JULY 2010

montgomery county snapshot

COUNCIL DISTRICTS BY THE NUMBERS

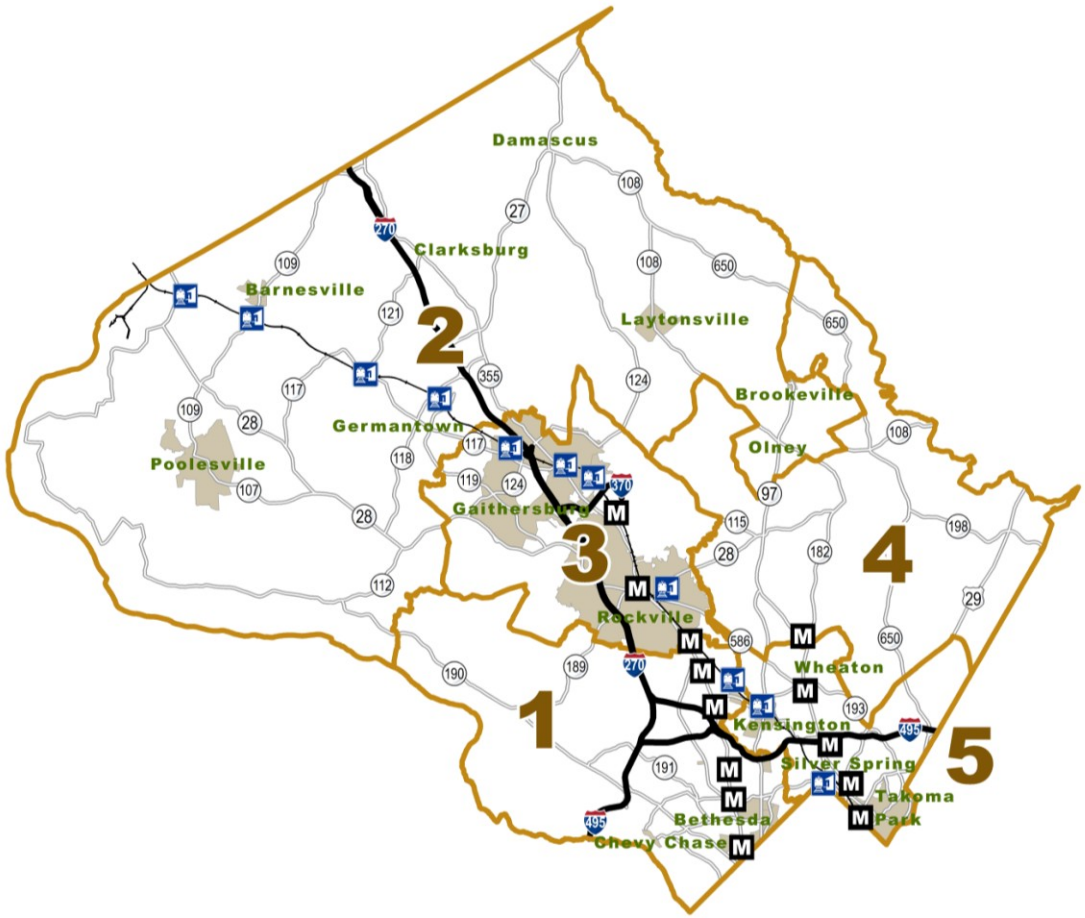
MONTGOMERY COUNTY PLANNING DEPARTMENT

This report is part of a series of data reports and trend analyses prepared by the Montgomery County Planning Department. Subsequent reports will provide a more comprehensive analysis of emerging trends, market conditions, and comparisons across jurisdictions around the country.

This snapshot provides countywide information as well as data about each Council district—population trends, household characteristics, employment, housing and retail activity, and more.

Knowing the people who live in Montgomery County, where they work and shop, how they travel, and how they live, will help policy-makers be fully informed as they make the decisions that shape the future of our communities.

MontgomeryPlanning.org/research



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at-a-glance

POPULATION AND HOUSEHOLDS

- Montgomery County has a total population of 971,600 persons, up 20,920 (2.2 percent) from 2008 and 98,259 (11.3 percent) from 2000.
- 198,400 new County residents are forecasted between 2010 and 2040, a 21 percent increase.
- 98,000 new households are expected between 2010 and 2040, a 27 percent increase.
- Between 2000 and 2008, average household size increased from 2.66 persons per household to 2.75 persons per household. However, in the long run, average household size is expected to revert to the national trend and decline to 2.51 by 2040.

EDUCATION

- Montgomery County ranks first among large counties nationwide in educational attainment, with 29 percent of residents having earned an advanced degree.

INCOME

- At $94,319, Montgomery County's median household income is nearly 32 percent higher than in 2000, when it was $71,551. The County ranks fourth in the Washington, D.C. metro area and tenth nationwide in median household income.
- The share of County households making more than $200,000 per year doubled from eight percent in 2000 to 16 percent in 2008.
- Over the same period, households making less than $50,000 per year fell from 32 percent to 24 percent of all households in the County.

HOUSING COST

- The percentage of homeowners who spent more than 30 percent of their income on housing costs increased from 22 percent in 2000 to 33 percent in 2008.
- For renters, the share of cost-burdened households rose from 35 percent in 2000 to 51 percent in 2008.

FOREIGN LANGUAGE SPEAKERS

- 38 percent of County residents ages five and up speak a language other than English at home.

EMPLOYMENT

- In January 2010, there were 510,000 jobs in Montgomery County.

UNEMPLOYMENT

- County unemployment peaked in June 2009 at 5.7 percent—the highest rate in 19 years. 29,386 residents were out of work that month.
- Unemployment fell to 5.1 percent in April 2010, but remained above the 4.8 percent unemployment rate in April 2009.
- Between April 2009 and April 2010, the number of residents out of work grew from 24,790 to 26,207—a 5.7 percent rise in the number of unemployed.

at-a-glance, continued

GROSS COUNTY PRODUCT

- Gross County Product—total earnings by all industries in the County—rose from $35.7 billion in 2000 to $43 billion in 2007, a 23 percent increase.

HOME SALES

- The 2009 median sales price of a single-family detached house was $460,000—a 14 percent decline from the 2008 median price of $535,372.
- The median price for condominiums dropped eight percent over the same period from $283,886 to $262,575.
- Even so, 2009 median sales prices are well above the 2000 levels for single-family detached homes (28 percent), townhouses (43 percent), and condominiums (83 percent).

RESIDENTIAL FORECLOSURES

- There were more home foreclosures in Montgomery County during the first half of 2009 than in all of 2007.
- As of June 30 2009, 1,427 foreclosed houses were auctioned off, compared to 1,946 homes in 2008 and 1,166 homes in 2007.

RETAIL ACTIVITY

- Retail spending by County residents totaled $17.6 billion in 2009, a seven percent decrease over 2008.
- Sales by County retail establishments totaled $15.3 billion in 2009, a 15 percent decrease over 2008.

OFFICE LEASING ACTIVITY

- Office vacancies rose from 10.5 percent in 2008 to 12.9 percent in 2009, a 23 percent increase.
- Over the same period, average office lease rates per square foot fell by three percent, from $29.79 to $28.68.
- Lease rates in the County range from $18 to $42 per square foot.

OFFICE DEVELOPMENT ACTIVITY

- Only 26,000 square feet of office space was delivered during the 4th quarter of 2009, versus 132,000 square feet during the 4th quarter of 2008.

DEVELOPMENT ACTIVITY

- New residential building permits dropped 29 percent in the past year, from 787 permits in 2008 to 562 permits in 2009.
- Permits issued for new commercial construction dropped 19 percent, from 36 permits in 2008 to 29 permits in 2009.

side-by-side look at council districts

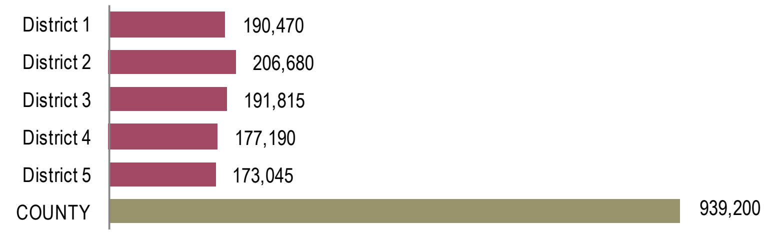
HOUSEHOLD POPULATION

- District 2 ranks first in household population, with 206,680 residents. With 173,045 residents, District 5 has the smallest population.
- District 2 had the largest increase in household population, adding 29,371 residents (17 percent) from 2000 to 2008. District 5 grew by less than one percent, with 499 new residents since 2000.

EDUCATION

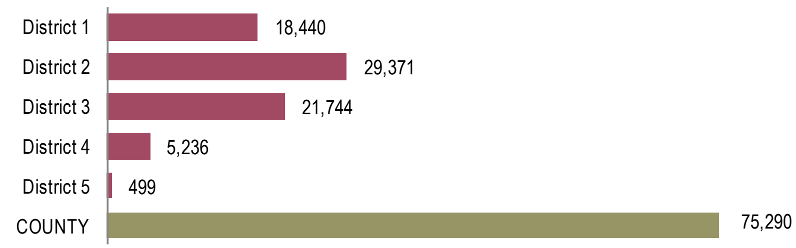
- All five Council districts boast a level of educational attainment far above the national average.
- More than half of adults in each district have a bachelor's degree or higher, compared to 28 percent of adults nationwide.
- District 1 residents are exceptionally well-educated, with more than half (54 percent) of adults having earned an advanced degree.
- District 5 has the largest share (seven percent) of adult residents who have not finished high school. Even so, this is less than half the nationwide average of 15 percent.

2008 HOUSEHOLD POPULATION



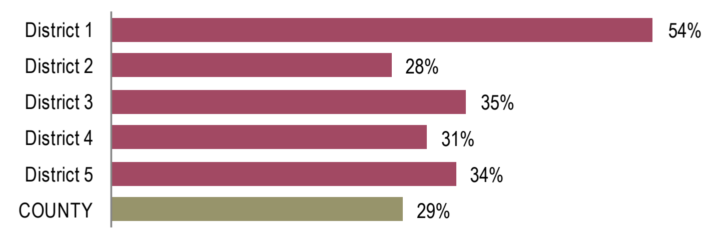
source: U.S. Census, 2008 American Community Survey; Montgomery County Planning Department, 2008 Census Update Survey (district only)

2000 – 2008 GROWTH IN HOUSEHOLD POPULATION



source: U.S. Census, 2008 American Community Survey; Montgomery County Planning Department, 2008 Census Update Survey (district only)

2008 RESIDENTS WITH ADVANCED DEGREES



source: U.S. Census, 2008 American Community Survey; Montgomery County Planning Department, 2008 Census Update Survey (district only)

INCOME

- District 1 is the most affluent of the five Council districts, with a median household income of $128,655.
- District 5 ranks last with a median household income of $78,580—which is 51 percent higher than the $52,029 U.S. median.

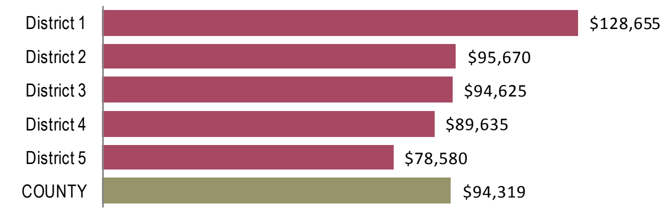
RACE AND ETHNICITY

- District 1 has the largest proportion of non-Hispanic White residents (72 percent).
- District 2's minority population base is almost evenly divided among Black/African American, Hispanic and Asian residents.
- District 3 has the largest concentration of residents of Asian ancestry (19 percent).
- District 4 has the largest share of Black/African American residents (25 percent).
- District 5 has the largest proportion of Hispanic residents (19 percent).

FOREIGN LANGUAGE SPEAKERS

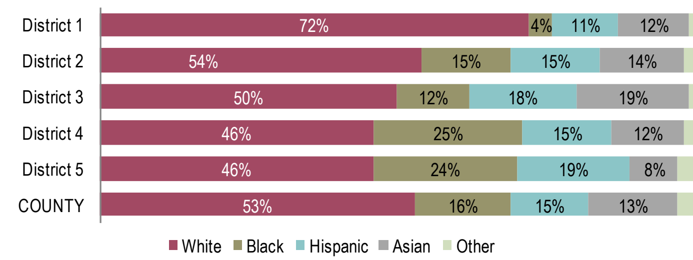
- More than a third of the residents ages five and up in each district speak a foreign language at home. The great majority of foreign language speakers in each district are fluent in English.
- District 3 has the largest concentration of foreign language speakers (44 percent), and the largest percentage of residents who are not English-proficient (14 percent).
- Foreign language speakers make up a relatively small share (34 percent) of District 1's population. Seven percent of its residents are not fluent in English.

2008 MEDIAN HOUSEHOLD INCOME IN PAST YEAR



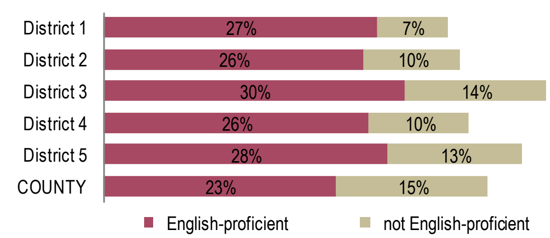
source: U.S. Census, 2008 American Community Survey; Montgomery County Planning Department, 2008 Census Update Survey (district only)

2008 RACE AND ETHNICITY



source: U.S. Census, 2008 American Community Survey; Montgomery County Planning Department, 2008 Census Update Survey (district only)

2008 SHARE OF RESIDENTS AGES 5+ WHO SPEAK A FOREIGN LANGUAGE AT HOME



source: U.S. Census, 2008 American Community Survey; Montgomery County Planning Department, 2008 Census Update Survey (district only)

RESIDENT WORKFORCE

- District 2 has the largest number of employed residents, accounting for 23 percent of the resident workforce Countywide.
- District 4 has the smallest resident workforce, accounting for 18 percent of employed County residents.
- Despite ranking last in population, District 5 has the third highest number of employed residents.

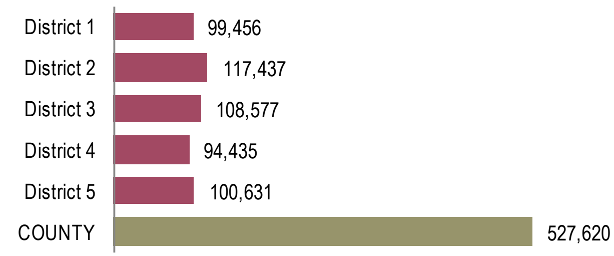
JOBS

- District 3 is the leading job destination in Montgomery County, with 35 percent of the total job base.
- District 1 follows closely with 33 percent of all jobs Countywide.
- District 4 trails far behind with only five percent of total employment in the County.

EMPLOYERS

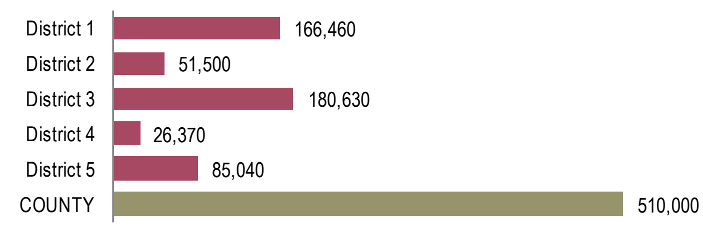
- District 1 accounts for the largest share (32 percent) of employers Countywide, with 10,682 job establishments.
- District 3 ranks second in the number of employers, with 8,930 job establishments.
- With 2,695 employers, District 4 has the smallest share (eight percent) of all job establishments in the County.

2008 EMPLOYED COUNTY RESIDENTS



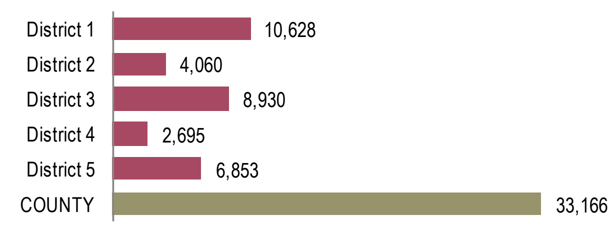
source: U.S. Census, 2008 American Community Survey; Montgomery County Planning Department, 2008 Census Update Survey (district only)

2009 JOBS



source: Montgomery County Planning Department, Round 7.2 COG Forecast; 2009 ReferenceUSA

2009 JOB ESTABLISHMENTS



source: Montgomery County Planning Department, analysis of 2009 ReferenceUSA

MEDIAN HOUSING PRICES

- District 1 had the highest median price for condominiums ($339,000), townhouses ($580,000) and single-family detached houses ($800,000).
- District 4 had the most affordable single-family detached houses (median price $370,000) and condominiums (median price $206,000) in 2009.
- The most affordable townhouses were in District 2 ($245,000).

SINGLE-FAMILY DETACHED HOME PRICES

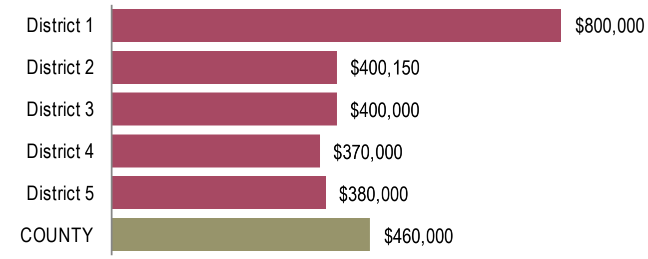
- All districts saw a drop in the median price of single-family detached houses between 2008 and 2009.
- District 2 had the sharpest decline (28 percent).
- District 1 had the smallest decline (seven percent).
- Even so, households earning the area median income could not afford a median-priced single-family detached house in any of the five Council districts in 2009

2008–2009 CHANGE IN ANNUAL HOUSING UNITS SOLD

	single-family detached	townhouse	condominium
District 1	2%	-15%	44%
District 2	10%	10%	-31%
District 3	12%	5%	285%
District 4	14%	8%	159%
District 5	-1%	21%	209%
County	**7%**	**7%**	**98%**

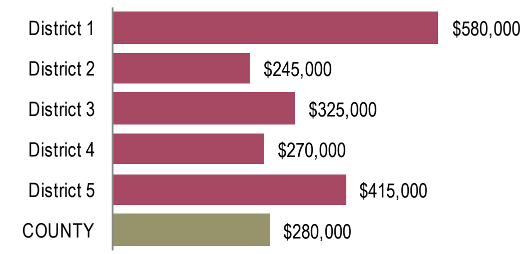
source: Montgomery County Planning Department, analysis of SDAT data

SINGLE-FAMILY DETACHED HOUSE 2009 MEDIAN SALES PRICE



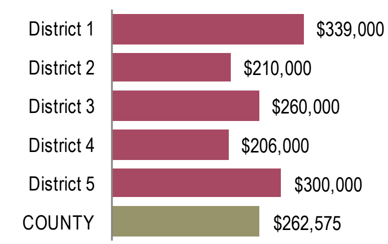
source: Montgomery County Planning Department, analysis of Maryland State Department of Assessments and Taxation (SDAT) data

TOWNHOUSE 2009 MEDIAN SALES PRICE



source: Montgomery County Planning Department, analysis of SDAT data

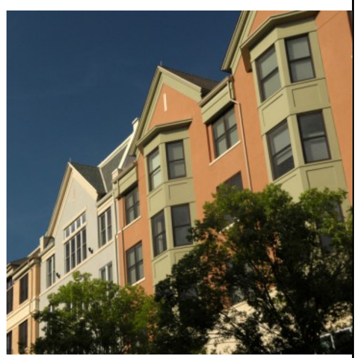
CONDOMINIUM 2009 MEDIAN SALES PRICE



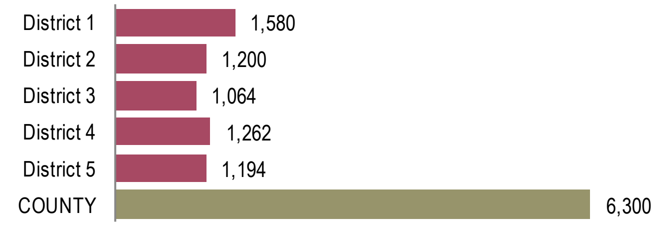
source: Montgomery County Planning Department, analysis of SDAT data

HOUSING UNITS SOLD

- District 1 ranked first in the number of single-family detached house sales (1,580), accounting for 25 percent of sales Countywide.
- District 2 had the most townhouse sales, with 1,725 units sold, 44 percent of townhouse sales Countywide.
- District 3 accounted for the largest share of condominium sales, with 1,515 units sold, 29 percent of condominium sales Countywide.
- All districts saw a rise in overall housing sales volume between 2008 and 2009.
- Sales of condominium units were especially robust in all districts except District 2, which had a 31 percent fall in condo sales.

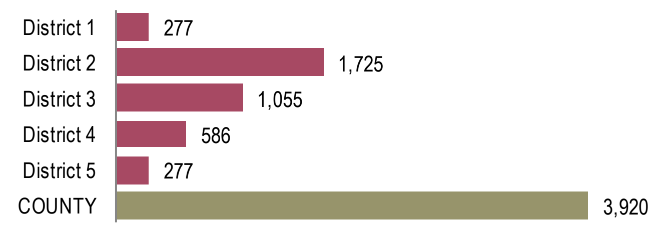


2009 SINGLE-FAMILY DETACHED HOUSE UNITS SOLD



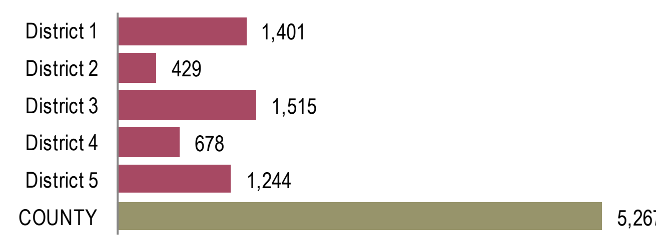
source: Montgomery County Planning Department, analysis of SDAT data

2009 TOWNHOUSE UNITS SOLD



source: Montgomery County Planning Department, analysis of SDAT data

2009 CONDOMINIUM UNITS SOLD



source: Montgomery County Planning Department, analysis of SDAT data

CONSUMER RETAIL SPENDING

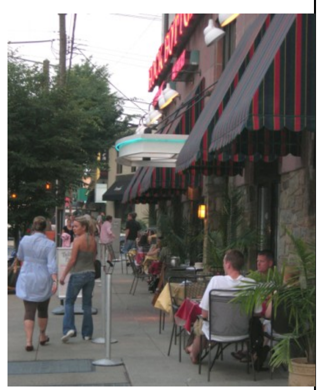
- District 1 had the highest level of consumer spending, at $4.14 billion, 24 percent of total spending by County residents.
- District 5 residents accounted for the lowest share (16 percent) of spending Countywide, with $2.86 billion.

RETAIL SALES

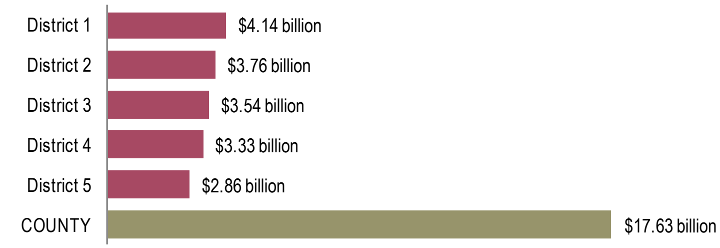
- District 3 was the top retail destination in 2009, with $4.75 billion in retail sales, accounting for 31 percent of sales Countywide.
- District 4 had the lowest sales overall, with $1.78 billion, 12 percent of retail sales Countywide.

RETAIL GAP

- District 3 was the only Council district with a retail surplus in 2009, with retail sales outpacing spending by district residents by $1.21 billion.
- Low retail capture rates in District 2 (60 percent) and District 4 (53 percent) present retailers with an opportunity to locate or expand closer to consumers in these districts.

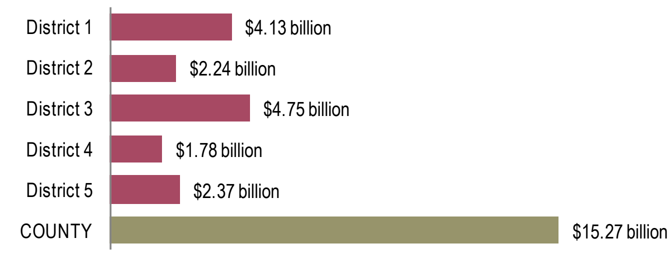


2009 CONSUMER SPENDING



source: Montgomery County Planning Department, analysis of Claritas data

2009 RETAIL SALES



source: Montgomery County Planning Department, analysis of Claritas data

RETAIL ACTIVITY (IN BILLIONS)

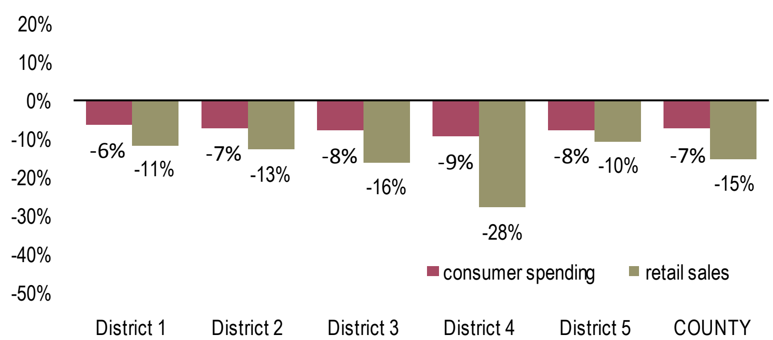
	consumer spending	retail sales	capture rate	unment consumer demand	retail surplus
District 1	$4.14	$4.13	99.7%	$0.013	-
District 2	$3.76	$2.24	60%	$1.514	-
District 3	$3.54	$4.75	134%	-	$1.208
District 4	$3.33	$1.78	53%	$1.553	-
District 5	$2.86	$2.37	83%	$0.488	-
COUNTY	**$17.63**	**$15.23**	**87%**	**$2.359**	-

source: Montgomery County Planning Department, analysis of Claritas data

RETAIL CHANGE

- All districts saw a decline in consumer spending between 2008 and 2009.
- Retail sales fell at a faster pace than consumer spending in every district.
- District 4 had the sharpest fall in spending. Residents in the district spent nine percent ($334 million) less in 2009 than in 2008.
- District 1 residents cut back on purchases by the smallest amount over the same period, a six percent ($268 million) spending decrease.
- District 3 had the largest absolute decline in sales, with stores selling $914 million (16 percent) below 2008 levels.
- District 4 had the sharpest percent decrease in sales, with retailers selling $689 million (28 percent) less in 2009 than in the previous year.
- District 5 had the smallest absolute and percentage decline in retail sales. Sales in District 5 were down $278 million (10 percent) from 2008.

DECLINE IN RETAIL ACTIVITY, 2008 TO 2009



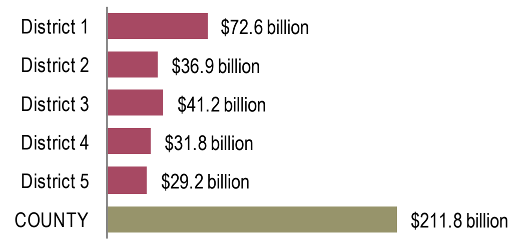
source: Montgomery County Planning Department, analysis of Claritas data

ASSESSED VALUE

- With residential and commercial properties assessed at $72.6 billion, District 1 accounts for an overwhelming share (34 percent) of total assessed value in the County.
- District 5 has the smallest share (14 percent) of the property tax base, with $29.2 billion in assessed value.
- District 3 has the lowest proportion of its property tax base (74 percent) from residential sources, with commercial sources supplying 26 percent.
- District 4 has the highest share (93 percent) of total assessed value from residential sources, with commercial sources supplying seven percent of the property tax base.

Note: this data does not account for variations in the tax code that affect actual tax liability of individual properties from year to year, and therefore does not correlate directly with tax revenues collected in each district.

TOTAL ASSESSED VALUE



source: Montgomery County Planning Department

ASSESSED VALUE BY PROPERTY TYPE

	ALL PROPERTIES	Residential Buildings	Residential Land	Commercial Buildings	Commercial Land
District 1	**$72,626,715,705**	40%	42%	13%	6%
District 2	**$36,929,452,316**	49%	39%	9%	3%
District 3	**$41,224,899,274**	39%	35%	19%	7%
District 4	**$31,804,785,412**	49%	44%	5%	2%
District 5	**$29,231,769,736**	35%	43%	15%	7%
COUNTY	**$211,817,622,443**	**42%**	**40%**	**13%**	**5%**

source: Montgomery County Planning Department

LAND AREA

- District 2 is the largest district in terms of land area, with 173,500 acres—55 percent of total land Countywide.
- District 5 has the smallest land area, with 17,000 acres—five percent of total land Countywide.

RESIDENTIAL LAND

- Land zoned for residential uses accounts for roughly half of the total land area in all districts except District 2.
- District 1 has the largest share of land zoned residential (63 percent). District 2 has the smallest proportion of residentially zoned land (16 percent).

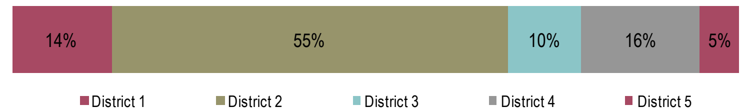
COMMERCIAL AND INDUSTRIAL LAND

- District 3 has the largest share (19 percent) of land zoned for commercial (office and retail), industrial, or mixed use.
- District 4 has the smallest percentage of total land area zoned for commercial/industrial/mixed use (three percent).

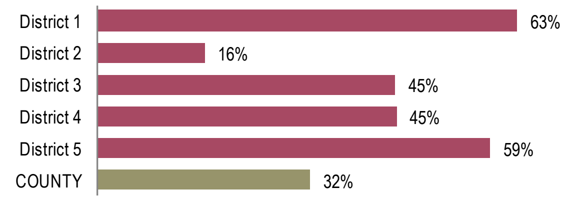
OPEN SPACE

- Containing the bulk of the Agricultural Reserve, District 2 has the largest share (76 percent) of land zoned for agricultural or park use.
- District 5 had the smallest percentage of land in open space (12 percent).

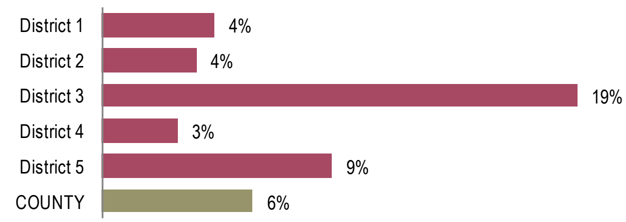
SHARE OF TOTAL LAND AREA IN COUNTY



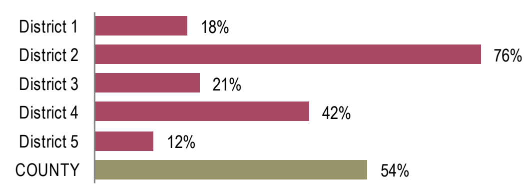
PERCENT OF LAND IN DISTRICT ZONED FOR RESIDENTIAL USE



PERCENT OF LAND IN DISTRICT ZONED FOR COMMERCIAL, INDUSTRIAL, OR MIXED USE



PERCENT OF LAND IN DISTRICT ZONED FOR AGRICULTURAL OR PARK USE



source: Montgomery County Planning Department

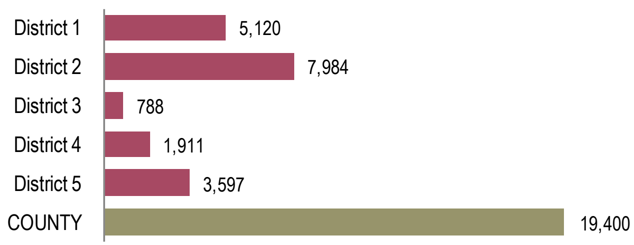
RESIDENTIAL PIPELINE

- District 2 has the largest share (41 percent) of residential development remaining in the pipeline, with 7,984 approved and unbuilt units in 124 projects as of July 2009.
- District 3 has the fewest number of residential units in the pipeline, with 788 units in 32 projects.

COMMERCIAL PIPELINE

- The largest share (37 percent) of approved and unbuilt commercial space is in District 2, with 7.6 million square feet in 37 projects.
- District 4 has the smallest share (seven percent) of commercial space remaining in the pipeline, with 1.4 million approved and unbuilt square feet in 27 projects.

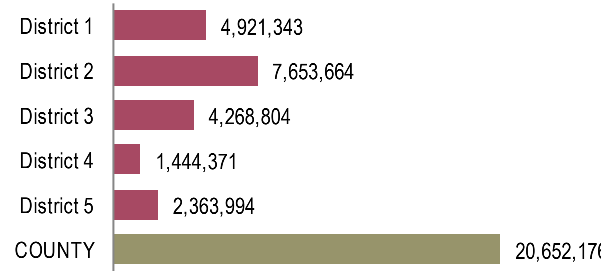
APPROVED RESIDENTIAL UNITS REMAINING TO BE BUILT



source: Montgomery County Planning Department

Note: Development activity in Rockville and Gaithersburg is not included in the residential and commercial pipeline estimates.

APPROVED COMMERCIAL SQUARE FOOTAGE REMAINING TO BE BUILT



source: Montgomery County Planning Department

RESIDENTIAL BUILDING PERMITS

- With 288 residential building permits valued at $52.7 million, District 2 accounted for 51 percent of permitting activity and 28 percent of the $188.2 million in new home construction Countywide.
- District 1 ranked second in the number of new residential permits with 147 (26 percent of the County total). With a combined value of $94.6 million, these homes represented 50 percent of residential building permit values in the County.
- Despite being largely built-out, District 5 saw $8.3 million in new home construction, five percent of the Countywide total.

COMMERCIAL BUILDING PERMITS

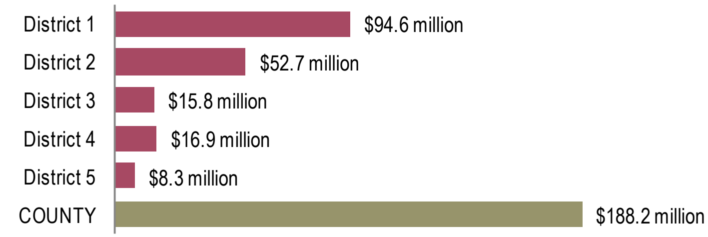
- District 4 led the County in commercial construction with $12 million in non-residential permits, 49 percent of construction value Countywide. This spate of new commercial construction may improve District 4's lagging position as a job center.
- District 3 ranked second overall, with $7.6 million in commercial building permits issued—31 percent of the Countywide total.
- District 2 accounted for the lowest share (two percent) of commercial construction value, with less than $400,000 in permits issued.

BUILDING PERMITS

	residential		commercial	
	number	value	number	value
District 1	147	$94,602,021	7	$3,549,800
District 2	288	$52,674,424	12	$380,956
District 3	20	$15,792,160	2	$7,580,000
District 4	59	$16,863,600	5	$12,035,000
District 5	48	$8,288,000	3	$1,099,000
COUNTY	**562**	**$188,220,205**	**29**	**$24,644,756**

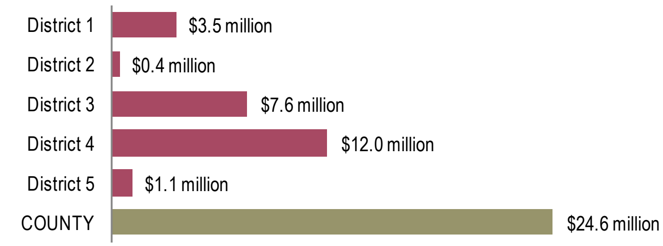
source: Montgomery County Planning Department analysis of Department of Permitting Services building permits data

2009 NEW RESIDENTIAL CONSTRUCTION VALUE



source: Montgomery County Planning Department analysis of Department of Permitting Services building permits data

2009 NEW COMMERCIAL CONSTRUCTION VALUE



source: Montgomery County Planning Department analysis of Department of Permitting Services building permits data

where we stand in the region

POPULATION

- Montgomery County is the second largest jurisdiction in the region, accounting for eight percent of total population in the Washington, D.C. metro area.
- Montgomery ranks 45th in population among counties nationwide.

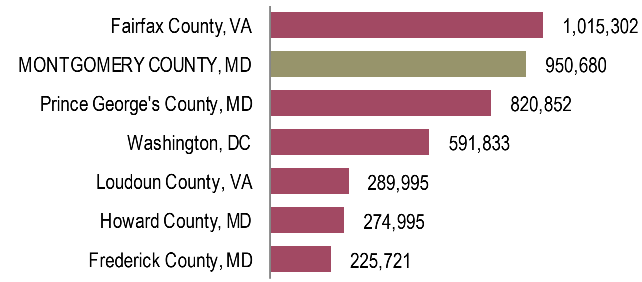
INCOME

- Montgomery County ranks fourth in the Washington, D.C. region and tenth nationwide in median household income.
- At $94,319, the County's 2008 median household income is nearly 32 percent higher than the $71,551 median in 2000.

EDUCATION

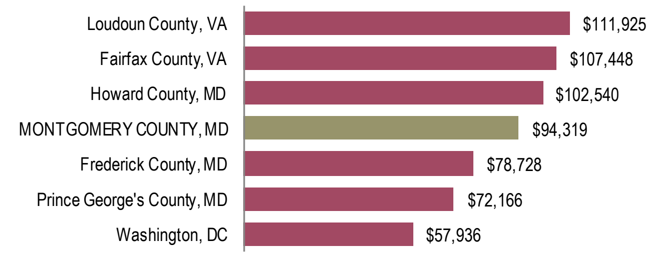
- Montgomery County ranks third in the Washington, D.C. region in the share of adults who have earned an advanced degree (29 percent). Among counties with 250,000 or more residents, Montgomery County ranks first nationwide.
- One in four (24 percent) of the region's most highly educated residents live in Montgomery County.

2008 TOTAL POPULATION



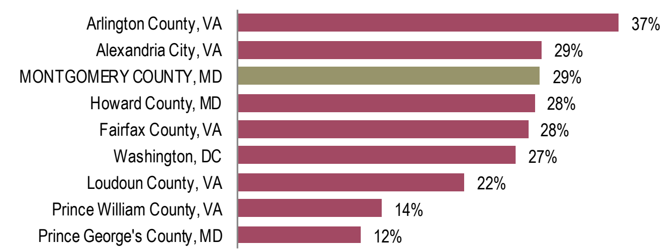
source: U.S. Census, 2008 American Community Survey

2008 MEDIAN HOUSEHOLD INCOME IN PAST YEAR



source: U.S. Census, 2008 American Community Survey

2008 RESIDENTS WITH ADVANCED DEGREES



source: U.S. Census, 2008 American Community Survey

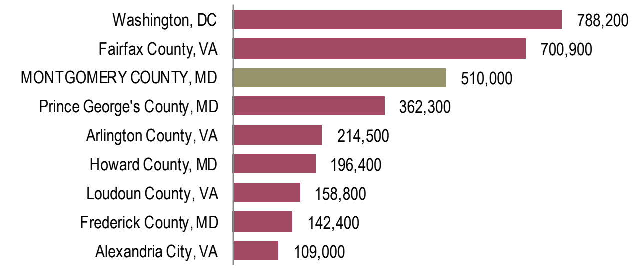
JOBS

- Montgomery County has the third largest employment base in the Washington metro area, with 510,000 jobs.
- The County accounts for 12 percent of all jobs in the region.
- The District of Columbia is the region's largest job center, employing 788,000 people. Fairfax County (including the cities of Fairfax and Falls Church) is second with 700,900 jobs.

UNEMPLOYMENT

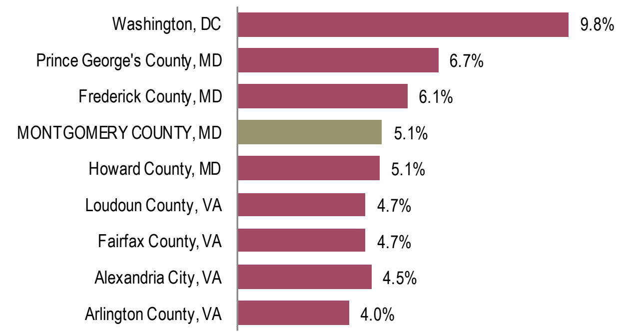
- In April 2010, the national unemployment rate was 9.9 percent.
- Montgomery County had the lowest unemployment rate in the State of Maryland, tying with Howard County at 5.1 percent. Unemployment was 6.9 percent in the state as a whole.
- Montgomery County had the region's fourth highest rate of unemployment. Unemployment in the region was 5.9 percent. Washington, D.C. had the region's highest level of unemployed residents at 9.8 percent.
- Arlington County had the region's lowest unemployment, at 4.0 percent.

2009 EMPLOYMENT



source: Metropolitan Washington Council of Governments Round 7.2A 2010 Forecast

APRIL 2010 UNEMPLOYMENT



source: U.S. Bureau of Labor Statistics, December 2009

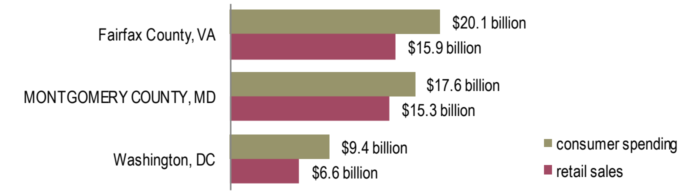
RETAIL ACTIVITY

- Overall, Montgomery County retailers capture a relatively higher proportion of spending by County residents (87 percent) compared to both Fairfax County (79 percent) or the District of Columbia (70 percent).
- Fairfax County residents spent $2.5 billion more than Montgomery County residents in 2009.
- Over the same period, total retail sales were $600 million lower in Montgomery County than in Fairfax County.

OFFICE SPACE

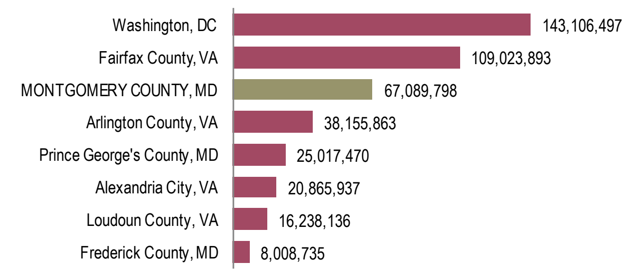
- Montgomery County ranks third among metro region counties in the amount of existing office space.
- The County also ranks third in the amount of office space constructed in 2009.
- Average 2009 office lease rates were fourth highest in the region, at $28.94 per square foot. This was slightly higher than in Fairfax County ($28.02) but well below the average cost of leasing space in downtown Washington, D.C. ($49.04).
- At 12.9 percent, office vacancies are fifth highest in the region. Loudoun County had the highest average vacancy rate in 2009, at 18.4 percent.
- Vacancy rates Countywide have risen steadily since 2007, while average lease rates have remained fairly stable.

2009 RETAIL ACTIVITY



source: Metropolitan Washington Council of Governments Round 7.2A 2010 Forecast

2009 OFFICE SQUARE FOOTAGE



source: Montgomery County Planning Department analysis of 2009 CoStar data

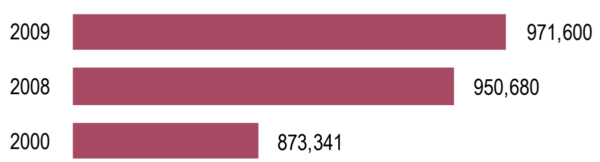
countywide snapshot

demographics

POPULATION AND HOUSEHOLDS

- In July 2009, Montgomery County had a total population of 971,600 persons, up 20,920 (two percent) from 2008 and 98,259 (11 percent) from 2000.
- 198,400 new household residents are forecasted between 2010 and 2040, a 21 percent increase.
- 98,000 new households are forecasted between 2010 and 2040, a 27 percent increase.
- Average household size was 2.75 persons per household in 2008, up from 2.66 in 2000. As the population ages and housing preferences change, the County will see a trend toward smaller households. By 2040, average household size is forecasted to fall to 2.51 persons per household.

TOTAL POPULATION



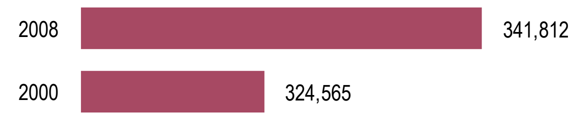
source: U.S. Census Bureau, *2000 Decennial Census*, *2008 American Community Survey*, and *July, 2009 Population Estimate*

HOUSEHOLD POPULATION FORECAST, 2010 - 2040

	household population
2010	954,000
2015	1,011,600
2020	1,060,400
2025	1,097,100
2030	1,123,300
2035	1,140,800
2040	1,152,400
total forecasted growth	**198,400**
percent forecasted growth	**21%**

source: Montgomery County Planning Department, *Round 7.2a Cooperative Forecast*

HOUSEHOLDS



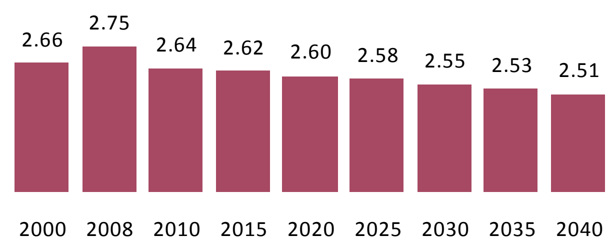
source: U.S. Census Bureau, 2000 Decennial Census and 2008 American Community Survey

HOUSEHOLD FORECAST, 2010 TO 2040

	households
2010	362,000
2015	386,000
2020	408,000
2025	425,000
2030	440,000
2035	451,000
2040	460,000
total forecasted growth	**98,000**
percent forecasted growth	**27%**

source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast

AVERAGE HOUSEHOLD SIZE



source: U.S. Census Bureau, *2000 Decennial Census* and *2008 American Community Survey;* Montgomery County Planning Department, *Round 7.2a Cooperative Forecast*

EDUCATION

- Among counties with 250,000 or more residents, Montgomery County ranks first in the nation in the share of adults who have earned an advanced degree (29 percent).

FOREIGN LANGUAGE SPEAKERS

- 38 percent of all County residents ages five and up speak a language other than English at home.

POPULATION AND HOUSEHOLD COUNT

	2000	2008
total population	873,341	950,680
household population	863,910	939,200
households	324,565	341,812

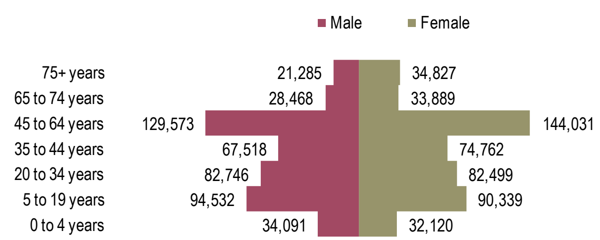
source: U.S. Census Bureau, 2000 Decennial Census and 2008 American Community Survey

AGE DISTRIBUTION

	2000	2008
0 to 4 years	7%	7%
5 to 19 years	20%	19%
20 to 34 years	17%	17%
35 to 44 years	15%	15%
45 to 64 years	29%	29%
65 to 74 years	6%	7%
75+	6%	6%

source: U.S. Census Bureau, 2000 Decennial Census and 2008 American Community Survey

AGE AND GENDER



source: U.S. Census Bureau, 2008 American Community Survey

RACE AND ETHNICITY

	2000	2008
white	59%	53%
black/african american	15%	16%
hispanic	12%	15%
asian or pacific islander	11%	13%
other	3%	3%

source: U.S. Census Bureau, 2000 Decennial Census and 2008 American Community Survey

EDUCATIONAL ATTAINMENT

	2000	2008
less than high school	10%	9%
high school graduate	30%	30%
associate/trade school	5%	5%
bachelor's degree	27%	27%
graduate degree	28%	29%

source: U.S. Census Bureau, 2000 Decennial Census and 2008 American Community Survey

FOREIGN LANGUAGE SPEAKERS

	2000	2008
share of residents (ages 5+)	32%	38%
English-proficient	19%	23%
not English-proficient	13%	15%

source: U.S. Census Bureau, 2000 Decennial Census and 2008 American Community Survey

INCOME

- The County's median household income is $94,319, 32 percent higher than the $71,551 median in 2000.
- Montgomery County ranks fourth in the region and tenth nationwide in income.

HOUSEHOLD INCOME

	2000	2008
less than $15,000	6%	5%
$15,000 to $34,999	13%	10%
$35,000 to $49,999	13%	9%
$50,000 to $74,999	20%	15%
$75,000 to $99,999	15%	14%
$100,000 to $149,999	18%	20%
$150,000 to $199,999	7%	11%
$200,000+	8%	16%
median household income	**$71,551**	**$94,319**

source: U.S. Census Bureau, 2000 Decennial Census and 2008 American Community Survey

HOUSEHOLD TYPES

	2000	2008
family	69%	68%
living alone	24%	27%
other	7%	5%

source: U.S. Census Bureau, 2000 Decennial Census and 2008 American Community Survey

PERSONS IN HOUSEHOLD

	2000	2008
one	24%	26%
two	31%	31%
three	17%	16%
four	16%	16%
five+	12%	11%

source: U.S. Census Bureau, 2000 Decennial Census and 2008 American Community Survey

HOUSING TENURE

	2000	2008
rate of homeownership	69%	73%

source: U.S. Census Bureau, 2000 Decennial Census and 2008 American Community Survey

HOUSING COSTS

	2000	2008
median monthly housing costs:		
homeowners	$1,634	$2,454
renters	$914	$1,386
cost-burdened households*:		
homeowners	22%	33%
renters	35%	51%

*spending more than 30% of income on housing

source: U.S. Census Bureau, 2000 Decennial Census and 2008 American Community Survey

employment

JOBS AND INDUSTRIES

- There were 510,000 jobs and 33,166 employers in Montgomery County in January 2010.
- The County has added 35,700 jobs since 2000, an increase of eight percent.
- Montgomery County's three largest public sector employers are the National Institutes of Health, the Montgomery County Public School System, and the National Naval Medical Center.
- Adventist Healthcare, Lockheed Martin, and Giant Food are the three largest private sector employers.
- Sixteen percent of persons employed in the County work in the professional and technical services sector.

TEN LARGEST PRIVATE SECTOR EMPLOYERS

ranked by number of employees

8,000 to 9,999 employees
Adventist Health

5,000 to 7,999 employees
Lockheed Martin

3,500 to 4,999 employees
Giant Food

1,000 to 3,499 employees
Marriot

Holy Cross Hospital

BAE Systems

IBM

Long and Foster Real Estate

Suburban Hospital

Hughes Network Systems

source: Montgomery County Planning Department, analysis of ReferenceUSA data

EMPLOYMENT BASE, 2010

industry sector	jobs	share
Accommodation and Food Services	33,561	7%
Administrative and Support Services	34,221	7%
Agricultural Services	511	0%
Amusement and Recreation	5,688	1%
Construction	30,736	6%
Educational Services	30,241	6%
Finance and Insurance	27,329	5%
Health Care and Social Assistance	61,158	12%
Information	24,027	5%
Management	339	0%
Manufacturing	23,106	5%
Mining	185	0%
Other Services	25,776	5%
Professional and Technical Services	79,894	16%
Public Administration	48,912	10%
Real Estate	20,661	4%
Retail Trade	46,028	9%
Transportation and Warehousing	6,114	1%
Utilities	690	0%
Wholesale Trade	10,823	2%
Total	**510,000**	**100%**

source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast and analysis of ReferenceUSA data

TEN LARGEST PUBLIC SECTOR EMPLOYERS

ranked by number of employees

10,000+ employees
National Institutes of Health

Montgomery County Public Schools

8,000 to 9,999 employees
National Naval Medical Center

5,000 to 7,999 employees
U.S. Food and Drug Administration

National Oceanic and Atmospheric Administration

3,500 to 4,999 employees

U.S. Health and Human Services

1,000 to 3,499 employees
National Geospatial Intelligence Agency

National Institutes of Standards and Technology

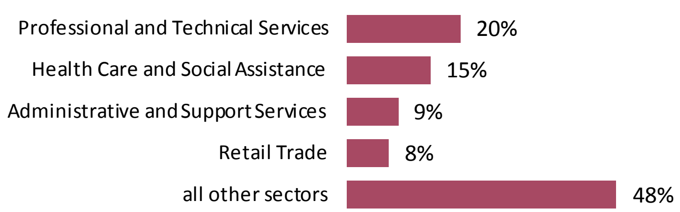
Nuclear Regulatory Commission

U.S. Department of Energy

Walter Reed Army Medical Center

source: Montgomery County Planning Department, analysis of ReferenceUSA data

JOB ESTABLISHMENTS



source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast and analysis of ReferenceUSA data

Note: Government employment is distributed among professional and technical services, administrative and support services, health care and social assistance, educational services, and public administration.

RESIDENT WORKFORCE

- In 2008, there were 527,620 employed persons ages 16 and up living in Montgomery County, up 15 percent from 2000.
- The majority of employed County residents (59 percent) work in Montgomery County, up from 58 percent in 1997. One in five County residents (23 percent) commutes to Washington, D.C., down from 24 percent in 1997.

RESIDENT WORKFORCE

	2000	2008	change	percent change
employed residents ages 16+	458,824	527,620	68,796	15%

source: U.S. Census Bureau, 2000 Decennial Census and 2008 American Community Survey

WORK LOCATION OF COUNTY RESIDENTS

	1997	2008
montgomery county	58%	59%
prince george's county	5%	5%
elsewhere in maryland	4%	5%
washington, d.c.	24%	23%
virginia	8%	7%
outside d.c./md/va	1%	1%

source: Montgomery County Planning Department, 1997 and 2008 Census Update Surveys

COMMUTE MODE OF COUNTY RESIDENTS

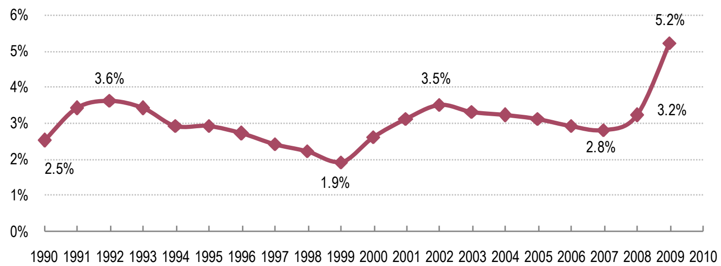
	2000	2008
drive alone	69%	66%
public transit/rail	13%	15%
carpool	11%	10%
work at home	5%	5%
walk/bike/other	2%	4%
average commute (in minutes)	**33**	**33**

source: U.S. Census Bureau, 2000 Decennial Census and 2008 American Community Survey

UNEMPLOYMENT

- Annual average unemployment for 2009 was 5.2 percent, up from 3.2 percent in 2008 and 2.6 percent in 2000.
- County unemployment peaked at 5.7 percent in June 2009, the highest level in almost 20 years. Unemployment declined by December 2009 to 5.3 percent, compared to 3.8 percent in December 2008. Over this period, the number of County residents out of work rose 34 percent from 19,494 to 26,171.

ANNUAL AVERAGE UNEMPLOYMENT RATE, 1990 TO 2009



source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics

housing

MARKET

- The median price of single-family detached units in the County fell 14 percent from $535,372 in 2008 to $460,000 in 2009, but was 28 percent above the median price in 2000.
- The median price of townhomes sold in 2009 was $280,000, down 20 percent from 2008, but 43 percent above the 2000 median.
- The median price of condominium units fell by eight percent from $283,886 in 2008 to $262,575 in 2009, but was 83 percent higher than in 2000.
- Condominiums accounted for 34 percent of homes sold in 2009. Condominium sales volume in 2009 was up 98 percent from 2008, and was 33 percent higher than in 2000. Increased sales of condominiums generally reflect the impact of the federal first time homebuyer tax credit, historically low interest rates, and lower home prices. These sales are concentrated along the I-270 corridor as well as in the Metro station areas near I-495, where denser development has been planned.
- House sales volume overall was up 27 percent in 2009 compared to 2008, but down 29 percent from 2000.
- There were 4,539 foreclosure auctions in Montgomery County between 2007 and mid-2009. Foreclosures increased by 67 percent between 2007 and 2008 in the County, and continued to rise in 2009. There were 1,427 foreclosure auctions in the first half of 2009 alone, compared to 1,946 in all of 2008 and 1,166 in 2007.

MEDIAN HOME SALES PRICE, 2009 DOLLARS

				change	
	2000	2008	2009	from 2000	from 2008
single-family detached	$360,054	$535,372	$460,000	28%	-14%
townhouses	$196,161	$348,754	$280,000	43%	-20%
condominiums	$143,274	$283,886	$262,575	83%	-8%

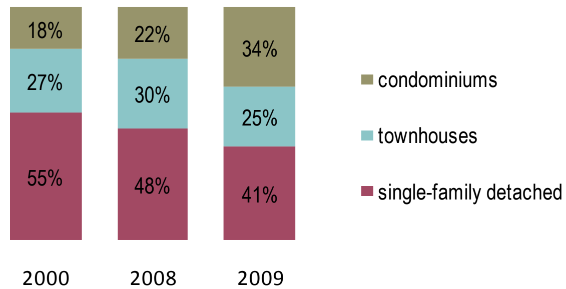
source: Montgomery County Planning Department analysis of Maryland State Department of Assessments and Taxation (SDAT) data

HOUSING UNITS SOLD

				change	
	2000	2008	2009	from 2000	from 2008
all housing units	**21,927**	**12,238**	**15,487**	**-29%**	**27%**
single-family detached	12,111	5,905	6,300	-48%	7%
townhouses	5,850	3,675	3,920	-33%	7%
condominiums	3,966	2,658	5,267	33%	98%

source: Montgomery County Planning Department analysis of SDAT data

HOUSING SALES BY UNIT TYPE



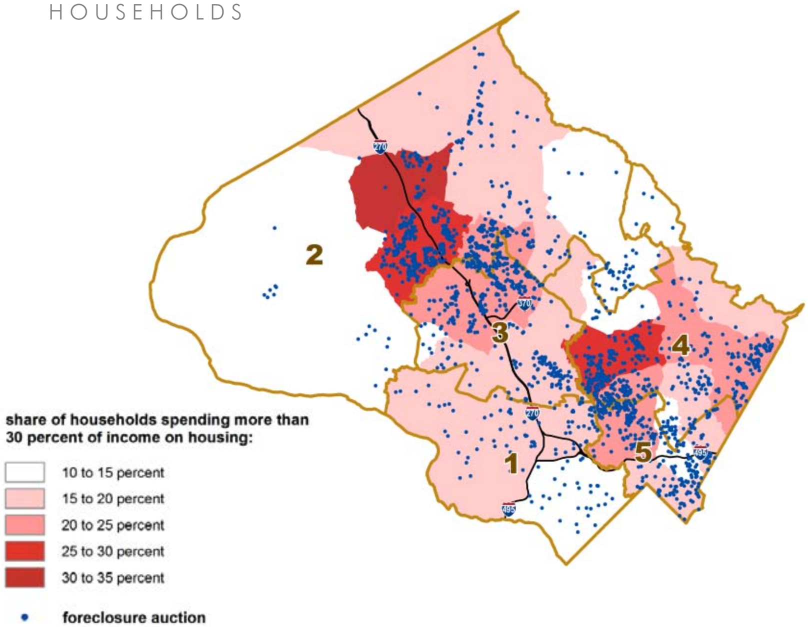
source: Montgomery County Planning Department analysis of SDAT data

RESIDENTIAL FORECLOSURES

	countywide
total foreclosure auctions since 2007	4,539
2007	1,166
2008	1,946
2009 (through mid-year)	1,427

source: Montgomery County Planning Department analysis of Maryland Department of Housing & Community Development (DHCD) data

FORECLOSURE AUCTIONS AND COST–BURDENED HOUSEHOLDS



source: Montgomery County Planning Department analysis of DHCD data

SUPPLY

- 55 percent of the County's housing was built before 1980. Twenty-five percent of the County's homes were constructed during the building boom of the 1980s. Only 20 percent of the County's housing stock was built after 1990.
- There are 93,815 rental units in Montgomery County, of which 80 percent are in multi-unit buildings and the remaining 20 percent in single-family and condominium structures.
- Five percent of the County's housing units are age-restricted, with Leisure World accounting for the majority of market rate senior units. The current supply of senior housing will not meet the demands of a rapidly aging population.
- The County has 8,210 moderately priced dwelling units (MPDUs) built in the County since 1980, with 3,027 units remaining under control (see box below). Of the MPDUs still under control, the Housing Opportunities Commission (HOC) owns 1,711 (57 percent) and the Department of Housing and Community Affairs (DHCA) monitors the control periods of 1,316 (43 percent).

MPDUs are established with a time limit, but controlled MPDUs are subject to the limits on resale prices, rents, or owner-occupancy described in Chapter 25A-9 of the Montgomery County Code.

EXISTING HOUSING BY DECADE BUILT

	countywide
pre-1950	12%
1950s	12%
1960s	15%
1970s	16%
1980s	25%
1990s	11%
2000s	9%

source: Montgomery County Planning Department

EXISTING HOUSING UNITS

	countywide	share
total (owned and rented)	**364,479**	
single-family detached	181,695	50%
townhouse	67,277	18%
multifamily (condos and apartments)	115,507	32%

source: Montgomery County Planning Department

RENTAL HOUSING UNITS

	countywide	share
total	**93,815**	
multifamily	74,710	80%
single-family (detached and attached)	13,489	14%
condominiums	5,616	6%

source: Montgomery County Planning Department; Montgomery County Department of Housing and Community Affairs (DHCA)

SENIOR HOUSING UNITS *

	countywide	share
total	**16,611**	
subsidized	3,877	23%
market rate	7,849	47%
life care	3,750	23%
specialized alzheimers	168	1%
assisted living	967	6%

*excludes group homes and nursing beds

source: Montgomery County Planning Department

MODERATELY PRICED DWELLING UNITS (MPDU)

	countywide
MPDUs built since 1980	**8,210**
MPDUs remaining in control in 2008*	**3,027**
DHCA control periods not yet expired	1,316
share of remaining MPDUs	43%
HOC-owned and permanently controlled	1,711
share of remaining MPDUs	57%

*may include units built before 1980

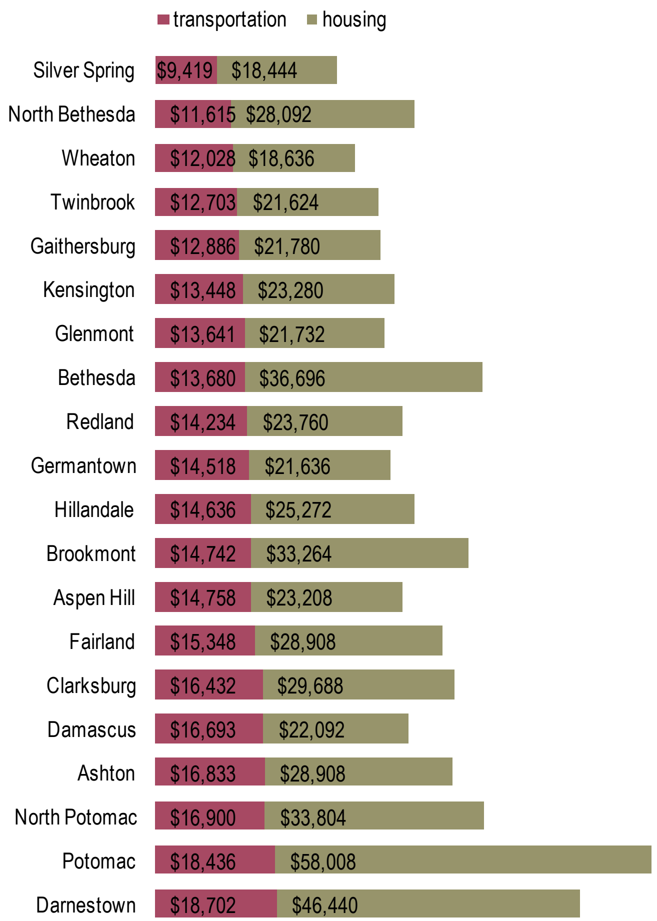
source: Montgomery County Planning Department analysis of DHCA data

transportation costs

Housing prices alone do not determine the true cost of living in a given location. When transportation costs are factored in, a more accurate picture of the overall affordability of a location choice emerges. A longer commute and greater auto-dependency for everyday living can offset the apparent affordability of a home located farther away from urban centers.

- Areas of Montgomery County that have lower transportation costs—including Silver Spring, North Bethesda, Wheaton, and Twinbrook—are both Metro-accessible and relatively more urbanized.
- Transportation costs are highest in low density areas of the County—including Darnestown, Potomac, Ashton, Damascus, and Clarksburg—that are more distant from job centers and have lower transit connectivity.
- On average, Silver Spring households spend $9,419 on transportation each year, half of the $18,702 average transportation cost for Darnestown households.

ANNUAL TRANSPORTATION AND HOUSING COSTS



source: Urban Land Institute, Terwilliger Housing + Transportation Calculator

walk score

Like all suburbs, Montgomery County is walking challenged. The County's more walkable communities, like Silver Spring and Bethesda, offer the benefits of walkable neighborhoods:

- street activity
- opportunities for small businesses
- social interaction
- safer pedestrian spaces.

Creating more walkable places is an economic development strategy that is supported by planning recommendations in communities like Kensington, Long Branch, White Flint, Germantown, and more.

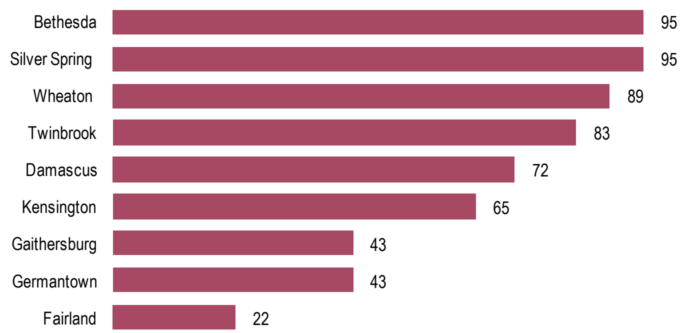
WalkScore.com measures walkability for most residential neighborhoods within the United States and ranks the 40 largest cities according to their walkability. What makes a neighborhood walkable? Factors include nearby services, mixed incomes and mixed uses, parks and public spaces, pedestrian-centric design, proximity to schools and workplaces, and bike- and walker-friendly streets.

What does the Walk Score mean?

- 90-100 (Walkers' Paradise) – most errands can be accomplished on foot and many people get by without owning a car.
- 70-89 (Very Walkable) – it is possible to get by without owning a car.
- 50-69 (Somewhat Walkable) – some stores and amenities are within walking distance, but many every day trips still require a bike, public transit, or a car.
- 25-49 (Car-Dependent) – only a few destinations are within easy walking range. For most errands, driving or public transportation is a must.
- 0-24 (Car-Dependent; Driving-Only) – virtually no neighborhood destinations within walking range.

Walkability varies across the County, depending on historic land use patterns and access to transit. Several master and sector plans underway recommend improvements to the network of roadways, streets, mid-block pedestrian connections, sidewalks, trails, and bikeways designed to link communities to desired destinations such as transit, schools, and commercial services. In addition, the plans pay particular attention to the mix of jobs and housing within their areas to help reduce car dependence and vehicle miles traveled.

WALK SCORES



Note: Planning staff is developing tools that measure walkability using more localized information.

source: WalkScore.com

retail

- Montgomery County residents spent $17.6 billion on consumer purchases in 2009.
- Automotive, general merchandise, and food and beverage purchases topped the consumer spending list.
- Sales by County retailers totaled $15.3 billion. Automotive, food and beverages, and building material/garden equipment led 2009 retail sales.
- There was a drop in both consumer spending (seven percent) and retail sales (15 percent) between 2008 and 2009.
- With sales falling more sharply than spending, the County's retail opportunity gap—the amount that residents spend at retail locations outside the County—widened from $1.0 billion in 2008 to $2.4 billion in 2009.

YEAR–OVER–YEAR RETAIL SPENDING AND SALES

source: Montgomery County Planning Department analysis of Claritas SiteReports data

RETAIL ACTIVITY

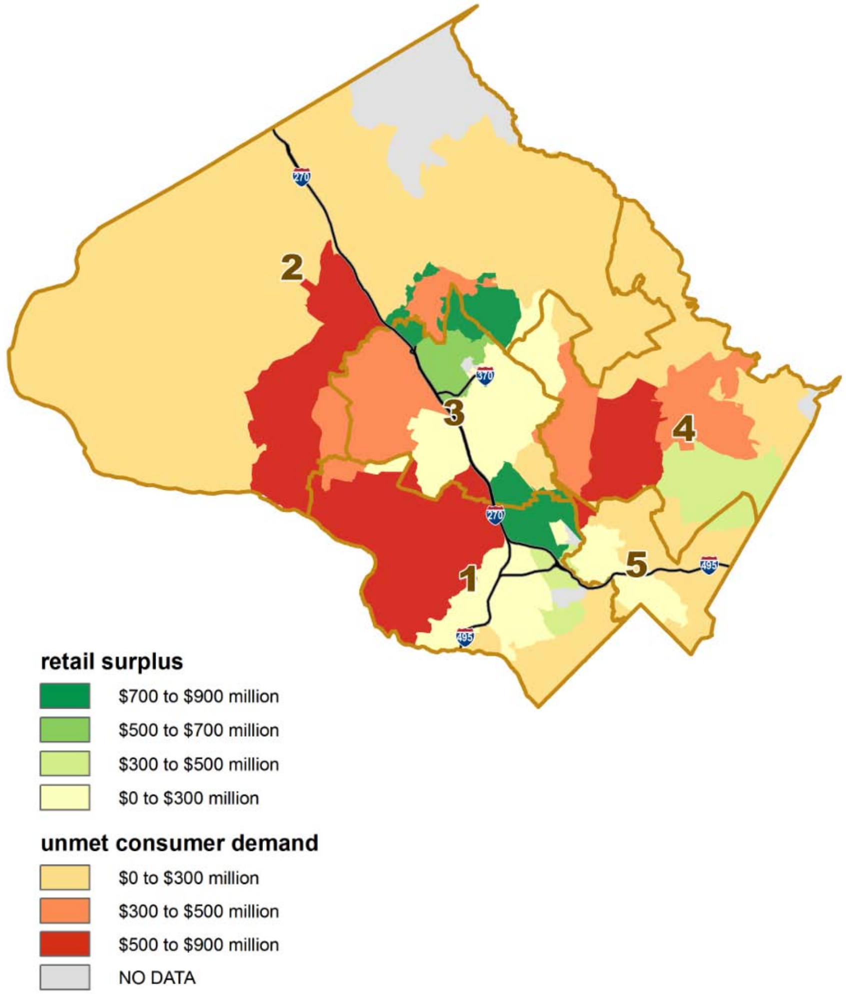
	consumer spending	retail sales	capture rate	unmet consumer demand	retail surplus
Total Retail Sales	$17,627,466,780	$15,267,973,297	87%	$2,359,493,483	-
Building Material, Garden Equip Stores	2,011,073,631	1,813,191,001	90%	197,882,630	-
Clothing and Clothing Accessories Stores	920,904,751	989,902,973	107%	-	68,998,222
Electronics and Appliance Stores	464,882,157	525,264,016	113%	-	60,381,859
Food and Beverage Stores	2,095,301,104	2,800,970,998	134%	-	705,669,894
Foodservice and Drinking Places	1,882,412,799	1,516,361,013	81%	366,051,786	-
Furniture and Home Furnishings Stores	447,286,597	338,151,058	76%	109,135,539	-
Gasoline Stations	1,734,864,882	757,423,006	44%	977,441,876	-
General Merchandise Stores	2,413,403,516	977,781,069	41%	1,453,622,447	-
Health and Personal Care Stores	968,462,113	707,083,080	73%	261,379,033	-
Miscellaneous Store Retailers	409,630,629	281,325,021	69%	128,305,608	-
Motor Vehicle and Parts Dealers	2,708,632,095	3,151,794,072	116%	-	443,161,977
Non Store Retailers	1,179,807,195	1,093,150,035	93%	86,657,160	-
Sporting Goods, Hobby, Book, Music Stores	390,805,311	315,575,955	81%	75,229,356	-

source: Montgomery County Planning Department analysis of 2009 Claritas SiteReports data

An **opportunity gap** is a sign that County residents are spending more than County retailers are selling—indicating that retailers may have an opportunity to capture spending that currently is going outside the County. A **retail surplus** occurs when retail sales exceed local spending—a sign that outside residents are coming into the County to shop. The **capture rate** is the ratio of local retail sales to spending by area residents.

- General merchandise sales showed the largest retail opportunity gap in 2009, with County retailers capturing only 41 percent of residents' spending in this category.
- Non-store retail sales (including online, mail order, and direct sales) totaled $1.1 billion, 93 percent of the nearly $1.2 billion that residents spent in this category.
- Several categories showed a net surplus in retail sales, indicating that they attracted shoppers from outside Montgomery County. Food and beverage stores had sales of $706 million in excess of the amount that County residents spent. The County also attracted outside consumers buying autos, apparel, and electronics.

RETAIL OPPORTUNITY



source: Montgomery County Planning Department analysis of 2009 Claritas SiteReports data

	consumer spending	retail sales	capture rate	unmet consumer demand	retail surplus
Automotive Dealers	$2,296,395,668	$3,004,947,012	131%	-	$708,551,344
Automotive Parts/Accsrs, Tire Stores	215,609,747	123,649,040	57%	91,960,707	-
Beer, Wine and Liquor Stores	142,212,622	149,933,050	105%	-	7,720,428
Book Stores and News Dealers	81,587,137	57,053,985	70%	24,533,152	-
Camera and Photographic Equipment Stores	21,610,644	33,563,007	155%	-	11,952,363
Childrens, Infants Clothing Stores	33,402,448	47,204,010	141%	-	13,801,562
Clothing Accessories Stores	16,201,454	9,517,988	59%	6,683,466	-
Computer and Software Stores	98,810,255	134,716,023	136%	-	35,905,768
Convenience Stores	88,956,384	104,778,960	118%	-	15,822,576
Cosmetics, Beauty Supplies, Perfume Stores	34,934,460	31,245,006	89%	3,689,454	-
Department Stores Excl Leased Depts	1,227,957,113	718,928,014	59%	509,029,099	-
Drinking Places Alcoholic Beverages	99,795,408	11,507,006	12%	88,288,402	-
Family Clothing Stores	349,796,507	356,564,000	102%	-	6,767,493
Florists	35,812,740	23,761,040	66%	12,051,700	-
Full Service Restaurants	851,305,559	754,877,997	89%	96,427,562	-
Furniture Stores	248,693,313	159,311,028	64%	89,382,285	-
Gasoline Stations With Conv Stores	1,290,856,507	418,313,005	32%	872,543,502	-
Gift, Novelty and Souvenir Stores	81,636,045	44,398,027	54%	37,238,018	-
Hardware Stores	158,059,275	129,706,017	82%	28,353,258	-
Hobby, Toys and Games Stores	81,322,668	62,613,973	77%	18,708,695	-
Home Centers	767,434,554	748,441,988	98%	18,992,566	-
Home Furnishing Stores	198,593,284	178,840,030	90%	19,753,254	-
Household Appliances Stores	77,020,765	69,106,004	90%	7,914,761	-
Jewelry Stores	144,597,254	176,166,006	122%	-	31,568,752
Limited Service Eating Places	774,653,685	607,060,999	78%	167,592,686	-
Luggage and Leather Goods Stores	9,588,841	4,855,004	51%	4,733,837	-

	consumer spending	retail sales	capture rate	unmet consumer demand	retail surplus
Men's Clothing Stores	$41,495,747	$36,524,997	88%	$4,970,750	-
Musical Instrument and Supplies Stores	27,624,279	45,288,003	164%	-	17,663,724
Nursery and Garden Centers	138,843,005	56,209,016	40%	82,633,989	-
Office Supplies and Stationery Stores	107,680,481	92,258,013	86%	15,422,468	-
Optical Goods Stores	37,972,475	55,883,991	147%	-	17,911,516
Other Building Materials Dealers	877,780,152	817,003,990	93%	60,776,162	-
Other Clothing Stores	43,298,633	49,006,968	113%	-	5,708,335
Other Gasoline Stations	444,008,375	339,110,001	76%	104,898,374	-
Other General Merchandise Stores	1,185,446,403	258,853,055	22%	926,593,348	-
Other Health and Personal Care Stores	61,672,508	42,826,041	69%	18,846,467	-
Other Miscellaneous Store Retailers	141,127,210	93,560,933	66%	47,566,277	-
Other Motor Vehicle Dealers	196,626,680	23,198,020	12%	173,428,660	-
Outdoor Power Equipment Stores	24,724,015	16,481,003	67%	8,243,012	-
Paint and Wallpaper Stores	44,232,630	45,348,987	103%	-	1,116,357
Pharmacies and Drug Stores	833,882,670	577,128,042	69%	256,754,628	-
Prerecorded Tapes, CDs, Record Stores	38,298,039	22,717,010	59%	15,581,029	-
Radio, Television, Electronics Stores	267,440,493	287,878,982	108%	-	20,438,489
Sew/Needlework/Piece Goods Stores	19,495,661	31,819,971	163%	-	12,324,310
Shoe Stores	117,624,941	106,491,008	91%	11,133,933	-
Special Foodservices	156,658,147	142,915,011	91%	13,743,136	-
Specialty Food Stores	55,619,530	48,711,992	88%	6,907,538	-
Sporting Goods Stores	142,477,527	96,083,013	67%	46,394,514	-
Supermarkets, Grocery (Ex Conv) Stores	1,808,512,568	2,497,546,996	138%	-	689,034,428
Used Merchandise Stores	43,374,153	27,347,008	63%	16,027,145	-
Women's Clothing Stores	164,898,926	203,572,992	123%	-	38,674,066

source: Montgomery County Planning Department analysis of 2009 Claritas SiteReports data

office

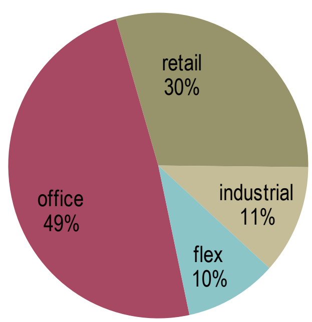
- With 67.1 million square feet of leasable space in 1,414 buildings, offices account for 49 percent of the County's 137.5 million total commercial space inventory.
- A total of 1.2 million square feet of office space in nine buildings was delivered to the market in 2009.
- The annual average office vacancy rate was 12.9 percent in 2009, a 23 percent increase in vacancies over 2008 and 43 percent higher than in 2007.
- Annual average office lease rates were $28.94 per square foot, a three percent decline over 2008 but a one percent increase over 2007.

COMMERCIAL SPACE

	buildings	square feet
total commercial space	**4,449**	**137,540,241**
office	1,414	67,089,798
retail	2,098	40,883,085
industrial	589	15,879,712
flex	348	13,687,646

source: Montgomery County Planning Department analysis of 4th quarter 2009 CoStar data

COMMERCIAL SQUARE FOOTAGE BY TYPE



source: Montgomery County Planning Department analysis of 4th quarter 2009 CoStar data bar charts

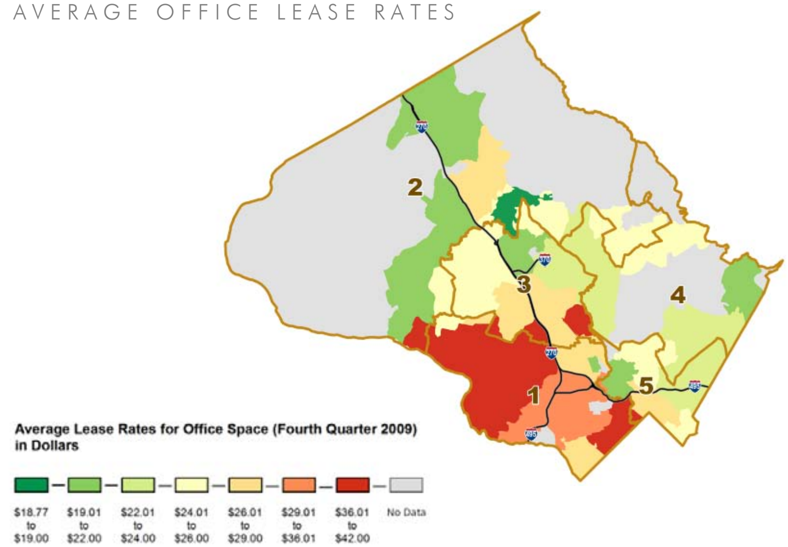
ANNUAL AVERAGE OFFICE VACANCY RATE

source: Montgomery County Planning Department analysis of CoStar data

ANNUAL AVERAGE OFFICE LEASE RATE

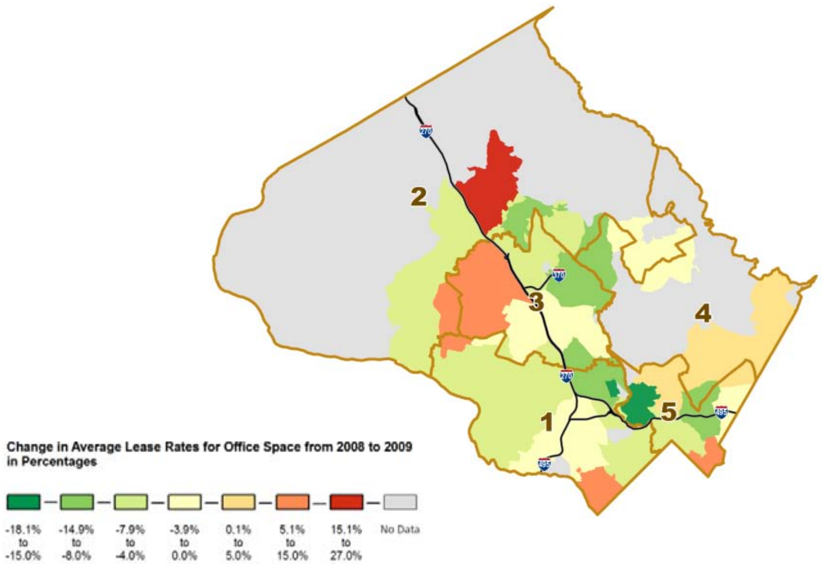
source: Montgomery County Planning Department analysis of CoStar data

AVERAGE OFFICE LEASE RATES



source: Montgomery County Planning Department analysis of 4th quarter 2009 CoStar data

CHANGE IN ANNUAL AVERAGE OFFICE LEASE RATES



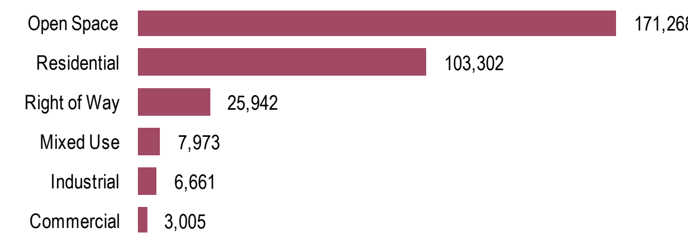
source: Montgomery County Planning Department analysis of 4th quarter 2008 and 2009 CoStar data

development activity

ZONING

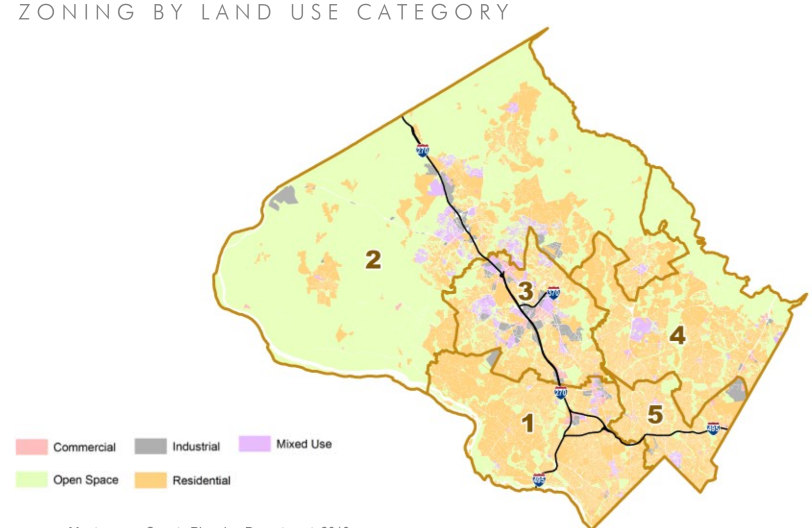
- Of the 324,428 acres that make up Montgomery County, 318,150 acres (98 percent) are land and 6, 278 (two percent) are water.
- 171,268 acres—54 percent of the County's land area—are zoned for open space uses, including agriculture and parkland.
- Residentially zoned land totals 103,302 acres (32 percent).
- There are 3,005 acres zoned for commercial office or retail use (one percent) and another 7,973 acres (three percent) zoned for mixed commercial and residential use.
- 6,661 acres (two percent) are zoned for industrial use.
- Roads and other transportation rights-of-way take up the remaining 25,942 acres (eight percent) of land in the County.

ACRES ZONED BY LAND USE CATEGORY



source: Montgomery County Planning Department, 2010

ZONING BY LAND USE CATEGORY



source: Montgomery County Planning Department, 2010

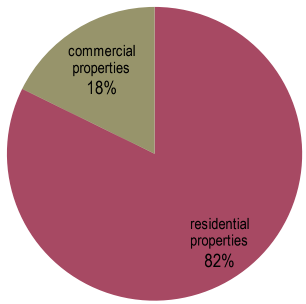
ASSESSED VALUE

- The total assessed value of all properties in Montgomery County was $211.8 billion as of 2008.
- Total assessed value included buildings, valued at $115.4 billion (54 percent), and land, valued at $96.4 billion (46 percent).
- Residential properties accounted for $174.3 billion (82 percent) of total assessed value. Of this amount, $88.9 billion (51 percent) is the total value of houses and

other buildings on the properties and $85.4 billion (49 percent) is residential land value.

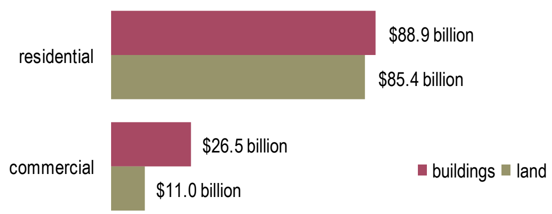
- Commercial properties accounted for $37.5 billion (18 percent) of total assessed value. Of this amount, $26.5 billion (71 percent) is buildings and $11.0 billion (29 percent) is commercial land value.

ASSESSED VALUE



source: Montgomery County Planning Department, 2008

ASSESSED VALUE BY PROPERTY TYPE



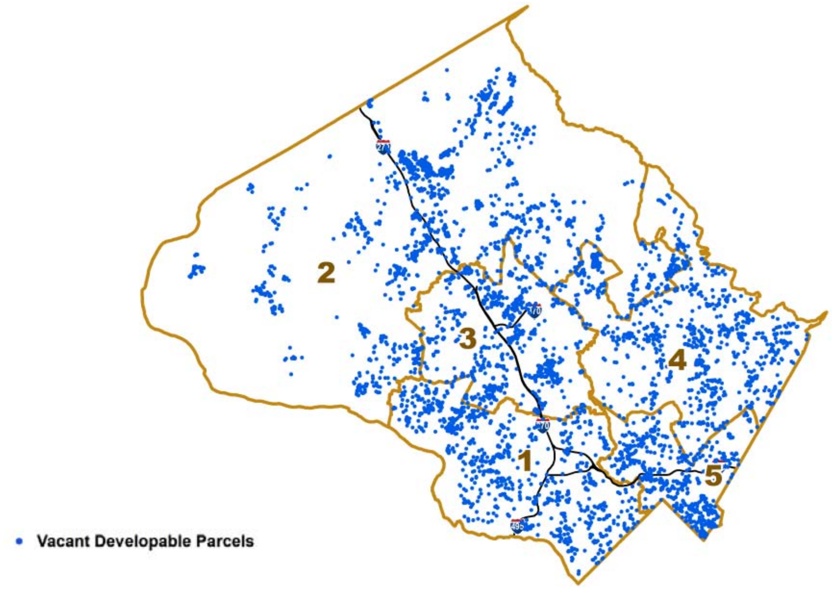
source: Montgomery County Planning Department, 2008

ASSEMBLY POTENTIAL

- There are 5,627 acres of vacant, developable land in Montgomery County, of which 78 percent is contained in small properties of less than two acres.
- Many developable vacant parcels are adjacent to one another, presenting an opportunity to assemble land into larger sites. Under such a process, the stock of mid- to large size tracts would increase from 22 percent to 31 percent of all vacant land.

Note: This analysis does not account for land ownership or other potential development constraints.

VACANT DEVELOPABLE PARCELS



source: Montgomery County Planning Department, 2010

DEVELOPMENT PIPELINE

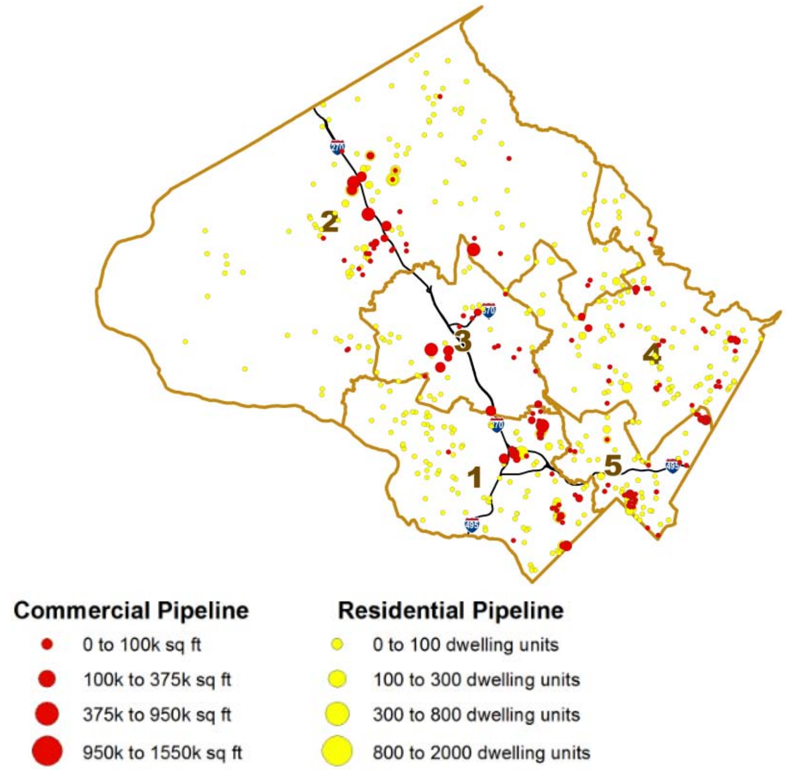
The development pipeline is a snapshot of commercial and residential development activity in Montgomery County. It tracks the amount of commercial square footage and number of dwelling units in each development project approved by the Planning Board. Development projects in Gaithersburg and Rockville are not represented.

As of July 2009, the development pipeline showed:

- 19,400 residential units in 428 approved development projects remaining to be built

- 20.6 million square feet of approved and unbuilt commercial space in 155 projects.

PIPELINE OF APPROVED DEVELOPMENT

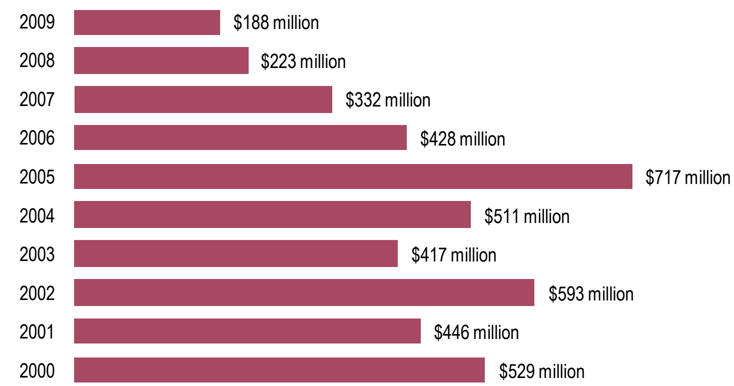


source: Montgomery County Planning Department, 2009

RESIDENTIAL BUILDING PERMITS

- 562 permits, with a combined value of $188 million, were issued for new residential construction in Montgomery County in 2009.
- This represents a 29 percent decline in the number of residential building permits that were issued in 2008, and a 77 percent decline from 2000 permit volume.
- The value of residential permits fell 16 percent between 2008 and 2009, and was down 64 percent from 2000.

RESIDENTIAL BUILDING PERMIT VALUE, 2000 - 2009



source: Montgomery County Planning Department analysis of Montgomery County DPS data

NUMBER OF BUILDING PERMITS ISSUED, 2000 - 2009

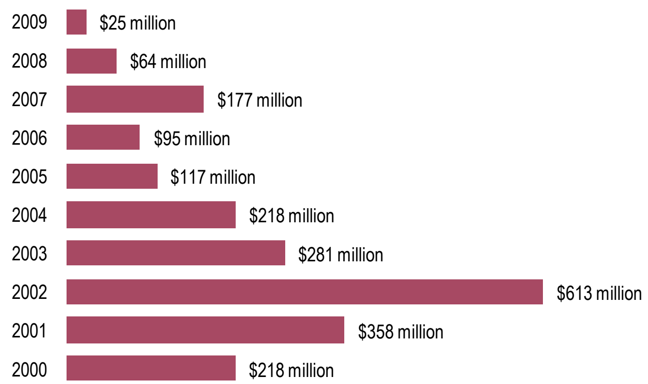
	residential		commercial	
year	number	1-year change	number	1-year change
2000	2,399		109	
2001	2,353	-2%	160	47%
2002	1,986	-16%	149	-7%
2003	1,971	-1%	110	-26%
2004	2,186	11%	130	18%
2005	1,640	-25%	79	-39%
2006	1,134	-31%	75	-5%
2007	1,214	7%	57	-24%
2008	787	-35%	36	-37%
2009	562	-29%	29	-19%

source: Montgomery County Planning Department analysis of Montgomery County Department of Permitting Services (DPS) data

COMMERCIAL BUILDING PERMITS

- 29 permits with a combined value of $25 million were issued for new commercial construction in Montgomery County in 2009.
- This represents a 19 percent decline in the number of commercial building permits that were issued in 2008, and a 73 percent decline from 2000 permit volume.
- The value of commercial construction fell 61 percent between 2008 and 2009, and was down 89 percent from 2000.

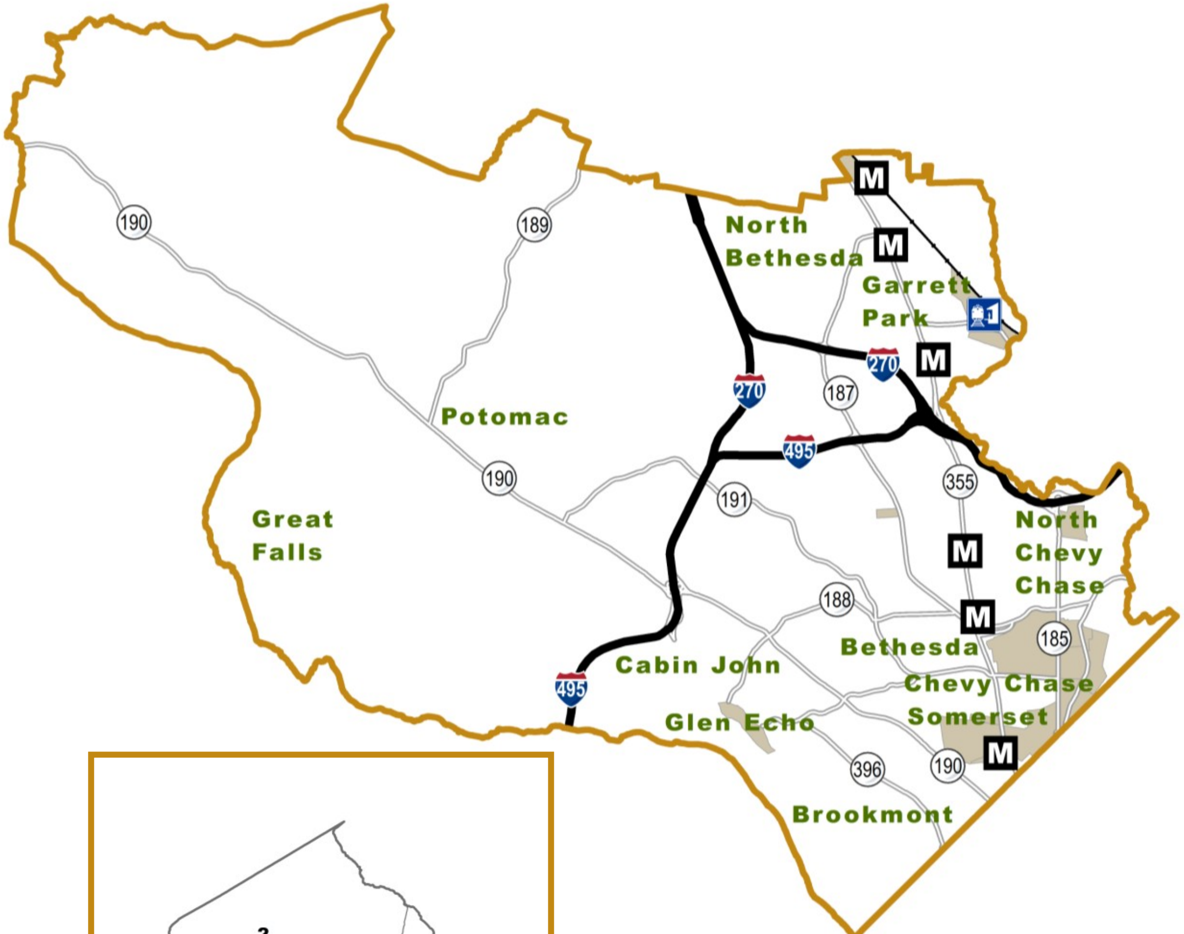
COMMERCIAL BUILDING PERMIT VALUE, 2000 - 2009



source: Montgomery County Planning Department analysis of Montgomery County DPS data

council districts snapshot

DISTRICT 1


North Bethesda
Garrett Park
Potomac
Great Falls
North Chevy Chase
Bethesda
Cabin John
Chevy Chase
Somerset
Glen Echo
Brookmont
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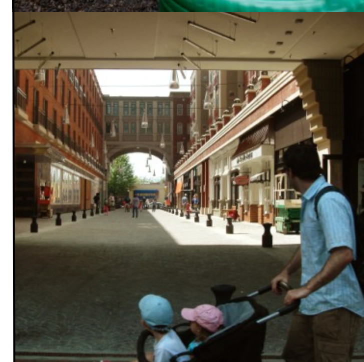
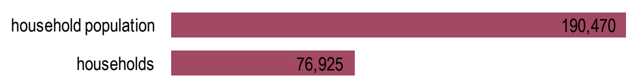


demographics

POPULATION AND HOUSEHOLDS

- In 2008, District 1 had 190,470 residents living in 76,925 households.
- Between 2010 and 2040, District 1 is forecasted to add 50,288 residents—a 26 percent increase. Twenty-five percent of the County's population growth is forecasted to occur in District 1.
- The number of District 1 households is forecasted to grow by 29 percent from 77,547 in 2010 to 100,145 in 2040—accounting for 23 percent of household growth Countywide.
- Fifty-four percent of District 1 adults have earned an advanced degree, compared to 29 percent Countywide.
- Thirty-four percent of District 1 residents ages five and up speak a language other than English at home, compared to 38 percent Countywide.
- At $128,655, District 1's median household income is 36 percent above the County median of $94,319.

POPULATION AND HOUSEHOLDS, 2008



source: Montgomery County Planning Department, 2008 Census Update Survey

HOUSEHOLD POPULATION FORECAST, 2010 - 2040

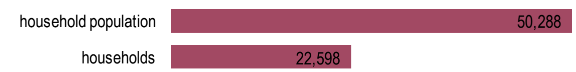
	district 1	county	share of county
2010	196,855	954,000	21%
2015	215,722	1,011,600	21%
2020	228,843	1,060,400	22%
2025	236,953	1,097,100	22%
2030	239,349	1,123,300	21%
2035	243,544	1,140,800	21%
2040	247,143	1,152,400	21%
total forecasted growth, 2010 to 2040	50,288	198,400	25%
percent growth	26%	21%	

source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast

HOUSEHOLD FORECAST, 2010-2040

	district 1	county	share of county
2010	77,547	362,000	21%
2015	84,690	386,000	22%
2020	90,275	408,000	22%
2025	93,687	425,000	22%
2030	95,363	440,000	22%
2035	97,603	451,000	22%
2040	100,145	460,000	22%
total forecasted growth, 2010 to 2040	22,598	98,000	23%
percent growth	29%	27%	

POPULATION AND HOUSEHOLD GROWTH, 2010-2040



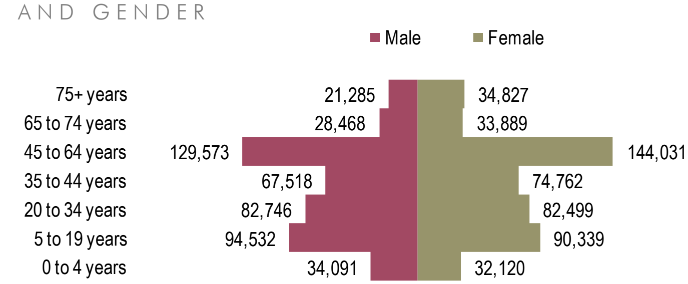
source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast

POPULATION AND HOUSEHOLD COUNT, 2008

	district 1	county
household population	190,470	939,200
households	76,925	341,812

source: Montgomery County Planning Department, 2008 Census Update Survey

AGE AND GENDER



source: Montgomery County Planning Department, 2008 Census Update Survey

AGE DISTRIBUTION

	district 1	county
0 to 4 years	5%	7%
5 to 19 years	20%	19%
20 to 34 years	13%	17%
35 to 44 years	13%	15%
45 to 64 years	31%	29%
65 to 74 years	9%	7%
75+	9%	6%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

RACE AND ETHNICITY

	district 1	county
White	72%	53%
Black/African American	4%	16%
Hispanic	11%	15%
Asian or Pacific Islander	12%	13%
Other	1%	3%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

EDUCATIONAL ATTAINMENT

	district 1	county
less than high school	2%	9%
high school graduate	13%	30%
associate/trade school	4%	5%
bachelor's degree	27%	27%
graduate degree	54%	29%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

FOREIGN LANGUAGE SPEAKERS

	district 1	county
share of residents (ages 5+)	34%	38%
English-proficient	27%	23%
not English-proficient	7%	15%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

HOUSEHOLD INCOME

	district 1	county
Under $50,000	11%	24%
$50,000 to $99,999	24%	29%
$100,000 to 149,999	20%	20%
$150,000 to 199,999	14%	11%
$200,000+	30%	16%
median household income	**$128,655**	**$94,319**

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

HOUSING TENURE

	district 1	county
rate of homeownership	76%	73%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

HOUSEHOLD TYPES

	district 1	county
family	71%	68%
living alone	27%	27%
other	2%	5%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

PERSONS IN HOUSEHOLD

	district 1	county
one	26%	26%
two	35%	31%
three	14%	16%
four	18%	16%
five+	7%	11%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

HOUSING COSTS

	district 1	county
median monthly housing costs:		
homeowners	$2,625	$2,454
renters	$1,783	$1,386
cost-burdened households*:		
homeowners	15%	33%
renters	33%	51%

*spending more than 30% of income on housing

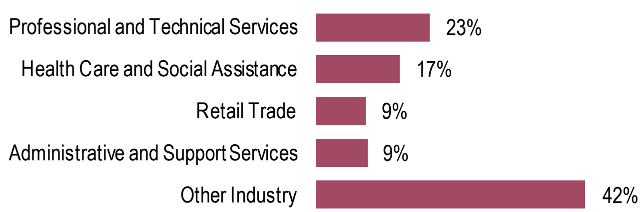
source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

employment

JOBS AND INDUSTRIES

- 10,628 job establishments in District 1 employ 166,460 workers. The District contains 33 percent of all County jobs.
- Twenty-three percent of all District 1 job establishments are in the professional and technical services sector.
- Public administration jobs account for 15 percent of District 1's employment base. Professional and technical services are second, with 14 percent of jobs in the District. The District's top three employers are the National Institutes of Health, the National Naval Medical Center, and the U.S. Department of Defense.

JOB ESTABLISHMENTS – INDUSTRY PERCENTAGE



source: Montgomery County Planning Department analysis of 2009 *Reference USA* data tables

EMPLOYMENT BASE

industry sector	jobs	share of jobs	county	share of county sector
Accommodation and Food Services	15,807	9%	33,561	47%
Administrative and Support Services	12,661	8%	34,221	37%
Agricultural Services	57	0%	511	11%
Amusement and Recreation	1,696	1%	5,688	30%
Construction	7,724	5%	30,736	25%
Educational Services	8,023	5%	30,241	27%
Finance and Insurance	10,837	7%	27,329	40%
Health Care and Social Assistance	15,387	9%	61,158	25%
Information	7,067	4%	24,027	29%
Management	136	0%	339	40%
Manufacturing	3,777	2%	23,106	16%
Mining	143	0%	185	77%
Other Services	7,693	5%	25,776	30%
Professional and Technical Services	23,207	14%	79,894	29%
Public Administration	25,422	15%	48,912	52%
Real Estate	9,631	6%	20,661	47%
Retail Trade	13,777	8%	46,028	30%
Transportation and Warehousing	1,619	1%	6,114	26%
Utilities	231	0%	690	33%
Wholesale Trade	1,564	1%	10,823	14%
	166,460	100%	510,000	33%

source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast and analysis of 2009 ReferenceUSA data

JOB ESTABLISHMENTS

industry	
total	10,628
Professional and Technical Services	2,455
Health Care and Social Assistance	1,769
Retail Trade	1,008
Administrative and Support Services	921
Other Industry	4,475

source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast and analysis of 2009 ReferenceUSA data

TEN LARGEST EMPLOYERS

ranked by number of employees in District

4,000+ employees
National Institutes of Health

National Naval Medical Center

U.S. Department of Defense

1,000 to 3,999 employees
Suburban Hospital

Nuclear Regulatory Commission

Naval Surface Warfare Center Carderock

Marriott International

Lockheed Martin Global

IBM

GEICO

source: Montgomery County Planning Department analysis of 2009 Reference USA data

RESIDENT WORKFORCE

- In 2008, there were 100,810 employed persons ages 16 and up living in District 1.
- District 1 accounts for 19 percent of the County's resident labor force.
- More than half (53 percent) of District 1 residents work in Montgomery County, compared to 59 percent of residents Countywide.
- Nearly one in three District 1 residents (31 percent) work in Washington D.C., compared to 23 percent of residents Countywide.

RESIDENT WORKFORCE

	district 1	county	share of county
employed residents ages 16+	100,810	527,620	19%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

WORK LOCATION OF RESIDENTS

	district 1	county
Montgomery County	53%	59%
Prince George's County	4%	5%
elsewhere in Maryland	2%	5%
Washington, D.C.	31%	23%
Virginia	9%	7%
Outside DC/MD/VA	1%	1%

source: Montgomery County Planning Department, 2008 Census Update Survey

COMMUTE MODE OF RESIDENTS

	district 1	county
drive alone	64%	66%
public transit/rail	18%	15%
carpool	3%	10%
work at home	7%	5%
walk/bike/other	8%	4%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

AVERAGE COMMUTE TIME OF RESIDENTS

	district 1	county
all commutes (in minutes)	28	33
by car	25	29
by public transit	42	50

source: Montgomery County Planning Department, *2008 Census Update Survey*

housing

MARKET

- The 2009 median sales price for a District 1 single-family detached house was $800,000, 74 percent above the County median. The 2009 median townhouse sales price was $580,000, more than twice (207 percent) of the County median. The median condominium sales price was $339,000, 29 percent above the County median.
- Single-family detached house prices fell seven percent between 2008 and 2009. Townhouse prices rose five percent, while condominium prices were virtually unchanged over the same period.
- The long range increase in single-family detached house median sales prices outpaced the County as a whole, rising 44 percent in the District versus 28 percent Countywide between 2000 and 2009. Townhouse prices rose 43 percent and condominium prices rose 83 percent over the same period.
- House sales volume in District 1 was up 14 percent in 2009 compared to 2008, but down 16 percent from 2000.
- District 1 accounted for 216 (five percent) of all foreclosure auctions in the County from 2007 to mid-2009. Foreclosures in the District increased by 35 percent from 2007 to 2008, and continued to rise in 2009. There were 56 foreclosure auctions in the first half of 2009 alone, compared to 92 in 2008 and 68 in 2007.

MEDIAN HOME SALES PRICE, 2009 DOLLARS

	2000	2008	2009	from 2000	from 2008
single-family detached	$554,408	$861,921	$800,000	44%	-7%
townhouses	$423,923	$553,024	$580,000	43%	5%
condominiums	$174,296	$338,666	$339,000	83%	0%

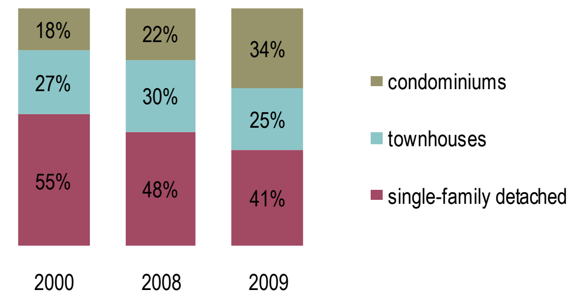
source: Montgomery County Planning Department analysis of SDAT data

HOUSING UNITS SOLD

	2000	2008	2009	change from 2000	change from 2008
all housing units	**3,876**	**2,851**	**3,258**	**-16%**	**14%**
single-family detached	2,406	1,552	1,580	-34%	2%
townhouses	384	325	277	-28%	-15%
condominiums	1,086	974	1,401	29%	44%

source: Montgomery County Planning Department analysis of SDAT data

HOUSING SALES BY UNIT TYPE



source: Montgomery County Planning Department analysis of SDAT data

RESIDENTIAL FORECLOSURES

	district 1	countywide	share of county
total foreclosure auctions since 2007	**216**	**4,539**	**5%**
2007	68	1,116	6%
2008	92	1,946	5%
2009 (through mid-year)	56	1,427	4%

source: Montgomery County Planning Department analysis of DHCA data

SUPPLY

- Sixty-eight percent of housing units in District 1 were built before 1980, compared to 55 percent Countywide.
- Single-family detached houses account for 58 percent of the housing stock in the district, compared to 50 percent Countywide.

- District 1 has 17,989 rental housing units, accounting for 19 percent of rentals in the County. The district contains 23 percent of single-family house rentals and 51 percent of condominium rentals, but only 16 percent of rental apartments Countywide.
- There are 1,864 senior housing units in District 1, 11 percent of the Countywide inventory. The District contains half (51 percent) of the County's senior assisted living units.
- Out of 915 MPDUs built in District 1 since 1980, 254 (28 percent) remain subject to limits on resale prices, rents, or owner-occupancy. District 1 contains 8 percent of all MPDUs under control in the County.

EXISTING HOUSING BY DECADE BUILT

	district 1	countywide
pre-1950	15%	12%
1950s	16%	12%
1960s	18%	15%
1970s	19%	16%
1980s	18%	25%
1990s	8%	11%
2000s	6%	9%

source: Montgomery County Planning Department

EXISTING HOUSING UNITS

	district 1	countywide	share of county
total (owned and rented)	**79,226**	**364,479**	**22%**
detached single-family	45,565	181,695	25%
townhouse	5,743	67,277	9%
multifamily (condos and apartments)	27,918	115,507	24%

source: Montgomery County Planning Department, 2010

RENTAL HOUSING UNITS

	district 1	countywide	share of county
total	**17,989**	**93,815**	**19%**
multifamily	12,009	74,710	16%
single-family (detached and attached)	3,090	13,489	23%
condominiums	2,890	5,616	51%

source: Montgomery County Planning Department; Montgomery County Department of Housing and Community Affairs (DHCA), 2009

SENIOR HOUSING UNITS

	district 1	countywide	share of county
total	**1,864**	**16,611**	**11%**
subsidized	629	3,877	16%
market rate	438	7,849	6%
life care	256	3,750	7%
specialized alzheimers	52	168	31%
assisted living	489	967	51%

*excludes group homes and nursing beds

source: Montgomery County Planning Department, 2008

MODERATELY PRICED DWELLING UNITS (MPDU)

	district 1	countywide	share of county
MPDUs built since 1980	**915**	**8,210**	**11%**
MPDUs remaining in control in 2008*	**254**	**3,027**	**8%**
DHCA control periods not yet expired	91	1,316	7%
share of remaining MPDUs	36%	43%	
HOC-owned and permanently controlled	163	1,711	10%
share of remaining MPDUs	64%	57%	

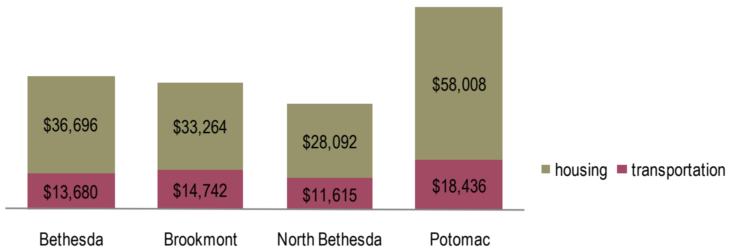
*may include units built before 1980

source: Montgomery County Planning Department analysis of DHCA data, 2010

transportation costs

- Transportation costs are lowest in North Bethesda and highest in Potomac. Potomac households spend 60 percent more than residents of North Bethesda on transportation.
- Brookmont households spend 10 percent less on housing than households located in downtown Bethesda, but they spend eight percent more on transportation.

ANNUAL TRANSPORTATION AND HOUSING COSTS

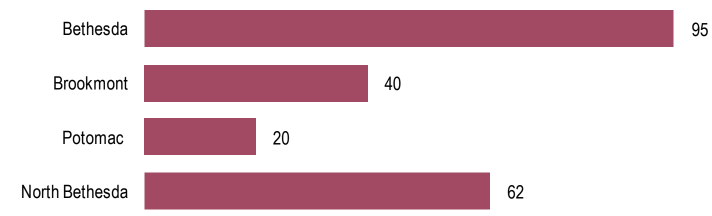


source: Urban Land Institute, *Terwilliger Housing + Transportation Calculator*

walk score

- The walkability of District 1 communities ranges from a "walkers' paradise" to "car-dependent," reflecting the varied access to transit and community facilities in communities from the Bethesda central business district to rural parts of Potomac.
- The current White Flint Plan strives to transform the auto-oriented suburban development pattern of North Bethesda into an urban center of residences and businesses where people can walk to work, shop, and use transit.

WALK SCORES

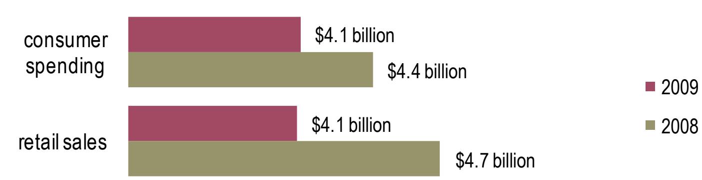


source: WalkScore.com

retail

- District 1 residents spent $4.1 billion on consumer purchases in 2009—23 percent of consumer spending Countywide. Spending declined six percent from 2008.
- Sales by area retailers totaled $4.1 billion—27 percent of retail sales in the County. Sales declined 11 percent from 2008.
- Retail sales in District 1 were roughly equal to the value of retail spending by District 1 residents.
- The greatest retail leakage was in non-store (i.e., online) retailers and gas stations, each of which captured less than 35 percent of potential consumer spending.
- Clothing, food and beverage stores, and auto dealers showed a net surplus, indicating that these categories attracted shoppers from outside District 1.

YEAR–OVER–YEAR RETAIL SPENDING AND SALES



source: Montgomery County Planning Department analysis of 2009 Claritas *SiteReports* data

	consumer spending	retail sales	capture rate	unmet consumer demand	retail surplus
Total Retail Sales	**$4,138,282,538**	**$4,125,617,732**	**100%**	**$12,664,806**	-
Building Material, Garden Equip Stores	490,978,410	411,695,576	84%	79,282,834	-
Clothing and Clothing Accessories Stores	220,810,250	542,542,859	246%	-	321,732,609
Electronics and Appliance Stores	112,721,061	107,039,284	95%	5,681,777	-
Food and Beverage Stores	464,548,100	724,068,048	156%	-	259,519,948
Foodservice and Drinking Places	441,928,697	435,647,204	99%	6,281,493	-
Furniture and Home Furnishings Stores	115,734,001	86,155,509	74%	29,578,492	-
Gasoline Stations	375,285,448	128,793,161	34%	246,492,287	-
General Merchandise Stores	567,745,531	322,633,145	57%	245,112,386	-
Health and Personal Care Stores	226,460,405	152,850,987	67%	73,609,418	-
Miscellaneous Store Retailers	99,259,995	84,458,871	85%	14,801,124	-
Motor Vehicle and Parts Dealers	640,284,065	924,882,006	144%	-	284,597,941
Non Store Retailers	284,123,340	94,738,297	33%	189,385,043	-
Sporting Goods, Hobby, Book, Music Stores	98,403,235	110,112,785	112%	-	11,709,550

source: Montgomery County Planning Department analysis of 2009 Claritas SiteReports data

	consumer spending	retail sales	capture rate	unmet consumer demand	retail surplus
Automotive Dealers	$539,072,782	$906,068,196	168%	-	$366,995,414
Automotive Parts/Accsrs, Tire Stores	47,525,982	17,076,830	36%	30,449,152	-
Beer, Wine and Liquor Stores	34,427,184	20,883,832	61%	13,543,352	-
Book Stores and News Dealers	21,053,725	24,406,841	116%	-	3,353,116
Camera and Photographic Equipment Stores	5,208,043	11,425,690	219%	-	6,217,647
Childrens, Infants Clothing Stores	7,231,684	16,470,465	228%	-	9,238,781
Clothing Accessories Stores	3,912,388	4,611,277	118%	-	698,889
Computer and Software Stores	23,824,199	29,008,776	122%	-	5,184,577
Convenience Stores	19,457,300	19,674,946	101%	-	217,646
Cosmetics, Beauty Supplies, Perfume Stores	8,186,347	13,397,167	164%	-	5,210,820
Department Stores Excl Leased Depts	292,720,218	303,448,832	104%	-	10,728,614
Drinking Places Alcoholic Beverages	24,641,028	2,825,251	11%	21,815,777	-
Family Clothing Stores	82,629,406	203,357,887	246%	-	120,728,481
Florists	8,938,289	5,957,170	67%	2,981,119	-
Full Service Restaurants	200,710,273	233,325,872	116%	-	32,615,599
Furniture Stores	65,007,567	33,784,093	52%	31,223,474	-
Gasoline Stations With Conv Stores	278,476,784	69,799,358	25%	208,677,426	-
Gift, Novelty and Souvenir Stores	20,081,730	17,186,891	86%	2,894,839	-
Hardware Stores	38,144,731	5,891,717	147%	-	17,746,986
Hobby, Toys and Games Stores	19,772,070	20,776,661	105%	-	1,004,591
Home Centers	187,529,838	189,731,789	101%	-	2,201,951
Home Furnishing Stores	50,726,434	52,371,416	103%	-	1,644,982
Household Appliances Stores	18,314,583	7,575,417	41%	10,739,166	-
Jewelry Stores	39,500,987	81,387,744	206%	-	41,886,757
Limited Service Eating Places	180,062,310	145,252,247	81%	34,810,063	-
Luggage and Leather Goods Stores	2,351,003	4,161,432	177%	-	1,810,429

	consumer spending	retail sales	capture rate	unmet consumer demand	retail surplus
Men's Clothing Stores	$10,068,279	$13,189,967	131%	-	$3,121,688
Musical Instrument and Supplies Stores	7,058,718	10,812,852	153%	-	3,754,134
Nursery and Garden Centers	34,379,658	16,044,712	47%	18,334,946	-
Office Supplies and Stationery Stores	26,576,747	24,168,266	91%	2,408,481	-
Optical Goods Stores	8,922,201	19,095,964	214%	-	10,173,763
Other Building Materials Dealers	213,522,570	138,671,302	65%	74,851,268	-
Other Clothing Stores	10,193,605	20,413,241	200%	-	10,219,636
Other Gasoline Stations	96,808,664	58,993,803	61%	37,814,861	-
Other General Merchandise Stores	275,025,314	19,184,313	7%	255,841,001	-
Other Health and Personal Care Stores	14,391,048	10,121,144	70%	4,269,904	-
Other Miscellaneous Store Retailers	32,915,692	30,070,559	91%	2,845,133	-
Other Motor Vehicle Dealers	53,685,301	1,736,980	3%	51,948,321	-
Outdoor Power Equipment Stores	6,183,367	1,061,007	17%	5,122,360	-
Paint and Wallpaper Stores	11,218,247	10,295,050	92%	923,197	-
Pharmacies and Drug Stores	194,960,810	110,236,712	57%	84,724,098	-
Prerecorded Tapes, CDs, Record Stores	9,638,097	2,880,660	30%	6,757,437	-
Radio, Television, Electronics Stores	65,374,235	59,029,401	90%	6,344,834	-
Sew/Needlework/Piece Goods Stores	4,783,830	17,365,567	363%	-	12,581,737
Shoe Stores	26,164,684	44,955,290	172%	-	18,790,606
Special Foodservices	36,515,086	54,243,833	149%	-	17,728,747
Specialty Food Stores	12,085,728	23,008,870	190%	-	10,923,142
Sporting Goods Stores	36,096,794	33,870,205	94%	2,226,589	-
Supermarkets, Grocery (Ex Conv) Stores	398,577,888	660,500,400	166%	-	261,922,512
Used Merchandise Stores	10,747,538	7,075,987	66%	3,671,551	-
Women's Clothing Stores	38,758,213	153,995,556	397%	-	115,237,343

source: Montgomery County Planning Department analysis of 2009 Claritas SiteReports data

office

- The 2009 annual average office vacancy rate in District 1 was 12 percent, seven percent below the Countywide rate of 12.9 percent.
- Office vacancies were 24 percent higher in 2009 than in 2008 and 52 percent higher than in 2007.
- District 1's annual average office lease rate was $33.23 per square foot in 2009, 15 percent higher than the Countywide rate of $28.94 per square foot.
- Office lease rates were four percent lower in 2009 than in 2008, but three percent higher than in 2007.

ANNUAL AVERAGE OFFICE VACANCY RATE

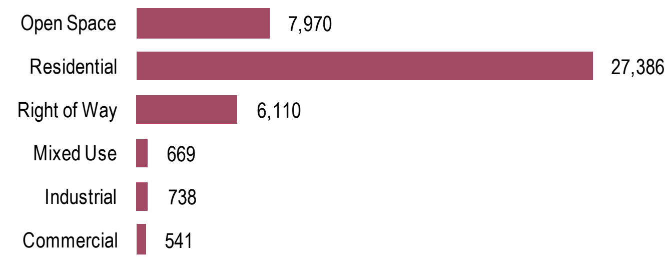
source: Montgomery County Planning Department analysis of CoStar data

ANNUAL AVERAGE OFFICE LEASE RATE

source: Montgomery County Planning Department analysis of CoStar data

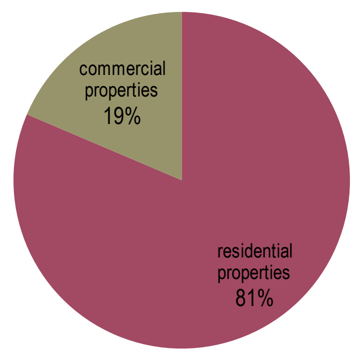
development activity

ACRES ZONED BY LAND USE CATEGORY



source: Montgomery County Planning Department, 2010

ASSESSED VALUE



source: Montgomery County Planning Department, 2008

- Nineteen percent of assessed value in District 1 is from commercial properties. The remaining 81 percent is from residential properties

NUMBER OF BUILDING PERMITS ISSUED

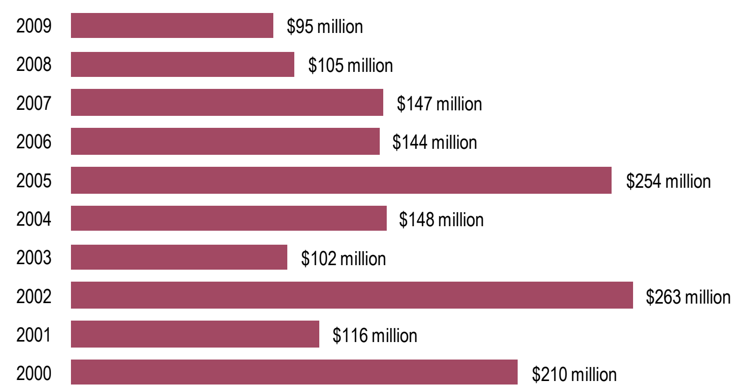
	residential		commercial	
year	number	1-year change	number	1-year change
2000	337		24	
2001	243	-28%	34	42%
2002	207	-15%	28	-18%
2003	268	29%	28	0%
2004	296	10%	22	-21%
2005	342	16%	14	-36%
2006	294	-14%	11	-21%
2007	321	9%	10	-9%
2008	211	-34%	11	10%
2009	147	-30%	7	-36%

source: Montgomery County Planning Department analysis of DPS data

RESIDENTIAL BUILDING PERMITS

- In 2009, 147 permits were issued valued at $95 million, a drop of 30 percent and 10 percent respectively from 2008.

RESIDENTIAL BUILDING PERMIT VALUE, 2000-2009

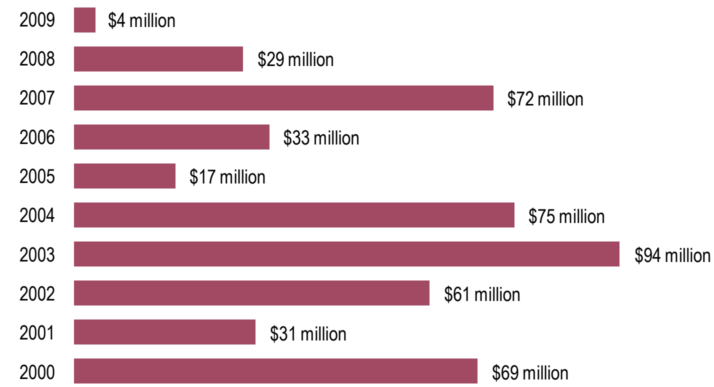


source: Montgomery County Planning Department analysis of DPS data

COMMERCIAL BUILDING PERMITS

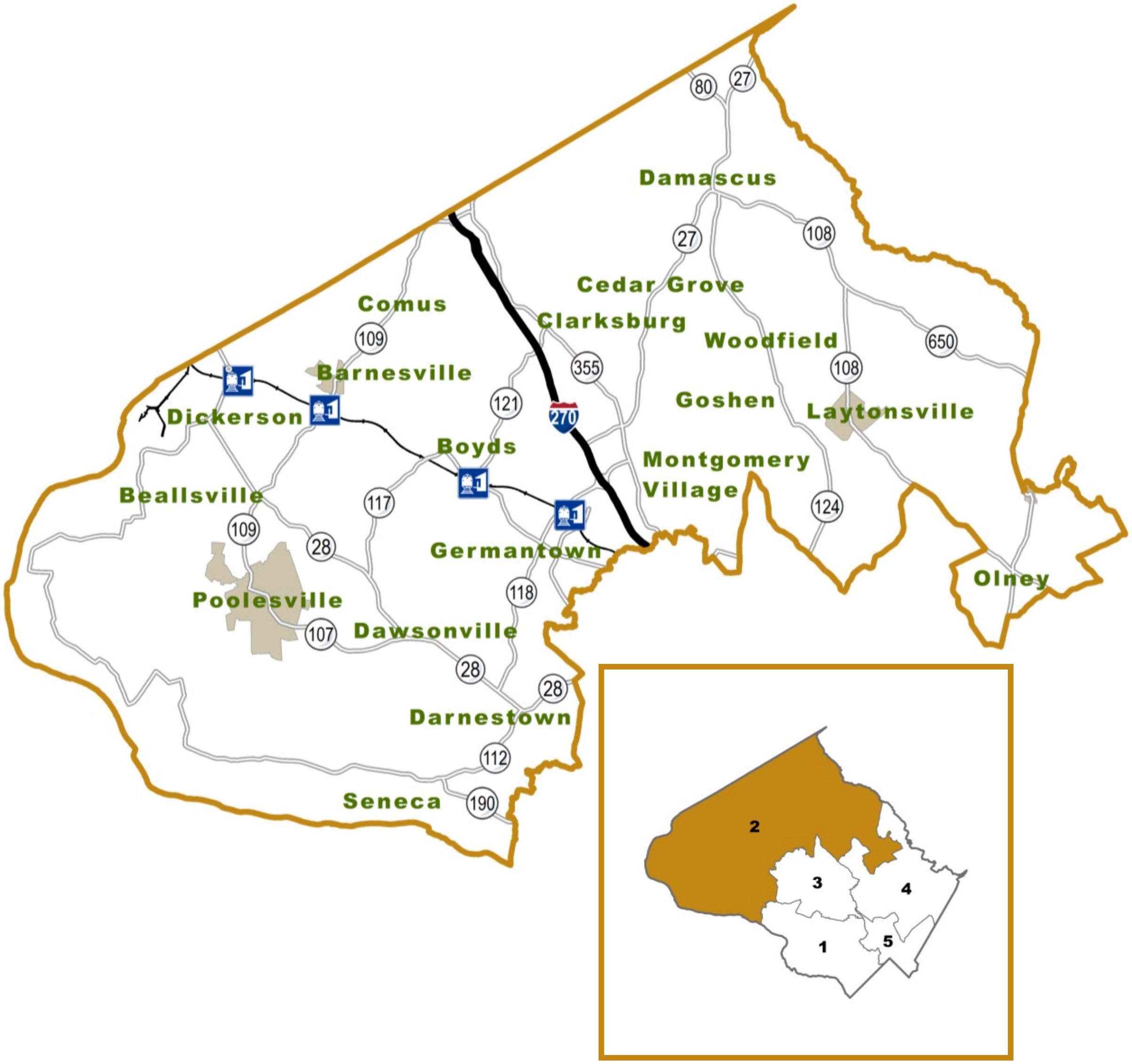
- In 2009, seven commercial permits were issued, valued at $4 million, a drop of 36 percent and 86 percent respectively from 2008.

COMMERCIAL BUILDING PERMIT VALUE, 2000-2009



source: Montgomery County Planning Department analysis of DPS data

DISTRICT 2

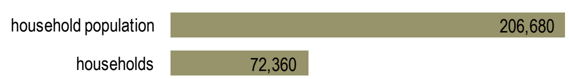

Damascus
Cedar Grove
Clarksburg
Comus
Woodfield
Barnesville
Goshen
Laytonsville
Dickerson
Boyds
Montgomery
Village
Beallsville
Germantown
Olney
Poolesville
Dawsonville
Darnestown
Seneca
80
27
108
650
355
121
270
124
109
117
28
118
107
112
190
2
3
4
1
5

demographics

POPULATION AND HOUSEHOLDS

- In 2008, District 2 had 206,680 residents living in 72,360 households. Between 2010 and 2040, District 2 is forecasted to add 41,583 residents—a 20 percent increase. Twenty-one percent of the County's population growth is forecasted to occur in District 2.
- The number of District 2 households is forecasted to grow by 30 percent from 74,134 in 2010 to 96,223 in 2040—accounting for 23 percent of household growth Countywide.
- 28 percent of District 2 adults have earned an advanced degree, compared to 29 percent Countywide.
- 36 percent of District 2 residents ages five and up speak a language other than English at home, compared to 38 percent Countywide.
- At $95,670, District 2's median household income was 1 percent above the County median of $94,319.

POPULATION AND HOUSEHOLDS, 2008



source: Montgomery County Planning Department, 2008 Census Update Survey

HOUSEHOLD POPULATION FORECAST, 2010-2040

	district 2	county	share of county
2010	210,227	954,000	22%
2015	222,744	1,011,600	22%
2020	235,729	1,060,400	22%
2025	245,582	1,097,100	22%
2030	250,813	1,123,300	22%
2035	253,230	1,140,800	22%
2040	251,810	1,152,400	22%
total forecasted growth, 2010 to 2040	41,583	198,400	21%
percent growth	20%	21%	

source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast

HOUSEHOLD FORECAST, 2010-2040

	district 2	county	share of county
2010	74,134	362,000	20%
2015	79,888	386,000	21%
2020	85,828	408,000	21%
2025	90,442	425,000	21%
2030	93,719	440,000	21%
2035	95,725	451,000	21%
2040	96,223	460,000	21%
total forecasted growth, 2010 to 2040	22,089	98,000	23%
percent growth	30%	27%	

source: montgomery county planning department, round 7.2a cooperative forecast

POPULATION AND HOUSEHOLD GROWTH, 2010-2040

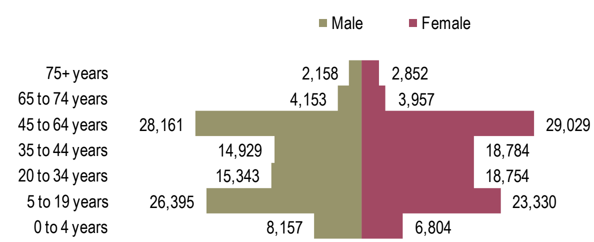
source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast Tables

POPULATION AND HOUSEHOLD COUNT, 2008

	district 2	county
household population	206,680	939,200
households	72,360	341,812

source: Montgomery County Planning Department, 2008 Census Update Survey

AGE AND GENDER



source: Montgomery County Planning Department, 2008 Census Update Survey

AGE DISTRIBUTION

	district 2	county
0 to 4 years	7%	7%
5 to 19 years	24%	19%
20 to 34 years	16%	17%
35 to 44 years	17%	15%
45 to 64 years	29%	29%
65 to 74 years	5%	7%
75+	3%	6%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

RACE AND ETHNICITY

	district 2	county
White	54%	53%
Black/African American	15%	16%
Hispanic	15%	15%
Asian or Pacific Islander	14%	13%
Other	2%	3%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

EDUCATIONAL ATTAINMENT

	district 2	county
less than high school	4%	9%
high school graduate	26%	30%
associate/trade school	9%	5%
bachelor's degree	33%	27%
graduate degree	28%	29%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

FOREIGN LANGUAGE SPEAKERS

	district 2	county
share of residents (ages 5+)	36%	38%
English-proficient	26%	23%
not English-proficient	10%	15%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

HOUSEHOLD INCOME

	district 2	county
Under $50,000	18%	24%
$50,000 to $99,999	35%	29%
$100,000 to 149,999	26%	20%
$150,000 to 199,999	12%	11%
$200,000+	9%	16%
median household income	**$95,670**	**$94,319**

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

HOUSING TENURE

	district 2	county
rate of homeownership	85%	73%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

HOUSEHOLD TYPES

	district 2	county
family	79%	68%
living alone	20%	27%
other	1%	5%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

PERSONS IN HOUSEHOLD

	district 2	county
one	20%	26%
two	28%	31%
three	18%	16%
four	20%	16%
five+	13%	11%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

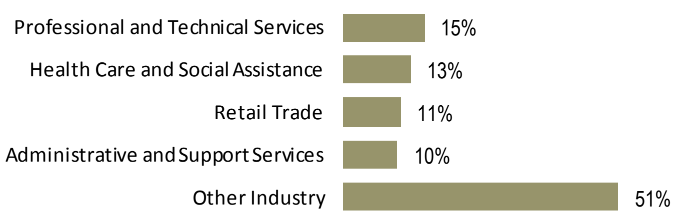
HOUSING COSTS

	district 2	county
median monthly housing costs:		
homeowners	$1,902	$2,454
renters	$1,239	$1,386
cost-burdened households*:		
homeowners	22%	33%
renters	35%	51%

*spending more than 30% of income on housing

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

JOB ESTABLISHMENTS – INDUSTRY PERCENTAGE



source: Montgomery County Planning Department analysis of 2009 Reference USA data

JOB ESTABLISHMENTS

industry	establishments
total	4,060
Professional and Technical Services	614
Health Care and Social Assistance	511
Retail Trade	435
Administrative and Support Services	414
Other Industry	2,086

source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast and analysis of 2009 Reference USA data

EMPLOYMENT BASE

industry sector	jobs	share of jobs	county	share of county sector
Accommodation and Food Services	2,889	6%	33,561	9%
Administrative and Support Services	3,046	6%	34,221	9%
Agricultural Services	223	0%	511	44%
Amusement and Recreation	855	2%	5,688	15%
Construction	5,960	12%	30,736	19%
Educational Services	4,321	8%	30,241	14%
Finance and Insurance	1,487	3%	27,329	5%
Health Care and Social Assistance	5,969	12%	61,158	10%
Information	1,203	2%	24,027	5%
Management	8	0%	339	2%
Manufacturing	4,596	9%	23,106	20%
Mining	16	0%	185	9%
Other Services	3,008	6%	25,776	12%
Professional and Technical Services	6,990	14%	79,894	9%
Public Administration	368	1%	48,912	1%
Real Estate	1,611	3%	20,661	8%
Retail Trade	5,620	11%	46,028	12%
Transportation and Warehousing	1,122	2%	6,114	18%
Utilities	109	0%	690	16%
Wholesale Trade	2,097	4%	10,823	19%
Total	51,499	100%	510,000	10%

source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast and analysis of 2009 Reference USA data

TEN LARGEST EMPLOYERS

ranked by number of employees in District

1,000 to 3,000 employees
U.S Department of Energy

Montgomery General Hospital

500 to 999 employees
Hughes Network Systems

Acterna

250 to 499 employees
Wal-Mart Stores

GE Aviation Systems

Energy Enterprise Solutions

Library Systems & Services

Thales Communications

Wabtec Railway Electronics

source: Montgomery County Planning Department analysis of 2009 *Reference USA* data

employment

JOBS AND INDUSTRY

- 4,060 job establishments in District 2 employ 51,499 workers. The District contains 10 percent of all County jobs.
- 15 percent of all District 2 job establishments are in the professional and technical services sector.
- Professional and technical services are 14 percent of the District's jobs base. Health care is 12 percent of district jobs, and construction is 12 percent.
- The District's largest employers include the U.S. Department of Energy, Montgomery General Hospital, and Hughes Network Systems.

RESIDENT WORKFORCE

	district 2	county	share of county
employed residents ages 16+	119,035	527,620	23%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

WORK LOCATION OF RESIDENTS

	district 2	county
Montgomery County	73%	59%
Prince George's County	2%	5%
elsewhere in Maryland	6%	5%
Washington, D.C.	11%	23%
Virginia	6%	7%
Outside DC/MD/VA	1%	1%

source: Montgomery County Planning Department, 2008 Census Update Survey

COMMUTE MODE OF RESIDENTS

	district 2	county
drive alone	78%	66%
public transit/rail	11%	15%
carpool	6%	10%
work at home	4%	5%
walk/bike/other	2%	4%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

AVERAGE COMMUTE TIME OF RESIDENTS

	district 2	county
all commutes (in minutes)	35	33
by car	31	29
by public transit	66	50

source: Montgomery County Planning Department, 2008 Census Update Survey

RESIDENT WORKFORCE

- In 2008, there were 119,035 employed persons ages 16 and up living in District 2.
- District 2 accounts for 23 percent of the County's resident labor force.
- Most District 2 residents (73 percent) work in Montgomery County, compared to 59 percent of residents Countywide.
- Roughly one in 10 District 2 residents (11 percent) work in Washington D.C., compared to 23 percent of residents Countywide.

housing

MARKET

- The 2009 median sales price for a District 2 single-family detached house was $400,150, 13 percent below the Countywide median. The 2009 median townhouse price was $245,000, 13 percent less than the County median. The median condominium sales price was $210,000, 20 percent below the County median.
- Single-family detached house prices fell 28 percent between 2008 and 2009. Townhouse prices were down 23 percent and condominium prices fell 36 percent during the same period.
- The long range increase in single-family detached house median sales prices lagged the County as a whole, rising seven percent in the District between 2000 and 2009 compared to 28 percent Countywide.
- House sales volume was up two percent in 2009 from 2008, but down 51 percent from 2000.
- District 2 accounted for 1,656 (36 percent) of all foreclosure auctions in the County from 2007 to mid-2009. Foreclosures in the District increased by 66 percent from 2007 to 2008, and continued to rise in 2009. There were 509 foreclosure auctions in the first half of 2009 alone, compared to 716 in 2008 and 431 in 2007.

MEDIAN HOME SALES PRICE, 2009 DOLLARS

				change	
	2000	2008	2009	from 2000	from 2008
single-family detached	$373,758	$558,006	$400,150	7%	-28%
townhouses	$172,116	$319,451	$245,000	43%	-23%
condominiums	$124.586	$328.224	$210.000	83%	-36%

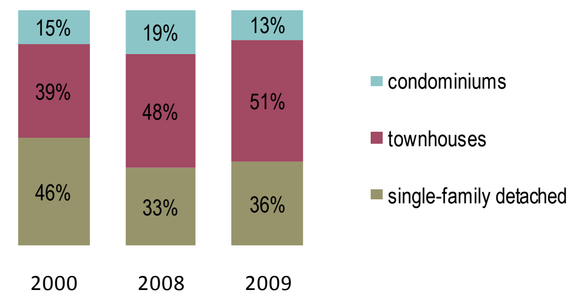
source: Montgomery County Planning Department analysis of SDAT data

HOUSING UNITS SOLD

				change	
	2000	2008	2009	from 2000	from 2008
all housing units	6,776	3,291	3,354	-51%	2%
single-family detached	3,113	1,092	1,200	-61%	10%
townhouses	2,652	1,574	1,725	-35%	10%
condominiums	1,011	625	429	-58%	-31%

source: Montgomery County Planning Department analysis of SDAT data

HOUSING SALES BY UNIT TYPE



source: Montgomery County Planning Department analysis of SDAT data

RESIDENTIAL FORECLOSURES

	district 2	countywide	share of county
total foreclosure auctions since 2007	1,656	4,539	36%
2007	431	1,166	37%
2008	716	1,946	37%
2009 (through mid-year)	509	1,427	36%

source: Montgomery County Planning Department analysis of DHCA data

SUPPLY

- Twenty-eight percent of housing units in District 2 were built before 1980, compared to 55 percent Countywide.
- Single-family detached houses account for 45 percent of the housing stock in the district, compared to 50 percent Countywide.
- District 2 has 13,651 rental housing units, accounting for 15 percent of rentals in the County. The district contains 30 percent of single-family house rentals and 19 percent of condominium rentals, but only 11 percent of rental apartments.
- District 2 has no specialized Alzheimer's units, and fewer than four percent of the County's senior assisted living units.
- There are 762 senior housing units in District 2, five percent of the Countywide inventory.
- Out of 3,922 MPDUs built in District 2 since 1980, 1,692 (43 percent) remain subject to limits on resale prices, rents, or owner-occupancy. District 2 contains 56 percent of all MPDUs under control in the County.

EXISTING HOUSING BY DECADE BUILT

	district 2	countywide
pre-1950	4%	12%
1950s	1%	12%
1960s	4%	15%
1970s	19%	16%
1980s	37%	25%
1990s	20%	11%
2000s	15%	9%

source: Montgomery County Planning Department

EXISTING HOUSING UNITS

	district 2	countywide	share of county
total (owned and rented)	**74,981**	**364,479**	**21%**
single-family detached	33,781	181,695	19%
townhouse	26,793	67,277	40%
multifamily (condos and apartments)	14,407	115,507	12%

source: Montgomery County Planning Department, 2010

RENTAL HOUSING UNITS

	district 2	countywide	share of county
total	**13,651**	**93,815**	**15%**
multifamily	8,515	74,710	11%
single-family (detached and attached)	4,078	13,489	30%
condominiums	1,058	5,616	19%

source: Montgomery County Planning Department; Montgomery County Department of Housing and Community Affairs (DHCA), 2009

SENIOR HOUSING UNITS

	district 2	countywide	share of county
total	**762**	**16,611**	**5%**
subsidized	221	3,877	6%
market rate	181	7,849	2%
life care	320	3,750	9%
specialized alzheimers	0	168	0%
assisted living	40	967	4%

*excludes group homes and nursing beds

source: Montgomery County Planning Department, 2008

MODERATELY PRICED DWELLING UNITS (MPDU)

	district 2	countywide	share of county
MPDUs built since 1980	**3,922**	**8,210**	**48%**
MPDUs remaining in control in 2008*	**1,692**	**3,027**	**56%**
DHCA control periods not yet expired	884	1,316	67%
share of remaining MPDUs	52%	43%	
HOC-owned and permanently controlled	808	1,711	47%
share of remaining MPDUs	48%	57%	

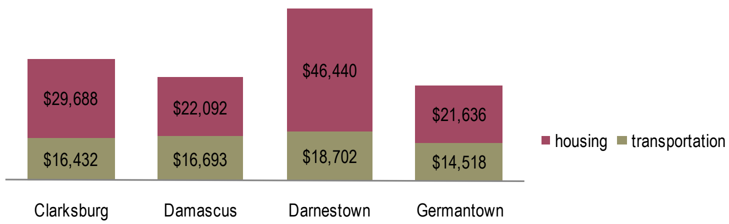
*may include units built before 1980

source: Montgomery County Planning Department analysis of DHCA data, 2010

transportation costs

- Annual average transportation costs are lowest in Germantown ($14,518) and highest in Darnestown ($18,702).
- Darnestown households spend 30 percent more on transportation than Germantown households. While Damascus housing costs are only two percent higher than in Germantown, transportation costs are 15 percent higher.

ANNUAL TRANSPORTATION AND HOUSING COSTS



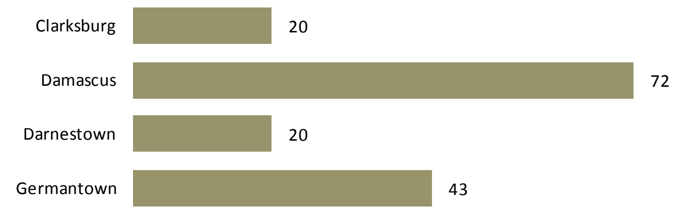
source: Urban Land Institute, *Terwilliger Housing + Transportation Calculator*

walk score

- The walkability of District 2 communities ranges from "very walkable" to "car-dependent," reflecting limited access to transit and community facilities.
- The recent Germantown Plan recommends an expanded network of roadways, streets, mid-block pedestrian connections, sidewalks, trails, and bikeways designed to link the community to desired destinations such as transit, schools, and commercial services.

Damascus, a traditional farm community, is the District's most walkable community.

WALK SCORES

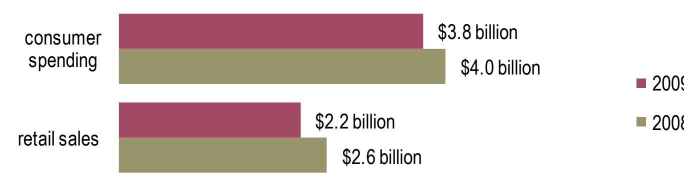


source: walkscore.com

retail

- District 2 residents spent $3.8 billion on consumer purchases in 2009—21 percent of consumer spending Countywide. Spending declined seven percent since 2008.
- Sales by area retailers totaled $2.2 billion—21 percent of retail sales in the County. Sales declined by 13 percent since 2008.
- District 2 had a $1.5 billion retail opportunity gap, with retailers capturing 60 percent of retail spending by District residents. Nearly all major retail categories showed leakage, led by auto sales, which captured just 36 percent of resident spending.
- Food and beverage stores were the only major category attracting substantial spending from outside residents, with a $29 million sales surplus.

YEAR-OVER-YEAR RETAIL SPENDING AND SALES



source: Montgomery County Planning Department analysis of 2009 Claritas SiteReports data

	consumer spending	retail sales	capture rate	unmet consumer demand	retail surplus
Total Retail Sales	**$3,758,409,934**	**$2,244,524,770**	**60%**	**$1,513,885,164**	-
Building Material, Garden Equip Stores	438,808,993	355,123,849	81%	83,685,144	-
Clothing and Clothing Accessories Stores	196,789,912	114,198,650	58%	82,591,262	-
Electronics and Appliance Stores	98,714,700	69,793,212	71%	28,921,488	-
Food and Beverage Stores	441,838,527	471,159,485	107%	-	29,320,958
Foodservice and Drinking Places	397,500,546	245,588,049	62%	151,912,497	-
Furniture and Home Furnishings Stores	93,992,012	73,040,320	78%	20,951,692	-
Gasoline Stations	377,611,001	200,879,994	53%	176,731,007	-
General Merchandise Stores	510,616,674	209,492,964	41%	301,123,710	-
Health and Personal Care Stores	190,057,516	104,306,530	55%	85,750,986	-
Miscellaneous Store Retailers	87,537,303	37,468,274	43%	50,069,029	-
Motor Vehicle and Parts Dealers	595,186,826	213,053,472	36%	382,133,354	-
Non Store Retailers	246,758,486	111,393,462	45%	135,365,024	-
Sporting Goods, Hobby, Book, Music Stores	82,997,439	39,026,509	47%	43,970,930	-

	consumer spending	retail sales	capture rate	unmet consumer demand	retail surplus
Automotive Dealers	$505,204,144	$160,632,316	32%	$344,571,828	-
Automotive Parts/Accsrs, Tire Stores	47,198,114	38,031,413	81%	9,166,701	-
Beer, Wine and Liquor Stores	29,527,323	32,343,170	110%	-	2,815,847
Book Stores and News Dealers	16,984,619	7,167,789	42%	9,816,830	-
Camera and Photographic Equipment Stores	4,710,649	5,187,011	110%	-	476,362
Childrens, Infants Clothing Stores	7,483,244	8,489,929	113%	-	1,006,685
Clothing Accessories Stores	3,460,824	466,569	13%	2,994,255	-
Computer and Software Stores	20,888,613	24,476,168	117%	-	3,587,555
Convenience Stores	19,179,414	18,725,489	98%	453,925	-
Cosmetics, Beauty Supplies, Perfume Stores	6,742,525	4,206,059	62%	2,536,466	-
Department Stores Excl Leased Depts	259,990,684	166,526,584	64%	93,464,100	-
Drinking Places Alcoholic Beverages	20,475,667	1,682,440	8%	18,793,227	-
Family Clothing Stores	75,288,853	39,522,758	52%	35,766,095	-
Florists	7,704,370	1,375,922	18%	6,328,448	-
Full Service Restaurants	179,353,565	125,121,613	70%	54,231,952	-
Furniture Stores	51,876,168	32,515,917	63%	19,360,251	-
Gasoline Stations With Conv Stores	281,150,836	102,535,556	36%	178,615,280	-
Gift, Novelty and Souvenir Stores	17,207,954	9,039,506	53%	8,168,448	-
Hardware Stores	34,886,821	10,303,608	30%	24,583,213	-
Hobby, Toys and Games Stores	17,298,199	11,504,566	67%	5,793,633	-
Home Centers	167,482,768	150,786,846	90%	16,695,922	-
Home Furnishing Stores	42,115,844	40,524,403	96%	1,591,441	-
Household Appliances Stores	16,749,980	11,456,756	68%	5,293,224	-
Jewelry Stores	29,196,052	24,226,566	83%	4,969,486	-
Limited Service Eating Places	164,457,590	99,975,415	61%	64,482,175	-
Luggage and Leather Goods Stores	2,024,387	231,190	11%	1,793,197	-

	consumer spending	retail sales	capture rate	unmet consumer demand	retail surplus
Men's Clothing Stores	$8,804,726	$2,809,615	32%	$5,995,111	-
Musical Instrument and Supplies Stores	5,695,115	5,385,600	95%	309,515	-
Nursery and Garden Centers	29,969,868	15,246,691	51%	14,723,177	-
Office Supplies and Stationery Stores	22,676,076	9,800,782	43%	12,875,294	-
Optical Goods Stores	7,998,062	10,391,530	130%	-	2,393,468
Other Building Materials Dealers	191,440,765	165,857,948	87%	25,582,817	-
Other Clothing Stores	9,271,569	8,149,885	88%	1,121,684	-
Other Gasoline Stations	96,460,166	98,344,438	102%	-	1,884,272
Other General Merchandise Stores	250,625,989	42,966,380	17%	207,659,609	-
Other Health and Personal Care Stores	11,977,451	4,845,592	40%	7,131,859	-
Other Miscellaneous Store Retailers	30,775,026	15,872,323	52%	14,902,703	-
Other Motor Vehicle Dealers	42,784,566	14,389,744	34%	28,394,822	-
Outdoor Power Equipment Stores	5,333,626	2,843,020	53%	2,490,606	-
Paint and Wallpaper Stores	9,695,144	10,085,736	104%	-	390,592
Pharmacies and Drug Stores	163,339,477	84,863,350	52%	78,476,127	-
Prerecorded Tapes, CDs, Record Stores	7,954,636	4,938,479	62%	3,016,157	-
Radio, Television, Electronics Stores	56,365,461	28,673,277	51%	27,692,184	-
Sew/Needlework/Piece Goods Stores	4,120,573	678,443	16%	3,442,130	-
Shoe Stores	25,690,550	19,471,656	76%	6,218,894	-
Special Foodservices	33,213,725	18,808,582	57%	14,405,143	-
Specialty Food Stores	11,827,840	4,460,165	38%	7,367,675	-
Sporting Goods Stores	30,944,297	9,351,632	30%	21,592,665	-
Supermarkets, Grocery (Ex Conv) Stores	381,303,948	415,630,662	109%	-	34,326,714
Used Merchandise Stores	9,173,877	1,379,740	15%	7,794,137	-
Women's Clothing Stores	35,569,707	10,830,482	30%	24,739,225	-

source: Montgomery County Planning Department analysis of 2009 Claritas *SiteReports* data

office

- The 2009 annual average office vacancy rate in District 2 was 16.9 percent, 31 percent above the Countywide rate of 12.9 percent.
- Office vacancies were 24 percent higher in 2009 than in 2008 and 43 percent higher than in 2007.
- District 2's annual average office lease rate was $24.17 per square foot in 2009, 16 percent lower than the Countywide rate of $28.94 per square foot.
- Office lease rates in 2009 were virtually unchanged from 2008, and one percent lower than in 2007.

ANNUAL AVERAGE OFFICE VACANCY RATE

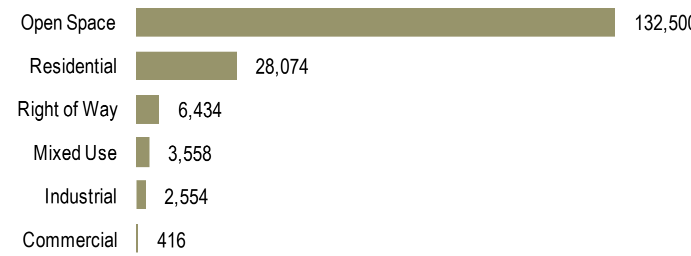
source: Montgomery County Planning Department analysis of CoStar data

ANNUAL AVERAGE OFFICE LEASE RATE

source: Montgomery County Planning Department analysis of CoStar data

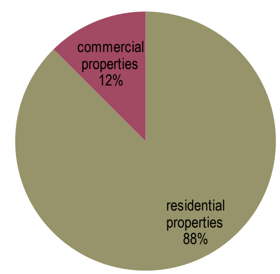
development activity

ACRES ZONED BY LAND USE CATEGORY



source: Montgomery County Planning Department, 2010

ASSESSED VALUE



source: Montgomery County Planning Department, 2008

- 12 percent of assessed value in District 2 is from commercial properties. The remaining 88 percent of assessed value is from residential.

NUMBER OF BUILDING PERMITS ISSUED

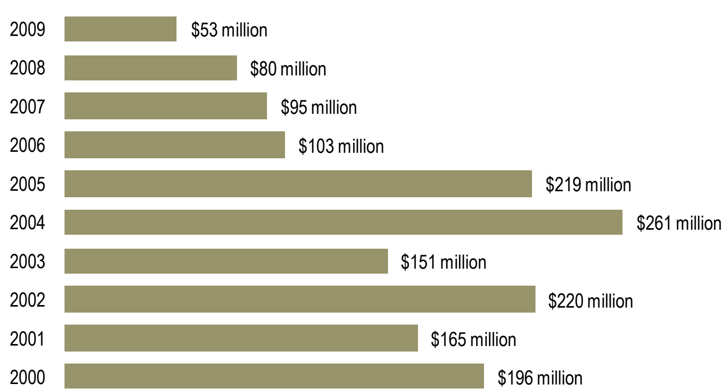
	residential		commercial	
year	number	1-year change	number	1-year change
2000	1,394		45	
2001	1,236	-11%	68	51%
2002	1,221	-1%	67	-1%
2003	993	-19%	28	-58%
2004	1,462	47%	53	89%
2005	972	-34%	25	-53%
2006	497	-49%	29	16%
2007	540	9%	18	-38%
2008	441	-18%	7	-61%
2009	288	-35%	12	71%

source: Montgomery County Planning Department analysis of DPS data

RESIDENTIAL BUILDING PERMITS

- In 2009, 288 permits valued at $53 million were issued in District 2, a drop of 35 percent and 34 percent respectively from 2008.

RESIDENTIAL BUILDING PERMIT VALUE, 2000-2009

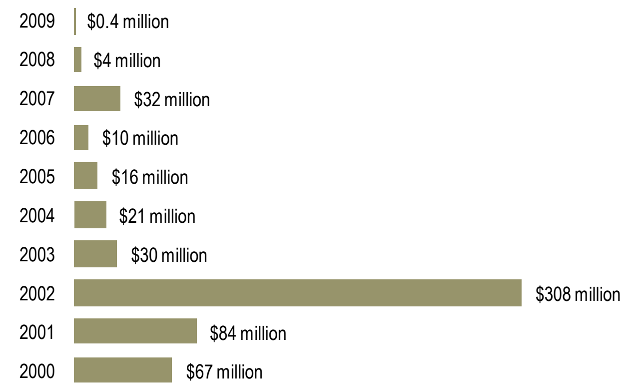


source: Montgomery County Planning Department analysis of DPS data

COMMERCIAL BUILDING PERMITS

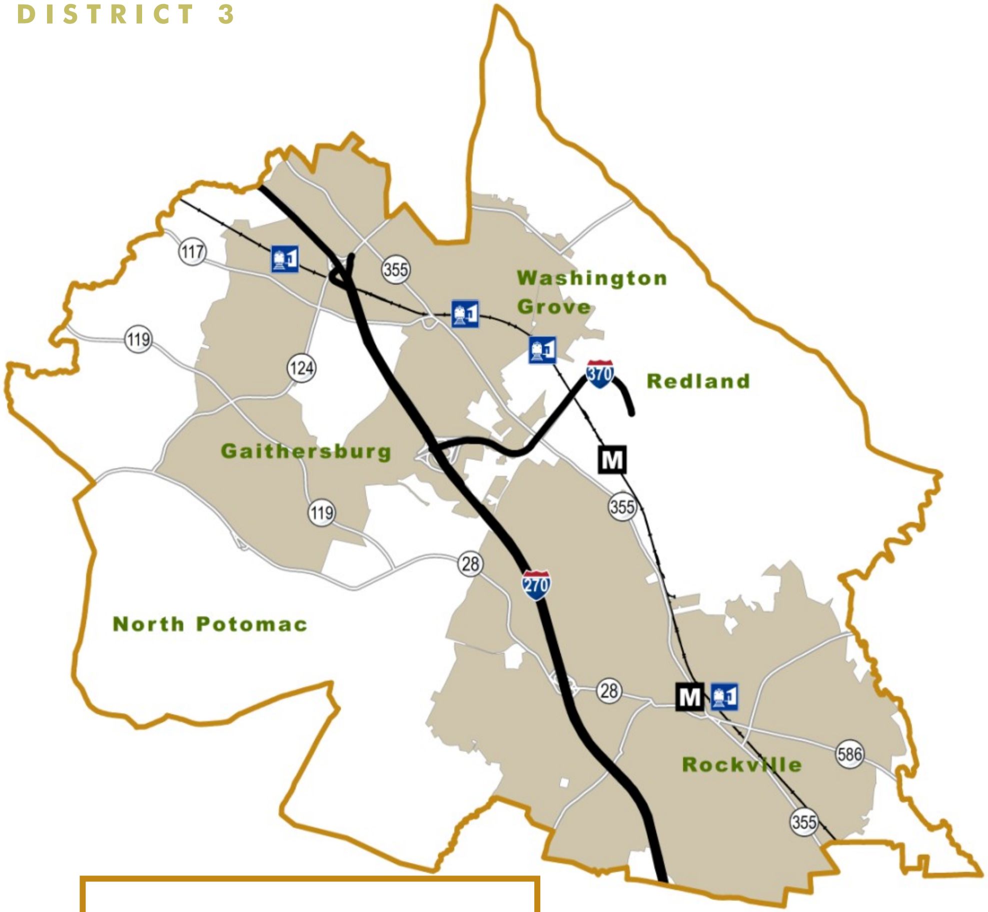
- In 2009, 12 permits were issued, valued at $380,956, a 71 percent increase in number of permits but a 91 percent drop in value from 2008.

COMMERCIAL BUILDING PERMIT VALUE, 2000-2009



source: Montgomery County Planning Department analysis of DPS data

DISTRICT 3



117
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124
Washington
Grove
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Redland
Gaithersburg
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North Potomac
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Rockville
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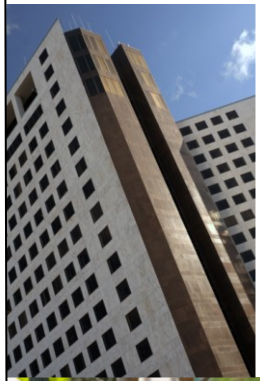
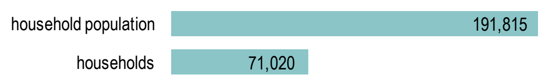


demographics

POPULATION AND HOUSEHOLDS

- In 2008, District 3 had 191,815 residents living in 71,020 households.
- Between 2010 and 2040, District 3 is forecasted to add 86,757 residents—a 45 percent increase. Forty-four percent of the County's population growth is forecasted to occur in District 3.
- The number of District 3 households is forecasted to grow by 57 percent from 72,425 in 2010 to 113,393 in 2040—accounting for 42 percent of household growth Countywide.
- Thirty-five percent of District 3 adults have earned an advanced degree, compared to 29 percent Countywide.
- 44 percent of District 3 residents ages five and up speak a language other than English at home, compared to 38 percent Countywide.
- At $94,625, District 3's median household income was just above the County median of $94,319.

POPULATION AND HOUSEHOLDS, 2008



source: Montgomery County Planning Department, *2008 Census Update Survey*

HOUSEHOLD POPULATION FORECAST, 2010-2040

	district 3	county	share of county
2010	191,948	954,000	20%
2015	203,606	1,011,600	20%
2020	218,718	1,060,400	21%
2025	236,893	1,097,100	22%
2030	256,153	1,123,300	23%
2035	269,503	1,140,800	24%
2040	278,705	1,152,400	24%
total forecasted growth, 2010 to 2040	86,757	198,400	44%
percent growth	45%	21%	

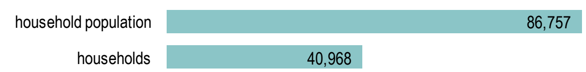
source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast

HOUSEHOLD FORECAST, 2010-2040

	district 3	county	share of county
2010	72,425	362,000	20%
2015	77,626	386,000	20%
2020	84,466	408,000	21%
2025	92,705	425,000	22%
2030	101,857	440,000	23%
2035	108,284	451,000	24%
2040	113,393	460,000	25%
total forecasted growth, 2010 to 2040	40,968	98,000	42%
percent growth	57%	27%	

source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast

POPULATION AND HOUSEHOLD GROWTH, 2010-2040



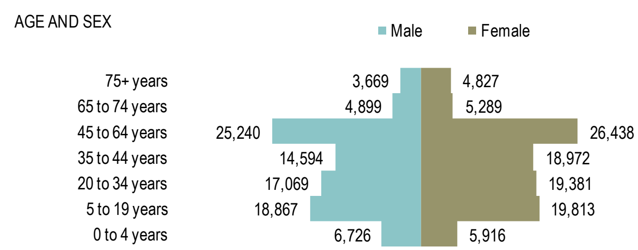
source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast

POPULATION AND HOUSEHOLD COUNT, 2008

	district 3	county
household population	191,815	939,200
households	71,020	341,812

source: Montgomery County Planning Department, 2008 Census Update Survey

AGE AND GENDER



source: Montgomery County Planning Department, 2008 Census Update Survey

AGE DISTRIBUTION

	district 3	county
0 to 4 years	8%	7%
5 to 19 years	18%	19%
20 to 34 years	20%	17%
35 to 44 years	16%	15%
45 to 64 years	28%	29%
65 to 74 years	5%	7%
75+	4%	6%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

RACE AND ETHNICITY

	district 3	county
White	50%	53%
Black/African American	12%	16%
Hispanic	18%	15%
Asian or Pacific Islander	19%	13%
Other	1%	3%

source: Montgomery County Planning Department, *2008 Census Update Survey*; U.S. Census Bureau, 2008 American Community Survey

EDUCATIONAL ATTAINMENT

	district 3	county
less than high school	4%	9%
high school graduate	23%	30%
associate/trade school	6%	5%
bachelor's degree	32%	27%
graduate degree	35%	29%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

FOREIGN LANGUAGE SPEAKERS

	district 3	county
share of residents (ages 5+)	44%	38%
English-proficient	30%	23%
not English-proficient	14%	15%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

HOUSEHOLD INCOME

	district 3	county
Under $50,000	20%	24%
$50,000 to $99,999	34%	29%
$100,000 to 149,999	23%	20%
$150,000 to 199,999	12%	11%
$200,000+	11%	16%
median household income	**$94,625**	**$94,319**

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

HOUSING TENURE

	district 3	county
rate of homeownership	69%	73%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

HOUSEHOLD TYPES

	district 3	county
family	75%	68%
living alone	23%	27%
other	2%	5%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

PERSONS IN HOUSEHOLD

	district 3	county
one	23%	26%
two	29%	31%
three	20%	16%
four	15%	16%
five+	13%	11%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

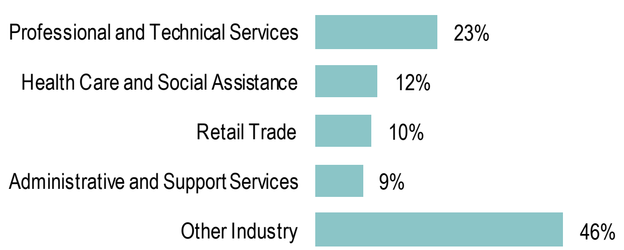
HOUSING COSTS

	district 3	county
average monthly housing costs		
homeowners	$1,943	$2,454
renters	$1,225	$1,386
cost-burdened households*:		
homeowners	19%	33%
renters	26%	51%

*spending more than 30% of income on housing

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

JOB ESTABLISHMENTS – INDUSTRY PERCENTAGE



source: Montgomery County Planning Department analysis of 2009 Reference USA data

EMPLOYMENT BASE

industry sector	jobs	share of jobs	county	share of county sector
Accommodation and Food Services	8,020	4%	33,561	24%
Administrative and Support Services	9,839	5%	34,221	29%
Agricultural Services	152	0%	511	30%
Amusement and Recreation	1,937	1%	5,688	34%
Construction	11,722	6%	30,736	38%
Educational Services	7,914	4%	30,241	26%
Finance and Insurance	8,782	5%	27,329	32%
Health Care and Social Assistance	19,681	11%	61,158	32%
Information	11,739	6%	24,027	49%
Management	70	0%	339	21%
Manufacturing	13,146	7%	23,106	57%
Mining	11	0%	185	6%
Other Services	5,870	3%	25,776	23%
Professional and Technical Services	36,037	20%	79,894	45%
Public Administration	17,685	10%	48,912	36%
Real Estate	4,175	2%	20,661	20%
Retail Trade	14,974	8%	46,028	33%
Transportation and Warehousing	2,623	1%	6,114	43%
Utilities	308	0%	690	45%
Wholesale Trade	5,946	3%	10,823	55%
	180,631	100%	510,000	35%

source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast and analysis of 2009 Reference USA data

JOB ESTABLISHMENTS

industry	establishments
total	8,930
Professional and Technical Services	2,027
Health Care and Social Assistance	1,048
Retail Trade	935
Administrative and Support Services	796
Other Industry	4,124

source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast and analysis of 2009 Reference USA data

TEN LARGEST EMPLOYERS

ranked by number of employees in District

1,000 to 3,000 employees

Shady Grove Adventist

Lockheed Martin

National Institute of Standards & Technology (NIST)

GXS

Montgomery County Public Schools

BAE Solutions

Westat

Montgomery County Fire & Rescue

United States Postal Service

National Insitutes of Health

source: Montgomery County Planning Department analysis of 2009 Reference USA data

employment

JOBS AND INDUSTRY

- 8,930 job establishments in District 3 employ 180,631 workers. The District contains 35 percent of all County jobs.
- 23 percent of all job establishments in District 3 are in the professional and technical services sector.
- Professional and technical services are 20 percent of the District's jobs base. Health care is 11 percent and retail trade is eight percent.
- The District's largest employers are Shady Grove Adventist Hospital, Lockheed Martin, and the National Institute of Standards and Technology (NIST).

RESIDENT WORKFORCE

	district 3	county	share of county
employed residents ages 16+	110,055	527,620	21%

source: Montgomery County Planning Department, *2008 Census Update Survey*; U.S. Census Bureau, *2008 American Community Survey*

WORK LOCATION OF RESIDENTS

	district 3	county
Montgomery County	67%	59%
Prince George's County	3%	5%
elsewhere in Maryland	3%	5%
Washington, D.C.	17%	23%
Virginia	9%	7%
Outside DC/MD/VA	1%	1%

source: Montgomery County Planning Department, *2008 Census Update Survey*

COMMUTE MODE OF RESIDENTS

	district 3	county
drive alone	72%	66%
public transit/rail	17%	15%
carpool	5%	10%
work at home	4%	5%
walk/bike/other	2%	4%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

AVERAGE COMMUTE TIME OF RESIDENTS

	district 3	county
all commutes (in minutes)	32	33
by car	28	29
by public transit	51	50

source: Montgomery County Planning Department, 2008 Census Update Survey

RESIDENT WORKFORCE

- In 2008, there were 110,055 employed persons ages 16 and up living in District 3.
- District 3 accounts for 21 percent of the County's resident labor force.
- Most District 3 residents (67 percent) work in Montgomery County, compared to 59 percent of residents Countywide

- 17 percent of District 3 residents work in Washington D.C., compared to 23 percent of residents Countywide.

housing

MARKET

- The 2009 median sales price for a District 3 single-family detached house was $400,000, 13 percent below the Countywide median. The 2009 median townhouse price was $325,000, 16 percent above the County median. The median condominium sales price was $260,000, matching the County median.
- Single-family detached house prices fell 22 percent between 2008 and 2009. Townhouse prices were down 16 percent and condominium prices fell 26 percent during the same period.
- The long range increase in single-family detached house median sales prices outpaced the County as a whole, rising 75 percent in the District between 2000 and 2009 compared to 28 percent Countywide.
- Home sales volume was up 55 percent in 2009 from 2008, but down 18 percent from 2000.
- District 3 accounted for 929 (20 percent) of all foreclosure auctions in the County from 2007 to mid-2009. Foreclosures in the District increased by 83 percent from 2007 to 2008, and continued to rise in 2009. There were 293 foreclosure auctions in the first half of 2009 alone, compared to 411 in 2008 and 225 in 2007.

MEDIAN HOME SALES PRICE, 2009 DOLLARS

				change	
	2000	2008	2009	from 2000	from 2008
single family detached	$228,105	$513,167	$400,000	75%	-22%
townhouses	$224,255	$388,612	$325,000	43%	-16%
condominiums	$149,938	$353,736	$260,000	83%	-26%

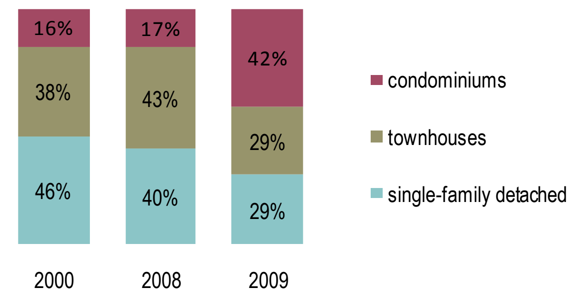
source: Montgomery County Planning Department analysis of SDAT data

HOUSING UNITS SOLD

				change	
	2000	2008	2009	from 2000	from 2008
all housing units	4,431	2,352	3,634	-18%	55%
single family detached	2,038	951	1,064	-48%	12%
townhouses	1,673	1,007	1,055	-37%	5%
condominiums	720	394	1,515	110%	285%

source: Montgomery County Planning Department analysis of SDAT data

HOUSING SALES BY UNIT TYPE



source: Montgomery County Planning Department analysis of SDAT data

RESIDENTIAL FORECLOSURES

	district 3	countywide	share of county
total foreclosure auctions since 2007	929	4,539	20%
2007	225	1,166	19%
2008	411	1,946	21%
2009 (through mid-year)	293	1,427	21%

source: Montgomery County Planning Department analysis of DHCA data

SUPPLY

- Forty-seven percent of housing units in District 3 were built before 1980, compared to 55 percent Countywide.
- Single-family detached homes account for 41 percent of the housing stock in the District, compared to 50 percent Countywide.
- District 3 has 19,693 rental housing units, accounting for 21 percent of rentals in the County. The district contains 10 percent of single-family house rentals, five percent of

condominium rentals, and 24 percent of rental apartments Countywide.

- There are 3,488 senior housing units in District 3, 21 percent of the Countywide inventory. District 3 has 43 percent of the County's life care units and 37 percent of the County's assisted living units. The District has no specialized Alzheimer facilities.
- Out of 1,626 MPDUs built in District 3 since 1980, 381 (23 percent) remain subject to limits on resale prices, rents, or owner-occupancy. District 3 contains 13 percent of all MPDUs under control in the County.

EXISTING HOUSING BY DECADE BUILT

	district 3	countywide
pre-1950	6%	12%
1950s	7%	12%
1960s	13%	15%
1970s	21%	16%
1980s	26%	25%
1990s	15%	11%
2000s	12%	9%

source: Montgomery County Planning Department

	district 3	countywide	share of county
total (owned and rented)	**72,116**	**364,479**	**20%**
single-family detached	29,712	181,695	16%
townhouse	17,773	67,277	26%
multifamily (condos and apartments)	24,631	115,507	21%

source: Montgomery County Planning Department, 2010

RENTAL HOUSING UNITS

	district 3	countywide	share of county
total	**19,693**	**93,815**	**21%**
multifamily	18,015	74,710	24%
single-family (detached and attached)	1,414	13,489	10%
condominiums	264	5,616	5%

source: Montgomery County Planning Department; Montgomery County Department of Housing and Community Affairs (DHCA), 2009

SENIOR HOUSING UNITS

	district 3	countywide	share of county
total	**3,488**	**16,611**	**21%**
subsidized	940	3,877	24%
market rate	591	7,849	8%
life care	1,597	3,750	43%
specialized alzheimers	0	168	0%
assisted living	360	967	37%

*excludes group homes and nursing beds

source: Montgomery County Planning Department, 2008

MODERATELY PRICED DWELLING UNITS (MPDU)

	district 3	countywide	share of county
MPDUs built since 1980	**1,626**	**8,210**	**20%**
MPDUs remaining in control in 2008*	**381**	**3,027**	**13%**
DHCA control periods not yet expired	95	1,316	7%
share of remaining MPDUs	25%	43%	
HOC-owned and permanently controlled	286	1,711	17%
share of remaining MPDUs	75%	57%	

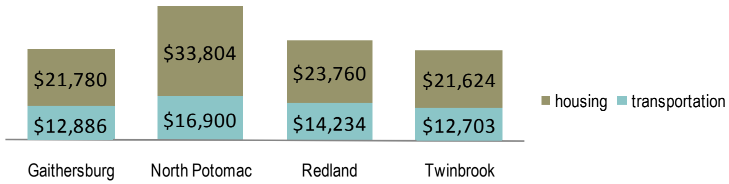
*may include units built before 1980

source: Montgomery County Planning Department analysis of DHCA data, 2010

transportation costs

- Transportation costs are lowest in Twinbrook and highest in North Potomac.
- North Potomac households on average spend 33 percent more on transportation than Twinbrook households spend.

ANNUAL TRANSPORTATION AND HOUSING COSTS

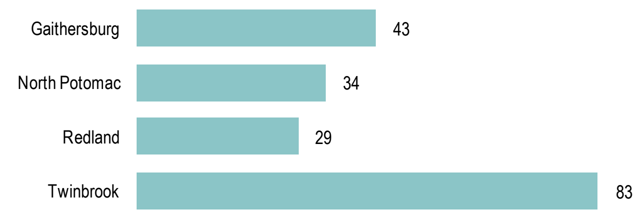


source: Urban Land Institute, *Terwilliger Housing + Transportation Calculator*

walk score

- The high walk score for Twinbrook reflects the location of residential uses near transit and the new Twinbrook Station project. Redland, although located relatively close to transit, has very few amenities within walking distance.
- The *Great Seneca Science Corridor Plan* recommends creating the Life Sciences Center with housing and amenities near the established single-use employment center.

WALK SCORES

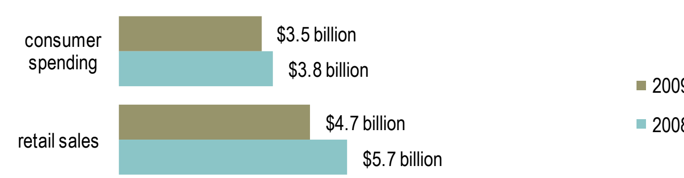


source*:* WalkScore.com

retail

- District 3 residents spent $3.5 billion on consumer purchases in 2009—20 percent of consumer spending Countywide. Spending declined eight percent from 2008.
- Sales by area retailers totaled $4.7 billion—31 percent of retail sales in the County. Sales declined 16 percent from 2008.
- District 3 had a $1.2 billion retail surplus in 2009.
- A few categories, including gas stations, general merchandise stores, and clothing stores, showed retail leakage, with each capturing less than 60 percent of potential spending by District 3 residents.
- Several categories showed substantial retail surpluses, led by auto sales, which attracted $875 million above what District 3 residents spent in that category.

YEAR-OVER-YEAR RETAIL SPENDING AND SALES



source: Montgomery County Planning Department analysis of 2009 Claritas *SiteReports* data

	consumer spending	retail sales	capture rate	unmet consumer demand	retail surplus
Total Retail Sales	**$3,538,415,923**	**$4,746,355,101**	**134%**	**-**	1,207,939,178
Building Material, Garden Equip Stores	392,135,983	596,708,582	152%	-	204,572,599
Clothing and Clothing Accessories Stores	187,291,410	107,110,550	57%	80,180,860	-
Electronics and Appliance Stores	93,379,538	238,428,900	255%	-	145,049,362
Food and Beverage Stores	425,776,771	653,997,661	154%	-	228,220,890
Foodservice and Drinking Places	382,972,636	447,896,316	117%	-	64,923,680
Furniture and Home Furnishings Stores	87,973,490	137,604,647	156%	-	49,631,157
Gasoline Stations	351,001,378	165,679,464	47%	185,321,914	-
General Merchandise Stores	485,794,381	244,937,807	50%	240,856,574	-
Health and Personal Care Stores	190,088,986	282,497,334	149%	-	92,408,348
Miscellaneous Store Retailers	82,068,167	71,117,310	87%	10,950,857	-
Motor Vehicle and Parts Dealers	545,575,354	1,418,985,553	260%	-	873,410,199
Non Store Retailers	235,341,005	280,915,302	119%	-	45,574,297
Sporting Goods, Hobby, Book, Music Stores	79,016,821	100,475,675	127%	-	21,458,854

source: Montgomery County Planning Department analysis of 2009 Claritas *SiteReports* data

	consumer spending	retail sales	capture rate	unmet consumer demand	retail surplus
Automotive Dealers	$463,449,328	$1,376,416,335	297%	-	$912,967,007
Automotive Parts/Accsrs, Tire Stores	43,349,554	38,027,029	88%	5,322,525	-
Beer, Wine and Liquor Stores	28,385,527	48,821,007	172%	-	20,435,480
Book Stores and News Dealers	16,622,501	13,951,089	84%	2,671,412	-
Camera and Photographic Equipment Stores	4,322,385	3,830,221	89%	492,164	-
Childrens, Infants Clothing Stores	6,942,044	13,414,088	193%	-	6,472,044
Clothing Accessories Stores	3,288,817	2,153,958	65%	1,134,859	-
Computer and Software Stores	19,853,530	62,345,985	314%	-	42,492,455
Convenience Stores	18,157,403	20,773,609	114%	-	2,616,206
Cosmetics, Beauty Supplies, Perfume Stores	6,815,482	7,432,836	109%	-	617,354
Department Stores Excl Leased Depts	246,984,224	71,356,319	29%	175,627,905	-
Drinking Places Alcoholic Beverages	19,887,048	6,116,424	31%	13,770,624	-
Family Clothing Stores	71,393,043	40,480,334	57%	30,912,709	-
Florists	7,029,049	3,727,175	53%	3,301,874	-
Full Service Restaurants	172,927,704	205,484,222	119%	-	32,556,518
Furniture Stores	49,133,630	82,220,539	167%	-	33,086,909
Gasoline Stations With Conv Stores	261,483,100	82,975,827	32%	178,507,273	-
Gift, Novelty and Souvenir Stores	16,372,168	10,456,171	64%	5,915,997	-
Hardware Stores	30,900,732	11,608,354	38%	19,292,378	-
Hobby, Toys and Games Stores	16,301,356	22,241,964	136%	-	5,940,608
Home Centers	149,754,661	263,627,336	176%	-	113,872,675
Home Furnishing Stores	38,839,861	55,384,108	143%	-	16,544,247
Household Appliances Stores	15,298,831	26,504,256	173%	-	11,205,425
Jewelry Stores	28,445,374	21,799,480	77%	6,645,894	-
Limited Service Eating Places	158,205,533	190,514,355	120%	-	32,308,822
Luggage and Leather Goods Stores	1,929,066	115,596	6%	1,813,470	-

	consumer spending	retail sales	capture rate	unmet consumer demand	retail surplus
Men's Clothing Stores	$8,469,077	$7,243,596	86%	$1,225,481	-
Musical Instrument and Supplies Stores	5,633,814	9,015,952	160%	-	3,382,138
Nursery and Garden Centers	27,258,401	2,185,239	8%	25,073,162	-
Office Supplies and Stationery Stores	21,581,253	24,182,247	112%	-	2,600,994
Optical Goods Stores	7,685,141	8,681,958	113%	-	996,817
Other Building Materials Dealers	170,911,303	292,748,391	171%	-	121,837,088
Other Clothing Stores	8,815,613	4,869,086	55%	3,946,527	-
Other Gasoline Stations	89,518,278	82,703,637	92%	6,814,641	-
Other General Merchandise Stores	238,810,157	173,581,488	73%	65,228,669	-
Other Health and Personal Care Stores	12,072,593	19,035,470	158%	-	6,962,877
Other Miscellaneous Store Retailers	28,350,374	25,429,461	90%	2,920,913	-
Other Motor Vehicle Dealers	38,776,473	4,542,188	12%	34,234,285	-
Outdoor Power Equipment Stores	4,846,420	11,883,299	245%	-	7,036,879
Paint and Wallpaper Stores	8,464,467	14,655,962	173%	-	6,191,495
Pharmacies and Drug Stores	163,515,770	247,347,069	151%	-	83,831,299
Prerecorded Tapes, CDs, Record Stores	7,785,669	5,096,884	65%	2,688,785	-
Radio, Television, Electronics Stores	53,904,792	145,748,438	270%	-	91,843,646
Sew/Needlework/Piece Goods Stores	3,863,262	9,667,340	250%	-	5,804,078
Shoe Stores	24,351,711	6,567,058	27%	17,784,653	-
Special Foodservices	31,952,351	45,781,315	143%	-	13,828,964
Specialty Food Stores	11,398,222	9,524,099	84%	1,874,123	-
Sporting Goods Stores	28,810,219	40,502,445	141%	-	11,692,226
Supermarkets, Grocery (Ex Conv) Stores	367,835,620	574,878,945	156%	-	207,043,325
Used Merchandise Stores	8,735,323	7,322,255	84%	1,413,068	-
Women's Clothing Stores	33,656,665	10,467,354	31%	23,189,311	-

source: Montgomery County Planning Department analysis of 2009 Claritas *SiteReports* data

office

- The 2009 annual average office vacancy rate in District 3 was 14.8 percent, 15 percent above the Countywide rate of 12.9 percent.
- Office vacancies were 21 percent higher in 2009 than in 2008 and 44 percent higher than in 2007.
- District 3's annual average office lease rate was $27.21 per square foot in 2009, six percent below the Countywide rate of $28.94 per square foot.
- Office lease rates were four percent lower in 2009 than in 2008, and three percent lower than in 2007.

ANNUAL AVERAGE OFFICE VACANCY RATE

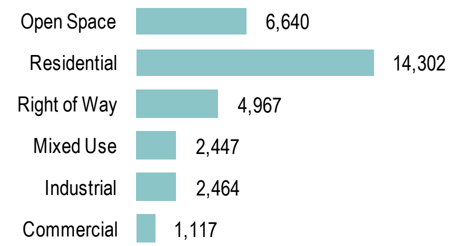
source: Montgomery County Planning Department analysis of CoStar data

ANNUAL AVERAGE OFFICE LEASE RATE

source: Montgomery County Planning Department analysis of CoStar data

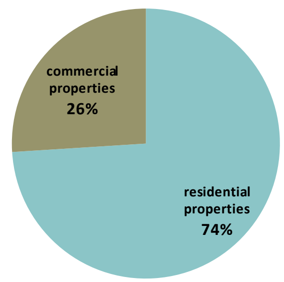
development activity

ACRES ZONED BY LAND USE CATEGORY



source: Montgomery County Planning Department, 2010

ASSESSED VALUE



source: Montgomery County Planning Department, 2008

- 26 percent of assessed value in District 3 is from commercial properties. The remaining 74 percent is from residential.

NUMBER OF BUILDING PERMITS ISSUED

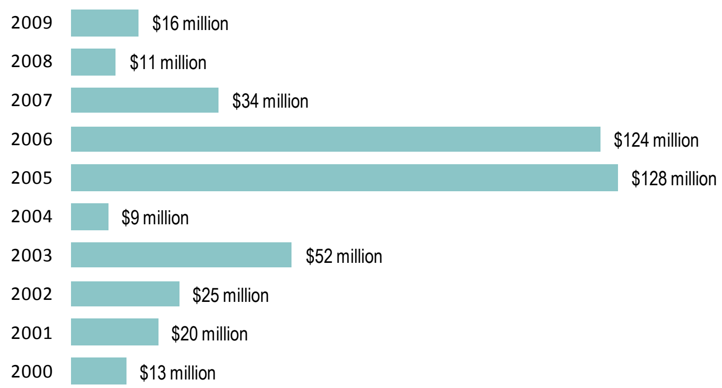
	residential		commercial	
year	number	1-year change	number	1-year change
2000	105		14	
2001	189	80%	28	100%
2002	95	-50%	24	-14%
2003	125	32%	19	-21%
2004	41	-67%	16	-16%
2005	112	173%	17	6%
2006	72	-36%	9	-47%
2007	36	-50%	10	11%
2008	17	-53%	5	-50%
2009	20	18%	2	-60%

source: Montgomery County Planning Department analysis of DPS data

RESIDENTIAL BUILDING PERMITS

- In 2009, 20 permits were issued valued at $16 million in District 3, an increase of 18 percent and 50 percent respectively from 2008.

RESIDENTIAL BUILDING PERMIT VALUE, 2000-2009

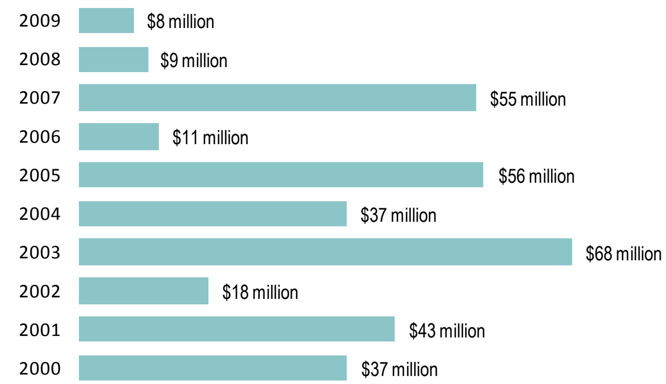


source: Montgomery County Planning Department analysis of DPS data

COMMERCIAL BUILDING PERMITS

- In 2009, two permits were issued valued at $8 million, a drop of 60 percent and 11 percent respectively from 2008.

COMMERCIAL BUILDING PERMIT VALUE, 2000-2009



source: Montgomery County Planning Department analysis of DPS data

DISTRICT 4

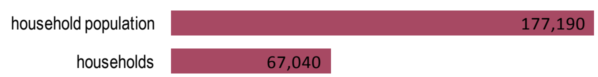
Sunshine
650
Brighton
108
Ashton
Sandy Spring
Norwood
28
115
Norbeck
182
198
Burtonsville
Rossmoor
28
Cloverly
Aspen Hill
650
29
Fairland
Colesville
185
97
M
2
3
4
1
5

demographics

POPULATION AND HOUSEHOLDS

- In 2008, District 4 had 177,190 residents living in 67,040 households. Between 2010 and 2040, District 4 is forecasted to add 1,541 residents—a one percent increase. The District is forecasted to account for one percent of population growth in the County.
- The number of District 4 households is forecasted to grow by five percent, from 68,644 in 2010 to 71,814 in 2040—accounting for three percent of household growth Countywide.
- Thirty-six percent of District 4 residents ages five and up speak a language other than English at home, compared to 38 percent Countywide.
- At $89,635, District 4's 2004 median household income is five percent below the County median of $94,319.

POPULATION AND HOUSEHOLDS, 2008



source: Montgomery County Planning Department, 2008 Census Update Survey

HOUSEHOLD POPULATION FORECAST, 2010-2040

	district 4	county	share of county
2010	183,579	954,000	19%
2015	185,461	1,011,600	18%
2020	188,567	1,060,400	18%
2025	188,767	1,097,100	17%
2030	188,346	1,123,300	17%
2035	186,208	1,140,800	16%
2040	185,120	1,152,400	16%
total forecasted growth, 2010 to 2040	**1,541**	**198,400**	**1%**
percent growth	**1%**	**21%**	

source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast

HOUSEHOLD FORECAST, 2010-2040

	district 4	county	share of county
2010	68,644	362,000	19%
2015	69,744	386,000	18%
2020	71,209	408,000	17%
2025	71,519	425,000	17%
2030	71,814	440,000	16%
2035	71,814	451,000	16%
2040	71,814	460,000	16%
total forecasted growth, 2010 to 2040	**3,170**	**98,000**	**3%**
percent growth	**5%**	**27%**	

source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast

POPULATION AND HOUSEHOLD GROWTH, 2010-2040

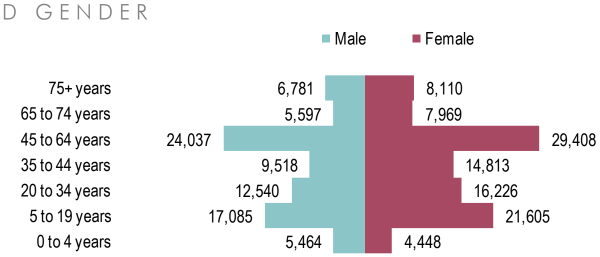
source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast

POPULATION AND HOUSEHOLD COUNT, 2008

	district 4	county
household population	177,190	939,200
households	67,040	341,812

source: Montgomery County Planning Department, 2008 Census Update Survey

AGE AND GENDER



source: Montgomery County Planning Department, 2008 Census Updat

AGE DISTRIBUTION

	district 4	county
0 to 4 years	6%	7%
5 to 19 years	19%	19%
20 to 34 years	16%	17%
35 to 44 years	12%	15%
45 to 64 years	30%	29%
65 to 74 years	8%	7%
75+	9%	6%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

RACE AND ETHNICITY

	district 4	county
White	46%	53%
Black/African American	25%	16%
Hispanic	15%	15%
Asian or Pacific Islander	12%	13%
Other	2%	3%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

EDUCATIONAL ATTAINMENT

	district 4	county
less than high school	5%	9%
high school graduate	31%	30%
associate/trade school	6%	5%
bachelor's degree	26%	27%
graduate degree	31%	29%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

FOREIGN LANGUAGE SPEAKERS

	district 4	county
share of residents (ages 5+)	36%	38%
English-proficient	26%	23%
not English-proficient	10%	15%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

HOUSEHOLD INCOME

	district 4	county
family	75%	68%
living alone	23%	27%
other	2%	5%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

HOUSING TENURE

	district 4	county
rate of homeownership	81%	73%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

HOUSEHOLD TYPES

	district 4	county
family	75%	68%
living alone	23%	27%
other	2%	5%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

PERSONS IN HOUSEHOLD

	district 4	county
one	23%	26%
two	33%	31%
three	18%	16%
four	16%	16%
five+	10%	11%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

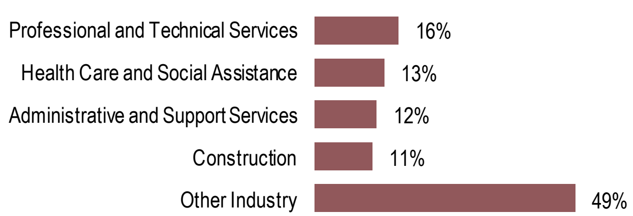
HOUSING COSTS

	district 4	county
median monthly housing costs:		
homeowners	$1,778	$2,454
renters	$1,170	$1,386
cost-burdened households*:		
homeowners	22%	33%
renters	42%	51%

*spending more than 30% of income on housing

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

JOB ESTABLISHMENTS – INDUSTRY PERCENTAGE



source: Montgomery County Planning Department analysis of 2009 Reference USA data

EMPLOYMENT BASE

industry sector	jobs	share of jobs	county	share of county sector
Accommodation and Food Services	2,051	8%	33,561	6%
Administrative and Support Services	2,326	9%	34,221	7%
Agricultural Services	61	0%	511	12%
Amusement and Recreation	430	2%	5,688	8%
Construction	1,479	6%	30,736	5%
Educational Services	4,728	18%	30,241	16%
Finance and Insurance	1,050	4%	27,329	4%
Health Care and Social Assistance	3,476	13%	61,158	6%
Information	1,024	4%	24,027	4%
Management	0	0%	339	0%
Manufacturing	320	1%	23,106	1%
Mining	0	0%	185	0%
Other Services	2,933	11%	25,776	11%
Professional and Technical Services	1,888	7%	79,894	2%
Public Administration	152	1%	48,912	0%
Real Estate	1,011	4%	20,661	5%
Retail Trade	3,018	11%	46,028	7%
Transportation and Warehousing	178	1%	6,114	3%
Utilities	8	0%	690	1%
Wholesale Trade	237	1%	10,823	2%
	26,369	**100%**	**510,000**	**5%**

source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast and analysis of 2009 Reference USA data

JOB ESTABLISHMENTS

industry	establishments
total	**2,695**
Professional and Technical Services	425
Health Care and Social Assistance	352
Administrative and Support Services	315
Construction	292
Other Industry	1,311

source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast and analysis of 2009 Reference USA data

TEN LARGEST EMPLOYERS

ranked by number of employees in District

1,000 to 5,000 employees
U.S. Food and Drug Administration

500 to 999 employees
Seventh Day Adventist

250 to 499 employees
Sodhexo

Riderwood Village

Choice Hotels International

Trugreen

Leisure World of Maryland

Montgomery County Public Schools

Home Depot

Holy Cross Carenet

source: Montgomery County Planning Department analysis of 2009 Reference USA data

employment

JOBS AND INDUSTRY

- 2,695 establishments in District 4 employ 26,369 workers. The District contains five percent of all County jobs.
- Sixteen percent of all job establishments in District 4 are in the professional and technical services sector.
- Professional and technical services are seven percent of the District's job base. Health care is 13 percent, and retail trade is 11 percent.
- The District's largest employers include the Seventh-Day Adventist Church and Sodhexo.

RESIDENT WORKFORCE

	district 4	county	share of county
employed residents ages 16+	95,720	527,620	18%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

WORK LOCATION OF RESIDENTS

	district 4	county
Montgomery County	54%	59%
Prince George's County	10%	5%
elsewhere in Maryland	7%	5%
Washington, D.C.	22%	23%
Virginia	6%	7%
Outside DC/MD/VA	1%	1%

source: Montgomery County Planning Department, 2008 Census Update Survey

COMMUTE MODE OF RESIDENTS

	district 4	county
drive alone	74%	66%
public transit/rail	15%	15%
carpool	5%	10%
work at home	3%	5%
walk/bike/other	2%	4%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

AVERAGE COMMUTE TIME OF RESIDENTS

	district 4	county
all commutes (in minutes)	36	33
by car	32	29
by public transit	57	50

source: Montgomery County Planning Department, 2008 Census Update Survey

RESIDENT WORKFORCE

- In 2008, there were 95,720 employed persons ages 16 and up living in District 4.
- District 4 accounts for 18 percent of the County's resident labor force.
- Most District 4 residents (54 percent) work in Montgomery County, compared to 59 percent of residents Countywide
- Twenty-two percent of District 4 residents work in Washington D.C., compared to 23 percent of residents Countywide.

housing

MARKET

- The 2009 median sales price for a District 4 single-family detached house was $370,000, 20 percent less than the County median of $460,000. The 2009 median townhouse sales price was $270,000, three percent less than the County median. The median condominium sales price was $206,000, 22 percent less than the County median.
- Single-family detached house prices fell 16 percent between 2008 and 2009. Townhouse prices were down 19 percent and condominium prices fell 16 percent during the same period.
- The long range increase in single-family detached house median sales prices outpaced the County as a whole, rising 40 percent in the District between 2000 and 2009 compared to 28 percent Countywide.
- Home sales volume was up 32 percent in 2009 from 2008, but down 38 percent from 2000.
- District 4 accounted for 1,047 (23 percent) of all foreclosure auctions in the County from 2007 to mid-2009. Foreclosures in the District increased by 72 percent from 2007 to 2008, and continued to rise in 2009. There were 353 foreclosure auctions in the first half of 2009 alone, compared to 439 in 2008 and 255 in 2007.

MEDIAN HOME SALES PRICE (IN 2009 DOLLARS)

				change	
	2000	2008	2009	from 2000	from 2008
single-family detached	$264,122	$442,868	$370,000	40%	-16%
townhouses	$194,354	$335,053	$270,000	43%	-19%
condominiums	$150,749	$245,747	$206,000	83%	-16%

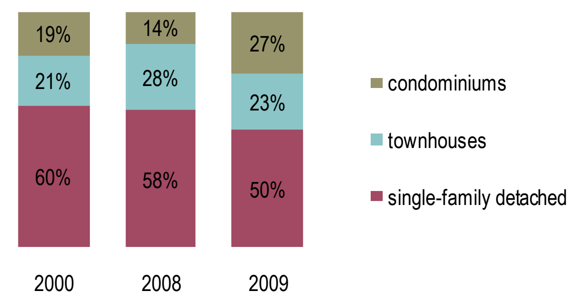
source: Montgomery County Planning Department analysis of SDAT data

HOUSING UNITS SOLD

				change	
	2000	2008	2009	from 2000	from 2008
all housing units	**4,101**	**1,907**	**2,526**	**-38%**	**32%**
single-family detached	2,469	1,104	1,262	-49%	14%
townhouses	860	541	586	-32%	8%
condominiums	772	262	678	-12%	159%

source: Montgomery County Planning Department analysis of SDAT data

HOUSING SALES BY UNIT TYPE



source: Montgomery County Planning Department analysis of SDAT data

RESIDENTIAL FORECLOSURES

	district 4	countywide	share of county
total foreclosure auctions since 2007	**1,047**	**4,539**	**23%**
2007	255	1,166	22%
2008	439	1,946	23%
2009 (through mid-year)	353	1,427	25%

source: Montgomery County Planning Department analysis of DHCA data

SUPPLY

- 54 percent of housing units in District 4 were built before 1980, compared to 55 percent Countywide.
- Single-family detached houses account for 57 percent of the housing stock in the district, compared to 50 percent Countywide.
- District 4 has 14,579 rental housing units, accounting for 16 percent of rentals in the County. The district contains 20 percent of single-family house rentals, 11 percent of condominium rentals, and 15 percent of rental apartments Countywide.
- There are 7,620 senior housing units in District 4, 46 percent of the Countywide inventory. District 4 has 78 percent of the County's market rate senior housing units and 31 percent of its specialized Alzheimers units.
- Out of 1,566 MPDUs built in District 4 since 1980, 507 (32 percent) remain subject to limits on resale prices, rents, or owner-occupancy. District 4 contains 17 percent of all MPDUs under control in the County.

EXISTING HOUSING BY DECADE BUILT

	district 4	countywide
pre-1950	6%	12%
1950s	12%	12%
1960s	21%	15%
1970s	15%	16%
1980s	31%	25%
1990s	8%	11%
2000s	7%	9%

source: Montgomery County Planning Department

EXISTING HOUSING UNITS

	district 4	countywide	share of county
total (owned and rented)	**68,762**	**364,479**	**19%**
detached single-family	39,031	181,695	21%
townhouse	11,760	67,277	17%
multifamily (condos and apartments)	17,971	115,507	16%

source: Montgomery County Planning Department, 2010

RENTAL HOUSING UNITS

	district 4	countywide	share of county
total	**14,579**	**93,815**	**16%**
multifamily	11,298	74,710	15%
single family (detached and attached)	2,641	13,489	20%
condominiums	640	5,616	11%

source: Montgomery County Planning Department; Montgomery County Department of Housing and Community Affairs (DHCA), 2009

SENIOR HOUSING UNITS

	district 4	countywide	share of county
total	**7,620**	**16,611**	**46%**
subsidized	818	3,877	21%
market rate	6,110	7,849	78%
life care	562	3,750	15%
specialized alzheimers	52	168	31%
assisted living	78	967	8%

*excludes group homes and nursing beds

source: Montgomery County Planning Department, 2008

MODERATELY PRICED DWELLING UNITS (MPDU)

	district 4	countywide	share of county
MPDUs built since 1980	**1,566**	**8,210**	**19%**
MPDUs remaining in control in 2008*	**507**	**3,027**	**17%**
DHCA control periods not yet expired	162	1,316	12%
share of remaining MPDUs	32%	43%	
HOC-owned and permanently controlled	345	1,711	20%
hare of remaining MPDUs	68%	57%	

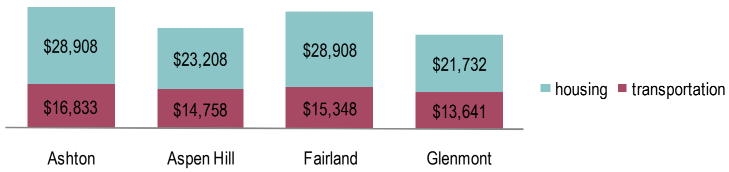
*may include units built before 1980

source: Montgomery County Planning Department analysis of DHCA data, 2010

transportation costs

- Transportation costs are lowest in Glenmont and highest in Ashton.
- Ashton households on average spend 23 percent more on transportation than Glenmont households.

ANNUAL TRANSPORTATION AND HOUSING COSTS

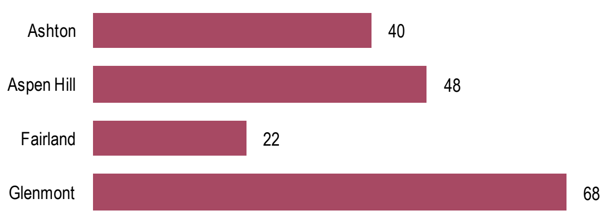


source: Urban Land Institute, Terwilliger Housing + Transportation Calculator

walk score

- The "somewhat walkable" score for Glenmont reflects the location of the residential uses near transit, but a significant variety of amenities are still lacking.
- The 1997 Glenmont Plan envisions the area as a commercial center surrounded by residential neighborhoods linked to the center and each other by pedestrian-friendly streets and crossings. This improvement, along with redevelopment that increases access to a variety of amenities, could greatly impact the walkability of this neighborhood.

WALK SCORES

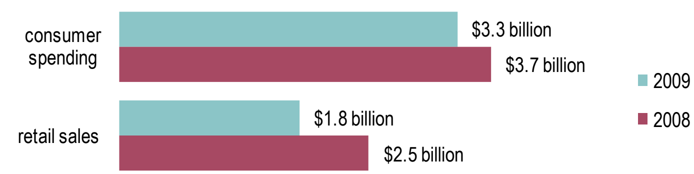


source: WalkScore.com

retail

- District 4 residents spent $3.3 billion on consumer purchases in 2009—19 percent of consumer spending Countywide. Spending declined nine percent from 2008.
- Sales by area retailers totaled $1.8 billion—12 percent of the County's retail sales. Sales declined 28 percent from 2008.
- There was a $1.6 billion retail opportunity gap in 2009. Overall, District 4 retailers captured just 53 percent of retail spending by District residents.
- Nearly all categories showed retail leakage. General merchandise and electronic/appliance stores in the District had the largest retail opportunity gap, capturing just six percent and 14 percent of potential sales respectively.
- Non-store (online) retailers and food/beverage stores showed a net surplus of $307 million and $46 million respectively, indicating that they attracted buyers living outside the District.

YEAR–OVER–YEAR RETAIL SPENDING AND SALES



source: Montgomery County Planning Department analysis of 2009 Claritas SiteReports data

RETAIL ACTIVITY

	consumer spending	retail sales	capture rate	unmet consumer demand	retail surplus
Total Retail Sales	**$3,331,720,031**	**$1,778,644,714**	**53%**	**$1,553,075,317**	-
Building Material, Garden Equip Stores	395,240,696	122,781,126	31%	272,459,570	-
Clothing and Clothing Accessories Stores	166,899,713	29,939,646	18%	136,960,067	-
Electronics and Appliance Stores	85,112,630	12,206,380	14%	72,906,250	-
Food and Beverage Stores	399,669,406	445,542,339	111%	-	45,872,933
Foodservice and Drinking Places	342,759,465	121,173,147	35%	221,586,318	-
Furniture and Home Furnishings Stores	82,460,199	10,634,879	13%	71,825,320	-
Gasoline Stations	329,415,160	114,459,243	35%	214,955,917	-
General Merchandise Stores	452,271,905	28,486,236	6%	423,785,669	-
Health and Personal Care Stores	194,450,987	43,852,072	23%	150,598,915	-
Miscellaneous Store Retailers	75,451,768	17,522,103	23%	57,929,665	-
Motor Vehicle and Parts Dealers	515,705,024	290,296,443	56%	225,408,581	-
Non Store Retailers	222,555,722	528,852,763	238%	-	306,297,041
Sporting Goods, Hobby, Book, Music Stores	69,727,357	12,898,337	18%	56,829,020	-

source: Montgomery County Planning Department analysis of 2009 Claritas SiteReports data

	consumer spending	retail sales	capture rate	unmet consumer demand	retail surplus
Automotive Dealers	$437,612,820	$281,652,955	64%	$155,959,865	-
Automotive Parts/Accsrs, Tire Stores	42,205,314	6,376,012	15%	35,829,302	-
Beer, Wine and Liquor Stores	25,877,937	21,523,186	83%	4,354,751	-
Book Stores and News Dealers	14,148,340	618,767	4%	13,529,573	-
Camera and Photographic Equipment Stores	3,959,458	-	0%	3,959,458	-
Childrens, Infants Clothing Stores	6,042,621	169,798	3%	5,872,823	-
Clothing Accessories Stores	2,943,219	419,911	14%	2,523,308	-
Computer and Software Stores	18,065,351	3,515,228	19%	14,550,123	-
Convenience Stores	16,668,709	12,901,829	77%	3,766,880	-
Cosmetics, Beauty Supplies, Perfume Stores	7,099,615	3,004,329	42%	4,095,286	-
Department Stores Excl Leased Depts	228,658,507	20,695,498	9%	207,963,009	-
Drinking Places Alcoholic Beverages	18,138,025	409,838	2%	17,728,187	-
Family Clothing Stores	63,595,728	7,904,553	12%	55,691,175	-
Florists	6,839,622	3,916,077	57%	2,923,545	-
Full Service Restaurants	154,947,333	59,287,400	38%	95,659,933	-
Furniture Stores	45,099,668	2,546,068	6%	42,553,600	-
Gasoline Stations With Conv Stores	244,665,153	72,974,029	30%	171,691,124	-
Gift, Novelty and Souvenir Stores	14,953,958	2,588,541	17%	12,365,417	-
Hardware Stores	30,963,238	21,792,015	70%	9,171,223	-
Hobby, Toys and Games Stores	14,865,212	5,174,269	35%	9,690,943	-
Home Centers	150,237,425	51,427,303	34%	98,810,122	-
Home Furnishing Stores	37,360,531	8,088,811	22%	29,271,720	-
Household Appliances Stores	14,634,934	4,005,312	27%	10,629,622	-
Jewelry Stores	25,574,925	6,280,958	25%	19,293,967	-
Limited Service Eating Places	141,116,150	49,140,395	35%	91,975,755	-
Luggage and Leather Goods Stores	1,752,698	-	0%	1,752,698	-

	consumer spending	retail sales	capture rate	unmet consumer demand	retail surplus
Men's Clothing Stores	$7,455,640	$0	0%	$7,455,640	-
Musical Instrument and Supplies Stores	4,887,876	856,800	18%	4,031,076	-
Nursery and Garden Centers	26,606,030	21,320,115	80%	5,285,915	-
Office Supplies and Stationery Stores	19,706,963	4,050,022	21%	15,656,941	-
Optical Goods Stores	7,192,446	6,459,445	90%	733,001	-
Other Building Materials Dealers	173,880,346	25,044,079	14%	148,836,267	-
Other Clothing Stores	7,965,328	3,232,261	41%	4,733,067	-
Other Gasoline Stations	84,750,007	41,485,214	49%	43,264,793	-
Other General Merchandise Stores	223,613,398	7,790,738	3%	215,822,660	-
Other Health and Personal Care Stores	12,492,812	2,377,383	19%	10,115,429	-
Other Miscellaneous Store Retailers	26,093,361	3,355,469	13%	22,737,892	-
Other Motor Vehicle Dealers	35,886,890	2,267,476	6%	33,619,414	-
Outdoor Power Equipment Stores	4,736,054	340,008	7%	4,396,046	-
Paint and Wallpaper Stores	8,817,602	2,857,606	32%	5,959,996	-
Pharmacies and Drug Stores	167,666,114	32,010,915	19%	135,655,199	-
Prerecorded Tapes, CDs, Record Stores	6,809,146	2,583,206	38%	4,225,940	-
Radio, Television, Electronics Stores	48,452,886	4,685,840	10%	43,767,046	-
Sew/Needlework/Piece Goods Stores	3,639,989	260,192	7%	3,379,797	-
Shoe Stores	21,404,997	5,514,102	26%	15,890,895	-
Special Foodservices	28,557,956	12,335,514	43%	16,222,442	-
Specialty Food Stores	10,616,704	3,148,353	30%	7,468,351	-
Sporting Goods Stores	25,376,795	3,405,103	13%	21,971,692	-
Supermarkets, Grocery (Ex Conv) Stores	346,506,057	407,968,971	118%	-	61,462,914
Used Merchandise Stores	7,857,865	3,611,994	46%	4,245,871	-
Women's Clothing Stores	30,164,558	6,418,063	21%	23,746,495	-

source: Montgomery County Planning Department analysis of 2009 Claritas Site Report data

office

- The 2009 annual average office vacancy rate in District 4 was 5.4 percent, 58 percent below the Countywide rate of 12.9 percent.
- Office vacancies were one percent higher in 2009 than in 2008 and 47 percent higher than in 2007.
- District 4's annual average office lease rate was $23.42 per square foot in 2009, 19 percent below the Countywide rate of $28.94 per square foot.
- Office lease rates were two percent lower in 2009 than in both 2008 and 2007.

ANNUAL AVERAGE OFFICE VACANCY RATE

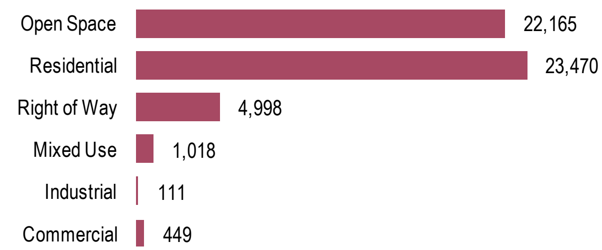
source: Montgomery County Planning Department analysis of CoStar data

ANNUAL AVERAGE OFFICE LEASE RATE

source: Montgomery County Planning Department analysis of CoStar data

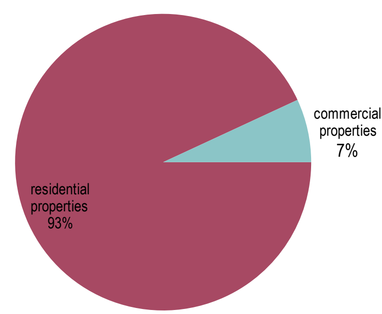
development activity

ACRES ZONED BY LAND USE CATEGORY



source: Montgomery County Planning Department, 2010

ASSESSED VALUE



source: Montgomery County Planning Department, 2008

- Seven percent of assessed value in District 4 is from commercial properties. The remaining 93 percent of assessed value is from residential.

NUMBER OF BUILDING PERMITS ISSUED

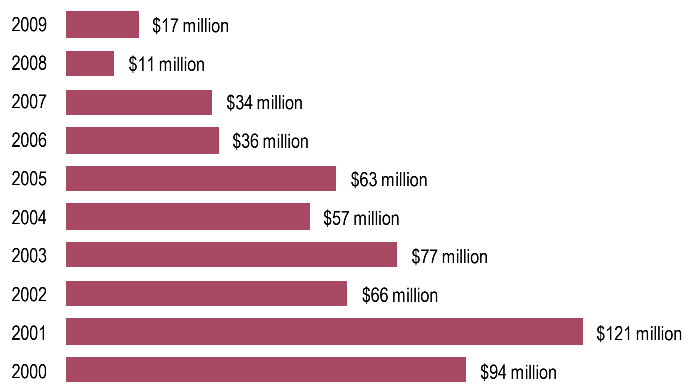
	residential		commercial	
year	number	1-year change	number	1-year change
2000	465		10	
2001	540	16%	17	70%
2002	334	-38%	11	-35%
2003	419	25%	11	0%
2004	219	-48%	16	45%
2005	134	-39%	10	-38%
2006	180	34%	15	50%
2007	153	-15%	10	-33%
2008	41	-73%	4	-60%
2009	59	44%	5	25%

source: Montgomery County Planning Department analysis of DPS data

RESIDENTIAL BUILDING PERMITS

- In 2009, 59 permits were issued valued at $17 million, an increase of 44 percent in volume, but a 54 percent increase in value from 2008.

RESIDENTIAL BUILDING PERMIT VALUE, 2000-2009

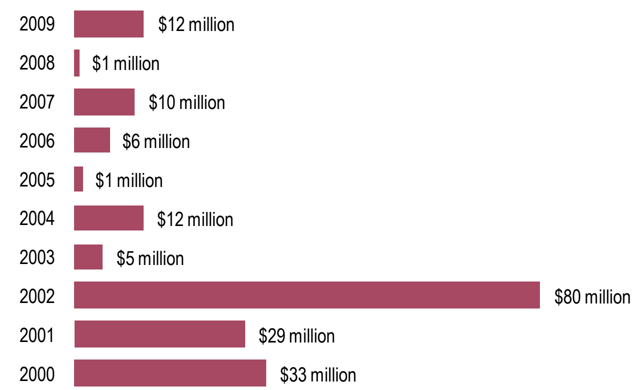


source: Montgomery County Planning Department analysis of DPS data

COMMERCIAL BUILDING PERMITS

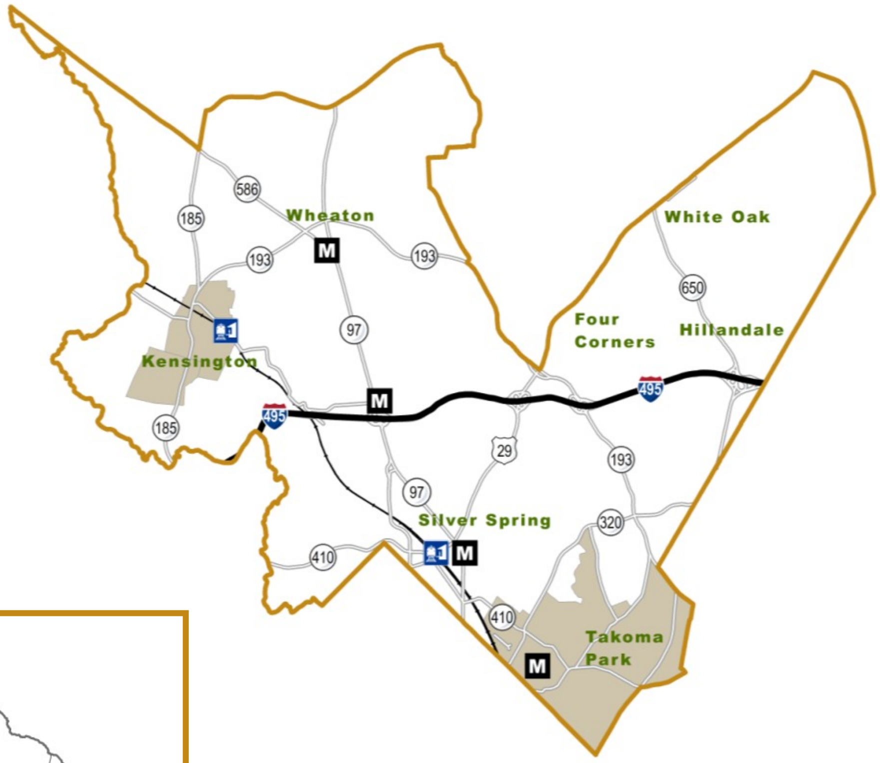
- In 2009, five permits were issued, valued at $12 million, an increase of 25 percent in volume and a twelve-fold increase in value from 2008.

COMMERCIAL BUILDING PERMIT VALUE, 2000-2009



source: Montgomery County Planning Department analysis of DPS data

DISTRICT 5


Wheaton
White Oak
Four Corners
Hillandale
Kensington
Silver Spring
Takoma Park
586
185
193
97
650
495
29
320
410
M


2
3
4
1
5

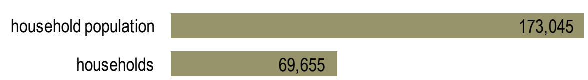

WHEATON STATION
PARK

demographics

POPULATION AND HOUSEHOLDS

- In 2008, District 5 had 173,045 residents living in 69,655 households.
- Between 2010 and 2040, District 5 is forecasted to add 18,231 residents—an 11 percent increase. Nine percent of the County's population growth is forecasted to occur in District 5.
- The number of District 5 households is forecasted to grow by 13 percent from 69,250 in 2010 to 78,425 in 2040—accounting for 9 percent of household growth Countywide.
- At $78,580, District 5's median household income is 17 percent below the County median of $94,139.
- 34 percent of District 5 adults have earned an advanced degree, compared to 29 percent Countywide.
- 41 percent of District 5 residents ages five and up speak a language other than English at home, compared to 38 percent Countywide.

POPULATION AND HOUSEHOLDS, 2008



source: Montgomery County Planning Department, 2008 Census Update Survey tables

HOUSEHOLD POPULATION FORECAST, 2010-2040

	district 5	county	share of county
2010	171,391	954,000	18%
2015	184,067	1,011,600	18%
2020	188,543	1,060,400	18%
2025	188,905	1,097,100	17%
2030	188,639	1,123,300	17%
2035	188,315	1,140,800	17%
2040	189,622	1,152,400	16%
total forecasted growth, 2010 - 2040	**18,231**	**198,400**	**9%**
percent growth	**11%**	**21%**	

source: Montgomery County Planning Department, *Round 7.2a Cooperative Forecast*

HOUSEHOLD FORECAST, 2010-2040

	district 5	county	share of county
2010	69,250	362,000	19%
2015	74,052	386,000	19%
2020	76,222	408,000	19%
2025	76,647	425,000	18%
2030	77,247	440,000	18%
2035	77,574	451,000	17%
2040	78,425	460,000	17%
total forecasted growth, 2010 to 2040	**9,175**	**98,000**	**9%**
percent growth	**13%**	**27%**	

source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast

Note: Revised Round 8.0 forecast will be released in September 2010

POPULATION AND HOUSEHOLD GROWTH, 2010-2040

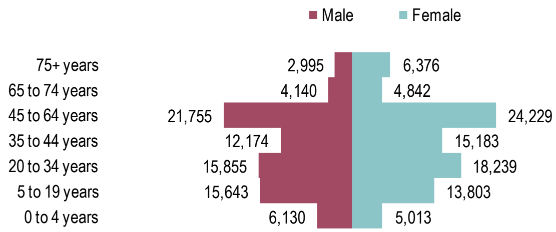
source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast

POPULATION AND HOUSEHOLD COUNT, 2008

	district 5	county
household population	173,045	939,200
households	69,655	341,812

source: Montgomery County Planning Department, 2008 Census Update Survey

AGE AND GENDER



source: Montgomery County Planning Department, 2008 Census Update Survey

AGE DISTRIBUTION

	district 5	county
0 to 4 years	7%	7%
5 to 19 years	19%	19%
20 to 34 years	20%	17%
35 to 44 years	16%	15%
45 to 64 years	28%	29%
65 to 74 years	6%	7%
75+	5%	6%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

RACE AND ETHNICITY

	district 5	county
White	46%	53%
Black/African American	24%	16%
Hispanic	19%	15%
Asian or Pacific Islander	8%	13%
Other	3%	3%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

EDUCATIONAL ATTAINMENT

	district 5	county
less than high school	7%	9%
high school graduate	26%	30%
associate/trade school	6%	5%
bachelor's degree	28%	27%
graduate degree	34%	29%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

FOREIGN LANGUAGE SPEAKERS

	district 5	county
share of residents (ages 5+)	41%	38%
English-proficient	28%	23%
not English-proficient	13%	15%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

HOUSEHOLD INCOME

	district 5	county
Under $50,000	28%	24%
$50,000 to $99,999	35%	29%
$100,000 to 149,999	21%	20%
$150,000 to 199,999	9%	11%
$200,000+	7%	16%
median household income	**$78,580**	**$94,319**

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

HOUSING TENURE

	district 5	county
rate of homeownership	64%	73%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

HOUSEHOLD TYPES

	district 5	county
family	67%	68%
living alone	29%	27%
other	4%	5%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

PERSONS IN HOUSEHOLD

	district 5	county
one	29%	26%
two	33%	31%
three	15%	16%
four	14%	16%
five+	9%	11%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

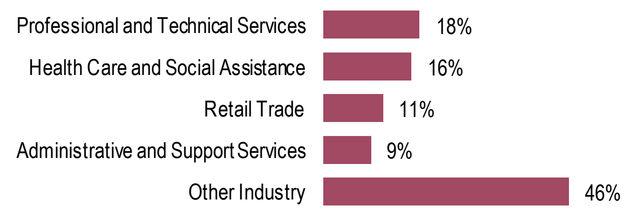
HOUSING COSTS

	district 5	county
median monthly housing costs:		
homeowners	$1,735	$2,454
renters	$1,196	$1,386
cost-burdened households*:		
homeowners	19%	33%
renters	38%	51%

*spending more than 30% of income on housing

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

JOB ESTABLISHMENTS–INDUSTRY PERCENTAGE



source: Montgomery County Planning Department analysis of 2009 Reference USA data

EMPLOYMENT BASE

industry sector	jobs	share of jobs	county	share of county sector
Accommodation and Food Services	3,862	5%	33,561	12%
Administrative and Support Services	5,912	7%	34,221	17%
Agricultural Services	22	0%	511	4%
Amusement and Recreation	764	1%	5,688	13%
Construction	4,182	5%	30,736	14%
Educational Services	4,843	6%	30,241	16%
Finance and Insurance	4,924	6%	27,329	18%
Health Care and Social Assistance	16,932	20%	61,158	28%
Information	3,413	4%	24,027	14%
Management	119	0%	339	35%
Manufacturing	2,233	3%	23,106	10%
Mining	2	0%	185	1%
Other Services	5,867	7%	25,776	23%
Professional and Technical Services	13,069	15%	79,894	16%
Public Administration	4,558	5%	48,912	9%
Real Estate	3,629	4%	20,661	18%
Retail Trade	8,576	10%	46,028	19%
Transportation and Warehousing	669	1%	6,114	11%
Utilities	42	0%	690	6%
Wholesale Trade	1,426	2%	10,823	13%
	85,042	100%	510,000	17%

source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast and analysis of 2009 Reference USA data

JOB ESTABLISHMENTS

industry	establishments
total	6,853
Professional and Technical Services	1,233
Health Care and Social Assistance	1,123
Retail Trade	754
Administrative and Support Services	612
Other Industry	3,131

source: Montgomery County Planning Department, Round 7.2a Cooperative Forecast and analysis of 2009 Reference USA data

TEN LARGEST EMPLOYERS

ranked by number of employees in District

1,000 to 3,000 employees
National Oceanic Atmospheric Administration (NOAA)

Holy Cross Hospital

APS Military Healthcare

Washington Adventist Hospital

500 to 999 employees
Walter Reed Army Medical Center

Discovery Communications

250 to 499 employees
Food and Drug Administration (FDA)

National Environmental Satellite

Social & Scientific Systems

source: Montgomery County Planning Department analysis of 2009 Reference USA data

employment

JOBS AND INDUSTRY

- 6,853 job establishments in District 5 employ 85,042 workers. The District contains 17 percent of all County jobs.
- 18 percent of District 5 job establishments are in the professional and technical services sector.
- Professional and technical services are 15 percent of the District's jobs base. Health care is 20 percent and retail trade is 10 percent.
- The District's largest employers include the National Oceanic and Atmospheric Administration (NOAA), Holy Cross Hospital, and APS Military Healthcare.

RESIDENT WORKFORCE

	district 5	county	share of county
employed residents ages 16+	102,000	527,620	19%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

WORK LOCATION OF RESIDENTS

	district 5	county
Montgomery County	44%	59%
Prince George's County	7%	5%
elsewhere in Maryland	5%	5%
Washington, D.C.	36%	23%
Virginia	6%	7%
Outside DC/MD/VA	1%	1%

source: Montgomery County Planning Department, 2008 Census Update Survey

COMMUTE MODE OF RESIDENTS

	district 5	county
drive alone	57%	66%
public transit/rail	29%	15%
carpool	6%	10%
work at home	4%	5%
walk/bike/other	4%	4%

source: Montgomery County Planning Department, 2008 Census Update Survey; U.S. Census Bureau, 2008 American Community Survey

AVERAGE COMMUTE TIME OF RESIDENTS

	district 5	county
all commutes (in minutes)	33	33
by car	28	29
by public transit	44	50

source: Montgomery County Planning Department, 2008 Census Update Survey

RESIDENT WORKFORCE

- In 2008, there were 102,000 employed persons ages 16 and up living in District 5.
- District 5 accounts for 19 percent of the County's resident labor force.
- Fewer than half of District 5 residents (44 percent) work in Montgomery County, compared to 59 percent of residents Countywide
- More than one in three District 5 residents (36 percent) work in Washington D.C., compared to 23 percent of residents Countywide.

housing

MARKET

- The 2009 median sales price for a District 5 single-family detached house was $380,000, 17 percent less than the County median of $460,000. The 2009 median townhouse sales price was $415,000, 48 percent above the County median. The median condominium sales price was $272,775, 14 percent above the County median.
- Single-family detached house prices fell 11 percent between 2008 and 2009. Townhouse prices increased 2 percent and condominium prices rose 10 percent during the same period.
- The long range increase in single-family detached house median sales prices outpaced the County as a whole, rising 61 percent in the District between 2000 and 2009 compared to 28 percent Countywide.
- House sales volume was up 48 percent in 2009 from 2008, and down only one percent from 2000.
- District 5 accounted for 691 (15 percent) of all foreclosure auctions in the County from 2007 to mid-2009. Foreclosures in the District increased by 54 percent from 2007 to 2008, and continued to rise in 2009. There were 216 foreclosure auctions in the first half of 2009 alone, compared to 288 in 2008 and 187 in 2007.

MEDIAN HOME SALES PRICE, 2009 DOLLARS

				change	
	2000	2008	2009	from 2000	from 2008
single-family detached	$236,713	$428,469	$380,000	61%	-11%
townhouses	$196,223	$406,049	$415,000	43%	2%
condominiums	$103,406	$272,775	$300,000	83%	10%

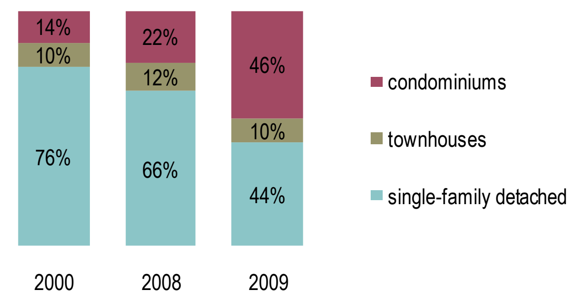
source: Montgomery County Planning Department analysis of SDAT data

HOUSING UNITS SOLD

				change	
	2000	2008	2009	from 2000	from 2008
all housing units	**2,743**	**1,837**	**2,715**	**-1%**	**48%**
single-family detached	2,085	1,206	1,194	-43%	-1%
townhouses	281	228	277	-1%	21%
condominiums	377	403	1,244	230%	209%

source: Montgomery County Planning Department analysis of SDAT data

HOUSING SALES BY UNIT TYPE



source: Montgomery County Planning Department analysis of SDAT data

RESIDENTIAL FORECLOSURES

	district 5	countywide	share of county
	691	**4,539**	**15%**
2007	187	1,166	16%
2008	288	1,946	15%
2009 (through mid-year)	216	1,427	15%

source: Montgomery County Planning Department analysis of DHCA data

SUPPLY

- 84 percent of housing units in District 5 were built before 1980, compared to 55 percent Countywide.
- Single-family detached homes account for 48 percent of the housing stock in the district, compared to 50 percent Countywide.
- District 5 has 27,903 rental housing units, accounting for 30 percent of rentals in the County. The district contains 17 percent of single-family home rentals, 14 percent of condominium rentals, and 33 percent of rental apartments Countywide.
- There are 2,877 senior housing units in District 5, 17 percent of the Countywide inventory. District 5 has only seven percent of the County's market rate senior housing units and 33 percent of subsidized senior housing units. The District contains 38 percent of the County's specialized Alzheimers units.
- 193 MPDUs, including 181 built since 1980, in District 5 remain subject to limits on resale prices, rents, or owner-occupancy. District 5 contains six percent of all MPDUs under control in the County.

EXISTING HOUSING BY DECADE BUILT

	district 5	countywide
pre-1950	31%	12%
1950s	26%	12%
1960s	22%	15%
1970s	5%	16%
1980s	8%	25%
1990s	4%	11%
2000s	4%	9%

source: Montgomery County Planning Department

EXISTING HOUSING UNITS

	district 5	countywide	share of county
total (owned and rented)	**69,394**	**364,479**	**19%**
single-family detached	33,606	181,695	18%
townhouse	5,208	67,277	8%
multifamily (condos & apartments)	30,580	115,507	26%

source: Montgomery County Planning Department, 2010

RENTAL HOUSING UNITS

	district 5	countywide	share of county
total	**27,903**	**93,815**	**30%**
multifamily	24,873	74,710	33%
single-family (detached and attached)	2,266	13,489	17%
condominiums	764	5,616	14%

source: Montgomery County Planning Department; Montgomery County Department of Housing and Community Affairs (DHCA), 2009

SENIOR HOUSING UNITS

	district 5	countywide	share of county
total	**2,877**	**16,611**	**17%**
subsidized	1,269	3,877	33%
market rate	529	7,849	7%
life care	1,015	3,750	27%
specialized alzheimers	64	168	38%
assisted living	0	967	0%

*excludes group homes and nursing beds

source: Montgomery County Planning Department, 2008

MODERATELY PRICED DWELLING UNITS (MPDU)

	district 5	countywide	share of county
MPDUs built since 1980	**181**	**8,210**	**2%**
MPDUs remaining in control in 2008*	**193**	**3,027**	**6%**
DHCA control periods not yet expired	84	1,316	6%
share of remaining MPDUs	44%	43%	
HOC-owned and permanently controlled	109	1,711	6%
share of remaining MPDUs	56%	57%	

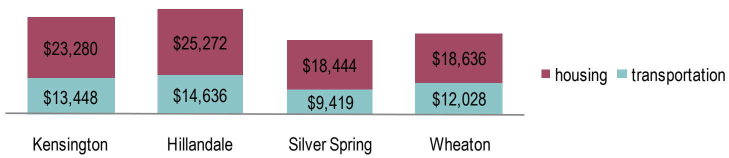
*may include units built before 1980

source: Montgomery County Planning Department analysis of DHCA data, 2010

transportation costs

- Transportation costs are lowest in Silver Spring and highest in Hillandale.
- Hillandale households on average spend 55 percent more on transportation than Silver Spring households.

ANNUAL TRANSPORTATION AND HOUSING COSTS

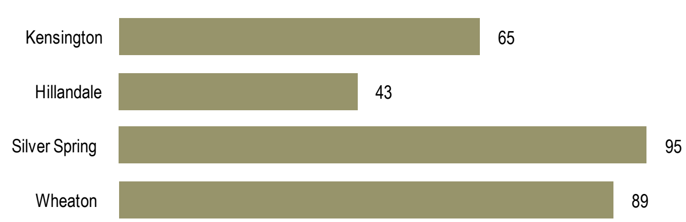


source: Urban Land Institute, Terwilliger Housing + Transportation Calculator

walk score

- The high walk scores for both Silver Spring and Wheaton reflect not only the residential uses near transit but also their wide variety of amenities and services.
- The *Wheaton Sector Plan*, now underway, recognizes Wheaton's compact, mixed-use residential and retail community and recommends building on its walkable street network with improved pedestrian and bike mobility.

WALK SCORES

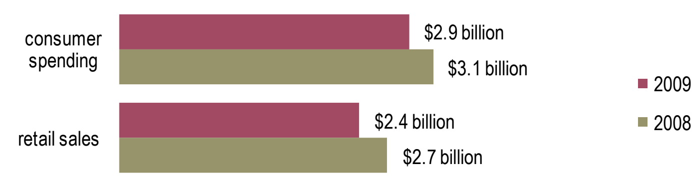


source: WalkScore.com

retail

- District 5 residents spent an estimated $2.9 billion on consumer purchases in 2009—16 percent of consumer spending Countywide. Spending declined eight percent from 2008.
- Sales by area retailers totaled nearly $2.4 billion—16 percent of retail sales in the County. Sales declined 11 percent from 2008.
- There was a $488 million retail opportunity gap in 2009. Overall, the District's retailers captured 83 percent of the value of retail purchases by District residents.
- The greatest retail leakage was in non-store (online) retailers, general merchandise stores, furniture stores and gas stations, each of which captured less than 50 percent of potential sales.
- Food and beverage stores showed a $143 million net retail surplus in District 5. Clothing, building materials, electronics, and miscellaneous retailers also generated a retail surplus in 2009.

YEAR-OVER-YEAR RETAIL SPENDING AND SALES



source: Montgomery County Planning Department analysis of 2009 Claritas SiteReports data

	consumer spending	retail sales	capture rate	unmet consumer demand	retail surplus
Total Retail Sales	**$2,860,638,354**	**$2,372,830,980**	**83%**	**$487,807,374**	-
Building Material, Garden Equip Stores	293,909,549	326,881,868	111%	-	32,972,319
Clothing and Clothing Accessories Stores	149,113,466	196,111,268	132%	-	46,997,802
Electronics and Appliance Stores	74,954,228	97,796,240	130%	-	22,842,012
Food and Beverage Stores	363,468,300	506,203,465	139%	-	142,735,165
Foodservice and Drinking Places	317,251,455	266,056,297	84%	51,195,158	-
Furniture and Home Furnishings Stores	67,126,895	30,715,703	46%	36,411,192	-
Gasoline Stations	301,551,895	147,611,144	49%	153,940,751	-
General Merchandise Stores	396,975,025	172,230,917	43%	224,744,108	-
Health and Personal Care Stores	167,404,219	123,576,157	74%	43,828,062	-
Miscellaneous Store Retailers	65,313,396	70,758,463	108%	-	5,445,067
Motor Vehicle and Parts Dealers	411,880,826	304,576,598	74%	107,304,228	-
Non Store Retailers	191,028,642	77,250,211	40%	113,778,431	-
Sporting Goods, Hobby, Book, Music Stores	60,660,459	53,062,649	87%	7,597,810	-

source: Montgomery County Planning Department analysis of 2009 Claritas SiteReports data

	consumer spending	retail sales	capture rate	unmet consumer demand	retail surplus
Automotive Dealers	$351,056,594	$280,177,210	80%	$70,879,384	-
Automotive Parts/Accsrs, Tire Stores	35,330,783	24,137,756	68%	11,193,027	-
Beer, Wine and Liquor Stores	23,994,651	26,361,855	110%	-	2,367,204
Book Stores and News Dealers	12,777,952	10,909,499	85%	1,868,453	-
Camera and Photographic Equipment Stores	3,410,109	13,120,085	385%	-	9,709,976
Childrens, Infants Clothing Stores	5,702,855	8,659,730	152%	-	2,956,875
Clothing Accessories Stores	2,596,206	1,866,273	72%	729,933	-
Computer and Software Stores	16,178,562	15,369,866	95%	808,696	-
Convenience Stores	15,493,558	32,703,087	211%	-	17,209,529
Cosmetics, Beauty Supplies, Perfume Stores	6,090,491	3,204,615	53%	2,885,876	-
Department Stores Excl Leased Depts	199,603,480	156,900,781	79%	42,702,699	-
Drinking Places Alcoholic Beverages	16,653,640	473,053	3%	16,180,587	-
Family Clothing Stores	56,889,477	65,298,468	115%	-	8,408,991
Florists	5,301,410	8,784,696	166%	-	3,483,286
Full Service Restaurants	143,366,684	131,658,890	92%	11,707,794	-
Furniture Stores	37,576,280	8,244,411	22%	29,331,869	-
Gasoline Stations With Conv Stores	225,080,634	90,028,235	40%	135,052,399	-
Gift, Novelty and Souvenir Stores	13,020,235	5,126,918	39%	7,893,317	-
Hardware Stores	23,163,753	30,110,323	130%	-	6,946,570
Hobby, Toys and Games Stores	13,085,831	2,916,513	22%	10,169,318	-
Home Centers	112,429,862	92,868,714	83%	19,561,148	-
Home Furnishing Stores	29,550,614	22,471,292	76%	7,079,322	-
Household Appliances Stores	12,022,437	19,564,263	163%	-	7,541,826
Jewelry Stores	21,879,916	42,471,258	194%	-	20,591,342
Limited Services Eating Places	130,812,102	122,178,587	93%	8,633,515	-
Luggage and Leather Goods Stores	1,531,687	346,786	23%	1,184,901	-

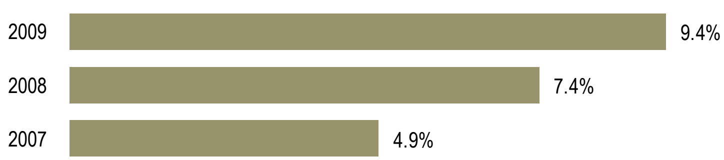
	consumer spending	retail sales	capture rate	unmet consumer demand	retail surplus
Men's Clothing Stores	$6,698,025	$13,281,819	198%	-	$6,583,794
Musical Instrument and Supplies Stores	4,348,756	19,216,799	442%	-	14,868,043
Nursery and Garden Centers	20,629,048	1,412,259	7%	19,216,789	-
Office Supplies and Stationery Stores	17,139,442	30,056,696	175%	-	12,917,254
Optical Goods Stores	6,174,625	11,255,094	182%	-	5,080,469
Other Building Materials Dealers	128,025,168	194,682,270	152%	-	66,657,102
Other Clothing Stores	7,052,518	12,342,495	175%	-	5,289,977
Other Gasoline Stations	76,471,260	57,582,909	75%	18,888,351	-
Other General Merchandise Stores	197,371,545	15,330,136	8%	182,041,409	-
Other Health and Personal Care Stores	10,738,604	6,446,452	60%	4,292,152	-
Other Miscellaneous Store Retailers	22,992,757	18,833,121	82%	4,159,636	-
Other Motor Vehicle Dealers	25,493,450	261,632	1%	25,231,818	-
Outdoor Power Equipment Stores	3,624,548	353,669	10%	3,270,879	-
Paint and Wallpaper Stores	6,037,170	7,454,633	123%	-	1,417,463
Pharmacies and Drug Stores	144,400,499	102,669,996	71%	41,730,503	-
Prerecorded Tapes, CDs, Record Stores	6,110,491	7,217,781	118%	-	1,107,290
Radio, Television, Electronics Stores	43,343,119	49,742,026	115%	-	6,398,907
Sew/Needlework/Piece Goods Stores	3,088,007	3,848,429	125%	-	760,422
Shoe Stores	20,012,999	29,982,902	150%	-	9,969,903
Special Foodservices	26,419,029	11,745,767	44%	14,673,262	-
Specialty Food Stores	9,691,036	8,570,505	88%	1,120,531	-
Sporting Goods Stores	21,249,422	8,953,628	42%	12,295,794	-
Supermarkets, Grocery (Ex Conv) Stores	314,289,055	438,568,018	140%	-	124,278,963
Used Merchandise Stores	6,859,550	7,957,032	116%	-	1,097,482
Women's Clothing Stores	26,749,783	21,861,537	82%	4,888,246	-

source: Montgomery County Planning Department analysis of 2009 Claritas SiteReports data

office

- The 2009 annual average office vacancy rate in District 5 was 9.4 percent, 27 percent below the Countywide rate of 12.9 percent.
- Office vacancies were 27 percent higher in 2009 than in 2008 and 92 percent higher than in 2007.
- District 5's annual average office lease rate was $27.06 per square foot in 2009, seven percent below the Countywide rate of $28.94 per square foot.
- Office lease rates were four percent lower in 2009 than in 2008 but three percent higher than in 2007.

ANNUAL AVERAGE OFFICE VACANCY RATE



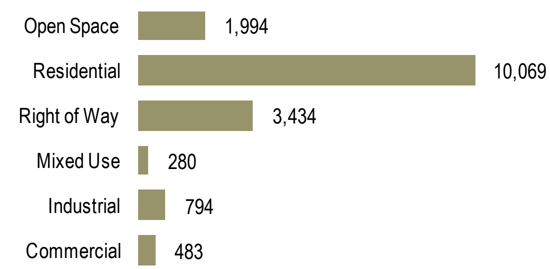
source: Montgomery County Planning Department analysis of CoStar data

ANNUAL AVERAGE OFFICE LEASE RATE

source: Montgomery County Planning Department analysis of CoStar data

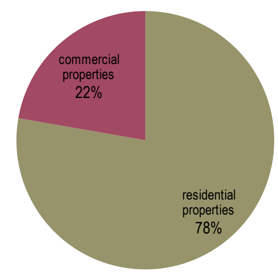
development activity

ACRES ZONED BY LAND USE CATEGORY



source: Montgomery County Planning Department, 2010

ASSESSED VALUE



source: Montgomery County Planning Department, 2008

- Twenty-two percent of assessed value in District 5 is from commercial properties. The remaining 78 percent is from residential.

NUMBER OF BUILDING PERMITS ISSUED

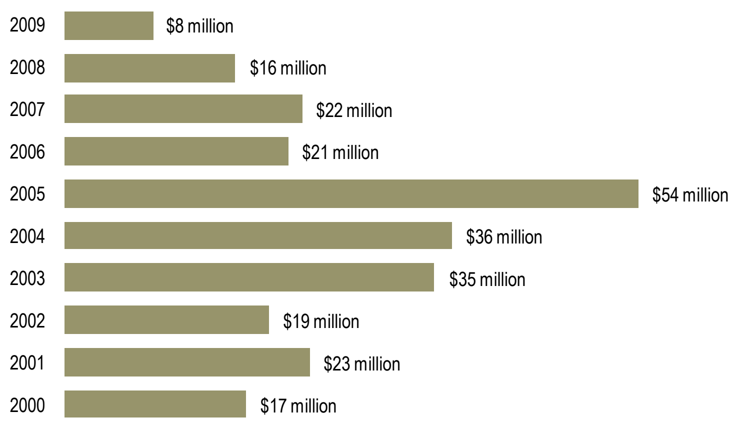
	residential		commercial	
year	number	1-year change	number	1-year change
2000	98		16	
2001	145	48%	13	-19%
2002	129	-11%	19	46%
2003	166	29%	24	26%
2004	168	1%	23	-4%
2005	80	-52%	13	-43%
2006	91	14%	11	-15%
2007	164	80%	9	-18%
2008	77	-53%	9	0%
2009	48	-38%	3	-67%

source: Montgomery County Planning Department analysis of DPS data

RESIDENTIAL BUILDING PERMITS

- In 2009, 48 permits were issued valued at $8 million, a drop of 38 percent and 48 percent respectively from 2008.

RESIDENTIAL BUILDING PERMIT VALUE, 2000 - 2009

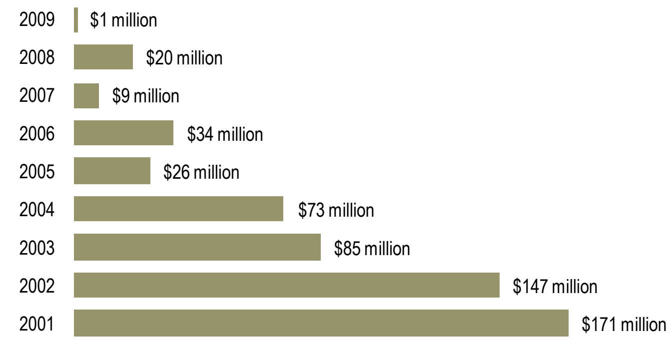


source: Montgomery County Planning Department analysis of DPS data

COMMERCIAL BUILDING PERMITS

- In 2009, three permits were issued valued at $1 million, a drop of 67 percent and 95 percent respectively from 2008.

COMMERCIAL BUILDING PERMIT VALUE, 2000- 2009



source: Montgomery County Planning Department analysis of DPS data

montgomery county snapshot

COUNCIL DISTRICTS BY THE NUMBERS

The Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910

MontgomeryPlanning.org

5100000010

MONTGOMERY COUNTY PLANNING DEPARTMENT