

## Summary Results

### Most populous jurisdiction in Maryland on track to 1 million mark

Montgomery County's July 1997 estimated total population of 832,400 is a 9 percent increase from the U.S. Census Bureau's revised April 1990 estimate of 762,207. Of the total population, 823,500 people are household members, and approximately 8,900 live in institutions such as prisons, school dormitories, and nursing homes. Yearly growth averaged 9,700 persons, an average annual percentage growth rate of 1.3 percent, which is half the phenomenal rate witnessed in the 1980s, but still substantial. Montgomery County will cross the one million-population mark in 2020. Please note that unless otherwise indicated, this report describes the characteristics of the household population, not the total population, which includes those residing in group quarters.

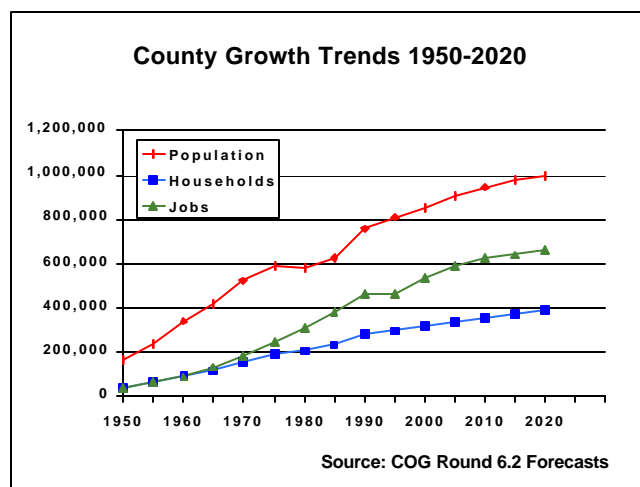


Figure 1: County Growth Trends 1950-2020

### Continuing trend of racial diversity

As evidence of our increasing diversity, all of our population growth has been in the minority segments of the population since 1990. The immigrating 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

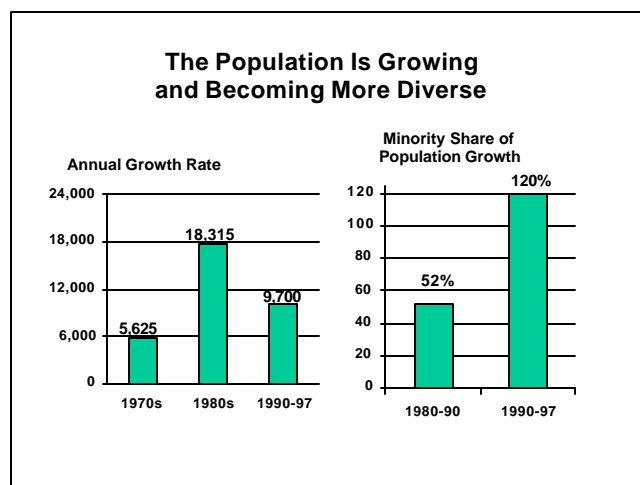


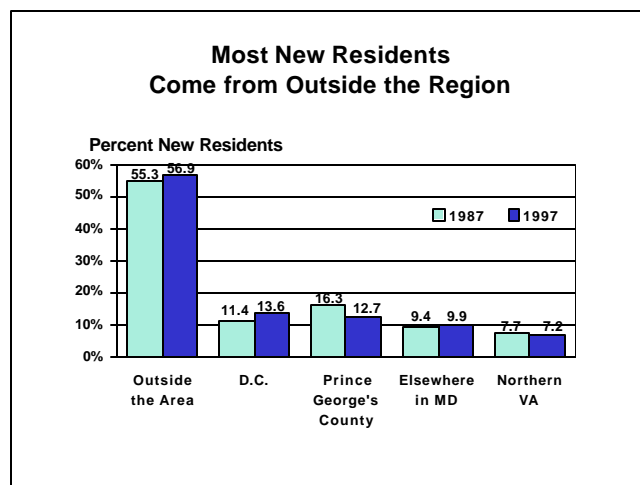
Figure 2: Annual Population Growth Rate and Minority Share of Growth

accounted for 120 percent of the total population growth. Since 1970, the minority population in Montgomery County has increased nearly ten fold.

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 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.

#### Gateway Montgomery: most new households are from outside the region

About 69,670 households, or 22.4 percent of the County's dwellings, did not live here five years previous to the 1997 Census Update Survey. Most new residents (i.e., those households that moved into the County between 1992 and 1997) come from outside the Washington, D.C. metropolitan area. This percentage share at 57 percent has been constant across the surveys completed since 1984. The second most popular former place of residence is Washington, D.C. contributing 9,470 households, or 13.6 percent, of all in-movers, just edging out neighboring Prince George's County at 12.7 percent. Less than 5,000 households between 1992 and 1997 crossed the Potomac River to relocate in the County from Northern Virginia.



**Figure 3: Previous Location of New Residents**

Montgomery County is an active gateway, attracting 25 percent of all movers relocating in Maryland, approximately, 223,600 people. Of the different categories of movers into the state, the County draws 48 percent of the 38,350 total immigrants, 27 percent of all the 38,250 movers from Washington, D.C., and 23 percent of the 171,100 interstate movers. Montgomery County is not a population sinkhole; 6 percent, or approximately 47,100 people, move out per year and the County is the fourth largest source of Maryland's intra-state movers.

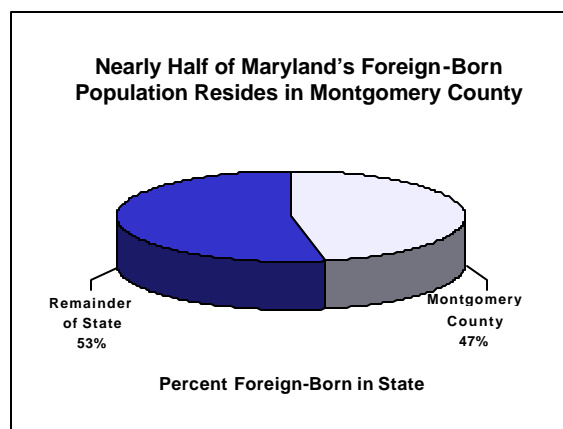
#### Foreign-born immigration spurs County's growth and cosmopolitan milieu

The percentage of persons born outside the United States and currently living in Montgomery County has risen from 18.6 percent in 1990 to 21.9 percent in 1997. Moreover, almost one-third of the County's population lives in a household where the head or spouse is foreign-born. Compared to the rest of the County, the population in

these households is characterized as younger with more children, more diverse, greater extremes in educational attainment, and more likely to work for private firms than the government.

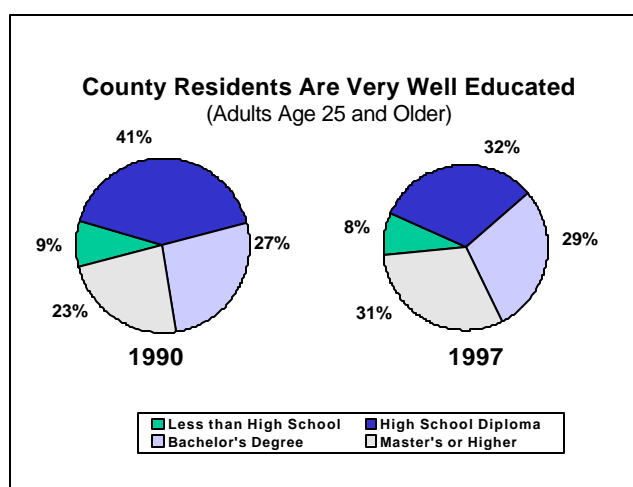
#### New residents contribute to County's high level of educational attainment

One characteristic that sets Montgomery County apart is the high level of education attained by its adults; 59.3 percent of the County's population 25 years or older has a Bachelor's degree or higher, compared to 23.6 percent nationally. This percentage is up since 1990, when half of this age group held at least a Bachelor's degree. Additionally, three out of ten adults in the County have a Master's, professional, or Doctoral degree.



**Figure 4: Percentage of Maryland's Foreign-Born Residing in the County**

The County attracts highly educated adult movers; the many mid- and upper- level technology and federal government jobs in the County necessitate a highly educated workforce. Of the adults 25 years or older who moved into the County between 1992 and 1997, 70.7 percent have a Bachelor's degree or higher. The growing proportion of foreign-born and minority populations contribute to the County's high level of educational attainment. Foreign-born residents are just as likely to hold advanced degrees as native-born residents, 31 percent of each group. Actually, the County's foreign-born population is characterized by the extremes – 12.4 percent have less than a high school diploma (6.9 percent for the nation) and another 10.2 percent hold a doctorate degree (nationally, 6.2 percent). Educational attainment of minorities in the County far surpasses national level statistics.



**Figure 5: Educational Attainment in 1990 and 1997**

#### Maturing County is aging in place

Montgomery County is a maturing suburban county with an aging population and declining household mobility. The median age of all heads of households increased since 1987 from 44 years to 47 years in 1997. The influence of the younger, new in-mover households averaging 39 years of age and heading one-fifth of the County's households is ineffectual in swaying the balance of the median age when the average age of over half of long term resident householders is 56. Householder age is expected to continue creeping upwards as the dominating post-World War II baby boomers age. Montgomery County, as did nearly every state in the nation, recorded a decline in the

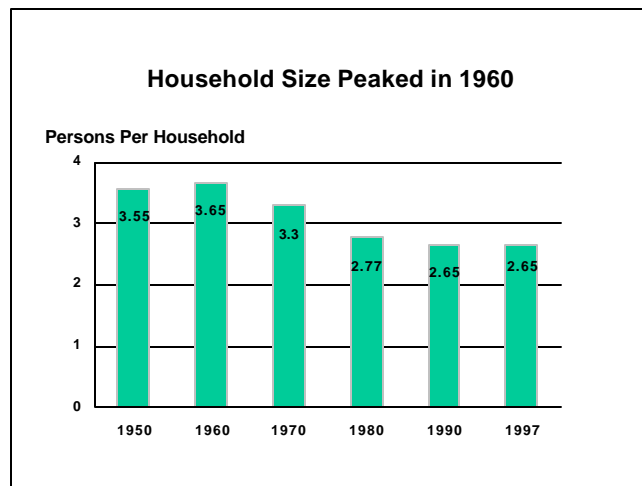
number of householders ages 25 to 34, a natural result of the aging baby boomers and the smaller cohort of the Generation Xers. Boomers are not only advancing in years, they are aging in place. Between 1987 and 1997, the frequency of overall residential turnover and mobility in the County declined as the median length of residency rose from 5 years to 6 years.

#### Senior population increased by one-third since 1987

In 1997, approximately 93,620 people over the age of 65 years live in Montgomery County. Of the elderly residents, 43.8 percent are over 75 years old. Between 1987 and 1997, Montgomery County's elderly population increased by one third, or 3.3 percent annually, while the number of frail elderly, those 75 years of age and older, increased by 71.2 percent during this same time period, from 23,945 to 41,000, amounting to a gain of 7.1 percent a year. As a percent of the total County population, the over 65 years age group grew from 10.5 percent in 1987 to 11.4 percent in 1997. According to the current population forecast, the percentage of elderly in the County is expected to increase to 12.9 percent in 2010, the brink before baby boomers join the over 65 ranks, and continue upward to 14.9 percent of the total population by 2025.

#### Average household size drops a person since 1960

After decades of declining average household size from 3.65 in 1960 to 2.62 in 1987, the trend appears to be bottoming out. The County's average household size showed a slight up-tick to 2.65 in 1990 and subsequently has remained stable at this point through 1997. Many competing factors affecting household size are at play as the County's underlying demographics change. Factors holding down the average size include the unlikelihood that the level of births in the near future will revisit the birth peak of 1990. The crest of the prevalent baby boomer households, in their mid-fifties in 2000, is moving into the empty-nest stage. Baby boomers blessed with increasing longevity mean more married couple households later in life, but also more single-person households of very elderly persons beginning in 2020. On the other hand, the high fertility rates of recent immigrants and the County's current immigration pattern of consolidating families in this country appear likely to continue and tend to bring larger households. The latest household forecast predicts a relatively stable household size until 2005, and then a drop to 2.50 persons per household in 2025.

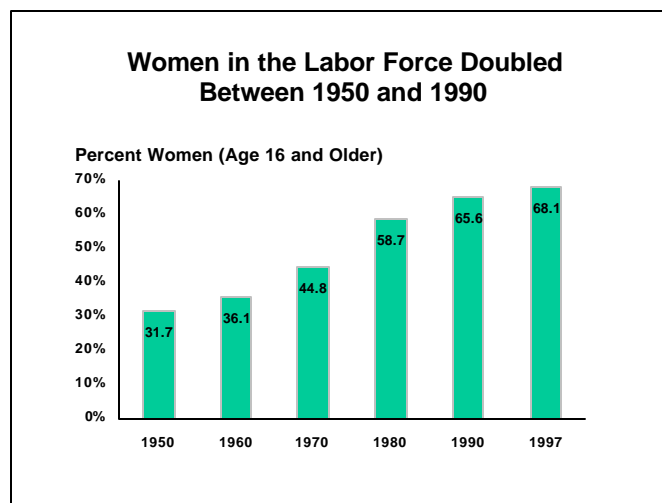


**Figure 6: Average Household Size 1950-1997**

#### Increased labor force participation by women

Gains in Montgomery County resident employment figures have been achieved mainly through increases in jobs held by women. Growth in resident female employment accounts for 60 percent of the County's 80,800 resident employment gain from 1987 to

1997. The average annual growth rates of employed female residents consistently outpace the employment growth of the males in the County. On an annual average percentage basis, female gains were almost 2.5 times greater, 1977-1987, and over 1.5 times greater, 1987-1997. Within the resident female work force, the number of participants increased by 28 percent between 1987 and 1997, from 181,033 to 231,550, outpacing the rate for men, 16 percent, or from 199,655 to 232,525. During the early 1990's recession, increases in female participation surmounted the deficit of job loss among males (9,689 versus -687 jobs, respectively) to post a positive gain at the County level (6,942). Currently, equal numbers of men and women are in the resident workforce, approximately 232,000 each; the gender gap rapidly narrowed from a 44,000 difference in 1977 to 18,600 in 1987. Any additional increase in women's work force participation rates will result in more females than male residents employed.



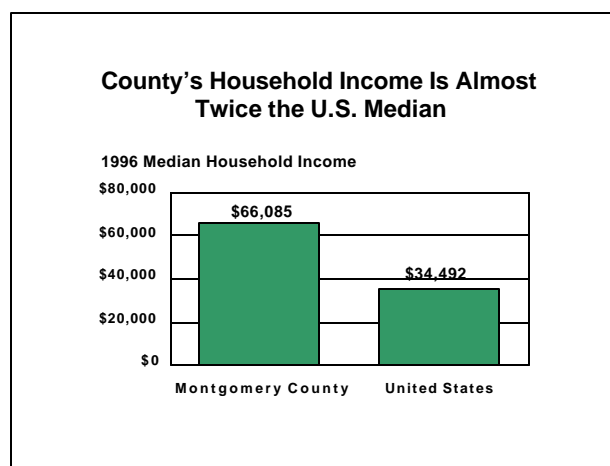
**Figure 7: Labor Force Participation of Women 1950-1997**

#### White-collar defines the resident workforce

In Montgomery County, four out of seven employed residents are either executive/managers or professionals. An incredible 36 percent of employed residents are in professional occupations such as teachers, scientists, or doctors. As perspective, only 13 percent of workers are professionals in the United States. Another one fifth of employed residents are executives or managers, twice the percentage found in the nation's workforce. With this block of white-collar employees, no wonder educational attainment figures and household incomes in Montgomery County are so high.

#### County's median household income is nearly twice the Nation's

Montgomery County is prosperous and affluent, as is the Washington, D.C. region, basking in the federal government and robust high tech rays. In the race of highest incomes, the County bests several marks. Its estimated 1996 median household income at \$66,085 is 86 percent higher than the nation's \$35,500, 40 percent higher than Maryland's \$47,100, and vies with Howard County for the number one position in the state. Over a quarter of the County's households pull in



**Figure 8: 1996 Median Household Incomes of the County and the Nation**

incomes of \$100,000 or more. According to the U.S. Census Bureau, the nation's share of households with incomes of \$100,000 or more is at an all-time record high. In 1996, 8.2 percent of the United State's households - or 1 in 12 - reported total income of at least \$100,000. In Montgomery County -- 2 out of 7 households exceed \$100,000 -- a household is three times more likely than the national norm to have such high income.

Montgomery County's lofty household incomes are fueled by high paying jobs, rewarding the well-educated resident work force in a variety of professional and managerial occupations. Behind today's record level of affluence are the dual-income couples of the baby boom generation reaching their peak-earning years. Of the 85,200 County households with incomes of \$100,000 or more, 68 percent are dual-income couples similar, to 65 percent across the nation. The rising economic fortunes of dual-income households should boost household income for another ten years.

## 1997 Population and Housing Snapshot by Structure Type

<b>Montgomery County, MD</b>		<b>SINGLE- FAMILY DETACHED</b>	<b>TOWN- HOUSE</b>	<b>GARDEN APT.</b>	<b>HIGH- RISE</b>	<b>ALL TYPES</b>
<b>P O P U L A T I O N</b>	<b>Household Population</b>	490,695	147,170	135,375	50,260	823,500
	<b>% Female</b>	51.4%	53.8%	56.3%	59.4%	53.2%
	<b>Age Distribution:</b>					
	% 0-4 Years Old	7.1%	9.3%	6.1%	3.5%	7.1%
	% 5-17 Years Old	20.5%	18.6%	14.4%	7.5%	18.4%
	% 18-29 Years Old	9.6%	14.6%	24.3%	15.0%	13.2%
	% 30-44 Years Old	23.8%	33.3%	31.8%	25.1%	26.9%
	% 45-64 Years Old	27.0%	18.3%	15.1%	18.2%	23.0%
	% 65-74 Years Old	7.4%	3.9%	3.8%	10.8%	6.4%
	% Over 74 Years Old	4.5%	2.0%	4.5%	19.9%	5.0%
	<b>Average Age</b>	36.7	31.8	33.3	47.5	35.9
	<b>Race:</b>					
	% White	81.0%	65.5%	56.1%	62.6%	73.0%
	% Black	7.4%	17.4%	27.0%	23.5%	13.4%
	% Asian or Pacific Islander	9.9%	13.3%	12.4%	9.4%	10.9%
	% Other	1.8%	3.8%	4.5%	4.5%	2.8%
	<b>% Hispanic Origin <sup>1</sup></b>	6.3%	11.0%	15.0%	6.9%	8.6%
<b>L A B O R  F O R C E</b>	<b>Educational Attainment:</b>					
	Persons 25 Years and Older	325,630	96,955	94,815	41,620	559,020
	% Less than High School Diploma	7.3%	8.2%	12.2%	9.2%	8.3%
	% High School Graduate	26.4%	29.0%	31.8%	29.9%	27.9%
	% Associate or Trade School	3.7%	5.6%	6.1%	4.5%	4.5%
	% Bachelor's Degree	28.3%	31.4%	27.7%	26.9%	28.6%
	% Grad, Professional or Doctoral	34.3%	25.8%	22.1%	29.4%	30.7%
	<b>Number of Employed Residents <sup>2</sup></b>	263,625	89,355	85,505	25,590	464,075
	<b>% Females Who Are Employed <sup>2</sup></b>	64.8%	76.9%	74.6%	49.6%	67.4%
	<b>Women with Children Under Age 6</b>	36,015	13,810	9,620	1,950	61,395
	% Employed <sup>2</sup>	67.1%	69.5%	71.6%	61.6%	68.1%
	<b>Employer:</b>					
	% Private for Profit	46.7%	53.2%	56.4%	49.6%	49.7%
	% Private not for Profit	12.8%	12.5%	14.0%	17.2%	13.2%
	% Self-Employed	13.9%	8.5%	6.4%	7.4%	11.3%
	% Government	26.5%	25.7%	23.2%	25.9%	25.8%
	<b>Work Location:</b>					
	% In the County	56.8%	60.9%	61.8%	46.9%	57.9%
	% Inside the Beltway	17.2%	15.8%	22.9%	28.5%	18.4%
	% Outside the Beltway	39.6%	45.1%	38.9%	18.4%	39.5%
	% Elsewhere in Maryland	9.0%	9.5%	9.5%	8.3%	9.2%
	% to Washington, D.C.	25.0%	19.0%	20.4%	34.6%	23.6%
	% to Virginia	7.9%	9.0%	7.3%	8.3%	8.0%
	<b>Work Trip:</b>					
	% Driving	83.8%	85.1%	75.5%	62.7%	81.6%
	% Alone	75.0%	75.3%	66.0%	55.2%	72.5%
	% Carpool	8.8%	9.8%	9.5%	7.5%	9.1%
	% Public Transit or Rail	10.5%	11.3%	20.0%	30.0%	13.2%
	% Walk/Bicycle/Other	1.5%	1.4%	2.8%	5.7%	1.9%
	% Work at Home	4.2%	2.3%	1.6%	1.6%	3.3%
	<b>Access to Metrorail:</b>					
	% Car	60.9%	66.7%	44.1%	14.9%	53.2%
	% Ride-On/Metrobus	16.1%	19.5%	19.4%	14.0%	17.1%
	% Walk/Bicycle	22.9%	13.8%	36.5%	71.0%	29.7%

\* 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.

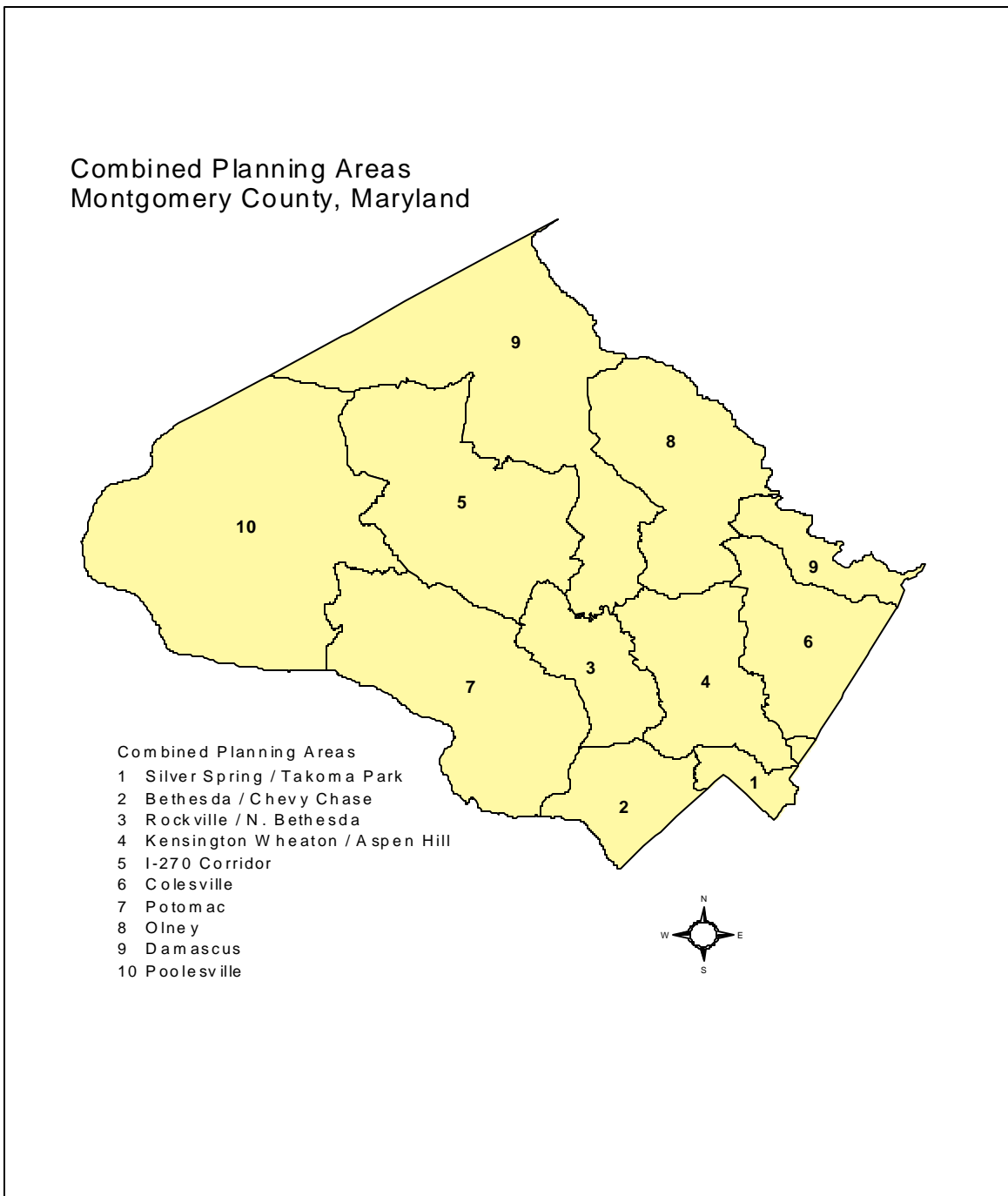
Table 1: Profile of Montgomery County

<b>Montgomery County, MD (cont.)</b>		<b>SINGLE- FAMILY DETACHED    TOWN- HOUSE    GARDEN APT.    HIGH- RISE    ALL TYPES</b>				
<b>H O U S I N G</b>	<b>Households by Structure Type</b>	161,925	53,840	65,020	30,350	311,135
	<b>% Total Households by Structure Type</b>	52.0%	17.3%	20.9%	9.8%	100.0%
	<b>Average Household Size</b>	3.03	2.74	2.08	1.66	2.64
	<b>Tenure:</b>					
	% Rental	6.8%	15.2%	76.1%	68.9%	28.8%
	<b>Average Monthly Costs:</b>					
	Homeowners	\$1,379	\$1,051	\$800	\$869	\$1,244
	Renters	\$1,099	\$934	\$712	\$818	\$804
	<b>% in Same Home 5 Years Ago</b>	70.4%	51.5%	30.3%	42.0%	56.1%
	<b>Median Years in Same Home</b>	10	5	2	3	6
	<b>Average Age of Household Head</b>	52.0	44.4	42.7	55.5	49.1
	<b>% Households with Foreign Born Head or Spouse</b>	22.8%	28.7%	31.8%	28.2%	26.2%
	<b>Households by Type:</b>					
	% Family Households	87.5%	76.4%	58.0%	41.3%	74.9%
	% Married-Couple	79.1%	61.2%	41.2%	33.1%	63.6%
	% Single-Parent	7.1%	13.1%	14.1%	6.0%	9.5%
	% Nonfamily Households	12.5%	23.6%	42.0%	58.7%	25.1%
	% Householder Living Alone	10.7%	19.7%	37.4%	55.8%	22.3%
	<b>Persons in Households:</b>					
	% 1 Person	10.7%	19.7%	37.4%	55.8%	22.3%
	% 2 Persons	33.8%	31.1%	35.8%	31.9%	33.6%
	% 3 Persons	19.5%	20.5%	14.5%	6.4%	17.3%
	% 4 Persons	21.1%	17.9%	7.8%	3.7%	16.1%
	% 5+ Persons	14.9%	10.9%	4.5%	2.2%	10.8%
	<b>Average Number of Cars</b>	2.1	1.8	1.2	1.0	1.8
	<b>% of Households with Computers</b>	75.8%	71.3%	52.5%	42.6%	67.6%
	% with Internet Connection	64.5%	62.9%	58.7%	62.3%	63.2%
<b>I N C O M E</b>	<b>1996 Household Income Distribution:</b>					
	% Under \$15,000	1.7%	1.5%	9.9%	11.1%	4.1%
	% \$15,000 to \$29,999	5.0%	6.7%	22.7%	18.1%	9.9%
	% \$30,000 to \$49,999	12.9%	23.7%	34.1%	25.9%	20.0%
	% \$50,000 to \$69,999	16.2%	25.5%	20.9%	19.9%	19.1%
	% \$70,000 to \$99,999	23.1%	23.5%	9.1%	12.5%	19.5%
	% \$100,000+	41.2%	19.0%	3.2%	12.5%	27.4%
	<b>1996 Median Household Income</b>	\$87,740	\$63,500	\$39,500	\$44,985	\$66,085
	<b>% of Households Spending More Than 25% of Income on Housing Costs:</b>					
	% Homeowners	17.7%	25.6%	34.3%	28.6%	21.1%
	% Renters	30.7%	27.7%	40.2%	48.2%	39.7%

\* Insufficient data for reliable estimates.

Source: 1997 Census Update Survey; Montgomery County Planning Dept, Research &amp; Technology Center, revised October 1999.



Demographic profiles of combined Planning Areas**Map 1: Combined Planning Areas**

# Bethesda/Chevy Chase Combined Planning Area

Montgomery County, MD.

1997 Census Update Survey

		SINGLE-FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
P O P U L A T I O N	<b>Household Population</b>	65,235	2,380	5,040	12,345	85,000
	<b>% Female</b>	51.8%	61.0%	59.2%	62.6%	54.1%
	<b>Age Distribution:</b>					
	% 0-4 Years Old	6.6%	6.3%	2.6%	0.7%	5.5%
	% 5-17 Years Old	19.3%	9.1%	9.3%	3.1%	16.1%
	% 18-29 Years Old	7.9%	11.9%	23.4%	9.3%	9.1%
	% 30-44 Years Old	20.8%	26.0%	34.7%	24.1%	22.3%
	% 45-64 Years Old	29.2%	31.9%	10.5%	24.6%	27.5%
	% 65-74 Years Old	9.7%	10.5%	6.1%	14.0%	10.1%
	% Over 74 Years Old	6.6%	4.3%	13.5%	24.2%	9.5%
	<b>Average Age</b>	39.4	41.3	39.6	54.1	41.6
	<b>Race:</b>					
	% White	91.2%	88.2%	85.9%	88.9%	90.4%
	% Black	2.1%	6.3%	2.7%	2.6%	2.3%
	% Asian or Pacific Islander	6.2%	5.6%	10.8%	7.1%	6.5%
	% Other	0.6%		0.6%	1.5%	0.7%
	<b>% Hispanic Origin <sup>1</sup></b>	4.3%	7.8%	4.7%	6.4%	4.7%
	<b>Educational Attainment:</b>					
L A B O R  F O R C E	Persons 25 Years and Older	45,425	1,920	4,055	11,610	63,010
	% Less than High School Diploma	3.5%	3.0%	5.0%	4.1%	3.7%
	% High School Graduate	15.9%	17.9%	20.2%	27.6%	18.1%
	% Associate or Trade School	1.8%	1.5%	3.9%	2.6%	2.1%
	% Bachelor's Degree	28.2%	30.1%	32.3%	28.5%	28.6%
	% Grad, Professional or Doctoral	50.7%	47.5%	38.6%	37.2%	47.6%
	<b>Number of Employed Residents <sup>2</sup></b>	33,545	1,505	3,290	6,880	45,220
	<b>% Females Who Are Employed <sup>2</sup></b>	60.6%	67.8%	70.0%	49.8%	59.6%
	<b>Women with Children Under Age 6 <sup>2</sup></b>	4,435	165	175	105	4,880
	% Employed <sup>2</sup>	67.5%	*	*	*	66.3%
	<b>Employer:</b>					
	% Private for Profit	41.4%	46.9%	50.2%	53.0%	43.8%
	% Private not for Profit	16.6%	16.6%	13.0%	15.7%	16.2%
	% Self-Employed	19.0%	7.5%	5.9%	9.6%	16.4%
	% Government	23.1%	29.0%	30.9%	21.7%	23.7%
	<b>Work Location:</b>					
	% In the County	43.9%	37.9%	54.5%	38.4%	43.7%
	% Inside the Beltway	32.7%	23.8%	40.1%	29.5%	32.5%
	% Outside the Beltway	11.2%	14.1%	14.4%	8.9%	11.2%
	% Elsewhere in Maryland	4.1%	2.7%	11.9%	8.5%	5.2%
	% to Washington, D.C.	43.8%	44.2%	27.4%	36.3%	41.6%
	% to Virginia	7.6%	14.5%	6.2%	14.4%	8.7%
	<b>Work Trip:</b>					
	% Driving	75.9%	67.0%	63.0%	57.6%	72.2%
	% Alone	67.0%	63.7%	58.1%	52.4%	64.3%
	% Carpool	8.9%	3.3%	4.9%	5.2%	7.9%
	% Public Transit or Rail	15.2%	26.2%	21.0%	32.1%	18.3%
	% Walk/Bicycle/Other	2.8%	5.1%	13.1%	8.2%	4.3%
	% Work at Home	6.1%	1.7%	3.0%	2.1%	5.2%
	<b>Access to Metrorail:</b>					
	% Car	35.8%	12.2%	20.1%	6.5%	26.2%
	% Ride-On/Metrobus	20.5%	22.9%	8.1%	5.1%	15.7%
	% Walk/Bicycle	43.7%	64.8%	71.8%	88.4%	58.1%

\* 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.

**Table 2: Profile of Bethesda/Chevy Chase Combined Planning Area**

## Bethesda/Chevy Chase Combined Planning Area (cont.)

		SINGLE-FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	<b>Households by Structure Type</b>	22,965	1,165	3,035	8,490	35,655
	<b>% Total Households by Structure Type</b>	64.4%	3.3%	8.5%	23.8%	100.0%
	<b>Average Household Size</b>	2.83	2.00	1.62	1.44	2.37
	<b>Tenure:</b>					
	% Rental	8.6%	21.3%	80.7%	54.2%	26.0%
	<b>Average Monthly Costs:</b>					
	Homeowners	\$1,688	\$1,413	\$919	\$1,094	\$1,586
	Renters	\$1,455	*	\$817	\$973	\$1,026
	<b>% in Same Home 5 Years Ago</b>	69.1%	53.1%	36.1%	43.0%	59.6%
	<b>Median Years in Same Home</b>	12	6	2	4	8
	<b>Average Age of Household Head</b>	54.9	51.3	45.8	57.7	54.7
	<b>% Households with Foreign Born Head or Spouse</b>	23.2%	18.8%	22.9%	23.8%	23.2%
	<b>Households by Type:</b>					
	% Family Households	86.4%	53.7%	39.1%	35.3%	69.1%
	% Married-Couple	78.4%	42.6%	29.8%	30.9%	61.7%
	% Single-Parent	6.6%	8.6%	5.5%	2.9%	5.7%
	% Nonfamily Households	13.6%	46.3%	60.9%	64.7%	30.9%
	% Householder Living Alone	11.5%	39.7%	54.0%	62.3%	28.2%
	<b>Persons in Households:</b>					
	% 1 Person	11.5%	39.7%	54.0%	62.3%	28.2%
	% 2 Persons	41.1%	36.9%	32.9%	33.1%	38.3%
	% 3 Persons	18.2%	12.6%	10.0%	3.6%	13.8%
	% 4 Persons	17.3%	6.2%	3.1%	0.4%	11.7%
	% 5+ Persons	11.9%	4.6%		0.6%	8.0%
	<b>Average Number of Cars</b>	2.0	1.6	1.1	1.0	1.7
	<b>% of Households with Computers</b>	77.2%	67.2%	57.2%	46.9%	68.7%
	% with Internet Connection	67.7%	63.5%	56.5%	63.9%	66.2%
I N C O M E	<b>1996 Household Income Distribution:</b>					
	% Under \$15,000	0.8%		4.6%	3.5%	1.6%
	% \$15,000 to \$29,999	2.8%	3.1%	11.7%	9.5%	4.9%
	% \$30,000 to \$49,999	8.1%	14.4%	37.6%	24.9%	14.3%
	% \$50,000 to \$69,999	9.9%	14.1%	30.3%	23.0%	14.5%
	% \$70,000 to \$99,999	18.6%	27.0%	10.1%	12.8%	17.0%
	% \$100,000+	59.9%	41.3%	5.7%	26.4%	47.7%
	<b>1996 Median Household Income</b>	\$113,990	\$88,380	\$48,355	\$60,370	\$95,480
	<b>% of Households Spending More Than 25% of Income on Housing Costs:</b>					
	% Homeowners	13.1%	13.0%	38.4%	32.3%	16.2%
	% Renters	32.5%	*	28.8%	40.7%	34.9%

\* Insufficient data for reliable estimates.

Source: 1997 Census Update Survey; Montgomery County Planning Dept, Research and Technology Center, February 2000.

# Colesville Combined Planning Area

Montgomery County, MD.

1997 Census Update Survey

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
P O P U L A T I O N	<b>Household Population</b>	48,120	18,090	16,095	4,125	86,430
	<b>% Female</b>	51.9%	55.2%	61.4%	55.5%	54.5%
	<b>Age Distribution:</b>					
	% 0-4 Years Old	6.4%	7.7%	4.7%	9.0%	6.5%
	% 5-17 Years Old	19.7%	21.7%	20.6%	11.0%	19.9%
	% 18-29 Years Old	10.2%	15.9%	28.6%	21.2%	15.3%
	% 30-44 Years Old	20.0%	33.7%	32.3%	26.1%	25.4%
	% 45-64 Years Old	29.3%	17.6%	10.2%	19.3%	22.9%
	% 65-74 Years Old	8.5%	2.1%	1.7%	6.9%	5.9%
	% Over 74 Years Old	5.9%	1.3%	1.8%	6.5%	4.2%
	<b>Average Age</b>	38.4	29.9	28.9	36.6	34.8
	<b>Race:</b>					
	% White	72.4%	46.1%	28.5%	46.5%	57.5%
	% Black	12.8%	29.1%	58.3%	35.4%	25.7%
	% Asian or Pacific Islander	13.6%	19.0%	9.2%	15.0%	14.0%
	% Other	1.3%	5.9%	4.0%	3.0%	2.8%
	<b>% Hispanic Origin <sup>1</sup></b>	4.8%	7.1%	7.6%	14.5%	6.2%
	<b>Educational Attainment:</b>					
	Persons 25 Years and Older	32,115	11,170	10,210	2,790	56,285
L A B O R  F O R C E	% Less than High School Diploma	7.9%	5.7%	10.9%	3.3%	7.8%
	% High School Graduate	27.5%	31.3%	33.5%	25.1%	29.1%
	% Associate or Trade School	4.3%	7.4%	7.0%	11.9%	5.6%
	% Bachelor's Degree	29.1%	30.2%	28.3%	41.2%	29.6%
	% Grad, Professional or Doctoral	31.3%	25.3%	20.2%	18.5%	27.9%
	<b>Number of Employed Residents <sup>2</sup></b>	25,335	10,665	10,345	2,215	48,560
	<b>% Females Who Are Employed <sup>2</sup></b>	64.3%	75.4%	85.5%	58.6%	70.3%
	<b>Women with Children Under Age 6</b>	3,335	1,350	1,135	295	6,115
	% Employed <sup>2</sup>	76.1%	70.4%	89.9%	*	77.2%
	<b>Employer:</b>					
	% Private for Profit	43.1%	46.7%	53.2%	58.1%	46.3%
	% Private not for Profit	11.7%	18.3%	15.3%	16.7%	13.9%
	% Self-Employed	15.3%	7.6%	5.0%	1.0%	11.2%
	% Government	29.9%	27.4%	26.6%	24.2%	28.6%
	<b>Work Location:</b>					
	% In the County	51.5%	44.4%	48.5%	47.9%	49.3%
	% Inside the Beltway	14.1%	20.6%	20.4%	22.5%	17.0%
	% Outside the Beltway	37.4%	23.9%	28.1%	25.4%	32.3%
	% Elsewhere in Maryland	20.9%	17.9%	22.6%	26.6%	20.7%
	% to Washington, D.C.	19.3%	28.1%	20.7%	21.9%	21.5%
	% to Virginia	6.8%	8.4%	6.8%	3.6%	7.1%
	<b>Work Trip:</b>					
	% Driving	90.5%	87.0%	80.9%	66.2%	87.1%
	% Alone	81.1%	76.4%	66.7%	62.9%	76.8%
	% Carpool	9.3%	10.6%	14.2%	3.3%	10.3%
	% Public Transit or Rail	5.3%	10.5%	14.9%	31.3%	9.1%
	% Walk/Bicycle/Other	0.6%	1.2%	3.0%	2.5%	1.2%
	% Work at Home	3.7%	1.4%	1.2%		2.6%
	<b>Access to Metrorail:</b>					
	% Car	68.0%	45.0%	*	*	52.5%
	% Ride-On/Metrobus	30.2%	49.0%	*	*	41.9%
	% Walk/Bicycle	1.8%	6.0%		*	5.6%

\* 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.

**Table 3: Profile of Colesville Combined Planning Area**

## Colesville Combined Planning Area (cont.)

		SINGLE-FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	<b>Households by Structure Type</b>	15,635	6,520	7,305	1,965	31,425
	<b>% Total Households by Structure Type</b>	49.8%	20.8%	23.2%	6.3%	100.0%
	<b>Average Household Size</b>	3.07	2.78	2.20	2.21	2.75
	<b>Tenure:</b>					
	% Rental	3.3%	12.4%	93.4%	93.3%	31.8%
	<b>Average Monthly Costs:</b>					
	Homeowners	\$1,220	\$1,021	*	*	\$1,149
	Renters	*	\$878	\$722	\$813	\$768
	<b>% in Same Home 5 Years Ago</b>	78.2%	56.5%	20.5%	34.6%	57.7%
	<b>Median Years in Same Home</b>	12	6	2	2	7
	<b>Average Age of Household Head</b>	54.5	42.4	38.2	49.2	47.9
	<b>% Households with Foreign Born Head or Spouse</b>	24.2%	32.3%	31.6%	40.6%	28.6%
	<b>Households by Type:</b>					
	% Family Households	88.5%	73.5%	64.9%	59.7%	78.1%
	% Married-Couple	79.7%	54.4%	42.5%	38.5%	63.3%
	% Single-Parent	7.8%	16.3%	20.2%	14.7%	12.9%
	% Nonfamily Households	11.5%	26.5%	35.1%	40.3%	21.9%
	% Householder Living Alone	10.5%	20.7%	29.1%	36.1%	18.5%
	<b>Persons in Households:</b>					
	% 1 Person	10.5%	20.7%	29.1%	36.1%	18.5%
	% 2 Persons	32.8%	29.0%	41.4%	33.9%	34.1%
	% 3 Persons	20.2%	22.2%	14.0%	11.6%	18.6%
	% 4 Persons	20.8%	14.7%	10.8%	14.5%	16.8%
	% 5+ Persons	15.8%	13.3%	4.7%	3.9%	12.0%
	<b>Average Number of Cars</b>	2.3	1.8	1.3	1.2	1.9
	<b>% of Households with Computers</b>	75.7%	69.5%	55.6%	52.2%	69.2%
	% with Internet Connection	58.2%	59.1%	69.6%	57.6%	60.2%
I N C O M E	<b>1996 Household Income Distribution:</b>					
	% Under \$15,000	0.9%	0.8%	8.0%	20.0%	3.3%
	% \$15,000 to \$29,999	5.2%	4.7%	22.4%	13.1%	9.1%
	% \$30,000 to \$49,999	11.7%	27.3%	38.9%	36.3%	22.0%
	% \$50,000 to \$69,999	21.2%	33.0%	18.8%	16.5%	23.0%
	% \$70,000 to \$99,999	26.0%	20.5%	9.8%	10.8%	20.6%
	% \$100,000+	35.0%	13.8%	2.1%	3.4%	21.9%
	<b>1996 Median Household Income</b>	\$81,385	\$61,040	\$37,620	\$37,940	\$62,670
	<b>% of Households Spending More Than 25% of Income on Housing Costs:</b>					
	% Homeowners	16.6%	28.0%	*	*	20.5%
	% Renters	*	50.7%	43.9%	49.1%	44.8%

\* Insufficient data for reliable estimates.

Source: 1997 Census Update Survey; Montgomery County Planning Dept, Research and Technology Center, February 2000.

## Damascus Combined Planning Area

Montgomery County, MD.

1997 Census Update Survey

		SINGLE-FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
P O P U L A T I O N	<b>Household Population</b>	34,085	3,405	685		38,175
	<b>% Female</b>	50.4%	52.2%	64.3%		50.8%
	<b>Age Distribution:</b>					
	% 0-4 Years Old	7.3%	11.5%	15.5%		7.8%
	% 5-17 Years Old	23.5%	23.5%	13.2%		23.3%
	% 18-29 Years Old	10.2%	8.9%	20.2%		10.3%
	% 30-44 Years Old	25.6%	39.4%	30.3%		26.9%
	% 45-64 Years Old	27.1%	13.1%	8.8%		25.5%
	% 65-74 Years Old	4.3%	2.2%	4.5%		4.1%
	% Over 74 Years Old	2.1%	1.5%	7.6%		2.1%
	<b>Average Age</b>	33.6	28.5	31.9		33.1
	<b>Race:</b>					
	% White	88.5%	70.5%	63.1%		86.5%
	% Black	4.0%	12.7%	30.4%		5.3%
	% Asian or Pacific Islander	5.9%	13.8%	4.0%		6.5%
	% Other	1.6%	3.0%	2.5%		1.7%
	<b>% Hispanic Origin <sup>1</sup></b>	3.5%	4.0%	0.8%		3.5%
L A B O R  F O R C E	<b>Educational Attainment:</b>					
	Persons 25 Years and Older	21,385	2,105	410		23,900
	% Less than High School Diploma	9.2%	12.1%	20.7%		9.5%
	% High School Graduate	34.7%	39.4%	53.2%		35.3%
	% Associate or Trade School	5.6%	5.3%	5.1%		5.6%
	% Bachelor's Degree	27.3%	25.6%	14.6%		27.0%
	% Grad, Professional or Doctoral	23.2%	17.6%	6.4%		22.6%
	<b>Number of Employed Residents <sup>2</sup></b>	19,065	1,930	385		21,380
	<b>% Females Who Are Employed <sup>2</sup></b>	68.9%	80.7%	72.7%		69.9%
	<b>Women with Children Under Age 6</b>	2,495	365	105		2,965
	% Employed <sup>2</sup>	66.3%	52.6%	*		65.1%
	<b>Employer:</b>					
	% Private for Profit	53.0%	53.7%	73.3%		53.3%
	% Private not for Profit	8.5%	7.9%	6.6%		8.4%
	% Self-Employed	12.7%	10.4%	3.1%		12.4%
	% Government	25.8%	28.1%	17.0%		25.9%
	<b>Work Location:</b>					
	% In the County	72.0%	75.2%	72.4%		72.3%
	% Inside the Beltway	8.5%	8.7%	9.1%		8.5%
	% Outside the Beltway	63.5%	66.5%	63.3%		63.8%
	% Elsewhere in Maryland	10.6%	12.2%	9.4%		10.7%
	% to Washington, D.C.	10.1%	5.8%	11.2%		9.7%
	% to Virginia	6.6%	6.3%	7.1%		6.5%
	<b>Work Trip:</b>					
	% Driving	90.6%	89.7%	88.8%		90.5%
	% Alone	83.1%	79.0%	84.0%		82.7%
	% Carpool	7.6%	10.7%	4.9%		7.8%
	% Public Transit or Rail	5.5%	7.0%	11.2%		5.7%
	% Walk/Bicycle/Other	0.5%	0.8%			0.5%
	% Work at Home	3.4%	2.4%			3.3%
	<b>Access to Metrorail:</b>					
	% Car	88.5%	*	*		84.4%
	% Ride-On/Metrobus	6.3%	*	*		8.9%
	% Walk/Bicycle	5.3%	*			6.8%

\* 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.

**Table 4: Profile of Damascus Combined Planning Area**

## Damascus Combined Planning Area (cont.)

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	<b>Households by Structure Type</b>	10,440	1,170	375		11,985
	<b>% Total Households by Structure Type</b>	87.1%	9.8%	3.1%		100.0%
	<b>Average Household Size</b>	3.26	2.87	1.85		3.17
	<b>Tenure:</b>					
	% Rental	4.3%	19.3%	63.8%		7.6%
	<b>Average Monthly Costs:</b>					
	Homeowners	\$1,434	\$897	*		\$1,379
	Renters	\$1,097	*	*		\$885
	<b>% in Same Home 5 Years Ago</b>	70.1%	51.7%	46.0%		67.6%
	<b>Median Years in Same Home</b>	9	5	3		8
	<b>Average Age of Household Head</b>	48.7	40.7	44.4		47.8
	<b>% Households with Foreign Born Head or Spouse</b>	13.6%	18.8%	1.9%		13.8%
	<b>Households by Type:</b>					
	% Family Households	92.8%	79.7%	59.2%		90.5%
	% Married-Couple	86.3%	59.0%	21.9%		81.6%
	% Single-Parent	5.6%	20.1%	37.3%		8.0%
	% Nonfamily Households	7.2%	20.3%	40.8%		9.5%
	% Householder Living Alone	6.7%	18.7%	38.5%		8.8%
	<b>Persons in Households:</b>					
	% 1 Person	6.7%	18.7%	38.5%		8.8%
	% 2 Persons	27.5%	20.8%	46.4%		27.4%
	% 3 Persons	24.0%	28.8%	8.5%		24.0%
	% 4 Persons	25.4%	22.5%	5.2%		24.5%
	% 5+ Persons	16.5%	9.3%	1.4%		15.3%
	<b>Average Number of Cars</b>	2.5	1.8	1.2		2.4
	<b>% of Households with Computers</b>	78.7%	70.7%	28.8%		76.9%
	% with Internet Connection	61.5%	59.0%	*		61.3%
I N C O M E	<b>1996 Household Income Distribution:</b>					
	% Under \$15,000	1.3%	3.2%	22.1%		1.9%
	% \$15,000 to \$29,999	2.9%	8.9%	30.7%		4.1%
	% \$30,000 to \$49,999	11.8%	24.5%	25.3%		13.3%
	% \$50,000 to \$69,999	17.2%	28.4%	18.2%		18.3%
	% \$70,000 to \$99,999	27.4%	21.7%	3.8%		26.4%
	% \$100,000+	39.3%	13.3%			36.0%
	<b>1996 Median Household Income</b>	\$87,075	\$60,180	\$27,500		\$82,190
	<b>% of Households Spending More Than 25% of Income on Housing Costs:</b>					
	% Homeowners	20.0%	24.8%	*		20.3%
	% Renters	34.3%	*	*		35.3%

\* Insufficient data for reliable estimates.

Source: 1997 Census Update Survey; Montgomery County Planning Dept, Research and Technology Center, February 2000.

# I-270 Corridor Combined Planning Area

Montgomery County, MD

1997 Census Update Survey

		SINGLE-FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
P O P U L A T I O N	<b>Household Population</b>	55,940	75,595	43,975	1,810	177,320
	<b>% Female</b>	49.8%	52.6%	51.4%	63.9%	51.5%
	<b>Age Distribution:</b>					
	% 0-4 Years Old	8.7%	10.3%	6.3%	3.8%	8.8%
	% 5-17 Years Old	22.4%	19.3%	13.0%	6.4%	18.6%
	% 18-29 Years Old	9.7%	14.9%	26.7%	17.2%	16.2%
	% 30-44 Years Old	28.7%	34.6%	32.1%	8.2%	31.9%
	% 45-64 Years Old	25.0%	16.5%	16.1%	15.0%	19.1%
	% 65-74 Years Old	3.4%	3.4%	3.6%	14.1%	3.5%
	% Over 74 Years Old	2.1%	0.9%	2.1%	35.4%	1.9%
	<b>Average Age</b>	32.7	30.3	32.4	54.1	31.8
	<b>Race:</b>					
	% White	79.0%	68.4%	64.9%	74.9%	70.9%
	% Black	6.4%	15.0%	20.3%	16.3%	13.6%
	% Asian or Pacific Islander	12.7%	12.7%	10.8%	7.7%	12.2%
	% Other	1.8%	3.9%	4.0%	1.1%	3.3%
	<b>% Hispanic Origin <sup>1</sup></b>	5.6%	12.9%	13.3%	1.5%	10.6%
	<b>Educational Attainment:</b>					
	Persons 25 Years and Older	35,020	48,615	31,120	1,395	116,150
	% Less than High School Diploma	6.5%	8.3%	12.2%	11.2%	8.6%
	% High School Graduate	27.2%	30.0%	31.1%	31.5%	29.4%
	% Associate or Trade School	4.4%	6.7%	7.9%	3.1%	6.2%
	% Bachelor's Degree	34.8%	33.4%	27.8%	24.2%	32.4%
	% Grad, Professional or Doctoral	27.1%	21.6%	21.0%	30.0%	23.4%
L A B O R  F O R C E	<b>Number of Employed Residents <sup>2</sup></b>	32,525	46,190	30,215	520	109,450
	<b>% Females Who Are Employed <sup>2</sup></b>	72.9%	79.9%	80.6%	28.5%	77.0%
	<b>Women with Children Under Age 6</b>	4,180	7,860	2,955	85	15,080
	% Employed <sup>2</sup>	65.5%	72.2%	70.9%	*	70.2%
	<b>Employer:</b>					
	% Private for Profit	49.4%	57.4%	60.5%	39.9%	55.5%
	% Private not for Profit	10.5%	10.8%	11.2%		10.7%
	% Self-Employed	10.4%	8.4%	5.1%	24.0%	8.4%
	% Government	29.7%	23.4%	23.2%	36.1%	25.4%
	<b>Work Location:</b>					
	% In the County	71.0%	68.6%	78.2%	78.3%	71.7%
	% Inside the Beltway	9.7%	12.7%	14.1%	20.2%	12.1%
	% Outside the Beltway	61.3%	55.8%	64.0%	58.1%	59.6%
	% Elsewhere in Maryland	5.1%	6.8%	4.0%		5.6%
	% to Washington, D.C.	14.2%	14.5%	10.7%	7.7%	13.5%
	% to Virginia	8.2%	8.1%	6.5%	11.0%	7.8%
	<b>Work Trip:</b>					
	% Driving	87.0%	86.1%	84.5%	85.4%	86.0%
	% Alone	79.2%	75.6%	75.5%	63.1%	76.7%
	% Carpool	7.8%	10.4%	8.9%	22.3%	9.3%
	% Public Transit or Rail	8.8%	10.6%	12.4%	14.6%	10.5%
	% Walk/Bicycle/Other	0.8%	1.2%	1.5%		1.1%
	% Work at Home	3.5%	2.2%	1.6%		2.4%
	<b>Access to Metrorail:</b>					
	% Car	76.5%	81.6%	74.9%	*	78.4%
	% Ride-On/Metrobus	18.0%	16.0%	16.1%		16.5%
	% Walk/Bicycle	5.5%	2.4%	9.0%		5.0%

\* 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.

**Table 5: Profile of I-270 Corridor Combined Planning Area**



## I-270 Corridor Combined Planning Area (cont.)

		SINGLE-FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	<b>Households by Structure Type</b>	17,358	26,471	21,543	1,143	66,514
	<b>% Total Households by Structure Type</b>	26.1%	39.8%	32.4%	1.7%	100.0%
	<b>Average Household Size</b>	3.22	2.86	2.04	1.58	2.67
	<b>Tenure:</b>					
	% Rental	5.0%	14.2%	69.3%	80.6%	30.7%
	<b>Average Monthly Costs:</b>					
	Homeowners	\$1,361	\$1,005	\$800	*	\$1,102
	Renters	\$1,097	\$853	\$720	\$808	\$768
	<b>% in Same Home 5 Years Ago</b>	62.5%	50.2%	25.3%	30.6%	45.0%
	<b>Median Years in Same Home</b>	8	5	2	2	4
	<b>Average Age of Household Head</b>	47.5	42.8	39.9	61.3	43.4
	<b>% Households with Foreign Born Head or Spouse</b>	22.4%	27.9%	27.0%	8.1%	25.8%
	<b>Households by Type:</b>					
	% Family Households	92.3%	79.7%	59.8%	37.9%	75.9%
	% Married-Couple	84.0%	64.8%	45.4%	26.4%	62.9%
	% Single-Parent	6.6%	12.5%	11.8%	10.3%	10.7%
	% Nonfamily Households	7.7%	20.3%	40.2%	62.1%	24.1%
	% Householder Living Alone	7.1%	17.1%	36.0%	57.3%	21.3%
	<b>Persons in Households:</b>					
	% 1 Person	7.1%	17.1%	36.0%	57.3%	21.3%
	% 2 Persons	30.9%	28.7%	38.8%	36.0%	32.7%
	% 3 Persons	20.3%	22.5%	16.3%	1.2%	19.5%
	% 4 Persons	25.8%	19.1%	4.9%	3.7%	16.0%
	% 5+ Persons	16.0%	12.5%	4.1%	1.7%	10.5%
	<b>Average Number of Cars</b>	2.3	1.9	1.4	0.9	1.8
	<b>% of Households with Computers</b>	83.8%	72.6%	54.7%	35.8%	69.8%
	% with Internet Connection	68.9%	64.2%	54.1%	63.6%	63.5%
I N C O M E	<b>1996 Household Income Distribution:</b>					
	% Under \$15,000	0.5%	1.7%	9.4%	20.5%	3.9%
	% \$15,000 to \$29,999	2.1%	6.9%	19.6%	26.7%	9.7%
	% \$30,000 to \$49,999	9.8%	27.0%	35.5%	20.3%	24.6%
	% \$50,000 to \$69,999	17.0%	25.7%	22.6%	17.0%	22.2%
	% \$70,000 to \$99,999	28.2%	24.4%	9.6%	1.0%	20.7%
	% \$100,000+	42.5%	14.4%	3.3%	14.4%	18.9%
	<b>1996 Median Household Income</b>	\$91,955	\$60,705	\$41,100	\$33,430	\$60,375
	<b>% of Households Spending More Than 25% of Income on Housing Costs:</b>					
	% Homeowners	17.4%	27.5%	35.7%	*	25.1%
	% Renters	23.3%	24.1%	37.8%	58.1%	35.5%

\* Insufficient data for reliable estimates.

Source: 1997 Census Update Survey; Montgomery County Planning Dept, Research and Technology Center, February 2000.

# Kensington/Wheaton Combined Planning Area

Montgomery County, MD.

1997 Census Update Survey

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
P O P U L A T I O N	<b>Household Population</b>	112,150	17,850	30,935	7,625	168,560
	<b>% Female</b>	52.9%	56.6%	59.2%	63.9%	55.0%
	<b>Age Distribution:</b>					
	% 0-4 Years Old	7.5%	6.2%	6.9%	3.6%	7.1%
	% 5-17 Years Old	17.7%	15.9%	14.8%	8.7%	16.6%
	% 18-29 Years Old	10.6%	14.4%	20.0%	9.0%	12.7%
	% 30-44 Years Old	24.2%	30.3%	28.3%	18.0%	25.3%
	% 45-64 Years Old	24.1%	19.9%	15.3%	11.9%	21.5%
	% 65-74 Years Old	9.5%	6.1%	5.2%	16.4%	8.7%
	% Over 74 Years Old	6.3%	7.1%	9.4%	32.3%	8.1%
	<b>Average Age</b>	38.1	37.4	36.1	54.4	38.4
	<b>Race:</b>					
	% White	74.6%	62.5%	53.1%	67.7%	69.1%
	% Black	11.5%	23.7%	30.4%	27.1%	17.0%
	% Asian or Pacific Islander	10.2%	9.5%	9.9%	2.2%	9.7%
	% Other	3.6%	4.3%	6.5%	3.0%	4.2%
	<b>% Hispanic Origin <sup>1</sup></b>	9.4%	13.5%	21.5%	9.0%	12.1%
	<b>Educational Attainment:</b>					
L A B O R  F O R C E	Persons 25 Years and Older	77,240	12,950	21,590	6,470	118,250
	% Less than High School Diploma	10.6%	11.0%	17.7%	17.7%	12.2%
	% High School Graduate	34.1%	29.3%	41.8%	41.5%	35.2%
	% Associate or Trade School	3.8%	5.1%	5.1%	4.2%	4.2%
	% Bachelor's Degree	25.6%	28.9%	22.6%	22.8%	25.3%
	% Grad, Professional or Doctoral	25.9%	25.7%	12.8%	13.8%	23.0%
	<b>Number of Employed Residents <sup>2</sup></b>	59,200	10,690	16,830	2,645	89,365
	<b>% Females Who Are Employed <sup>2</sup></b>	63.0%	70.0%	63.7%	37.6%	62.3%
	<b>Women with Children Under Age 6</b>	9,195	1,200	2,560	295	13,250
	% Employed <sup>2</sup>	65.7%	72.0%	77.5%	*	69.3%
	<b>Employer:</b>					
	% Private for Profit	45.1%	50.4%	52.6%	42.4%	46.9%
	% Private not for Profit	15.0%	12.6%	17.6%	25.2%	15.5%
	% Self-Employed	13.0%	4.7%	8.3%	10.6%	11.1%
	% Government	26.9%	32.3%	21.4%	21.8%	26.5%
	<b>Work Location:</b>					
	% In the County	52.3%	51.6%	59.7%	61.6%	53.8%
	% Inside the Beltway	16.4%	19.9%	24.3%	28.3%	18.5%
	% Outside the Beltway	36.0%	31.7%	35.4%	33.3%	35.3%
	% Elsewhere in Maryland	10.0%	12.6%	9.5%	2.8%	10.0%
	% to Washington, D.C.	28.6%	26.8%	25.0%	31.7%	27.8%
	% to Virginia	7.4%	7.9%	5.0%	3.8%	7.0%
	<b>Work Trip:</b>					
	% Driving	82.5%	83.0%	73.6%	69.1%	80.6%
	% Alone	72.1%	72.5%	63.3%	65.7%	70.5%
	% Carpool	10.4%	10.5%	10.3%	3.4%	10.2%
	% Public Transit or Rail	12.9%	12.7%	22.7%	23.9%	14.9%
	% Walk/Bicycle/Other	1.7%	2.2%	1.7%	5.4%	1.9%
	% Work at Home	2.9%	2.1%	2.0%	1.6%	2.6%
	<b>Access to Metrorail:</b>					
	% Car	63.4%	64.7%	50.7%	*	61.5%
	% Ride-On/Metrobus	18.2%	14.2%	23.5%	*	18.6%
	% Walk/Bicycle	18.4%	21.1%	25.8%	*	19.8%

\* 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.

Table 6: Profile of Kensington/Wheaton Combined Planning Area

## Kensington/Wheaton Combined Planning Area (cont.)

		SINGLE-FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	<b>Households by Structure Type</b>	38,810	7,250	14,400	4,825	65,285
	<b>% Total Households by Structure Type</b>	59.4%	11.1%	22.1%	7.4%	100.0%
	<b>Average Household Size</b>	2.89	2.48	2.14	1.59	2.58
	<b>Tenure:</b>					
	% Rental	9.4%	13.8%	74.2%	48.5%	27.0%
	<b>Average Monthly Costs:</b>					
	Homeowners	\$1,009	\$984	\$703	\$647	\$956
	Renters	\$919	\$960	\$676	\$634	\$738
	<b>% in Same Home 5 Years Ago</b>	71.9%	59.4%	37.5%	57.3%	62.1%
	<b>Median Years in Same Home</b>	12	6	3	6	8
	<b>Average Age of Household Head</b>	53.2	49.6	48.8	63.8	52.6
	<b>% Households with Foreign Born Head or Spouse</b>	24.8%	29.2%	31.8%	25.0%	26.8%
	<b>Households by Type:</b>					
	% Family Households	83.3%	69.8%	58.5%	39.7%	73.1%
	% Married-Couple	72.9%	55.7%	37.4%	30.4%	59.9%
	% Single-Parent	8.4%	12.0%	18.4%	7.2%	10.9%
	% Nonfamily Households	16.7%	30.2%	41.5%	60.3%	26.9%
	% Householder Living Alone	14.5%	24.6%	39.3%	57.7%	24.3%
	<b>Persons in Households:</b>					
	% 1 Person	14.5%	24.6%	39.3%	57.7%	24.3%
	% 2 Persons	36.0%	35.6%	30.1%	32.5%	34.4%
	% 3 Persons	19.0%	14.4%	14.8%	5.6%	16.6%
	% 4 Persons	16.4%	18.5%	10.3%	2.0%	14.2%
	% 5+ Persons	14.1%	6.9%	5.5%	2.2%	10.5%
	<b>Average Number of Cars</b>	2.0	1.7	1.2	1.0	1.7
	<b>% of Households with Computers</b>	68.1%	63.3%	38.9%	23.9%	58.6%
	% with Internet Connection	61.0%	59.1%	56.1%	49.0%	59.8%
I N C O M E	<b>1996 Household Income Distribution:</b>					
	% Under \$15,000	3.5%		13.7%	14.4%	5.9%
	% \$15,000 to \$29,999	8.4%	9.2%	31.0%	24.7%	14.1%
	% \$30,000 to \$49,999	21.1%	19.4%	31.1%	23.8%	23.1%
	% \$50,000 to \$69,999	19.6%	25.8%	15.3%	19.9%	19.4%
	% \$70,000 to \$99,999	22.4%	24.4%	6.9%	15.3%	19.0%
	% \$100,000+	25.2%	21.1%	2.2%	1.9%	18.5%
	<b>1996 Median Household Income</b>	\$67,065	\$64,535	\$32,790	\$37,020	\$55,005
	<b>% of Households Spending More Than 25% of Income on Housing Costs:</b>					
	% Homeowners	19.5%	18.3%	36.6%	18.7%	20.8%
	% Renters	31.7%	10.0%	47.2%	71.3%	45.3%

\* Insufficient data for reliable estimates.

Source: 1997 Census Update Survey; Montgomery County Planning Dept, Research and Technology Center, February 2000.

**Olney Combined Planning Area****Montgomery County, MD.****1997 Census Update Survey**

		<b>SINGLE- FAMILY DETACHED</b>	<b>TOWN- HOUSE</b>	<b>GARDEN APT.</b>	<b>HIGH- RISE</b>	<b>ALL TYPES</b>
<b>P O P U L A T I O N</b>	<b>Household Population</b>	26,210	7,080			33,290
	<b>% Female</b>	47.9%	54.8%			49.4%
	<b>Age Distribution:</b>					
	% 0-4 Years Old	7.0%	9.9%			7.6%
	% 5-17 Years Old	24.1%	17.8%			22.8%
	% 18-29 Years Old	8.5%	18.3%			10.6%
	% 30-44 Years Old	26.2%	31.5%			27.3%
	% 45-64 Years Old	28.7%	17.7%			26.4%
	% 65-74 Years Old	4.1%	3.3%			4.0%
	% Over 74 Years Old	1.2%	1.5%			1.3%
	<b>Average Age</b>	33.8	30.4			33.1
	<b>Race:</b>					
	% White	89.6%	65.5%			84.4%
	% Black	3.0%	23.6%			7.4%
	% Asian or Pacific Islander	6.6%	7.6%			6.8%
	% Other	0.8%	3.3%			1.4%
	<b>% Hispanic Origin <sup>1</sup></b>	4.6%	7.6%			5.3%
<b>L A B O R  F O R C E</b>	<b>Educational Attainment:</b>					
	Persons 25 Years and Older	16,370	4,465			20,835
	% Less than High School Diploma	6.2%	10.0%			6.9%
	% High School Graduate	29.5%	34.9%			30.5%
	% Associate or Trade School	4.2%	7.5%			4.9%
	% Bachelor's Degree	30.0%	23.9%			28.8%
	% Grad, Professional or Doctoral	30.1%	23.7%			28.8%
	<b>Number of Employed Residents <sup>2</sup></b>	14,305	4,390			18,695
	<b>% Females Who Are Employed <sup>2</sup></b>	69.1%	77.6%			71.1%
	<b>Women with Children Under Age 6</b>	1,935	910			2,845
	% Employed <sup>2</sup>	66.1%	67.5%			66.6%
	<b>Employer:</b>					
	% Private for Profit	52.0%	49.1%			51.3%
	% Private not for Profit	9.3%	16.6%			10.9%
	% Self-Employed	9.8%	13.5%			10.6%
	% Government	28.9%	20.8%			27.1%
	<b>Work Location:</b>					
	% In the County	63.7%	62.3%			63.4%
	% Inside the Beltway	11.9%	19.4%			13.6%
	% Outside the Beltway	51.7%	42.9%			49.8%
	% Elsewhere in Maryland	11.0%	17.4%			12.4%
	% to Washington, D.C.	17.5%	13.0%			16.5%
	% to Virginia	7.1%	5.3%			6.7%
	<b>Work Trip:</b>					
	% Driving	87.5%	92.3%			88.5%
	% Alone	77.5%	83.8%			78.8%
	% Carpool	10.0%	8.5%			9.7%
	% Public Transit or Rail	8.1%	3.3%			7.1%
	% Walk/Bicycle/Other	0.2%	0.9%			0.4%
	% Work at Home	4.1%	3.4%			4.0%
	<b>Access to Metrorail:</b>					
	% Car	95.1%	*			92.7%
	% Ride-On/Metrobus	4.9%	*			7.3%
	% Walk/Bicycle					

\* 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.**Table 7: Profile of Olney Combined Planning Area**

## Olney Combined Planning Area (cont.)

		SINGLE-FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	<b>Households by Structure Type</b>	7,785	2,450			10,235
	<b>% Total Households by Structure Type</b>	76.1%	23.9%			100.0%
	<b>Average Household Size</b>	3.37	2.88			3.26
	<b>Tenure:</b>					
	% Rental	*	*			6.3%
	<b>Average Monthly Costs:</b>					
	Homeowners	\$1,428	\$1,041			\$1,342
	Renters	*	*			*
	<b>% in Same Home 5 Years Ago</b>	69.9%	43.7%			63.7%
	<b>Median Years in Same Home</b>	10	5			8
	<b>Average Age of Household Head</b>	49.4	43.7			48.1
	<b>% Households with Foreign Born Head or Spouse</b>	14.4%	28.2%			17.7%
	<b>Households by Type:</b>					
	% Family Households	94.3%	80.2%			91.0%
	% Married-Couple	88.8%	63.1%			82.7%
	% Single-Parent	4.5%	15.6%			7.1%
	% Nonfamily Households	5.7%	19.8%			9.0%
	% Householder Living Alone	5.0%	16.3%			7.7%
	<b>Persons in Households:</b>					
	% 1 Person	5.0%	16.3%			7.7%
	% 2 Persons	26.8%	35.1%			28.8%
	% 3 Persons	20.0%	12.5%			18.2%
	% 4 Persons	29.3%	24.4%			28.1%
	% 5+ Persons	18.9%	11.6%			17.2%
	<b>Average Number of Cars</b>	2.4	1.9			2.3
	<b>% of Households with Computers</b>	80.8%	70.2%			78.4%
	% with Internet Connection	55.6%	50.3%			54.6%
I N C O M E	<b>1996 Household Income Distribution:</b>					
	% Under \$15,000	1.3%	4.3%			2.0%
	% \$15,000 to \$29,999	2.8%	6.8%			3.8%
	% \$30,000 to \$49,999	6.6%	30.8%			12.3%
	% \$50,000 to \$69,999	15.1%	28.4%			18.3%
	% \$70,000 to \$99,999	32.7%	13.6%			28.2%
	% \$100,000+	41.5%	16.1%			35.5%
	<b>1996 Median Household Income</b>	\$93,575	\$56,905			\$86,365
	<b>% of Households Spending More Than 25% of Income on Housing Costs:</b>					
	% Homeowners	19.0%	39.5%			23.5%
	% Renters	*	*			*

\* Insufficient data for reliable estimates.

Source: 1997 Census Update Survey; Montgomery County Planning Dept, Research and Technology Center, February 2000.

## Poolesville Combined Planning Area

Montgomery County, MD.

1997 Census Update Survey

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
P O P U L A T I O N	<b>Household Population</b>	7,360	975			8,335
	<b>% Female</b>	50.5%	48.5%			50.3%
	<b>Age Distribution:</b>					
	% 0-4 Years Old	8.4%	13.7%			9.0%
	% 5-17 Years Old	21.9%	22.3%			21.9%
	% 18-29 Years Old	8.5%	20.6%			9.9%
	% 30-44 Years Old	26.3%	27.2%			26.4%
	% 45-64 Years Old	26.2%	14.8%			24.9%
	% 65-74 Years Old	5.7%	1.4%			5.2%
	% Over 74 Years Old	3.0%				2.6%
	<b>Average Age</b>	34.2	26.1			33.2
	<b>Race:</b>					
	% White	87.1%	99.0%			88.5%
	% Black	9.8%	0.4%			8.7%
	% Asian or Pacific Islander	1.5%	0.6%			1.4%
	% Other	1.7%				1.5%
	<b>% Hispanic Origin <sup>1</sup></b>	2.6%	1.0%			2.4%
L A B O R  F O R C E	<b>Educational Attainment:</b>					
	Persons 25 Years and Older	4,715	495			5,210
	% Less than High School Diploma	14.5%	16.3%			14.6%
	% High School Graduate	37.8%	48.7%			38.5%
	% Associate or Trade School	7.6%	10.9%			7.8%
	% Bachelor's Degree	21.5%	20.7%			21.4%
	% Grad, Professional or Doctoral	18.7%	3.4%			17.6%
	<b>Number of Employed Residents <sup>2</sup></b>	3,915	525			4,440
	<b>% Females Who Are Employed <sup>2</sup></b>	65.9%	80.1%			67.1%
	<b>Women with Children Under Age 6</b>	580	90			670
	% Employed <sup>2</sup>	67.3%	*			67.9%
	<b>Employer:</b>					
	% Private for Profit	54.1%	55.1%			54.2%
	% Private not for Profit	9.4%	9.3%			9.4%
	% Self-Employed	11.1%	12.7%			11.2%
	% Government	25.5%	22.9%			25.3%
	<b>Work Location:</b>					
	% In the County	77.3%	75.9%			77.2%
	% Inside the Beltway	11.7%	12.9%			11.8%
	% Outside the Beltway	65.6%	63.0%			65.4%
	% Elsewhere in Maryland	5.8%	8.0%			6.0%
	% to Washington, D.C.	8.9%	10.5%			9.0%
	% to Virginia	6.8%	5.6%			6.7%
	<b>Work Trip:</b>					
	% Driving	91.7%	93.2%			91.8%
	% Alone	82.9%	84.4%			83.0%
	% Carpool	8.8%	8.7%			8.8%
	% Public Transit or Rail	3.6%	4.8%			3.7%
	% Walk/Bicycle/Other	1.7%				1.5%
	% Work at Home	3.0%	2.1%			3.0%
	<b>Access to Metrorail:</b>					
	% Car	*	*			*
	% Ride-On/Metrobus					
	% Walk/Bicycle	*				*

\* 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.

Table 8: Profile of Poolesville Combined Planning Area

### Poolesville Combined Planning Area (cont.)

		SINGLE-FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	<b>Households by Structure Type</b>	2,370	330			2,700
	<b>% Total Households by Structure Type</b>	87.8%	12.2%			100.0%
	<b>Average Household Size</b>	3.09	2.99			3.08
	<b>Tenure:</b>					
	% Rental	*	*			6.0%
	<b>Average Monthly Costs:</b>					
	Homeowners	\$1,260	\$684			\$1,206
	Renters	*	*			*
	<b>% in Same Home 5 Years Ago</b>	71.6%	54.3%			69.5%
	<b>Median Years in Same Home</b>	9	7			9
	<b>Average Age of Household Head</b>	49.5	41.1			48.5
	<b>% Households with Foreign Born Head or Spouse</b>	7.8%	6.8%			7.7%
	<b>Households by Type:</b>					
	% Family Households	87.4%	74.8%			85.8%
	% Married-Couple	80.6%	57.3%			77.8%
	% Single-Parent	6.7%	17.5%			8.1%
	% Nonfamily Households	12.6%	25.2%			14.2%
	% Householder Living Alone	10.7%	24.0%			12.3%
	<b>Persons in Households:</b>					
	% 1 Person	10.7%	24.0%			12.3%
	% 2 Persons	29.3%	20.9%			28.3%
	% 3 Persons	22.8%	13.0%			21.6%
	% 4 Persons	20.3%	24.3%			20.8%
	% 5+ Persons	16.8%	17.8%			16.9%
	<b>Average Number of Cars</b>	2.3	1.6			2.3
	<b>% of Households with Computers</b>	71.0%	55.2%			69.5%
	% with Internet Connection	54.1%	48.1%			53.6%
I N C O M E	<b>1996 Household Income Distribution:</b>					
	% Under \$15,000	2.7%	3.7%			2.8%
	% \$15,000 to \$29,999	5.2%	18.8%			6.6%
	% \$30,000 to \$49,999	15.9%	40.9%			18.5%
	% \$50,000 to \$69,999	22.1%	32.1%			23.2%
	% \$70,000 to \$99,999	30.2%	4.5%			27.6%
	% \$100,000+	23.8%				21.3%
	<b>1996 Median Household Income</b>	\$72,500	\$42,835			\$68,985
	<b>% of Households Spending More Than 25% of Income on Housing Costs:</b>					
	% Homeowners	22.4%	26.3%			22.8%
	% Renters	*	*			*

\* Insufficient data for reliable estimates.

Source: 1997 Census Update Survey; Montgomery County Planning Dept, Research and Technology Center, February 2000.

# Potomac Combined Planning Area

Montgomery County, MD.

1997 Census Update Survey

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
P O P U L A T I O N	<b>Household Population</b>	66,030	10,985	1,245	960	79,220
	<b>% Female</b>	50.7%	54.0%	63.6%	65.7%	51.6%
	<b>Age Distribution:</b>					
	% 0-4 Years Old	6.1%	9.5%	3.3%		6.4%
	% 5-17 Years Old	23.9%	18.6%	15.0%	2.8%	22.8%
	% 18-29 Years Old	9.1%	11.8%	14.8%	11.8%	9.6%
	% 30-44 Years Old	20.3%	31.5%	26.6%	13.3%	21.8%
	% 45-64 Years Old	31.5%	22.2%	18.5%	24.3%	29.9%
	% 65-74 Years Old	6.4%	5.2%	11.3%	21.3%	6.5%
	% Over 74 Years Old	2.7%	1.4%	10.5%	26.5%	2.9%
	<b>Average Age</b>	35.9	33.2	41.6	58.3	35.9
	<b>Race:</b>					
	% White	79.2%	68.5%	86.5%	90.0%	77.9%
	% Black	3.9%	9.8%	4.8%		4.7%
	% Asian or Pacific Islander	15.5%	19.8%	4.1%	8.3%	15.8%
	% Other	1.4%	2.0%	4.7%	1.7%	1.6%
	<b>% Hispanic Origin <sup>1</sup></b>	5.2%	8.4%	13.3%	23.3%	6.0%
	<b>Educational Attainment:</b>					
	Persons 25 Years and Older	41,845	7,345	965	890	51,045
	% Less than High School Diploma	3.3%	8.2%	9.5%	16.0%	4.3%
	% High School Graduate	18.4%	21.4%	32.7%	13.0%	19.0%
	% Associate or Trade School	2.5%	2.2%	4.4%	3.5%	2.5%
	% Bachelor's Degree	30.3%	35.4%	28.4%	32.5%	31.0%
	% Grad, Professional or Doctoral	45.4%	32.8%	25.1%	35.0%	43.2%
L A B O R  F O R C E	<b>Number of Employed Residents <sup>2</sup></b>	34,470	6,410	675	420	41,975
	<b>% Females Who Are Employed <sup>2</sup></b>	61.3%	73.5%	63.1%	46.2%	62.6%
	<b>Women with Children Under Age 6</b>	4,420	955	45		5,420
	% Employed <sup>2</sup>	68.0%	59.6%	*		67.1%
	<b>Employer:</b>					
	% Private for Profit	48.7%	50.5%	54.9%	63.8%	49.2%
	% Private not for Profit	11.5%	13.1%	11.3%	12.9%	11.8%
	% Self-Employed	18.1%	12.8%	16.0%	8.3%	17.2%
	% Government	21.7%	23.6%	17.8%	15.0%	21.8%
	<b>Work Location:</b>					
	% In the County	56.9%	61.0%	64.5%	48.3%	57.5%
	% Inside the Beltway	13.7%	18.2%	20.5%	30.1%	14.7%
	% Outside the Beltway	43.1%	42.7%	44.0%	18.2%	42.8%
	% Elsewhere in Maryland	6.1%	5.9%	4.2%		6.0%
	% to Washington, D.C.	23.8%	16.1%	21.2%	37.5%	22.8%
	% to Virginia	11.6%	15.7%	10.1%	14.1%	12.2%
	<b>Work Trip:</b>					
	% Driving	87.7%	86.9%	84.7%	81.4%	87.4%
	% Alone	80.4%	79.6%	83.2%	73.8%	80.2%
	% Carpool	7.3%	7.3%	1.5%	7.6%	7.2%
	% Public Transit or Rail	5.6%	9.9%	14.1%	14.8%	6.5%
	% Walk/Bicycle/Other	1.2%	0.9%			1.2%
	% Work at Home	5.5%	2.3%	1.2%	3.8%	4.9%
	<b>Access to Metrorail:</b>					
	% Car	83.8%	71.1%	*	*	80.7%
	% Ride-On/Metrobus	13.3%	28.9%	*		17.1%
	% Walk/Bicycle	2.9%				2.2%

\* 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.

**Table 9: Profile of Potomac Combined Planning Area**



# Potomac Combined Planning Area (cont.)

		SINGLE-FAMILY DETACHED	TOWN-HOUSE	GARDEN APT.	HIGH-RISE	ALL TYPES
H O U S I N G	<b>Households by Structure Type</b>	20,225	4,040	710	660	25,635
	<b>% Total Households by Structure Type</b>	78.9%	15.8%	2.8%	2.6%	100.0%
	<b>Average Household Size</b>	3.27	2.72	1.77	1.58	3.10
	<b>Tenure:</b>					
	% Rental	4.4%	20.7%	40.3%	39.8%	8.9%
	<b>Average Monthly Costs:</b>					
	Homeowners	\$2,106	\$1,287	\$776	\$945	\$1,947
	Renters	\$1,426	\$1,058	\$711	*	\$1,112
	<b>% in Same Home 5 Years Ago</b>	68.9%	47.0%	54.8%	68.5%	65.1%
	<b>Median Years in Same Home</b>	10	5	6	8	8
	<b>Average Age of Household Head</b>	51.8	46.0	51.5	62.3	51.2
	<b>% Households with Foreign Born Head or Spouse</b>	30.5%	33.0%	24.4%	28.4%	30.7%
	<b>Households by Type:</b>					
	% Family Households	93.3%	75.9%	44.0%	36.6%	87.8%
	% Married-Couple	88.1%	65.2%	26.5%	36.6%	81.5%
	% Single-Parent	4.7%	10.7%	16.2%		5.9%
	% Nonfamily Households	6.7%	24.1%	56.0%	63.4%	12.2%
	% Householder Living Alone	6.0%	19.4%	49.5%	62.0%	10.7%
	<b>Persons in Households:</b>					
	% 1 Person	6.0%	19.4%	49.5%	62.0%	10.7%
	% 2 Persons	30.6%	31.9%	28.9%	28.8%	30.7%
	% 3 Persons	18.5%	20.2%	17.0%	4.0%	18.4%
	% 4 Persons	26.5%	19.7%	4.6%	3.5%	24.2%
	% 5+ Persons	18.4%	8.8%		1.8%	16.0%
	<b>Average Number of Cars</b>	2.3	1.7	1.2	1.1	2.2
	<b>% of Households with Computers</b>	85.5%	79.1%	48.0%	40.9%	82.3%
	% with Internet Connection	73.1%	65.0%	54.2%	*	71.3%
I N C O M E	<b>1996 Household Income Distribution:</b>					
	% Under \$15,000	0.7%	2.2%	19.5%	26.7%	2.2%
	% \$15,000 to \$29,999	1.5%	5.2%	10.7%	10.3%	2.6%
	% \$30,000 to \$49,999	5.8%	16.0%	30.4%	17.2%	8.3%
	% \$50,000 to \$69,999	8.7%	16.7%	24.4%	22.4%	10.8%
	% \$70,000 to \$99,999	16.1%	27.3%	12.6%	6.7%	17.4%
	% \$100,000+	67.2%	32.6%	2.4%	16.6%	58.8%
	<b>1996 Median Household Income</b>	\$125,915	\$78,160	\$42,275	\$45,545	\$113,605
	<b>% of Households Spending More Than 25% of Income on Housing Costs:</b>					
	% Homeowners	18.9%	22.7%	30.1%	33.3%	19.9%
	% Renters	23.3%	25.6%	*	*	26.3%

\* Insufficient data for reliable estimates.

Source: 1997 Census Update Survey; Montgomery County Planning Dept, Research and Technology Center, February 2000.

# Rockville/N. Bethesda Combined Planning Area

Montgomery County, MD.

1997 Census Update Survey

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
P O P U L A T I O N	<b>Household Population</b>	48,430	8,760	16,385	8,835	82,409
	<b>% Female</b>	52.1%	54.7%	55.8%	57.9%	53.7%
	<b>Age Distribution:</b>					
	% 0-4 Years Old	6.5%	8.6%	7.3%	6.0%	6.8%
	% 5-17 Years Old	19.8%	13.7%	10.0%	5.1%	15.6%
	% 18-29 Years Old	10.6%	12.6%	22.1%	9.0%	12.9%
	% 30-44 Years Old	23.7%	33.5%	38.8%	28.2%	28.2%
	% 45-64 Years Old	25.3%	23.6%	13.0%	20.3%	22.1%
	% 65-74 Years Old	9.3%	5.1%	4.1%	11.0%	8.0%
	% Over 74 Years Old	4.8%	2.8%	4.6%	20.6%	6.2%
	<b>Average Age</b>	37.3	35.5	34.0	48.8	37.6
	<b>Race:</b>					
	% White	86.9%	76.9%	67.2%	70.6%	80.2%
	% Black	4.3%	5.7%	7.0%	7.8%	5.4%
	% Asian or Pacific Islander	7.6%	15.5%	22.9%	18.6%	12.6%
	% Other	1.2%	1.9%	3.0%	3.0%	1.8%
	<b>% Hispanic Origin <sup>1</sup></b>	7.1%	7.6%	10.9%	2.4%	7.4%
	<b>Educational Attainment:</b>					
	Persons 25 Years and Older	32,730	6,425	12,315	7,525	58,995
	% Less than High School Diploma	7.7%	2.7%	5.8%	9.1%	7.0%
	% High School Graduate	27.4%	20.5%	22.3%	28.4%	25.7%
	% Associate or Trade School	4.6%	0.3%	3.9%	3.5%	3.8%
	% Bachelor's Degree	26.4%	29.1%	32.7%	22.6%	27.5%
	% Grad, Professional or Doctoral	33.9%	47.4%	35.3%	36.3%	36.0%
L A B O R  F O R C E	<b>Number of Employed Residents <sup>2</sup></b>	25,660	5,675	10,555	4,465	46,355
	<b>% Females Who Are Employed <sup>2</sup></b>	62.8%	76.3%	71.2%	47.9%	64.0%
	<b>Women with Children Under Age 6</b>	3,475	790	1,100	555	5,920
	% Employed <sup>2</sup>	55.4%	66.6%	47.0%	48.7%	54.7%
	<b>Employer:</b>					
	% Private for Profit	50.5%	49.0%	56.2%	42.0%	50.8%
	% Private not for Profit	10.8%	11.4%	12.3%	14.0%	11.5%
	% Self-Employed	10.6%	9.2%	4.0%	9.2%	8.8%
	% Government	28.1%	30.5%	27.5%	34.9%	28.9%
	<b>Work Location:</b>					
	% In the County	64.1%	50.7%	61.5%	59.6%	61.4%
	% Inside the Beltway	18.5%	18.1%	27.6%	33.0%	21.9%
	% Outside the Beltway	45.6%	32.6%	33.9%	26.6%	39.6%
	% Elsewhere in Maryland	7.2%	7.5%	7.1%	10.1%	7.5%
	% to Washington, D.C.	19.4%	26.0%	18.2%	21.1%	20.1%
	% to Virginia	8.2%	14.3%	10.9%	6.6%	9.4%
	<b>Work Trip:</b>					
	% Driving	82.4%	75.5%	71.9%	69.8%	78.0%
	% Alone	74.7%	69.4%	64.6%	57.7%	70.2%
	% Carpool	7.7%	6.1%	7.3%	12.1%	7.8%
	% Public Transit or Rail	12.2%	19.1%	23.0%	24.2%	16.6%
	% Walk/Bicycle/Other	1.7%	1.2%	5.0%	3.4%	2.5%
	% Work at Home	3.7%	4.2%	0.2%	2.7%	2.9%
	<b>Access to Metrorail:</b>					
	% Car	73.2%	51.7%	36.9%	23.9%	52.9%
	% Ride-On/Metrobus	5.3%	8.9%	9.1%	10.3%	7.6%
	% Walk/Bicycle	21.5%	39.3%	54.0%	65.8%	39.4%

\* 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.

**Table 10: Profile of Rockville/North Bethesda Combined Planning Area**

## Rockville/N. Bethesda Combined Planning Area (cont.)

		SINGLE-FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	<b>Households by Structure Type</b>	16,550	3,655	8,265	5,305	33,775
	<b>% Total Households by Structure Type</b>	49.0%	10.8%	24.5%	15.7%	100.0%
	<b>Average Household Size</b>	2.94	2.40	1.97	1.65	2.44
	<b>Tenure:</b>					
	% Rental	7.8%	18.8%	69.2%	63.8%	32.8%
	<b>Average Monthly Costs:</b>					
	Homeowners	\$1,179	\$1,355	\$919	\$869	\$1,148
	Renters	\$1,016	\$1,229	\$805	\$890	\$877
	<b>% in Same Home 5 Years Ago</b>	73.8%	42.8%	25.5%	42.9%	53.8%
	<b>Median Years in Same Home</b>	12	4	2	4	6
	<b>Average Age of Household Head</b>	52.2	46.6	41.7	56.7	49.7
	<b>% Households with Foreign Born Head or Spouse</b>	20.4%	31.1%	37.3%	30.9%	27.3%
	<b>Households by Type:</b>					
	% Family Households	83.3%	75.5%	54.4%	43.4%	69.2%
	% Married-Couple	73.2%	61.9%	46.1%	36.4%	59.6%
	% Single-Parent	8.7%	12.7%	6.6%	5.6%	8.1%
	% Nonfamily Households	16.7%	24.5%	45.6%	56.6%	30.8%
	% Householder Living Alone	13.7%	21.6%	38.8%	53.9%	27.0%
	<b>Persons in Households:</b>					
	% 1 Person	13.7%	21.6%	38.8%	53.9%	27.0%
	% 2 Persons	32.7%	40.3%	37.7%	33.2%	34.8%
	% 3 Persons	18.6%	21.9%	11.6%	7.7%	15.6%
	% 4 Persons	20.3%	9.7%	11.0%	4.7%	14.4%
	% 5+ Persons	14.6%	6.5%	0.9%	0.5%	8.2%
	<b>Average Number of Cars</b>	2.0	1.7	1.2	1.1	1.7
	<b>% of Households with Computers</b>	71.4%	77.7%	59.1%	47.2%	65.6%
	% with Internet Connection	64.4%	74.1%	58.7%	63.6%	64.3%
I N C O M E	<b>1996 Household Income Distribution:</b>					
	% Under \$15,000	2.2%	2.3%	6.3%	11.1%	4.5%
	% \$15,000 to \$29,999	7.7%	3.0%	21.0%	16.3%	11.7%
	% \$30,000 to \$49,999	14.1%	8.9%	28.9%	23.5%	18.5%
	% \$50,000 to \$69,999	16.7%	22.1%	21.7%	19.8%	18.9%
	% \$70,000 to \$99,999	24.4%	24.6%	14.6%	14.5%	20.6%
	% \$100,000+	34.9%	39.2%	7.4%	14.8%	25.8%
	<b>1996 Median Household Income</b>	\$79,415	\$85,925	\$44,885	\$48,625	\$64,770
	<b>% of Households Spending More Than 25% of Income on Housing Costs:</b>					
	% Homeowners	17.6%	19.4%	25.1%	25.4%	19.4%
	% Renters	40.6%	41.6%	47.3%	48.2%	46.4%

\* Insufficient data for reliable estimates.

Source: 1997 Census Update Survey; Montgomery County Planning Dept, Research and Technology Center, February 2000.

# Silver Spring/Takoma Park Combined Planning Area

Montgomery County, MD.

1997 Census Update Survey

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
P O P U L A T I O N	<b>Household Population</b>	27,135	2,045	21,015	14,555	64,750
	<b>% Female</b>	52.4%	54.3%	57.3%	55.4%	54.7%
	<b>Age Distribution:</b>					
	% 0-4 Years Old	7.4%	5.4%	5.2%	2.9%	5.6%
	% 5-17 Years Old	18.8%	16.0%	16.9%	12.1%	16.6%
	% 18-29 Years Old	7.6%	14.3%	24.8%	25.6%	17.4%
	% 30-44 Years Old	29.5%	24.8%	30.2%	30.3%	29.8%
	% 45-64 Years Old	25.0%	31.2%	18.9%	14.3%	20.9%
	% 65-74 Years Old	6.4%	5.6%	2.2%	4.8%	4.6%
	% Over 74 Years Old	5.3%	2.8%	1.8%	10.1%	5.1%
	<b>Average Age</b>	37.0	36.9	32.1	38.3	35.7
	<b>Race:</b>					
	% White	76.3%	41.7%	45.6%	34.0%	55.8%
	% Black	16.7%	47.6%	34.7%	47.8%	30.5%
	% Asian or Pacific Islander	5.8%	4.8%	14.6%	8.4%	9.2%
	% Other	1.2%	5.9%	5.1%	9.8%	4.5%
	<b>% Hispanic Origin <sup>1</sup></b>	9.3%	13.5%	20.7%	6.3%	12.5%
	<b>Educational Attainment:</b>					
L A B O R  F O R C E	Persons 25 Years and Older	18,700	1,440	14,110	10,810	45,060
	% Less than High School Diploma	7.8%	10.8%	14.5%	9.6%	10.3%
	% High School Graduate	19.5%	30.5%	30.2%	26.5%	24.5%
	% Associate or Trade School	4.3%	5.8%	6.5%	6.4%	5.4%
	% Bachelor's Degree	26.7%	26.1%	28.7%	29.9%	28.0%
	% Grad, Professional or Doctoral	41.8%	26.8%	20.1%	27.6%	31.8%
	<b>Number of Employed Residents <sup>2</sup></b>	15,705	1,350	13,475	8,910	39,440
	<b>% Females Who Are Employed <sup>2</sup></b>	72.1%	73.9%	77.4%	63.3%	72.1%
	<b>Women with Children Under Age 6</b>	1,975	120	1,550	610	4,255
	% Employed <sup>2</sup>	82.0%	*	60.3%	*	71.5%
	<b>Employer:</b>					
	% Private for Profit	39.7%	33.8%	56.6%	51.8%	47.4%
	% Private not for Profit	18.7%	21.2%	16.7%	19.4%	18.3%
	% Self-Employed	14.3%	9.3%	9.4%	3.1%	10.3%
	% Government	27.3%	35.7%	17.4%	25.7%	24.1%
	<b>Work Location:</b>					
	% In the County	39.3%	35.9%	40.9%	38.8%	39.6%
	% Inside the Beltway	27.1%	22.9%	32.7%	26.7%	28.7%
	% Outside the Beltway	12.2%	13.0%	8.2%	12.0%	10.9%
	% Elsewhere in Maryland	11.9%	15.1%	13.4%	6.0%	11.4%
	% to Washington, D.C.	41.2%	42.0%	35.0%	47.4%	40.4%
	% to Virginia	5.8%	6.1%	9.2%	5.9%	6.9%
	<b>Work Trip:</b>					
	% Driving	69.8%	75.3%	61.2%	56.9%	64.6%
	% Alone	60.0%	63.7%	50.8%	48.9%	54.9%
	% Carpool	9.8%	11.5%	10.3%	8.0%	9.7%
	% Public Transit or Rail	20.5%	21.2%	34.1%	35.5%	27.9%
	% Walk/Bicycle/Other	3.3%	1.9%	2.5%	6.6%	3.6%
	% Work at Home	6.5%	1.7%	2.2%	0.9%	3.8%
	<b>Access to Metrorail:</b>					
	% Car	30.0%	11.3%	21.9%	6.4%	20.6%
	% Ride-On/Metrobus	17.4%	34.5%	23.6%	16.3%	19.6%
	% Walk/Bicycle	52.6%	54.2%	54.5%	77.3%	59.8%

\* 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.

Table 11: Profile of Silver Spring/Takoma Park Combined Planning Area

## Silver Spring/Takoma Park Combined Planning Area (cont.)

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	<b>Households by Structure Type</b>	9,795	790	9,390	7,960	27,935
	<b>% Total Households by Structure Type</b>	35.1%	2.8%	33.6%	28.5%	100.0%
	<b>Average Household Size</b>	2.76	2.60	2.23	1.83	2.31
	<b>Tenure:</b>					
	% Rental	10.1%	20.2%	88.7%	94.9%	61.1%
	<b>Average Monthly Costs:</b>					
	Homeowners	\$1,148	\$1,011	*	*	\$1,094
	Renters	\$938	\$760	\$637	\$765	\$709
	<b>% in Same Home 5 Years Ago</b>	67.2%	72.1%	39.1%	32.3%	48.0%
	<b>Median Years in Same Home</b>	10	9	3	2	4
	<b>Average Age of Household Head</b>	50.9	49.4	42.4	47.0	46.9
	<b>% Households with Foreign Born Head or Spouse</b>	21.0%	30.8%	42.7%	32.8%	31.9%
	<b>Households by Type:</b>					
	% Family Households	81.1%	71.4%	58.0%	43.6%	62.3%
	% Married-Couple	71.5%	52.5%	37.8%	34.2%	49.0%
	% Single-Parent	7.9%	17.3%	16.2%	6.7%	10.6%
	% Nonfamily Households	18.9%	28.6%	42.0%	56.4%	37.7%
	% Householder Living Alone	14.8%	23.2%	36.8%	53.0%	33.3%
	<b>Persons in Households:</b>					
	% 1 Person	14.8%	23.2%	36.8%	53.0%	33.3%
	% 2 Persons	36.6%	34.9%	32.8%	28.4%	33.0%
	% 3 Persons	19.3%	19.5%	14.5%	8.7%	14.7%
	% 4 Persons	19.7%	13.8%	7.2%	4.9%	11.1%
	% 5+ Persons	9.6%	8.6%	8.7%	4.9%	7.9%
	<b>Average Number of Cars</b>	1.8	1.7	1.1	1.0	1.4
	<b>% of Households with Computers</b>	71.9%	62.4%	58.4%	47.0%	60.8%
	% with Internet Connection	64.4%	55.9%	64.1%	66.3%	64.4%
I N C O M E	<b>1996 Household Income Distribution:</b>					
	% Under \$15,000	1.9%	1.9%	11.0%	12.2%	7.5%
	% \$15,000 to \$29,999	8.0%	14.8%	23.2%	24.7%	17.5%
	% \$30,000 to \$49,999	15.7%	19.4%	36.7%	30.1%	26.4%
	% \$50,000 to \$69,999	20.2%	21.4%	23.0%	17.7%	20.5%
	% \$70,000 to \$99,999	21.4%	19.0%	5.4%	11.8%	13.6%
	% \$100,000+	32.8%	23.5%	0.7%	3.5%	14.4%
	<b>1996 Median Household Income</b>	\$73,685	\$59,135	\$39,185	\$36,320	\$48,910
	<b>% of Households Spending More Than 25% of Income on Housing Costs:</b>					
	% Homeowners	16.2%	23.7%	*	*	20.7%
	% Renters	23.2%	23.5%	33.1%	43.9%	36.8%

\* Insufficient data for reliable estimates.

Source: 1997 Census Update Survey; Montgomery County Planning Dept, Research and Technology Center, February 2000.