



Chevy Chase Lake Sector Plan

Appendix



Montgomery County Planning Department

M-NCPPC

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Chevy Chase Lake Sector Plan
Appendix 4 Demographic Snapshot

The population of Chevy Chase Lake, about 2,000, is slightly older than the County average, with the balance of young adults and elderly tipping decisively to the latter. The average income and levels of education are substantially higher than the County average. Single-family houses predominate, with only 20 percent of the households in multifamily dwellings.

Population

- According to the 2005-2009 American Community Survey conducted by the U.S. Census Bureau, approximately 10,558 people live in the Chevy Chase Lake study area as defined by the combined nine block groups across three U.S Census tracts¹. The survey estimates there are 3,976 housing units in the area of which 95 percent are occupied.
- The Chevy Chase Lake area is characterized by a disproportionate share of elderly at 18 percent compared to 12 percent of ages 65 and older typical for the County. The other adult age groups, 18 to 29, 30 to 44, and 45 to 64 are each slightly under-represented by 2 percentage points compared to these age groups Countywide. One quarter of the population in the area is under 18 years old, the same percentage of children as found Countywide.
- In contrast to Montgomery County's highly diverse population, only 18 percent of the Chevy Chase Lake area's population is Black, Hispanic, or Asian compared to nearly half Countywide. The vast majority (82 percent) self-identifies as White and not Hispanic, notably above the 53 percent reported for the County. Those of Hispanic or Latino origin, 682 residents, make up the area's largest minority group at 6.5 percent, which is less than half the share found Countywide. The American Community Survey estimates 548 Black residents (5.2 percent) and 425 Asian or Pacific Islanders (4 percent) live in the Chevy Chase Lake study area. The percentages of Blacks and Asians in the area are only a third as large as what characterizes the County.
- Over three quarters of adults age 25 and older in the Chevy Chase Lake area have at least a Bachelor's degree. Remarkably, almost half of adults in the area earned a graduate, professional, or doctoral degree, which is about twice the rate found Countywide. In a county where college alumni comprise over half of its adult population, Chevy Chase Lake residents stand out as being highly educated. Such prevalence of highly educated County residents places Montgomery as one of the highest concentrations of well-educated residents in the nation.

¹ For the purposes of this report, the Chevy Chase Study area is defined by the following 2000 U.S Census tract and block group geography: block groups 1 through 5 in tract 50.00; block groups 1 through 3 in tract 51.00; block group 1 in tract 52.00.

POPULATION	Chevy Chase Lake Study Area	Percent of area	Montgomery County	Percent of County
Total Population	10,558		946,172	
Female	5,282	50.0%	488,936	51.7%
Age Distribution				
0-4 Years Old	866	8.2%	68,348	7.2%
5-17 Years Old	1,703	16.1%	166,064	17.6%
18-29 Years Old	1,291	12.2%	135,730	14.3%
30-44 Years Old	2,070	19.6%	204,619	21.6%
45-64 Years Old	2,670	25.3%	258,106	27.3%
65-74 Years Old	891	8.4%	57,206	6.0%
Over 74 Years Old	1,067	10.1%	56,099	5.9%
Hispanic or Latino Origin and Race Combined ¹				
Hispanic or Latino ¹	682	6.5%	142,509	15.1%
Not Hispanic:	9,876	93.5%	803,663	84.9%
White	8,646	81.9%	504,617	53.3%
Black	548	5.2%	150,771	15.9%
Asian or Pacific Islander	425	4.0%	124,289	13.1%
Other	257	2.4%	23,986	2.5%
Educational Attainment				
Persons 25 Years and Older:	7,092	100.0%	632,856	100.0%
Less than High School Diploma	154	2.2%	56,543	8.9%
High School Graduate	446	6.3%	93,269	14.7%
Associate or Trade School, Some College	950	13.4%	127,743	20.2%
Bachelor's Degree	2,111	29.8%	170,299	26.9%
Grad, Professional or Doctoral	3,431	48.4%	185,002	29.2%
¹ Those of Hispanic origin may be of any race.				
Source: 2005-2009 American Community Survey, U.S. Census Bureau; compiled by Center for Research & Information Systems, Montgomery County Planning Dept., M-NCPPC 9/2011.				

Resident Labor Force

- An estimated 5,100 residents of Chevy Chase Lake are employed either full- or part-time, about 63 percent of the population ages 16 and older. This lower percentage of employment compared to the County's rate of 67 percent reflects the high percentage share of elderly in the area.
- About 55 percent of the employed residents in the area live and work in Montgomery County. This is slightly less than the 60 percent of employed residents working in the County. Another 40 percent of workers living in the area commute to nearby Washington, D.C and Virginia.
- A noticeably lower percentage of workers are commuting by car from the Chevy Chase Lake area compared to the County's commuters in general (66 percent versus 76 percent). Rather than drive, an unusually high share of Chevy Chase Lake residents, 15 percent, walks or bikes to work. Just over 500 employed residents (11 percent) are taking public transit, fewer than the approximately 800 walking or biking to work.
- A slightly higher percentage of employed Chevy Chase Lake residents work at home (8 percent) compared to the County (5 percent).

RESIDENT LABOR FORCE	Chevy Chase Lake Study Area	Percent of area	Montgomery County	Percent of County
Number of Employed Residents ²	5,101		494,381	
Work Location				
In Montgomery County	2,801	54.9%	296,139	59.9%
Elsewhere in Maryland	271	5.3%	51,791	10.5%
Outside of Maryland	2,029	39.8%	146,451	29.6%
Work Trip				
Driving	3,351	65.7%	377,792	76.4%
Public Transit or Rail	539	10.6%	74,397	15.0%
Walk/Bicycle/Other	788	15.4%	16,353	3.3%
Work at Home	423	8.3%	25,839	5.2%

² Ages 16 and older and employed full- or part-time.

Source: 2005-2009 American Community Survey, U.S. Census Bureau; compiled by Center for Research & Information Systems, Montgomery County Planning Dept., M-NCPPC 9/2011.

Households

- In 2009, there were an estimated 3,768 households in the Chevy Chase study area, which is roughly bounded within the Beltway, Rock Creek, East West Highway, and Rockville Pike.
- About 45 percent of the households moved into the Chevy Chase Lake area between 2000 and 2009. During the previous decade, the area had a lower turnover of households compared to the County (56 percent).
- The Chevy Chase Lake area attracted residents who moved in and stayed. In the 1990s, 27 percent of current households moved into to the area. One out of six households has lived in their home for 30 or more years. This rate is twice as common as occurs Countywide.
- The area's rate of owner-occupancy is 79 percent and exceeds the County's rate by 9 percentage points.
- Home ownership is very expensive in the Chevy Chase Lake area where 62 percent of mortgaged households spend at least \$3,000 per month on housing costs. Countywide, only 30 percent of mortgaged households spend that amount monthly. In Montgomery County, about one-third of mortgaged households spend less than \$2,000 on monthly housing costs compared to only 14 percent of Chevy Chase Lake households.
- Rental rates in the Chevy Chase Lake area are also relatively high for the estimated 795 renter-occupied units. Over half the renters pay at least \$1,500 per month compared to only 28 percent Countywide. About 29 percent of renter households pay \$2,000 or more for monthly rent compared to less than 10 percent of renter households Countywide.
- The Chevy Chase Lake area is a wealthy enclave where the median household income at \$137,123 is 50 percent higher than the County's median of \$92,213 (in 2009 inflation adjusted dollars). The high incomes are commensurate with the educational attainment of the accomplished Chevy Chase Lake residents.
- The availability of cars among Chevy Chase Lake households is not different from what occurs Countywide. About 9 percent of the area's households do not have a car, while over 60 percent have at least two vehicles.

HOUSING	Chevy Chase Lake Study Area	Percent of area	Montgomery County	Percent of County
Total Housing Units:	3,976	100.0%	361,760	100.0%
Households	3,768	94.8%	344,099	95.1%
Vacant	208	5.2%	17,661	4.9%
Year Householder Moved into Unit				
Households moved in:	3,768	100.0%	344,099	100.0%
2005 or later	811	21.5%	90,722	26.4%
2000 to 2004	886	23.5%	100,246	29.1%
1990 to 1999	1,030	27.3%	78,415	22.8%
1980 to 1989	434	11.5%	40,665	11.8%
1970 to 1979	314	8.3%	19,062	5.5%
1969 or earlier	293	7.8%	14,989	4.4%
Tenure				
Total Households:	3,768	100.0%	344,099	100.0%
Owner-occupied	2,973	78.9%	240,950	70.0%
Renter-occupied	795	21.1%	103,149	30.0%
Monthly Owner Costs				
Housing units with a mortgage:	2,190	100.0%	193,659	100.0%
Less than \$1,000	69	3.2%	8,244	4.3%
\$1,000 to \$1,249	22	1.0%	9,804	5.1%
\$1,250 to \$1,499	34	1.6%	13,803	7.1%
\$1,500 to \$1,999	183	8.4%	34,729	17.9%
\$2,000 to \$2,499	308	14.1%	35,111	18.1%
\$2,500 to \$2,999	217	9.9%	30,372	15.7%
\$3,000 or more	1,357	62.0%	61,596	31.8%
Monthly Renter Costs				
Renter-occupied units:	795	100.0%	103,149	100.0%
Less than \$750	89	11.2%	10,680	10.4%
\$750 to \$999	118	14.8%	14,819	14.4%
\$1,000 to \$1,249	31	3.9%	24,648	23.9%
\$1,250 to \$1,499	99	12.5%	20,308	19.7%
\$1,500 to \$1,999	195	24.5%	19,303	18.7%
\$2,000 or more	233	29.3%	9,828	9.5%
No cash rent	30	3.8%	3,563	3.5%
2009 Household Income ³				
Under \$15,000	136	3.6%	16,722	4.9%
\$15,000 to \$29,999	223	5.9%	24,023	7.0%
\$30,000 to \$49,999	265	7.0%	44,303	12.9%
\$50,000 to \$74,999	310	8.2%	53,900	15.7%
\$75,000 to \$99,999	369	9.8%	46,750	13.6%
\$100,000 to \$124,999	404	10.7%	39,406	11.5%
\$125,000 to \$149,999	365	9.7%	29,466	8.6%
\$150,000 to \$199,999	486	12.9%	39,167	11.4%
\$200,000 or more	1,210	32.1%	50,362	14.6%
2009 Median Household Income ³	\$137,123		\$92,213	
Vehicles Available				
Total Households:	3,768	100.0%	344,099	100.0%
No vehicle available	323	8.6%	26,034	7.6%
1 vehicle available	1,094	29.0%	113,938	33.1%
2 vehicles available	1,589	42.2%	138,613	40.3%
3 vehicles available	660	17.5%	47,043	13.7%
4 or more vehicles available	102	2.7%	18,471	5.4%

³ Five year estimate of household income in 2009 inflation-adjusted dollars.

Source: 2005-2009 American Community Survey, U.S. Census Bureau; compiled by Center for Research & Information Systems, Montgomery County Planning Dept., M-NCPPC 9/2011.

Update

After the initial demographic assessment was performed, the Census Bureau released additional, more recently collected, data. The revised numbers appear below.

Population, Race & Hispanic Origin, and Housing Chevy Chase Lake				
	Study		Sector	
2010	Area	%	Plan	%
Total population	8,709	100.0%	1,914	100.0%
Hispanic	522	6.0%	88	4.6%
Not Hispanic	8,187	94.0%	1,826	95.4%
White	7,012	80.5%	1,590	83.1%
Black	521	6.0%	121	6.3%
Asian & Pac Is	379	4.4%	74	3.9%
Other	275	3.2%	41	2.1%
Housing units	3,633	100.0%	925	100.0%
Households	3,391	93.3%	832	89.9%
Vacant	242	6.7%	93	10.1%
<i>Source: 2010 U.S. Census, Redistricting Data; block data compiled by Center for Research & Information Systems, Montgomery County Planning Dept. M-NCPPC.</i>				



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