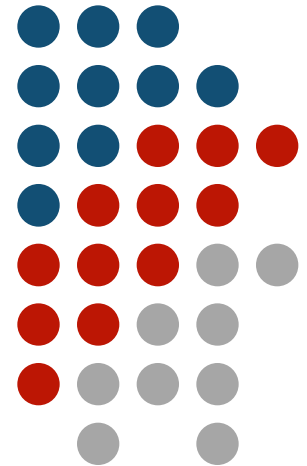


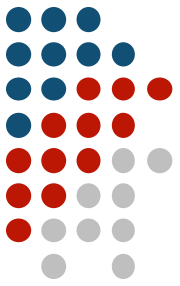
# *A Conversation About the Housing Needs of Montgomery County's Current and Future Residents*

Lisa Sturtevant, PhD

Vice President for Research, National Housing Conference

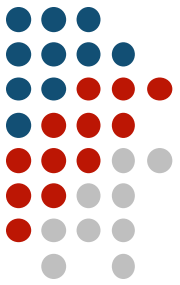
Executive Director, Center for Housing Policy





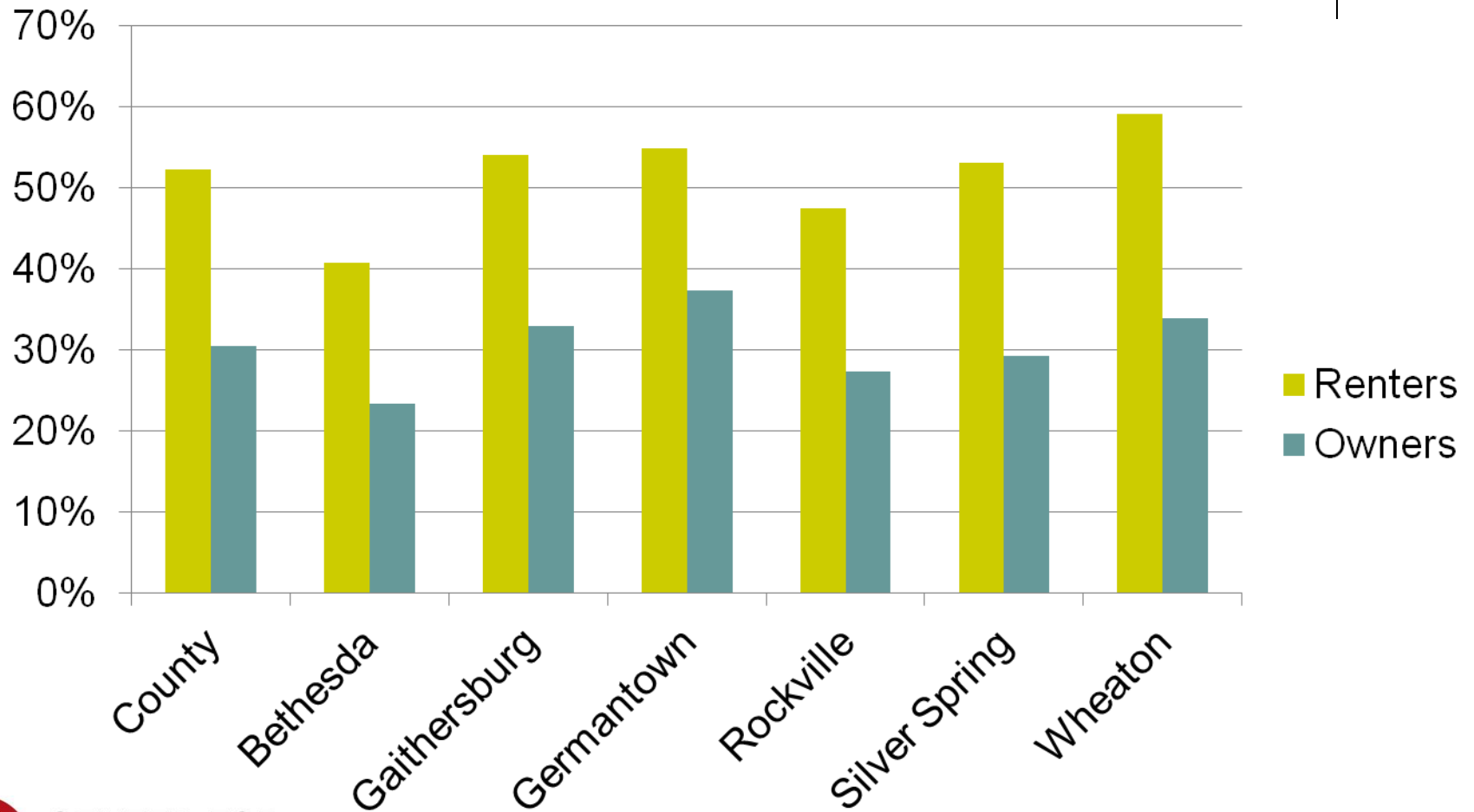
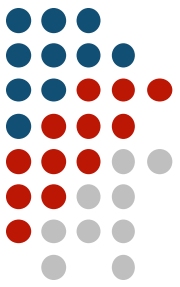
# The Conversation

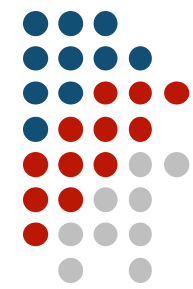
- Selected current housing conditions
- Future housing needs
- The intersection of housing & transportation



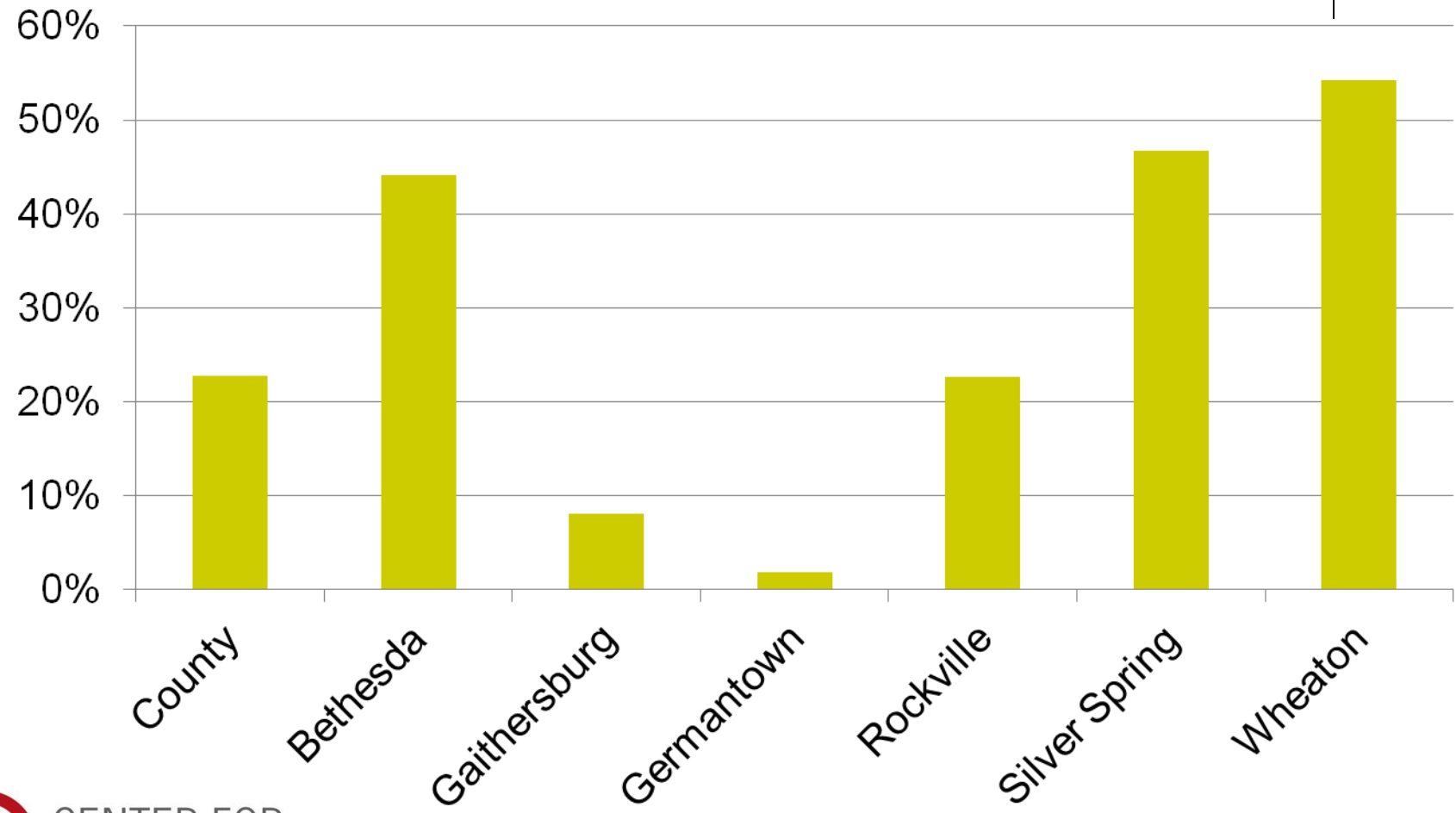
# Selected Current Housing Conditions

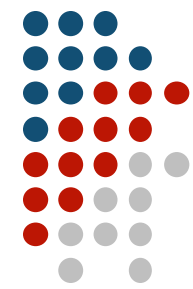
# Households Paying 30%+ of Income on Housing Costs



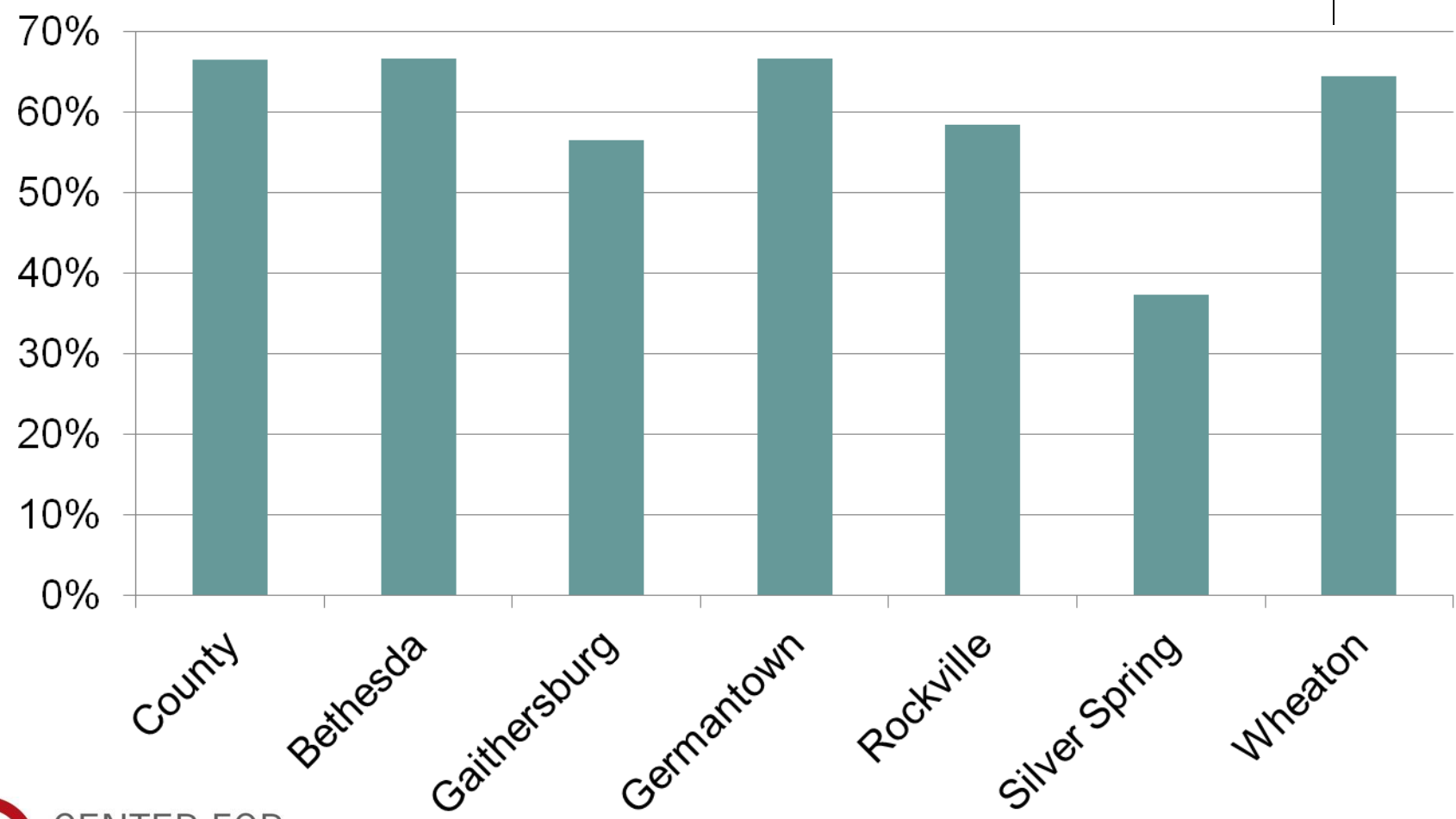


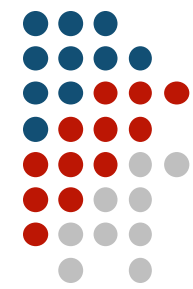
# Housing Built Before 1960



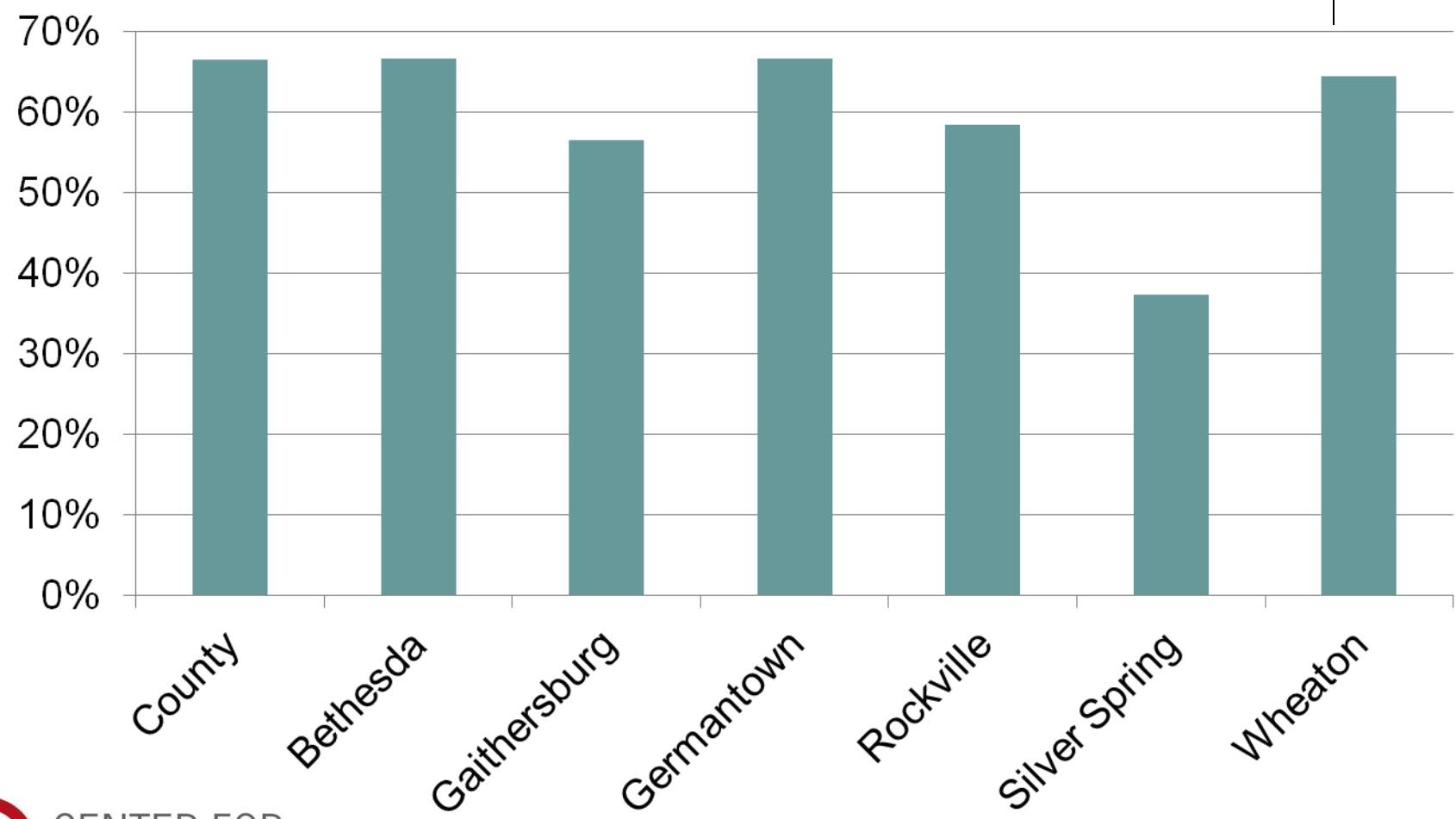


# Homeownership Rate

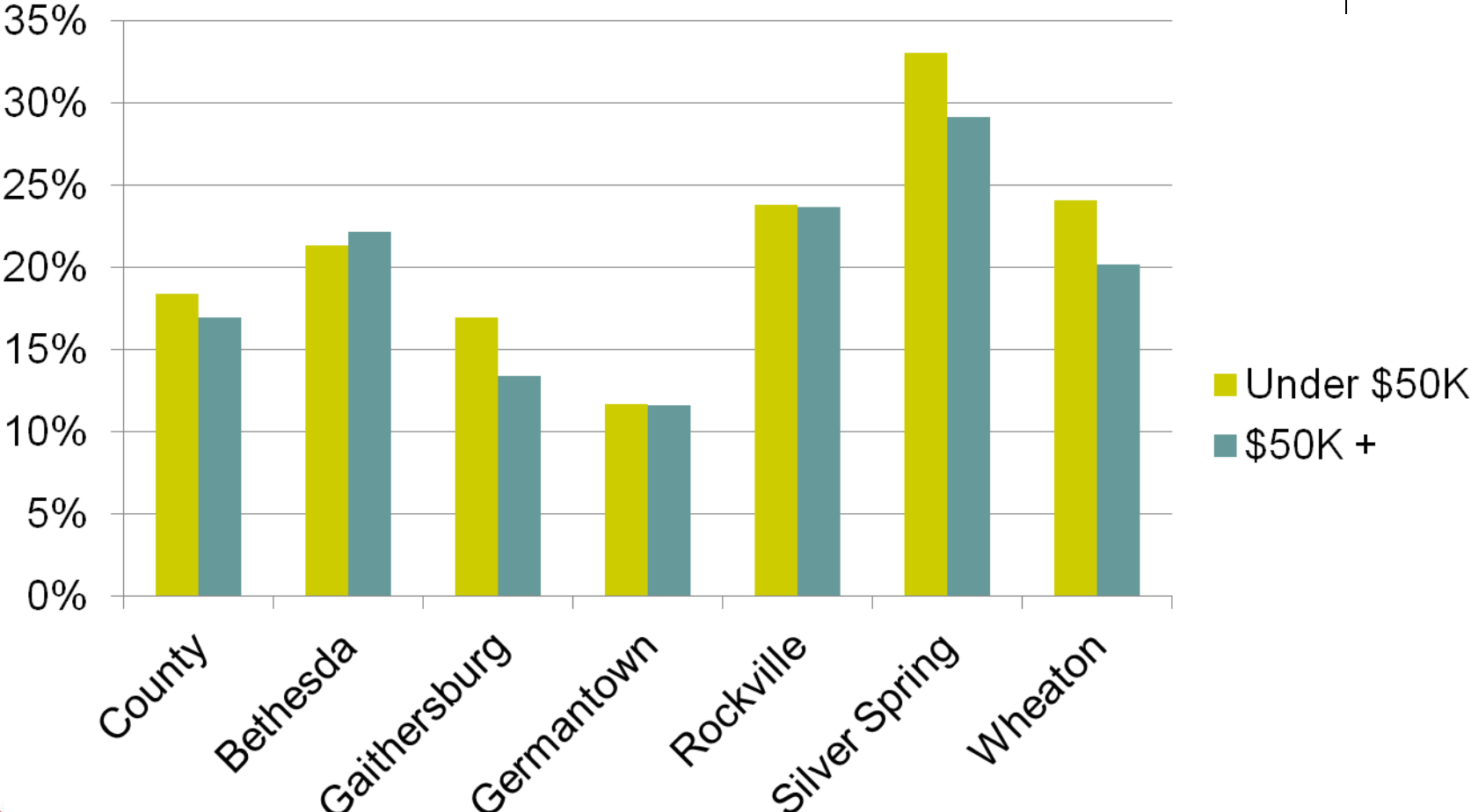
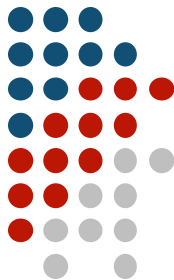




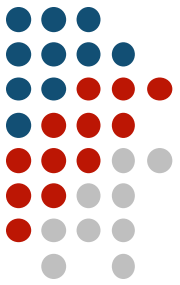
# Homeownership Rate



# Workers that Take Transit or Walk by Household Income

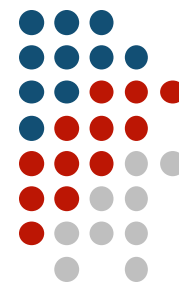






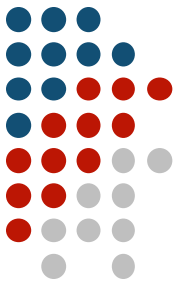
# Future Housing Needs

# Job Growth Will Drive Housing Demand



	Net New Jobs 2012-2032	% Change
D.C.	148,500	19.8%
Sub. MD	254,800	26.4%
<b>Montgomery Co.</b>	<b>129,619</b>	<b>27.1%</b>
No. VA	448,700	32.5%
DC Region*	857,300	27.6%

# Housing Demand – All Workers Live in the Jurisdiction in Which They Work

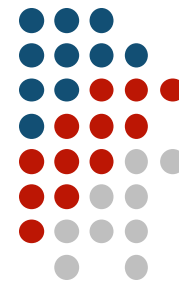


	Net New Housing Units Needed 2012-2032
D.C.	105,200
Sub. MD	160,800
<b>Montgomery Co.</b>	<b>83,829</b>
No. VA	279,000
DC Region*	548,300

\*Includes Jefferson, WV

Note: Assumes all workers housed in the jurisdiction in which they work  
Numbers may not add up due to rounding

# Housing Needs Depend on Characteristics and Incomes of Workers



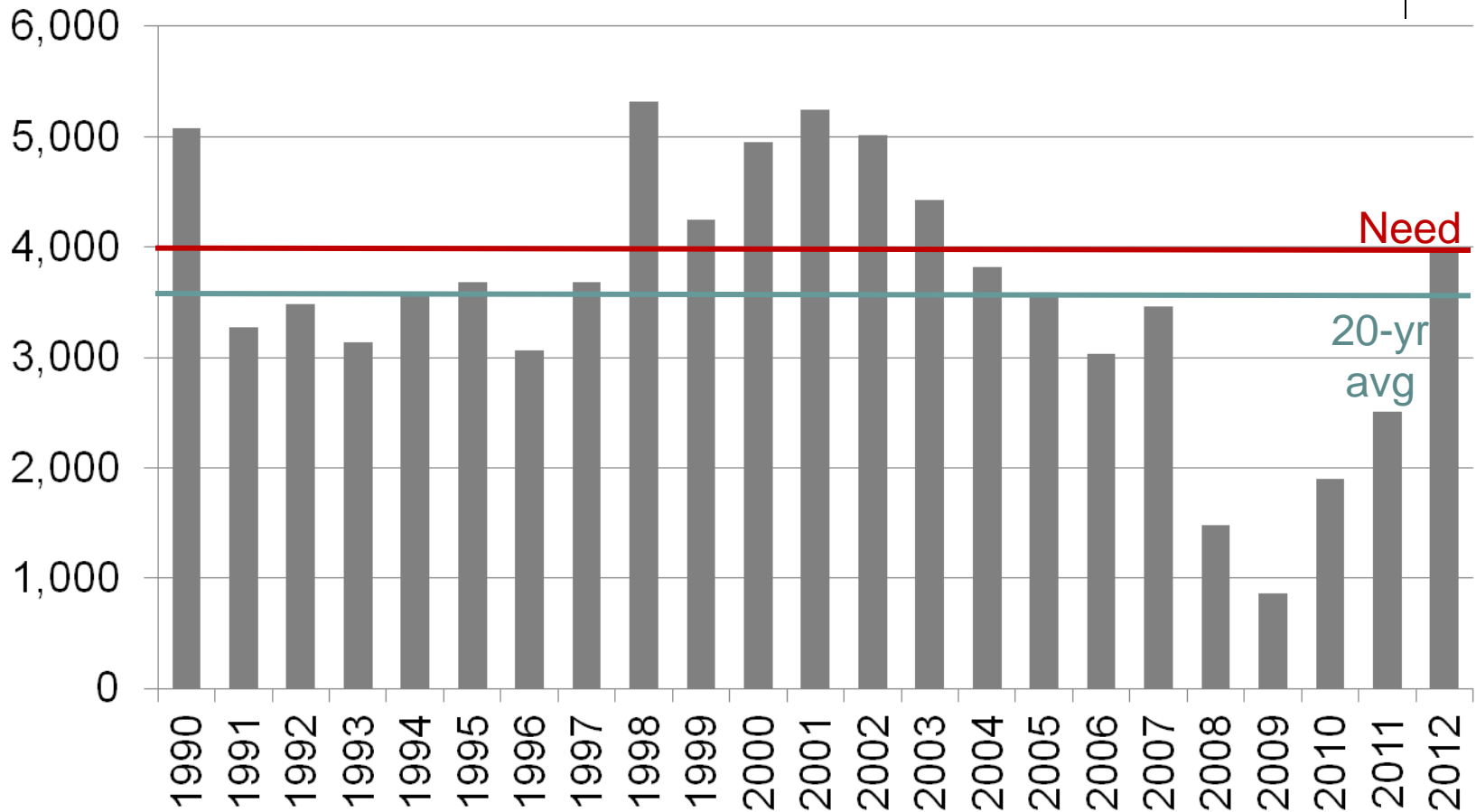
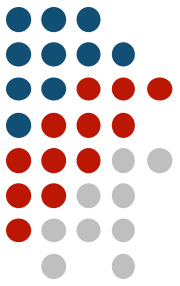
	Total Units	Single-Family	Multi-Family
D.C.	105,200	38,000	67,200
Sub. MD	160,800	106,600	54,200
<b>Montgomery Co.</b>	<b>83,800</b>	<b>51,300</b>	<b>32,500</b>
No. VA	279,000	197,600	81,400
DC Region*	548,300	344,600	203,700

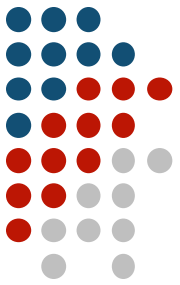
\*Includes Jefferson, WV

Note: Assumes all workers housed in the jurisdiction in which they work  
Numbers may not add up due to rounding

Source: 2009-2011 ACS, IHS Global Insight, MWCOG, BLS, GMU Center for Regional Analysis.

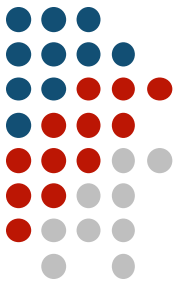
# Building Permit Activity – Historic Rate Insufficient to Meet Future Needs



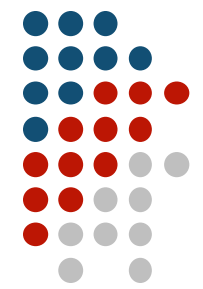


# Intersection of Housing & Transportation

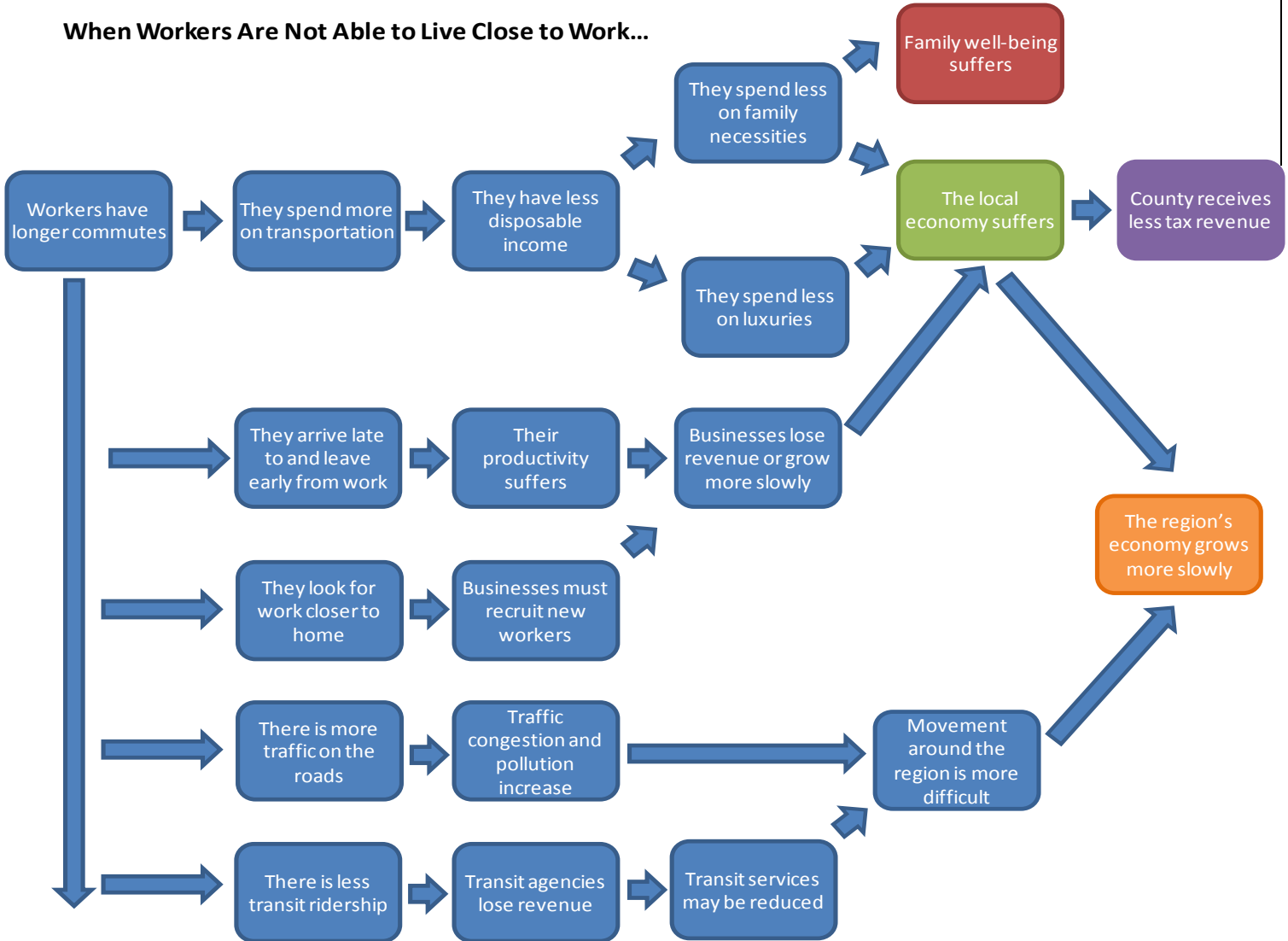
# Planning for (Affordable) Housing Near Transportation



- Benefits to
  - Workers and Families
  - Local Businesses
  - Local Communities



### When Workers Are Not Able to Live Close to Work...





# Location Affordability Portal Version 1

## Understanding the Combined Cost of Housing and Transportation

 Search

[HOME](#) [ABOUT](#) [MY TRANSPORTATION COST CALCULATOR](#) [LOCATION AFFORDABILITY INDEX](#) [VIGNETTES](#) [RESOURCES](#) [HELP](#)

Housing and transportation costs combine to take up almost half of the average household's budget. While housing expenditures are usually easy to determine, transportation costs are much less transparent. The Location Affordability Portal seeks to bridge that information gap in order to help consumers, researchers, and policymakers better understand the impact of transportation costs on affordability.

SHARE

### Households and Real Estate Professionals



My [Transportation Cost Calculator](#) generates transportation cost estimates based on user-entered information, providing households, real estate professionals, and housing counselors customized, apples-to-apples comparisons of housing and transportation costs in different communities.

[Go to My Transportation Cost Calculator](#)

### Planners, Policymakers & Developers



Developers, planners and policymakers can use the [Location Affordability Index](#) to make data-driven decisions about local and regional planning and investment. They can also use maps and data tools to help communicate with the public about different development scenarios.

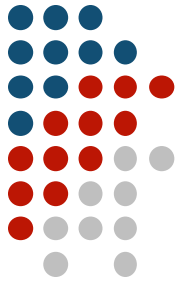
[Go to the Location Affordability Index](#)

### Researchers

Researchers can readily access housing and transportation cost estimate data at the Census block-group level for all 942 MSAs covered by the Index.

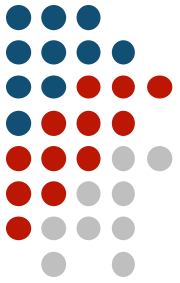
[Go to Data.HUD.Gov](#)

## How much does housing and transportation cost your family?

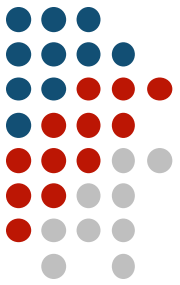


# Resources

[www.nhc.org/publications](http://www.nhc.org/publications)



[http://www.housingpolicy.org/toolbox/sustainable\\_development.html](http://www.housingpolicy.org/toolbox/sustainable_development.html)



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