



Race and Hispanic Origin

Continuing trend of racial diversity

The in-migrating minority population contributed overwhelmingly to Montgomery County's high growth periods. Between 1970 and 1980, the increase in nonwhite population accounted for 107 percent of the total population growth. During the County's high growth period, 1980 to 1990, when the total population increased by one-third, 60 percent of this growth was new, nonwhite residents. As evidence of the County's increasing diversity, between 1990 and 1997, minorities accounted for 120 percent of the total population growth. Since 1970, the minority population in Montgomery County has increased nearly ten fold. The annual growth rates of minorities, ranging from 14.5 percent in the 1970s to 5.0 percent per year in the 1990s, substantially exceed the rates for non-Hispanic white population, -0.1 percent and -0.3 percent respectively. The State Data Center of the Maryland Department of Planning predicts by year 2020 the minority population in Montgomery County will reach 40 percent of the total population.

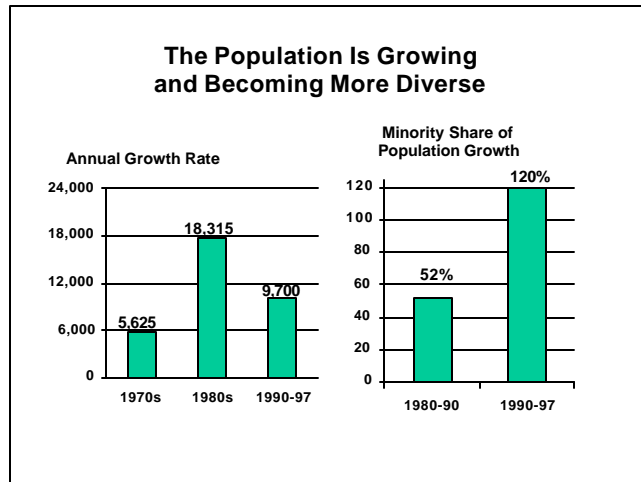


Figure 30: Annual Population Growth Rate and Minority Share of Growth

According to the 1997 Census Update Survey, 73.0 percent of Montgomery County's resident population is white, 13.4 percent are black and another 10.9 percent are Asian or Pacific Islanders. Those of Hispanic or Latino origin (of any race) comprise 8.6 percent of the County's residents. In comparison, the nation is 82.7 percent white, 12.7 percent black, 3.7 percent Asian, and 11.0 percent Hispanic/Latino. Montgomery County has the largest Hispanic and Asian populations in the State; in fact, almost half of Maryland's Hispanic and Asian

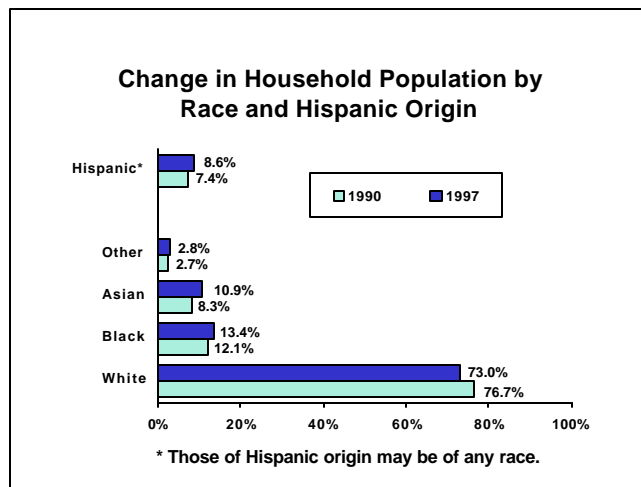


Figure 31: Change in Race and Hispanic Origin Population 1990 and 1997

populations live in the County. Hispanics/Latinos, with an annual growth rate since 1990 of 6.1, percent is the fastest growing minority group in the County, followed by Asians at 5.3 percent growth per year. The black population increased by 4.1 percent per year while the non-Hispanic white majority has a negative annual growth rate of -0.3 percent.

Nonwhite and white in-migration

About 19 percent of all white households in Montgomery County moved into the area between 1992 and 1997. During the same period, 31.6 percent of the total nonwhite households moved into the County. Proportionately more nonwhite in-movers come from outside the metropolitan area (17.0 percent) than new white households (11.0 percent). For the first time, a higher percentage of nonwhite in-movers are arriving from other parts of Maryland, 8.4 percent, rather than the District of Columbia, 4.5 percent.

April 1992 Residence	White		Nonwhite		Total	
	Number	Percent	Number	Percent	Number	Percent
In Montgomery County	182,177	81.1	59,215	68.4	241,393	77.6
Outside County:	42,400	18.9	27,343	31.6	69,742	22.4
from Maryland	8,543	3.8	7,286	8.4	15,829	5.1
from Washington, D.C.	5,661	2.5	3,915	4.5	9,576	3.1
from N. Virginia	3,443	1.5	1,455	1.7	4,898	1.6
from Out of Area	24,753	11.0	14,686	17.0	39,439	12.7
Total Households	224,577	100.0	86,558	100.0	311,135	100.0

Table 51: Previous Place of Residence by Race

The I-270 Corridor is the first choice for both types of in-movers. Almost one quarter of all new residents moved into this area. The second and third relocation choices diverge by race with nonwhites choosing Colesville (20.0 percent) and Silver Spring/Takoma Park (14.7 percent) while whites are moving into Bethesda/Chevy Chase (16.8 percent) and Kensington/Wheaton (16.6 percent). Nonwhite households left single-family structures and usually moved into garden apartments (46.5 percent) while most white households did not change housing structure types when they moved (38.5 percent moved into single-family detached). Coincidental with higher rates of multi-family occupancy, more new nonwhite households are renters (71.0 percent) than white households (53.5 percent). New nonwhite households are paying less for housing, but are carrying a greater housing cost burden. Only 27.8 percent of new white owners are paying more than 25 percent of their income on housing costs compared to half of nonwhite owners. Of the new renter households, more nonwhite households spend over one-quarter of their income on rent, 45.9 percent, compared to 30.3 percent of white tenants.

The new nonwhite households are larger, 2.78 persons per household, than the white in-movers averaging 2.38 persons. The nonwhite head of household at 38 years old is younger than the average white householder by two years. While the majority of both groups are married couple households (62.7 percent of white and 59.5 percent of nonwhite), nonwhite households are more likely to be single parents (13.8 percent) than

white in-movers (4.7 percent). White and nonwhite singles are drawn to the County with one-quarter of the new white households and one fifth of nonwhite in-movers.

Nonwhite average household size remains larger than white's

The average household size of nonwhite households at 3.00 is nearly half a person larger than white residences at 2.54 persons per household. The larger household size of minority households may be attributed to younger families, higher fertility rates and proclivity for extended families to live together – particularly recent immigrants. Among single-family households, nonwhites average 3.66 persons per household compared to 2.80 for whites. For multi-family households, nonwhite households average 2.42 compared to 1.70 for white households.

Average Household Size by Tenure and Race			
Tenure by Race	1987	1997	Total
Owners			
White	2.73	2.64	175,212
Nonwhite	3.40	3.40	46,438
Total	2.80	2.79	221,650
Renters			
White	2.07	1.96	49,365
Nonwhite	2.62	2.71	40,120
Total	2.19	2.29	89,485
Total Households	2.62	2.65	311,135

Table 52: Average Household Size by Tenure and Race

Basically, there was no change in multi-family average household size in both white and nonwhite households between 1987 and 1997, but change occurred in single-family structures over this time period. The average household size of single-family white households dropped from 2.87 in 1987 to 2.80 ten years later. In contrast, the average number of nonwhite persons living in single-family homes jumped from 3.51 in 1987 to 3.66 in 1997.

Since owner-occupied dwellings usually house families (81.0 percent of owner occupied households are families compared to 61.0 percent in rental units), the average household size, 2.79 persons per owner occupied household, is larger than the average for rental units, 2.29. Among owners, nonwhites average 3.40 persons per household, compared to 2.64 for whites. For renters, nonwhite households average 2.71 compared to 1.96 for white households. In all categories of structure type and ownership, nonwhites show greater average household sizes than whites.

The 1987 to 1997 period shows a continuing decline in average household size for whites in both owner and renter categories and it also reveals contrasting gains in nonwhite average household size across the tenure groups. The overall average household size nudged up 0.03 during the period, from 2.62 to 2.65. Among renters, white households registered a 0.11 decrease in size (1.96) while nonwhite households increased by 0.09 (2.71). For owners, white owners were the only ones to experience a reduction in average household size (-0.09); nonwhites remained the same.

Nonwhite tenure status shifts to renters

About 77 percent of white householders in 1997 are owners compared to only 52.6 percent of nonwhite householders. A nearly identical 73.2 percent of white householders also live in single-family houses. The same holds true for nonwhite households with 55.1 percent occupying single-family housing.

Since 1977, the tenure of nonwhite households remained evenly split between owners and renters until 1997, when the balance shifted to renters, 52.6 percent. In contrast, white households steadily gained in homeownership, from 65.0 percent in 1977 to 73.0 percent in 1987, then rising to 76.9 percent in 1997. White households are well-positioned to participate in home purchases - with higher median incomes of \$70,515, older householders who have resided in the County twice as long (averaging 12 years versus 6 years), and almost three quarters having previously lived in a single-family structure. Nonwhites confront a less advantageous marketing position – lower median household incomes (\$53,391), younger heads, and a higher percentage of single parent households.

Tenure by Race	% of Households			Avg Length of Residence			Total Households
	Single-Family	Multi-Family	Total %	Single-Family	Multi-Family	Total	
	Owners						
White	88.4%	11.6%	100.0%	14.5	8.3	13.8	175,212
Nonwhite	90.3%	9.7%	100.0%	8.7	6.4	8.5	46,438
Total	88.8%	11.2%	100.0%	13.3	8.0	12.7	221,650
Renters							
White	26.3%	73.7%	100.0%	3.9	5.5	5.1	49,365
Nonwhite	15.7%	84.3%	100.0%	3.3	3.4	3.4	40,120
Total	21.5%	78.5%	100.0%	3.7	4.5	4.3	89,485
Total Households	215,765	95,370		12.5	5.4	10.3	311,135

Table 53: Structure Type and Length of Residence by Tenure and Race

Renter households are far more diverse in Montgomery County than owner households. Almost 45 percent of renters, or 40,120 out of 89,485 rental households, are nonwhite compared to almost four times as many white owner households than nonwhite owners, that is, 46,440 nonwhite owners out of over 221,000 total owner occupied households. Nonwhites in the County are disproportionately found in rental housing.

Housing costs stretch a higher percentage of nonwhite households

Owner costs are stretching a higher percent of nonwhite households with 31.7 percent spending more than 25 percent of their incomes on housing compared to 18.8 percent of white owner-occupied households. Nonwhite owners are spending on average \$100 more per month on housing costs than white households, \$1,326 and \$1,230 respectively. While this differential may not in itself be a hardship, paired with a lower median income, ownership for some nonwhite households may be burdensome. The 1996 median household income for nonwhite owners at \$72,205 is 10.0 percent below the median for white owner occupied households.

Nonwhite renters are paying less for housing than white tenants, \$760 compared to \$827 per month. But again, a higher percentage of nonwhite households face a greater housing cost burden than white renters, with 45.3 percent of nonwhite renters paying more than 25 percent of their income on rent versus 35.5 percent of white

renters. The 1996 median household income for white renters is \$44,106 and \$36,980 for nonwhite tenants.

Better educated and wealthier

Montgomery County's minority groups are much wealthier and better educated than they are nationally. The County's median household income for blacks is \$50,325, twice the United States' median for blacks; the median household income for Asians is \$65,630, 45 percent higher than the country's median; and the median household income for Hispanics (of any race) is \$47,310, 78 percent higher than the national median.

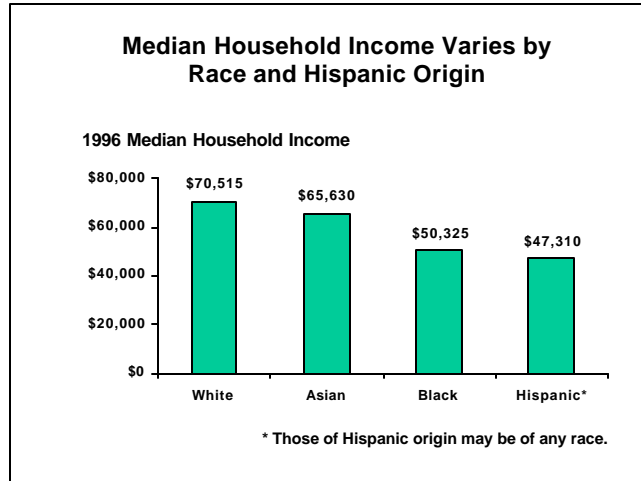


Figure 32: Median Household Income by Race and Hispanic Origin

The County's minority adult (25 years or older) population is very well educated. Almost 44 percent of the county's black adults have a Bachelor's degree or more, compared to 13 percent for blacks nationwide; 68 percent of Asian adults have at least a Bachelor's degree, compared to 42 percent of Asians nationwide; and 39 percent of local Hispanics have at least a Bachelor's degree, compared with 10 percent in the nation. A higher percentage of resident Asian adults have college degrees, 68 percent, than the white population, 62 percent.

	Total	White	Black	Asian/ Pacific Isl.	Hispanic
% Less than High School	8.1	7.3	11.6	8.9	21.3
% High School Graduate	27.9	27.5	36.4	19.7	35.2
% Associate or Trade School	4.5	4.2	7.6	3.7	4.6
% Bachelor's Degree	28.8	29.3	24.3	32.0	17.7
% Advanced Degree	30.6	31.6	20.1	35.7	21.1
% Masters	23.5	24.5	16.9	24.5	16.3
% Doctoral	7.0	7.1	3.2	11.3	4.8
Total	100.0	100.0	100.0	100.0	100.0

Table 54: Educational Attainment by Race and Hispanic Origin

Race & Hispanic Origin

Montgomery County, MD

1997 Census Update Survey

	TOTAL COUNTY	RACE			HISPANIC ¹ ORIGIN	
		WHITE	BLACK	ASIAN or PACIFIC ISLANDER		
P O P U L A T I O N	Household Population	823,500	601,155	110,100	89,505	70,720
	% of Total Population	100%	73.0%	13.4%	10.9%	8.6%
	% Female	53.2%	52.6%	55.5%	53.4%	53.2%
	Age Distribution:					
	% 0-4 Years Old	7.1%	6.8%	7.3%	7.4%	9.4%
	% 5-17 Years Old	18.4%	17.1%	23.9%	19.7%	24.2%
	% 18-29 Years Old	13.1%	11.9%	18.0%	15.1%	16.7%
	% 30-44 Years Old	26.9%	26.2%	28.0%	28.8%	28.4%
	% 45-64 Years Old	23.0%	24.4%	17.2%	22.5%	16.9%
	% 65-74 Years Old	6.5%	7.3%	3.5%	4.6%	3.1%
	% Over 74 Years Old	5.1%	6.3%	2.0%	1.9%	1.4%
	Average Age	36.0	37.6	30.5	33.1	29.3
	% Hispanic Origin	8.6%	8.8%	2.3%	*	100.0%
	Educational Attainment:					
	Persons 25 Years and Older	559,835	422,285	65,475	57,625	40,405
	% Less than High School Diploma	8.4%	7.4%	11.8%	9.3%	21.1%
	% High School Graduate	27.9%	27.5%	36.7%	19.6%	35.2%
% Associate or Trade School	4.5%	4.2%	7.5%	3.4%	4.6%	
% Bachelor's Degree	28.6%	29.2%	23.9%	31.9%	17.9%	
% Grad, Professional or Doctoral	30.6%	31.7%	20.2%	35.7%	21.2%	
L A B O R F O R C E	Number of Employed Residents²	464,115	340,170	62,335	49,565	38,325
	% Females Who Are Employed	67.4%	66.1%	77.5%	64.5%	71.8%
	Women with Children Under Age 6	61,205	41,480	9,280	8,120	6,595
	% Employed ²	68.1%	68.6%	78.1%	56.7%	66.1%
	Employer:					
	% Private for Profit	49.7%	49.2%	50.5%	52.5%	48.5%
	% Private not for Profit	13.2%	12.9%	13.3%	15.7%	17.6%
	% Self-Employed	11.3%	11.9%	6.9%	10.4%	15.0%
	% Government	25.8%	26.0%	29.2%	21.3%	18.9%
	Work Location:					
	% In the County	57.9%	58.8%	53.0%	56.4%	58.1%
	% Inside the Beltway	18.4%	18.1%	20.2%	18.3%	22.1%
	% Outside the Beltway	39.5%	40.7%	32.8%	38.1%	36.0%
	% Elsewhere in Maryland	9.2%	9.1%	9.3%	9.6%	6.3%
	% to Washington, D.C.	23.6%	22.7%	28.7%	23.5%	28.7%
	% to Virginia	8.0%	8.2%	7.2%	8.3%	5.5%
	Work Trip:					
% Driving	81.6%	82.5%	76.7%	82.0%	79.3%	
% Alone	72.5%	73.6%	67.6%	71.4%	66.0%	
% Carpool	9.1%	9.0%	9.1%	10.6%	13.3%	
% Public Transit or Rail	13.2%	12.1%	19.2%	13.1%	16.4%	
% Walk/Bicycle/Other	1.9%	1.8%	2.3%	1.6%	2.1%	
% Working at Home	3.3%	3.5%	1.9%	3.3%	2.2%	
Access to Metrorail:						
% Car	53.2%	55.2%	34.6%	59.8%	64.5%	
% Ride-On/Metrobus	17.1%	13.3%	35.5%	24.4%	18.1%	
% Walk/Bicycle	29.7%	31.5%	29.9%	15.8%	17.4%	

* Insufficient data for reliable estimates.

¹ Those of Hispanic origin may be of any race.² Ages 16 and older and employed full- or part-time.

Table 55: Profile by Race and Hispanic Origin

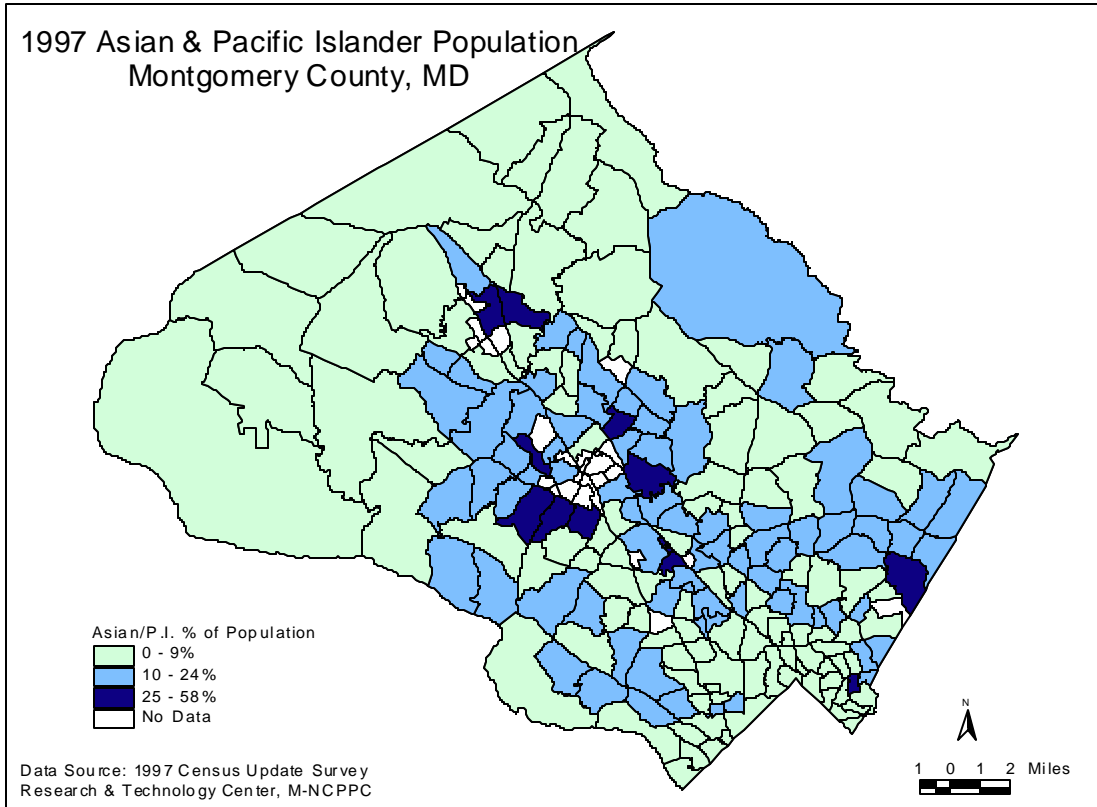
Race & Hispanic Origin (cont.)

		TOTAL COUNTY	RACE			HISPANIC ORIGIN ¹
			WHITE	BLACK	ASIAN or PACIFIC ISLANDER	
H O U S I N G	Households by Race of HH Head	311,135	239,615	38,115	26,020	18,970
	% Total Households	100.0%	77.0%	12.3%	8.4%	6.1%
	Average Household Size	2.64	2.54	2.81	3.26	3.42
	Tenure:					
	% Rental	28.8%	23.1%	56.8%	34.0%	41.4%
	Average Monthly Costs:					
	Homeowners	\$1,244	\$1,230	\$1,172	\$1,508	\$1,268
	Renters	\$804	\$827	\$744	\$818	\$744
	% in Same Home 5 Years Ago	56.1%	61.0%	36.7%	44.8%	46.0%
	Median Years in Same Home	6	8	4	5	4
	Average Age of Household Head	49.1	50.5	43.6	45.8	43.5
	% Households with Foreign Born Head or Spouse	26.2%	17.8%	28.8%	89.6%	77.5%
	Households by Type:					
	% Family Households	74.9%	73.0%	76.8%	88.5%	88.4%
	% Married-Couple	63.6%	64.2%	50.1%	78.2%	73.0%
	% Single-Parent	9.5%	7.4%	23.7%	6.9%	12.8%
	% Nonfamily Households	25.1%	27.0%	23.2%	11.5%	11.6%
	% Householder Living Alone	22.3%	24.0%	20.1%	10.0%	10.4%
	Persons in Households:					
	% 1 Person	22.3%	24.0%	20.1%	10.0%	10.4%
% 2 Persons	33.6%	35.3%	29.6%	23.1%	20.3%	
% 3 Persons	17.3%	16.3%	20.8%	24.2%	21.9%	
% 4 Persons	16.1%	15.1%	16.1%	25.2%	23.3%	
% 5+ Persons	10.8%	9.3%	13.5%	17.5%	24.1%	
Average Number of Cars	1.8	1.8	1.5	2.0	1.9	
% of Households with Computers	67.6%	68.1%	57.6%	78.3%	65.0%	
% with Internet Connection	63.2%	64.2%	55.0%	64.0%	64.7%	
I N C O M E	1996 Household Income Distribution:					
	% Under \$15,000	4.1%	3.6%	6.7%	4.5%	6.2%
	% \$15,000 to \$29,999	9.9%	8.6%	14.2%	12.1%	20.6%
	% \$30,000 to \$49,999	20.0%	18.3%	28.7%	19.6%	26.7%
	% \$50,000 to \$69,999	19.1%	19.1%	20.5%	17.3%	17.2%
	% \$70,000 to \$99,999	19.5%	20.4%	15.6%	20.3%	15.4%
	% \$100,000+	27.4%	30.0%	14.4%	26.2%	14.0%
	1996 Median Household Income	\$66,085	\$70,515	\$50,325	\$65,630	\$47,310
	% of Households Spending More Than 25% of Income on Housing Costs:					
	% Homeowners	21.1%	18.8%	25.5%	33.4%	42.8%
% Renters	39.7%	36.0%	41.3%	52.9%	51.4%	

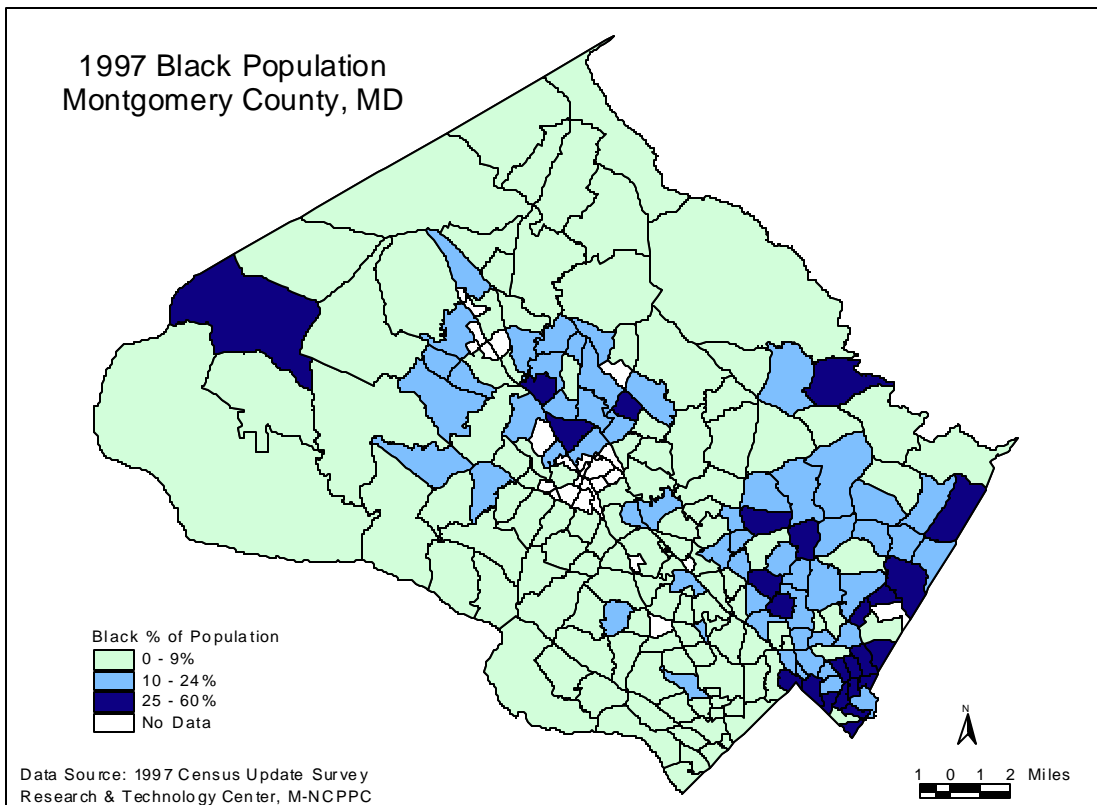
* Insufficient data for reliable estimates.

¹ Those of Hispanic origin may be of any race.

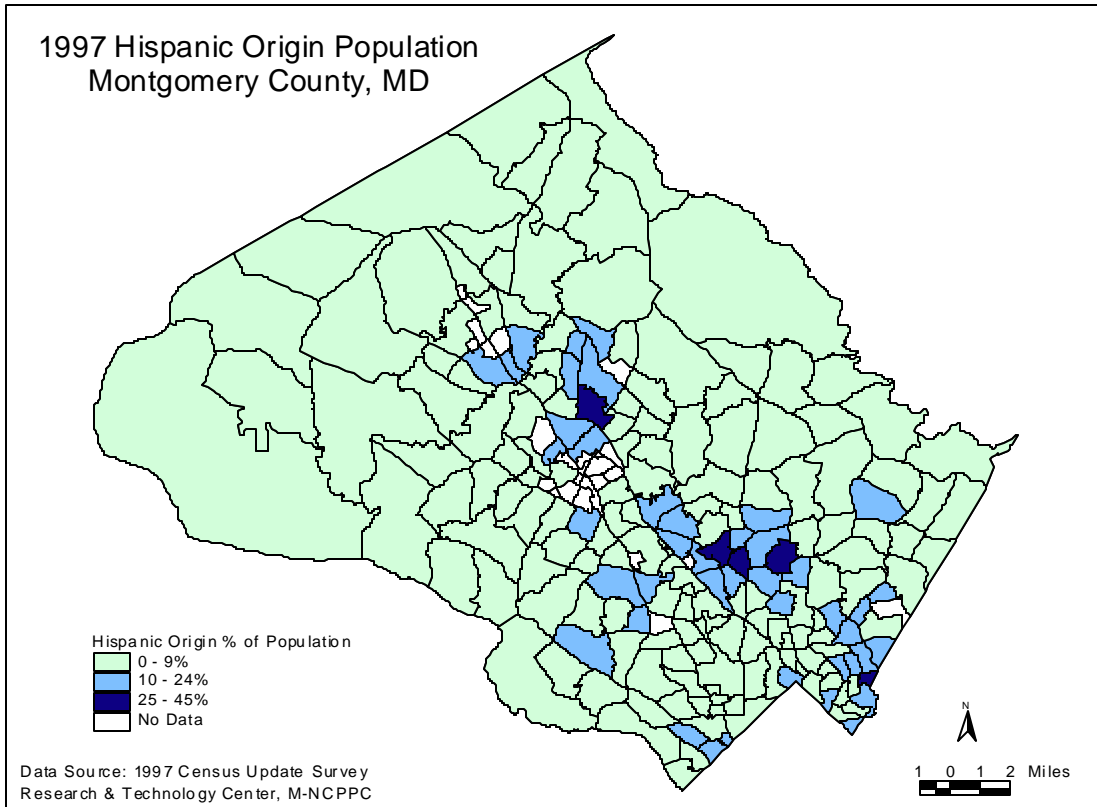
Source: 1997 Census Update Survey; Montgomery County Planning Dept, Research and Technology Center, July 1999.



Map 3: Asian and Pacific Islander Percent of Population



Map 4: Black Percent of Population



Map 5: Hispanic Origin Percent of Population