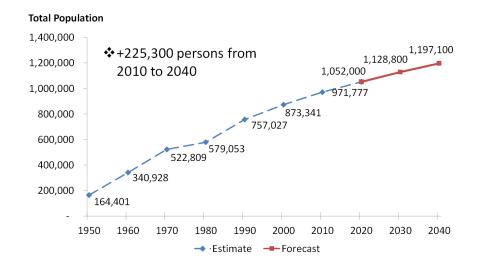
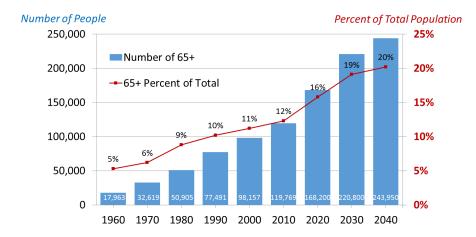
Montgomery County Trends At-A-Glance

Population Growth Expected to Continue, But at a Slower Rate

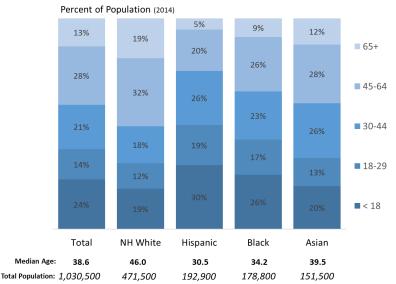


Source: 1940-2010 Decennial Census, US Census Bureau; Washington Council of Government Draft Forecast Round 9.0, RSP

Growing Senior Population as Boomers Age



The Median Age of the Hispanic Population is Nearly 16 Years Younger than the Median Age of the White Population



Source: U.S. Census Bureau, 2014 American Community Survey

Employment is Growing, While Income Has Stayed Flat

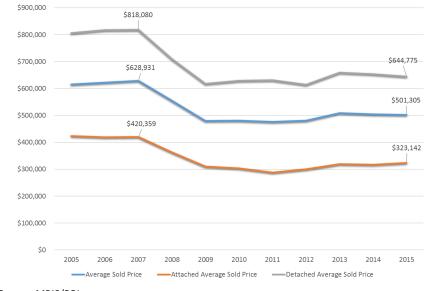
- Between 2008 and 2014, median household income declined by 6.8% from \$104,800 to \$97,800 (in 2014 dollars)
- As of April 2015, the unemployment rate of 3.7% was higher than its pre-recession low of 2.3% in April 2007, but significantly lower than the January 2010 high of 6.0%
- The 3.7% unemployment rate represents 20,293 unemployed residents out of a labor force of 545,727
- ♦ As of 2015, the total at-place employment is estimated to be 520,000 jobs
- Around 185,200 total at-place new jobs are expected to be added to the County between 2015 and 2045

Source: U.S. Decennial Census, 1960-2010; Maryland Department of Planning Population Forecast (July 2014).

Source: 1-yr ACS 2008-2014, U.S. Census Bureau; Local Area Unemployment Statistics (LAUS) and Quarterly Census of Employment and Wages (QCEW), U.S. Bureau of Labor Statistics; Washington Council of Government Draft Forecast Round 9.0, RSP

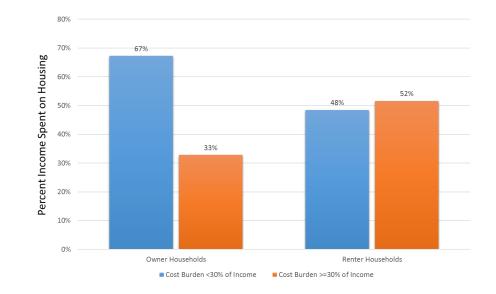
Compiled by Research and Special Projects, Montgomery County Planning Department

Housing Prices Are Still Slow to Recover



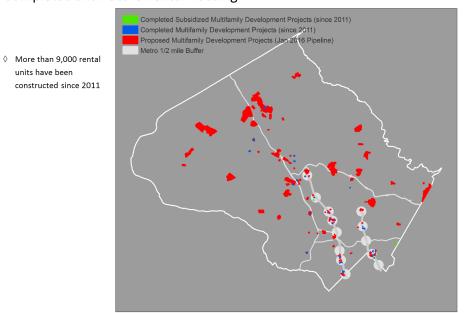
Source: MRIS/RBI

More than Half of Renter Households Are Cost-burdened



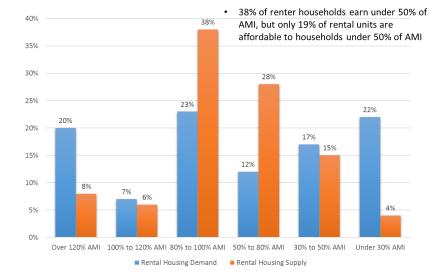
Source: American Community Survey, 2010-2014

Completed and Future Rental Housing



Source: Maryland State Department of Assessments & Taxation; Montgomery County Planning Department

Households Making Under 30% AMI Have the Highest Demand for Affordable Units, but the Lowest Supply



Source: Montgomery County Rental Housing Study, 2014 County Assessment, 2014 DHCA County Rental Survey, American Community Survey 2010-2014