

# Examination of Neighborhood Change Using Indicators

## A Beginning Look at Neighborhood Change in Montgomery County, Maryland



# Acknowledgements

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- Dr. Bernadette Hanlon – Author of “The Decline of Older, Inner Suburbs: A New Reality in the U.S.
- Accepted as a session at the 2008 Maryland-Delaware APA Regional Conference.

# Neighborhood Change in Suburban Communities

- From 1960 to 1990, among 554 established U.S. suburbs located in the 24 of the County's highest populated metropolitan areas, 405 of the suburbs declined in median family income;
- 20 percent of the suburbs declined in relative income at a faster rate than the metropolitan area's central cities during the same time period;
- From 1980 to 1990, approximately 33 percent of the suburbs declined in relative income at a faster rate than the metropolitan area's central cities – signaling that the rate of decline quickened during later decades.



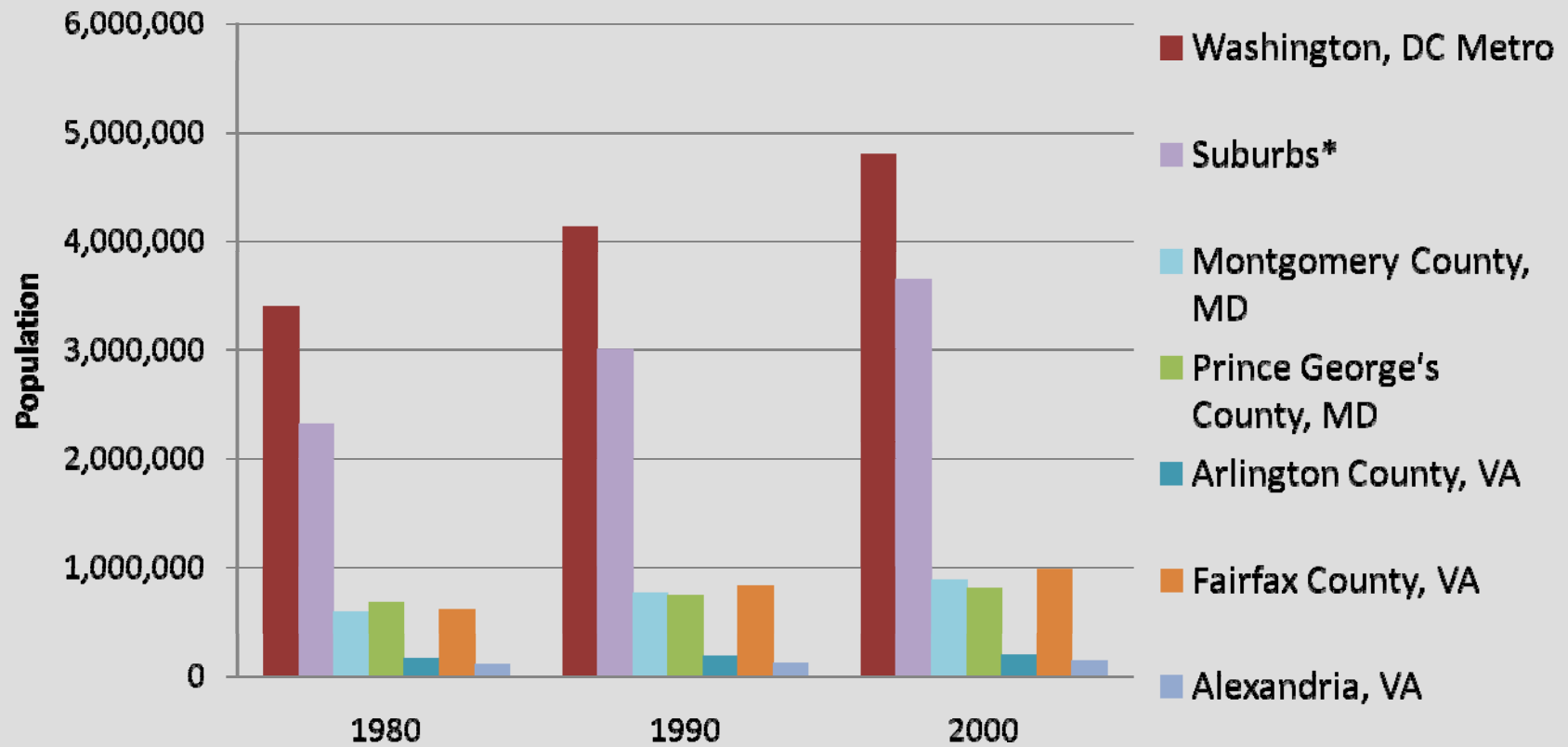
# Method

- Regional Study Areas
- County Planning Areas
- Indicator Selection
- Analysis

# Indicators

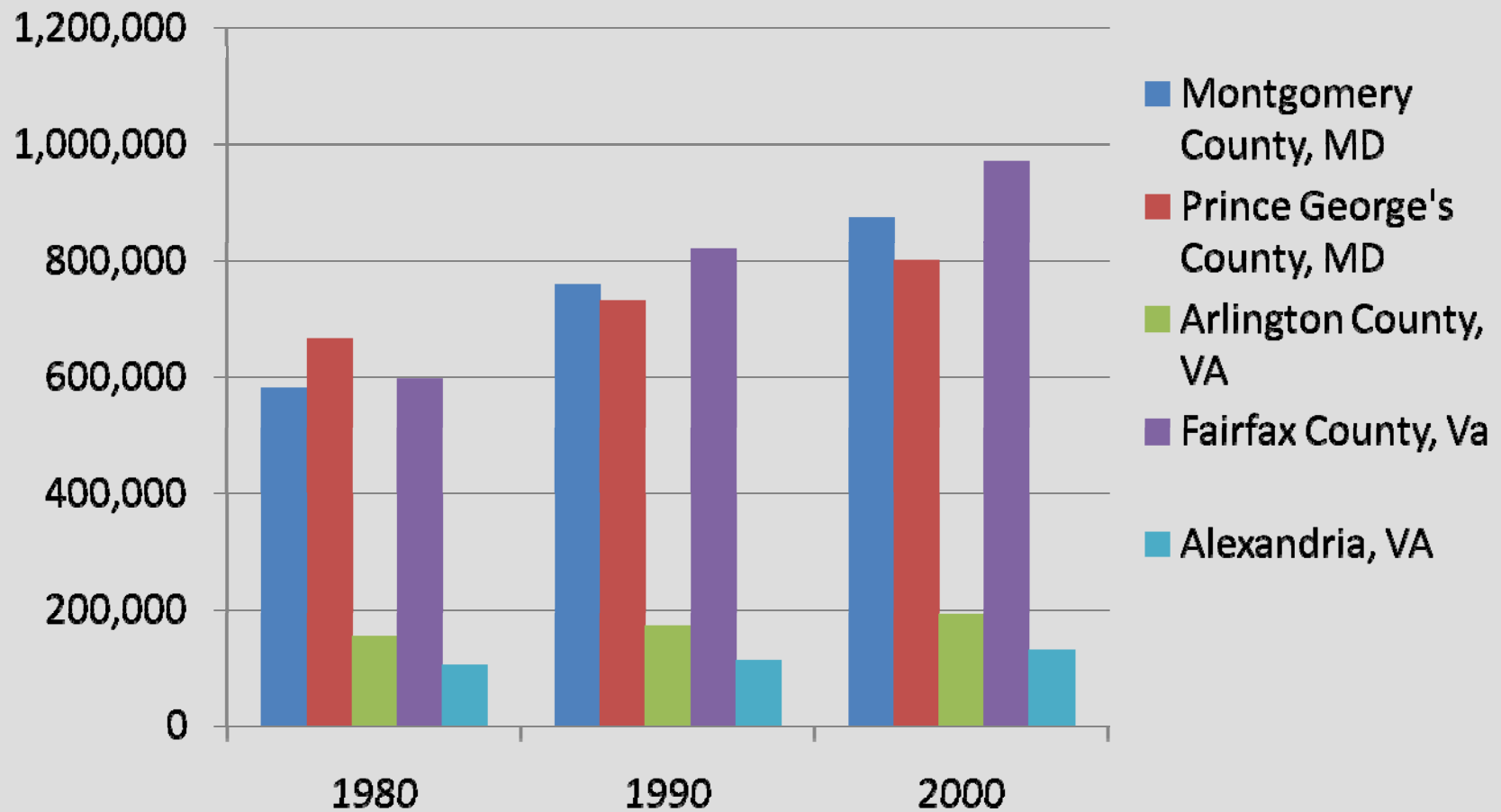
- Regional Level
  - Population Change
  - Income Change
  - Increase/Decrease in Poverty
  - Home Values
  - Housing Stock Age
- County Level
  - County Household Population
  - County Household Income
  - Average Monthly Housing Costs for Homeowners and Renters
  - Percent of Rental Households (Housing Stock)

# Population Change in the Metropolitan Region

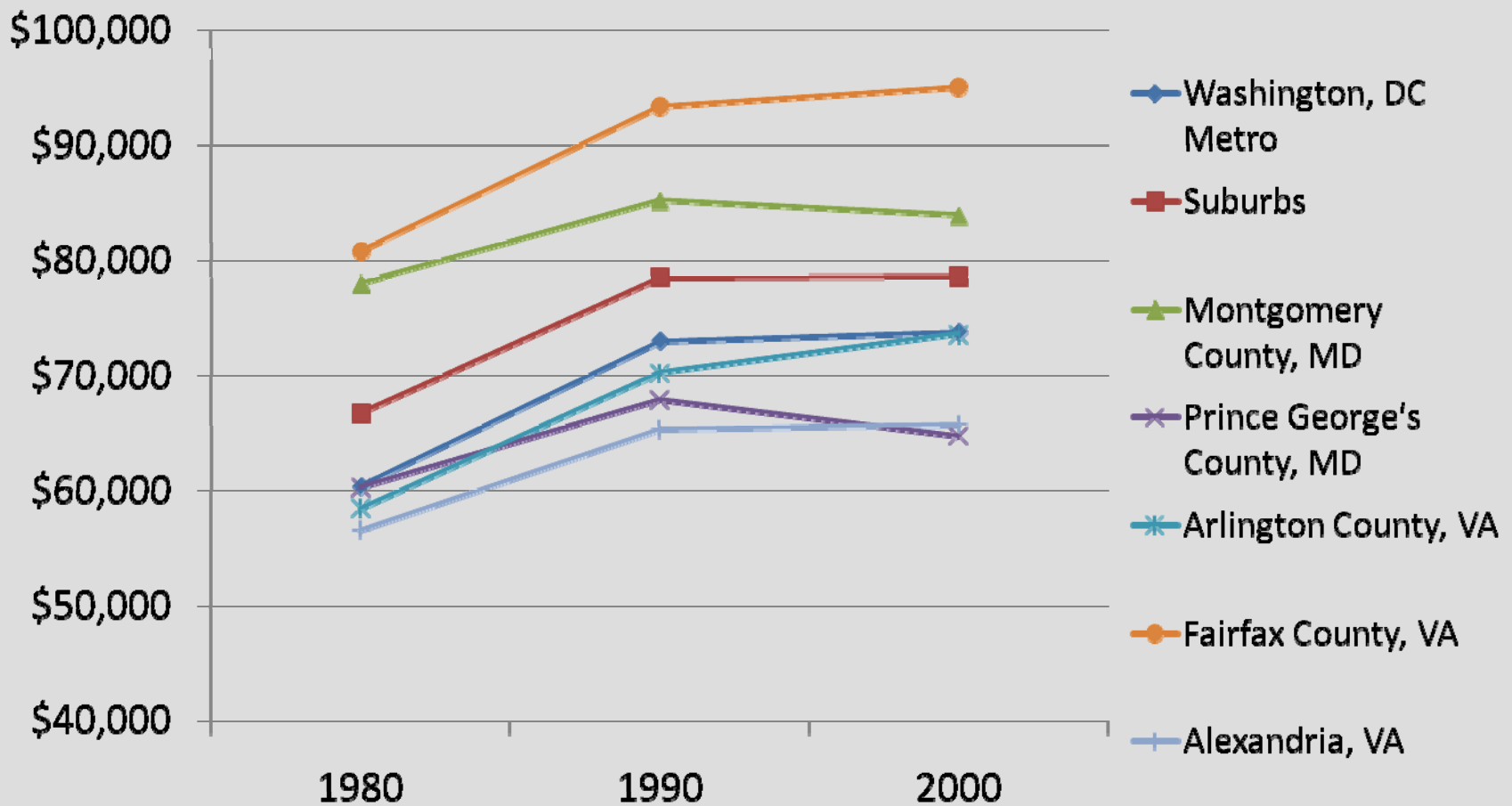


*Finding: Population has increased for each study jurisdiction in the region.*

# Population Change in the Metropolitan Region

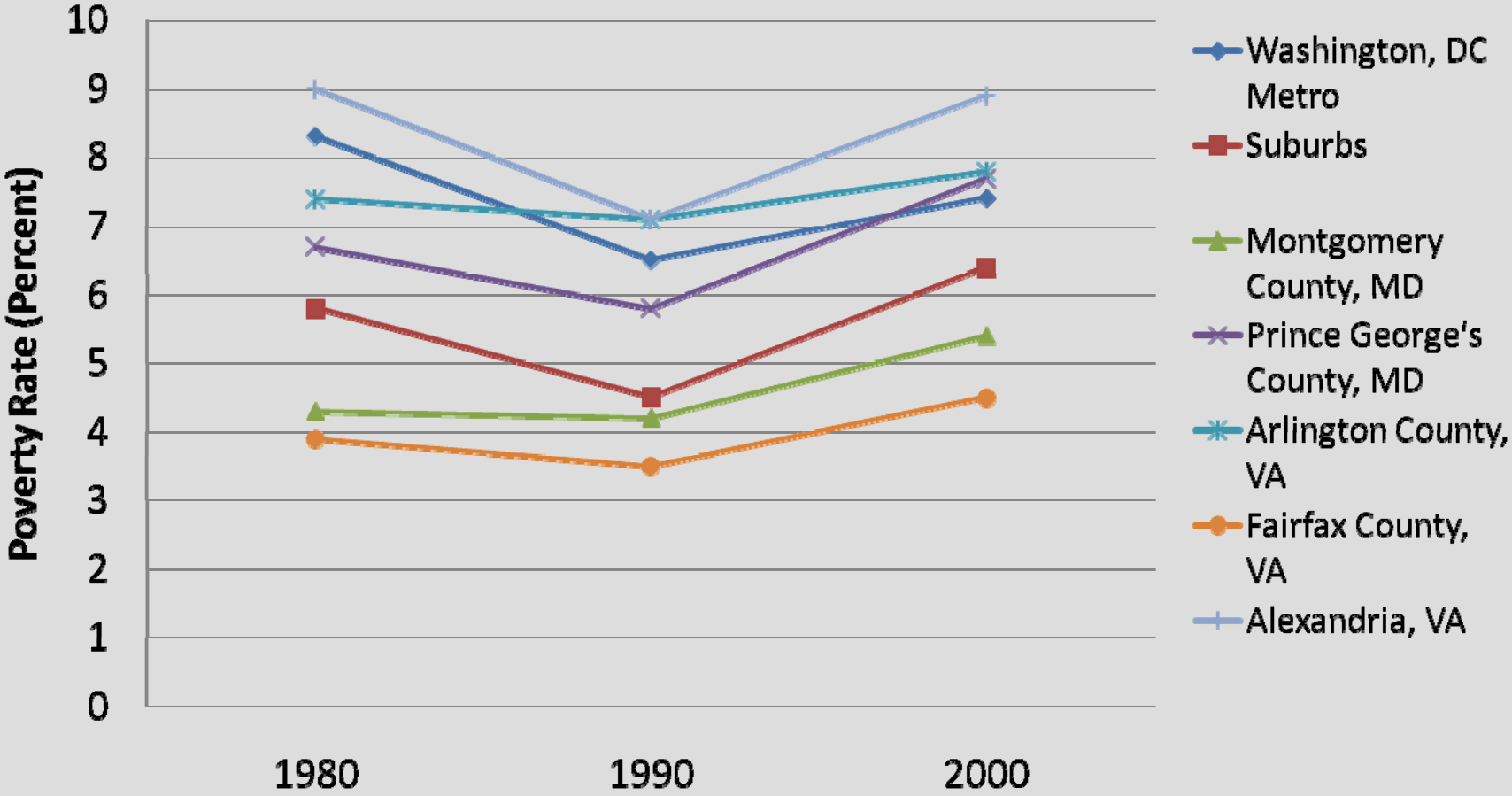


# Median Household Income – Region (2005 Dollars)



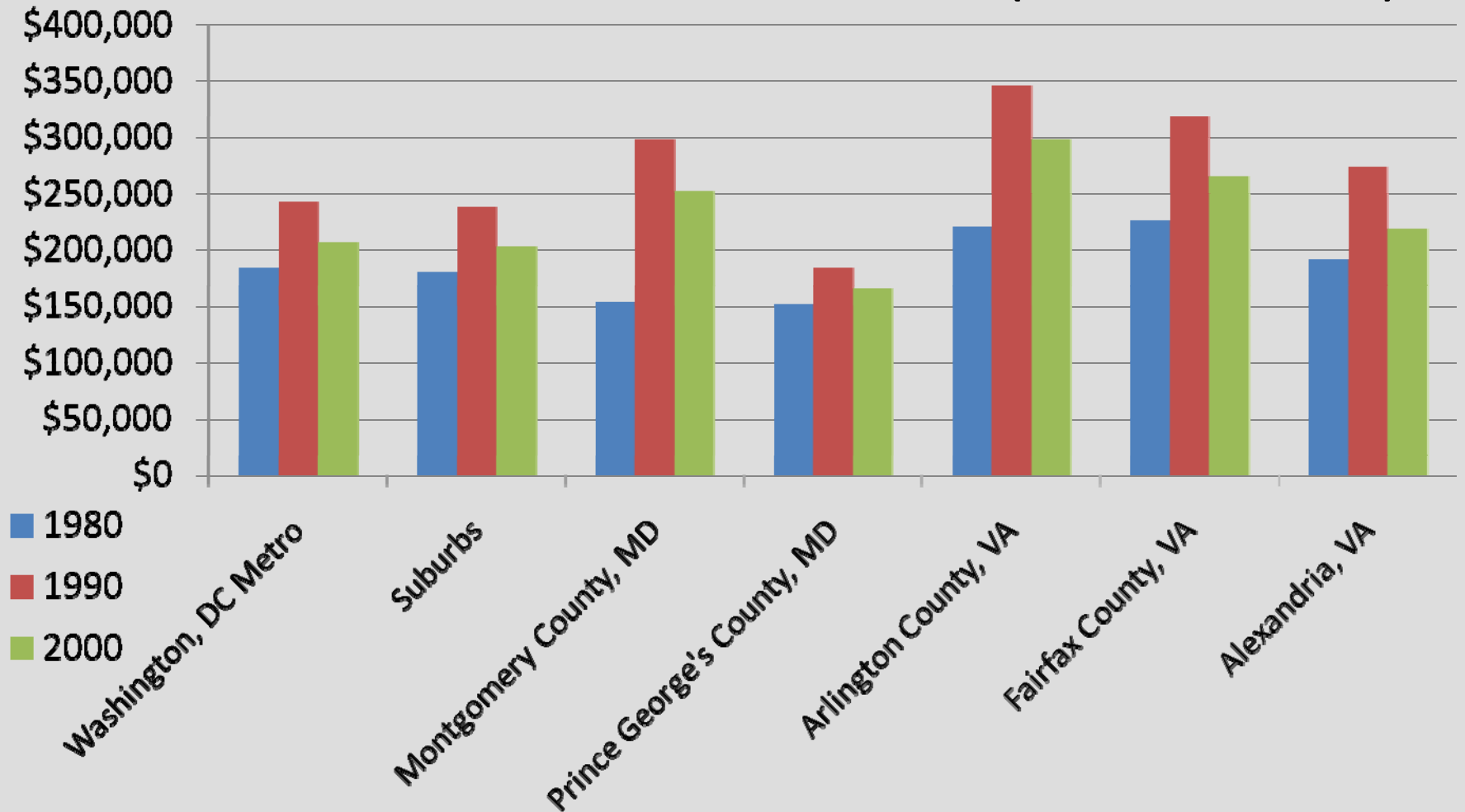
*Finding: Median household incomes (in constant dollars) have increased in the region.*

# Regional Poverty Rates



*Finding: Poverty rates in Washington's suburban communities, including Montgomery County, trended upwards from 1980 and 2000.*

# Median Home Values (2005 Dollars)



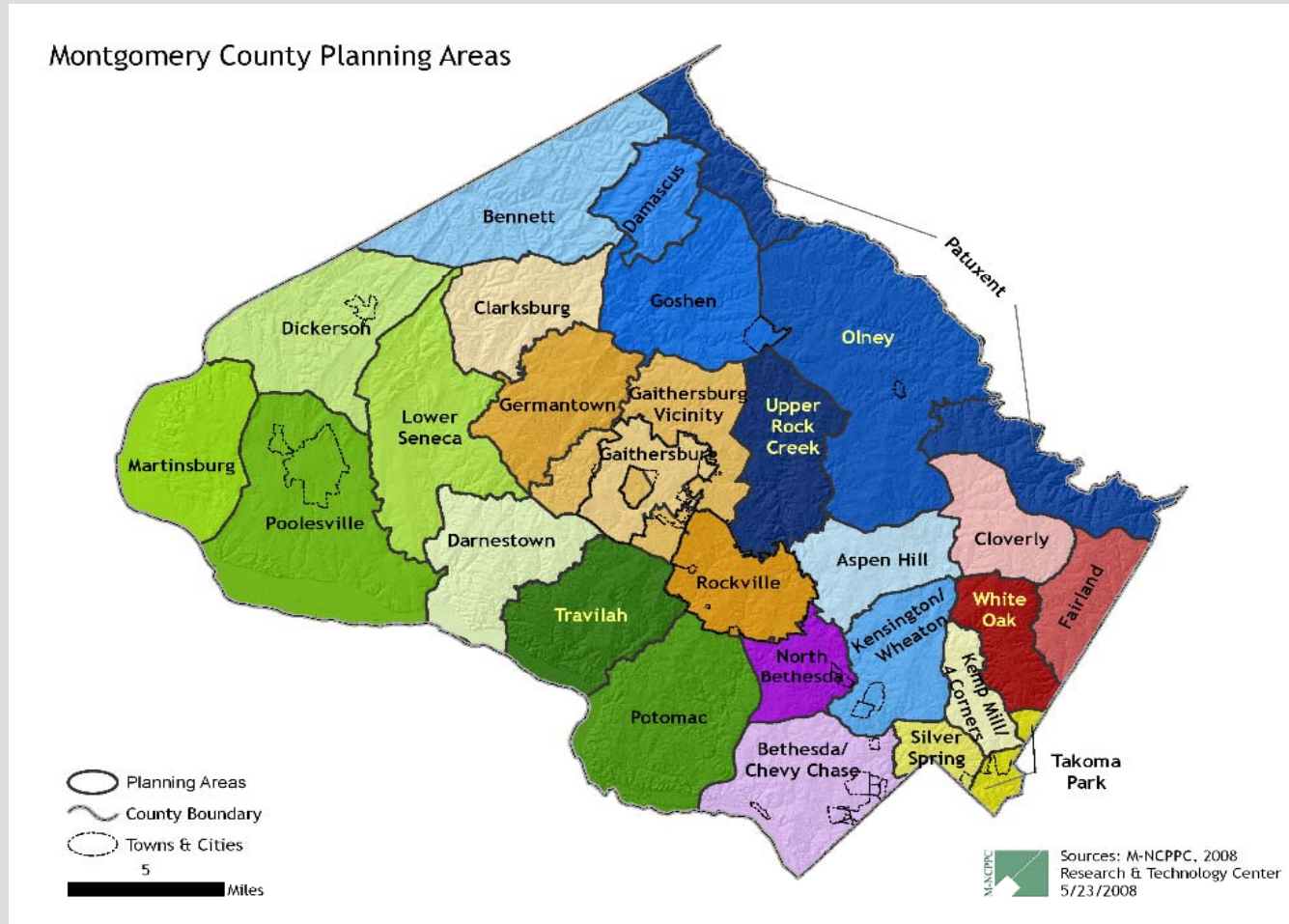
*Finding: From 1980 to 2000, median housing values increased by approximately 12 percent in the Washington, DC metropolitan area and its suburbs.*

# Regional Housing Stock

	Montgomery County, MD	Prince George's County, MD	Arlington County, VA	Fairfax County, VA	Alexandria, VA
Year Built					
<b>1999 -2000</b>	5.6	7.4	3.6	7.4	6.6
<b>1995-1998</b>	7.2	10.4	4.4	8.8	3.3
<b>1990-1994</b>	24.7	16.1	10.3	27.2	8.7
<b>1980-1989</b>	16.5	16.1	6.4	22.7	18.3
<b>1970-1979</b>	16.5	22.1	9.1	15.9	10.8
<b>1960-1969</b>	22.0	21.4	47.8	14.7	30.9
<b>1940-1959</b>	5.5	4.7	17.7	1.2	17.2
<b>1939 and earlier</b>	2.0	1.9	0.7	2.1	4.2

*Finding: A significant amount of the region's housing stock has been built before 1970.*

# Montgomery County Planning Areas



# Selected Housing Related Items – Census 2005 Survey

SELECTED HOUSING RELATED ITEMS 2005 CENSUS UPDATE SURVEY					
PLANNING AREA*	HOUSEHOLD POPULATION	MEDIAN INCOME	AVERAGE MONTHLY HOUSING COSTS		% RENTERS
			OWNERS	RENTERS	
Aspen Hill	62,865	\$59,925	\$1,276	\$967	25.4%
Bethesda/Chevy Chase	92,600	\$119,390	\$2,139	\$1,606	26.2%
Clarksburg & Vicinity	6,500	\$109,730	\$2,153	**	5.2%
Cloverly/Norwood	19,815	\$107,650	\$1,812	\$955	5.3%
Colesville/White Oak	35,215	\$72,625	\$1,494	\$1,093	37.9%
Damascus & Vicinity	33,120	\$105,120	\$1,791	\$1,121	6.2%
Darnestown	13,760	\$140,245	\$2,244	\$1,834	3.3%
Fairland	41,470	\$66,020	\$1,445	\$1,044	34.7%
Gaithersburg & Vicinity	130,500	\$71,605	\$1,417	\$1,112	28.6%
Germantown	79,580	\$76,655	\$1,507	\$1,034	20.4%
Kemp Mill/Four Corners	35,605	\$76,285	\$1,342	\$914	24.5%
Kensington/Wheaton	78,065	\$73,115	\$1,380	\$1,145	20.7%
North Bethesda/Garrett Park	41,845	\$87,230	\$1,684	\$1,472	36.7%
Olney & Vicinity	38,615	\$109,210	\$1,850	**	3.8%
Poolesville & Vicinity	9,220	\$93,430	\$1,585	\$1,032	6.1%
Potomac/Cabin John	48,430	\$156,245	\$2,509	\$1,294	6.0%
Rockville	53,710	\$82,640	\$1,572	\$1,123	27.7%
Silver Spring	35,860	\$62,440	\$1,536	\$1,163	60.6%
Takoma Park	29,665	\$48,675	\$1,501	\$800	55.4%
Travilah	30,335	\$142,420	\$2,599	\$1,177	11.6%
Upper Rock Creek	14,225	\$110,395	\$2,080	\$1,290	9.5%
<b>County</b>	<b>931,000</b>	<b>\$83,880</b>	<b>\$1,687</b>	<b>\$1,167</b>	<b>25.70%</b>

\*

MODIFIED PLANNING AREAS

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INSUFFICIENT DATA FOR CALCULATION

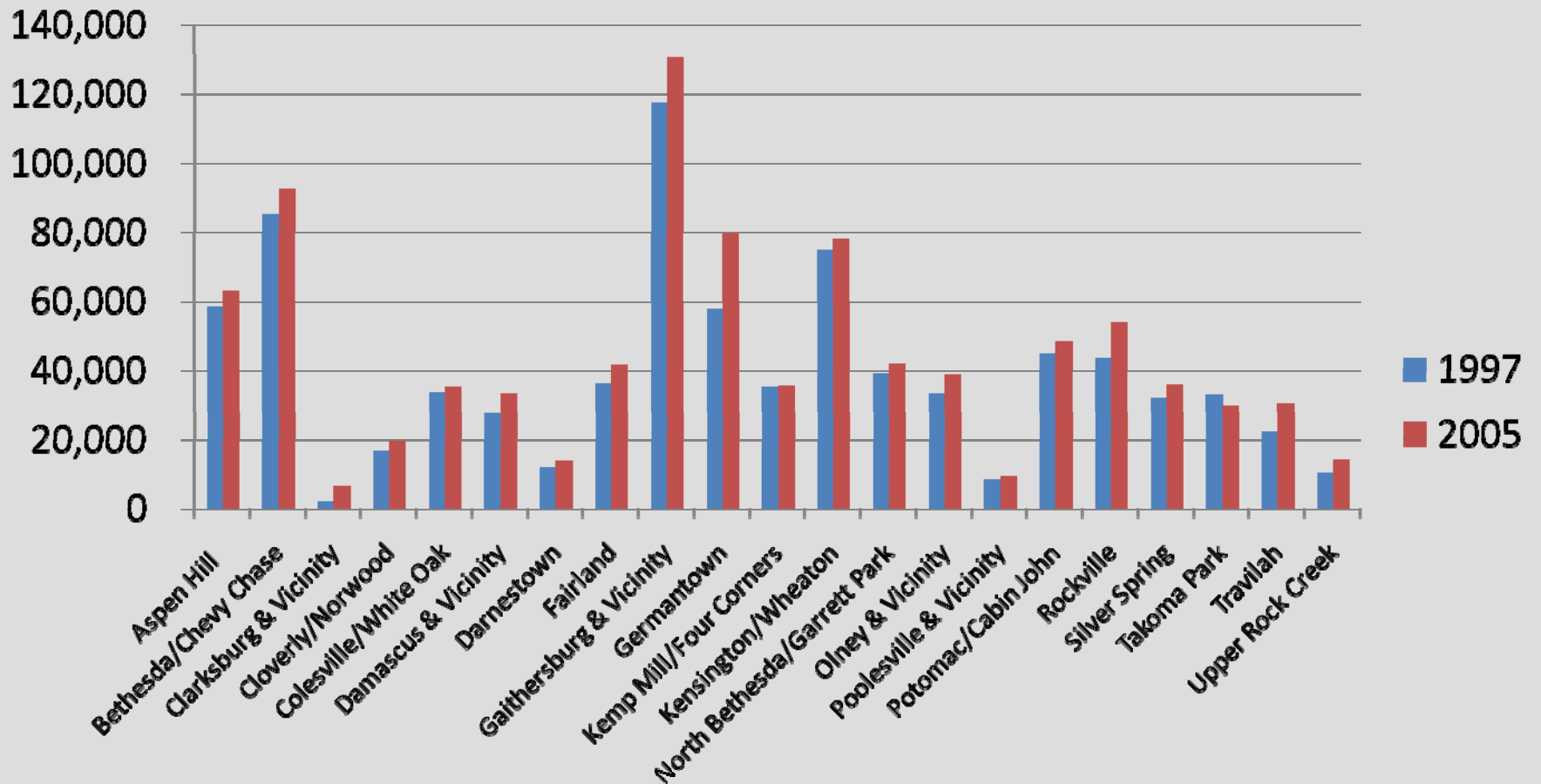
Source: CUS, 2005

# Selected Housing Related Items – Percent Change, 1997 to 2005

1997 and 2005 % Change				
	Household Population	Household Income**	Average Monthly Housing Costs	
			Owners	Renters
Aspen Hill	7.8%	-11.0%	11.6%	12.9%
Bethesda/Chevy Chase	8.9%	0.8%	8.8%	26.2%
Clarksburg & Vicinity	215.5%	26.4%	21.8%	*
Cloverly/Norwood	18.0%	17.0%	7.9%	-8.6%
Colesville/White Oak	4.8%	-3.3%	11.0%	18.2%
Damascus & Vicinity	19.0%	10.5%	10.8%	1.1%
Darnestown	14.4%	2.4%	2.5%	14.3%
Fairland	15.1%	-10.1%	6.5%	8.2%
Gaithersburg & Vicinity	11.2%	-4.4%	4.7%	17.5%
Germantown	37.5%	2.9%	9.2%	7.4%
Kemp Mill/Four Corners	0.9%	9.8%	9.8%	6.2%
Kensington/Wheaton	4.1%	6.0%	14.6%	14.7%
North Bethesda/Garrett Park	7.5%	4.0%	17.1%	26.0%
Olney & Vicinity	16.0%	2.0%	11.2%	*
Poolesville & Vicinity	10.6%	9.2%	5.9%	17.3%
Potomac/Cabin John	8.1%	5.9%	-0.2%	-3.7%
Rockville	23.5%	5.2%	11.6%	13.1%
Silver Spring	12.7%	1.5%	1.2%	25.6%
Takoma Park	-9.9%	-15.1%	28.2%	-1.7%
Travilah	35.4%	9.2%	11.9%	-14.7%
Upper Rock Creek	37.5%	-13.6%	6.1%	20.7%
<b>County</b>	<b>13.1%</b>	<b>2.4%</b>	<b>9.4%</b>	<b>17.1%</b>

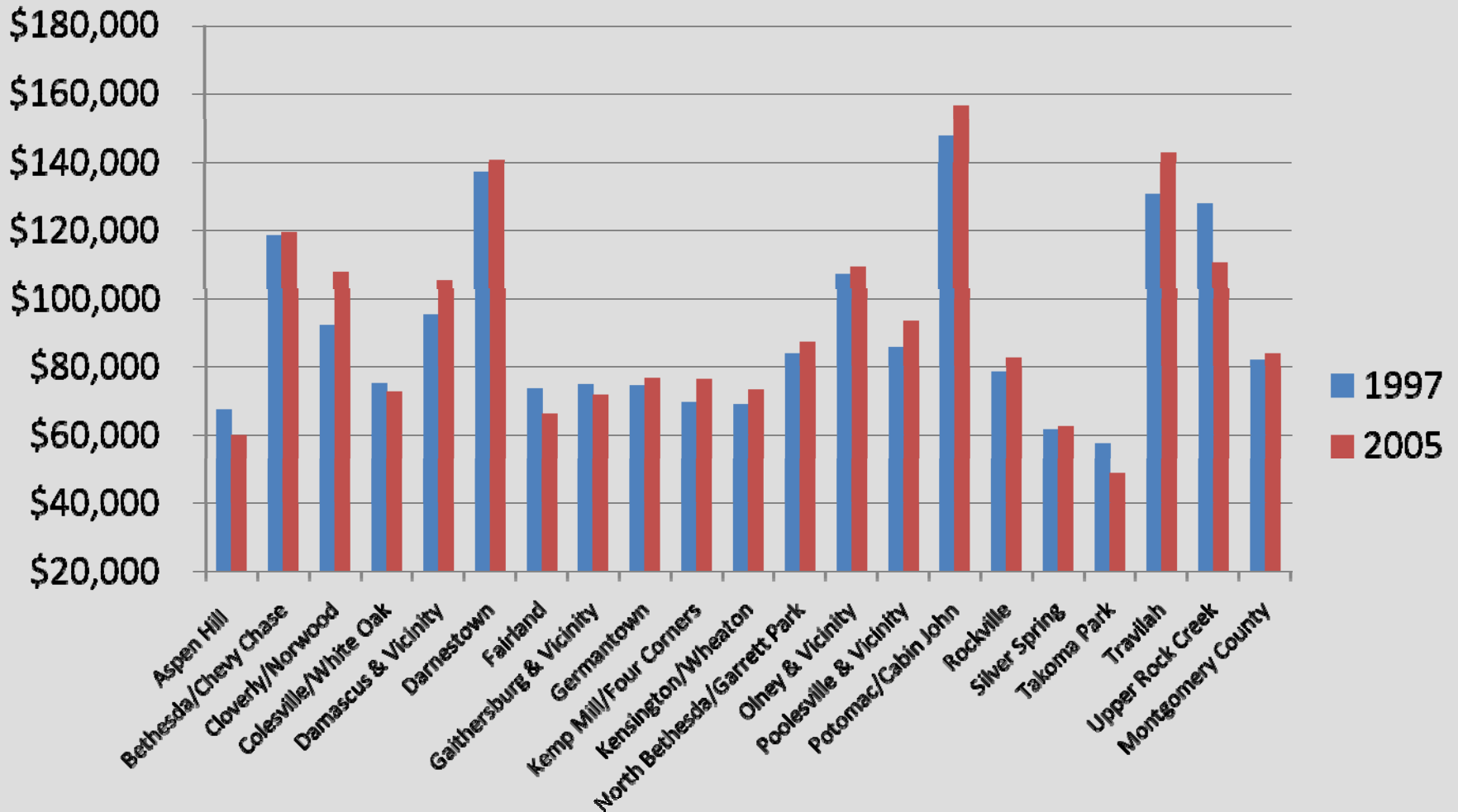
*	INSUFFICIENT DATA FOR CALCULATION
**	REPORTED IN 2004 CONSTANT DOLLARS

# Population Change



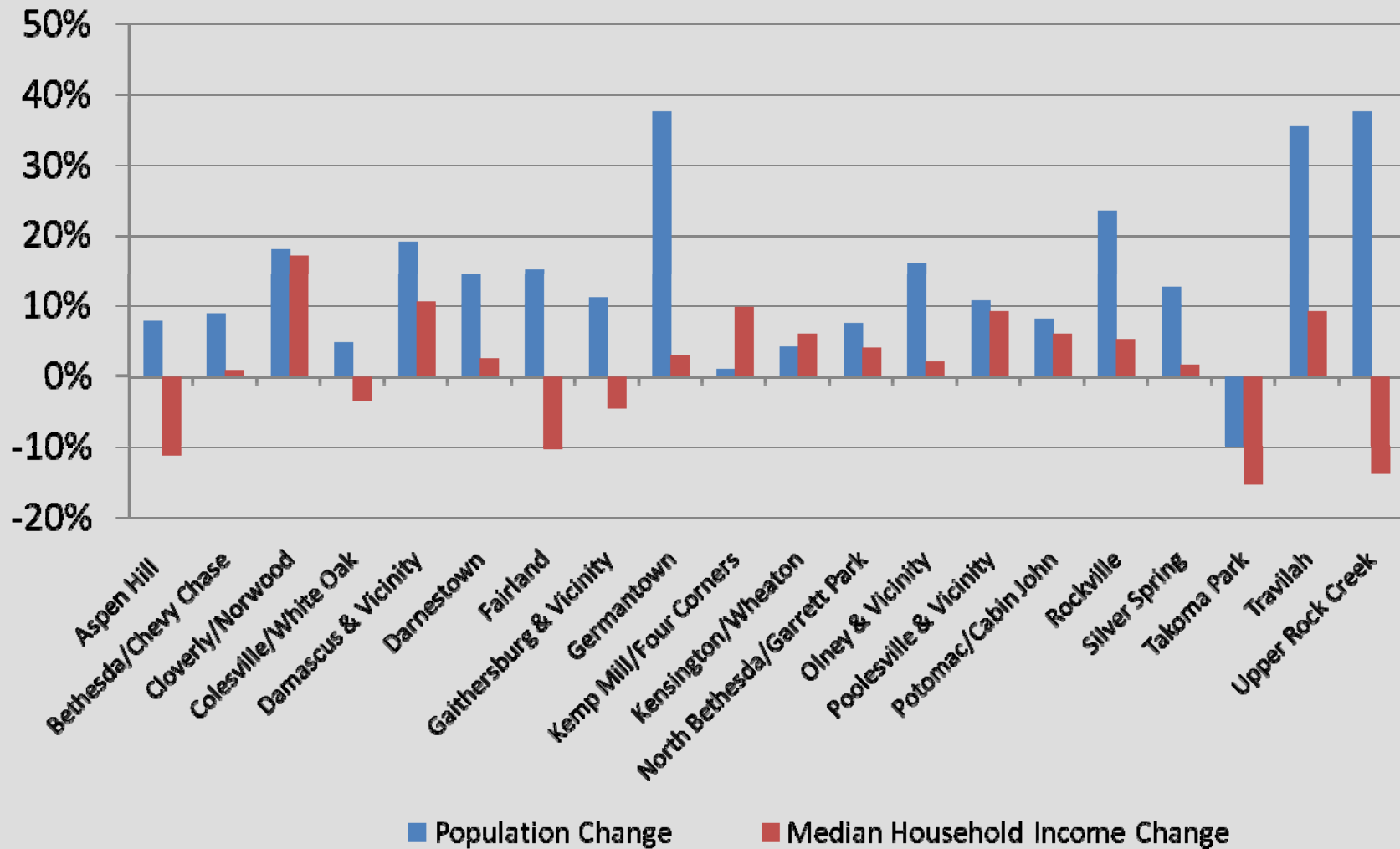
*Finding: Population has trended upward in virtually all planning areas.*

# Household Income Change

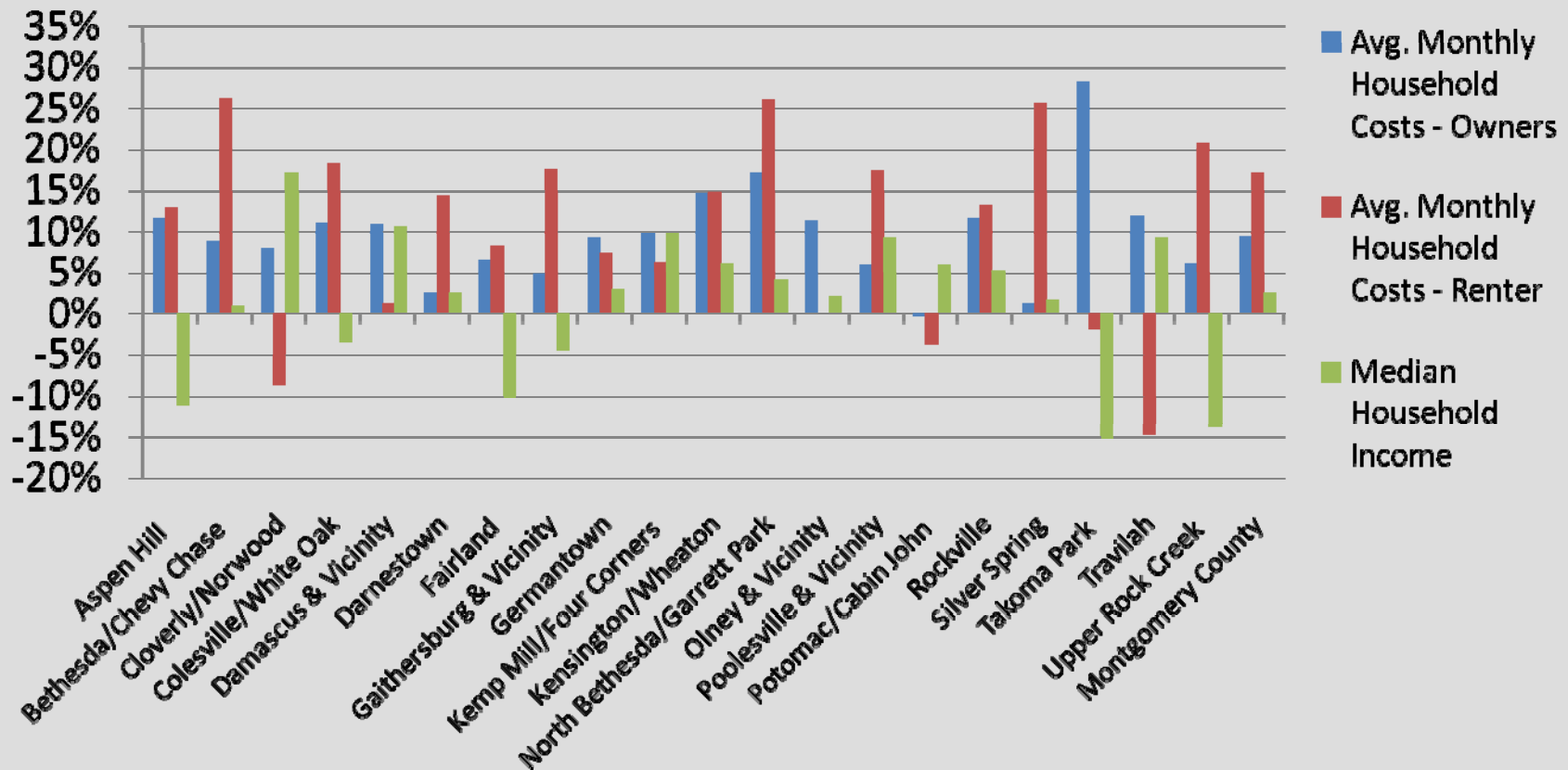


*Finding: On the County level, median household income increased 2.4 percent. Increases in median household income were evident in most planning areas.*

# Rate of Population Change vs. Median Household Income Change

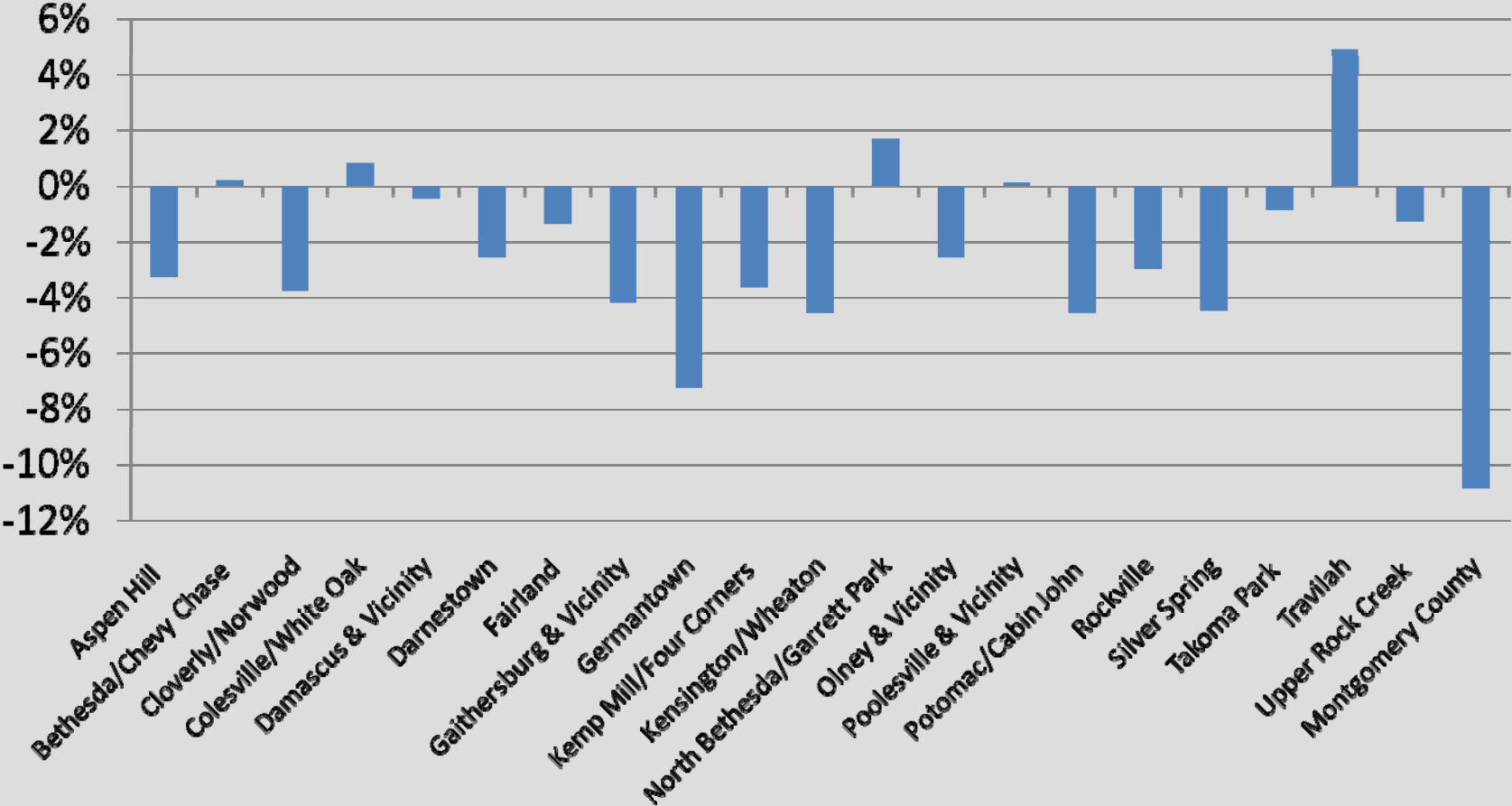


# Comparison of Average Monthly Housing Costs and Median Household Income – Rate Change From 1997 to 2005



*Finding: Average monthly household costs for County owners and renters have increased considerably.*

# Change in Rental Units – 1997 to 2005



*Finding: In many planning areas, the number of rental housing units declined considerably.*

## Next Steps

- 2008 Census Update Survey
- Expansion of Indicators
- Integration with Housing Inventory