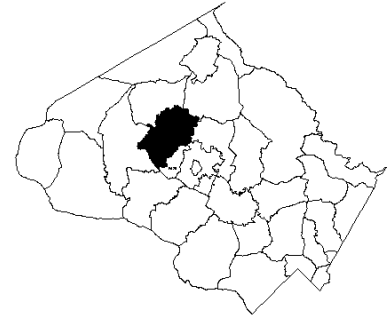


**APPENDIX 2: GERMANTOWN PLANNING AREA DEMOGRAPHICS**

**Research & Technology Center (RTC)**



2005 Census Update Survey

Planning Area # 19		SINGLE-FAMILY	TOWN-HOUSE	GARDEN	HIGH-RISE	ALL
Population Density: 4,658 people/sq. mi.		DETACHED	HOUSE	APT.		TYPES
Est. Land Area: 17.1 sq. miles						
	<b>Household Population</b>	26,365	36,940	16,275	0	79,580
<b>P</b>	<b>% Female</b>	50.1%	52.5%	54.7%		52.2%
<b>O</b>	<b>Age Distribution:</b>					
<b>P</b>	% 0-4 Years Old	8.3%	9.0%	7.8%		8.5%
<b>U</b>	% 5-17 Years Old	25.1%	19.9%	14.0%		20.4%
<b>L</b>	% 18-29 Years Old	8.8%	14.7%	22.1%		14.3%
<b>A</b>	% 30-44 Years Old	27.3%	31.3%	27.2%		29.1%
<b>T</b>	% 45-64 Years Old	26.7%	21.0%	23.8%		23.4%
<b>I</b>	% 65-74 Years Old	2.6%	2.5%	3.2%		2.7%
<b>O</b>	% Over 74 Years Old	1.2%	1.5%	1.9%		1.5%
<b>N</b>	<b>Average Age (years)</b>	31.9	31.5	33.5	N/A	32.0
	<b>Race:</b>					
	% White	59.5%	51.7%	56.8%		55.3%
	% Black	9.4%	27.0%	25.3%		20.7%
	% Asian or Pacific Islander	28.0%	15.3%	8.1%		18.2%
	% Other	3.1%	6.0%	9.8%		5.8%
	<b>Hispanic or Latino and Race<sup>1</sup></b>					
	% Hispanic or Latino <sup>1</sup>	9.1%	15.9%	24.4%		15.4%
	% Not Hispanic White	52.0%	41.4%	43.1%		45.3%

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

Planning Area # 19 (continued)		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
<b>Language Spoken at Home</b>						
P	Persons 5 Years and Older	24,175	72,800	33,610	0	15,015
O	% Speak Language Other than English	36.3%	41.2%	44.7%		40.3%
P	% Speak English less than "Very Well"	10.3%	10.8%	19.6%		12.4%
<b>Educational Attainment:</b>						
L	Persons 25 Years and Older	15,570	23,620	11,600	0	50,790
A	% Less than High School Diploma	3.8%	6.6%	8.0%		6.1%
T	% High School Graduate	20.2%	34.0%	33.1%		29.6%
I	% Associate or Trade School	6.0%	9.8%	9.6%		8.6%
O	% Bachelor's Degree	34.5%	27.0%	29.9%		29.9%
N	% Grad, Professional or Doctoral	35.4%	22.6%	19.4%		25.8%
	<b>Number of Employed Residents<sup>2</sup></b>	14,790	22,500	10,450	0	47,740
	<b>% Females Who Are Employed<sup>2</sup></b>	72.0%	78.9%	72.3%		75.3%
	<b>Women with Children Under Age 6</b>	2,270	3,270	1,460	0	7,000
L	% Employed <sup>2</sup>	57.5%	64.5%	*		61.5%
<b>Work Location:</b>						
B	% Montgomery County	72.6%	70.7%	78.0%		72.9%
O	% Prince George's County	3.0%	3.2%	3.2%		3.2%
R	% Elsewhere in Maryland	5.0%	3.6%	5.6%		4.4%
	% Washington, D.C.	12.2%	13.0%	8.6%		11.8%
	% Virginia	6.8%	8.5%	4.3%		7.1%
F	% Outside MD-VA-DC	0.4%	0.9%	0.4%		0.7%
<b>Work Trip:</b>						
R	% Driving	84.6%	83.7%	82.4%		83.7%
C	% Alone	76.8%	73.4%	77.1%		75.3%
E	% Carpool	7.8%	10.3%	5.3%		8.4%

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

Planning Area # 19 (continued)		SINGLE-FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
	% Public Transit or Rail	10.1%	13.0%	13.5%		12.3%
	% Walk/Bicycle/Other	1.2%	1.0%	2.2%		1.3%
	% Work at Home	4.1%	2.3%	1.9%		2.8%
	<b>Average Commuting Time to Work (minutes)</b>					
	Overall	32.8	33.7	31.1	N/A	32.9
	By Car	30.0	30.2	27.1	N/A	29.5
	By Public Transit	57.5	58.6	59.0	N/A	58.4
	<b>Households by Structure Type</b>	7,590	13,100	8,355	0	29,045
	<b>% Total Households by Structure Type</b>	26.1%	45.1%	28.8%		100.0%
	<b>Average Household Size</b>	3.48	2.82	1.95		2.74
	<b>Tenure:</b>					
	% Rental	1.2%	8.0%	57.1%	N/A	20.4%
	<b>Average Monthly Costs:</b>					
H	Homeowner	\$2,023	\$1,349	\$1,027	N/A	\$1,507
O	Renter	*	*	\$1,010	N/A	\$1,034
U	<b>Residence in April 2000:</b>					
S	% in Same Home	58.9%	50.1%	28.0%		46.2%
I	% Elsewhere in County	29.2%	30.0%	37.2%		31.9%
N	% Elsewhere in Maryland	2.4%	5.7%	7.3%		5.3%
G	% D.C or Northern Virginia	2.8%	3.0%	2.6%		2.9%
	% Outside Metro Area	6.6%	11.2%	24.8%		13.8%
	<b>Median Years in Same Home</b>	6	5	2	N/A	4
	<b>Average Age of Household Head</b>	46.9	43.4	43.3	N/A	44.3
	<b>% Households with Foreign Born Head or Spouse</b>	43.7%	36.8%	33.8%		37.7%
	<b>% Households Speaking Spanish</b>	9.3%	14.8%	19.5%		14.7%

Planning Area # 19 (continued)		SINGLE-FAMILY DETACHED	TOWN-HOUSE	GARDEN APT.	HIGH-RISE	ALL TYPES
<b>Households by Type:</b>						
	% Family Households	93.8%	77.2%	57.2%		75.8%
	% Married-Couple	87.3%	62.6%	33.9%		60.8%
	% Single-Parent	5.3%	12.4%	18.0%		12.2%
	% Nonfamily Households	6.2%	22.8%	42.8%		24.2%
	% Householder Living Alone	6.1%	21.1%	39.0%		22.3%
	% 5+ Persons	21.1%	14.2%	2.3%		12.6%
	<b>Average Number of Cars</b>	2.4	1.9	1.4	N/A	1.9
	<b>% of Households with Computers</b>	98.1%	93.8%	86.8%		92.9%
	% of these visiting M-NCPPC website	36.9%	28.6%	24.7%		29.8%
	<b>2004 Household Income Distribution:</b>					
	% Under \$15,000	1.0%	3.8%	6.5%		3.8%
	% \$15,000 to \$29,999	0.5%	4.5%	13.8%		6.2%
I	% \$30,000 to \$49,999	4.8%	12.2%	32.0%		16.0%
N	% \$50,000 to \$69,999	5.6%	25.4%	20.3%		18.9%
C	% \$70,000 to \$99,999	24.2%	27.3%	18.0%		23.8%
O	% \$100,000 to 149,999	38.4%	21.7%	8.2%		22.1%
M	% \$150,000 to 199,999	18.2%	4.3%	1.2%		7.0%
E	% \$200,000+	7.3%	0.7%	0.0%		2.2%
		\$116,560	\$75,495	\$48,765	N/A	\$76,655
	<b>2004 Median Household Income</b>					
	<b>% of Households Spending More Than</b>					
	<b>30% of Income on Housing Costs:</b>					
	% Homeowners	*14.6%	21.8%	18.0%	N/A	19.0%
	% Renters	*	*	35.3%		38.9%

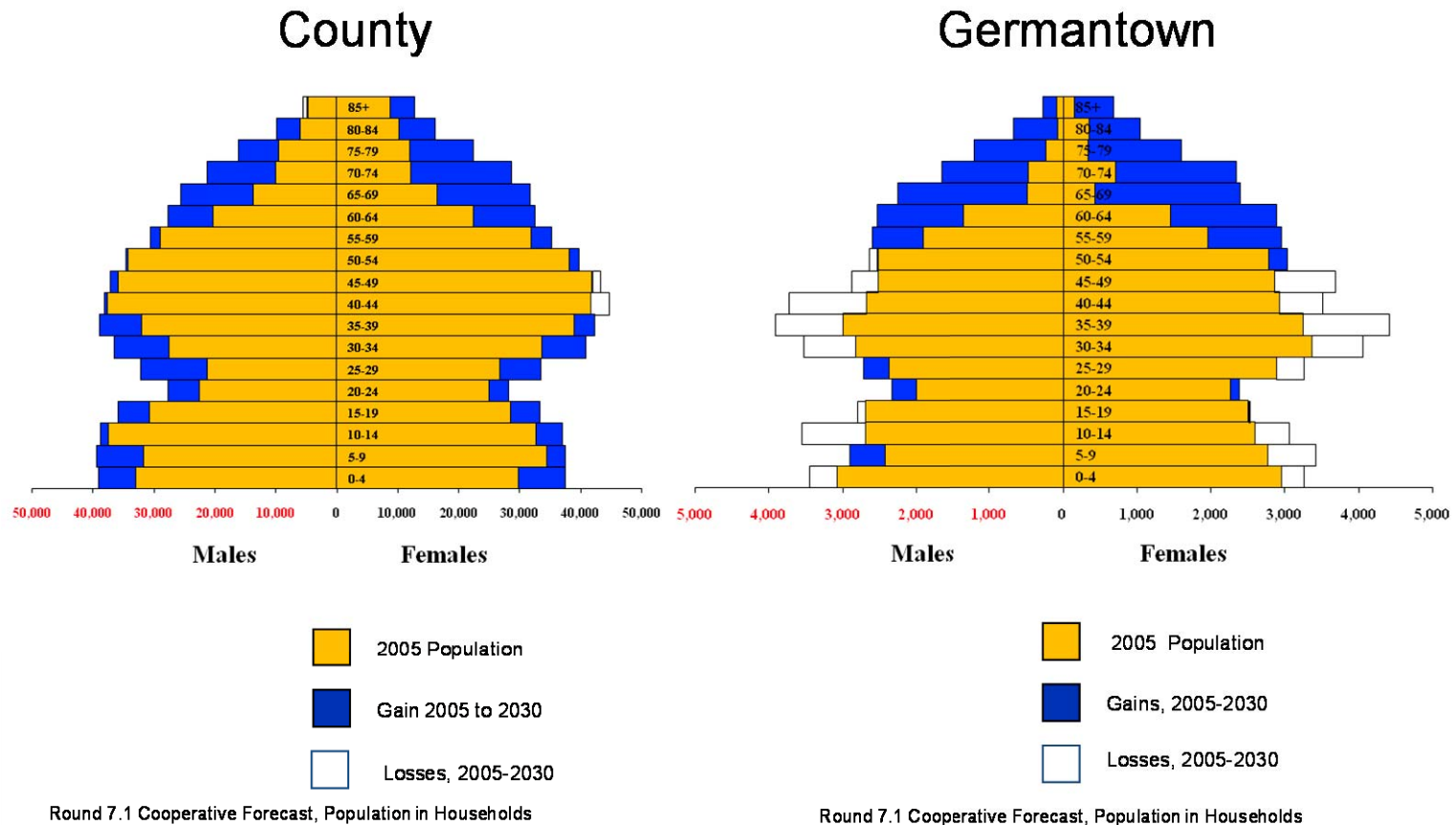
\*Insufficient data for reliable estimates.

Montgomery County Planning Department, M-NCPPC June 2006.

# GERMANTOWN POPULATION PYRAMIDS, 2005-2030

Round 7.1 Cooperative Forecast

## Population 2005-2030



Cluster	New units by type				Student generation by level		
	Single detached	Townhouse	Mid-rise	Total units	K – 5	6 – 8	9 - 12
Clarksburg	0	73	1,208	1,281	66	55	47
Northwest	0	0	1,413	1,413	59	55	47
Seneca Valley	0	80	5,995	6,075	269	243	206
<b>New development total</b>	<b>0</b>	<b>153</b>	<b>8,616</b>	<b>8,769</b>	<b>394</b>	<b>353</b>	<b>300</b>
Redevelopment of Rolling Hills Apartments* (Northwest cluster)					-95	-35	-50
Redevelopment of Middlebrook Mobile Home Park* (Clarksburg cluster)					-70	-25	-40
Deductions for redevelopment					-165	-60	-90
<b>Total Master Plan student generation</b>					<b>229</b>	<b>293</b>	<b>210</b>

\*The Master Plan (MP) total subtracts students currently residing in Rolling Hills Apartments (468 garden apartments) and Middlebrook Mobile Home Park (200 homes). These communities are replaced in the Master Plan by lower yielding, mid-rise units included in the units shown for the Clarksburg and Northwest clusters.