

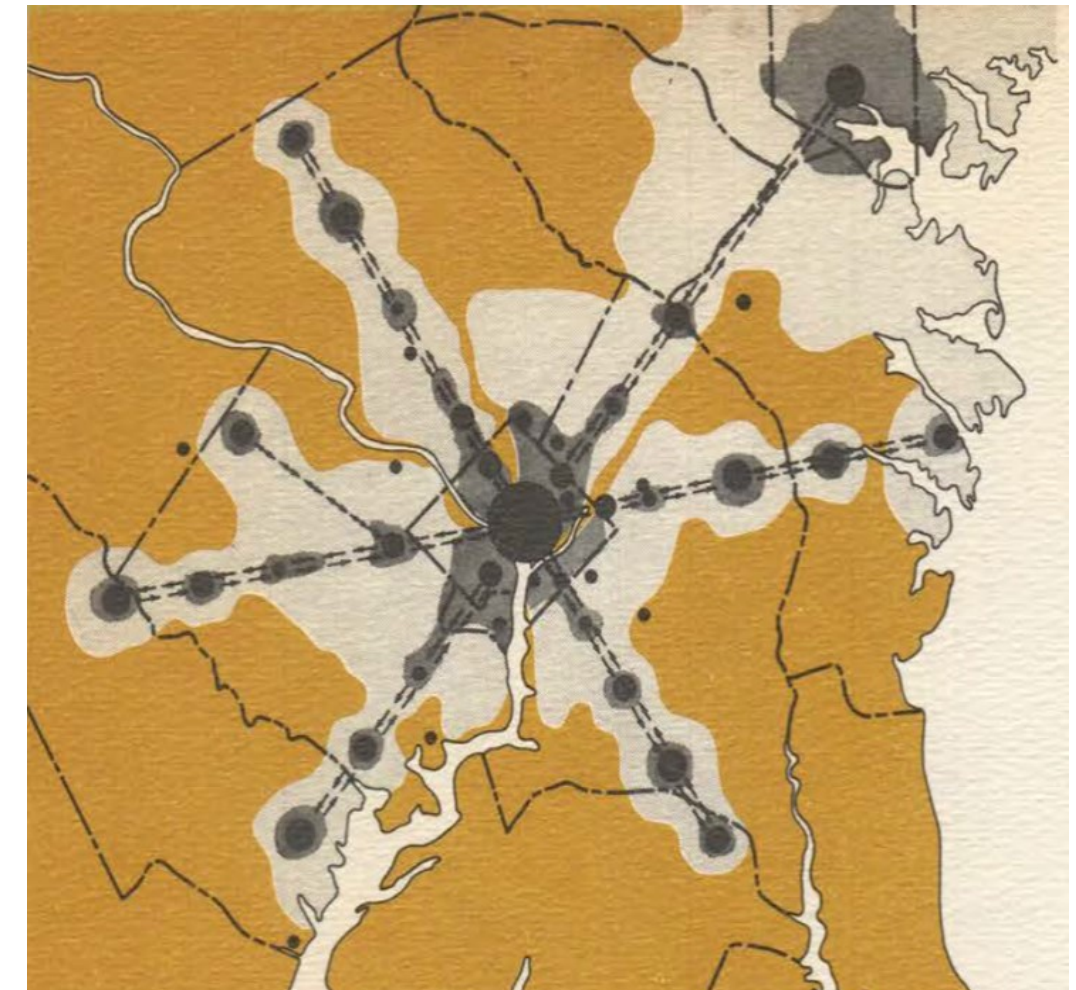
Trends in Montgomery County: *A Look at People, Housing, and Jobs Since 1990*

Silver Spring Urban District
April 19, 2019

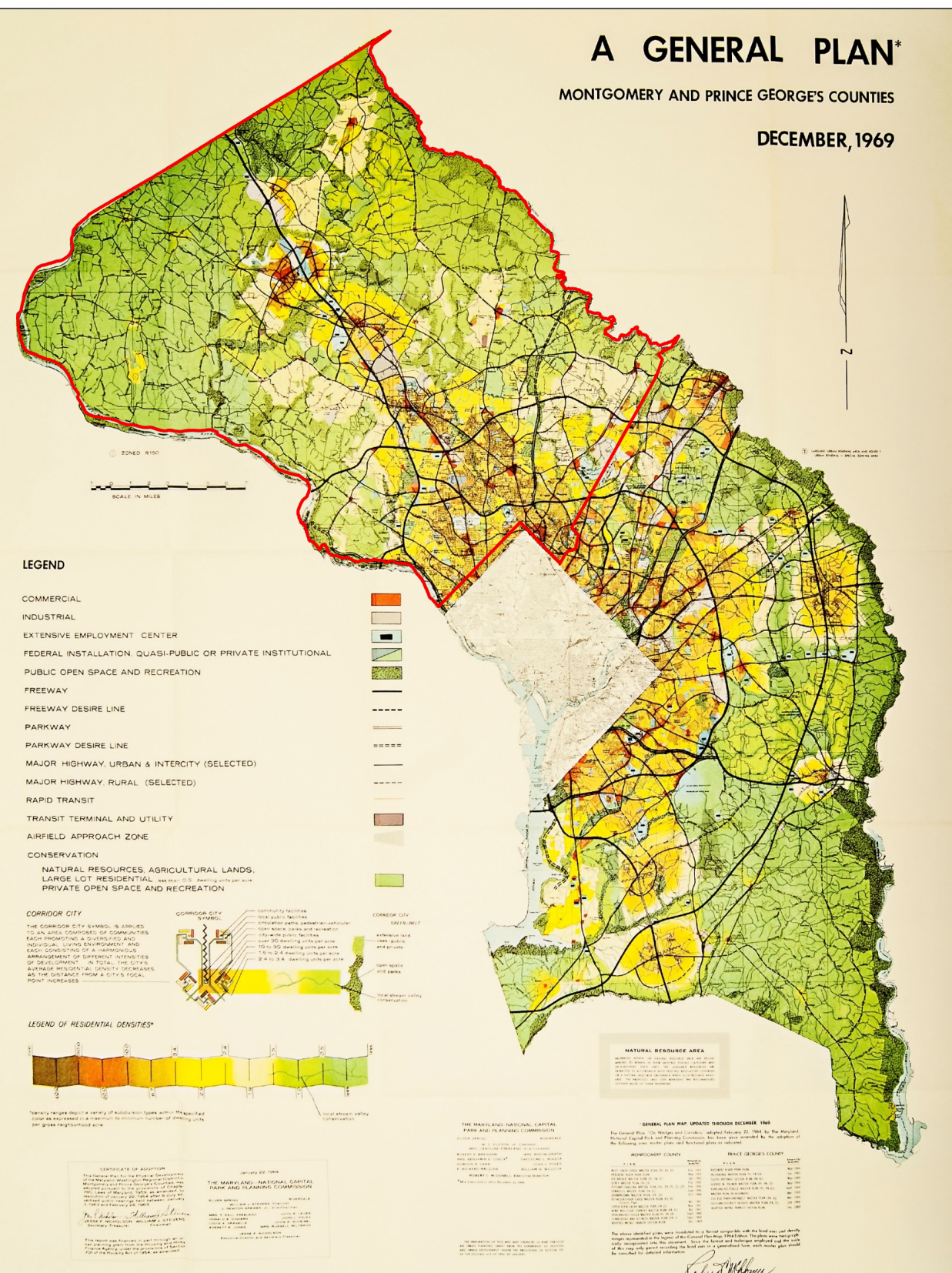
 **RESEARCH + SPECIAL PROJECTS**
A DIVISION OF THE MONTGOMERY COUNTY PLANNING DEPARTMENT



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



1969 General Plan and its Implementation



Increase Affordable Housing



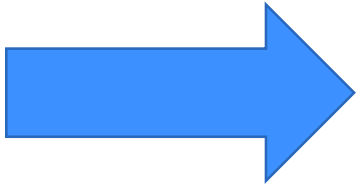
MPDU Law

Protect Farmland



TDRs

Guide Timely Infrastructure



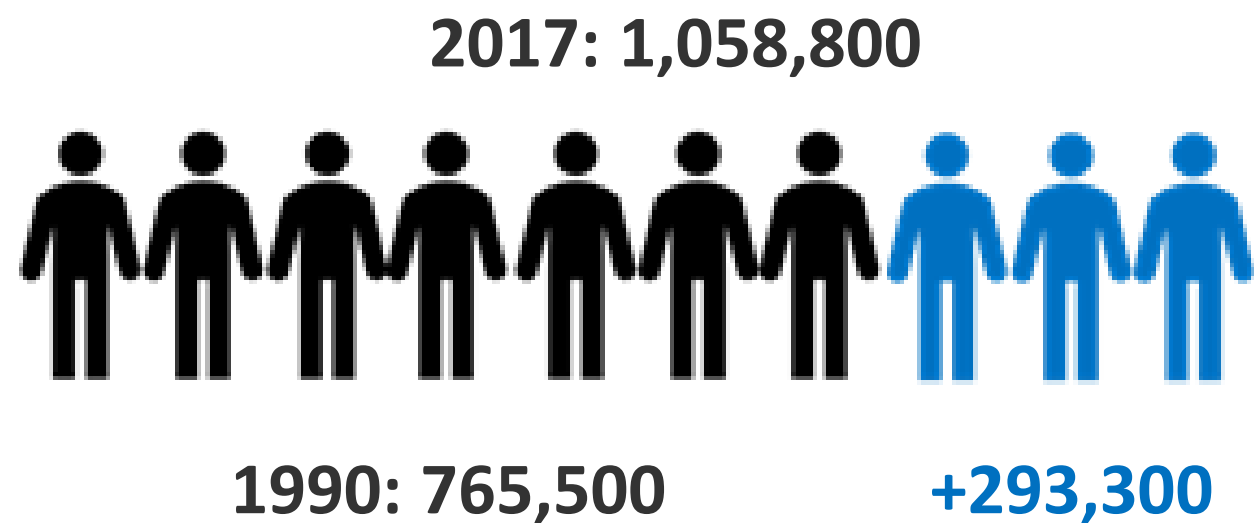
APFO

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**

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

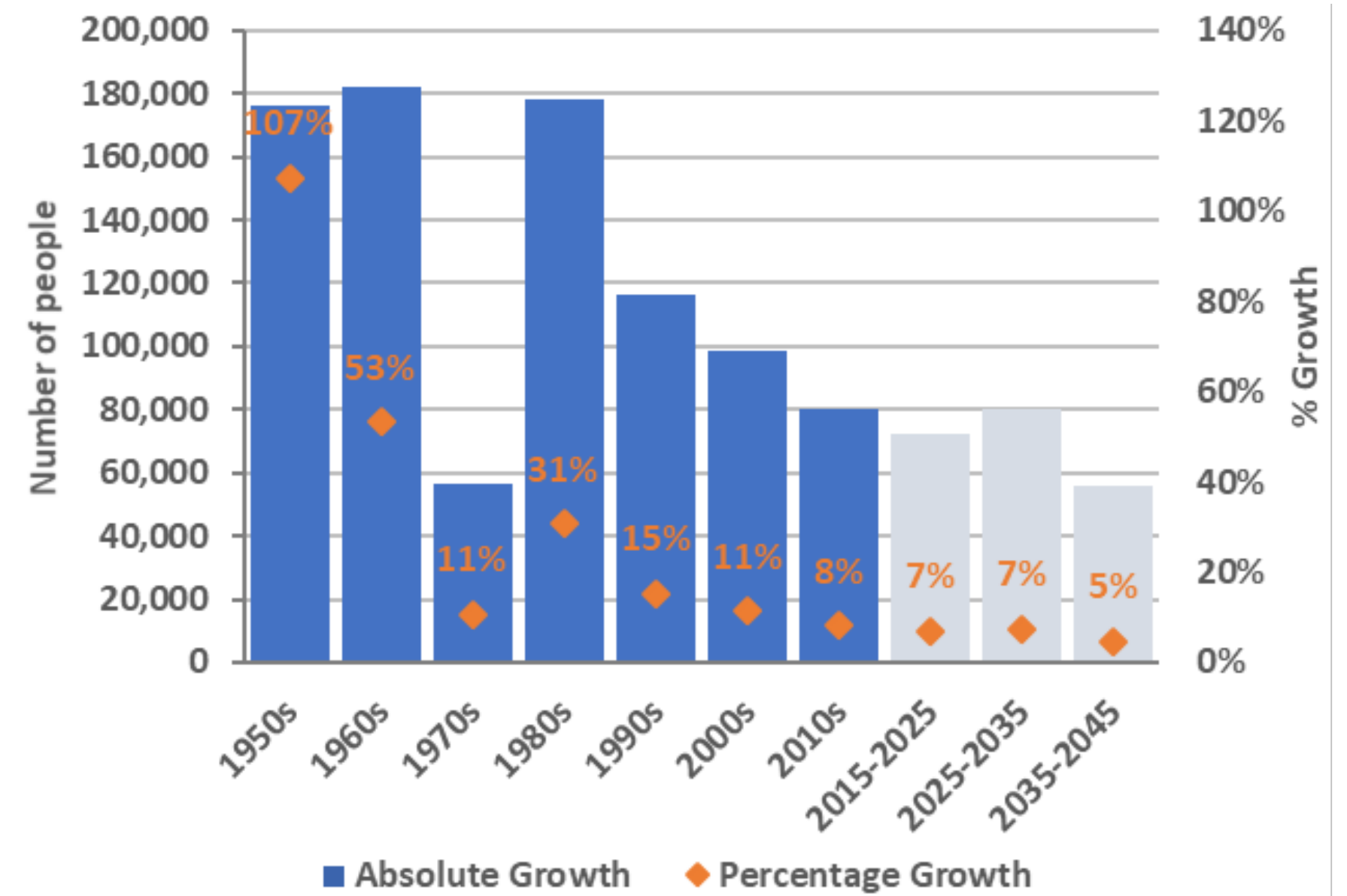
Million-plus population since 2012



38% population increase since 1990

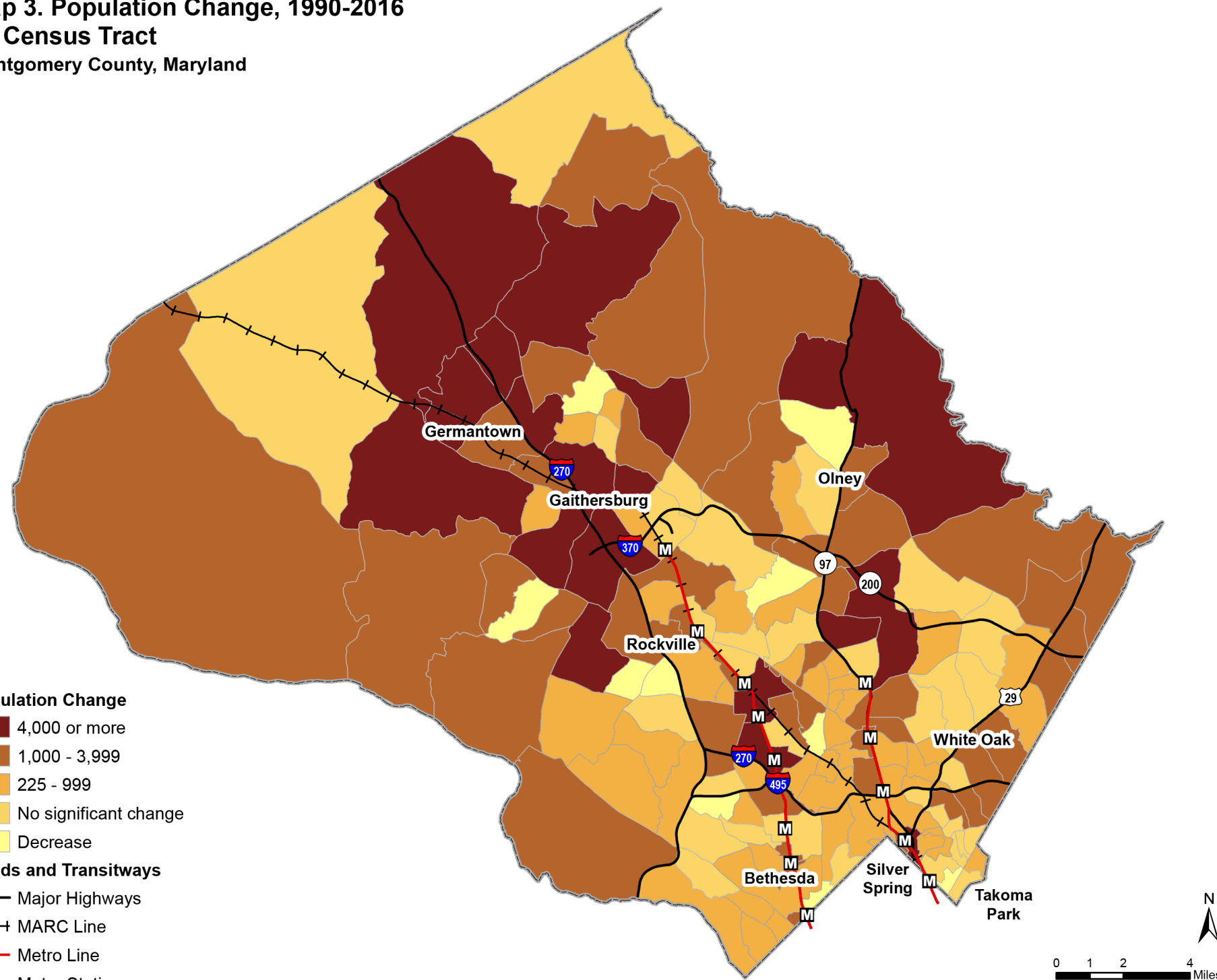
Largest county in Maryland

Decreasing gain and rate of growth since 1990

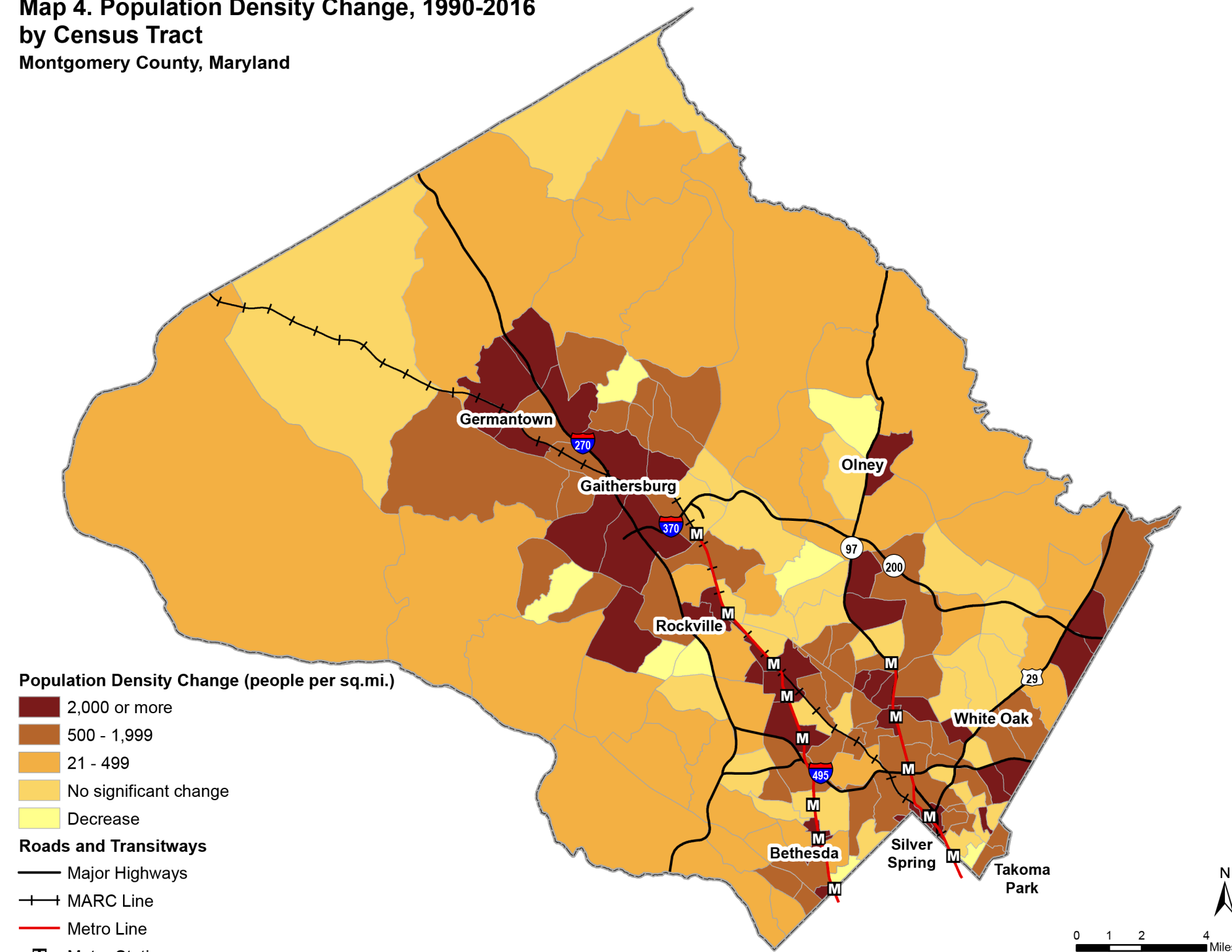


Most of the growth has occurred in outer lying areas and along transit corridors.

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

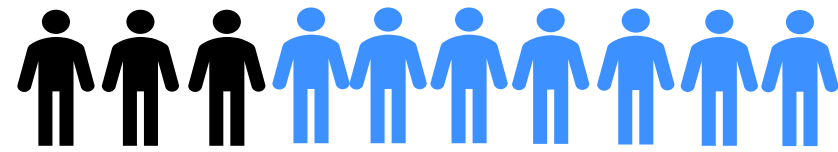


Immigration contributes to significant diversity.



Increasing foreign-born population

2016: 344,645



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



Up from 19% in 1990 to 33% in 2016



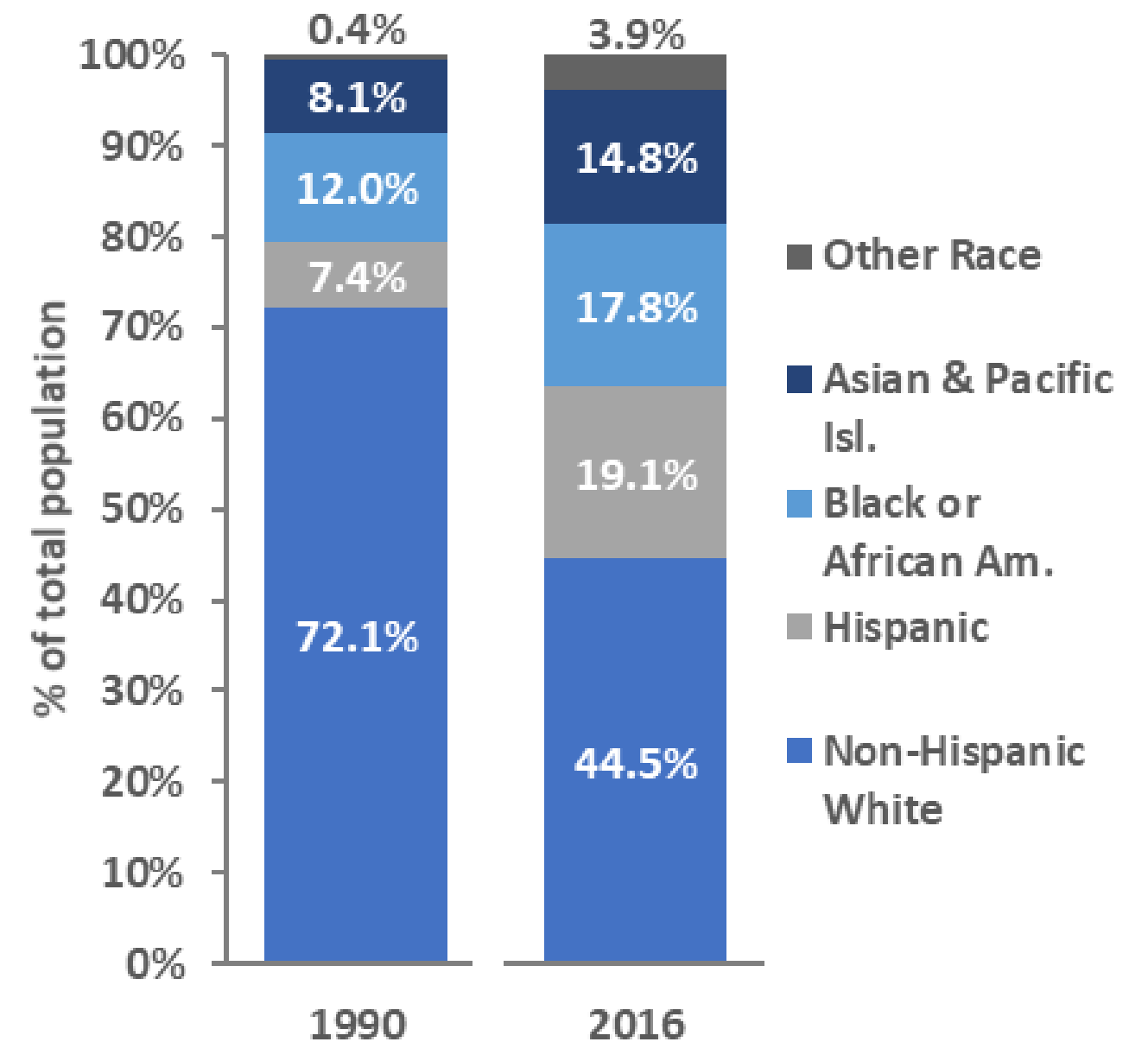
Majority from Latin America (37%) & Asia (37%)

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



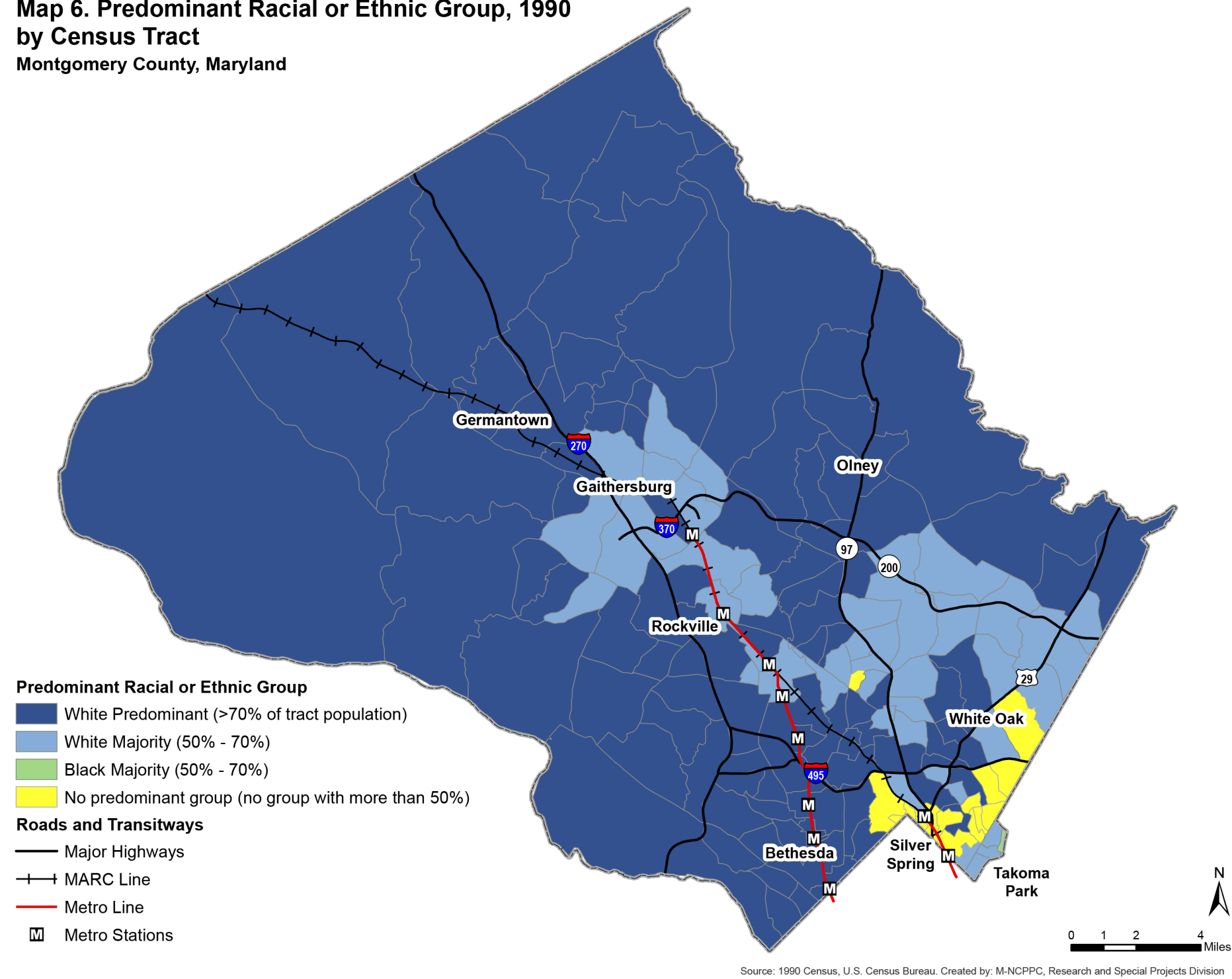
Greater racial & ethnic diversity

People of Color: 579,397 (56%)

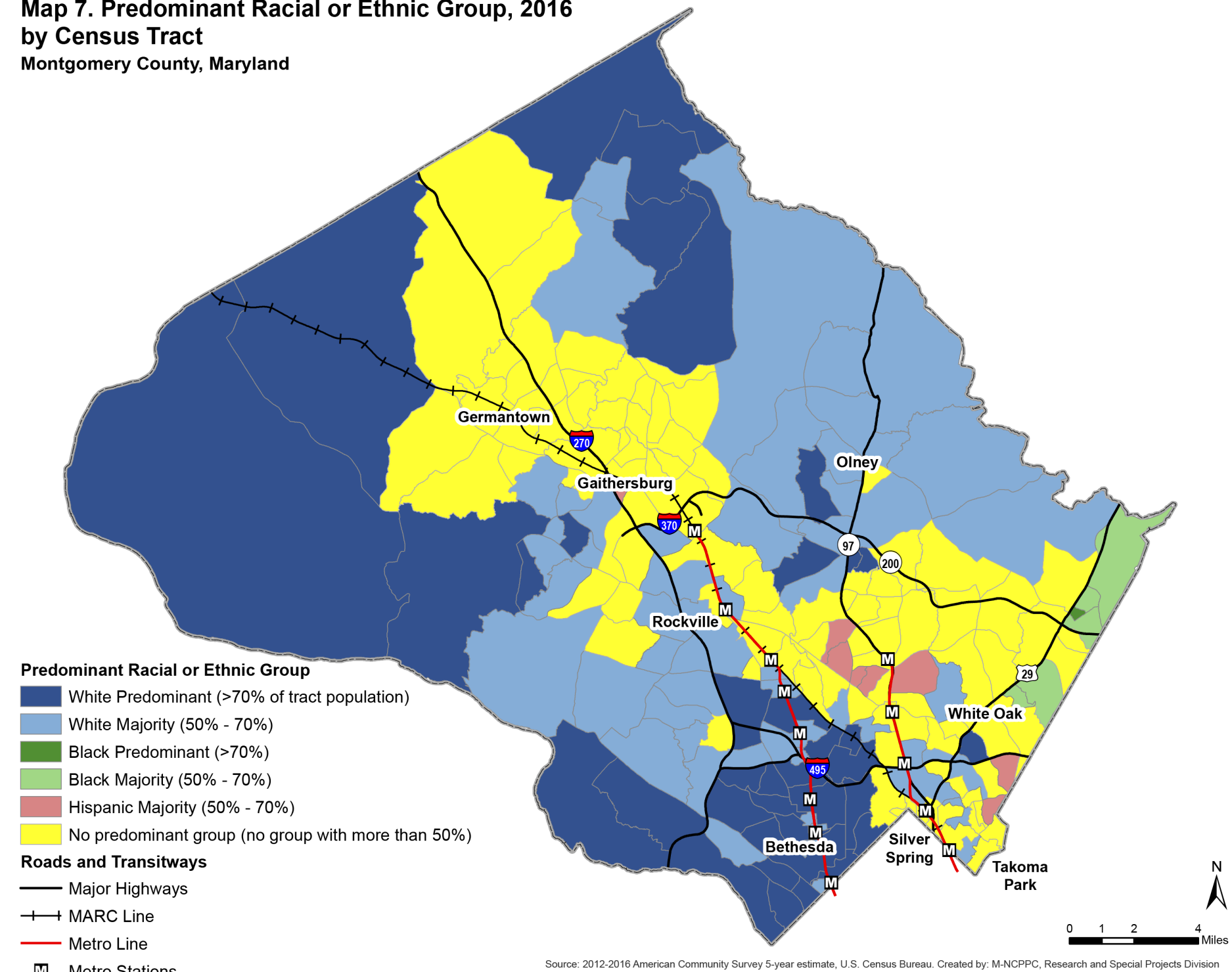


Racial and ethnic diversity is increasingly distributed across the county.

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

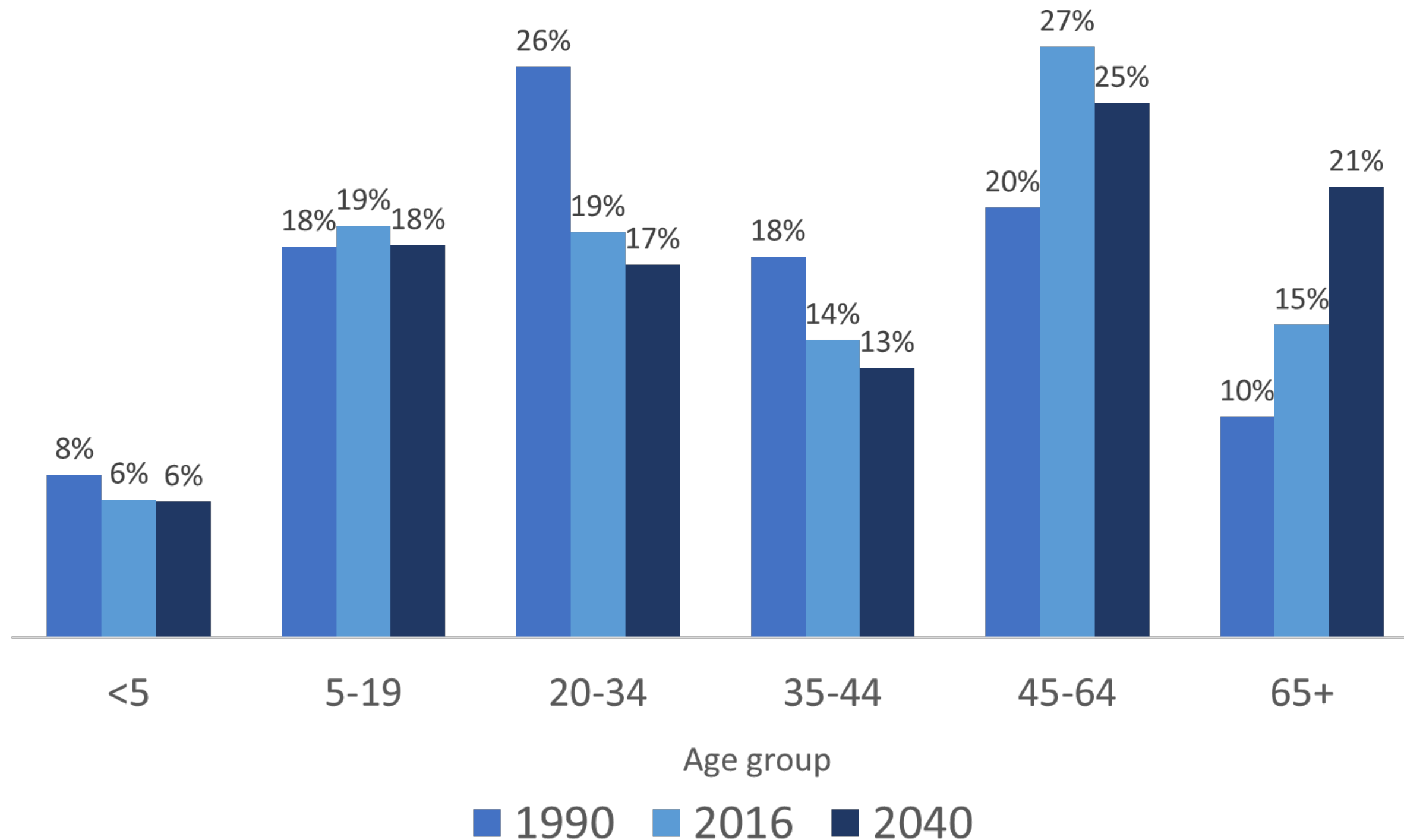


**Map 7. Predominant Racial or Ethnic Group, 2016
by Census Tract
Montgomery County, Maryland**



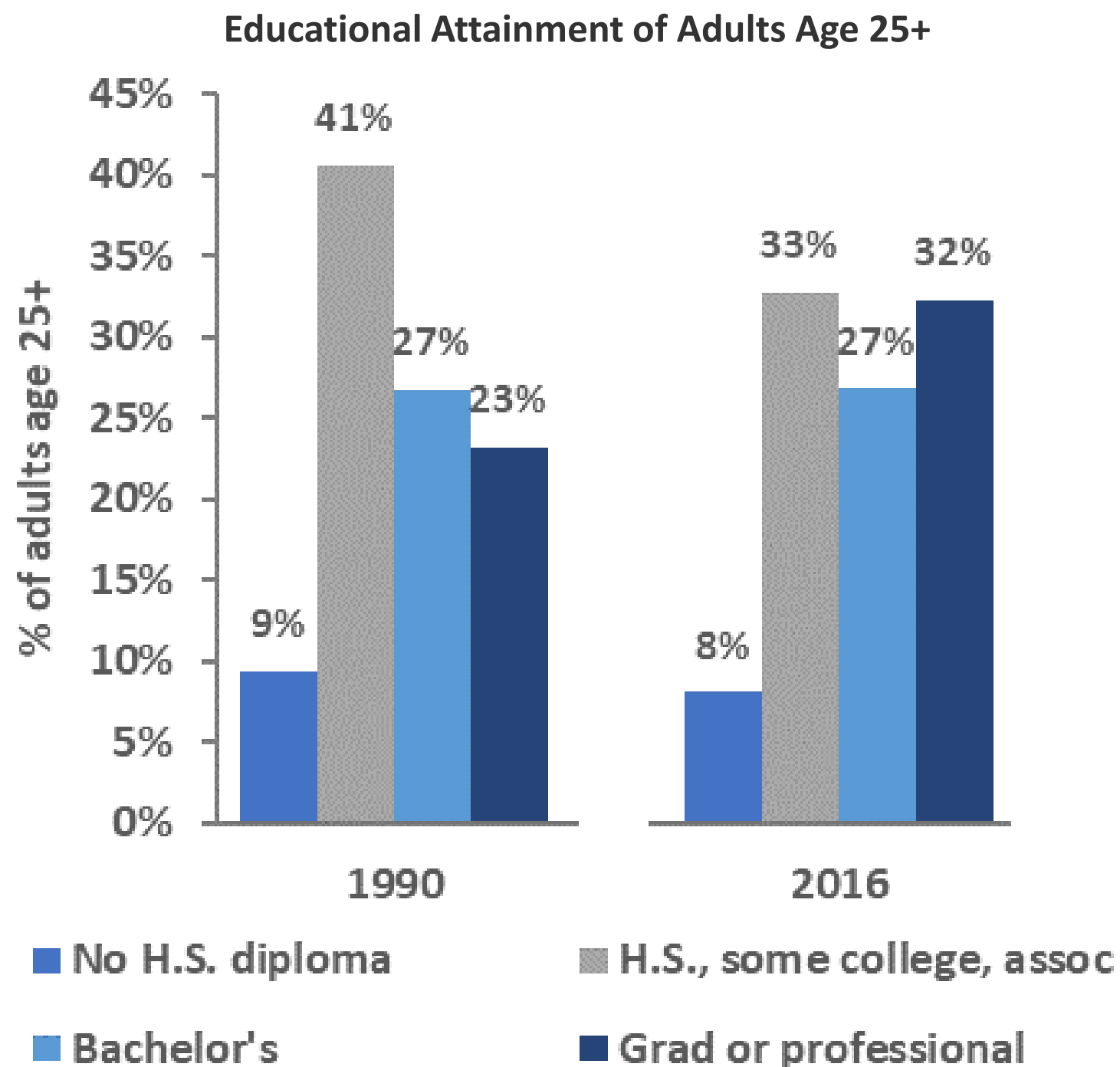
Driven by the baby boomers, the population is aging.

Percentage of Population by Age Group



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

Montgomery County remains highly educated.

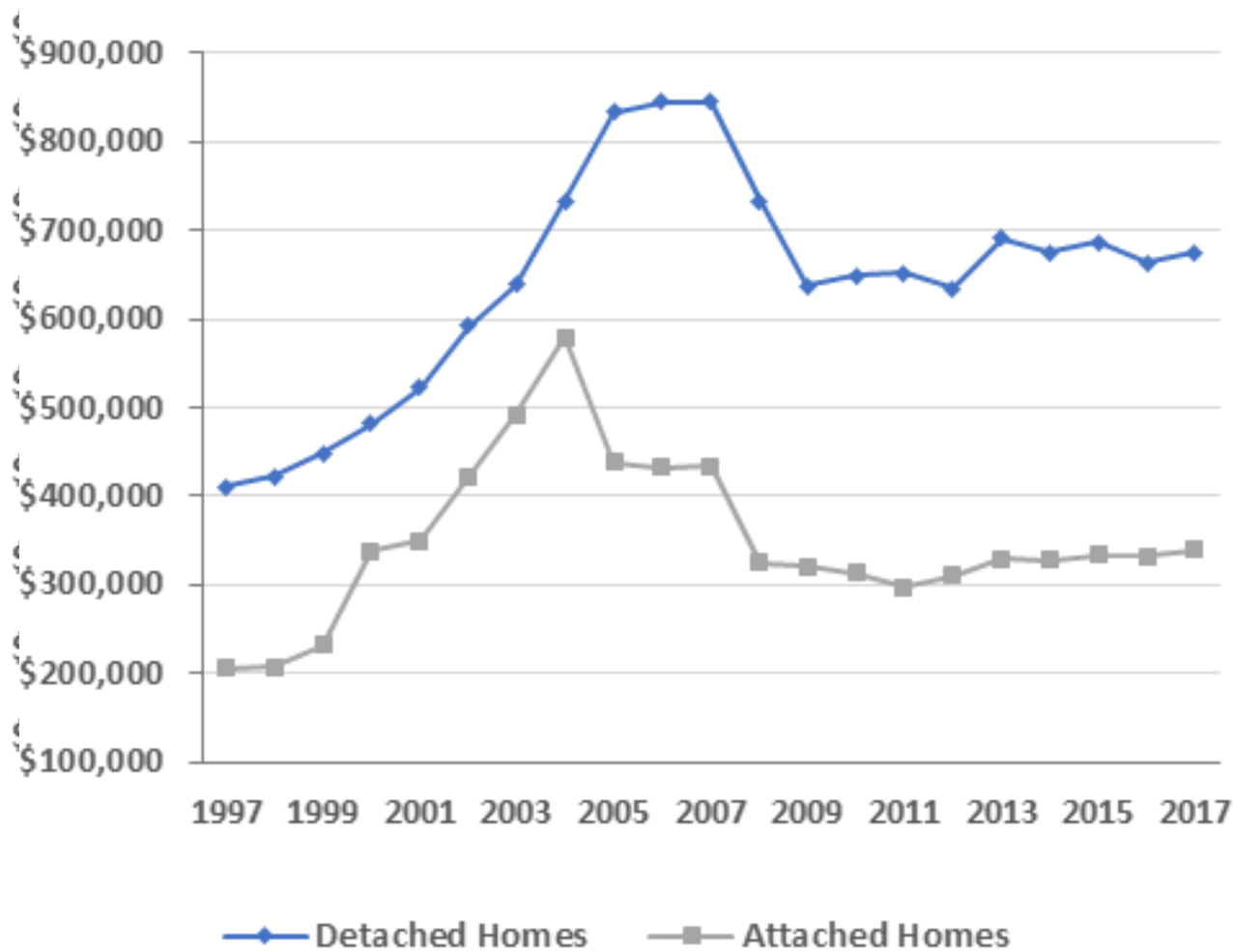


Highly educated adult residents:

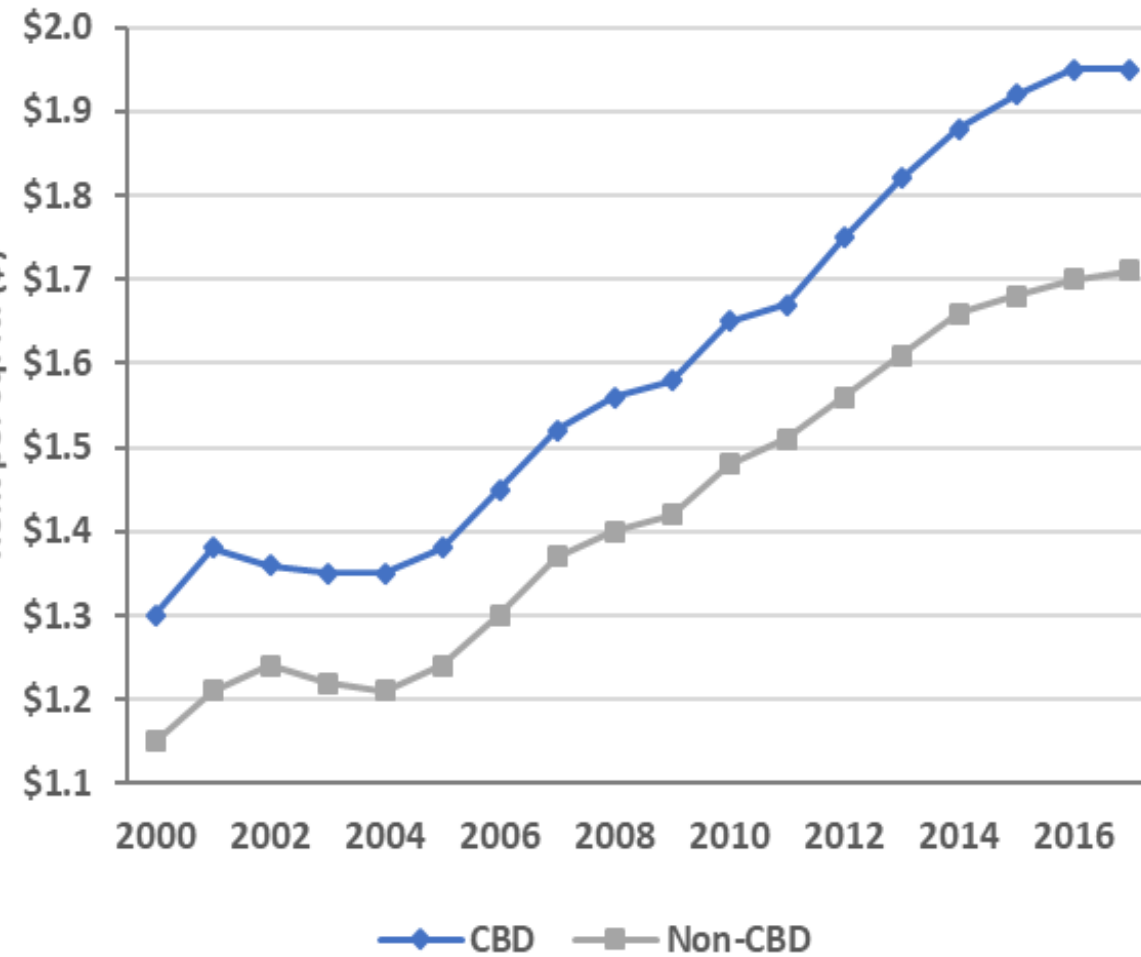
- 59% have BA degrees compared to 50% in region
- Concentration of advanced degrees 5th in US
- High levels of educational attainment correlated with management, business and science jobs and high median income households

Increases in housing prices have outpaced income growth.

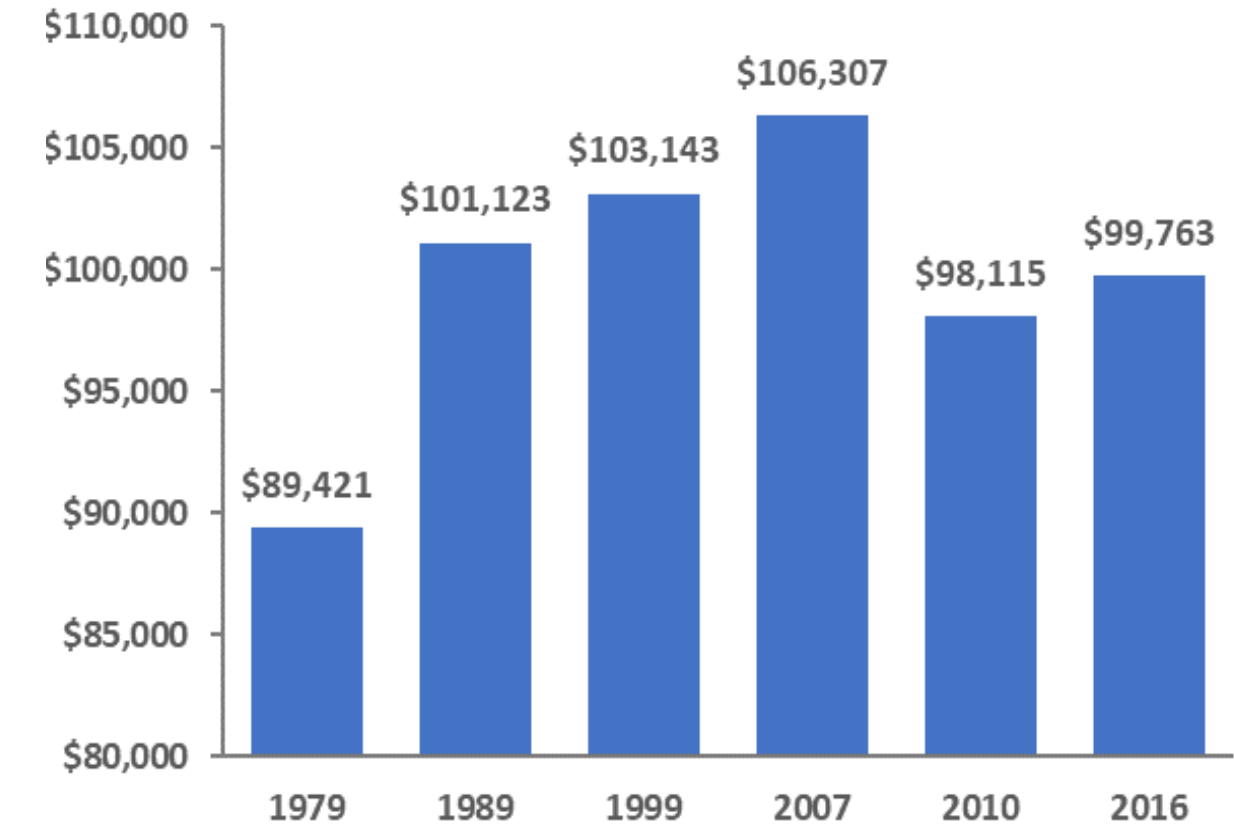
Average Sale Price



Average Rent PSF



Median Income



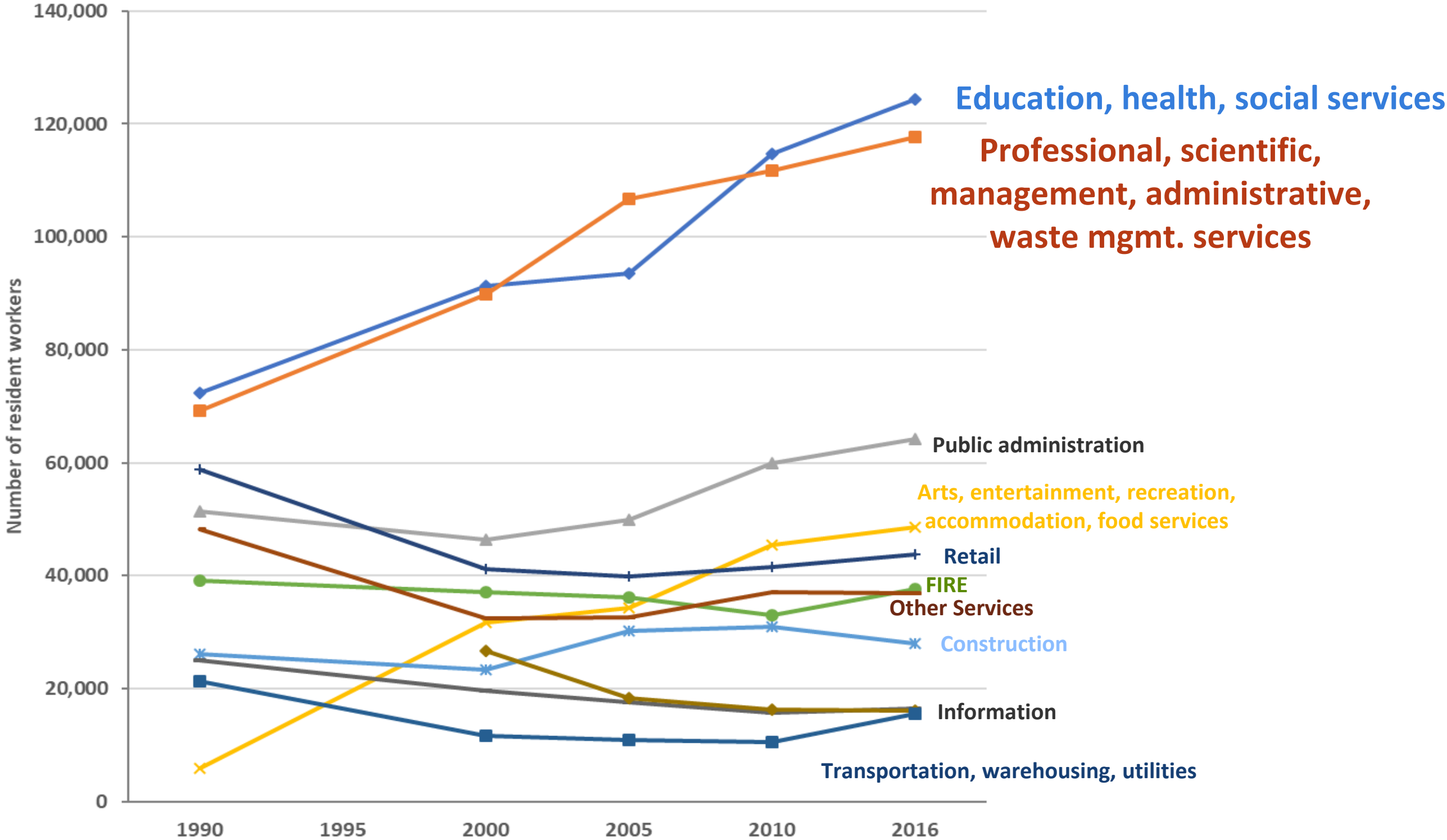
All dollar values adjusted for inflation

The top two industries employed 40% of residents in 2016, compared to 33% in 1990.

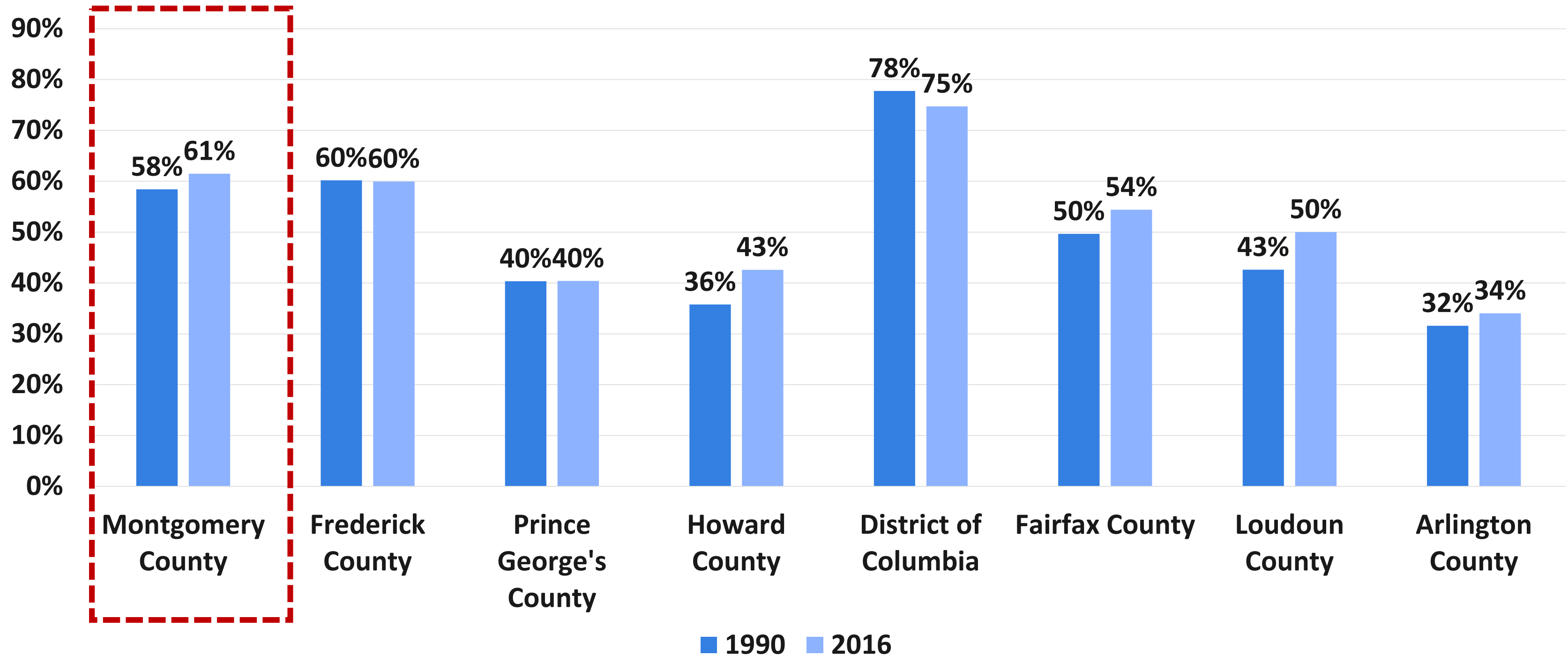
Resident employment, by industry

600,000 residents in the workforce

2nd largest workforce in the region



Most residents live and work in Montgomery County.

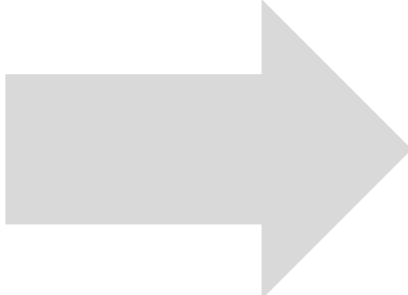


The number of QCEW jobs in the county increased by 21% since 1990 to 460,000 in 2016.

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

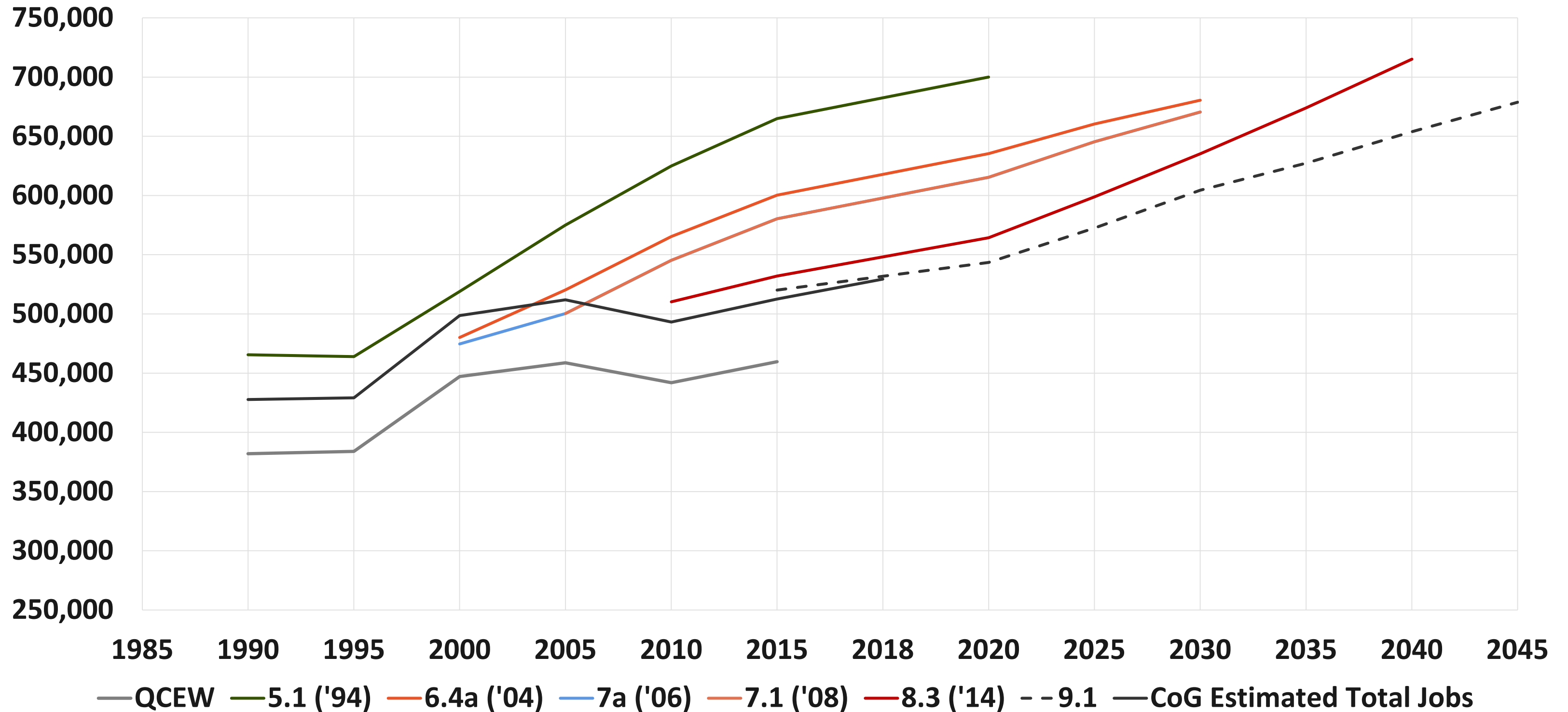
 Professional, scientific and technical services is the largest at 65,000

 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!

Gwen Wright, Planning Director

gwen.wright@montgomeryplanning.org

Casey Anderson, Planning Board Chair

Casey.Anderson@montgomeryplanning.org

Carrie McCarthy

Caroline.mccarthy@montgomeryplanning.org

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