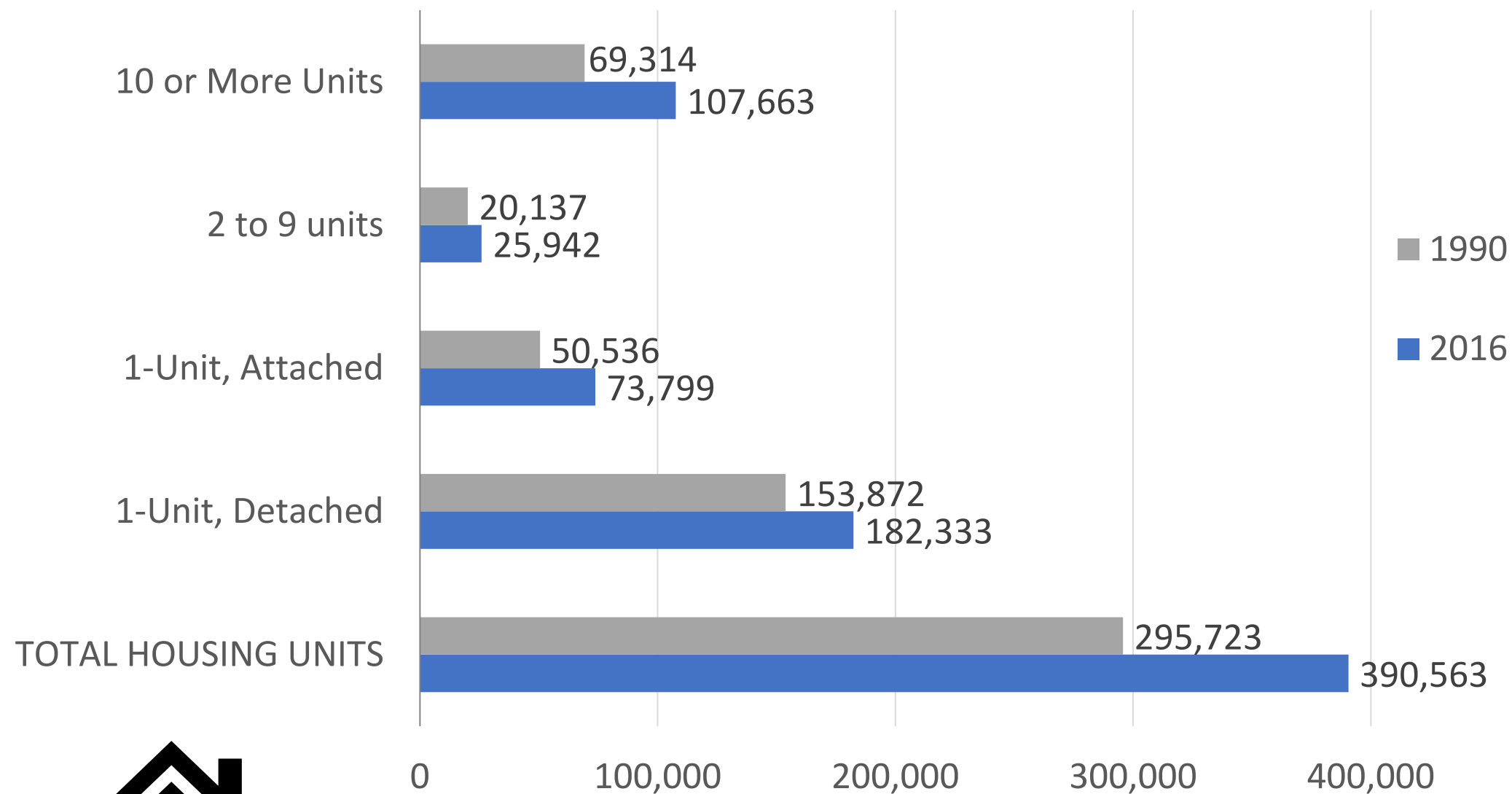
- **Non-family households are the most common household type since 2000**
- **Since 1990, married-couples with children < 18 are less common than:**
 - Married-couples with NO children < 18
 - Non-family households

HOUSING TRENDS

an evolving housing stock

Growth of multifamily housing outpaced all other types

Number of housing units by type

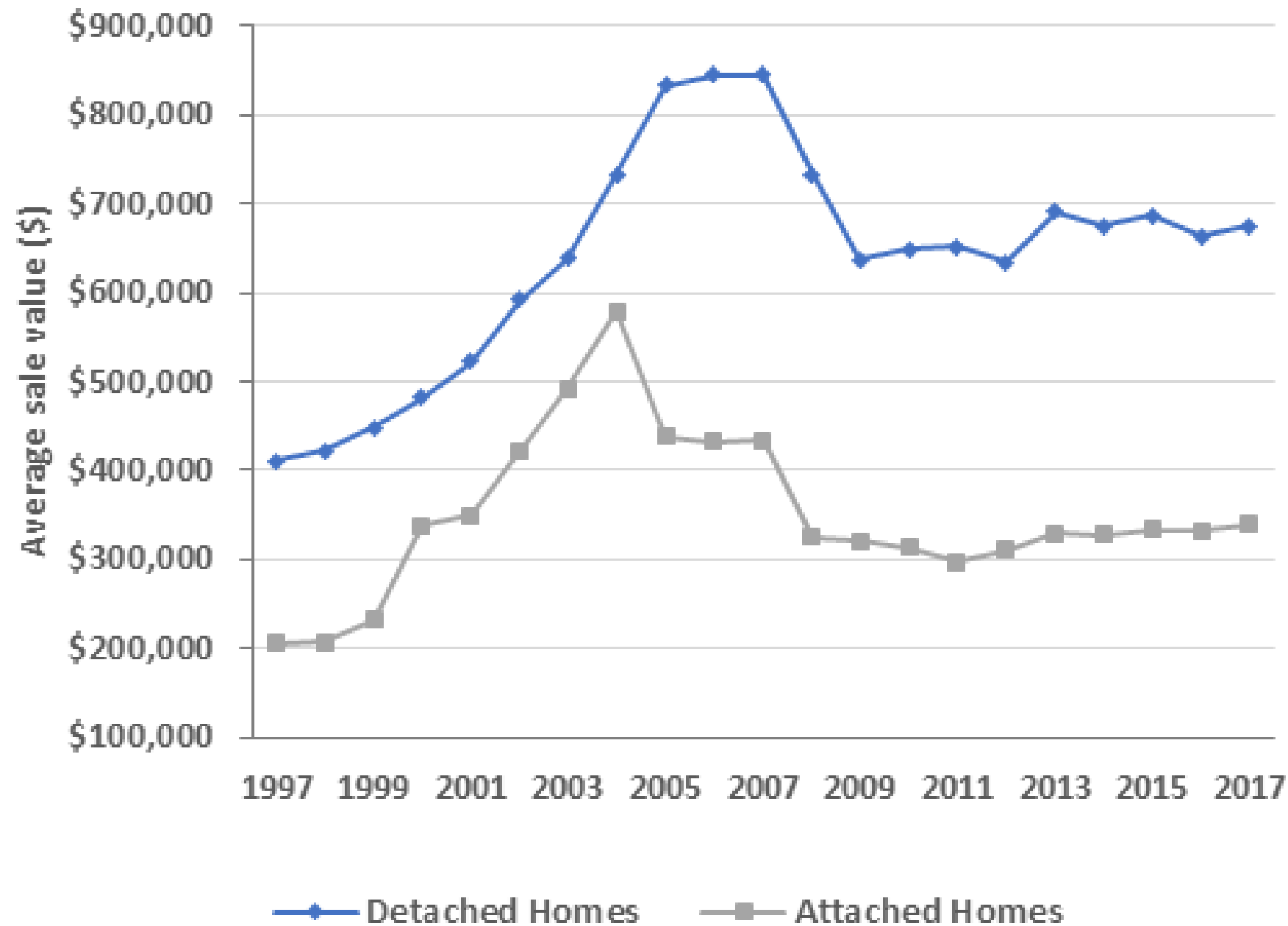


- **32% increase** in the number of housing units from **295,723** to **390,563**
- **49% increase** in the number of multi-family units
- **25% increase** in the number of single family units

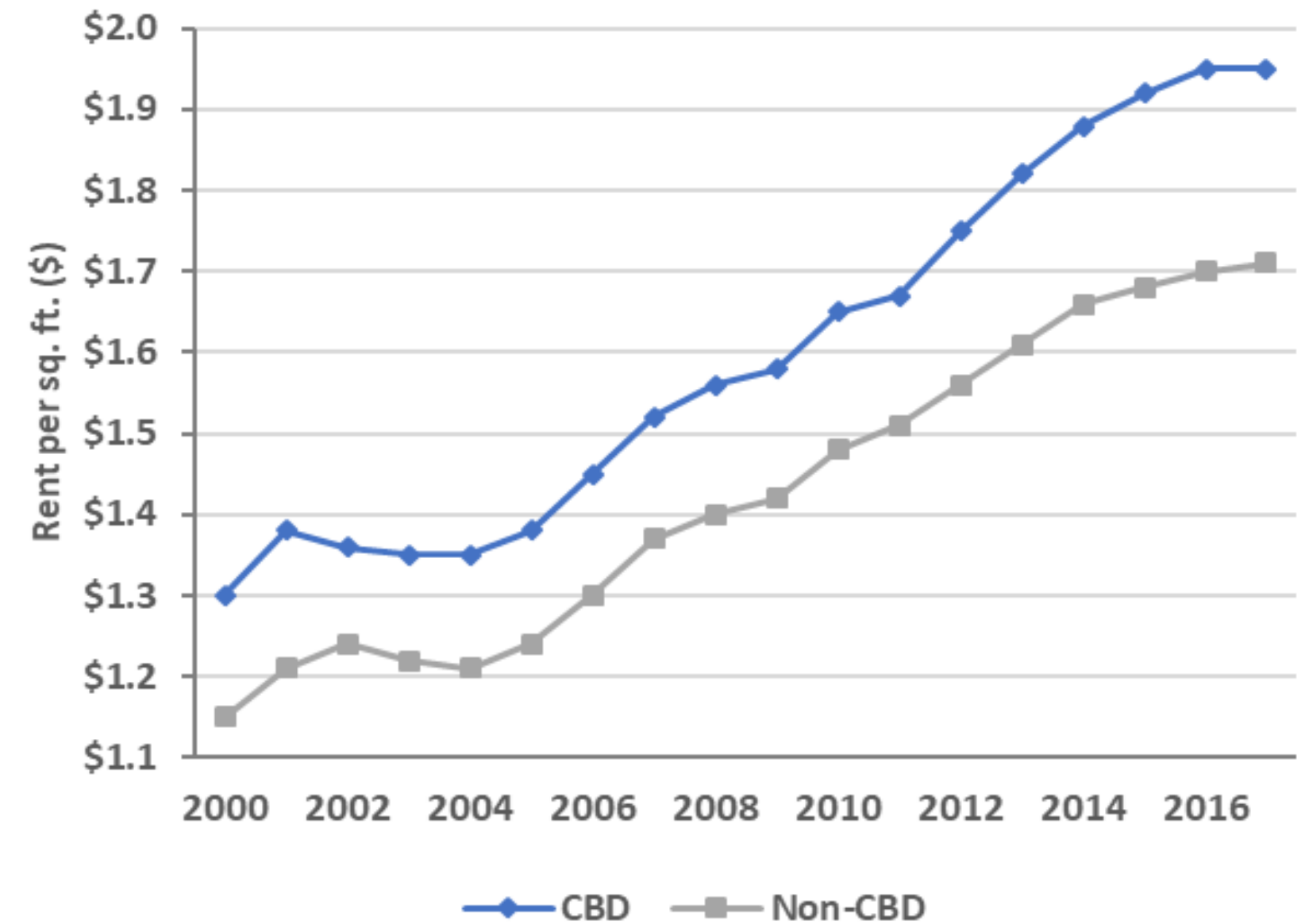


Increases in housing values (and costs) have outpaced inflation

Change in Average Sale Value

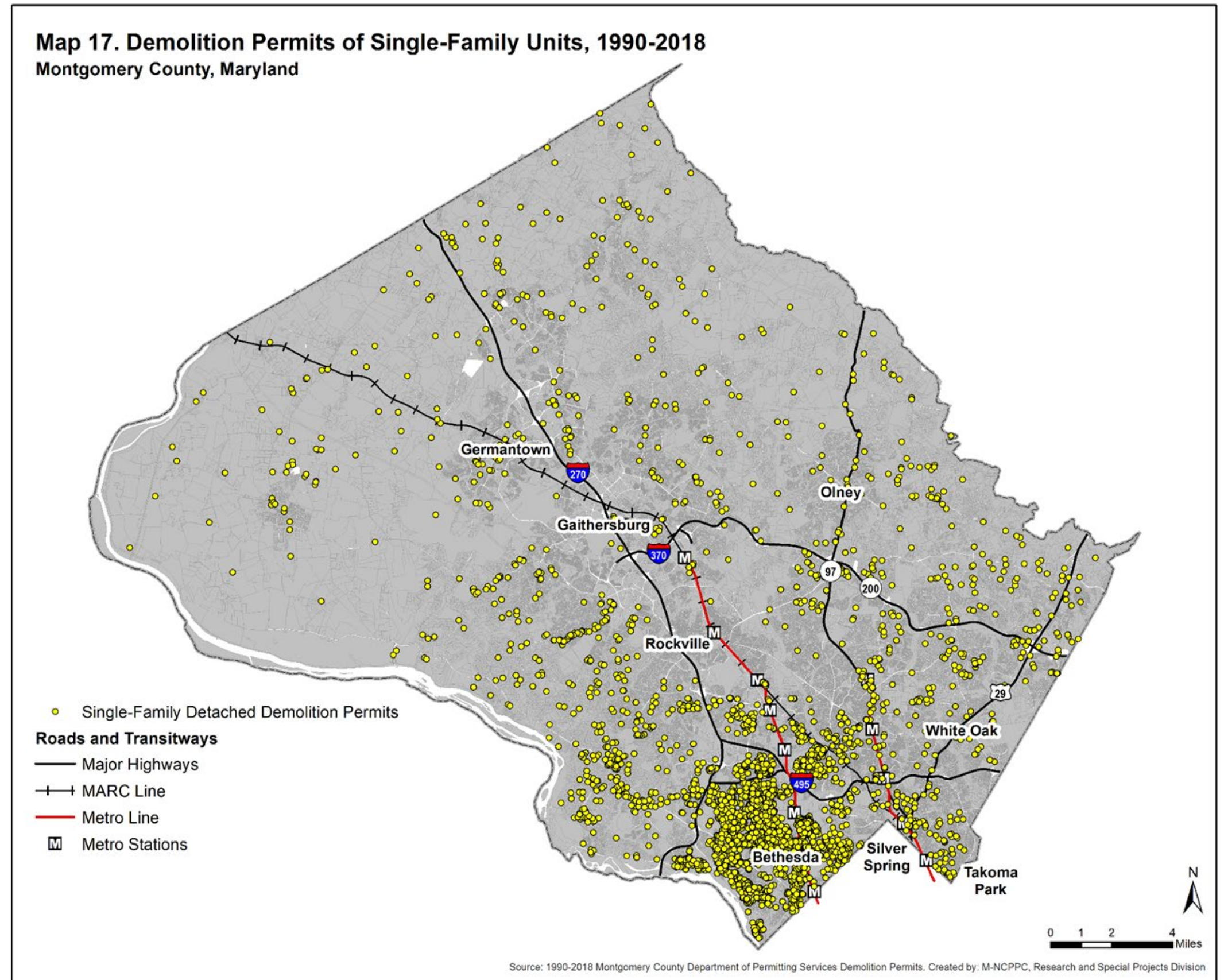


Change in Average Rent per sq. ft.



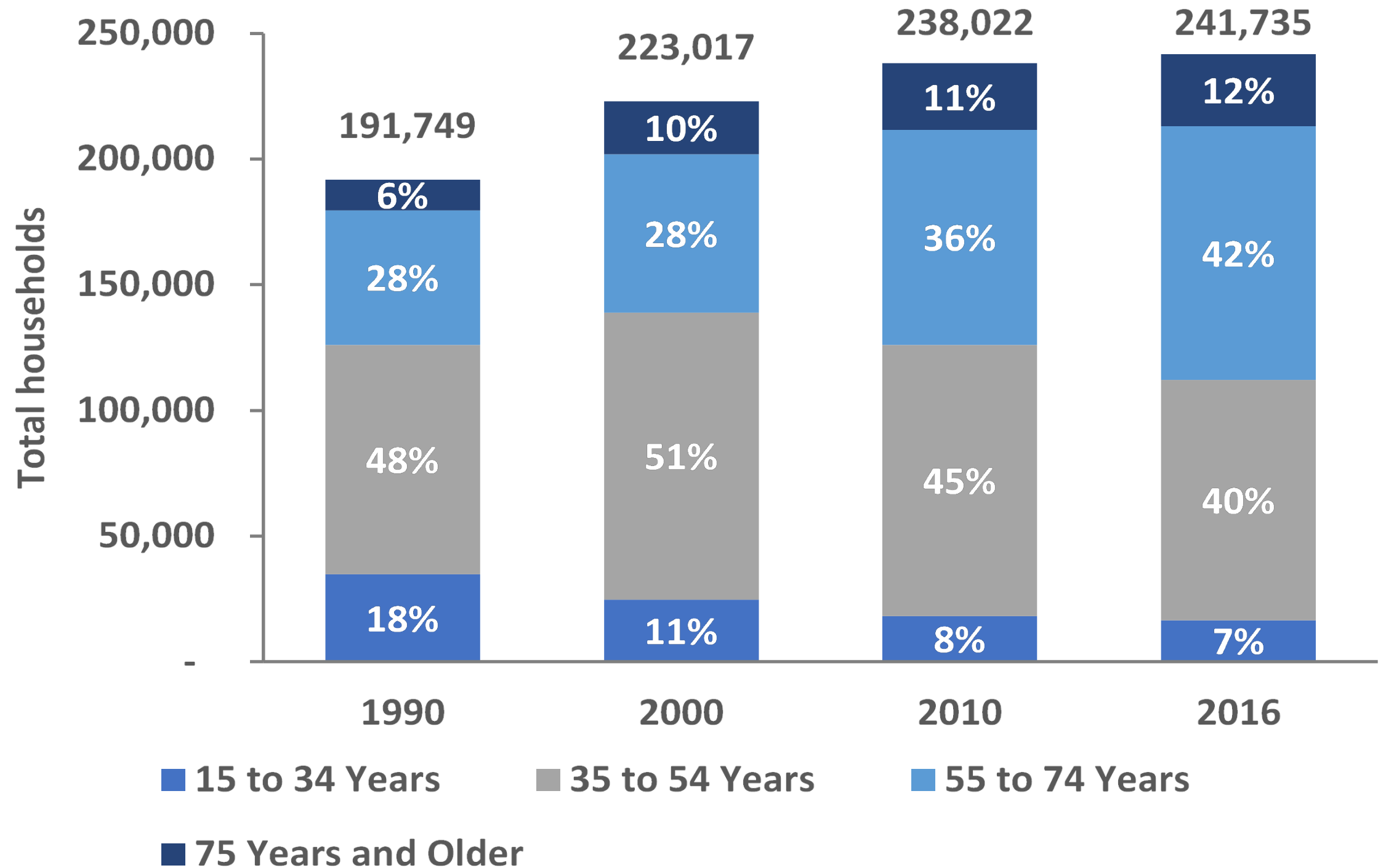
Housing unit teardowns concentrated down-county and primarily single-family

- **4,400** demolition permits issued for single-family homes since 1990
- **150** teardowns per year, on average
- **6 multi-family buildings** were torn down or redeveloped since 1990
 - 756 units were demolished
 - 1,784 units added
 - 1,028 net new units yielded from redevelopment



Increase in the number of older homeowners and decrease in the number of younger homeowners

- Increase in 55+ homeowners
- Decrease in younger homeowners
- Demand shifts:
 - Population changes
 - Affordability
 - Product diversity



Source: 1990-2010 Census, 2016 American Community Survey, 1-year estimate U.S. Census Bureau.



EMPLOYMENT TRENDS

people who **live** here & people who **work** here

A large workforce lives here



Nearly **600,000** in 2016 – **2nd largest regionally**



Workforce **grew 31%** since 1990

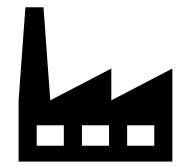


Most (**60%**) work in the county



Aging residents remain in the workforce

Sizes of job sectors remained stable



Private sector: 68-73%



Federal government: 13-15%

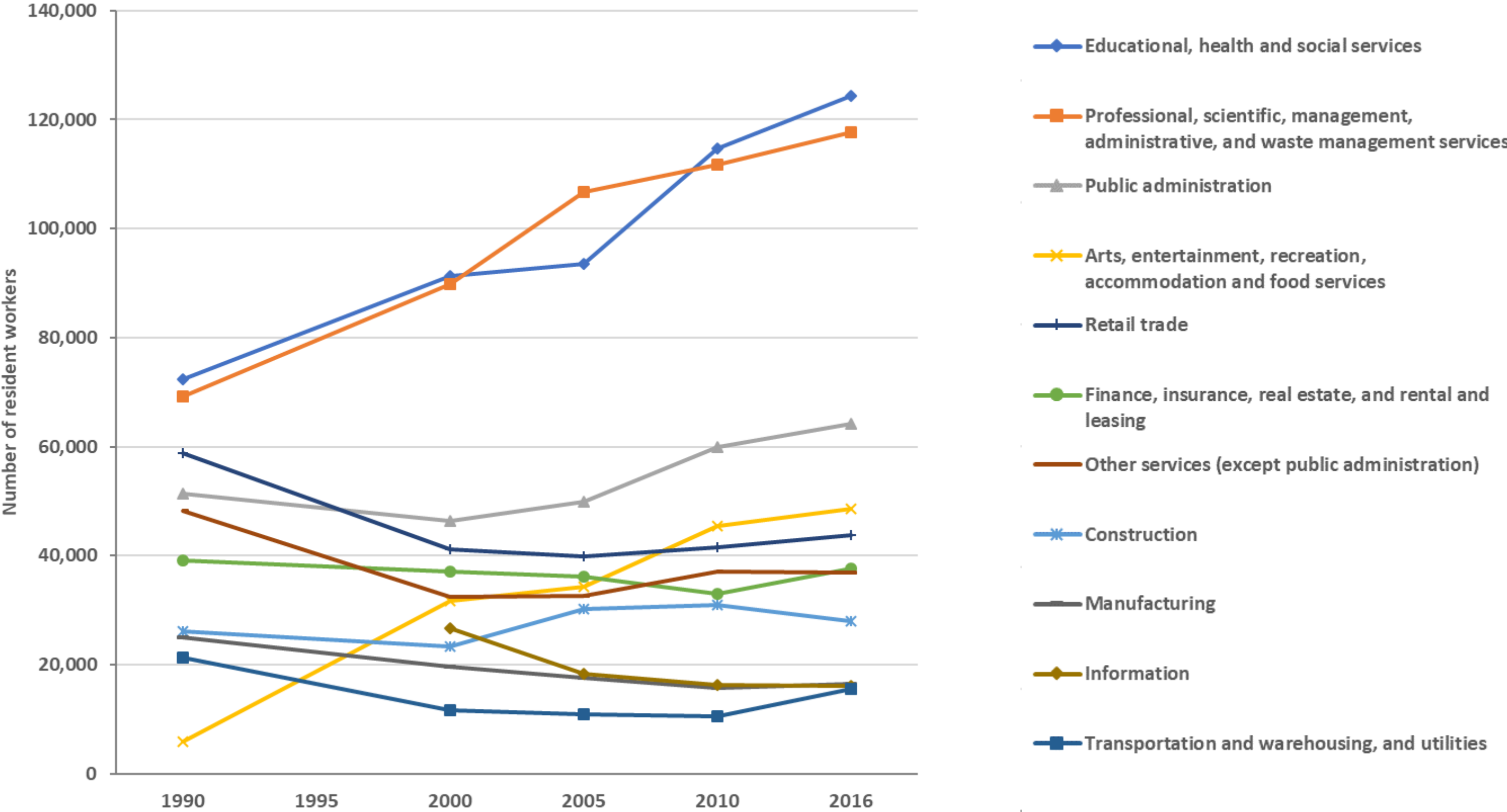


State/local government: 8%









Self-employed: 6-7%

Two top industries employ 40% of residents

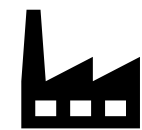


Commuters are still primarily drivers

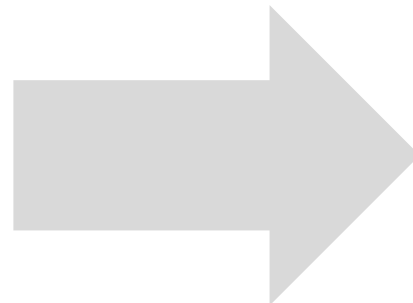
-  65% drive to work alone ( 3 points)
-  16% take public transit ( 3 points)
-  Commutes are 35 min on average ( 6 min)

More than 460,000 jobs are located in the county

The sizes of the sectors have remained stable over time



81% Private sector



10% Federal government



9% Local government



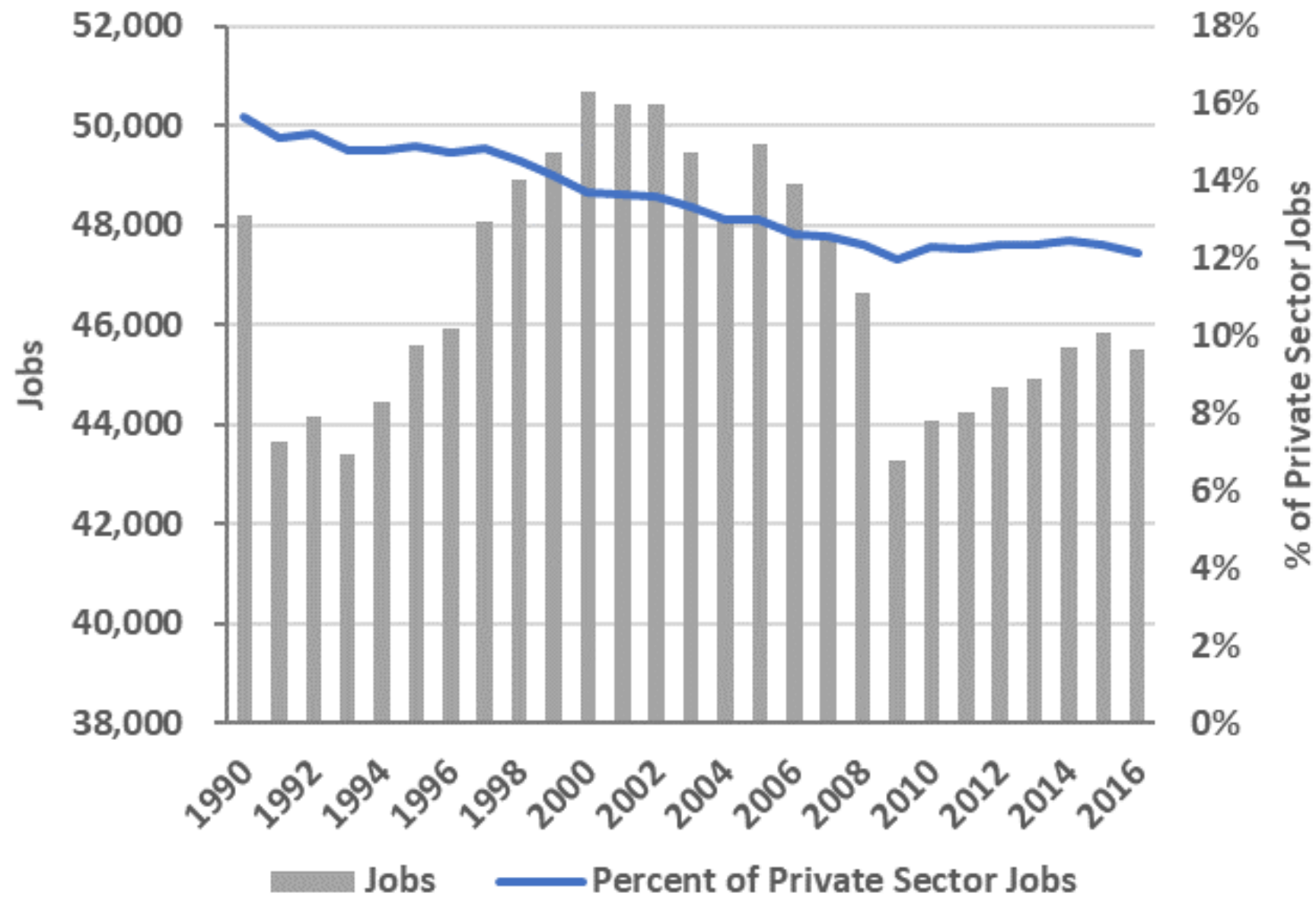
Professional, scientific and technical services is the largest at 65,000



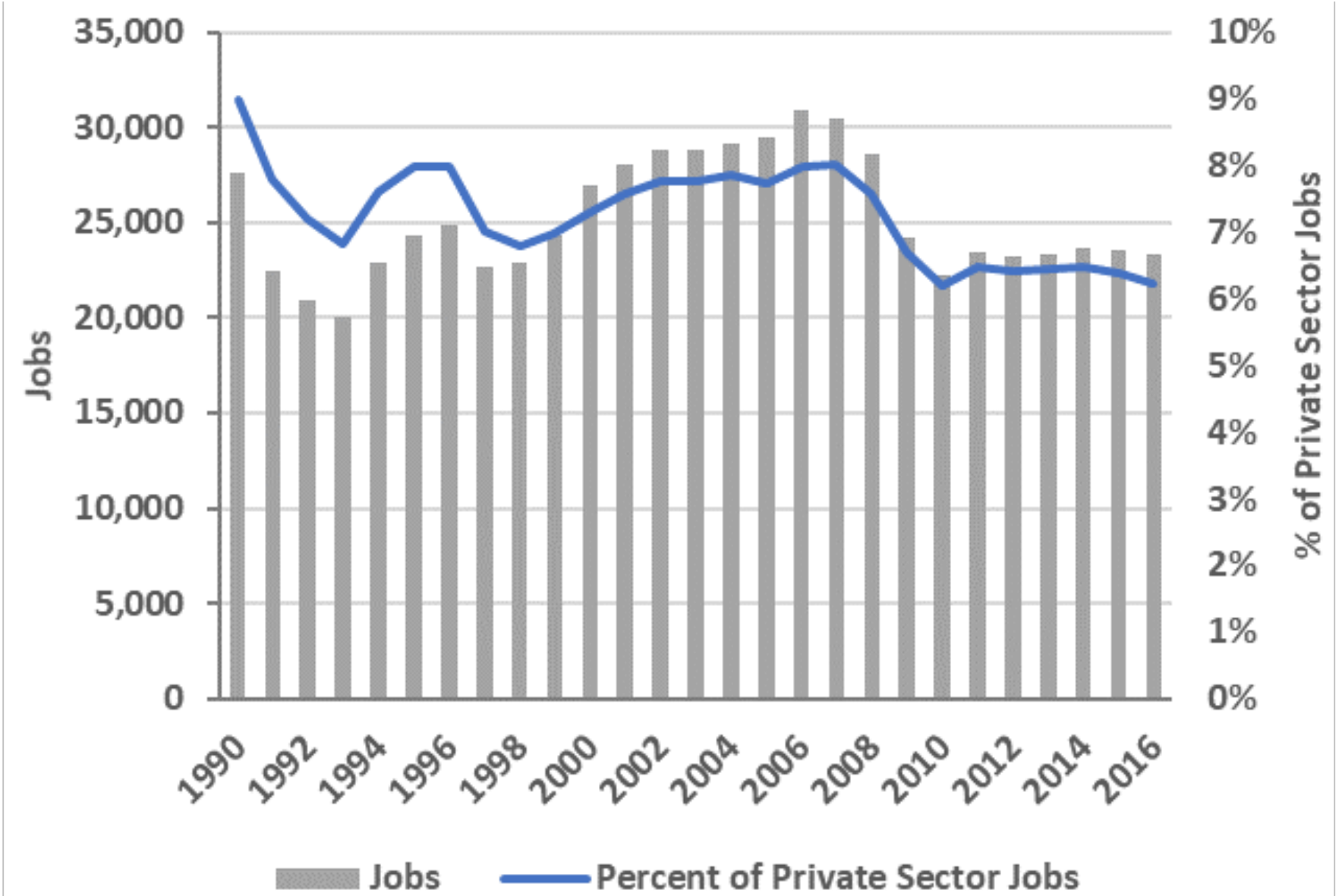
Health care and social assistance grew the fastest at 111%

Retail and construction jobs are declining

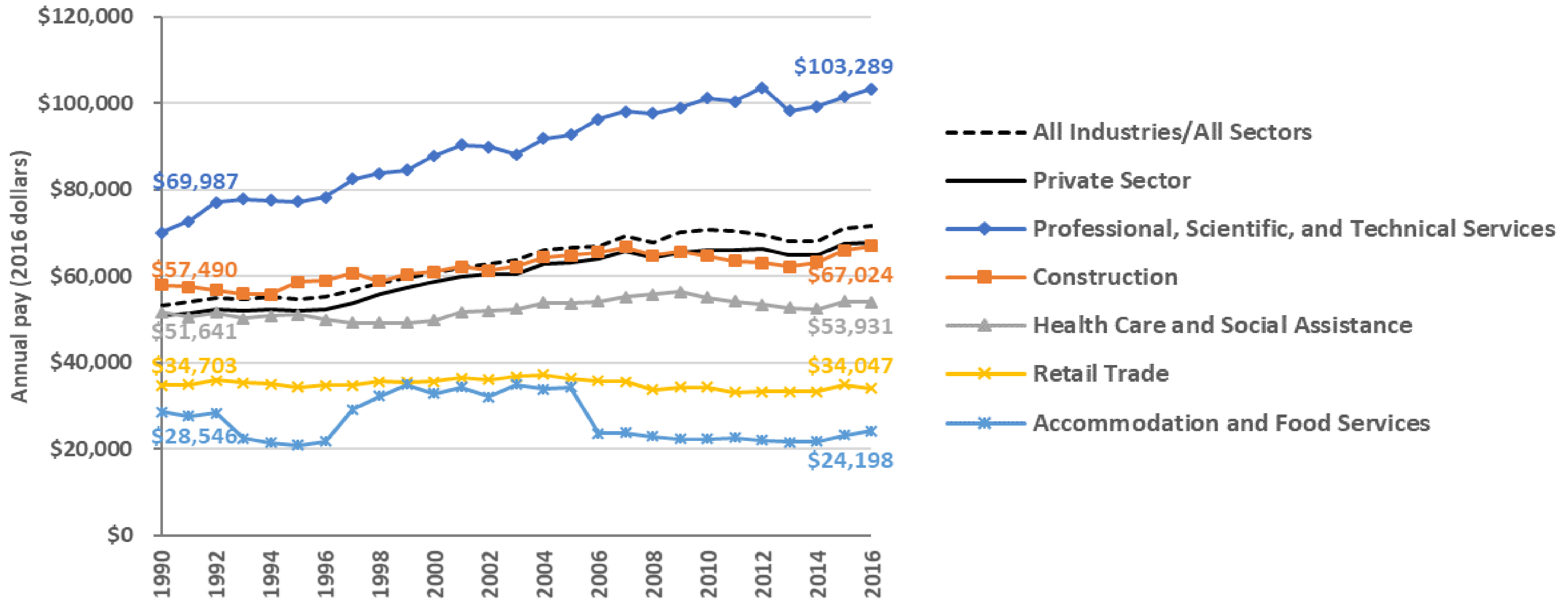
Retail Jobs



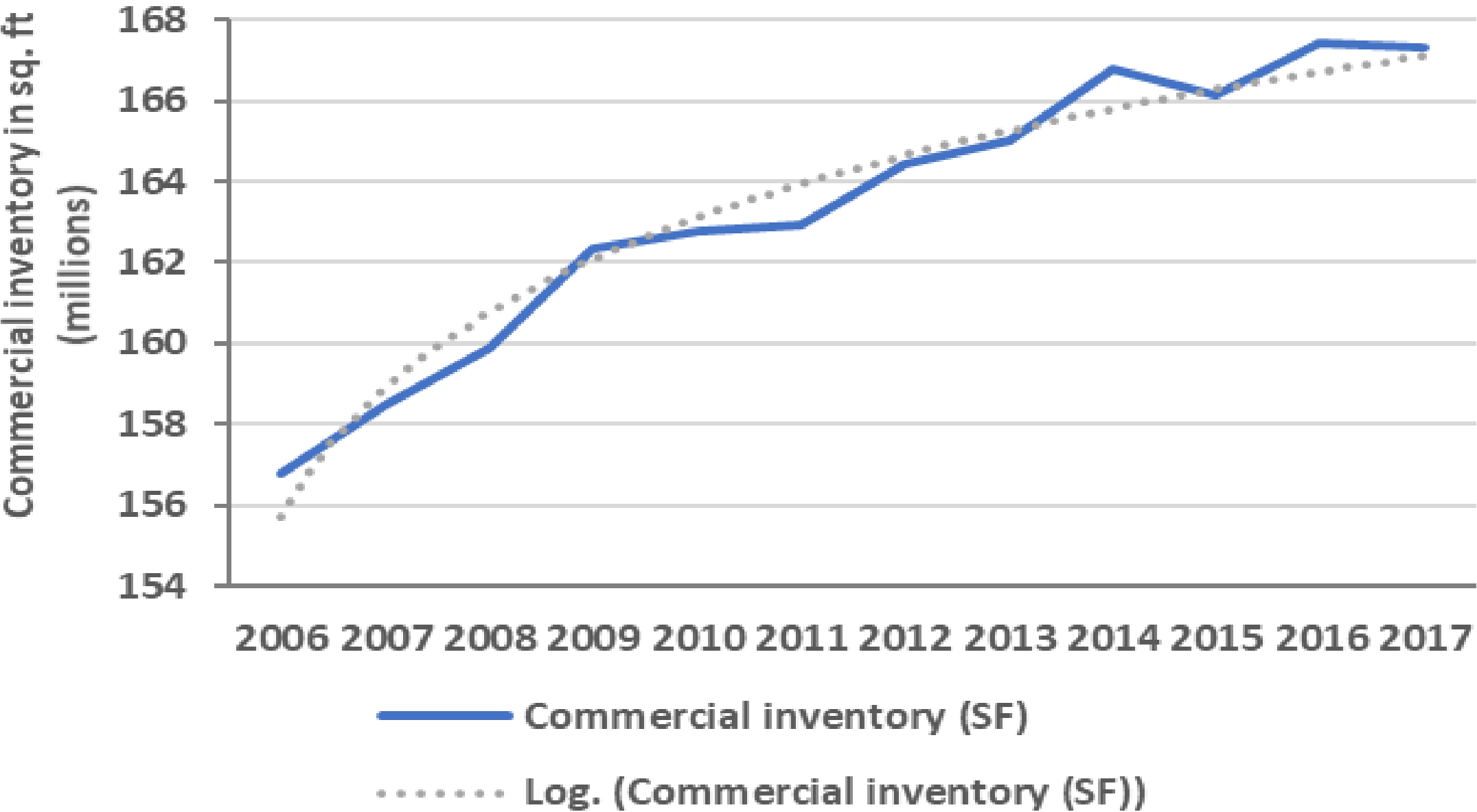
Construction Jobs



Private sector: professional services wages grew most



22 M SF of commercial space added since 1990, but rate of growth has slowed down



Conclusion and Next Steps

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Implications for General Plan Update

- Increasing diversity
 - Population
 - Housing
- Aging demographics
- Incomes haven't kept up with costs
- Employment stable, but challenges remain
- Shift from development to redevelopment

Process and Timeline



Questions?

THANK YOU!

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