

Appendix

Glenmont Sector Plan

January 2013

Appendix F: Demographic Profile

For more information, call the Research and Technology Center at
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Montgomery County Planning Department

M-NCPPC

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Glenmont Sector Plan

Demographic Summary

2005-2009 American Community Survey Data

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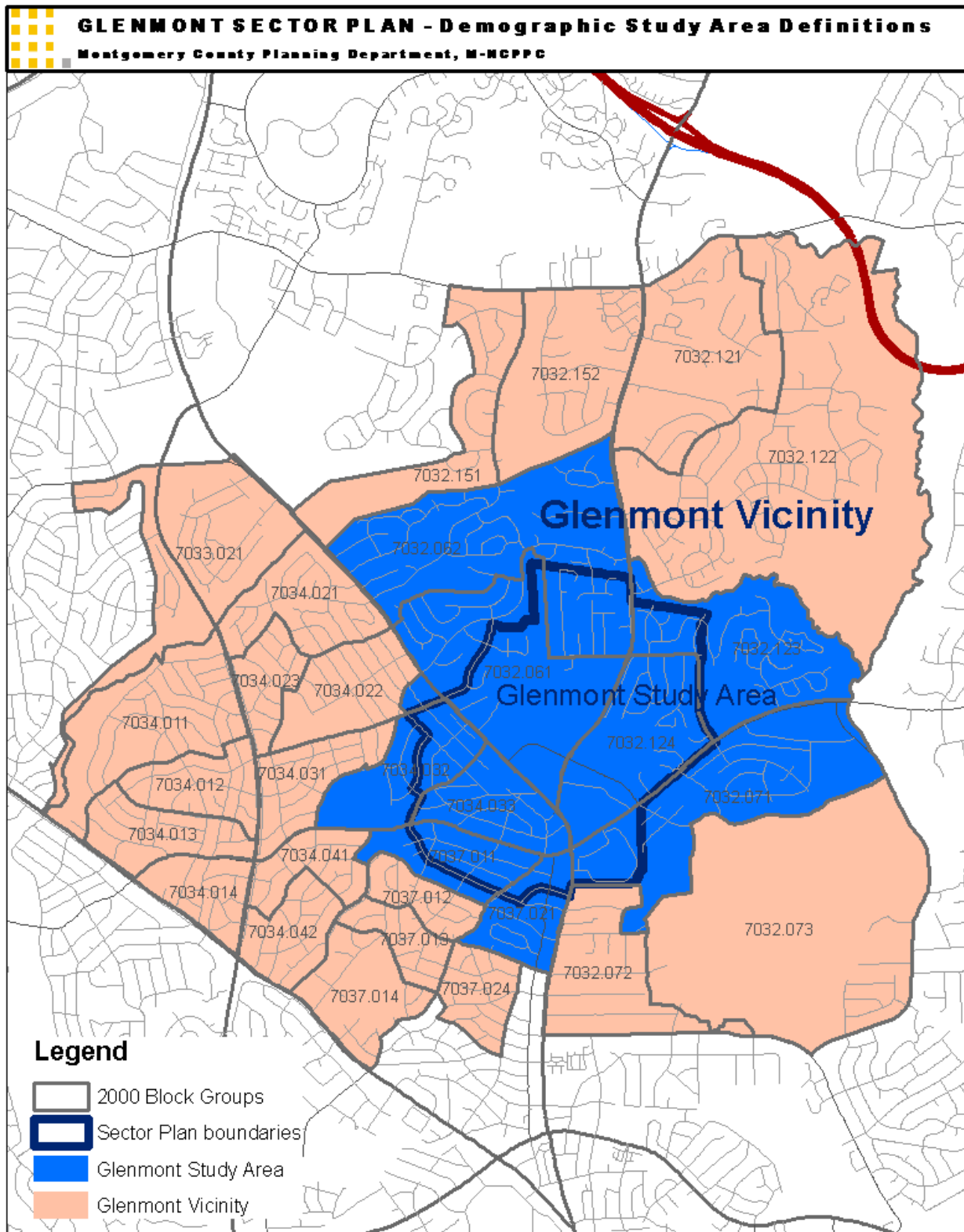
STUDY AREA DESCRIPTION

This demographic analysis covers two study areas, defined as follows:

- The Glenmont Study Area (“Glenmont”) is defined by the nine 2000 Census block groups that most closely correspond to the Glenmont Sector Plan boundaries: block groups 1 and 2 in tract 7032.06; block group 1 in tract 7032.07; block groups 3 and 4 in tract 7032.12; block groups 2 and 3 in tract 7034.03; block group 1 in tract 7037.01 and block group 1 in tract 7037.02.
- The wider Glenmont Vicinity (“Glenmont Vicinity”) is defined by thirty 2000 Census block groups covering the Glenmont Study Area along with surrounding neighborhoods. block groups 1 and 2 in tract 7032.06; block groups 1-3 in tract 7032.07; block groups 1-4 in tract 7032.12; block groups 1 and 2 in tract 7032.15; block group 1 in tract 7033.02; block groups 1-4 in tract 7034.01; block groups 1-3 in tract 7034.02; block groups 1-3 in tract 7034.03; block groups 1 and 2 in tract 7034.04; block groups 1-4 in tract 7037.01; and block groups 1 and 4 in tract 7037.02.

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POPULATION

Population and Housing Counts

- According to the 2005-2009 American Community Survey conducted by the U.S. Census Bureau, approximately 12,582 people live in Glenmont, accounting for 1.3 percent of Montgomery County's total population. There are 40,535 people living in the Glenmont Vicinity, 4.3 percent of the County's population.
- The survey estimates that there are 4,763 housing units in Glenmont, of which 5.8 percent are vacant. There are 13,465 housing units in the Glenmont Vicinity, of which 6.3 percent are vacant.

Age

- Glenmont's age mix is close to that of the County as a whole, except the area has relatively more adults between the ages of 30 to 44 (4.5 percentage points higher than the Countywide share in this age group). Pre-school age children and seniors between the ages of 65 and 74 also are slightly overrepresented by just under 2 percentage points. School age children (ages 5 to 17 years) are underrepresented by more than 4 percentage points (13.4 percent of the population, versus 17.6 percent Countywide). Overall, Glenmont has a slightly smaller population of children (2.4 percentage points below the County share) and a slightly larger population of seniors age 65 and up (1.6 percentage points above the County average.)
- The under-18 population increases as one moves out from the immediate Glenmont area into surrounding neighborhoods. The age mix in the Glenmont Vicinity is closer to the County as a whole, except the adult population is more heavily concentrated in the under-45 age group.

Race and Ethnicity

- Glenmont is highly diverse. Non-Hispanic Whites are the largest group, accounting for 31.7 percent of residents; this is nearly 22 points below the Countywide population share for this group. Non-Hispanic Blacks make up the second largest population share (25.9 percent) which is nearly 10 percentage points above the Countywide share. Hispanics account for 23.4 percent of the population, 8.3 percentage points above the Hispanic share of the County's population. Asians and Pacific Islanders have the same population share as in the County as a whole.
- The Hispanic population increases markedly in the wider Glenmont Vicinity, which has 14,034 residents—34.6 percent of the population. The Black population also falls with greater distance from the central Glenmont area, with Blacks making up 19.5 percent of the Vicinity population. The proportion of non-Hispanic Whites and Asians is roughly the same as in the Glenmont area.

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Educational Attainment

- Nearly 44 percent of adults age 25 and older in Glenmont have at least a Bachelor's degree. This is well above the national average, but nearly 13 points below the Countywide level. Nearly 22 percent of adults have earned a graduate or professional degree, compared to 29 percent of adults Countywide. Thirteen percent of residents have not finished high school, compared to 9 percent of residents in the County as a whole.
- Educational attainment rates also fall with greater distance from Glenmont, with 21 percent of adult residents lacking a high school diploma—more than twice the Countywide rate. The proportion of adults with a Bachelor's degree or higher falls to 35 percent in the wider Glenmont Vicinity.

RESIDENT LABOR FORCE

Labor Force Participation

- An estimated 6,836 Glenmont residents are employed either full- or part-time, around 69 percent of residents ages 16 and up. This is slightly above the County's 67 percent labor force participation rate, reflecting the area's relatively high concentration of adults in their prime working years (between ages 18 and 64).
- There are 21,070 employed residents in the wider Glenmont Vicinity, a 66 percent labor force participation rate.

Work Location

- About 53 percent of Glenmont's employed residents in the area live and work in Montgomery County, compared to 60 percent of residents Countywide. Glenmont workforce is more likely to commute to jobs in nearby Washington, D.C or Virginia (37 percent versus 30 percent of workers Countywide).
- With greater distance from Metro, the proportion of Glenmont Vicinity residents who commute to Washington, DC and northern Virginia declines to 29 percent.

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Commute

- Glenmont workers are less likely to drive to work (68 percent versus 76 percent of commuters Countywide). Reflecting the area's strong Metro access, they are far more likely to take public transit to work (24 percent versus 15 percent).
- Seventy five percent of Glenmont Vicinity workers drive to work, which just below the Countywide rate of 76 percent but higher than the rate of residents living closer to the Glenmont Metro (68 percent). The rate of workers taking public transit is 21 percent, which is 6 points higher than in the County as a whole but 3 points less than area workers living closer to Metro.

HOUSEHOLDS

Household Count

- There are an estimated 4,486 households in Glenmont, and 13,465 households in the wider Glenmont Vicinity.

Household Turnover

- During the previous decade, Glenmont had a slightly lower household turnover rate, with about 52 percent of the households moving into the area between 2000 and 2009 compared to 56 percent of households Countywide.
- Household turnover is even lower in the Glenmont Vicinity, with 48 percent of households moving in after 2000—7 percentage points below the Countywide rate.

Homeownership

- Glenmont's rate of owner-occupancy is 62 percent, 8 percentage points below the Countywide rate of 70 percent.
- Homeownership rates rise to 73 percent in the wider Glenmont Vicinity—3 percentage points above the County's rate and 7 points higher than among households in the central Glenmont area only.

Monthly Owner Costs

- Home ownership is less expensive in the Glenmont area where 82 percent of mortgaged households spend less than \$3,000 per month on housing costs. Countywide, only 68 percent of mortgaged households spend that amount monthly.

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- Homeownership costs are even lower in the Glenmont Vicinity, with 20 percent of mortgaged households paying less than \$1,500 per month in total housing costs, compared to only 16 percent of homeowners Countywide.

Rent

- Rental rates in Glenmont are relatively low for the estimated 1,685 renter-occupied units. 78 percent of renters pay less than \$1,500 per month compared to only 68 percent of renters countywide. Only 4 percent of renter households pay \$2,000 or more for monthly rent compared to less just under 10 percent of renter households countywide.
- Reflecting the increase in single-family housing stock with distance from Metro, rents for the 3,411 units in the wider Glenmont Vicinity as a whole are higher than in the central Glenmont area but still below County levels, with 72 percent of renters paying less than \$1,500 per month, and 5 percent paying \$2,000 or more per month.

Vehicle ownership

- The availability of vehicles among Glenmont households is similar to the pattern of households Countywide, except Glenmont households are more likely to have one vehicle (38 percent versus 33 percent) and less likely to have two vehicle (37 percent versus 40 percent). 92 percent of households have at least one vehicle, identical to the vehicle ownership rate Countywide.
- Vehicle ownership rates in the wider Glenmont Vicinity are above that of both the central Glenmont area and the County as a whole, with 23 percent of households having more than 2 vehicles, compared to 18 percent of Glenmont households and 19 percent of households Countywide.

Income

- Glenmont residents have more modest incomes than the County as a whole, with a median household income of \$78,634, which is 85 percent of the County's \$92,213 median (in 2009 inflation adjusted dollars). The lower incomes in part reflect Glenmont's relatively younger workforce (with fewer workers in the prime earning years between 45 and 64) and somewhat lower rates of educational attainment.
- The median income of households in the Glenmont Vicinity is \$76,551, which is slightly lower than in the central Glenmont study area.
- Income distributions in Glenmont and the Glenmont Vicinity are similar. In both areas, household incomes are concentrated in the lower-middle income ranges, with around 12 percent of households earning less than \$30,000 per year (the same as in Montgomery County as a whole), 52 percent of households earning between \$30,000 and \$100,000 (compared to 42 percent of households Countywide) and 6 percent with incomes of \$200,000 or higher (versus 15 percent of households Countywide).

Glenmont Sector Plan Demographic Summary

2005-2009 American Community Survey Data

Glenmont Sector Plan Area & Montgomery County

Montgomery County, Maryland		2005-2009 American Community Survey 5 year estimates					
	Glenmont Study Area*	percent of area	Glenmont Vicinity**	percent of area	Montgomery County	percent of County	
Population							
Total Population	12,582		40,535		946,172		
Age Distribution							
0-4 Years Old	1,126	8.9%	3,901	9.6%	68,348	7.2%	
5-17 Years Old	1,691	13.4%	6,187	15.3%	166,064	17.6%	
18-29 Years Old	1,631	13.0%	6,118	15.1%	135,730	14.3%	
30-44 Years Old	3,283	26.1%	9,739	24.0%	204,619	21.6%	
45-64 Years Old	3,142	25.0%	9,807	24.2%	258,106	27.3%	
65-74 Years Old	975	7.7%	2,725	6.7%	57,206	6.0%	
Over 74 Years Old	734	5.8%	2,058	5.1%	56,099	5.9%	
Hispanic or Latino Origin and Race Combined ¹							
Hispanic or Latino ¹	2,944	23.4%	14,034	34.6%	142,509	15.1%	
Not Hispanic	9,638	76.6%	26,501	65.4%	803,663	84.9%	
White	3,989	31.7%	12,282	30.3%	504,617	53.3%	
Black	3,253	25.9%	7,914	19.5%	150,771	15.9%	
Asian or Pacific Islander	1,642	13.1%	5,076	12.5%	124,289	13.1%	
Other	754	6.0%	1,229	3.0%	23,986	2.5%	
Educational Attainment							
Persons 25 Years and Older	8,802	100.0%	26,895	100.0%	632,856	100.0%	
Less than High School Diploma	1,120	12.7%	5,637	21.0%	56,543	8.9%	
High School Graduate	1,997	22.7%	5,958	22.2%	93,269	14.7%	
Associate or Trade School, Some College	1,845	21.0%	5,780	21.5%	127,743	20.2%	
Bachelor's Degree	1,948	22.1%	4,836	18.0%	170,299	26.9%	
Grad, Professional or Doctoral	1,892	21.5%	4,684	17.4%	185,002	29.2%	
Labor Force							
Number of Employed Residents ²	6,836		21,070		494,381		
Work Location							
In Montgomery County	3,640	53.2%	12,267	58.2%	296,139	59.9%	
Elsewhere in Maryland	663	9.7%	2,724	12.9%	51,791	10.5%	
Outside of Maryland	2,533	37.1%	6,079	28.9%	146,451	29.6%	
Work Trip							
Driving	4,641	67.9%	15,801	75.0%	377,792	76.4%	
Public Transit or Rail	1,655	24.2%	4,363	20.7%	74,397	15.0%	
Walk/Bicycle/Other	155	2.3%	300	1.4%	16,353	3.3%	
Work at Home	385	5.6%	606	2.9%	25,839	5.2%	

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

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Source: 2005-2009 American Community Survey, U.S. Census Bureau; compiled by the Center for Research & Information Systems, Montgomery County Planning Department, M-NCPPC 9/11.

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2005-2009 American Community Survey Data

Glenmont Sector Plan Area & Montgomery County (continued)

	Glenmont Study Area	percent of area	Glenmont Vicinity	percent of area	Montgomery County	percent of County
Housing						
Total Housing Units	4,763	100.0%	13,465	100.0%	361,760	100.0%
Households	4,486	94.2%	12,610	93.7%	344,099	95.1%
Vacant	277	5.8%	855	6.3%	17,661	4.9%
Year Householder Moved into Unit						
Households Moved in:	4,486	100.0%	12,610	100.0%	344,099	100.0%
2005 or later	1,164	25.9%	2,815	22.3%	90,722	26.4%
2000 to 2004	1,164	25.9%	3,260	25.9%	100,246	29.1%
1990 to 1999	1,133	25.3%	3,173	25.2%	78,415	22.8%
1980 to 1989	511	11.4%	1,536	12.2%	40,665	11.8%
1970 to 1979	275	6.1%	924	7.3%	19,062	5.5%
1969 or earlier	239	5.3%	902	7.2%	14,989	4.4%
Tenure						
Total Households:	4,486	100.0%	12,610	100.0%	344,099	100.0%
Owner occupied	2,801	62.4%	9,199	73.0%	240,950	70.0%
Renter occupied	1,685	37.6%	3,411	27.0%	103,149	30.0%
Monthly Owner Costs						
Housing units with a mortgage:	2,133	100.0%	7,367	100.0%	193,659	100.0%
Less than \$1,000	99	4.6%	427	5.8%	8,244	4.3%
\$1,000 to \$1,249	115	5.4%	352	4.8%	9,804	5.1%
\$1,250 to \$1,499	137	6.4%	705	9.6%	13,803	7.1%
\$1,500 to \$1,999	487	22.8%	1,670	22.7%	34,729	17.9%
\$2,000 to \$2,499	600	28.1%	1,759	23.9%	35,111	18.1%
\$2,500 to \$2,999	309	14.5%	1,114	15.1%	30,372	15.7%
\$3,000 or more	386	18.1%	1,340	18.2%	61,596	31.8%
Monthly Renter Costs						
Renter occupied:	1,685	100.0%	30,699	100.0%	103,149	100.0%
Less than \$750	24	1.4%	2,277	7.4%	10,680	10.4%
\$750 to \$999	249	14.8%	3,168	10.3%	14,819	14.4%
\$1,000 to \$1,249	584	34.7%	9,738	31.7%	24,648	23.9%
\$1,250 to \$1,499	461	27.4%	6,966	22.7%	20,308	19.7%
\$1,500 to \$1,999	296	17.6%	5,832	19.0%	19,303	18.7%
\$2,000 or more	71	4.2%	1,611	5.2%	9,828	9.5%
No cash rent	-	0.0%	1,107	3.6%	3,563	3.5%
Vehicles Available						
Total Households:	4,486	100.0%	12,610	100.0%	344,099	100.0%
No vehicle available	340	7.6%	874	6.9%	26,034	7.6%
1 vehicle available	1,688	37.6%	3,851	30.5%	113,938	33.1%
2 vehicles available	1,650	36.8%	5,021	39.8%	138,613	40.3%
3 vehicles available	585	13.0%	1,947	15.4%	47,043	13.7%
4 or more vehicles available	223	5.0%	917	7.3%	18,471	5.4%
Income						
2009 Household Income Distribution ³						
Under \$15,000	205	4.6%	617	4.9%	16,722	4.9%
\$15,000 to \$29,999	279	6.2%	854	6.8%	24,023	7.0%
\$30,000 to \$49,999	711	15.8%	2,103	16.7%	44,303	12.9%
\$50,000 to \$74,999	860	19.2%	2,529	20.1%	53,900	15.7%
\$75,000 to \$99,999	776	17.3%	1,953	15.5%	46,750	13.6%
\$100,000 to \$124,999	576	12.8%	1,656	13.1%	39,406	11.5%
\$125,000 to \$149,999	398	8.9%	940	7.5%	29,466	8.6%
\$150,000 to \$199,999	398	8.9%	1,156	9.2%	39,167	11.4%
\$200,000 or more	283	6.3%	802	6.4%	50,362	14.6%
2009 Median Household Income ³	\$78,634		\$76,551		\$92,213	

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