

## Appendix 2: Demographic Profile

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The Analysis section examines whether local population and household trends are consistent with a proposed science city development in Gaithersburg West. The Demographic Databook profiles Gaithersburg West’s demographic trends and characteristics based on detailed statistics from the Research & Technology Center’s 2005 *Census Update Survey and Round 7.1 COG Forecast*. Comparative data for the wider Gaithersburg area and for Montgomery County as a whole is included.

### Analysis

#### Study Area Description

The Gaithersburg West Master Plan covers 6.82 square miles in eight unconnected clusters of unincorporated land between the City of Gaithersburg to the north and the City of Rockville to the south.

Encompassing the Shady Grove Life Sciences Center, the Belward Campus of Johns Hopkins University, the Universities at Shady Grove, and the Metropolitan Grove area, Gaithersburg West is a key activity center within the I 270 Technology Corridor and the greater Washington, D.C. region. The study area includes the National Institute of Standards & Technology (NIST) headquarters and is within a few miles of other major U.S. federal science and technology research agencies, including the National Institutes of Health, the Food and Drug Administration, and the Department of Energy.

The study area boundaries generally correspond to the following traffic zones: 166, 199, 200, 212, 213, 215, 216, 218-220, 225 and 231. Demographic data is limited to only those traffic zones with residential areas, i.e., 166, 200, 212, 213, 215 and 231. Gaithersburg West is mostly within the Gaithersburg Vicinity planning area (Planning Areas 20 and 21), except for traffic zone 166, which is part of the Travilah planning area.

## Trends

**Gaithersburg West residents live in a comparatively high-density environment near major job, educational, and shopping centers.** The study area's existing population is housed in a mix of single-family and multifamily homes. Currently, 39 percent of area residents live in multifamily housing—well above the County wide average of 23 percent.

Higher density housing is clustered around the Life Sciences Center as well as new and existing retail centers. It also is relatively accessible to other major job centers along the I-270 Corridor and to downtown Washington via the Red Line at the nearby Shady Grove Metro Station. Several future Corridor Cities Transitway stops would provide a mass transit link to the Shady Grove Metro Station as well as communities to the north.

Multifamily housing growth is driving Gaithersburg West's expansion, accounting for most new housing units currently approved for development. As a result, residential densities are forecast to increase over time, with half of Gaithersburg West residents living in high rise or garden apartments by 2030.

**Gaithersburg West is likely to be a focal point for population growth, with multifamily housing growth driving the expansion.** In 2005, the study area had 11,585 residents in 5,140 households. Based on existing demographic patterns and development capacities, Gaithersburg West's population is forecast to increase 64 percent compared to 21 percent in Montgomery County as a whole from 2005 to 2030. Current forecasts anticipate that Gaithersburg West will have 19,700 residents in 9,155 households by 2030.

Residential densities are likely to increase over time, with multifamily units accounting for most new housing units currently approved for development. By 2030, half of Gaithersburg West residents will live in high rise or garden apartments.

**Gaithersburg West's existing demographic mix is consistent with its proximity to an internationally renowned science and technology industry cluster.** Residents in the study area are generally affluent and exceptionally well-educated. At \$79,341, Gaithersburg West's median household income is just 5 percent below the County wide median—which in turn is among the very highest in the U.S. As in Montgomery County as a whole, Gaithersburg West residents also rank among the best educated in the nation: an especially high share of area residents have earned master's, professional, or doctoral degrees—41 percent versus 35 percent County wide.

Compared to the County's workforce as a whole, employed residents are less likely to commute to Washington, D.C. (11 percent versus 22 percent County wide) and more likely to work within the County (75 percent versus 60 percent County wide). Gaithersburg West residents who commute by car have relatively shorter trips, averaging 25 minutes versus 29 minutes for residents in the wider Gaithersburg vicinity.

A relatively large proportion of Gaithersburg West households moved to Montgomery County within the past five years (29 percent, versus 21 percent County wide). Among these in-mover households, a very high proportion are new to the Washington, D.C. region (80 percent versus 59 percent County wide). The proportion of foreign-born households is slightly below the County wide average (33 percent versus 35 percent), suggesting that Gaithersburg West draws newcomers from other regions of the U.S. as well as from abroad.

Together, these factors—high levels of income and education, a locally-employed workforce and a large newcomer base—suggest that unique economic opportunities in the Life Sciences Center and the wider, technology-rich I-270 Corridor may draw many residents to Gaithersburg West.

**Gaithersburg West’s relatively large multifamily housing base may play an important role in drawing talent to the region—especially recent graduates, foreign-born, and other newcomers.** Multifamily households generally have higher turnover rates, as residents marry, start families, purchase homes or move on to larger units. This churn means vacancies open up more frequently in multifamily housing, making it faster and easier for new residents—especially young adults, immigrants, and people moving in from elsewhere in the U.S.—to gain a foothold in the area.

This pattern is apparent in Gaithersburg West, where multifamily housing accommodates 86 percent of the area’s residents moving from points outside the Washington, D.C. region within the past five years. Multifamily households have been in place an average of one year, compared to six years for single-family households in the study area.

Multifamily housing also accommodates an unusually high percentage of area residents who have advanced degrees (38 percent versus 20 percent County wide). At \$52,680, median household incomes for all multifamily households in Gaithersburg West are above the County wide median of \$46,660 for garden apartments and \$51,970 for high rise units.

**At the same time, higher housing densities have kept Gaithersburg West accessible to a variety of incomes, ages, and backgrounds.** Multifamily housing tends to attract young adults, seniors, lower-income households, newcomers, and other residents who need relatively affordable, quickly available, or easy to maintain housing.

The data show that Gaithersburg West’s relatively large multifamily base accommodates these groups. Gaithersburg West is a diverse, mixed-income community that includes a wide range of ages—including children, young adults, and seniors.

Compared to the wider Gaithersburg vicinity and the County as a whole, the study area has more singles and young adults under 30. Most of these residents are housed in multifamily units—suggesting that higher density housing is financially accessible to one-income households and young workers just starting out in their careers.

The study area’s senior population share is 20 percent larger compared to the wider Gaithersburg area. Most Gaithersburg West seniors (61 percent) live in multifamily housing. This suggests that higher residential densities have enabled the study area to supply a disproportionately large share of the senior housing needs of the up-County area.

Consistent with its relatively large multifamily base, Gaithersburg West has fewer children and youths under the age of 18 compared to the County as a whole. The average size of all households in Gaithersburg West is 2.25 persons versus 2.66 County wide, which also reflects the predominance of multifamily households, which tend to have more singles and fewer children. The current preference for single-family homes among families with children could change over time, especially if larger multifamily units close to jobs, recreation, and other amenities are built in the study area.

## Demographic Databook

### Demographic Overview

**Population and Households (2005) Gaithersburg West** has 11,585 residents living in 5,140 households. The study area accounts for nine percent of the total Gaithersburg population and one percent of residents County wide.

**Households tend to be smaller on average in Gaithersburg West.** The average number of persons per household is comparatively low (2.25 versus 2.67 in Gaithersburg and 2.66 in Montgomery County).

#### Structure Types (2005)

**Most Gaithersburg West residents live in single-family homes.** Even so, the single-family share of the population is comparatively low (61 percent versus 70 percent in Gaithersburg and 77 percent in Montgomery County as a whole).

**A majority of households are in multifamily units.** Gaithersburg West has a relatively large base of multifamily households (51 percent versus 36 percent in Gaithersburg and 31 percent County wide).

**A larger multifamily housing base accounts for smaller average household sizes.** Multifamily households tend to be smaller than single-family households. This is the case in Gaithersburg West, where the average size of a multifamily household is 1.73 persons per household versus 2.78 for single-family households.

**Multifamily housing also accounts for smaller average household sizes.** With more singles and fewer children, multifamily households tend to be smaller than single-family households. This is the case in Gaithersburg West, where the average size of a multifamily household is 1.73 persons per household versus 2.78 for single-family households.

**Multifamily housing attracts singles to Gaithersburg West.** Most one-person households (74 percent) are concentrated in multifamily units.

**Multifamily housing is not limited to singles.** One third of Gaithersburg West's married couple families (34 percent) live in multifamily housing.

#### Growth Forecast (2005 to 2030)

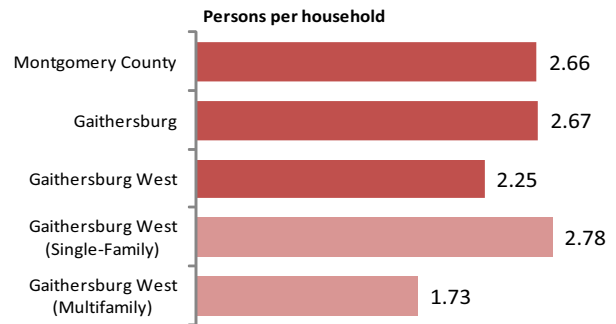
**Gaithersburg West's residential base will grow markedly over the next 25 years.** According to COG Round 7.1 forecasts, the study area will add 7,655 new residents and 3,885 new households over the next 25 years. By 2030, Gaithersburg West will have 19,700 residents in 9,155 households.

**Gaithersburg West will attract an outsized share of population growth in the County.** The study area population will increase by 64 percent between 2005 and 2030—almost three times the forecast population growth for all of Montgomery County (21 percent), and twice the pace of growth forecast for the wider Gaithersburg area (35 percent).

**Households will grow at an even faster rate.** The number of households in Gaithersburg West is forecast to increase by 74 percent—well above the rate of household growth forecast for Montgomery County (27 percent) and the general Gaithersburg area (43 percent).

**Growth will accelerate after 2010.** After slightly lagging the County and the wider Gaithersburg vicinity through the rest of this decade, the pace of growth in the study area will begin to increase after 2010. Most of the area's total forecast population growth (80 percent) over the next 25 years will occur between 2015 and 2030.

### Average Household Size



**Multifamily housing development will drive future growth.** Nearly 69 percent of new residents in Gaithersburg West over the next 25 years will be housed in multifamily units. By 2030, half of Gaithersburg West’s population will live in multifamily dwellings, up from 39 percent of residents today.

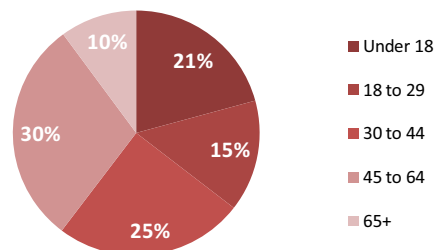
Households will get smaller on average. With more new households than residents, average household sizes are forecast to decline to 2.15 persons; this is in line with a general trend to smaller households in Montgomery County.

### Detailed Profile

#### Age

**Gaithersburg West has a relatively small population under the age of 18.** Children and youths account for a relatively small share of the total household population (21 percent versus 26 percent County wide). This can be attributed to a larger base of multifamily households, which typically houses fewer children; 78 percent of the under 18 population is in single-family homes.

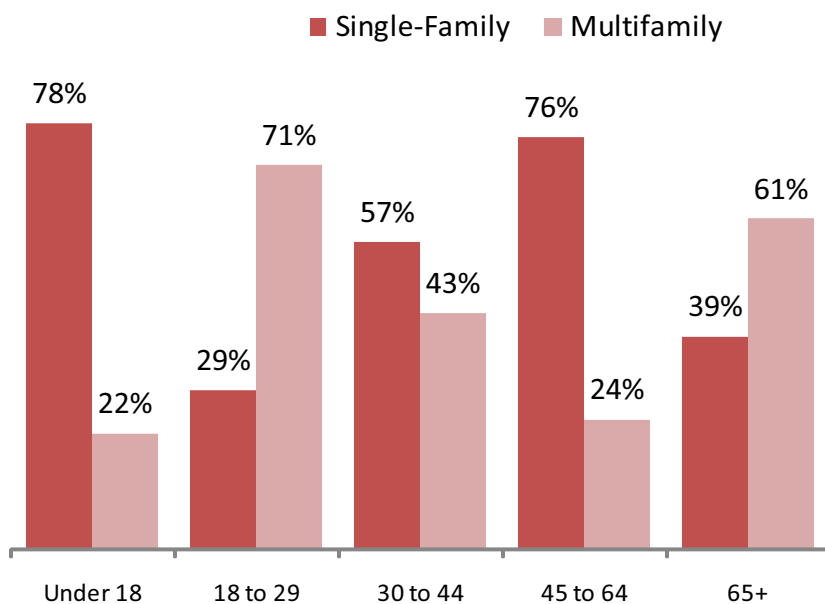
**Age groups**  
Household Population  
Gaithersburg West



**The multifamily housing base attracts more young working-age adults.** Gaithersburg West’s population of young adults (between the ages of 18 and 29) is 25 percent higher than in the County as a whole. The vast majority of young adults in the study area (71 percent) live in multifamily housing, which tends to be more accessible to singles and people in the early stages of their careers.

### Age groups by structure type

Household Population  
Gaithersburg West



**Single-family housing attracts more adults in their prime child-bearing or income-earning years.** Adults between the ages of 30 and 64 account for 54 percent of Gaithersburg West’s population versus 51 percent County wide. Sixty seven percent of adults over the age of 30 live in single-family housing.

**The senior population is large for the Gaithersburg vicinity.** The share of the population aged 65 and up is 20 percent higher in Gaithersburg West than in the surrounding area (10 percent versus 8 percent in Gaithersburg as a whole). Among Gaithersburg West seniors, 61 percent live in multifamily homes (including seniors-only complexes). This suggests that the multifamily housing stock in the study area provides an important source of senior housing in the up-County area.

**Race and Hispanic Origin**

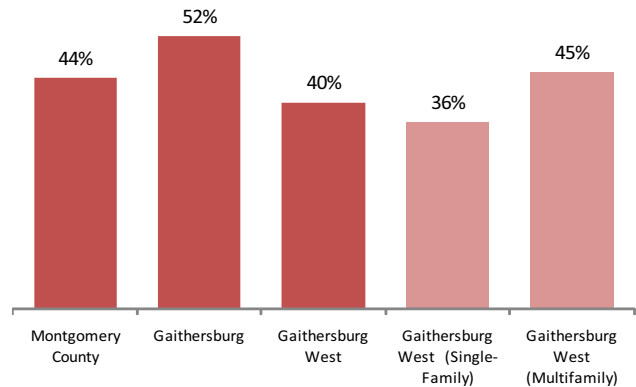
**Gaithersburg West has a somewhat smaller than average minority population.** Minorities account for 40 percent of residents in the study area versus 52 percent in Gaithersburg and 44 percent in Montgomery County.

**Compared to other parts of Montgomery County, there are fewer Black/African American and Hispanic residents.** Gaithersburg West has a relatively small Black/African American population (nine percent of the total population versus 18 percent in Gaithersburg as a whole and 17 percent County wide). The Hispanic population also is comparatively small (10 percent of residents, versus 19 percent in Gaithersburg and 14 percent County wide).

**Gaithersburg West has relatively more Asian residents.** Asian/Pacific Islanders account for a somewhat larger share of the study area population (20 percent versus 15 percent in Gaithersburg as a whole and 13 percent County wide).

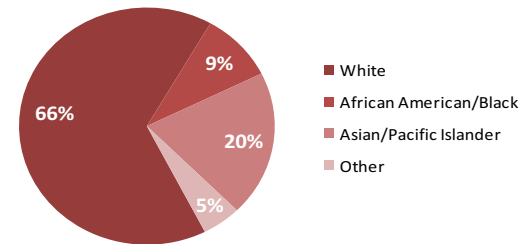
**Minority share of the population**

by area and structure type  
Source: 2005 Census Update Survey



**Race & Ethnicity**

Gaithersburg West  
Source: 2005 Census Update Survey



**Race & Ethnicity**

Source: 2005 Census Update Survey

	Montgomery County	Gaithersburg	Gaithersburg West		
			Total	Single Family	Multifamily
<b>Household Population</b>	<b>931,000</b>	<b>409,775</b>	<b>11,585</b>	<b>7,075</b>	<b>4,510</b>
White	64%	57%	66%	68%	62%
African American/Black	17%	18%	9%	5%	16%
Asian/Pacific Islander	13%	15%	20%	23%	15%
Other	6%	10%	5%	4%	7%
	100%	100%	100%	100%	100%
Hispanic or Latino*	14%	19%	10%	6%	16%

\*may be any race

## Educational Attainment

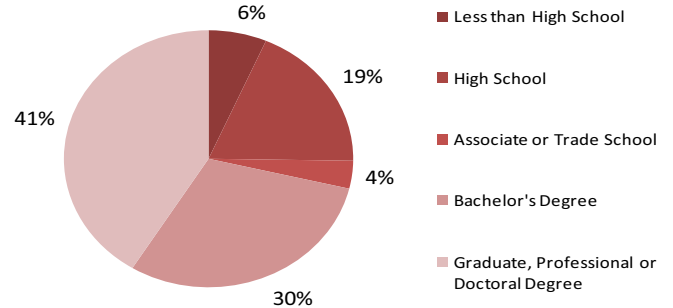
**Gaithersburg West residents are exceptionally well-educated.** A substantial percentage of adults age 25 and over in the study area has an advanced (graduate, professional or doctoral) degree (41 percent compared to 26 percent in Gaithersburg and 35 percent County wide).

**Multifamily housing accommodates many of Gaithersburg West’s most highly educated residents.** Compared to their counterparts in other parts of Montgomery County, Gaithersburg West residents with advanced degrees are far more likely to live in multifamily housing (38 percent versus 20 percent County wide). Advanced degree holders account for 37 percent of all adults age 25 and over living in Gaithersburg West’s multifamily housing units.

**Not all residents are educationally advantaged.** Six percent of adults in Gaithersburg West lack a high school education. Among multifamily residents, the rate is even higher (nine percent).

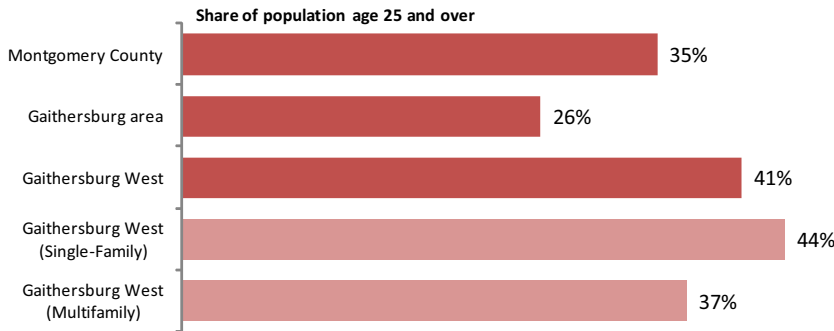
### Educational Attainment

Population age 25 and over  
Gaithersburg West



### Graduate, Professional or Doctoral Degrees

by area & housing type



## Educational Attainment

Source: 2005 Census Update Survey

	Montgomery County	Gaithersburg	Gaithersburg West		
			Total	Single-Family	Multifamily
<b>Population 25 years and older</b>	<b>624,025</b>	<b>85,915</b>	<b>8,360</b>	<b>4,815</b>	<b>3,545</b>
Less than High School	8%	10%	6%	5%	9%
High School	22%	27%	19%	16%	23%
Associate or Trade School	6%	7%	4%	2%	5%
Bachelor's Degree	29%	30%	30%	33%	26%
Graduate, Professional or Doctoral Degree	35%	26%	41%	44%	37%

## Employment

### Female labor force participation rates are relatively high.

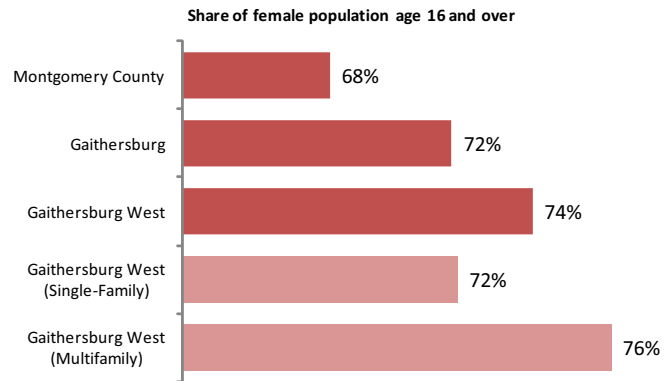
Gaithersburg West has a relatively large population of working women (74 percent of female residents age 16 and over versus 68 percent County wide), with above-average female labor force participation rates among both single-family (72 percent) and multifamily (76 percent) residents.

**Gaithersburg West supplies a disproportionate share of Montgomery County's labor force.** Employed residents account for a relatively large share of the study area's total population (63 percent versus 57 percent County wide). This is consistent with a population that includes relatively fewer children and more working-age adults, singles, and working women.

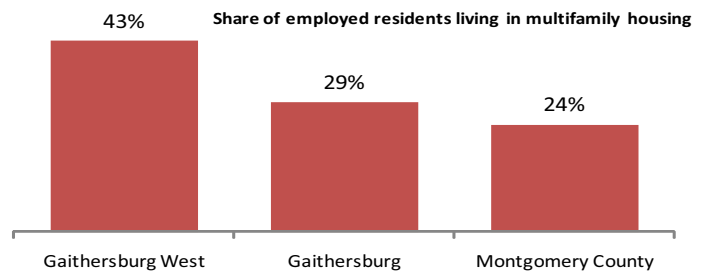
**Multifamily units house a comparatively large share of the resident labor force.** A larger percentage of Gaithersburg West's employed residents live in multifamily units compared (43 percent versus 24 percent County wide).

**Most Gaithersburg West workers commute to jobs in Montgomery County.** Gaithersburg West residents are far more likely to work inside the County (75 percent of the labor force versus 60 percent County wide), half as likely to work in the District of Columbia (11 percent versus 22 percent County wide), and equally likely to commute to jobs in Virginia (seven percent versus eight percent County wide).

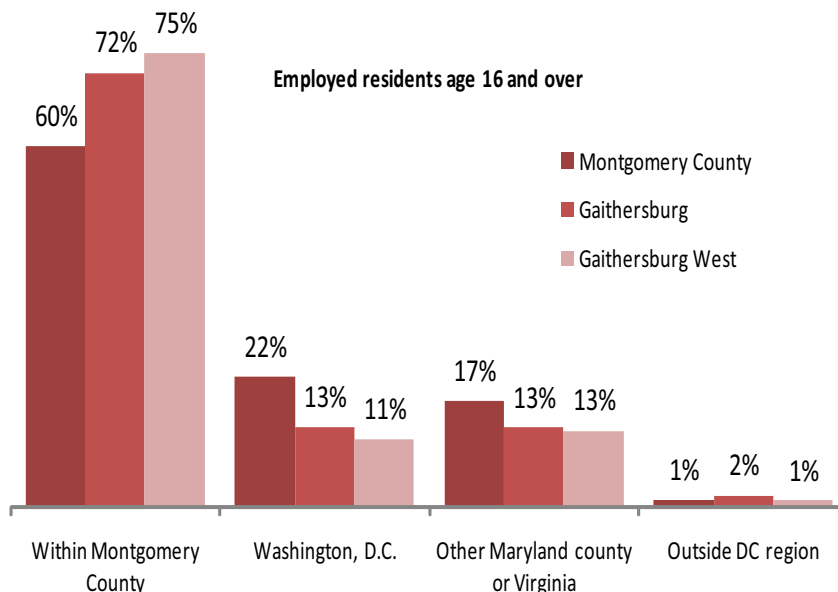
**Female labor force participation rates by area & housing type**



**Multifamily share of workforce housing**



**Work location of resident labor force**





## Commute Alternatives

**People who live in Gaithersburg West are more likely to drive than take transit to work.** Fewer area workers commute by public transit (13 percent versus 16 percent County wide). Those who do use transit face longer commute times (averaging 62 minutes versus 49 minutes for employed residents County wide). Low rates of transit use and long transit commutes reflect several factors, including the relatively smaller numbers of residents that work in the District, the study area’s location near the end of the Red Line, and the relative dearth of direct rapid transit connections. Transit use is likely to increase once the Corridor Cities Transitway is built.

**Residents of higher density housing are more likely to choose alternatives to one-car commutes.** Compared to workers living in single-family homes in the study area, multifamily residents in Gaithersburg West are more likely to commute by transit (16 percent versus 10 percent), carpool (seven percent versus four percent) or walk or bike to work (four percent versus less than 0.5 percent).

**Single-family residents are more likely to work at home.** Telecommuting and other at-home employment is much higher among residents in single-family homes (seven percent of workers living in single-family homes versus one percent of workers in multifamily housing).

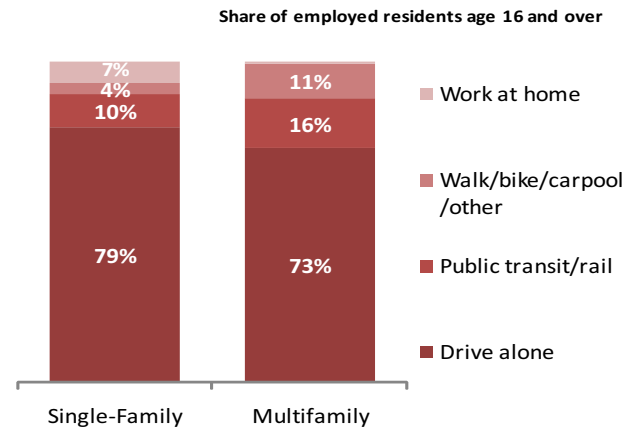
## Household and Family Type

**A smaller-than-average majority of Gaithersburg West households are married couple families.** Married couples (with or without children) account for 57 percent of households in the study area, versus 62 percent County wide and 60 percent for Gaithersburg as a whole. Gaithersburg West also has relatively few single-parent families (six percent of households versus 11 percent in Gaithersburg and 10 percent County wide).

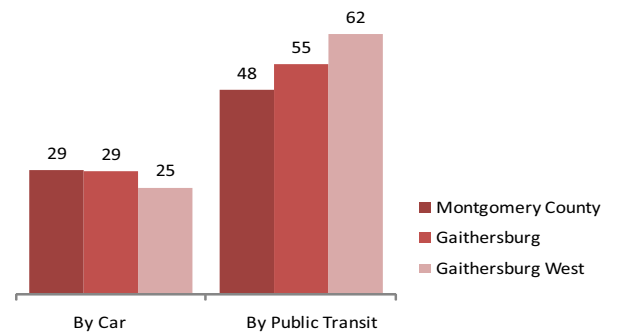
**Singles account for an above-average share of area households.** Gaithersburg West’s housing mix accommodates an above-average number of one-person households (33 percent of households versus 25 percent in Gaithersburg and 24 percent County wide). Singles account for nearly half of multifamily households (48 percent).

## Commute Alternatives

Gaithersburg West

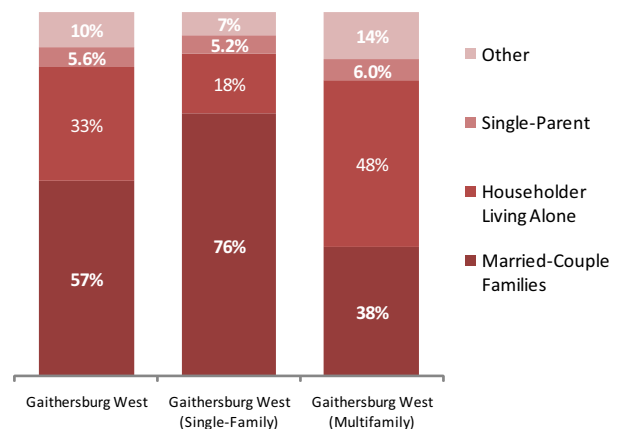


## Average Commute Time to Work (in minutes)



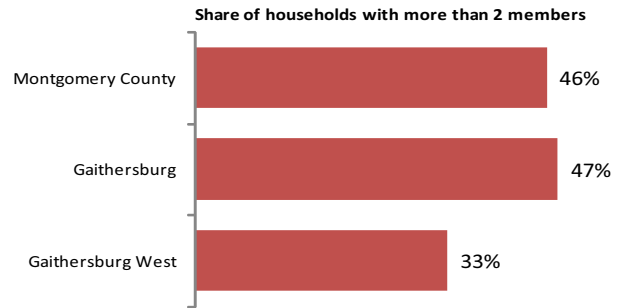
## Household type

by structure type  
Gaithersburg West



**Families generally are smaller in Gaithersburg West.** The study area’s population base includes more residents—seniors, singles and young adults—who tend to have few if any children living at home, with fewer minority residents and average numbers of immigrant households—groups that tend to have larger families—to offset these smaller households. One third of Gaithersburg West households (33 percent) have three or more members, compared to nearly half of all households in Montgomery County (46 percent). This is reflected in the study area’s smaller average household sizes (2.25 versus 2.66 County wide).

**Families with 3 or more members**  
by area



### Household/Family Type

Source: 2005 Census Update Survey

Households by Structure Type	Montgomery County	Gaithersburg	Gaithersburg West		
			Total	Single-Family	Multifamily
	350,000	48,820	5,140	2,540	2,600
Married-Couple Families	62%	60%	57%	76%	38%
Householder Living Alone	24%	25%	33%	18%	48%
Single-Parent Families	10%	11%	6%	5%	6%
Other	15%	15%	10%	7%	14%
<b>Average Household Size</b>	<b>2.66</b>	<b>2.67</b>	<b>2.25</b>	<b>2.78</b>	<b>1.73</b>

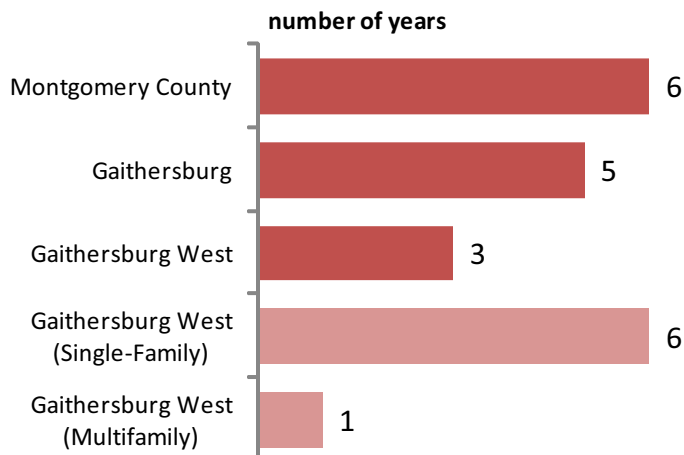
### Household Mobility

**Most Gaithersburg West households are newly-established.** Area residents have lived in their current homes for a median of three years—about half the median for Montgomery County as a whole (six years). Most Gaithersburg West households have been in place for less than five years (58 percent versus 49 percent in Gaithersburg and 42 percent County wide).

**Mobility rates predictably are higher in multifamily households.**

Multifamily households generally have higher turnover rates, with residents moving on after marrying, starting families, or earning higher incomes. Even so, multifamily households in Gaithersburg West have been in their current homes for a substantially shorter period of time on average (one year versus a County wide average of three to four years for garden and high rise apartments, respectively).

### Average years households have been in place



**Higher turnover rates likely reflect relatively more recent expansion in multifamily units.** A relatively newer and more densely developed housing stock would boost the number of new residents and lower average years in place for the study area as a whole.

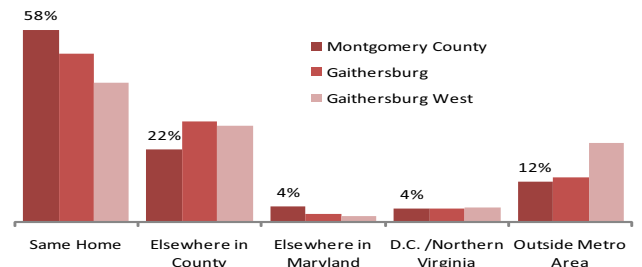
### In-Mover Households

**Many Gaithersburg West households are new to Montgomery County.** Households moving into the County within the past five years account for a greater than average share of Gaithersburg West households (29 percent, versus 19 percent in Gaithersburg and 21 percent County wide.)

**The study area attracts an unusually large number of new residents from outside the region and abroad.**

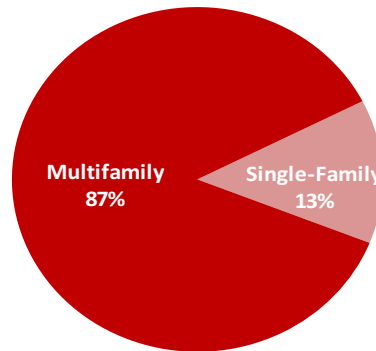
The great majority of Gaithersburg West in-mover households arrived from places outside the Washington, D.C. metro area (80 percent versus 68 percent in Gaithersburg and 59 percent County wide). Conversely, the area attracts a below-average share of in-movers from Washington D.C. or Virginia (14 percent versus 20 percent in Gaithersburg and 19 percent County wide) and substantially fewer from other Maryland counties (six percent versus 13 percent in Gaithersburg and 22 percent County wide).

**Residence 5 years ago**



**Most in-mover households—especially newcomers from outside the region—occupy multifamily housing.** Multifamily housing accommodates 83 percent of in-mover households. In-movers from elsewhere in the U.S. or abroad are especially likely to settle in multifamily housing (87 percent). A smaller majority of households arriving from surrounding counties (65 percent) occupy multifamily units. Overall, newcomers account for nearly half of all multifamily households (48 percent) compared to only one in 10 single-family households (11 percent).

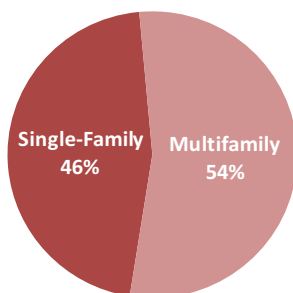
**In-Mover Households by structure type Gaithersburg West**



### Foreign Born

**Gaithersburg West—like the County as a whole—has a substantial foreign-born population.** One in three households in the study area (35 percent) has a foreign-born head of household—slightly fewer than in the Gaithersburg area (39 percent) and exactly in line with Montgomery County as a whole (35 percent).

**Foreign Born Households in Gaithersburg West**  
by structure type  
n= 1,820



**Foreign-born account for a substantial share of both single-family and multifamily households in the area.** One third of Gaithersburg West’s single-family households (33 percent) are headed by a foreign-born person. Foreign-born households occupy 38 percent of all multifamily units in the study area.

**Foreign-born households are more likely to live in multifamily housing.** As discussed above, most households moving into Gaithersburg West from outside the metropolitan area (87 percent) tend to settle first in multifamily housing. A slight majority of foreign-born households in the study area live in multifamily housing (54 percent versus 46 percent in single-family homes), which is high by Montgomery County standards. Only one in three foreign-born households County wide (33 percent) currently lives in multifamily housing.

**Language Ability**

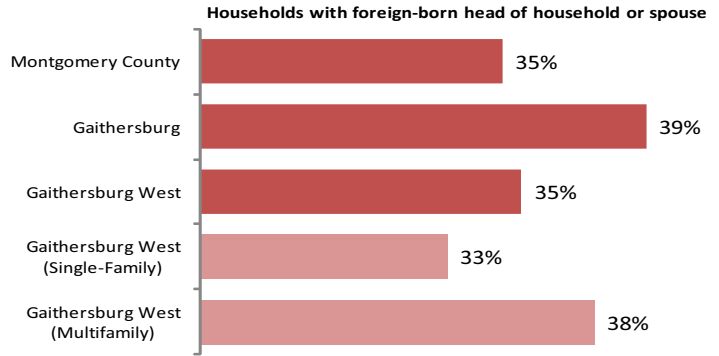
**As in the rest of Montgomery County, many Gaithersburg West residents speak a language other than English at home.** The rate of foreign language speakers in the Gaithersburg West population is identical to that of the wider Gaithersburg area, and somewhat above the rate for the County as a whole (39 percent of the population ages five and over versus 39 in Gaithersburg as a whole and 35 percent County wide).

**Multifamily residents are more likely to be foreign-language speakers.** Nearly half (48 percent) of multifamily residents in Gaithersburg West speak a language other than English at home, versus one-third (32 percent) of single-family residents. Most Spanish-speaking households are in multifamily housing units (69 percent).

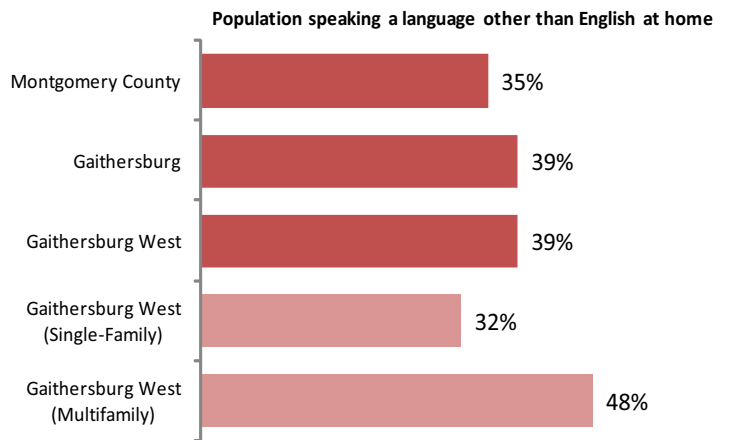
**English proficiency rates are average among Gaithersburg West residents.** Among study area residents age five and over, 10 percent speak English less than “very well,” versus 11 percent in Gaithersburg as a whole and 10 percent County wide.

**Gaithersburg West has fewer Spanish-speaking households.** Among study area households, 11 percent are Spanish-speaking, versus 16 percent in the wider Gaithersburg area and 13 percent County wide).

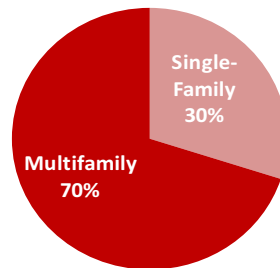
**Foreign-Born Households**  
by area & housing type



**Foreign Language Speakers**  
by area & housing type



**Spanish speaking households**  
by structure type  
Gaithersburg West  
n=550



## Household Income (2004)

**Gaithersburg West is relatively affluent, with household incomes close to the Montgomery County median.** The study area's 2004 median household income (\$79,341) was 11 percent higher than the Gaithersburg area median (\$71,605) and five percent below the County wide median (\$83,880).

**This relative affluence is somewhat unexpected in an area with a lot of multifamily housing.** Multifamily households typically have lower income levels because they tend to include more singles and members not in their peak earning years (including newcomers, young, and elderly). Even so, Gaithersburg West's large multifamily household base (51 percent versus 31 percent of households County wide) has not transformed it into a low-income enclave.

**Single-family households in Gaithersburg West have incomes considerably above the County wide and Gaithersburg area medians.** Very high income levels among single-family households partly explain the area's relative affluence. Households living in single-family homes in Gaithersburg West had a 2004 median income of \$118,574, compared to a County wide median ranging from \$79,800 (townhomes) to \$115,870 (detached homes) and from \$77,500 (townhomes) to \$110,345 (detached homes) in Gaithersburg.

**Gaithersburg West's higher density housing also may attract comparatively affluent residents.** Multifamily households in Gaithersburg West had a 2004 median income of \$52,680—higher than median incomes for all categories of multifamily households in the County (\$46,660 for garden apartments and \$51,970 for high rise units) and Gaithersburg (\$44,295 for garden apartments and \$48,030 for high rise units).

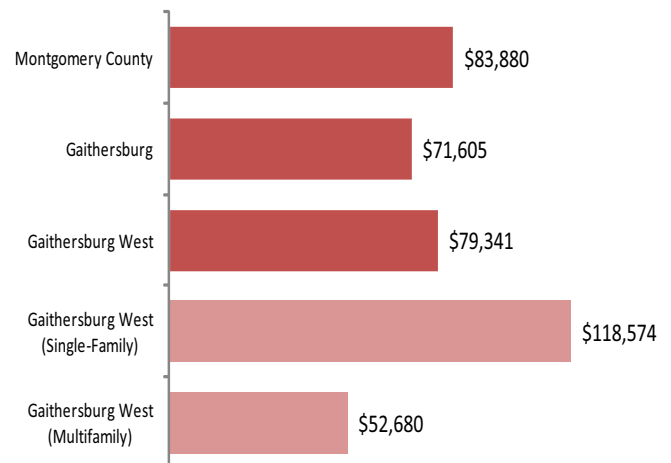
**Even so, there is a large income gap between multifamily and single-family households.** Multifamily households in Gaithersburg West are far more likely to have annual incomes below \$50,000 (48 percent versus nine percent of single-family households), and far less likely to have incomes of \$100,000 or more (16 percent versus 63 percent of single-family households).

## Housing Tenure

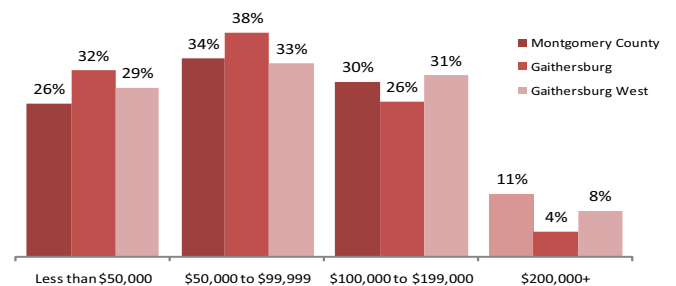
**Gaithersburg West homeownership rates are below average.** Most Gaithersburg West households own their homes (57 percent), but this is well below the County wide average of 74 percent.

**Lower homeownership rates reflect a larger multifamily housing base.** As noted above, Gaithersburg West has a relatively high base of multifamily households (51 percent of area households versus 31 percent County wide). Multifamily households typically are more likely to rent rather than own their homes; this is especially true in Gaithersburg West where 78 percent of multifamily households are renters versus 70 percent County wide. In contrast, 92 percent of area single-family households are homeowners.

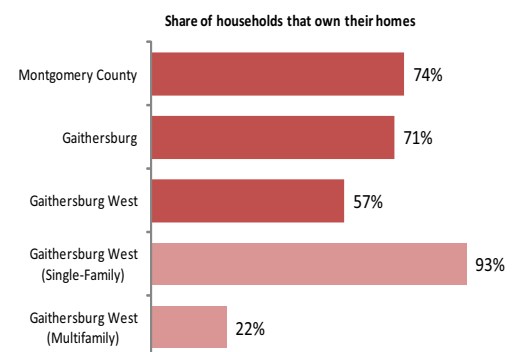
## Median Household Income (2004)



## Household Income Groups



## Homeownership Rate by area & housing type



## Housing Costs

**Homeownership costs are slightly above average for Montgomery County, but far higher than in Gaithersburg as a whole.** In 2005, the average cost of owning a home in Gaithersburg West was \$1,755 per month—24 percent higher than average homeownership costs in the Gaithersburg area and five percent above the County wide average.

**Despite paying slightly higher housing costs, area homeowners are in a slightly better position to absorb these costs.** Housing costs consume more than 30 percent of monthly household income for only 15 percent of homeowners in the study area, versus 18 percent of Gaithersburg area homeowners and 17 percent of homeowners County wide.

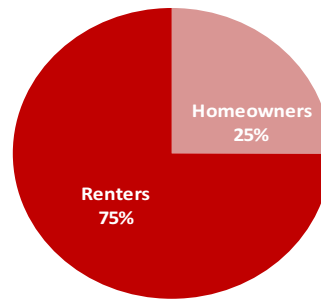
**Rental costs are in line with the County and slightly higher than in the Gaithersburg vicinity.** The monthly cost of living in a Gaithersburg West rental unit (\$1,167)—is five percent higher than in Gaithersburg as a whole and identical to that of the County as a whole in 2005.

**As in other parts of the County, housing costs consume a greater share of rental household incomes.** In Gaithersburg West, 44 percent of renters spend more than 30 percent of their income on housing compared to 42 percent of Gaithersburg renters and 41 percent of renters County wide.

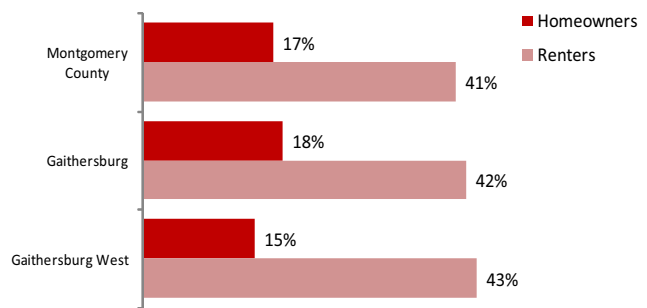
## Car Ownership

**A large multifamily housing base drives down car ownership rates in Gaithersburg West.** Households in the study area own an average of 1.7 cars, versus 1.8 in Gaithersburg and 1.9 in Montgomery County. Single-family households in the study area, which generally are larger and more affluent (reflecting dual-commute families and more residents in their peak earning years), own an average of 2.2 cars. With more young, single-commute, elderly, and lower-income households, multifamily households own 1.3 cars on average.

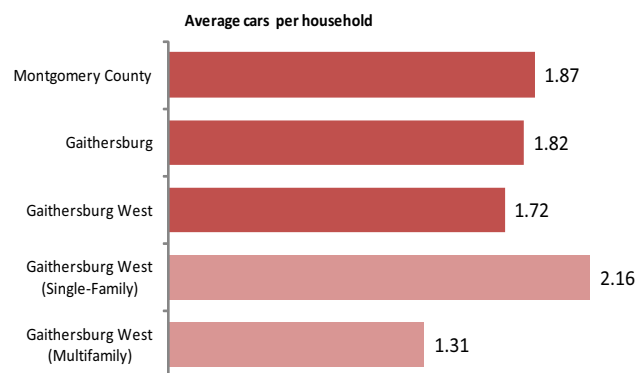
**Housing Costs**  
by housing tenure  
Gaithersburg West



**Households spending +30% of income on housing**



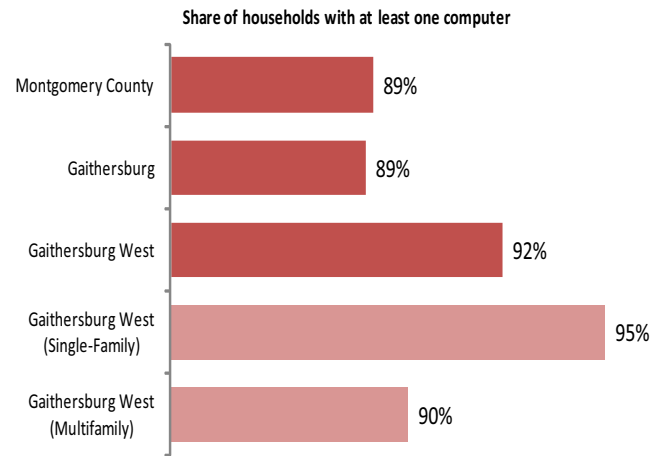
**Car Ownership**  
by area



## Computer Ownership

**Gaithersburg West households—especially multifamily households—have above-average rates of computer ownership.** Ninety-two percent of Gaithersburg West households own at least one computer, compared to 89 percent of Montgomery County and Gaithersburg area households. The differences are more striking among multifamily households: County wide, only 79 percent of multifamily households owns a computer. In Gaithersburg West—with a slightly more affluent and significantly more educated population occupying its high-density housing—90 percent of multifamily households own a computer.

## Computer Ownership by area



# Gaithersburg West Master Plan Area

Montgomery County, MD.

2005 Census Update Survey

		SINGLE-FAMILY	MULTI-FAMILY	ALL TYPES
<i>Traffic Zones: 166,200,212,213,215, &amp; 231</i>				
P O P U L A T I O N	<b>Household Population</b>	7,075	4,510	11,585
	<b>% Female</b>	49.9%	57.8%	52.9%
	<b>Age Distribution:</b>			
	% 0-4 Years Old	7.4%	2.7%	5.6%
	% 5-17 Years Old	19.2%	8.8%	15.2%
	% 18-29 Years Old	7.1%	26.7%	14.7%
	% 30-44 Years Old	23.0%	27.8%	24.9%
	% 45-64 Years Old	36.7%	18.2%	29.5%
	% 65-74 Years Old	4.1%	6.7%	5.1%
	% Over 74 Years Old	2.4%	9.1%	5.0%
	<b>Average Age (years)</b>	36.9	40.2	38.2
	<b>Race:</b>			
	% White	67.9%	62.4%	65.8%
	% Black	5.3%	16.0%	9.4%
	% Asian or Pacific Islander	22.9%	15.0%	19.9%
	% Other	3.9%	6.6%	4.9%
	<b>Hispanic or Latino and Race</b> <sup>1</sup>			
	% Hispanic or Latino <sup>1</sup>	6.1%	15.6%	9.8%
	% Not Hispanic White	64.2%	54.7%	60.5%
	<b>Language Spoken at Home</b>			
	Persons 5 Years and Older	6,550	4,390	10,940
% Speak Language Other than English	32.0%	48.2%	39.0%	
% Speak English less than "Very Well"	9.7%	11.3%	10.4%	
<b>Educational Attainment:</b>				
Persons 25 Years and Older	4,815	3,545	8,360	
% Less than High School Diploma	4.8%	8.7%	6.5%	
% High School Graduate	15.6%	22.8%	18.7%	
% Associate or Trade School	2.3%	5.0%	3.5%	
% Bachelor's Degree	32.9%	26.4%	30.1%	
% Grad, Professional or Doctoral	44.3%	37.1%	41.2%	
L A B O R  F O R C E	<b>Number of Employed Residents</b> <sup>2</sup>	4,175	3,120	7,295
	<b>% Females Who Are Employed</b> <sup>2</sup>	71.9%	76.3%	74.0%
	<b>Women with Children Under Age 6</b>	535	90	625
	% Employed <sup>2</sup>	*	*	66.1%
	<b>Work Location:</b>			
	% Montgomery County	72.8%	78.4%	75.4%
	% Prince George's County	4.3%	2.0%	3.2%
	% Elsewhere in Maryland	3.0%	2.1%	2.6%
	% Washington, D.C.	9.7%	13.0%	11.1%
	% Virginia	8.5%	4.6%	6.7%
	% Outside MD-VA-DC	1.7%		0.9%
	<b>Work Trip:</b>			
	% Driving	82.7%	79.7%	81.4%
	% Alone	79.1%	72.7%	76.3%
	% Carpool	3.6%	7.0%	5.1%
	% Public Transit or Rail	10.4%	15.6%	12.7%
	% Walk/Bicycle/Other		3.8%	1.7%
% Work at Home	6.9%	0.9%	4.3%	
<b>Average Commuting Time to Work (minutes)</b>				
Overall	29.5	30.6	30.0	
By Car	25.2	25.4	25.3	
By Public Transit	62.7	60.8	61.7	

\* Insufficient data for reliable estimates.

<sup>1</sup> Those of Hispanic origin may be of any race.

<sup>2</sup> Ages 16 and older and employed full- or part-time.

Source: 2005 Census Update Survey; Research & Technology Center, Montgomery County Planning Dept., M-NCPPC, Dec 2007v2.



**Gaithersburg West MP Area (cont.)**  
**2005 Census Update Survey**

<i>Traffic Zones: 166,200,212,213,215, &amp; 231</i>		<b>SINGLE-FAMILY</b>	<b>MULTI-FAMILY</b>	<b>ALL TYPES</b>
<b>H O U S I N G</b>	<b>Households by Structure Type</b>	2,540	2,600	5,140
	<b>% Total Households by Structure Type</b>	49.4%	50.6%	100.0%
	<b>Average Household Size</b>	2.78	1.73	2.25
	<b>Tenure:</b>			
	% Rental	7.5%	77.9%	43.3%
	<b>Average Monthly Costs:</b>			
	Homeowner	\$1,964	*	\$1,755
	Renter	*	\$1,159	\$1,167
	<b>Residence in April 2000:</b>			
	% in Same Home	65.6%	18.4%	41.8%
	% Elsewhere in County	23.8%	33.7%	28.8%
	% Elsewhere in Maryland		3.3%	1.7%
	% D.C or Northern Virginia	4.1%	4.1%	4.1%
	% Outside Metro Area	6.5%	40.6%	23.6%
	<b>Median Years in Same Home</b>	6	1	3
	<b>Average Age of Household Head</b>	50.5	45.4	47.9
	<b>% Households with Foreign Born Head or Spouse</b>	33.0%	37.8%	35.4%
	<b>% Households Speaking Spanish</b>	6.6%	14.6%	10.7%
	<b>Households by Type:</b>			
	% Family Households	81.5%	48.8%	65.0%
	% Married-Couple	75.7%	37.7%	56.5%
	% Single-Parent	5.2%	6.0%	5.6%
	% Nonfamily Households	18.5%	51.2%	35.0%
	% Householder Living Alone	17.5%	48.3%	33.1%
	<b>Persons in Households:</b>			
	% 1 Person	17.5%	48.3%	33.1%
	% 2 Persons	30.8%	37.3%	34.1%
	% 3 Persons	23.9%	7.1%	15.4%
% 4 Persons	15.2%	7.3%	11.2%	
% 5+ Persons	12.5%		6.2%	
<b>Average Number of Cars</b>	2.2	1.3	1.7	
<b>% of Households with Computers</b>	94.7%	89.8%	92.1%	
% of these visiting M-NCPPC website	37.2%	20.1%	28.5%	
<b>I N C O M E</b>	<b>2004 Household Income Distribution:</b>			
	% Under \$15,000	0.6%	7.5%	4.1%
	% \$15,000 to \$29,999	1.4%	13.3%	7.4%
	% \$30,000 to \$49,999	6.8%	27.1%	17.1%
	% \$50,000 to \$69,999	9.8%	19.2%	14.6%
	% \$70,000 to \$99,999	19.2%	17.2%	18.2%
	% \$100,000 to 149,999	34.6%	13.9%	24.1%
	% \$150,000 to 199,999	12.4%	1.1%	6.7%
	% \$200,000+	15.2%	0.5%	7.8%
	<b>2004 Median Household Income</b>	\$118,574	\$52,680	\$79,341
	<b>% of Households Spending More Than 30% of Income on Housing Costs:</b>			
	% Homeowners	16.5%	*	14.5%
% Renters	*	45.2%	43.4%	

\* Insufficient data for reliable estimates.

Source: 2005 Census Update Survey; Research & Technology Center, Montgomery County Planning Dept., M-NCPPC, Dec 2007v2.

