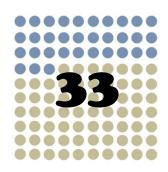
## **Montgomery County Market Scan**





Affordable units available for extremely low-income (ELI) renter households (30% AMI or less) per every 100 rental units.

Median Household Income for a family of 4 is \$136,361 & \$55,038 for an individual. (American Community Survey Estimate 2008-12)

Persons below poverty level – an increase of 33% from the 2007 level of 4.8%.



The number of full-time jobs at minimum wage needed to afford the median rent for an apartment in the county.

In 2012 median gross rent in the county was \$1,563/mth, for all renter-occupied housing units -- an increase of 9% since 2005.





4 out of 10

renters are cost-burdened (spending >30% of gross income on housing costs).

1,004,709

County population - an increase of 15% since 2000.

## Costs are growing disproportionately to income

Increase in housing and transportation costs (ownership and rental) from 2000 to 2010 for the Washington, DC metro area

37% increase in housing costs

13% increase in transportation cost

35% increase in income

1:1118 MoCo 1:1058 U.S. 1:543

Ratio of foreclosures to total number of housing units in January 2014.

>50%

Percentage of county housing stock that is over 30 years old.



Montgomery Housing Partnership 03.2014. Data sourced from American Community Survey, U.S. Census QuickFacts, DHCA Housing Policy, MoCo Planning Department, MoCo Snapshot 2012, Multi-family Rental Assessment: BRAC Report, National Low Income Housing Coalition, RealtyTrac and the Urban Institute.