

# COMMUNITY FACTBOOK

A SUMMARY OF CONDITIONS AND TRENDS

Montgomery, Alabama

June 1, 2018



ENVISION

**MONTGOMERY 2040**

COMPREHENSIVE PLAN



This report provides background information to assist with the development of the Comprehensive Plan for the City of Montgomery.

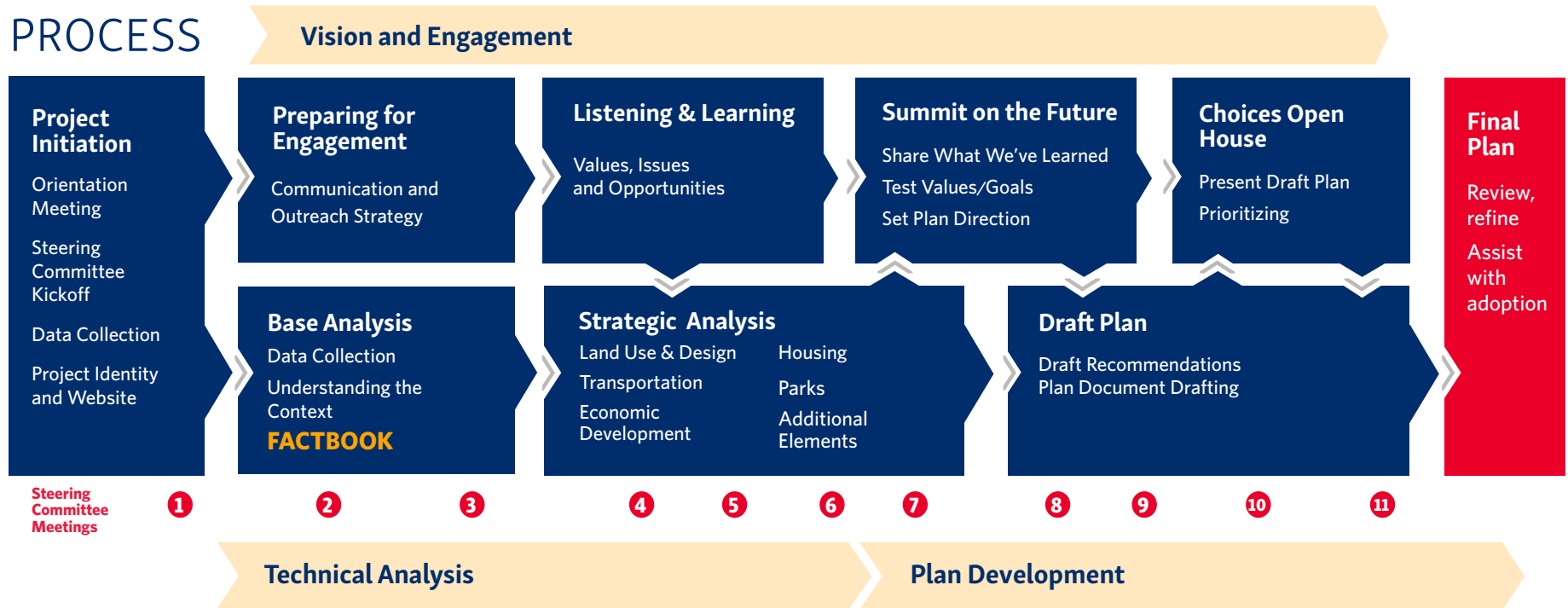
For questions please contact: **Robert Smith**, Director of Planning  
Department of Planning  
City of Montgomery/Montgomery MPO  
25 Washington Ave 4th Floor  
Montgomery, AL 36104  
Phone: 334-625-2218  
www.EnvisionMontgomery2040.org



In 2018, the City of Montgomery embarked on an ambitious process to develop a new Comprehensive Plan. This process, called Envision Montgomery 2040, will articulate a shared vision for the community to be realized through strategic recommendations among a wide variety of topics. When completed, the new Comprehensive Plan will help guide decision-making in Montgomery for years to come. The plan will be built on the intuition of community members and technical research conducted by City Staff and the Planning Team. The diagram below illustrates how these two processes will integrate to form the final comprehensive plan.

The data used in this document have been sourced throughout. Many of the findings reference the American Communities Survey (ACS), 2016. This is an ongoing survey that provides vital information on a yearly basis about our nation and its people. Using the decennial census as a base, the ACS uses statistical sampling to determine the movement of census counts in between the full count that occurs every ten years. The data are continually collected throughout non-census years, increasing the overall pool within the sample. Although these data will never provide the exact accuracy of the full count census, they provide the clearest, most up-to-date picture of key demographic and economic phenomena. This sample is especially important in 2018, as numbers from the 2010 census are close to a decade old. Figures not derived from the ACS have been noted in the source caption.

# PROCESS





# COMMUNITY FACTBOOK

A SUMMARY OF CONDITIONS AND TRENDS

The Factbook is an overview of existing conditions and trends for the Montgomery community. It is the first of a two-part approach to technical analysis for the Comprehensive Plan. The summary draws upon readily-available data sources such as the US Census, 2016 American Community Survey and other recent city studies. It does not include results of public input or stakeholders interviews. These findings will be included in subsequent reports. This report is intended to initiate conversations about the future and help to identify topics where more detailed analysis should be undertaken as part of the strategic analysis phase of the comprehensive plan process. This report is organized into three sections:

## 1. PEOPLE (p. 2)

Population and household characteristics and demographic trends

### Key Findings:

### Slowing population growth ...

CHANGE IN POPULATION

**+0.07%**

Between 2000 and 2016, the city grew by fewer than 200 people, still the second largest city in Alabama

### Increasingly diverse ...

CHANGE IN HISPANIC / LATINX POPULATION

**+182%**

This segment added more than 4,500 residents from 2000, the enrolled school population increased 972%

## 2. PROSPERITY (p. 6)

Economy and employment, income, poverty, housing cost, and education

### Key Findings:

### A diverse local economy ...

TOTAL JOBS

**133,000**

The city has added a net of 3,000 jobs from 2010, with growth in sectors like manufacturing and decline in finance and insurance

### Poverty on the rise ...

FAMILIES LIVING IN POVERTY

**18%**

Between 2000 and 2016, there was a small increase in the share of families living in poverty from 14 to 18 percent

## 3. PLACE (p. 12)

Development, land use and character, housing, transportation, and parks and open space

### Key Findings:

### A large city with a variety of places ...

TOTAL AREA IN SQUARE MILES

**168**

From its founding in 1816, Montgomery grew slowly off the banks of the Alabama River. Large annexations occurred in the 80's, 90's, and 00's adding 120 square miles in total

### Very little housing diversity ...

SINGLE-FAMILY DETACHED SHARE OF HOUSING STOCK

**70%**

The vast majority of the city's housing stock is detached single-family units, less than eight percent are duplex or quad units



# 1. PEOPLE

Montgomery's population growth has slowed in recent decades after years of consistent growth. The make-up of the population is dynamic. Households are shrinking and there are fewer families in the community today. The city remains relatively diverse and is increasingly attractive to international immigrants.

## POPULATION

**Slowing county growth; stagnation in the city.** Over the past six years, the City of Montgomery's population has slowly declined. From a high point of 205,764 in 2010 the city has lost around 3,000 residents according to 2016 estimates. With 201,717 residents, the city remains the second largest in Alabama but will be passed in coming decades by Huntsville. This stagnation is not unique to Montgomery. Among large Alabama cities (more

than 100,000 in population) Huntsville was the only city to grow over this period. The City of Montgomery is fully contained by Montgomery County. The county has 24,000 additional residents and grew by 3,800 between 2000 and 2016. Population projections suggest this modest growth will continue to 2050, reaching 230,000.

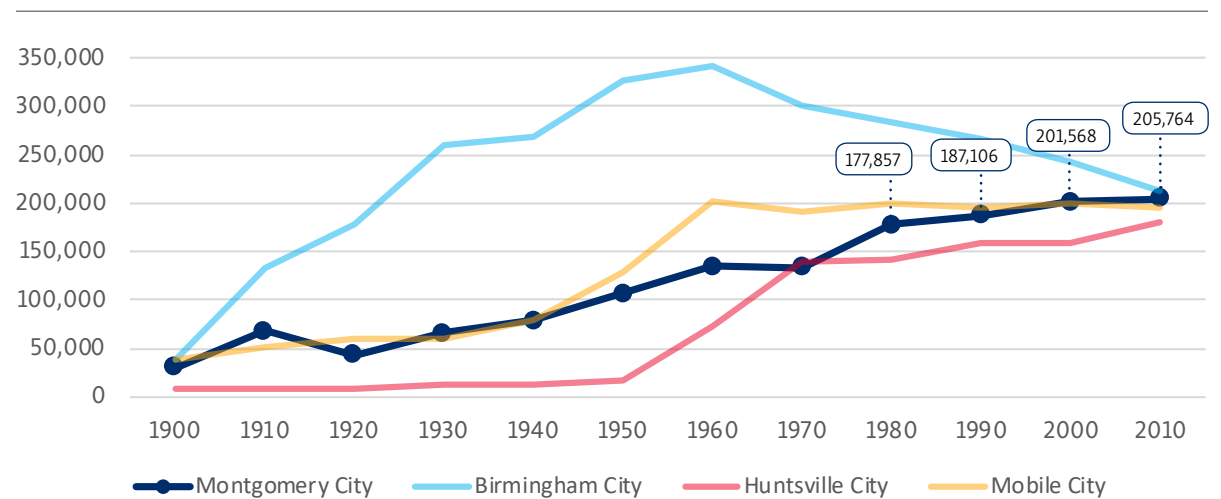
**Decline without international migration.** Between 2000 and 2015 the city lost just under 11,000 residents to domestic out-migration (this represents the net difference of those moving into and out of Montgomery from or to somewhere else in the United States). If not for the 2,300 international migrants, moderate domestic migration, and the natural increase (births vs. deaths) of 5,673, the city would have experienced a net decline of more than 5,000.

**FIG 1.1 POPULATION, 2010 (CHANGE SINCE 2000)**

Montgomery	<b>205,764</b> population	<b>2.08%</b> ↑ +4,196 change (2000-10)
Montgomery Cnty.	229,363	2.6% ↑
Birmingham	212,237	-12.6% ↓
Huntsville	180,105	13.8% ↑
Mobile	195,111	-1.9% ↓
Alabama	4,779,736	7.5% ↑

Source: 2010 US Census

**FIG 1.2 CHANGE IN POPULATION 1960-2010**



Source: U.S. Census

# HOUSEHOLDS

**The number of households is increasing while the population remains stagnant.** While the population of Montgomery has remained relatively stagnant and showed signs of decline, the number of households increased. Just under 2,000 new households were added to the city from 2000 to 2016, a growth rate of 2.4 percent. The rate was even faster in the county where 4,200 households were added, an increase of five percent. Increasing households has an impact on land use planning as each newly formed unit corresponds with an additional required housing unit.

**Size and make-up of households shifting.**

Montgomery mirrors both the national and state trend toward smaller households. Between 2000 and 2016 family households with children under 18 decreased by 5,400 units. Over the same period, single-person households increased by just over 3,000. Only one family household segment increased this being Single mothers with children under 18. This group increased seven percent or by more than 600. Overall household size remained stable from 2000. This is unique among major Alabama cities where the average decrease was just over -2.5 percent.

*While the total number of people in Montgomery has changed little over the past 16 years, the composition of households has shifted.*

AVERAGE HOUSEHOLD SIZE

**2.43**

Household size is decreasing nationally as the number of single-person households increases and family households decrease

CHANGE IN NO. HOUSEHOLDS

**+1,900**

While the population in Montgomery remained relatively stagnant, the overall number households increased, primarily due to shrinking in size

SINGLE FEMALE-LED HOUSEHOLDS

**+600**

Female-led households increased from 2000 by just under six percent

FIG 1.3 NUMBER OF HOUSEHOLDS 2000-2016

Montgomery	<b>80,286</b> households (2016 estimate)	<b>2.4%</b> ↑ change in hh. (2000-2016) + 1,902
Montgomery County	90,281	4.9% ↑
Birmingham	90,479	-8.4% ↓
Huntsville	80,000	19.9% ↑
Mobile	76,217	-2.8% ↓
Alabama	1,851,061	6.6% ↑

Source: U.S. Census, American Communities Survey, 2016

**Defining a Household**

The following definitions related to households are used by both the US Census Bureau and Department of Housing and Urban Development (HUD). These definitions underly the terms "household" and "family" in the above statistics.

**What is a household?**

A person or group of people living together in one housing unit.

**What is a housing unit?**

A house, apartment, mobile home, group of rooms or single room, which are intended as separate living quarters.

**What is a family household?**

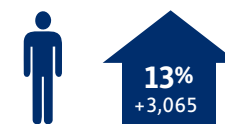
A group of two or more people living together in a housing unit who are related by birth, marriage, adoption, etc.

FIG 1.4 TYPE OF HOUSEHOLDS 2016

Type	2016	Change from 2000
Total Households	80,286	2.4% ↑
Family Households	49,502	-3.1% ↓
With children under 18	22,958	-19.1% ↓
Non-Family Households	30,784	12.8% ↑
Single-persons	26,655	13% ↑

Source: U.S. Census, American Communities Survey, 2016

**SINGLE-PERSON HOUSEHOLDS, CHANGE**



Alabama: +19%

**FAMILY HOUSEHOLDS W/ CHILDREN <18, CHANGE**



Alabama: -12%

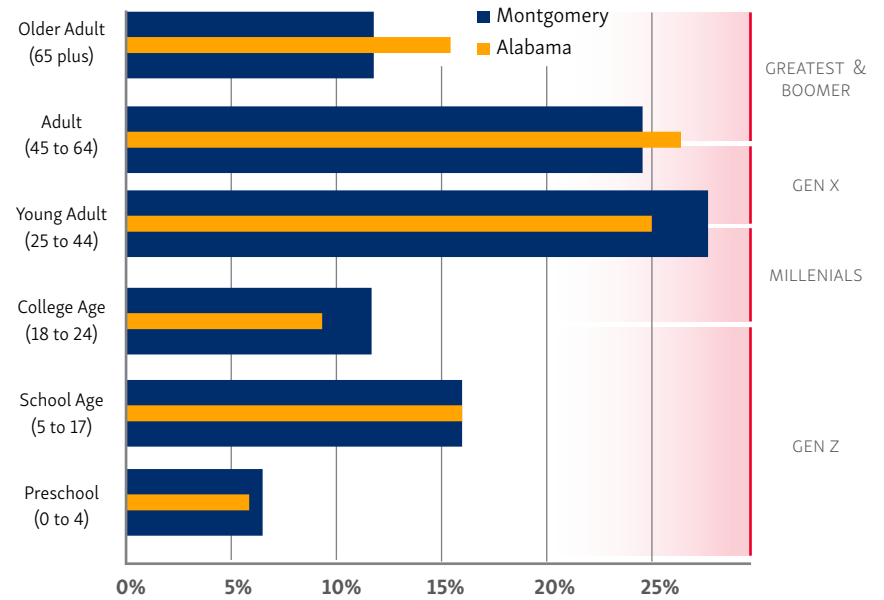


# AGE

**Younger overall but aging along with state and national trends.** At 35.1, the city's median age is just over three years younger than the state and each of Alabama's largest cities. Over the period of 2000 to 2016, however, this increased by 2.2 years from 32.9. Correspondingly, the fastest growing age segments between this period are those over the age 55. Over this period this older share of residents increased from 19 percent to 25 percent. In 2016, one in five residents were over the age of 65.

**Under-18 population more likely to live in poverty.** In 2016, roughly one in three children in Montgomery live in a household earning less than the poverty threshold. This segment increased by eight percent from 2000 and is slightly higher than the state average of 26.5 percent. Poverty rates among older adults (over 65) decreased slightly over this period, from 13.4 percent in 2000 to 10 percent in 2016. There was a corresponding increase in the number of residents receiving retirement income. This group grew by eight percent and now includes 20 percent of all households.

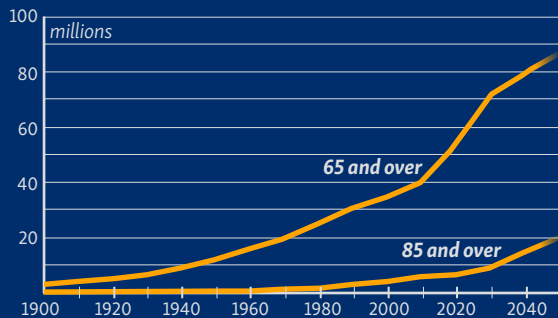
FIG 1.5 RACE & ETHNICITY, MONTGOMERY 2000-2016



Source: U.S. Census, American Communities Survey, 2016

### A Silver Tsunami?

By 2030, about one in five Americans will be 65 or older. As the second largest generation (Millennials, are the largest), retiring Baby Boomers will have a profound impact on the country's economy and the overall cost of entitlement programs. The following graphic visualizes the movement of this cohort deep into this century.



#### MEDIAN AGE

# 35.1

The median age rose from 2000 by 2.2 years from 32.9, Alabama is 38.6 in 2016

#### HOUSEHOLDS RECEIVING RETIREMENT INCOME

# 20%

An increasing share of Montgomery residents receive retirement income as a supplement to other forms of income

#### POVERTY RATE UNDER-18 POPULATION

# 33.7%

One-in-three children in Montgomery live in families that earn less than the poverty threshold

#### RESIDENTS OVER 60

# 1 in 5

While a smaller share of Montgomery residents are over 60 compared to the state, this share is increasing

# DIVERSITY

**Growth in African American and Asian populations.** Significant growth was experienced between 2000 and 2016 especially among Black or African American populations. This segment added just under 20,000 new residents and moved from 50 to 60 percent share of the overall population. A more modest increase among Asian residents saw the segment increase by 2,500, now making up 2.5 percent of the community.

**Decline in white population.** Between in 2000 and 2016 there was an estimated net loss of just under 30,000 white residents, representing a decrease of 30 percent. State growth for this segment was slow over this period at only 1.3 percent. Both Birmingham and Mobile experienced similar declines in this segment losing 10,500 and 15,000 respectively.

**Increase in the number of Hispanic and Latinx residents.** Mirroring both the state and national trends, Montgomery’s Hispanic and Latinx population increased significantly from 2000. The segment added just over 4,500 new residents, an increase of 182 percent. While other racial or ethnic segments grew by more overall people, no segment grew faster. Over this same period, the state had a similar level of growth at 155 percent.

### CHANGE IN AFRICAN-AMERICAN POPULATION

**+20,000**

Between 2000 and 2016, the Black or African-American population increased by 20 percent

### CHANGE IN HISPANIC / LATINX POPULATION SHARE

**+182%**

This segment added more than 4,500 residents from 2000, the enrolled school population increased 972%

#### Race & Ethnicity

Ethnicity and race are sometimes – but not always – synonymous. For example, the Census Bureau considers “Hispanic or Latino” to be an ethnic designation, but it considers “African American” to be a racial designation. A person may identify with one or both. An ethnicity is often a social classification whereas race is primarily defined by physical characteristics. According to the Census, a hispanic person might identify their race as “white,” “black” or “other.”

FIG 1.6 RACE & ETHNICITY, MONTGOMERY OVER TIME

	2000	2010	Change 2000 - 10	2016 Estimate
Total Population	201,568	205,764	2.0% ↑	201,717
White	96,085	76,656	-25.3% ↓	70,524
Black or African American	100,048	116,524	14.1% ↑	119,783
American Indian or Pacific Islander	571	676	15.5% ↑	393
Asian alone	2,146	4,609	53.4% ↑	4,754
Some other race alone	748	4,601	83.7% ↑	2,735
Two or more races	1,970	2,698	27.0% ↑	3,528
Hispanic (of any race)	2,484	7,998	68.9% ↑	7,004
Foreign-born (of any race)	4,316	8,499	49.2% ↑	9,912

Sources: U.S. Census and American Communities Survey, 2016

# HEALTH & WELLNESS

### Relatively higher levels of health outcomes.

Among Alabama counties, Montgomery ranks 17 in overall health factors according to a nationwide analysis by the Robert Wood Johnson Foundation. Based on the study, Montgomery has lower levels of adult smoking, better access to clinical care, and lower levels of uninsured. The community ranks higher, however in adult obesity, sexually transmitted diseases and the teen birth rate. Similar to the state, top causes of mortality include heart disease and cancer, both of which have been related to obesity.

#### ADULT SMOKING RATE

**19%**

The rate is lower than the state of Alabama at 23 percent

#### ADULT OBESITY RATE

**34%**

The rate is one point higher than the state of Alabama at 33 percent



# 2. PROSPERITY

Montgomery's economy has expanded in terms of exports and employment with major external investments. The community remains, however, heavily reliant on federal funding and the overall number of employers is decreasing. The city's statistics related to personal prosperity reveal challenges especially within income, poverty, and housing affordability.

## ECONOMY & EMPLOYMENT

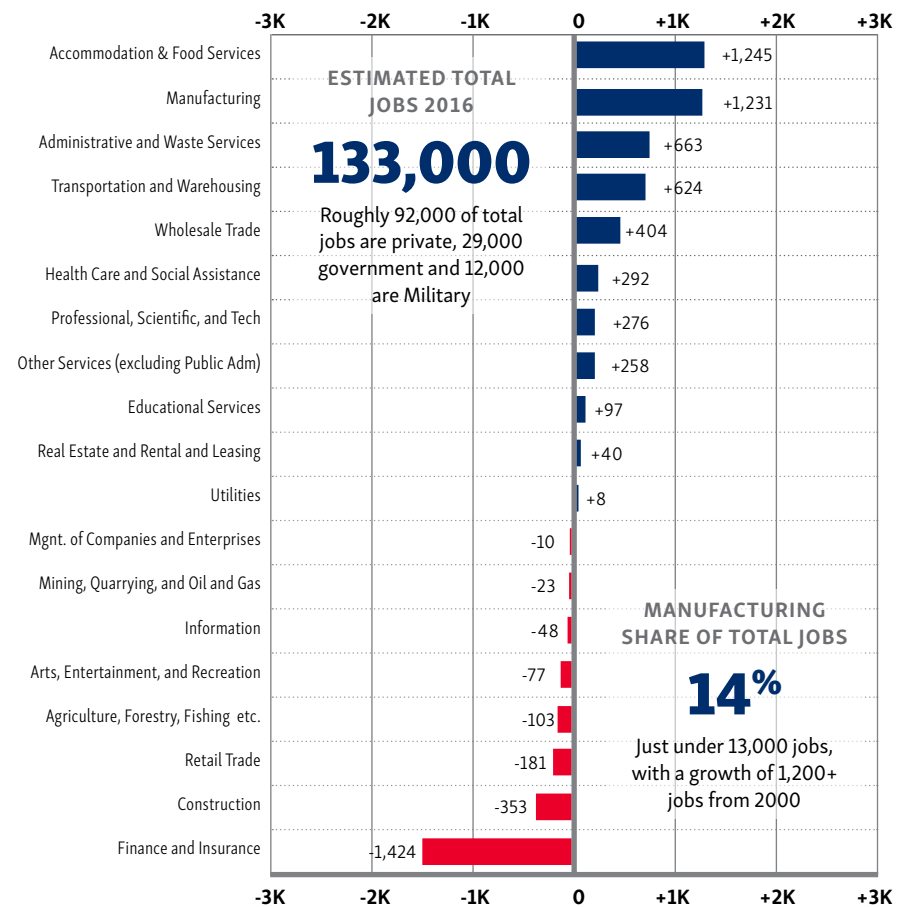
**Total number of jobs growing with shifts in major sectors.** Since 2010 roughly 3,000 net new jobs have been added in Montgomery. The largest growth industries were accommodation & food service and manufacturing. This growth, however, was not consistent across all sectors, with the finance & insurance sector losing just over 1,400 net jobs. in 2016 the City of Montgomery had just over 133,000 jobs, with 92,000 private, 29,000 government, and 12,000 military.

**Firms employ small numbers.** The vast majority of firms in Montgomery employ fewer than 20 people; 65 percent of these firms employ fewer than 10. Since 2010, the total number of firms in the city has decreased by 66 to now include 5,568 establishments. This shrinkage occurred as overall employment increased.

**One third of jobs are associated with federal funding.** The Montgomery economy is relatively unique in its dependence upon federally funded employment. The community's largest employer, Maxwell Air Force Base, accounts for just 12,000 individual jobs. Government jobs (Federal, State, and Local) makeup an additional 29,000 jobs, and additional 11,000 private sector jobs can be directly tied to federal funding. Many of the remaining 92,000 jobs in the local economy have some tangential connection to this pool of employment. This is called a multiplier effect and typically felt most in service related jobs but also supports a wide variety of other industries.

*Montgomery has added jobs from 2000 with the fastest growth happening in food service and manufacturing*

FIG 2.7 NET JOB CHANGE BY SECTOR 2000-2016



Source: Quarterly Census of Employment and Wages (QCEW); Alabama Labor Market Information estimates based on county level data



**Manufacturing is the largest sector and growing.** In 2016 there were just under 13,000 jobs in this sector alone. This accounts for 14 percent of the overall employment in Montgomery. The recent location of firms like Hyundai and MOBIS into the community have been a boon to this sector. According to Wards Auto, the Montgomery Hyundai plant is 3 million sq.-ft. and currently builds nearly 1,300 Sonata and Elantra sedans daily with 2,500 mostly hourly workers. At the time, this was one of the largest single investments by a foreign firm in the United States and at full build-out, will represent a \$1.7 billion dollar investment by the company.

**TOTAL HYUNDAI EMPLOYMENT IMPACT**

**7,000**

This includes direct Hyundai employment as well as local suppliers

**HOURS TO PRODUCE A SINGLE CAR (HYUNDAI)**

**17**

The plant produces 75 units per hour with a 99.6% through rate

**HYUNDAI PLANT INVESTMENT**

**\$1.3 B**

At the time, the largest investment by a foreign firm in the US

# OCCUPATIONS

**Office administration, sales, production and food service top occupations for residents.** The occupational distribution describes the jobs held by residents. Not all of these jobs are within Montgomery but are held by residents of the city. Office and administrative support services are the leading association with nearly 16 percent of all workers. This is consistent with the national share of these workers. Montgomery out performs the national average when it comes to production work where just over ten percent of workers are employed compared to 6.5 percent nationally. All other major categories are relatively consistent with national averages.

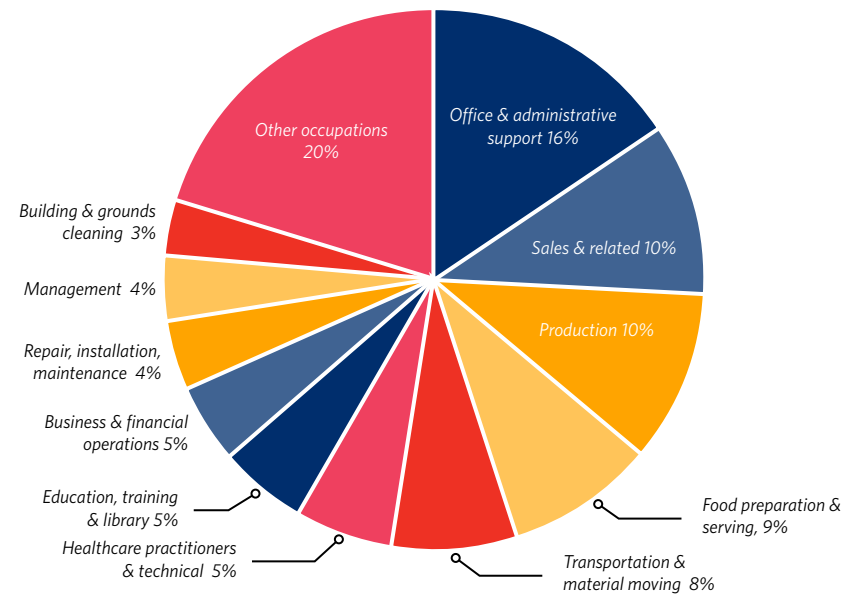
**Lower wages across most occupations.** According to a 2016 study by the Bureau of Labor Statistics on occupational employment and wages, workers in the Montgomery Metropolitan Statistical Area had an average (mean) hourly wage of \$19.55 in May 2016, about 18 percent below the nationwide average of \$23.86. The community has a significantly higher share of individuals employed in production, ten percent compared to 6.5 percent nationally, but their wages trail the national average by 13 percent (\$15.55 compared to \$17.88 national average). This is true in each of the major occupational groups except community and social service.

FIG 2.8 LARGEST EMPLOYERS

EMPLOYER	INDUSTRY	EMPLOYEES
Maxwell Gunter Air Force Base	Federal Government	12,280
State of Alabama	State Government	11,639
Montgomery Public Schools	Public School System	4,524
Baptist Health	Hospitals/Clinics	4,300
Hyundai Motor Manufacturing Alabama	Automobile Manufacturing	3,100
Alfa Insurance Companies	Insurance Services	2,568
City of Montgomery	Local Government	2,500
MOBIS Alabama	Automobile Parts Manufacturing	1,400
Jackson Hospital & Clinic	Hospitals/Clinics	1,300
Koch Foods	Poultry Processing	1,250

Source: Montgomery Area Chamber of Commerce

FIG 2.9 OCCUPATIONS OF RESIDENTS



Source: U.S. Census, American Communities Survey, 2016



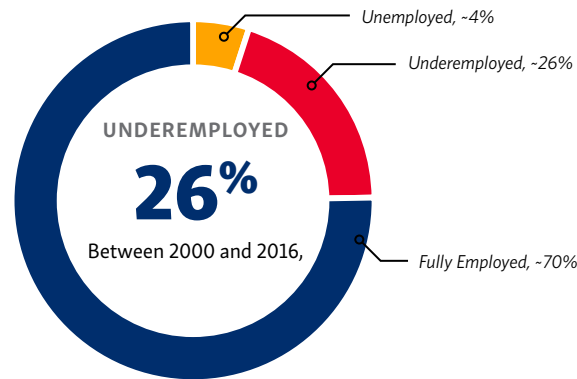
# WORKFORCE

**Decreasing unemployment rate in line with state trends.** Unemployment only measures those individuals that are part of the labor force that are not currently employed but are actively looking for work. Retirees or discouraged job-seekers are not counted. Local unemployment rates have fallen since the recession along with the state and are currently approaching full employment. The February 2018 rate in the Montgomery Metro Area, 4.1, is just below the state figure of 4.3. This outperforms Mobile at 5.1, but is just above Birmingham-Hoover, 3.8 and Huntsville, 3.7.

**Underemployed percentage reveals a larger labor pool.** Of major Alabama cities, Montgomery has one of the highest rates of underemployed individuals. According to the Organization for Economic Cooperation and Development underemployment exists when a person's employment is inadequate in relation to specified norms of alternative employment, account being taken of his or her occupational skill. In Montgomery, 26 percent or one-in-four workers qualify as underemployed this compares to 25 percent in Birmingham, 21 percent in Mobile, and 24 percent in Alabama overall. Combining these workers with the unemployed reveals an available labor pool of just over 50,000 within the metro area.

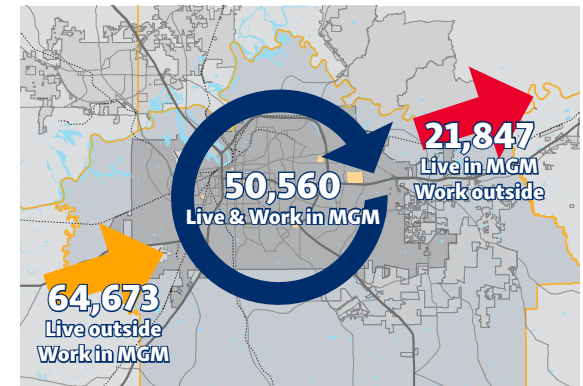
**Labor force participation increasing.** Between 2000 and 2016 the labor force for Montgomery expanded by 3,000 new workers. Labor force is defined as the segment of the over-16 population that is actively working or seeking employment. Retirees, disabled citizens, discouraged job-seekers (those not actively seeking employment) would not be counted in the labor force. As pointed out in earlier sections the country is getting older on average. Therefore, the overall labor force in many regions has begun to plateau and/or decrease. In Alabama, the labor force shrank by three percent over this period.

FIG 2.10 UNDEREMPLOYED PERCENTAGE OF LABORFORCE



Source: U.S. Census, American Communities Survey

FIG 2.11 LABOR FORCE ORIGIN DESTINATION



Source: Source: US Census Bureau, On the Map, Longitudinal Employer-Household Dynamics, 2015

**Many workers commute in; many residents commute out.** Each morning, just under 65,000 workers commute into Montgomery for work from around the River Region and beyond. 22,000 residents commute to jobs outside the city with roughly one-in-three residents commuting more than 25 miles in one direction. Around half of the city's workers also live in the community. Just under 20 percent, roughly 4,000, commute greater than 50 miles towards Birmingham and Tuscaloosa.

# PERSONAL PROSPERITY

**Household income increasing, but at a slower rate.** When adjusted for inflation, the median household income for families in Montgomery increased from \$35,627 in 2000 to \$43,440 in 2016. This \$7,800 or 22 percent increase was higher than Birmingham (21 percent), but less than Huntsville (25 percent) and Mobile (23 percent). The state increase was also higher climbing by just over \$10,000 to \$44,758, an increase of 31 percent. Per capita income (the city's total income divided by the overall population) rose along a slightly steeper trajectory, 31 percent, over this period to \$25,488. This is \$752 higher than the state average.

**Small increase in the number of families living in poverty.** Between 2000 and 2016 the share of families living below the poverty line increased from 14 to 18 percent. While similar increases occurred in other large Alabama cities and the state overall, the increase in Montgomery was highest. See the sidebar to the right for an explanation of the Poverty Rate.

*Poverty is increasing in Montgomery, fastest among its youngest residents.*

**Poverty increasing among children, decreasing among seniors.** Children under the age of 18 are the most likely age segment to be in poverty. Roughly one-in-three children in Montgomery live in families earning less than the poverty threshold. This increased 31 percent from 2000, roughly five points higher than the state increase. Instances of older residents (Over 65) living in poverty actually decreased over this period by 26 percent, with one-in-ten households now below the threshold.

**Increases in residents relying on Social Security and Supplemental Security Income.** Roughly 31 percent of Montgomery households rely on Social Security as their main source of income. This share increased by just over 5,000 individuals from 2000, or by 26 percent. A smaller increase in Supplemental Security Income (SSI) of eight percent occurred over the same period. Each of these increases was smaller than the overall share of Alabama households utilizing the programs. The state also saw a dramatic increase, 26 percent, in the number of households receiving retirement income. This was far less pronounced in Montgomery, although the number did increase by 1,000 households or eight percent.

## POVERTY RATE

**22.6%**

Between 2000 and 2016, the overall poverty rate increased by 27 percent

## SENIORS IN POVERTY

**-24.6%**

Slight decrease in the poverty rate for residents 65 and over, from 13 to 10 percent

## MEDIAN INCOME

**\$43,440**

Between 2000 and 2016, the median income for households rose 22 percent

## PER CAPITA INCOME

**\$25,488**

A similar rise in per-capita income from 2000 of 31 percent of \$6,100

## HOMES RECEIVING SSI

**31%**

An increase of 5,000 households from 2000, or 26 percent

FIG 2.12 POVERTY RATE BY AGE

	2000	2016	
Overall Rate	17.7%	22.6%	↑
Under 18 years	25.70%	33.70%	↑
18 years and over	14.70%	19.10%	↑
65 years and over	13.40%	10.10%	↓

Source: U.S. Census, American Communities Survey

### Poverty Rate Calculation

The poverty rate refers to the percentage of the population whose household income falls below the nationally-calculated Poverty Thresholds. If a household's total (pre-tax) income is less than the corresponding threshold, all members of that family are considered to be in poverty. Thresholds are determined according to family size: for example, the threshold income for a family of four (with two children) is \$24,008. The threshold for a single person under the age of 65 is \$12,071. (Source: US Census)

The threshold to qualify for the School Breakfast and Lunch Programs in Alabama is higher (more generous) than the federal poverty threshold. For example, a family of four must have a household income under \$44,955 to qualify for free or discounted meals.



**Homeownership in decline.** The share of residents that own their home decreased by 13 percent from 2000 moving from 64 to 56 percent. While this decrease was shared by all of the large Alabama cities and the State, which decreased by 5 percent, only Birmingham decreased at a faster rate (14 percent).

**A significant share of residents are cost-burdened by housing.** Just over 52 percent of renters and 27 percent of homeowners pay more than 30 percent per month of their gross income in housing costs. Any rate above 30 percent is generally considered to be unaffordable as it places inordinate pressures on other costs (healthcare, childcare, etc.). This lack of affordability is especially acute among renters where more than 14,000 households, or 46 percent, pay more than 35 percent of their monthly income just on rent. These numbers are consistent with the larger county and the State of Alabama.

**Rate of eviction increasing.** Between 2001 and 2016 the number of evictions per day rose in Montgomery from 3 to 5.6, an 85 percent increase. While the median household income increased over this period, the median gross rent increased at a faster rate moving from \$528 to \$814. While there was an increase in the eviction rate in the state, that rate was only 11 percent. Eviction and housing affordability are linked and play a central role in the cycle of poverty experienced by many lower-income families. Montgomery ranks 27th in the country for its eviction rate, higher than any other Alabama city (Mobile is ranked 78th).

**COST BURDENED RENTERS**

**52%**

Significantly higher share of renters are in cost-burdened housing situations

**AVERAGE DAILY EVICTIONS**

**5.6**

Montgomery ranks 27th nationally among large cities for evictions

**DECREASE IN HOMEOWNERSHIP**

**-13%**

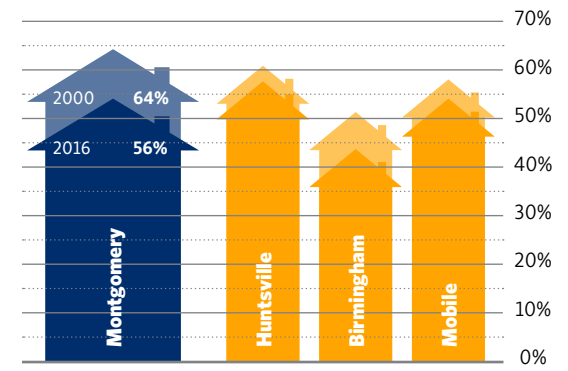
Following a state trend, but still out performing some peer metros

**INCREASE IN RENT VS. INCREASE IN EARNINGS**

**54% vs. 22%**

As rents rose by just under \$300 on average, the median income did not increase at the same pace

FIG 2.13 HOMEOWNERSHIP OVER TIME



Source: U.S. Census, American Communities Survey, 2016

FIG 2.14 RENT AS A PERCENTAGE OF TOTAL HOUSEHOLD INCOME, 2016



Source: U.S. Census, American Communities Survey, 2016

# EDUCATION

**Increase in the number of adults with a high school degree / GED and/or higher educational attainment.** Within the over-25 population there was a 42 percent decrease in the share of adults without a high school degree or GED certificate. Accordingly, there was a ten percent increase in the number of residents with at least a High School degree or higher. A similar trend took place at the state level but at a higher rate, 27 percent increase.

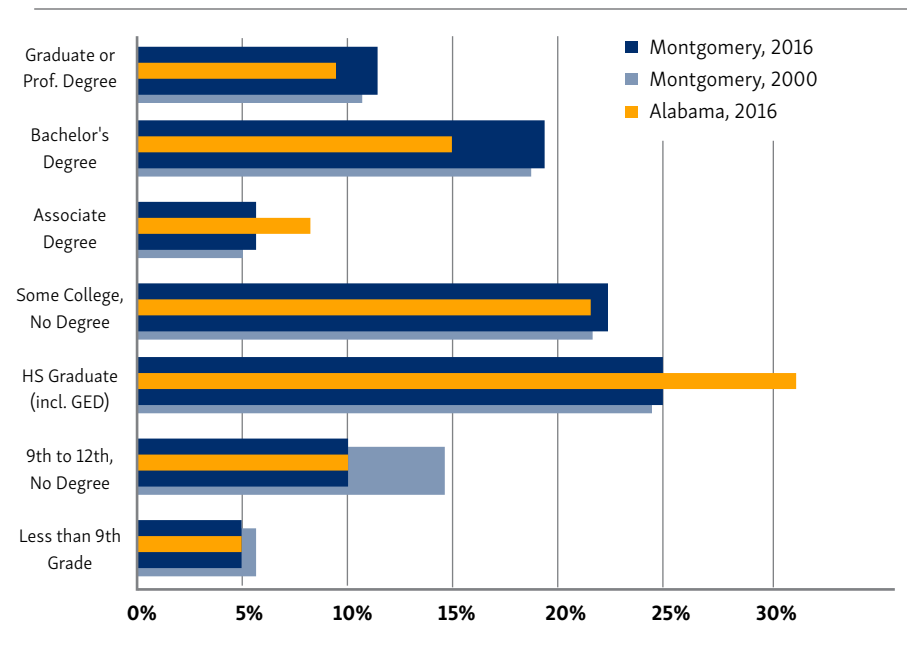
**More residents achieving higher degrees.** In 2016, 37 percent residents 25 and older had achieved a college-level degree. This is five points higher than the state average of 32 percent and represents a ten percent increase from 2000.

**Slow decline in enrollment from MPS from 1995.** Enrollment in the county’s public school system has declined by two percent on average over the past two decades, despite a period of stabilization around 2010. Most recent enrollment numbers show a steeper, four percent, decline. From 1995, the district’s overall enrollment has decreased by just over 5,000 students. Over this period the racial makeup of the student body has changed significantly, no longer aligning with the city’s overall racial composition. Rather, there is significantly higher share of Black or African American students, 78 percent compared to 59 percent in the city overall, and Hispanic or Latinx students, seven percent compared to four percent in the city. White enrollment has declined significantly from 1995. White students made up just over ten percent of the student body in 2016 compared to 31 percent in 1995.

**A variety of higher education institutions enroll more than 21,000 locally.** Montgomery has ten active higher-education institutions enrolling more than 21,000 students. These exclude the educational resources provided within Maxwell Air Force Base including Air University, the intellectual and leadership center of the Air Force.

*Educational attainment improved across each attainment level between 2000 and 2016*

FIG 2.15 EDUCATIONAL ATTAINMENT OVER TIME



Source: U.S. Census, American Communities Survey

CHANGE IN MPS ENROLLMENT FROM '95

**-15%**

Significantly higher share of renters are in cost-burdened housing situations

ESTIMATED STUDENTS IN HIGHER-ED

**~21,000**

Post secondary outcomes have increased in Montgomery from 2000, and local enrollment is split between ten institutions

FIG 2.16 HIGHER ED. INSTITUTIONS BY ENROLLMENT

INSTITUTION	ESTIMATED ENROLLMENT
Alabama State University	5,300
Auburn University at Montgomery	4,900
Faulkner University	3,300
Troy University MGM Campus	3,000
Trenholm State Comm College	1,700
Huntingdon College	1,100
Fortis College-Montgomery	600
Amridge University	600
South University	500
Virginia College-Montgomery	400
<b>Total</b>	<b>~21,000</b>

Source: National Center for Education Statistics



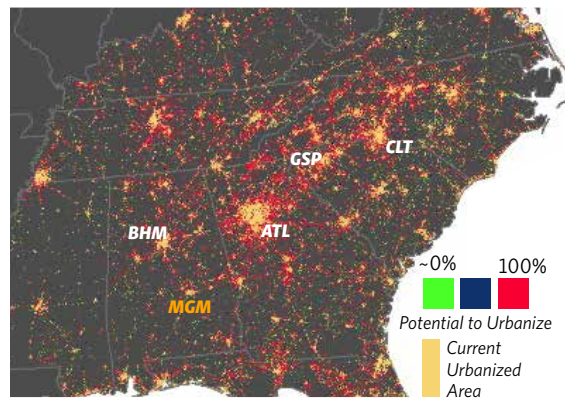
# 3. PLACE

Montgomery is a large city in size. At over 160 square miles, the community includes a wide variety of built and natural environments. The city also exists within a larger, dynamic region. This affects housing demand, transportation infrastructure, and the environment. While Downtown Montgomery has experienced resurgence in recent years, this investment has not been universally felt, especially along major retail corridors. A prime issue revealed in the data has to do with the diversity and affordability of the city's housing stock. The city, however, has been increasingly proactive in planning and implementing strategies to address its challenges and capitalize on its opportunities.

## REGIONAL CONTEXT

**Montgomery sits within a larger, dynamic mega-region centered in Atlanta, Georgia.** Connected along the I-85 corridor this Montgomery-Atlanta-Greenville-Charlotte corridor has grown by millions of people and accounts for more than a trillion dollars in economic output. Pictured to the right, this development is predicted to continue deep into the 21st century. Closer at hand, the River Region links communities along the Alabama River with population centered around the Montgomery Metropolitan Area in Autauga, Elmore, and Macon Counties. The cities north of Montgomery have experienced a general increase in population, with the largest overall gains in Prattville (+11,000 residents, 47 percent increase), Millbrook (+5,000, 48 percent), and Wetumpka (+2,400, 44 percent) from 2000. These communities are linked through the Montgomery Metropolitan Planning Organization which maintains a continuous, cooperative, and comprehensive transportation planning process that results in plans, programs, and projects that consider

FIG 3.17 DEVELOPMENT FOOTPRINT, SE US 2060



Source: PlosOne, The Southern Megalopolis: ...

all transportation modes and support community, economic development, and social goals. The Montgomery Metropolitan Area, including portions of Autauga, Elmore, Lowndes, and Montgomery Counties, grew by eight percent from 2000, reaching an estimated population of 374,000 residents in 2016.

### Recent plans and studies

While the City of Montgomery has not developed a comprehensive plan since 1963, the City, County and region have completed a variety of other plans and studies over this period. Below are several of the most recent examples.

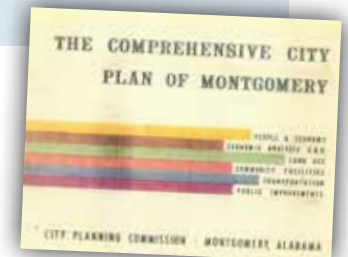
**Montgomery 2040 Long Range Transportation Plan.** (2010) This plan outlines the condition and function of transportation routes through the region and makes recommendations for repairs and investments.

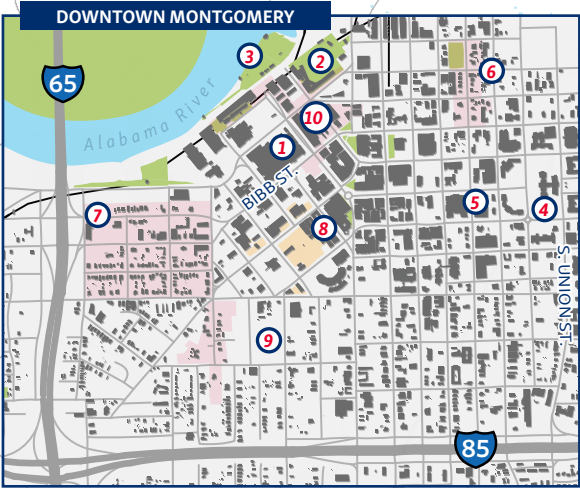
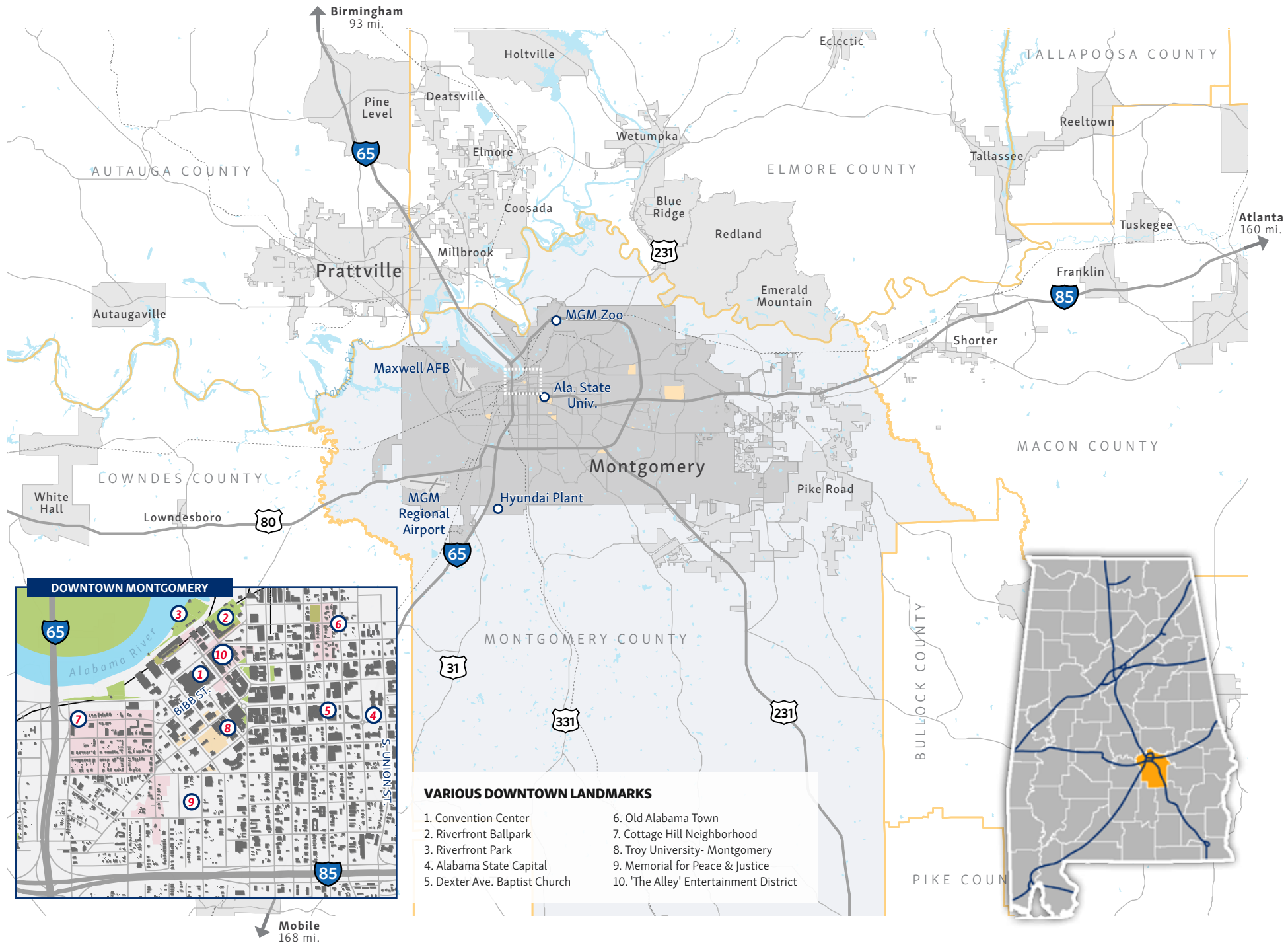
**Downtown Montgomery Master Plan.** (2007) Developed to provide a road map to guide future growth and development in the heart of the Montgomery.

**Joint Land Use Plan.** (2017) The major presence of the military in Montgomery is a unique asset and poses an special challenge in terms of land use. This plan integrates base activities with the surrounding community.

**Various Neighborhood Plans.** The city is broken into more than 200 distinct neighborhoods. Many of these communities have developed their own plans in recent years that identify assets and seek to mitigate unique challenges.

*The most recent Comprehensive Plan for the City of Montgomery was completed in 1963*





**VARIOUS DOWNTOWN LANDMARKS**

- |                               |  |
|-------------------------------|--|
| 1. Convention Center          | 6. Old Alabama Town                    |
| 2. Riverfront Ballpark        | 7. Cottage Hill Neighborhood           |
| 3. Riverfront Park            | 8. Troy University- Montgomery         |
| 4. Alabama State Capital      | 9. Memorial for Peace & Justice        |
| 5. Dexter Ave. Baptist Church | 10. 'The Alley' Entertainment District |



# GROWTH HISTORY

**Initial annexation radiated from the riverfront to include the downtown urban grid.** The city's growth originated along the banks of the Alabama river where it grew in tight, square blocks through the 19th century. Since 1900 there have been 233 annexations totaling just over 160 square miles of growth. The scale of expansions increased significantly. In 1980 the city grew by just over 83 square miles. This was the largest growth decade, expanding the city in a rectangular fashion to get ahead of anticipated growth. Since this explosion, annexations have responded to growth and typically happened to the South and East of the original city, out of the floodplain.

MAP 3.18 ANNEXATION BY DECADE

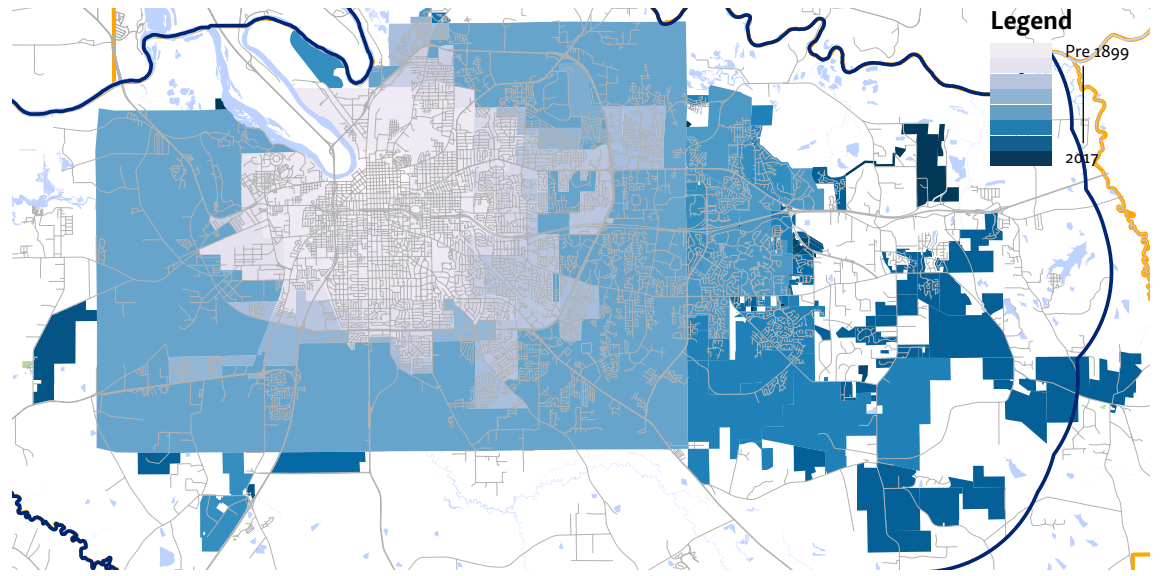
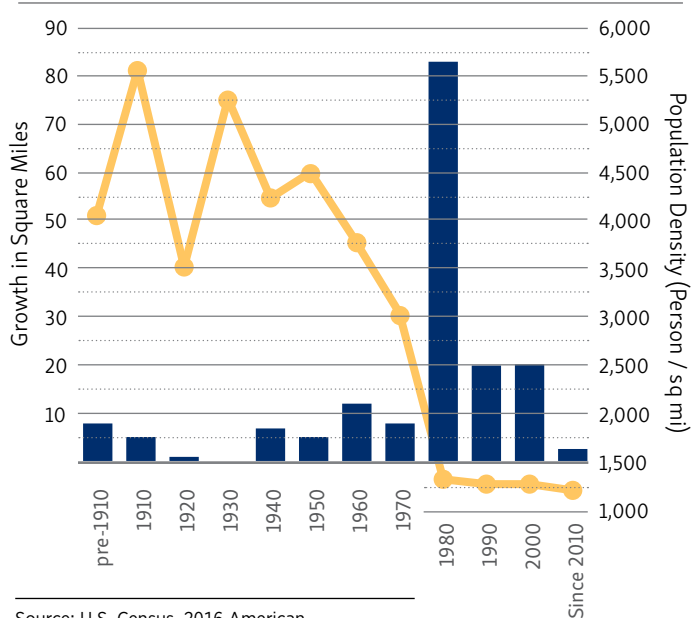


FIG 3.19 GROWTH BY DECADE & POPULATION DENSITY



Source: U.S. Census, 2016 American Communities Survey

Source: City of Montgomery Planning Department

OVERALL LAND AREA  
SQ MILES, 2018

# 168

The city expanded slowly until 1980 when it annexed more than 80 square miles

POPULATION DENSITY PEOPLE  
PER SQUARE MILE

# 1,197

Population density in Montgomery has declined precipitously from its height in 1910 of 5,600 people per square mile



In 1846 the State Legislature sought to choose another site for a state capital from a number of competing river towns. Montgomery, on the Alabama River, won the ensuing 16-ballot contest in the General Assembly. Pictured above is the original plan for the city. Note how the grid rotates around the contours of the Alabama River.



# LAND USE

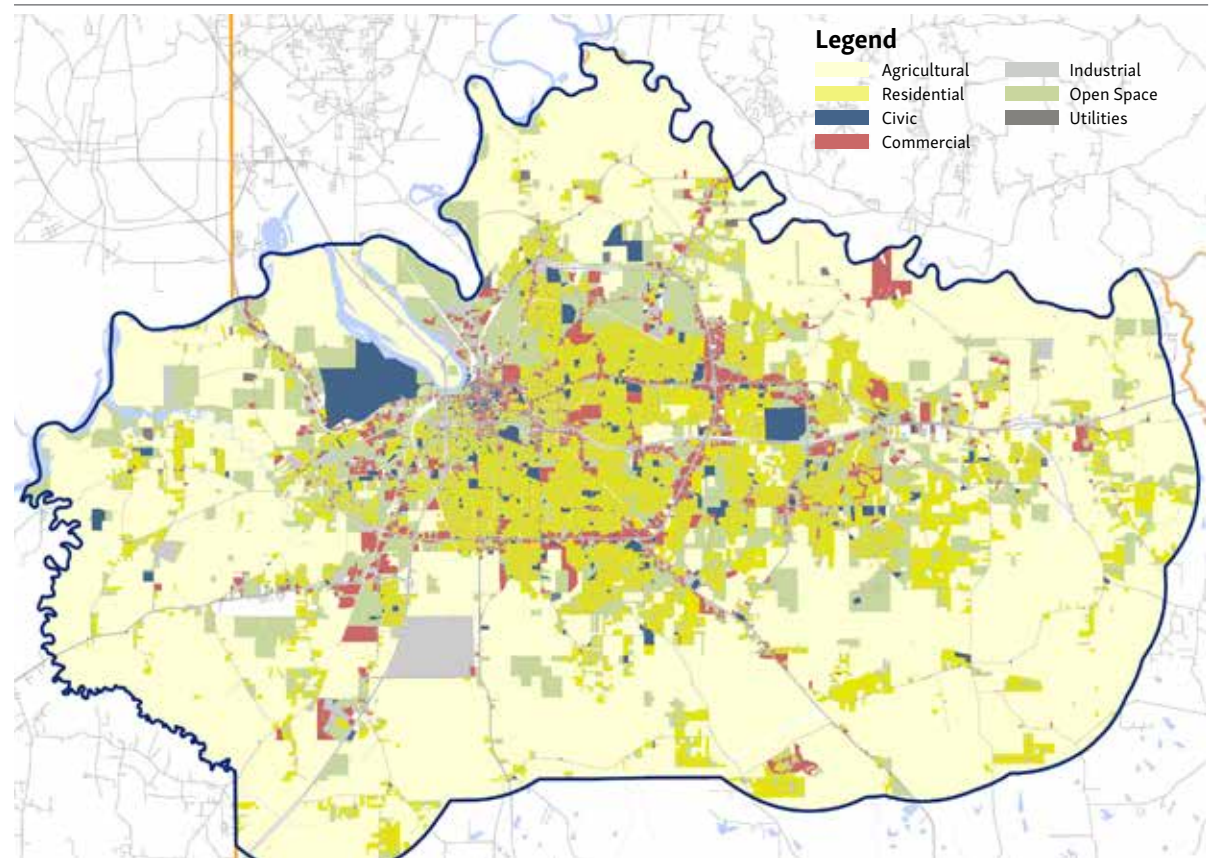
**Regional land use is dominated by agricultural and residential uses.** The map to the right includes the City of Montgomery, Town of Pike Road as well as unincorporated land within three miles of the city's 2018 boundary. As this map indicates the development footprint centers on downtown Montgomery where there are the smallest parcels, greatest mix of uses, and intensity of development. To the other extreme, agriculture and open spaces make up nearly 78 percent of the overall land area, with large average parcel sizes (56 acres). Residential (primarily single-family housing) uses are the second largest category accounting for 14 percent of the overall land area.

**Commercial occurs along major corridors.** Aside from the downtown core, commercial retail is organized along the major roadway corridors. Atlanta Highway, Eastern Boulevard, East South Boulevard, and Troy Highway are all examples of this linear organization.

### What is Land Use?

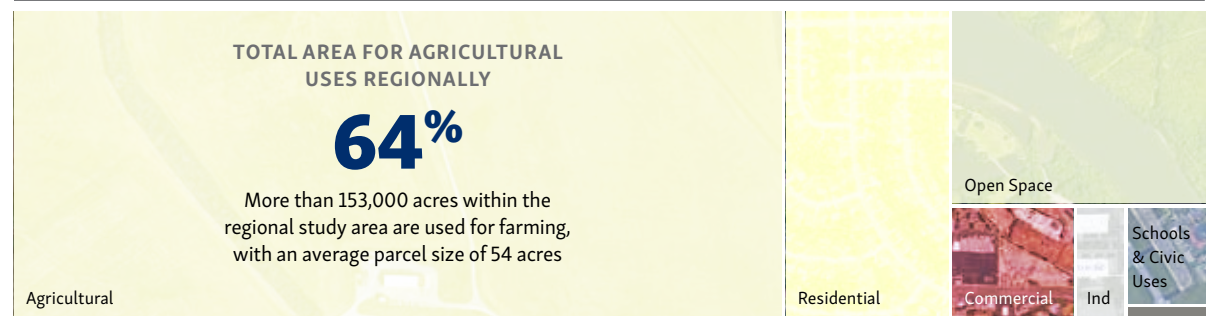
A land use is a classification tool that assigns a use type (residential, commercial, industrial, etc.) to each parcel within the city. This is different from its zoning classification which identifies the ideal use for the parcel, but might not describe the current use. The Envision Montgomery 2040 planning process will refine the current land use map pictured right, and along with the community, city staff, and other key stakeholders, develop a future land use map to achieve the community's development, transportation, and quality of life/place goals. This is the underlying plan that is used to develop the legal framework for planning, or the zoning map.

MAP 3.20 REGIONAL LAND USE



Source: Montgomery Metropolitan Planning Organization

FIG 3.21 REGIONAL DIVISION OF LAND BY USE



Source: Montgomery Metropolitan Planning Organization



# DEVELOPMENT CHARACTER

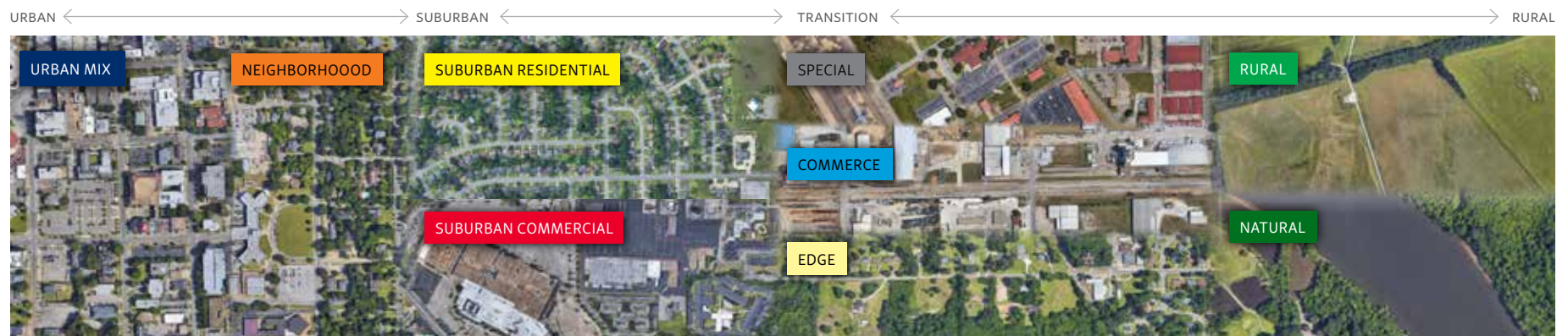
*Development character goes beyond standard parcel-by-parcel land use classifications and describes the look, feel, and function of the district overall. As an example, a city's downtown may be home to several varying land uses, but the integration and interaction of these uses help to create the unique character of the district. Montgomery is a large city and its built environment is accordingly diverse.*

From the dense and urban downtown to the rural periphery, in its 163 square miles the city includes a full transect of densities and uses. The following is an initial breakdown of the development character types in Montgomery today. These types will be greatly elaborated on through the planning process as a means of understanding the current form of development throughout the city and articulating future character types that may not be present today.

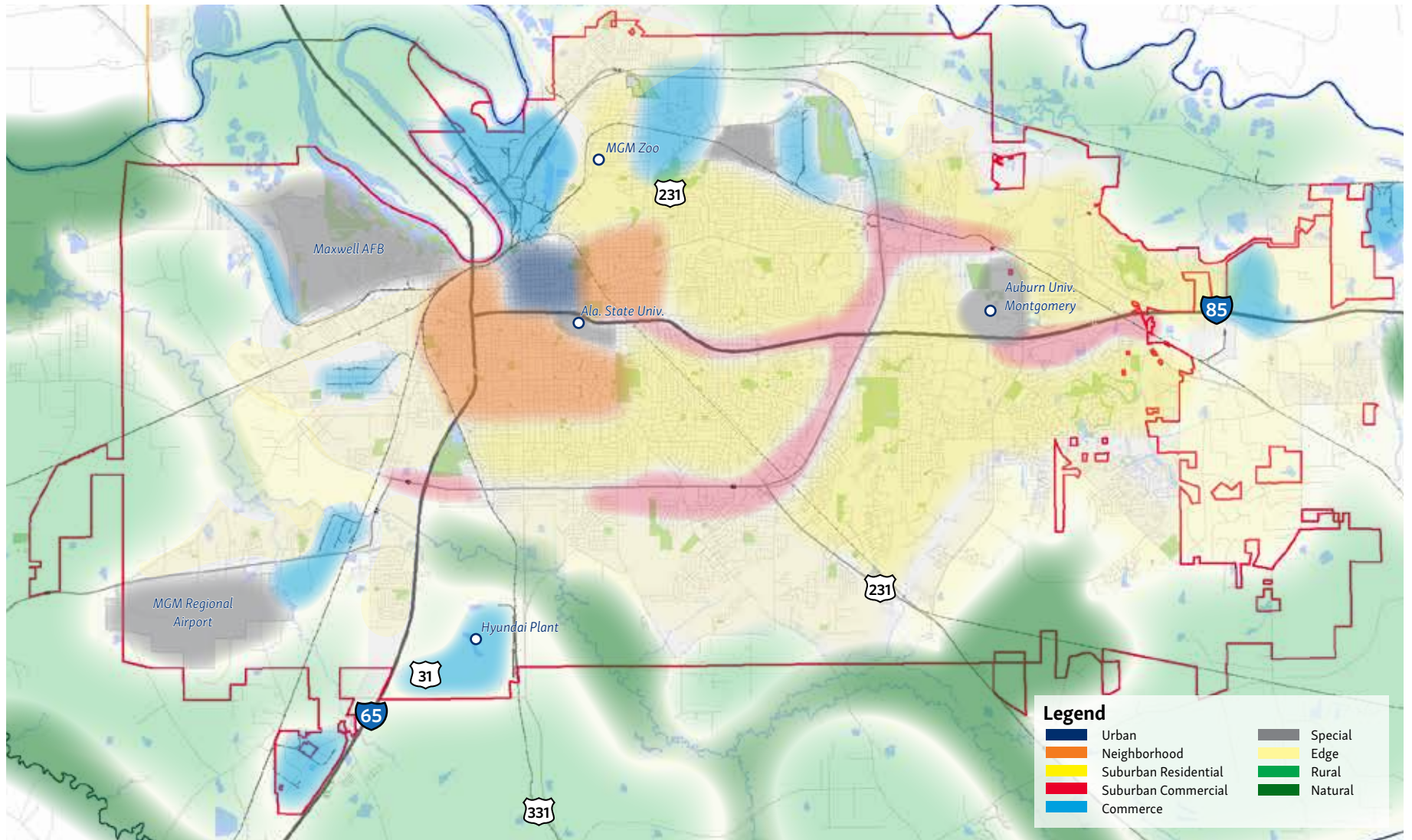
**From urban to rural, Montgomery has a diversity of built and natural environments.**

The city will celebrate its 200th birthday in 2019. Over those 20 decades of development, transportation has transformed the way cities are built. Montgomery was settled along the banks of the Alabama River, in tight, square

blocks. Proximity and walkability were not just a preference, but essential to the city's functionality. Within these blocks, building uses were both vertically and horizontally integrated with commercial uses utilizing the visibility of the street front, and office and residential uses above. Over time, innovations like the personal automobile fundamentally disrupted this form, enabling residents to work in one place, live in another, and shop in yet another. The city then grew in development waves away from the downtown and along major transportation corridors. This more auto-oriented pattern is associated with single use districts (housing subdivisions or retail corridors as examples) and low-density development. Furthest from the center, the tendrils of residential development give way to rural uses.



MAP 3.22 DEVELOPMENT CHARACTER



Source: Montgomery Metropolitan Planning Organization



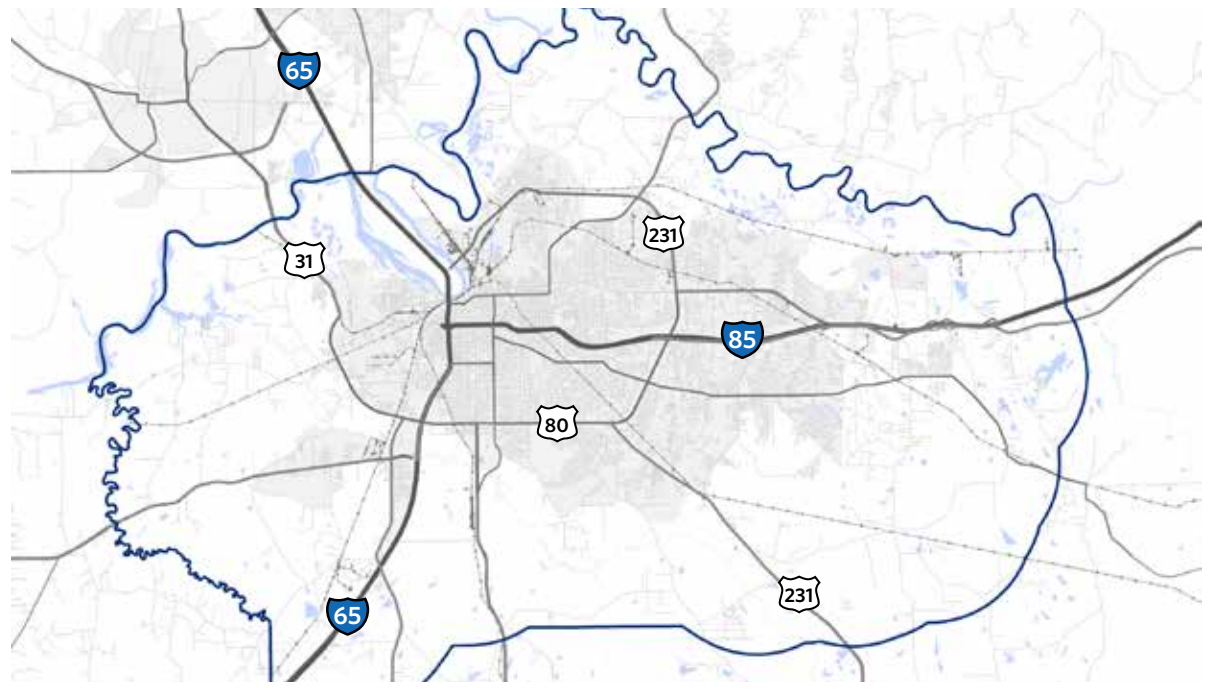
# MOBILITY

**2040 Long Range Transportation Plan identifies key assets, deficiencies and projects for the next 20 years.** The 2040 Long Range Transportation Plan (LRTP) was adopted in 2015. It is the 5-year update of the 2035 LRTP. The 2040 LRTP identifies the long range transportation needs for year 2040 through a “multi-faceted, integrated, qualitative, and quantitative analyses”. Multimodal recommendations are made and prioritized; implementation strategies are associated with the projected federal, state, and local funding. The plan development process involved the public and local stakeholders through meetings and other outreach efforts.

**More than 1,800 miles of road in the regional network.** The Metropolitan Planning Organization, with Montgomery as its principal city, includes nearly 2,000 miles of maintained roadways. The majority of these, or more than 1,500 miles, are classified as collectors or minor arterials. The region is also bisected by 56 miles of Interstate 65 and 85 as they run north to south and east to west respectively.

**Sidewalk infrastructure is extensive, but in need of maintenance and improved connectivity.** Montgomery has 146.85 miles of sidewalk network which is the highest compared to its neighbors. However, much of this network requires maintenance and rehabilitation. Beyond the Central Business District area, sidewalk connectivity is incomplete, one-sided, or generally intermittent.

MAP 3.23 TRANSPORTATION NETWORK



Source: Montgomery Metropolitan Planning Organization, ALDOT

**The majority of bridge infrastructure is in need of maintenance or repair.** Of the 646 bridges in the region, 15 percent are functionally obsolete, and three percent are structurally deficient. The Alabama Department of Transportation (ALDOT) is responsible for the state bridge inventory and periodic bridge inspection, which is reported to the National Bridge Inventory (NBI). ALDOT inspects bridges every two years, and each bridge is assigned a sufficiency rating of between 0 (poor) and 100 (excellent). Of the most recent 114 inspected bridges 70 percent scored at a level requiring rehabilitation.

**MATS provides transit coverage through 17 routes.** Formerly known as MATS (Montgomery Area Transit System), The M operates 17 fixed routes and paratransit service within Montgomery, from Monday to Saturday. The M records an average daily boarding of 3,547 (weekday) and 941,559 annual trips. The fleet currently includes 27 vehicles operated in maximum service (19 for fixed bus route; 8 for MAP bus) and improvements have been consistently made such as replacing some buses with a Gillig Hybrid Electric bus system.

**A major crossroads for freight, both trucking and rail.** The two major rail lines in the region are the CSX Transportation and Norfolk Southern. CSXT has its presence in Autauga, Elmore, and Montgomery Counties with Montgomery handling 390,646 rail cars (2008). Over 35 truck companies operate in the Montgomery MPO area and is the most dominant method of freight movement. The Montgomery Regional Airport manages air freight in small amounts; and there is negligible freight movement via the Alabama River.

**The River Region has significant air presence.** Montgomery Regional Airport flies over 400,000 travelers in and out of the airport annually and provides \$1.32 billion in economic impact for the region. Prattville and Wetumpka Airports also serve the area with civil air operations. The Maxwell Air Force Base (AFB) for Military, the 42nd Air Base Wing, has a considerable impact on the region and the community with more than 12,500 personnel directly associated with it. About 51 percent of Montgomery Regional Airport's operations are related to the Military/National Guard.

## PARKS, TRAILS & OPEN SPACE

**The Montgomery Parks and Recreation Department was formed in 1948 and currently maintains over 1,600 acres of park land and a wide variety of assets spread across the city.** More recently, the city has sought new methods for engaging its riverfront including projects like the Riverwalk, Amphitheater, and Riverfront Stadium (Home to the Montgomery Biscuits). These facilities host events that bring close to 350,000 people into downtown Montgomery annually. Montgomery also possess a unique asset in the W.A. Gayle Planetarium located in Oak Park and operated by Troy University on behalf of the city.

**Cycling infrastructure and walkability are increasingly important, but the system lacks overall connectivity.** According to the 2012 Bicycle and Pedestrian Plan, the River Region has two road segments with bicycle lanes, one roadway segment with shared lane markings, three shared-use paths, and multiple roadways with share the road signage. In addition, the Montgomery area has multiple other paths, including shared-use paths on the Auburn University of Montgomery Campus. The current system, however, lacks overall connectivity.

ANNUAL PASSENGERS TO  
MGM REGIONAL AIRPORT

**400,000**

Montgomery Regional Airport has increased handled passengers each year from 2013

TOTAL MILES OF  
SIDEWALKS

**146**

The largest such network in the region

TOTAL NUMBER OF  
FIXED "M" ROUTES

**17**

The system currently serves roughly 1 million passengers each year, down from 1.3 million in 2009

MILES OF ROAD IN THE  
REGIONAL NETWORK

**1,800**

The Montgomery MPO oversees short and long-term investment and maintenance of the system

FUNCTIONALLY  
OBSOLETE BRIDGES

**15%**

Based on an ALDOT periodic bridge inspection and the National Bridge Inventory

RAIL CARS HANDLED  
THROUGH THE MPO

**390,646**

The River Region and Montgomery have always been a crossroads for heavy freight and trucking



Source: Flickr User, D\_hobbins

PEOPLE HOSTED AT  
RIVERFRONT EVENTS

**350,000**

Riverfront facilities draw significant numbers of people into downtown

LUNCHESES SERVED AT  
COMMUNITY CENTERS

**70,000**

24 Community Centers across Montgomery serve thousands of children, especially during the summer

Anchored by the Amphitheatre, the Harriott II Riverboat, and the historic Union Station Train Shed, Riverfront Park is an entertainment destination on the banks of the Alabama River.



# HOUSING

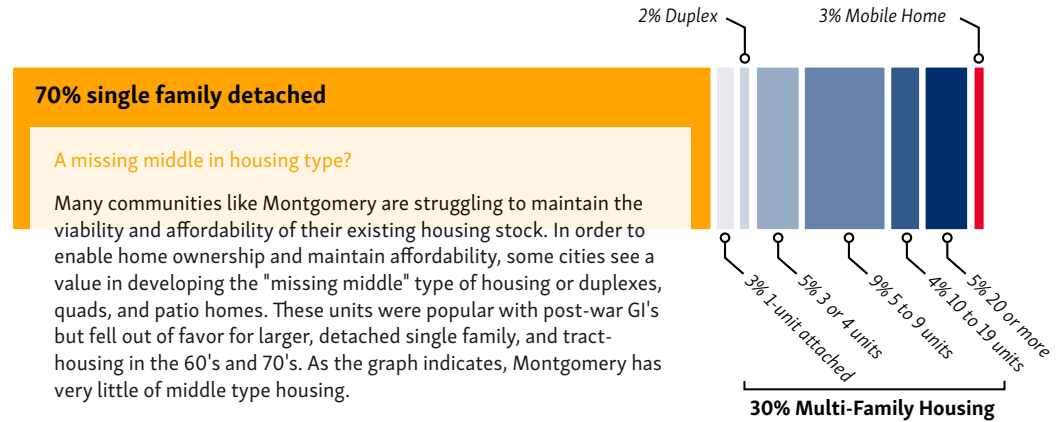
**Steady growth in the overall number of housing units.** From 2000, just over 5,400 new housing units were added to overall stock in the city, a growth of six percent. This was a slightly slower rate than the state where there was an 11 percent growth.

**Permit data reveal consistent growth in new single-family construction and sporadic investment in multi-family projects.** From 2014 the city has averaged 189 issued permits for new single family housing construction per year. These 900+ projects totaled just under \$150 million in new construction with the vast majority of this growth occurring on the city’s east side. During the same period, multi-family projects (ranging from duplex to 10+ unit projects) occurred at a more sporadic pace with 76 total projects representing more than \$114 million in total investment.

**Single-family the dominant housing type.** With 70 percent of the city’s housing stock, single-family housing accounts for more than 64,000 units. Multi-family housing, including attached one-unit to 20+ unit buildings account for another 28 percent. There is a much smaller percentage of mobile housing in the city, two percent, when compared to the state, 13 percent.

**Lower share of homeowners.** Of the 80,000+ occupied housing units in the city, 55 percent were occupied by owner compared to 58 percent in the county and 68 percent for the state.

FIG 3.25 TYPE OF OCCUPIED HOUSING



**70% single family detached**

**A missing middle in housing type?**

Many communities like Montgomery are struggling to maintain the viability and affordability of their existing housing stock. In order to enable home ownership and maintain affordability, some cities see a value in developing the "missing middle" type of housing or duplexes, quads, and patio homes. These units were popular with post-war GI's but fell out of favor for larger, detached single family, and tract-housing in the 60's and 70's. As the graph indicates, Montgomery has very little of middle type housing.

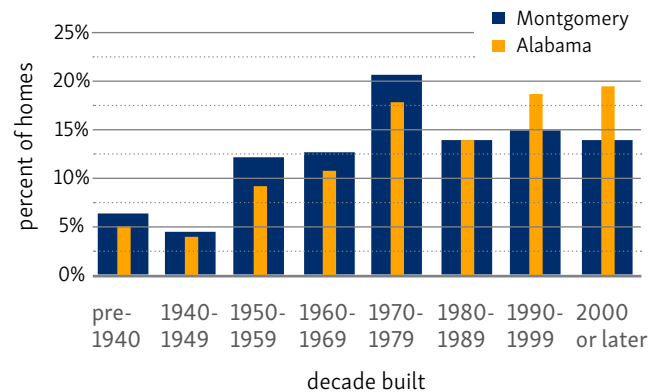
Source: U.S. Census, 2016 American Communities Survey

**Small increase in residential vacancy.** An estimated 12,000 housing units in Montgomery were counted as vacant in 2016 (year-round housing units without a renter or owner occupant), a 35 percent increase from 2000. The overall percentage of vacant housing, 13 percent, is lower than the state average of 16 percent.

**Recent study into blighted properties reveals uneven distribution of abandoned and decaying structures across the city.** Using structure ratings, vacancy, utility shutoffs, tax data, and other information, the study revealed a concentration of poorly rated structures or blighted properties on the city’s west side. A primary recommendation of this study was to elevate the blight reduction to a top priority for the city in the future through a number of initiatives including staffing, ordinances, and other initiatives.

**Majority of housing units were built before 1970.** Fifty-six percent of units were constructed before 1970, with 23 percent built before 1950. The housing stock is slightly older than the state average with significantly fewer units built after 2000, 13 percent for the city compared to 20 percent for the state.

FIG 3.26 HOUSING STOCK YEAR-BUILT



Source: U.S. Census, 2016 American Communities Survey

**Considerable increase in the number and variety of downtown housing options.** Commercial development in downtown Montgomery has gained momentum over the past ten years with major projects such as the Renaissance Hotel, Riverwalk Stadium, the Alley, and others. There has also been a considerable effort to expand greenspaces, especially along the city's riverfront. These investments and new amenities have increased demand for housing in the center of the city with just under 1,000 units available in 2018 and more than 375 planned. The Columbus Square affordable housing project located in the far northeast of downtown will add just under 300 units, becoming the largest single project currently underway. According to the Montgomery Housing Authority, the first phase of the new community will consist of 80 market-rate and affordable apartments/town homes, serving families of all income levels. The cost of the project is approximately \$13.2 million.



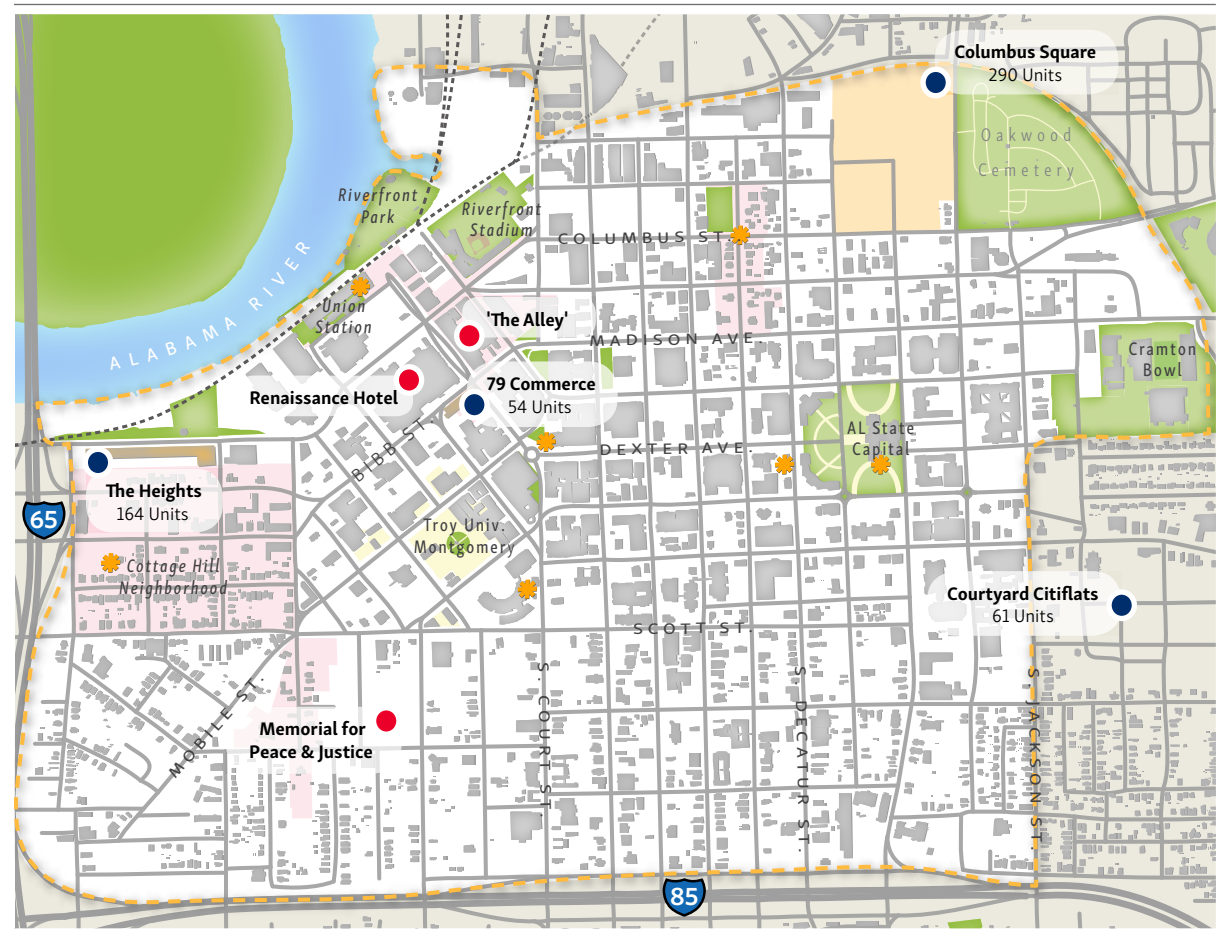
Source: Marriot Corp.



Source: Equal Justice Initiative

The Memorial for Peace and Justice (bottom) and the Renaissance Hotel (above), are the two most recent and visible signs of the Downtown Montgomery's re-birth.

MAP 3.27 DOWNTOWN DEVELOPMENT AND DYNAMICS



Source: City of Montgomery

**Legend**

- Recent / Planned Major Residential Projects
- Major Commercial / Cultural Investments
- ✦ Historic Buildings / Assets
- Downtown Boundary (Based on the 2008 Plan)

**DOWNTOWN HOUSING UNITS, 2018**

**1,367**

Current and planned units as of fall, 2017 including Columbus Square, 290 units alone

**TOTAL SIX-FOOT OXIDIZED STEEL MONUMENTS**

**800**

The Memorial for Peace and Justice, opened in spring of 2018, is a memorial to victims of lynching and slavery

