Montgomery County Trends Since 1990

1964 General Plan “...on Wedges and Corridors”
1969 General Plan and its Implementation

- Increase Affordable Housing
- Protect Farmland
- Guide Timely Infrastructure
- MPDU Law
- TDRs
- APFO
Montgomery County Trends Since 1990

- 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
Montgomery County is growing, but more slowly than in past decades.

Million-plus population since 2012

1990: 765,500  +293,300
2017: 1,058,800

38% population increase since 1990

Largest county in Maryland

Decreasing gain and rate of growth since 1990
Most of the growth has occurred in outer lying areas and along transit corridors.
Immigration contributes 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%)

![Bar chart showing racial and ethnic diversity in Montgomery County from 1990 to 2016.](chart.png)
Racial and ethnic diversity is increasingly distributed across the county.
Driven by the baby boomers, the population is aging.

Increased median age from 33.9 years in 1990 to 39 years in 2016.
Montgomery County remains highly educated.

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
Increases in housing prices have outpaced income growth.

**Average Sale Price**
- 1997: $150,000
- 2000: $200,000
- 2017: $900,000

**Average Rent PSF**
- 2000: $1.10
- 2016: $2.00

**Median Income**
- 1979: $89,421
- 1989: $101,123
- 2016: $99,763

*All dollar values adjusted for inflation*
The top two industries employed 40% of residents in 2016, compared to 33% in 1990.

Resident employment, by industry

600,000 residents in the workforce

2nd largest workforce in the region

<table>
<thead>
<tr>
<th>Industry</th>
<th>Number of Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Education, health, social services</td>
<td>140,000</td>
</tr>
<tr>
<td>Professional, scientific management, administrative, waste mgmt. services</td>
<td>120,000</td>
</tr>
<tr>
<td>Public administration</td>
<td>100,000</td>
</tr>
<tr>
<td>Arts, entertainment, recreation, accommodation, food services</td>
<td>80,000</td>
</tr>
<tr>
<td>Retail</td>
<td>60,000</td>
</tr>
<tr>
<td>FIRE</td>
<td>60,000</td>
</tr>
<tr>
<td>Other Services</td>
<td>40,000</td>
</tr>
<tr>
<td>Information</td>
<td>40,000</td>
</tr>
<tr>
<td>Transportation, warehousing, utilities</td>
<td>20,000</td>
</tr>
<tr>
<td>Construction</td>
<td>20,000</td>
</tr>
</tbody>
</table>
Most residents live and work in Montgomery County.
The number of QCEW jobs in the county increased by 21% since 1990 to 460,000 in 2016.

The sizes of the sectors have remained stable over time, according to data in the Quarterly Census of Employment and Wages (QCEW)

- 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 experience greatest declines
Employment forecast has declined over time.

Comparison of select forecasts to actual employment, 1994-2017
THANK YOU!

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