

CHANGING POPULATION AND HOUSING NEEDS

Demographics—or who lives within the county—have changed over time. Housing needs and preferences in Prince George’s County are changing as the county’s population changes. Today, Prince George’s County has more seniors and persons living alone or with roommates, while average household size increased slightly. Prince George’s County needs to offer more homes—for a range of income levels, preferences, and phases of life—to meet existing and future housing needs among existing and new residents.

TOTAL POPULATION
POPULATION GROWTH (2010–2015):
+3% | 29,000+ new county residents
PROJECTED POPULATION (2030):
950,000+ county residents

SENIORS (AGED 65+)
CHANGE IN SENIORS (2010–2015):
+11%
COUNTY’S TOTAL SENIOR POPULATION (2015):
37%

COST-BURDENED HOUSEHOLDS IN PRINCE GEORGE’S COUNTY

The number of households paying too much for housing—and the amount of their paycheck they are spending on housing—has grown.



41% of all households pay 30% or more of their monthly income on housing costs.
49% of all renters | **36%** of all owners
CHANGE IN COST-BURDENED HOUSEHOLDS (2000–2014):
+11,683 households

CAN DIFFERENT OCCUPATIONS IN PRINCE GEORGE’S COUNTY AND THE SURROUNDING REGION AFFORD TO RENT OR OWN?

= CANNOT AFFORD TO RENT = CANNOT AFFORD TO OWN = ABLE TO RENT OR OWN

OCCUPATION	MEDIAN ANNUAL EARNINGS	MAX AFFORDABLE MONTHLY HOUSING COST	SINGLE EARNER	SINGLE EARNER 90 TH PERCENTILE	DOUBLED UP
RETAIL SALESPERSON	\$23,500	\$587			
CASHIER	\$21,840	\$546			
OPERATIONS MANAGER	\$134,300	\$3,357			
FOOD PREP WORKER	\$20,940	\$523			
MANAGEMENT ANALYST	\$98,750	\$2,468			
JANITOR	\$25,740	\$643			
BUSINESS OPERATIONS SPECIALIST	\$92,150	\$2,303			
OFFICE CLERK	\$36,730	\$918			
ADMINISTRATIVE ASSISTANT	\$42,860	\$1,071			
SERVER	\$21,930	\$548			

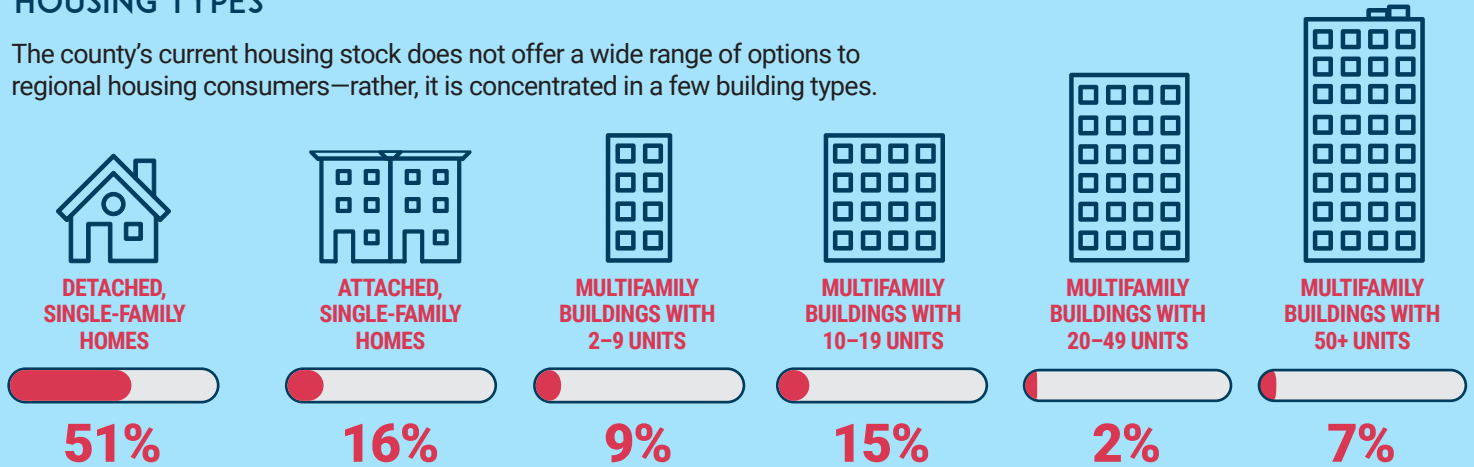
Sources: Plan2035; 2010 Decennial Census; 2011–2015 American Community Survey 5-Year Estimates; 2000 and 2014 Comprehensive Housing Affordability Strategy; VCHR tabulation of 2016 U.S. Bureau of Labor Statistics. Round 9.0 Cooperative Forecast Summary for Prince George’s County. Prepared by M-NCPPC, Research Section (May 2016). Available at www.pgpc.com/523/Cooperative-Forecast-Round-9.0.

VARIED MARKET CONDITIONS

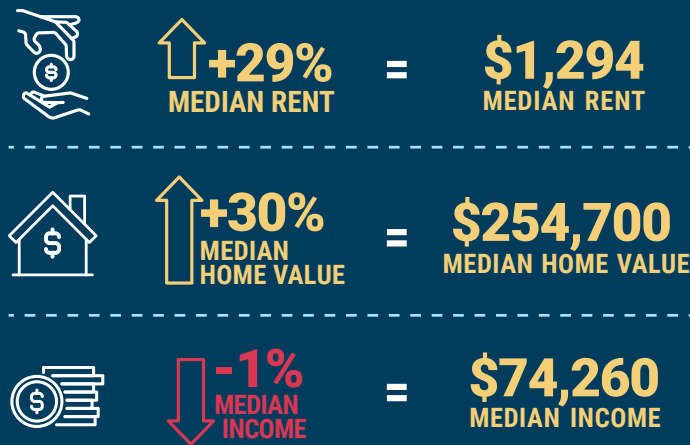
The local and regional housing market is one of Prince George's County's most powerful tools to unlock new development opportunities and create benefits for long-time residents. Median rents and home values have increased countywide over time. What is the impact of higher housing costs? It varies among residents living in different parts of Prince George's County and developers. These varied perspectives show that there's more than one way to think about the County's housing market.

HOUSING TYPES

The county's current housing stock does not offer a wide range of options to regional housing consumers—rather, it is concentrated in a few building types.



HOUSING COSTS: 2000-2015

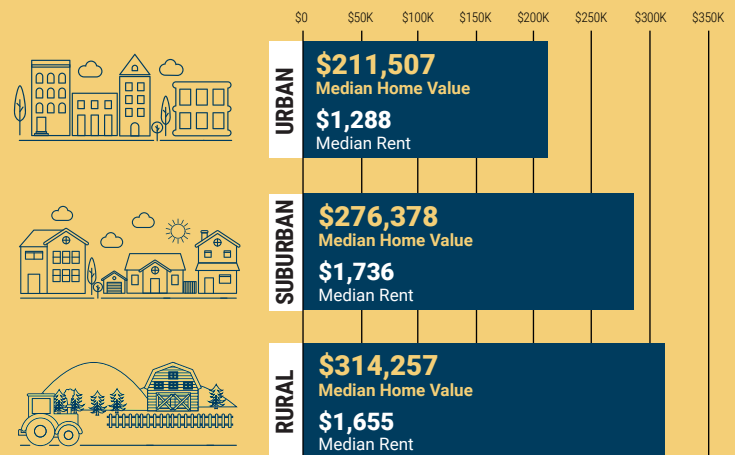


FAIR MARKET RENT (FY17):



MARKET VARIATION ACROSS URBAN, SUBURBAN, AND RURAL SUBAREAS

Median home values and rents in the suburban and rural areas of the county are approaching some neighboring jurisdictions:



SUBSIDIZED HOUSING SUPPLY

MORE THAN **18,000** UNITS >>>

(OR 5% OF ALL HOUSING UNITS) IN PRINCE GEORGE'S COUNTY RECEIVE A FEDERAL SUBSIDY.



MORE THAN HALF OF SUBSIDIZED HOUSING CONTRACTS (OR ABOUT 6,000 UNITS) COULD EXPIRE BY 2030.

