preface

In 2013, the Houston-Galveston Area Council (H-GAC) developed *Our Great Region 2040*, a regional plan for sustainable development. The plan lays out a long-range vision to ensure that the 13-county region is one of the world’s greatest places to live, work, and succeed by 2040.

The 2017 profiles for all 13 counties in the region provide a demographic snapshot and build a baseline understanding from which local communities and H-GAC can gauge how the region has advanced the tenets of the *Our Great Region 2040* plan.

The contents of this report have been gathered from a variety of sources referenced on the last two pages. All maps were produced by H-GAC.

To read the *Our Great Region 2040* plan and all 13 county profiles, visit ourregion.org/county-profiles.html or h-gac.com/go/apps.
big ideas

Strategies in the *Our Great Region 2040* plan are grouped into Big Ideas for six different topics highlighting areas of opportunity within the region. The Big Ideas serve as high-level guides when considering new projects or policies. This 2017 county profile includes a range of demographic data points that correspond with one or multiple Big Ideas.

**Economic Development**
Strengthening our economic competitiveness through an educated and skilled workforce

**Environment**
Securing a clean and ample water supply

**Healthy Communities**
Cultivating places where people can lead active, healthy lives

**Housing**
Providing balanced housing choices near jobs, services, and transportation options

**Resiliency**
Increasing our resiliency to disaster and a changing environment

**Transportation**
Achieving a world-class transportation network
Population Growth Forecast
Montgomery County grew by 323% from 1980 to 2015 and is expected to reach 1,183,000 residents by 2040.

Residents Per Square Mile
Montgomery County has about the same population density as the region.
Race and Ethnicity
Montgomery County is less racially diverse than the region and the state.

<table>
<thead>
<tr>
<th>County</th>
<th>Region</th>
<th>Texas</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>69%</td>
<td></td>
</tr>
<tr>
<td>Hispanic</td>
<td>22%</td>
<td></td>
</tr>
<tr>
<td>Black</td>
<td>3%</td>
<td></td>
</tr>
<tr>
<td>Asian</td>
<td>2%</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>3%</td>
<td></td>
</tr>
</tbody>
</table>

*As defined by the Office of Management and Budget as a person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race.

Age
Montgomery County has a similar age profile as the region.

Poverty Rate
Montgomery County has a lower rate of poverty than the region, particularly for children.

<table>
<thead>
<tr>
<th>Overall</th>
<th>Children (under 18)</th>
<th>Seniors (65 and over)</th>
</tr>
</thead>
<tbody>
<tr>
<td>County</td>
<td>12%</td>
<td>17%</td>
</tr>
<tr>
<td>Region</td>
<td>16%</td>
<td>23%</td>
</tr>
<tr>
<td>Texas</td>
<td>17%</td>
<td>25%</td>
</tr>
<tr>
<td>County</td>
<td>8%</td>
<td>10%</td>
</tr>
<tr>
<td>Region</td>
<td>11%</td>
<td>11%</td>
</tr>
</tbody>
</table>

Median Household Income
Montgomery County has one of the highest median household incomes in the region.
Building Permits Issued

Single-family construction started declining in 2014 after a rise since 2010. Multi-family permits followed a similar pattern.
Housing Tenure
Montgomery County has a higher rate of homeownership than the region or the state.

<table>
<thead>
<tr>
<th></th>
<th>County</th>
<th>Region</th>
<th>Texas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owners</td>
<td>72%</td>
<td>61%</td>
<td>62%</td>
</tr>
<tr>
<td>Renters</td>
<td>28%</td>
<td>39%</td>
<td>38%</td>
</tr>
</tbody>
</table>

Vacant Housing Units
Around 10% of Montgomery County’s housing units are vacant.

<table>
<thead>
<tr>
<th></th>
<th>Montgomery County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant</td>
<td>10%</td>
</tr>
</tbody>
</table>

Housing Type
Montgomery County’s homes are mostly single-family residences.

<table>
<thead>
<tr>
<th></th>
<th>County</th>
<th>Region</th>
<th>Texas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>70%</td>
<td>66%</td>
<td>68%</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>15%</td>
<td>29%</td>
<td>24%</td>
</tr>
<tr>
<td>RV, boat, &amp; mobile home</td>
<td>14%</td>
<td>5%</td>
<td>8%</td>
</tr>
</tbody>
</table>

Living Costs
Montgomery County households spend 56% of their income on transportation and housing.

<table>
<thead>
<tr>
<th></th>
<th>Montgomery County</th>
<th>Texas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>31%</td>
<td>25%</td>
</tr>
<tr>
<td>Transport</td>
<td>66%</td>
<td>42%</td>
</tr>
</tbody>
</table>

Median Home Value
Montgomery County has the second highest median home value in the region.

<table>
<thead>
<tr>
<th></th>
<th>Montgomery</th>
<th>Fort Bend</th>
<th>Liberty</th>
<th>Galveston</th>
<th>Chambers</th>
<th>Brazoria</th>
<th>Wharton</th>
<th>Matagorda</th>
<th>Texas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value</td>
<td>$176,900</td>
<td>$136,000</td>
<td>$136,000</td>
<td>$135,000</td>
<td>$135,000</td>
<td>$135,000</td>
<td>$135,000</td>
<td>$135,000</td>
<td>$128,000</td>
</tr>
</tbody>
</table>

Housing Units Built Since 2000
Over 40% of Montgomery County’s housing units were built since 2000.
Top Industries by Percent of Overall Jobs
Employment in Montgomery County diversified between 2002 and 2014. While the Manufacturing and Construction industries declined as a percentage of overall jobs, they still employed about the same number of workers.

![Graph showing the top industries by percent of overall jobs in Montgomery County from 2002 to 2014.]

Major Employers in Montgomery County

- Conroe ISD
- Hewitt Associates
- HEB Grocery
- Kroger
- Magnolia ISD
- Medical Center Hospital
- Montgomery County
- New Caney ISD
- Wal-Mart Associates, Inc.
- Willis ISD

*This reflects the most up-to-date publicly available data and may not represent the current mix of major employers in the county.

Employment & Education (16-19 Year Olds)
Around 8% of Montgomery County’s working-age teens are both unemployed and out of school.

<table>
<thead>
<tr>
<th>Enrolled in School</th>
<th>Employed, Not in School</th>
<th>Not in School or Employed</th>
</tr>
</thead>
<tbody>
<tr>
<td>85%</td>
<td>7%</td>
<td>8%</td>
</tr>
<tr>
<td>85%</td>
<td>7%</td>
<td>8%</td>
</tr>
</tbody>
</table>

*County Region*
Unemployment Rate
Montgomery County’s unemployment has recently been lower than the national average, until 2016.

Workers’ Job & Home Destinations
Only 31% of Montgomery County residents work in the county, and only 42% of the workers in the county live there.

Earnings of Residents
Nearly 60% of Montgomery County residents earn more than $40,000 annually, a higher percentage than the region.
**Educational Attainment**

A higher percentage of Montgomery County residents have a bachelor's degree or higher than the region and state.

- **Less than High School**
  - County: 14%
  - Region: 18%
  - Texas: 18%

- **High School or Equivalent**
  - County: 24%
  - Region: 25%

- **Some College or Associate’s**
  - County: 30%
  - Region: 28%

- **Bachelor’s Degree or More**
  - County: 32%
  - Region: 30%

**Local Schools**

- **Public Secondary Schools**
  - Conroe ISD
  - Magnolia ISD
  - New Caney ISD
  - Richards ISD
  - Splendora ISD
  - Tomball ISD
  - Willis ISD

- **Post-Secondary Schools**
  - Lone Star College

**Class of 2015 Graduation Rate**

Montgomery County students graduated at a lower rate in 2015 than the students of most counties in the region.

**Median Earnings by Educational Attainment**

A Montgomery County resident with a graduate or professional degree makes, on average, $59,000 more than a resident with less than a high school education annually.
Population without Health Insurance
A lower percentage of Montgomery County residents lack health insurance than the region or state.

<table>
<thead>
<tr>
<th>Children (under 18)</th>
<th>10% County</th>
<th>17% Total population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Region</td>
<td>12%</td>
<td>21%</td>
</tr>
<tr>
<td>Texas</td>
<td>12%</td>
<td>21%</td>
</tr>
</tbody>
</table>

Top Causes of Death
Per 100,000 Montgomery County residents

- **161** Cancer (all types)
- **154** Heart disease
- **50** Chronic Lower Respiratory Disease
- **30** Accidents
- **30** Stroke

Adult Obesity Rate
Montgomery County has a lower obesity rate than the state.

<table>
<thead>
<tr>
<th>Adult Obesity Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>25%</td>
</tr>
</tbody>
</table>

Dentists Per Capita

- **53 per 100,000** Texas
- **45 per 100,000** County

Doctors Per Capita

- **74 per 100,000** Texas
- **70 per 100,000** County
Residents in 100-year Floodplain
A lower percentage of Montgomery County residents live in a 100-year floodplain than the region.

Residents in Hurricane Evacuation Zone
No Montgomery County residents live in a hurricane evacuation zone, as opposed to 25% of the region.
**Mean Commute to Work (minutes)**
Montgomery County workers have a longer average commute than the region as a whole.

<table>
<thead>
<tr>
<th>County</th>
<th>Mean Commute</th>
</tr>
</thead>
<tbody>
<tr>
<td>Montgomery</td>
<td>34</td>
</tr>
<tr>
<td>Region</td>
<td>29</td>
</tr>
</tbody>
</table>

**Vehicle Miles Traveled per Person**
Montgomery County drivers travel more annually than drivers in the region as a whole.

<table>
<thead>
<tr>
<th>County</th>
<th>Vehicle Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Montgomery</td>
<td>9,200</td>
</tr>
<tr>
<td>Region</td>
<td>8,700</td>
</tr>
<tr>
<td>Colorado</td>
<td>34,100</td>
</tr>
<tr>
<td>Chambers</td>
<td></td>
</tr>
<tr>
<td>Austin</td>
<td></td>
</tr>
<tr>
<td>Wharton</td>
<td></td>
</tr>
<tr>
<td>Waller</td>
<td></td>
</tr>
<tr>
<td>Walker</td>
<td></td>
</tr>
<tr>
<td>Matagorda</td>
<td></td>
</tr>
<tr>
<td>Liberty</td>
<td></td>
</tr>
</tbody>
</table>

**Commute Mode to Work**
Montgomery County workers have a similar commute split as the rest of the region.

<table>
<thead>
<tr>
<th>Mode</th>
<th>County</th>
<th>Region</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drive alone</td>
<td>81%</td>
<td>80%</td>
</tr>
<tr>
<td>Carpool</td>
<td>11%</td>
<td>11%</td>
</tr>
<tr>
<td>Work from home</td>
<td>5%</td>
<td>4%</td>
</tr>
<tr>
<td>Public transit</td>
<td>1%</td>
<td>2%</td>
</tr>
<tr>
<td>Walk, bike, other</td>
<td>2%</td>
<td>3%</td>
</tr>
</tbody>
</table>

**Traffic Fatalities per 100,000 Residents**
Montgomery County has a slightly higher rate of traffic fatalities than the region.

<table>
<thead>
<tr>
<th>Year</th>
<th>Montgomery</th>
<th>Region</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>16</td>
<td>11</td>
</tr>
<tr>
<td>2015</td>
<td>12</td>
<td>10</td>
</tr>
</tbody>
</table>
Overview
Montgomery County Boundaries (map)
Houston-Galveston Area Council, 2017
Population Growth Forecast
Houston-Galveston Area Council, 2017
Residents per Square Mile
Houston-Galveston Area Council, 2017
Age
U.S. Census Bureau, 2011-2015 American Community Survey, 5-Year Estimates, Table B01001
Median Household Income
U.S. Census Bureau, 2011-2015 American Community Survey, 5-Year Estimates, Table S2503
Poverty Rate
U.S. Census Bureau, 2011-2015 American Community Survey, 5-Year Estimates, Table S1701
Race and Ethnicity
U.S. Census Bureau, 2011-2015 American Community Survey, 5-Year Estimates, Table B03002

Housing & Land Use
Montgomery County Land Use (map)
Houston-Galveston Area Council, 2017
Building Permits Issued
U.S. Census Bureau, Building Permits Survey, 1990-2015
Housing Tenure
U.S. Census Bureau, 2011-2015 American Community Survey, 5-Year Estimates, Table DP04
Housing Type
U.S. Census Bureau, 2011-2015 American Community Survey, 5-Year Estimates, Table DP04
Vacant Housing Units
U.S. Census Bureau, 2011-2015 American Community Survey, 5-Year Estimates, Table DP04
Living Costs
Center for Neighborhood Technology 2013 H+T® Index
Median Home Value
U.S. Census Bureau, 2011-2015 American Community Survey, 5-Year Estimates, Table DP04
Housing Units Built Since 2000
U.S. Census Bureau, 2011-2015 American Community Survey, 5-Year Estimates, Table DP04

Economy & Workforce
Top Industries by Percent of Overall Jobs
U.S. Census Bureau, 2002-2014, OnTheMap Application, Longitudinal-Employer Household Dynamics Program
Major Employers in Montgomery County
2016 Workforce Solutions, County Economic Profiles
Employment & Education (16-19 Year Olds)
U.S. Census Bureau, 2011-2015 American Community Survey, 5-Year Estimates, Table B14005
Unemployment Rate
Earnings of Residents
U.S. Census Bureau, 2014, OnTheMap Application, Longitudinal-Employer Household Dynamics Program
Workers’ Job & Home Destinations
U.S. Census Bureau, 2014, OnTheMap Application, Longitudinal-Employer Household Dynamics Program
**Education & Health**

**Educational Attainment**
U.S. Census Bureau, 2011-2015 American Community Survey, 5-Year Estimates, Table S1501

**Local Schools**
Texas Education Agency and Texas Higher Education Coordinating Board

**Class of 2015 Graduation Rate**
Texas Education Agency, Four-Year Graduation and Dropout Data, Class of 2015

**Median Earnings by Educational Attainment**
U.S. Census Bureau, 2011-2015 American Community Survey, 5-Year Estimates, Table B20004

**Population without Health Insurance**
U.S. Census Bureau, 2011-2015 American Community Survey, 5-Year Estimates, Table S2701

**Top Causes of Death**
Texas Department of Health and Human Services, Center for Health Statistics, 2013 County Health Facts Profiles

**Adult Obesity Rate**
Center for Disease Control and Prevention, 2013 County Data Indicators

**Dentists per Capita**
U.S. Department of Health & Human Services, Health Resources & Services Administration, Area Health Resources Files

**Doctors per Capita**
U.S. Department of Health & Human Services, Health Resources & Services Administration, Area Health Resources Files

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**Environment & Transportation**

**Montgomery County EcoRegions & Conservation Districts (map)**
Houston-Galveston Area Council, 2017

**Residents in 100-year Floodplain**
Houston-Galveston Area Council, 2017

**Residents in Hurricane Evacuation Zone**
Houston-Galveston Area Council, 2017

**Mean Commute to Work (minutes)**
U.S. Census Bureau, 2011-2015 American Community Survey, 5-Year Estimates, Table S0802

**Vehicle Miles Traveled per Person**
Texas Department of Transportation, 2015 Roadway Inventory

**Commute Mode to Work**
U.S. Census Bureau, 2011-2015 American Community Survey, 5-Year Estimates, Table S0802

**Traffic Fatalities per 100,000 Residents**
Texas Department of Transportation, 2010-2015, Crash Records Information System