

# HOUSING FACT SHEET

## INTRODUCTION

Montgomery County evolved from a post-war bedroom suburb of Washington, D.C., composed primarily of single-family detached houses, to a significantly more independent economy, with a wide mix of housing types between 1960 and 1990. The transition was under way when the General Plan was adopted in 1970, but at that early stage, many of its implications were not yet clear. The General Plan Refinement effort offers a timely opportunity to evaluate the Plan's housing goals and objectives in light of the changes in the community.

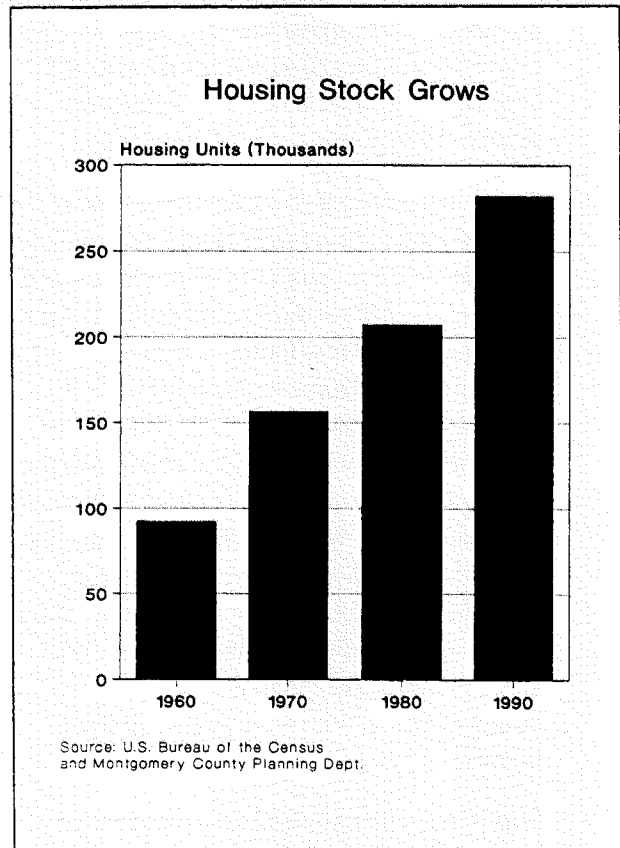
## I. HOW WE HAVE CHANGED

### A. Housing Stock

Montgomery County's housing stock has grown substantially in quantity and variety since the 1969 General Plan was adopted.

- *The number of housing units in the County grew by 83 percent between 1970 and 1990, from 161,400 to 295,700. The larger increase occurred in the 1980s when the number of housing units increased by 37 percent, or 79,500 units. The rate of growth in the 1970s was 34 percent, or 54,840 units.*
- *The average annual increase in the housing stock has varied tremendously in recent decades, dependent on factors such as mortgage rates, jobs, the business cycle, and changes in government policies. U.S. Census data indicates that the 1970s were a period of moderate growth. An average of about 5,500 housing units were added to the housing stock per year. This relatively slow growth was due to the sewer moratorium, national recession, record inflation, and other factors. The 1980s experienced more rapid growth, averaging 8,000 units per year, as a result of the end of the sewer moratorium and the development boom in the latter part of the decade which was fueled in part*

by strong housing demand from the baby boomers. The 1960's also exhibited strong but less dramatic growth in the housing supply, of 6,400 units per year.



The largest annual increase in the housing supply occurred in 1966 when 10,445 units were constructed. This high number was almost matched in 1986 with the addition of 10,364 new units to the housing stock. The smallest annual increases occurred in 1975 and 1976 when only 2,281 and 2,042 units were added.

- *Montgomery County's 83 percent growth rate between 1970 and 1990 exceeded the region's rate of 56 percent. During this period, the County's growth rate was less than that of Fairfax County, where the housing stock increased by more than 127 percent from 140,800 units to 320,300 units, but more than Prince George's County, where the housing supply increased by only 35 percent from 200,200*