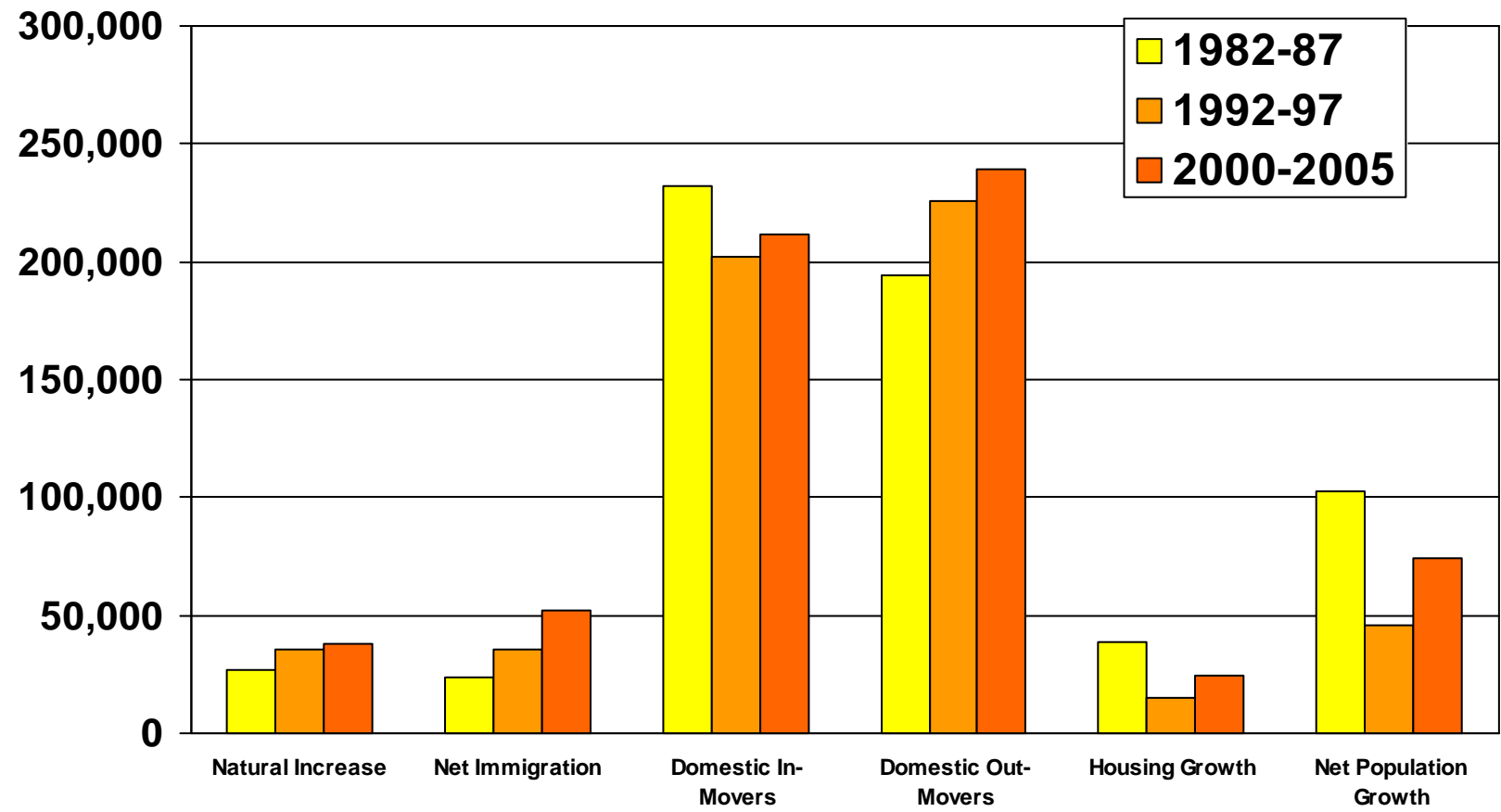


**Creating Thriving and Sustainable  
Communities**  
**A Community Discussion**

**Meet the new Montgomery  
County Residents**

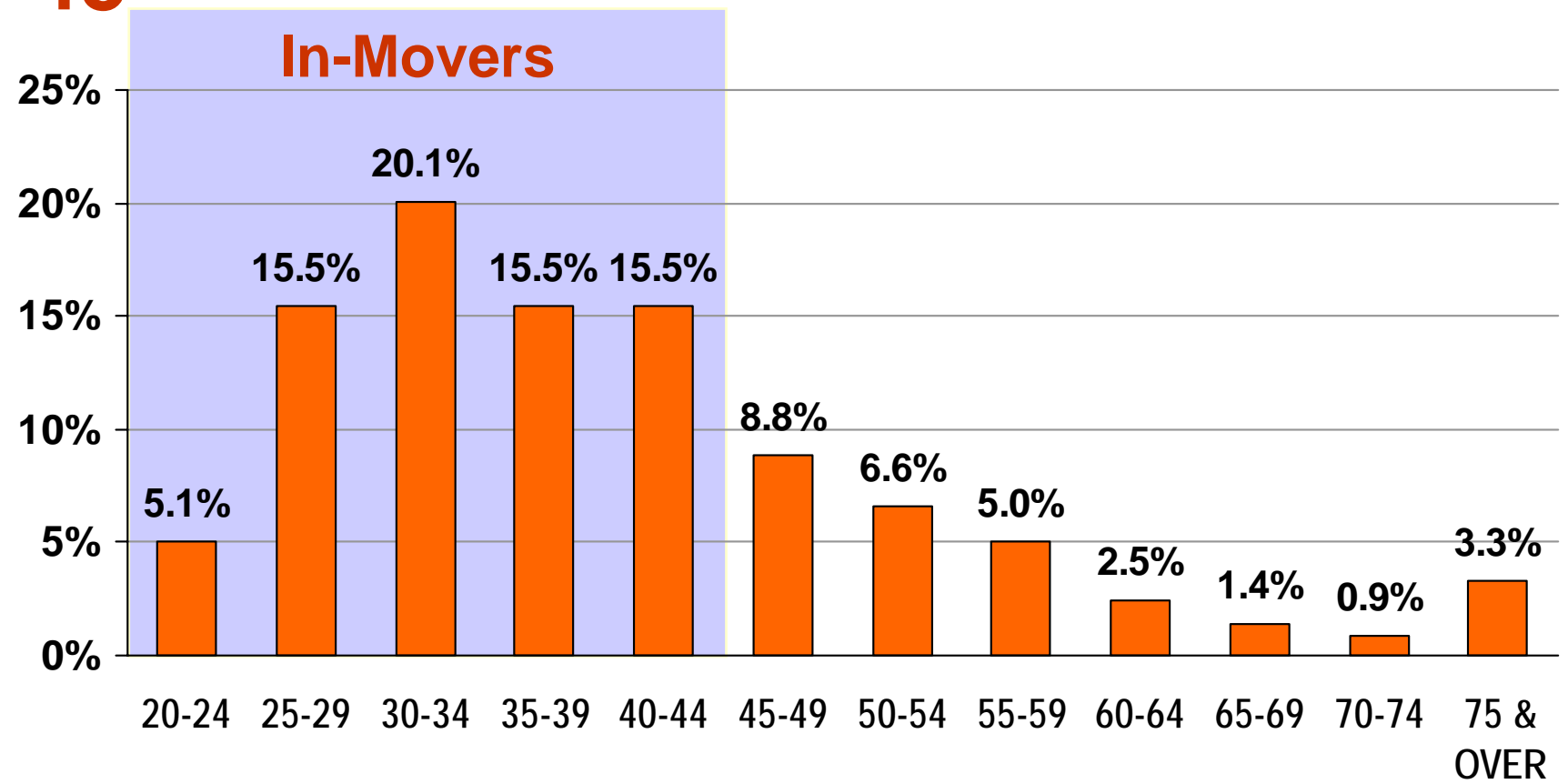
## Components of population change

# Growth is a small part of change



## In-movers by householder age

# Over 70% of in-movers are under 45



## In-mover major groups

# Life stages, economic circumstances prompt moves

- Immigrants to the United States
- Young singles (non-families)
- Families of all kinds
- Older adults

# In-movers: Immigrants to the United States

*Definition:*

- *Households with a head of household or spouse who was born in a country other than the United States, and*
- *lived outside the County in April 2000.*

## Immigrants to the United States

### New, foreign born population younger and well-educated

	New FB	All
Population	84,050	942,000
% 30-44	36.5%	23.2%
% 65+	2.7%	11.0%
% minority	75.9%	44.5%
% college graduate	72.4%	63.4%
% public transit	25.7%	15.5%

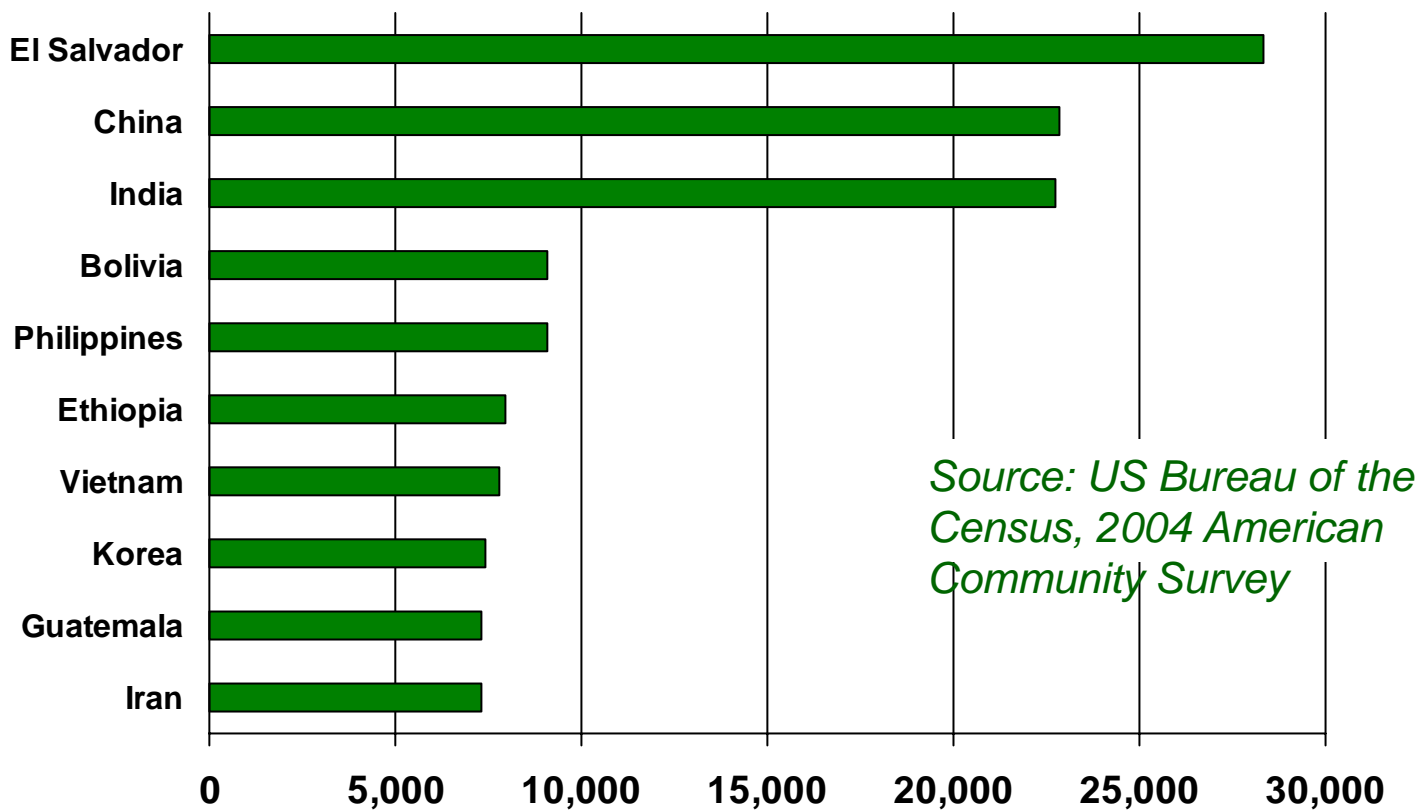
## Immigrants to the United States

### New, foreign born households have larger families

	New FB	All
Households	28,700	350,800
Average age of head	40.6	50.5
% married couples	73.3%	62.3%
% non-families	16.9%	25.2%
Household size	2.92	2.69
Median income	\$67,410	83,435
% Rent	54.8%	25.8%

## Place of birth of foreign-born County residents

# New, foreign born households come from diverse locations



Source: US Bureau of the Census, 2004 American Community Survey

## Housing choices of new, foreign born residents

### Majority of new, foreign born households live in multifamily units

	New FB	All
Single family detached	26.6%	50.7%
Townhouse	20.5%	18.5%
Garden	36.0%	20.4%
High-rise	16.8%	10.5%
Monthly owner cost	\$2,080	\$1,689
Monthly rent	\$1,321	\$1,173

# In-movers: Singles

*Definition:*

- *People who are living alone, and*
- *lived outside the County in April 2000.*

**In-mover singles**

**Many in-moving singles are over 30**

	Singles	All
Population	18,830	942,000
% 20-29	22.5%	10.3%
% 30-44	43.7%	23.2%
% 65+	12.6%	11.0%
% minority	40.7%	44.5%
% college graduate	77.9%	63.4%
% work in D.C.	27.7%	21.5%
% walk/bike to work	7.5%	2.8%

## Housing choices of in-mover singles

# 81% of new singles live in multi-family housing

	Singles	All
Single family detached	9.0%	50.7%
Townhouse	10.1%	18.5%
Garden	45.5%	20.4%
High-rise	35.5%	10.5%
Monthly owner cost	\$1,457	\$1,689
Monthly rent	\$1,128	\$1,173

## In-movers: Families

*Definition:*

- *2 or more persons living together who are related (married couples, with and without children; single parents; and others) and*
- *lived outside the County in April 2000.*

**In-mover families**

**In-mover family members: many toddlers, more diverse**

Families All

Population	157,790	942,000
% 0-17	33.2%	26.2%
% 25-39	34.7%	19.4%
average age	28.0	36.7
% minority	53.9%	44.5%
% college graduate	74.4%	63.4%
% non-auto commuter	29.7%	22.6%

## In-mover families

## Mainly married-couple families with good incomes, almost half are renters

	Families	All
Households	50,350	350,800
Married couple	70.9%	64.0%
Couple w/ children	35.3%	32.5%
Single parent	7.2%	6.5%
Median income	\$85,715	\$83,435
% Rent	47.9%	25.8%

Housing choices of in-mover families

**About 2/3 live in single-family or garden units, face higher housing costs**

	Families	All
Single family detached	36.0%	50.7%
Townhouse	21.8%	18.5%
Garden	31.7%	20.4%
High-rise	10.5%	10.5%
Monthly owner cost	\$2,218	\$1,689
Monthly rent	\$1,364	\$1,173

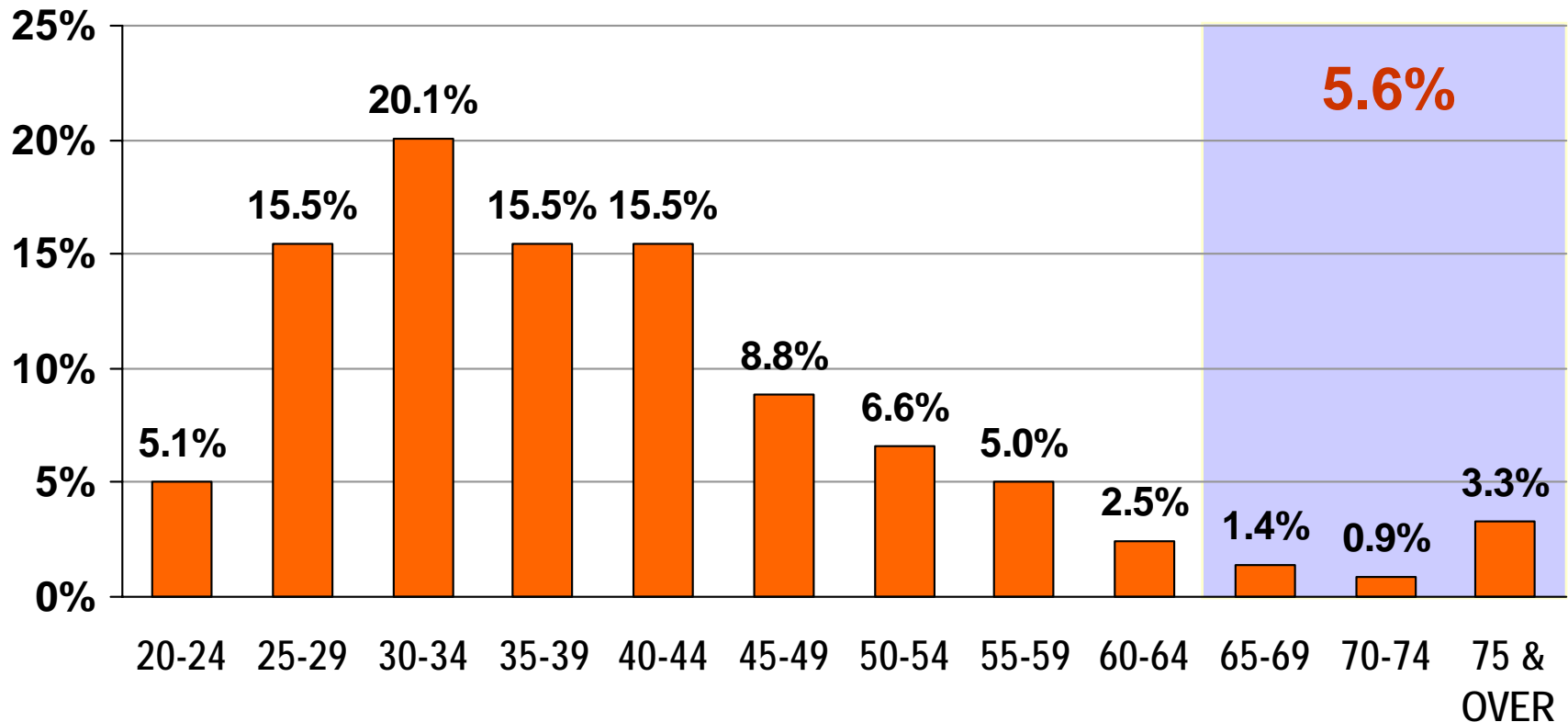
# In-movers: Older Adults

*Definition:*

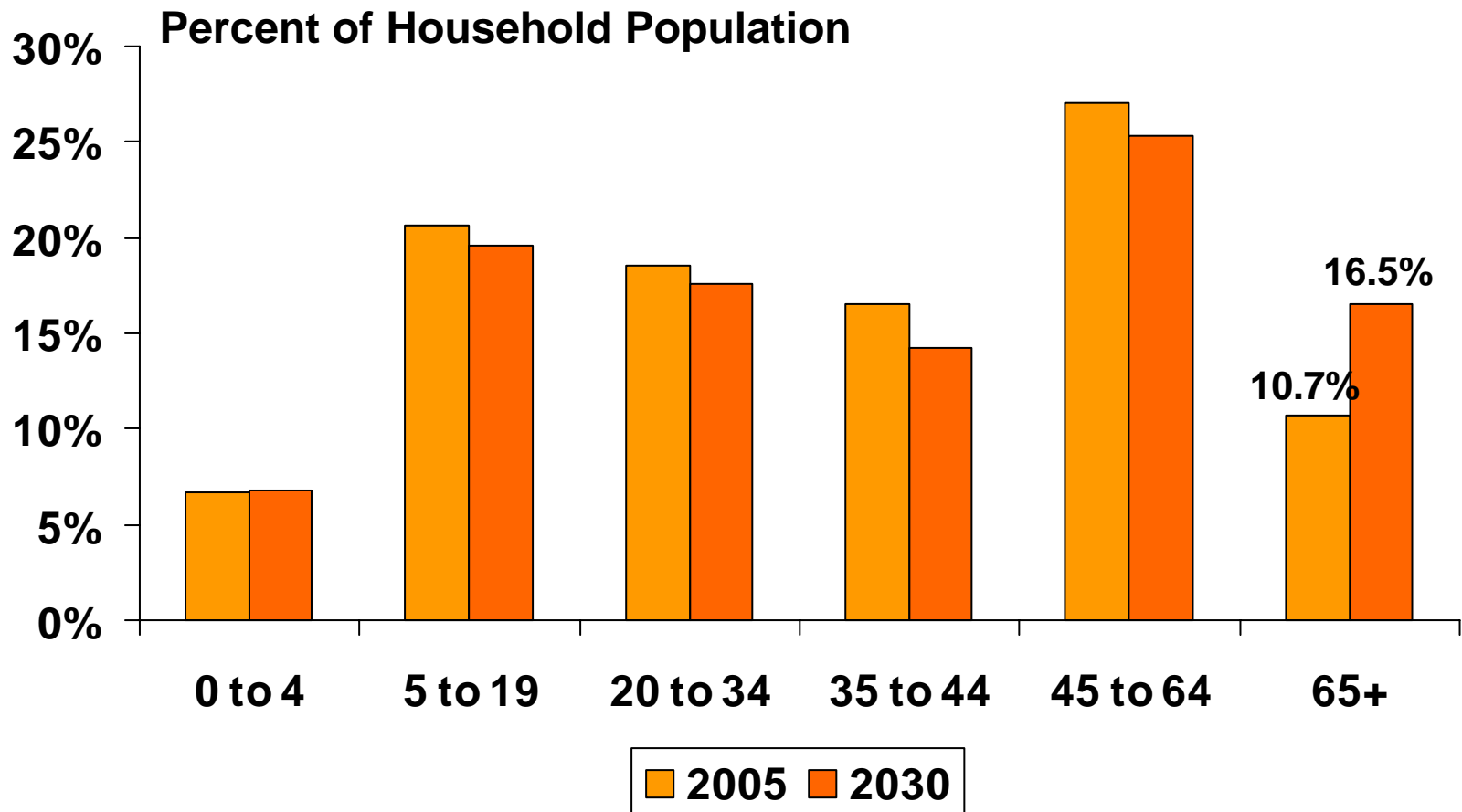
- *Persons 65 and older and*
- *Persons 55 and older.*

In-movers by age

# Less than 6% of in-movers are 65 and over

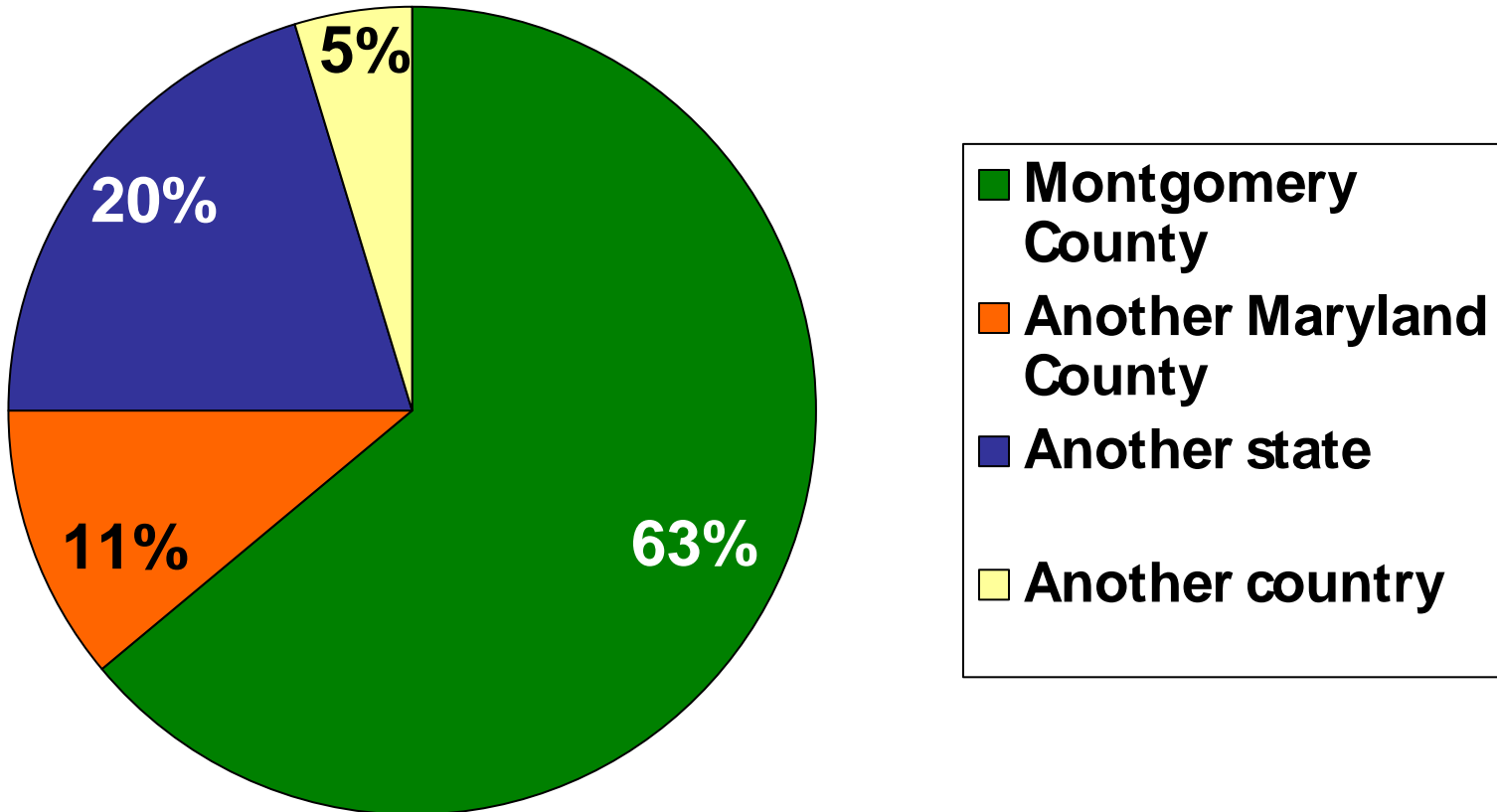


# However, number of older adults will increase 88% by 2030



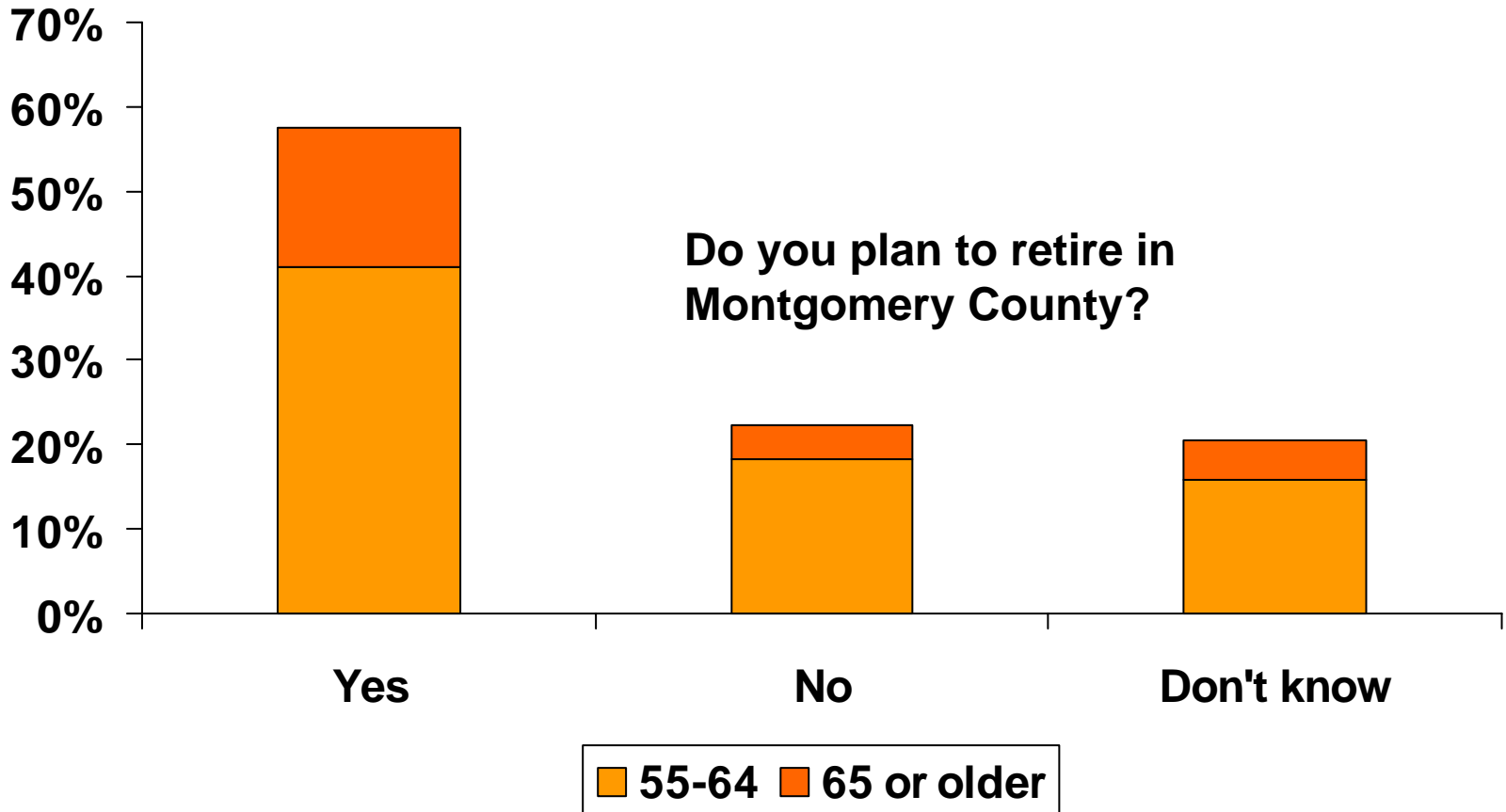
## 55+ Housing Preference Survey

**Most 55+ recent movers came from within the County.**



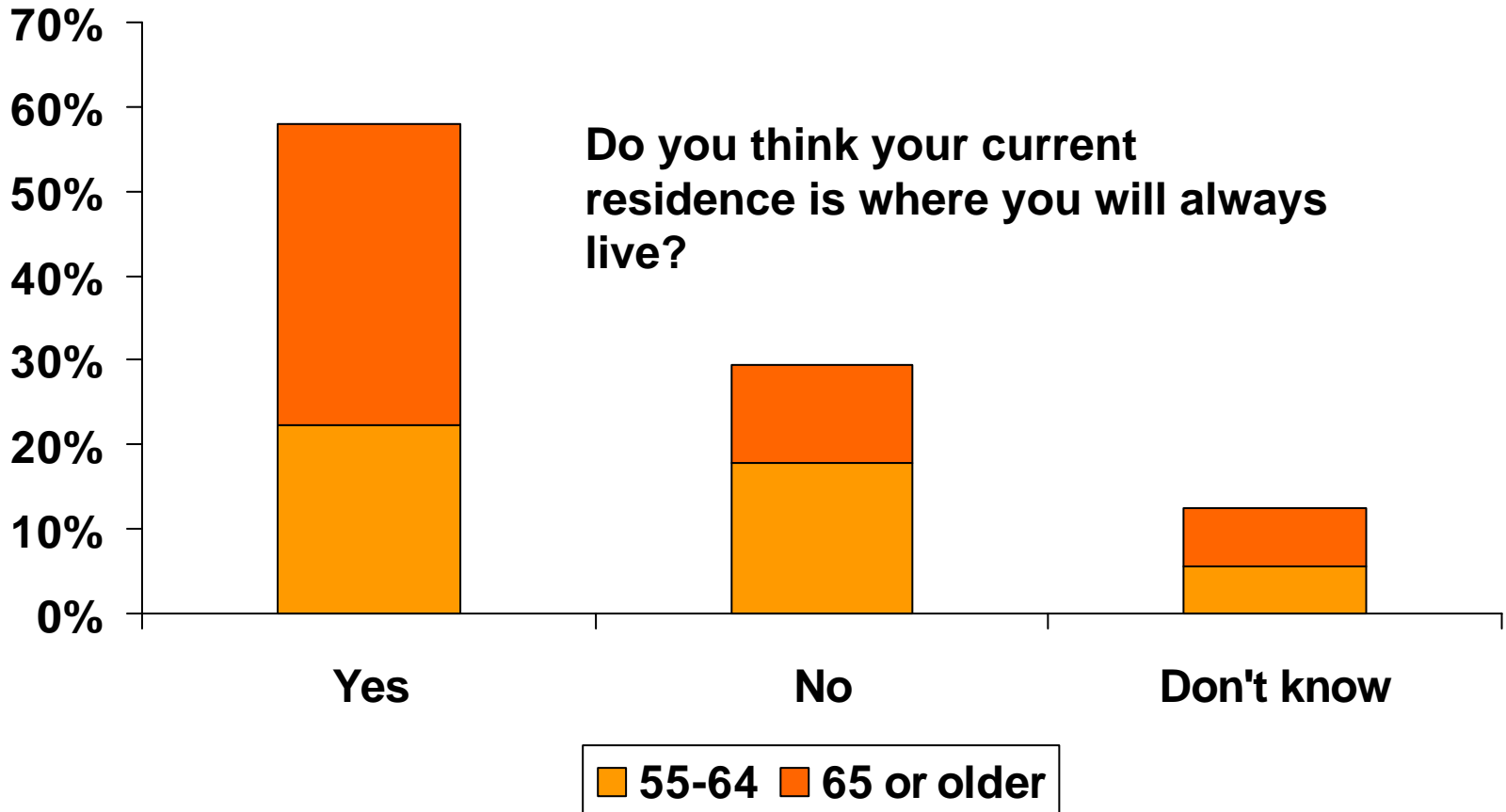
## 55+ Housing Preference Survey

# 57% who plan to retire will retire in Montgomery County



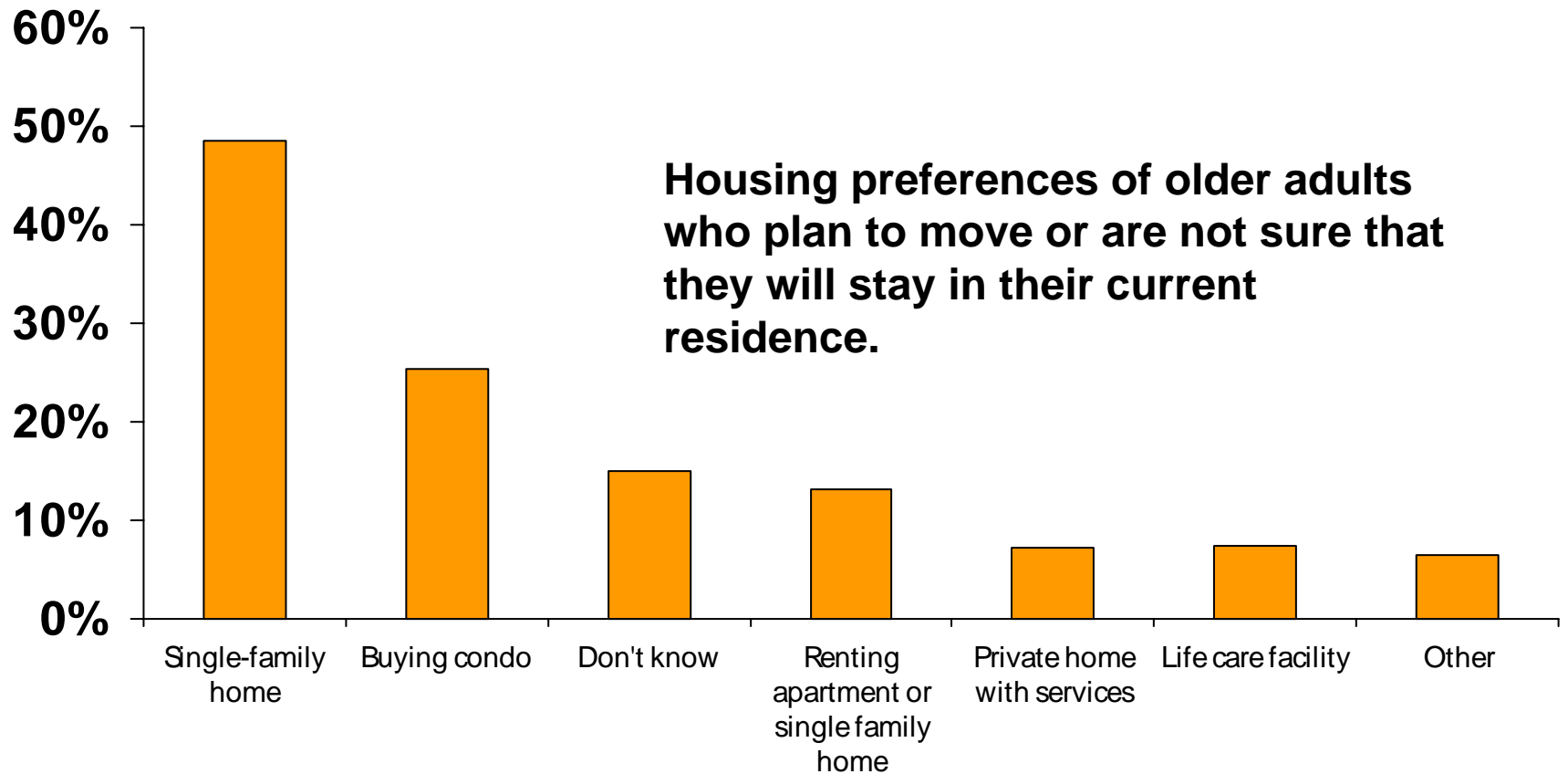
## 55+ Housing Preference Survey

# 58% plan to stay in their current home



## 55+ Housing Preference Survey

# Fewer than half would prefer a single-family home, if they move



# Community Roundtable Discussion Invitee Preference Survey

**Respondents**

**A little about you...**

Percent

**Live**

Urban Ring/I-270 Corridor	58%
Suburban Wedges	25%
Agricultural Wedge	9%
Outside County	8%

**Birth**

Pre-Boomer (before 1945)	33%
Mature Boomer (1946-1954)	30%
Young Boomer (1955-1963)	20%
Generation X (1964-1976)	16%
Generation Y (1977-1993)	2%

## Places you like...

1. Bethesda and Kentlands
2. Old Town Alexandria
3. Downtown Silver Spring
4. Takoma Park
5. Reston Town Center
6. Columbia, Maryland
7. I like my present community

## Land use and amenity features to emulate

### Why you like them...

1. Pedestrian-friendly, connected to community-serving shops, facilities.
2. Open spaces
3. Upscale shops
4. Variety of restaurant options
5. Safety
6. Sense of community, sense of place

## You support...

1. A broad mix of land uses and housing types.
2. Protecting open spaces and farmland, and the viability of agriculture.
3. Protecting existing communities.
4. Revitalization that preserves a “hometown feel.”
5. Keeping what’s unique.

## Personal and community enrichment

### What's important to you...

Natural areas and open space	95%
Quality of schools	95%
Leisure activity/accessibility to parks and recreation	87%
Sense of community	87%
Pedestrian-friendly neighborhoods connected to shopping and recreation	86%
Time/convenience of travel to frequent destinations	86%
Cultural opportunities	76%

## About your neighborhoods

### What you like least...

1. Heavy traffic, unsafe roads, pedestrian unfriendliness.
2. Poor street lighting
3. Distance to services and amenities
4. Limited ability to move around
5. Need to drive to many destinations
6. It's ugly
7. Too many parking lots

## Investments in public facilities

### You support...

1. Improving sidewalks, pedestrian and traffic safety (77%)
2. Extending full-service transit (65%)
3. Adequate school capacity (53%)
4. Widening key congested intersections/  
rebuilding worst interchanges (41%)
5. Adding, improving bus service (33%)
6. More park and recreational facilities  
(29%)

## About your neighborhoods

### You “strongly support...”

1. Greater variety in land use (79%)
2. Neighborhood schools serving community and civic purposes (89%)
3. Variety of housing types and prices (51%)

# **Creating Thriving and Sustainable Communities**

## **A Community Discussion**