Montgomery County: Trends in Demographics & Affordability

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Share of Households Paying 30% or More on Housing Costs by Tenure & Age
Montgomery County, 2015-2016 Average

Sources: U.S. Census Bureau (2015 & 2016 ACS Microdata); The Stephen S. Fuller Institute at the Schar School, GMU
Share of Households Paying 30% or More on Housing Costs by Tenure & Income
Montgomery County, 2015-2016 Average

Sources: U.S. Census Bureau (2015 & 2016 ACS Microdata); The Stephen S. Fuller Institute at the Schar School, GMU

Population Distribution by Age
Montgomery County

Sources: U.S. Census Bureau (1990 Census and v2016 Population Estimates); The Stephen S. Fuller Institute at the Schar School, GMU
Forecast of Housing Demand
Montgomery County, 2015 & 2040

- **+156,100 Households**
  - **+42.0%**

<table>
<thead>
<tr>
<th>Year</th>
<th>Households w/out a Payroll Job</th>
<th>Households w/ a Payroll Job</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>77,400</td>
<td>294,000</td>
</tr>
<tr>
<td>2040</td>
<td>115,800</td>
<td>411,800</td>
</tr>
</tbody>
</table>

Source: The Stephen S. Fuller Institute at the Schar School, GMU
May not sum due to rounding; forecasts as of 2017
Forecast of Households by AMI
Montgomery County, 2015 & 2040

2015  2040

<30% AMI  30-59% AMI  60-79% AMI  80-99% AMI  100-119% AMI  120-149% AMI  150-199% AMI  200%+ AMI

Thank You

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