

Population and Household Profile

April 1995



FRIENDSHIP HEIGHTS

SECTOR PLAN AREA

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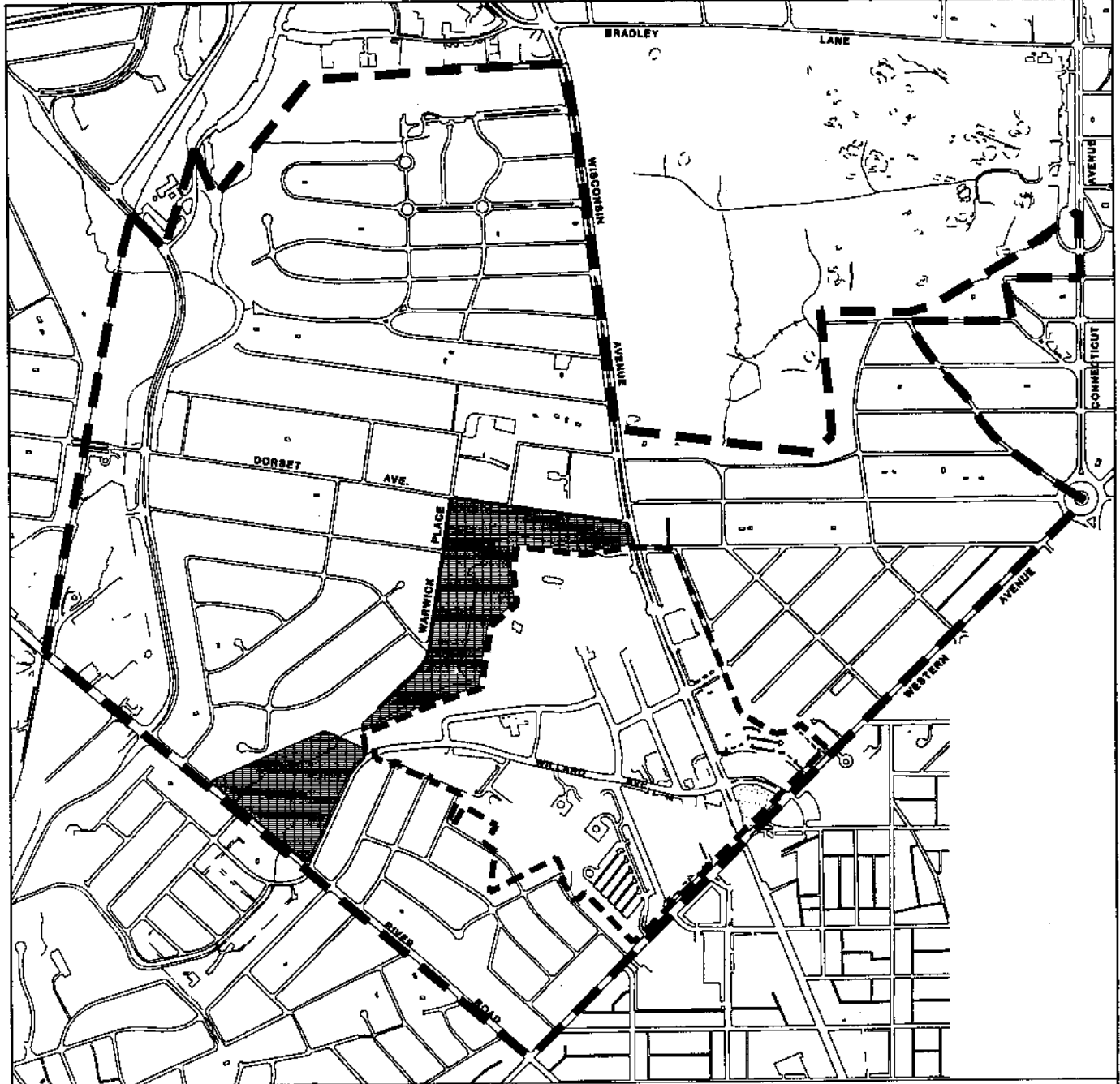
Research & Information Systems Division

8787 Georgia Avenue

Silver Spring, Maryland 20910-3760

Friendship Heights Demographic Profile

Figure 2



LEGEND



SECTOR PLAN AREA (SPA)



FRIENDSHIP HEIGHTS AND NEARBY AREA



AREA OUTSIDE SPA INCLUDED IN PROFILE



North

SCALE:
1" = 1100'

FRIENDSHIP HEIGHTS DEMOGRAPHIC PROFILE: HOUSEHOLDS AND POPULATION

Introduction

The Friendship Heights Sector Plan Area, located off Wisconsin Avenue at the edge of the District of Columbia line, is distinguishable by its concentration of high-rise apartments and commercial buildings. As seen on the map on the facing page, most of the Friendship Heights Sector Plan Area lies west of Wisconsin Avenue, defined by the southwest boundary of the GEICO property and to the northwest by the Town of Somerset park. The Sector Plan Area extends east of Wisconsin Avenue to include the commercial buildings along Wisconsin Avenue and their accompanying surface parking lots, abutting Chevy Chase Village. The total acreage within the Sector Plan Area is approximately 92 acres.

The following profile provides a snapshot of the demographic and economic characteristics of the Friendship Heights Sector Plan Area residents. The report provides background information for the current Sector Plan review. Data from the 1990 U.S. Census characterize the Friendship Heights population, along with Countywide census data for comparisons. When available, data from the 1980 Census show changes between the two decennial census counts. The opening of Metro in August, 1982 warrants a review of the areas demographics prior to 1982. Also included are prices of condominiums sold during 1994.

Profile of Typical Household

The Friendship Heights area population and household characteristics are typical of a high-rise community. Females are in the majority. One in three residents in the Friendship Heights Sector Plan Area is 65 years old or older. Nearly 60 percent of the residents live alone and nearly 40 percent of this group is 65 years old or older. Most Sector Plan Area residents live in a multi-family unit that is rented for over \$750 per month. The resident of Friendship Heights and the Nearby Area is more highly educated than a County resident, uses public transit more, has a slightly higher income, and works outside the County.

Geographic Delineation

The data from the 1980 and 1990 U.S. Census used in this report are from both the short form questionnaire, which covers basic population and housing questions of all households, and the long form questionnaire, which asks additional social and economic questions of a sample of all households. Census information from the short form is retrieved at the block level, which closely matches the Sector Plan Area boundary. However, thirty-seven single-family detached units from outside the Sector Plan Area are included in the 1990 Census data.

Census data from the long form sample survey are retrieved by the block group. The block group geographic area is referred to in this report as Friendship Heights and Nearby Area. Data from block groups are presented in the Socio-Economic section of this study (see page 9). For a more detailed description of geographic boundaries, refer to the Planning Area and Census Data Geography section of the report.

General Household and Population Characteristics

Population and household data presented in this section are from the U.S. Census short form questionnaire, gathered at the block level. As noted earlier, the census blocks used in this analysis closely match the Friendship Heights Sector Plan Area, with the addition of 37 single-family detached units outside the Sector Plan Area.

Population

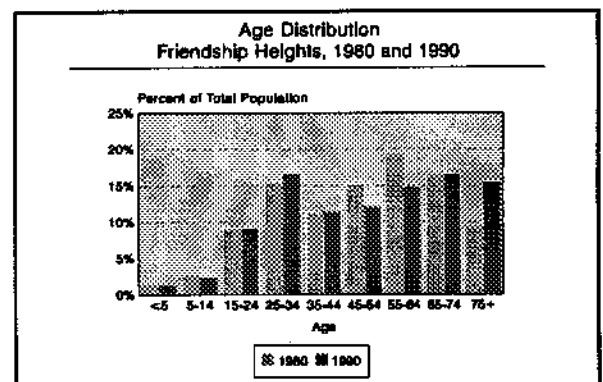
Little population growth between 1980 and 1990

According to the U.S. Census, about 250 more people lived in Friendship Heights in 1990 than in 1980, resulting in a 5.6 percent increase in population¹. For comparison, the County as a whole grew much more rapidly by adding another 31 percent to its population base during this same period.

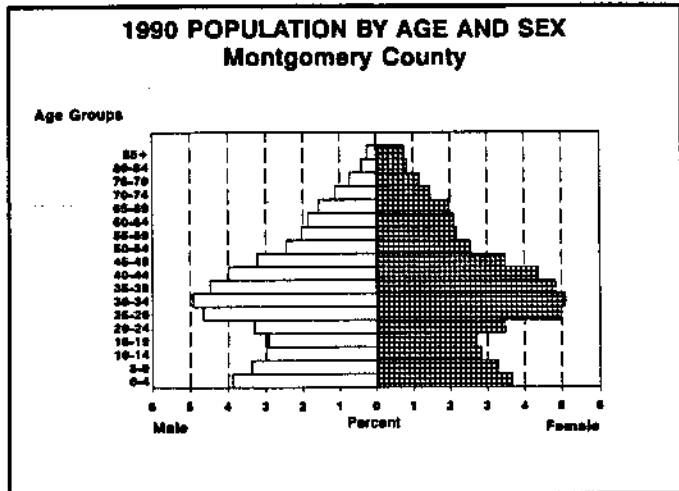
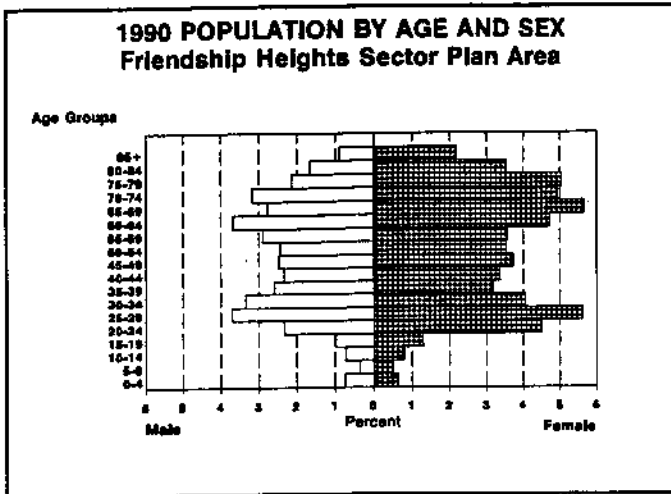
Population	1980		1990		1990	
	Friendship	% of	Friendship	% of	Montgomery	% of
	Heights	Total	Heights	Total	County	Total
Persons living in households	4,477	100.0%	4,727	100.0%	749,257	99.0%
Persons in group quarters	0	0.0%	0	0.0%	7,770	1.0%
Total population	4,477	100.0%	4,727	100.0%	757,027	100.0

An older population compared to 1980 and a much older population in 1990 compared to the County

Although the median age of residents in Friendship Heights rose by only .7 years to nearly 52 years old, the percent of the population that is over 75 years old increased much more rapidly after 1980.



¹Census profile data are available for an area that conforms closely, but not exactly, to the Sector Plan boundary. The actual population for 1990 is closer to 4,630. There are 37 houses outside the Sector Plan Area that are included in the Census data. Please refer to the Planning Area and Census Data Geography section of this report for a more detailed description.



Sharp contrast between Friendship Heights and County age-sex pyramids.

The 1990 age and sex structure of the population in Friendship Heights is strikingly different from that of the County, as shown by the accompanying population pyramids.

The largest contrasts are in the young and old age groups. In Friendship Heights, the birth through 19 age group is only one-quarter the County proportion, 6.1 percent, compared to 25.6 percent for the County. The proportion for those over sixty is nearly three times as high in Friendship Heights as the County, 40.4 percent compared to 14.2 percent. The post-war baby boom ages, 25-44 in 1990, is only three-quarters as large in Friendship Heights as in the County. The other groups, 20-24 and 45-59, make up similar proportions in both areas.

Because of the predominance of the older age groups, there are more females than males in Friendship Heights. The area is 60.9 percent female compared to 51.8 percent in the County.

In 1980, nearly one in four Friendship Heights residents was 65 years old and older. By 1990, one in three residents was 65 years and older. Most of this increase in the elderly population is in the 75 year-old and over group. In fact, the biggest increase of any age cohort between 1980 and 1990 is in the 75 year-old and over group. This cohort was 9.3 percent of total population in 1980 and by 1990, made up over 15.5 percent of Friendship Heights population.

Compared to the County, the percent of the population that is 65 and older is much higher in Friendship Heights. About one in ten of Montgomery County residents is at least 65 years old compared to one in three in Friendship Heights. A larger elderly population in Friendship Heights results in a much higher median age than Countywide. The median age of Friendship Heights residents is nearly 19 years older than the median age of County residents.

Residents by Age	1980		1990		1990	
	Friendship Heights	% of Total	Friendship Heights	% of Total	Montgomery County	% of Total
Under 5	62	1.4%	65	1.4%	57,138	7.5%
5-9	57	1.3%	41	0.9%	50,397	6.7%
10-14	71	1.6%	72	1.5%	44,128	5.8%
15-19	123	2.7%	107	2.3%	42,696	5.6%
20-24	283	6.3%	323	6.8%	51,479	6.8%
25-29	359	8.0%	440	9.3%	73,143	9.7%
30-34	332	7.4%	350	7.4%	75,804	10.0%
35-44	499	11.1%	542	11.5%	133,794	17.7%
45-54	675	15.1%	573	12.1%	88,855	11.7%
55-59	454	10.1%	306	6.5%	32,056	4.2%
60-64	414	9.2%	396	8.4%	30,046	4.0%
65-74	731	16.3%	781	16.5%	46,327	6.1%
75 and over	417	9.3%	731	15.5%	31,164	4.1%
Total	4,477	100.0%	4,727	100.0%	757,027	100.0%
Median (age)	51.7		52.4		33.9	

Consistent with a much older population, there are fewer school age children. In 1990, about 6 percent of residents in Friendship Heights were 19 years old and younger. On the other hand, about a quarter of County population is of school age or younger. Between 1980 and 1990, the number of both pre-school and school-age children remained stable in Friendship Heights.

County much more racially diverse

About 10 percent of Friendship Heights population is Black, Asian, or of "Other" race. Countywide, nearly 23 percent of the population falls into these categories.

Race and Hispanic Origin*	1980		1990		1990	
	Friendship Heights	% of Total	Friendship Heights	% of Total	Montgomery County	% of Total
White	4,041	90.3%	4,261	90.1%	580,635	76.7%
Black	115	2.6%	170	3.6%	92,267	12.2%
Asian or Pacific Islander	142	3.2%	241	5.1%	61,981	8.2%
Other	179	4.0%	55	1.2%	22,144	2.9%
Total	4,477	100.0%	4,727	100.0%	757,027	100.0%
Hispanic*	434	9.7%	450	9.5%	55,684	7.4%

* Hispanic people may be of any race.

Households

In Friendship Heights, most households are occupied by one person

About 59 percent of Friendship Heights households are single-person households, while 30 percent are occupied by married couples. The household composition in Montgomery County is just the opposite; most households include a married couple, while only 20 percent are single-person households.

The high number of single-person households in Friendship Heights is a function of the area's multi-family housing stock, coupled with a substantial population over 65 years old. In 1980, of the 1,611 single-person households in Friendship Heights, about 31 percent were occupied by a 65 year-old or older resident. In 1990, 40 percent of single-occupant households are 65 years of age or older.

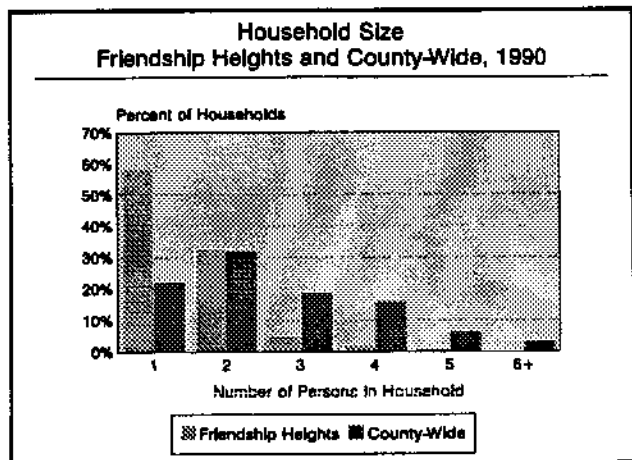
Households by Type	1980		1990		1990	
	Friendship Heights	% of Total	Friendship Heights	% of Total	Montgomery County	% of Total
Married couples	938	33.2%	919	30.2%	162,833	57.7%
Single parent	172*	6.1%	47	1.5%	18,826	6.7%
Single with other relatives	N.A.	N.A.	130	4.3%	16,573	5.9%
Single with unrelated	107	3.8%	166	5.4%	21,052	7.5%
Single person	1,611	57.0%	1,785	58.6%	62,944	22.3%
Total	2,828	100.0%	3,047	100.0%	282,228	100.0%

* Includes single with other relatives.

Friendship Heights households have fewer occupants compared to Countywide

The average household size in Friendship Heights is 1.55 in 1990 compared to 2.65 people per household Countywide. About 90 percent of Friendship Heights households are one and two person households compared to 55 percent Countywide.

Another 219 households were added to Friendship Heights between 1980 and 1990. About 80 percent of the increase in households is the result of new one-person households. Only 9 percent of Friendship Heights households are three or more person households. In the County, 45 percent of all households are three or more person households.



Households By Size	1980		1990		1990	
	Friendship Heights	% of Total	Friendship Heights	% of Total	Montgomery County	% of Total
1 person	1,611	57.0%	1,785	58.6%	62,944	22.3%
2 persons	932	33.0%	998	32.8%	91,708	32.5%
3 persons	177	6.3%	155	5.1%	52,871	18.7%
4 persons	82	2.9%	73	2.4%	45,704	16.2%
5 persons	20	0.7%	28	0.9%	18,808	6.7%
6+ persons	6	0.2%	8	0.3%	10,193	3.6%
Total	2,828	100.0%	3,047	100.0%	282,228	100.0%
Persons per household	1.58		1.55		2.65	

Housing Unit Characteristics

Housing units in Friendship Heights are exclusively multi-family

Although there are a handful of single-family detached houses in Friendship Heights, they are not used as residences.

According to Census data, there have been an additional 328 multi-family housing units constructed in the Friendship Heights Sector Plan Area since 1980. Residential completions records for the area show 456 units completed since 1980. These include the Carleton

Condominiums and Somerset I and II. Countywide, most of the housing stock is single-family detached units.

Housing Structure Type	1980		1990		1990	
	Friendship	% of	Friendship	% of	Montgomery	% of
	Heights	Total	Heights	Total	County	Total
Single-family detached	33	1.1%	44	1.3%	153,872	52.0%
Single-family attached	0	0.0%	0	0.0%	50,536	17.1%
Multi-family	2,938	98.8%	3,235	98.0%	89,451	30.2%
Other	3	0.1%	23	0.7%	1,864	0.6%
Total	2,974	100.0%	3,302	100.0%	295,723	100.0%

Since 1980, Friendship Heights has changed from a majority owner-occupied residential community to a majority renter-occupied.

The number of renter-occupied units has increased since the 1980 Census by almost 55 percent. The fact that only condominiums were built since 1980 indicates a larger share of condominium owners are renting out their units than are occupying the space themselves.

Occupancy and Tenure	1980		1990		1990	
	Friendship	% of	Friendship	% of	Montgomery	% of
	Heights	Total	Heights	Total	County	Total
Owner-occupied units	1,540	51.8%	1,055	32.0%	191,749	64.8%
Renter-occupied units	1,286	43.2%	1,992	60.3%	90,479	30.6%
Vacant housing units	148	5.0%	255	7.7%	13,495	4.6%
Total housing units	2,974	100.0%	3,302	100.0%	295,723	100.0%
Persons per owner-occupied unit	1.61		1.10		2.77	
Persons per renter-occupied unit	1.54		1.56		2.42	

Coinciding with the reversal in tenure is the increase in the average household size for renter-households and the decrease for owner-occupied households. Between the two census counts, the average number of persons per renter household increased slightly, from 1.54 to 1.56, while persons per owner-occupied unit dropped from 1.61 to 1.10. Typically, condominium units are larger than rental units; hence, larger household sizes are expected. The decrease in household size for owner-occupied units is believed to be due to the conversion from a rental project to a condominium in the early 1980s of the Willoughby of Chevy Chase, which contains a number of efficiency and studio units.

Rents are 30 percent higher in Friendship Heights than the County median rent.

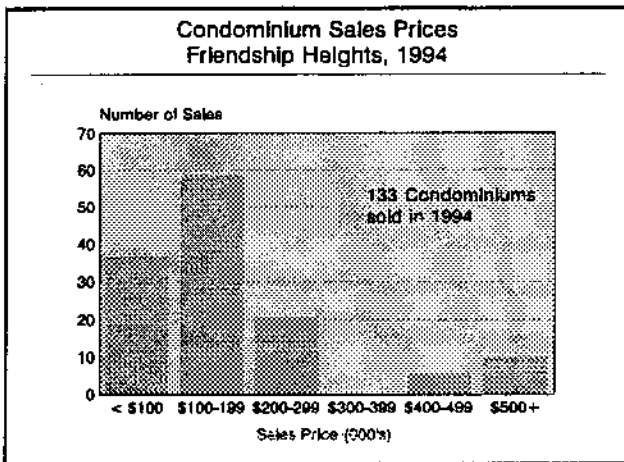
Nearly 75 percent of the units in Friendship Heights rent for over \$750 per month, while only 15 percent of renter households pay under \$600 per month in rent. Countywide, nearly 38 percent of renter households pay over \$750 per month, while 28 percent pay less than \$600 per month.

Contract Rent Renter-occupied paying cash	1990		1990	
	Friendship Heights	% of Total	Montgomery County	% of Total
Less than \$200	2	0.1%	3,237	3.7%
\$200-\$249	1	0.1%	734	0.8%
\$250-\$299	2	0.1%	838	1.0%
\$300-\$349	4	0.2%	1,032	1.2%
\$350-\$399	2	0.1%	1,353	1.5%
\$400-\$449	6	0.3%	2,022	2.3%
\$450-\$499	4	0.2%	2,996	3.4%
\$500-\$549	42	2.1%	5,903	6.8%
\$550-\$599	58	3.0%	6,038	6.9%
\$600-\$649	97	4.9%	9,574	11.0%
\$650-\$699	160	8.2%	10,189	11.7%
\$700-\$749	113	5.8%	10,275	11.8%
\$750-\$999	760	38.7%	23,649	27.1%
\$1,000 or more	712	36.3%	9,479	10.9%
Total	1,963	100.0	87,319	100.0%
Median	\$911		\$698	

Condominium Sales

The 1994 median condominium sales price was \$135,000.

According to Rufus L. Lusk Inc., a company that tracks housing sales in the Washington area, 133 condominiums sold in the Sector Plan Area during 1994. Sales prices of condominiums in Friendship Heights ranged from \$40,000 for a small efficiency apartment at the Willoughby to almost three-quarters of a million dollars at the Somerset House. Over half the units sold were between \$75,000 and \$175,000. Of sixteen units sold for over \$400,000, all but one are from the Somerset House.



Condo Sales 1994		
Sales Price (\$)	Number of Units	Percent
<\$100,000	37	27.8%
\$100,000-\$124,999	28	21.1%
\$125,000-\$149,999	12	9.0%
\$150,000-\$174,999	7	5.3%
\$175,000-\$199,999	12	9.0%
\$200,000-\$224,999	14	10.5%
\$225,000-\$249,999	2	1.5%
\$250,000-\$274,999	1	0.8%
\$275,000-\$299,999	4	3.0%
\$300,000-\$324,999	0	0.0%
\$325,000-\$349,999	0	0.0%
\$350,000-\$374,999	0	0.0%
\$375,000-\$399,999	0	0.0%
\$400,000-\$424,999	0	0.0%
\$425,000-\$449,999	1	0.8%
\$450,000-\$474,999	2	1.5%
\$475,000-\$499,999	3	2.3%
+ \$500,000	10	7.5%
Total	133	100.0%
Median	\$135,000	

SOCIO-ECONOMIC CHARACTERISTICS

The following section presents socio-economic data from the U.S. Census long-form sample survey, retrieved at the block group level. The block group geography is a much larger area than the Friendship Heights Sector Plan Area, encompassing an additional 4,656 residents in 1,910 households from neighborhoods surrounding Friendship Heights. The larger area is referred to as Friendship Heights and Nearby Area.

As a result of the inclusion of additional households from outside the Sector Plan Area, the socio-economic data do not necessarily possess the characteristics of the Friendship Heights residents. The variations in housing type, age distribution and household structure between the Sector Plan Area and Friendship Heights and Nearby Area suggest different socio-economic characteristics. Nevertheless, the information does convey additional descriptive data of the Friendship Heights residents and their neighbors.

Mobility rates stable over the last 10 years

Between 1980 and 1990, the percent of the population five years and older living in the same house as five years earlier remained around 50 percent. That figure is comparable to the Countywide rate.

Residence in 1975/85 (persons 5 years and over)	--- 1980 ---	----- 1990 -----	
	Friendship Heights	Friendship Heights	Montgomery County
Percent in same house in 1975/85	49.9%	51.9%	46.5%
Different house in 1975/85:			
Same county	14.4%	15.1%	24.0%
Different county, same state	2.2%	1.4%	5.2%
Different state	24.3%	22.1%	17.9%

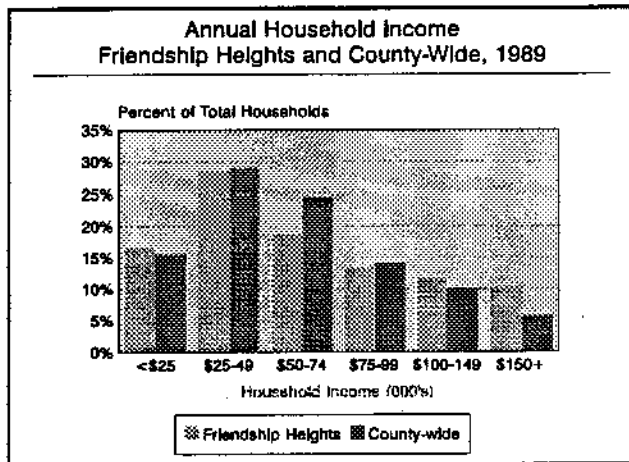
Of those who lived in a different house in 1985, 15 percent moved to Friendship Heights from another place in the County, while a higher percentage came from a different state. The higher influx from outside the state may be partially explained by the proximity of Friendship Heights to the District of Columbia and northern Virginia.

Given the high number of multi-family units in Friendship Heights, one would expect a much higher mobility rate (higher than 50 percent having moved since 1985). But because of the large percentage of older residents, who are typically less mobile, the mobility rate seems appropriate.

Slightly higher incomes in Friendship Heights

The median income of Friendship Heights residents is nearly \$2,000 higher than County-wide. The higher income is probably a result of a higher proportion of residents earning over \$125,000 in Friendship Heights compared to County residents.

A higher percentage of income is spent on rent in Friendship Heights than Countywide. About 19 percent of Friendship Heights median income is spent on rent compared to 15 percent County-wide.



1989 Household Income	1990	1990
	Friendship Heights	Montgomery County
Less than \$5,000	1.9%	1.9%
\$5,000-\$9,999	3.4%	2.4%
\$10,000-\$12,499	2.0%	1.5%
\$12,500-\$14,999	1.3%	1.4%
\$15,000-\$17,499	1.6%	2.0%
\$17,500-\$19,999	1.7%	1.9%
\$20,000-\$22,499	2.5%	2.5%
\$22,500-\$24,999	2.4%	2.2%
\$25,000-\$27,499	2.7%	3.0%
\$27,500-\$29,999	2.5%	2.6%
\$30,000-\$32,499	2.3%	3.2%
\$32,500-\$34,999	2.9%	2.4%
\$35,000-\$37,499	3.5%	3.2%
\$37,500-\$39,999	1.8%	2.7%
\$40,000-\$42,499	2.8%	3.6%
\$42,500-\$44,999	2.3%	2.6%
\$45,000-\$47,499	4.9%	3.2%
\$47,500-\$49,999	2.9%	2.6%
\$50,000-\$54,999	3.6%	6.1%
\$55,000-\$59,999	3.8%	5.1%
\$60,000-\$74,999	11.4%	13.4%
\$75,000-\$99,999	13.5%	14.2%
\$100,000-\$124,999	7.4%	7.1%
\$125,000-\$149,999	4.5%	3.2%
\$150,000 or more	10.3%	6.0%
Total	100.0%	100.0%
Median (dollars)	\$56,315	\$54,089

Friendship Heights residents are more highly educated than County residents as a whole.

In 1990, just under 40 percent of residents 25 years and older hold a graduate or professional degree (Master's Degree and higher), compared to about 23 percent Countywide.

Educational Attainment (residents 25 years and older)	1980	1990	
	Friendship Heights	Friendship Heights	Montgomery County
Less than 9th grade	2.9%	2.4%	3.9%
9th to 12th grade, no diploma	3.2%	2.9%	5.5%
High school graduate	16.7%	11.7%	16.8%
Some college, no degree	18.8%	13.8%	18.4%
Associate degree	N.A.	3.5%	5.5%
Bachelors degree	58.4%*	26.5%	26.7%
Graduate or professional degree	N.A.	39.2%	23.2%
Total	100.0%	100.0%	100.0%

*Includes Graduate or professional degree

Fewer male and female workers, proportionally, in Friendship Heights compared to County.

A low labor force participation rate among both male and female workers in Friendship Heights is a result of an older resident population, many retired. A decrease in the overall labor force rate since 1980 is a reflection of the fact that residents in the area are older and are no longer in the work force. In 1980, 67 percent of the population was in the primary working ages of 20-64 compared to 62 percent in 1990.

Labor Force Participation Rate (persons 16 years and over)	1980	1990	1990
	Friendship Heights	Friendship Heights	Montgomery County
Male	73.2%	70.6%	81.4%
Female	48.4%	50.2%	65.6%

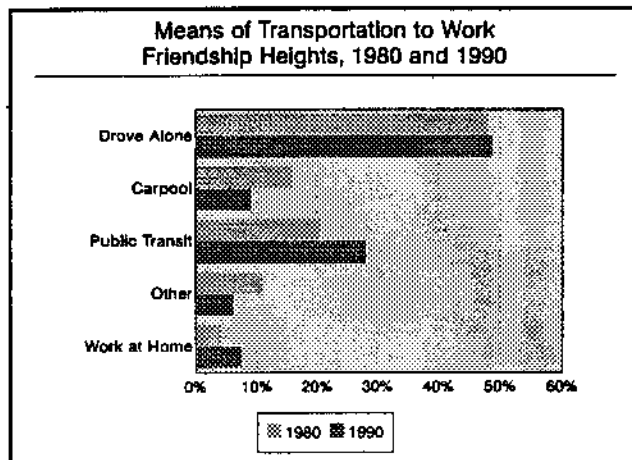
A more professional work force than the County

Nearly 90 percent of Friendship Heights' employed residents hold either managerial or technical, sales and administrative positions. That compares to about 79 percent Countywide. Finally, comparatively, Friendship Heights has fewer residents in the service industry than Countywide.

Occupation (persons 16 years and over)	1980	1990	1990
	Friendship	Friendship	Montgomery
	Heights	Heights	County
Managerial and specialty	61.6%	65.5%	47.2%
Technical, sales, administrative support	30.3%	24.8%	32.0%
Service	4.1%	5.6%	9.3%
Farming, forestry, and fishing	0.4%	0.3%	0.8%
Precision production, craft, and repair	2.5%	2.4%	6.3%
Operators, fabricators, and laborers	1.1%	1.4%	4.4%
Total	100.0%	100.0%	100.0%

Metro's opening in 1982 may have resulted in fewer carpoolers, but not fewer workers driving alone.

In 1980, 48 percent of workers in Friendship Heights traveled to their place of employment by driving alone. This remained practically unchanged in 1990, well after Metro opened in August of 1982. Metro's impact, however, seems to be on reducing the number of carpoolers, from 16 percent in carpoools prior to Metro's opening to 9 percent in 1990. In addition, fewer workers travelled to work in 1990 using "other" means, which may include walking and bicycling.



Means of Transportation to Work (workers 16 years and older)	1980	1990	
	Friendship Heights	Friendship Heights	Montgomery County
Percent drove alone	48.1%	48.7%	67.8%
Percent in carpools	16.0%	9.3%	12.8%
Percent using public transit	20.6%	28.1%	12.4%
Percent using other means	11.0%	6.3%	3.1%
Percent worked at home	4.3%	7.6%	4.0%
Total	100.0%	100.0%	100.0%

Most of Friendship Heights employed residents work outside Maryland.

The work location of Friendship Heights residents changed very little between the two censuses. Many of those working outside the state probably are employed in the District of Columbia, given its proximity to Friendship Heights and a direct link via Metrorail.

Work Location (workers 16 years and older)	1980	1990	1990
	Friendship Heights	Friendship Heights	Montgomery County
In Maryland:			
Montgomery County	35.2%	33.3%	58.6%
Outside County	3.5%	3.8%	9.3%
Outside Maryland	61.3%	62.9%	32.1%
Total	100.0%	100.0%	100.0%

Planning Area and Census Data Geography

Data from the 1980 and 1990 U.S. Census used in this report are from both the short form questionnaire, which covers basic population and housing questions of all households, and the long form questionnaire, which asks additional social and economic questions of a sample of all households.

Census information from the short form is retrieved at the block level, which closely matches the Sector Plan boundary. The minor discrepancies between Sector Plan Area and

census geography boundaries result in the inclusion of 37 single-family detached houses lying outside the Sector Plan Area in the census analysis. Specifically, 11 houses along the south side of Dorset Avenue, between Wisconsin Avenue and Warwick Place; 18 houses along the east side of Warwick Place; 6 houses along the west side of Willard Avenue; and 2 houses west of the Church of Jesus Christ on Western Avenue are included in the data for the Sector Plan Area.

Census data from the long sample survey is retrieved by block group. Roughly 1,900 households outside the Sector Plan Area are included in the socio-economic profile. Households not part of the Sector Plan Area but included in the Socio-Economic profile are north of River Road, east of the Georgetown Branch, south of Nottingham Drive to the west of Wisconsin and the Chevy Chase Country Club to the east of Wisconsin Avenue; and west of Magnolia Parkway. Combined, these areas form the Friendship Heights and Nearby Area for the purposes of this study.

APPENDIX

Key Census Terms from the U.S. Bureau of the Census

Group Quarters: includes all persons not living in a household. Two general categories of group quarters are recognized: 1) institutional persons living in quarters such as correctional institutions, nursing homes, and juvenile institutions, and 2) other persons in group quarters, which includes all persons who live in group quarters other than institutions or persons living in quarters when there are ten or more unrelated persons living in the unit.

Household: includes all persons who occupy a housing unit. The occupants may be a single family, two or more families living together, or any other group of related or unrelated persons who share living arrangements. Households are designated as either "family" or "nonfamily." Persons not living in households are classified as living in group quarters.

Housing Unit: includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters.

Income in 1989: information on money income received in the calendar year 1989 was requested from persons 15 years and over. "Total income" is the sum of the amounts reported separately for wage or salary income; net nonfarm self-employment income; net farm self-employment income; interest, dividend, net rental or royalty income; Social Security or railroad retirement income; public assistance or welfare income; retirement or disability income; and all other income.

Labor Force (Employment) Status: all persons classified in the civilian labor force plus members of the U.S. Armed Forces (persons on active duty with the United States Army, Air Force, Navy, Marine Corps, or Coast Guard).

Rental Vacancy Rate: the percentage relationship of the number of vacant units for rent to the total rental inventory. It is computed by dividing the number of vacant units for rent by the sum of the renter-occupied units and the number of vacant units for rent.

Residence in 1985: indicates the area of residence on April 1, 1985 of those persons who reported that they lived in a different house than their current residence on that date.

Specified Owner-Occupied Housing Units: includes only one-family houses on less than 10 acres without a business or medical office on the property. It excludes mobile homes, houses with a business or medical office, houses on 10 or more acres, and housing units in multi-unit buildings.

Specified Renter-Occupied Housing Units Paying Cash Rent: includes all renter-occupied housing units except one-family houses on 10 or more acres. Housing units that are renter-occupied without payment of cash rent are excluded.

Vacant Housing Units: a housing unit is vacant if no one was living in it at the time of enumeration, unless its occupants were only temporarily absent. Units temporarily occupied by persons who have a usual residence elsewhere are also classified as vacant.

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