

Southeastern Area & Montgomery County, Maryland 2000 Population, Race, and Housing Highlights

U.S. Census 2000 data confirm how demographically diverse Montgomery County has become over the recent decades. The following highlights disclose how minority suburbanization underlies the County's population growth, increasing racial diversity, immigration patterns, and housing characteristics. For the purpose of this report, the southeastern area of the County is defined as the cluster of seven planning areas: Aspen Hill, Kensington/Wheaton, Kemp Mill/Four Corners, Colesville/White Oak, Fairland, Silver Spring, and Takoma Park.

Population Growth

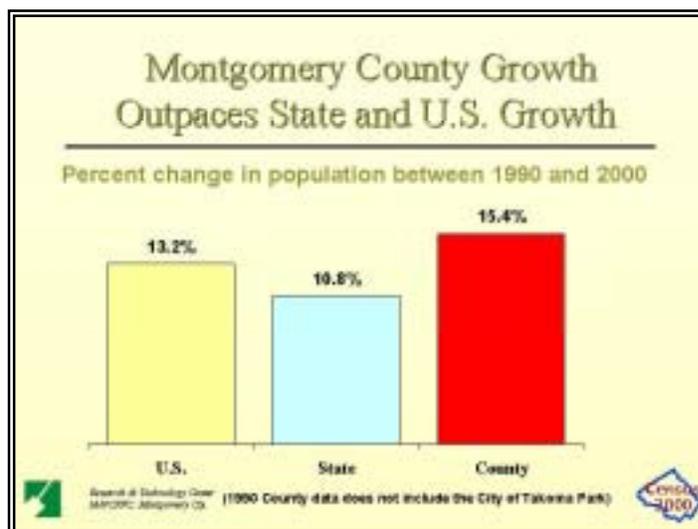
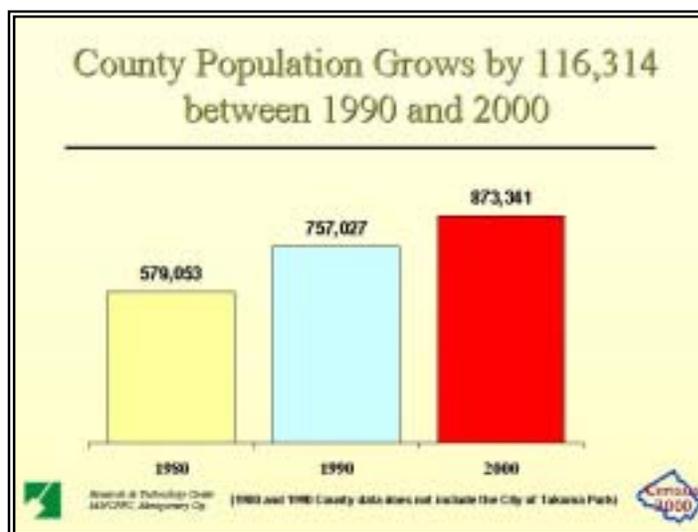
Montgomery County remains the most populous jurisdiction in the State of Maryland and it is the second largest jurisdiction in the Washington metro region (Fairfax County, VA is first).

Montgomery County grew to 873,341, a 15.4 percent increase over 1990's total population.

The County's growth of 116,314 accounts for one quarter of the State's population change during the same period, 1990 to 2000. This growth is greater than that found in neighboring Maryland counties, Howard and Frederick Counties combined (Howard County grew by 60,514 and Frederick County by 45,069).

Montgomery County experienced a larger percentage change in total population than other large jurisdictions (i.e., those with populations over 750,000). For example, Montgomery County's growth of 15.4 percent outpaced Prince George's County at a 9.9 percent increase, Baltimore County at 9 percent, and followed only Fairfax County, Virginia at 18.5 percent.

Montgomery County's growth outranked the growth at the national and State level. While the County grew by 15.4 percent between 1990 and 2000, the nation's population grew by 13.2 percent and the State by 10.8 percent.



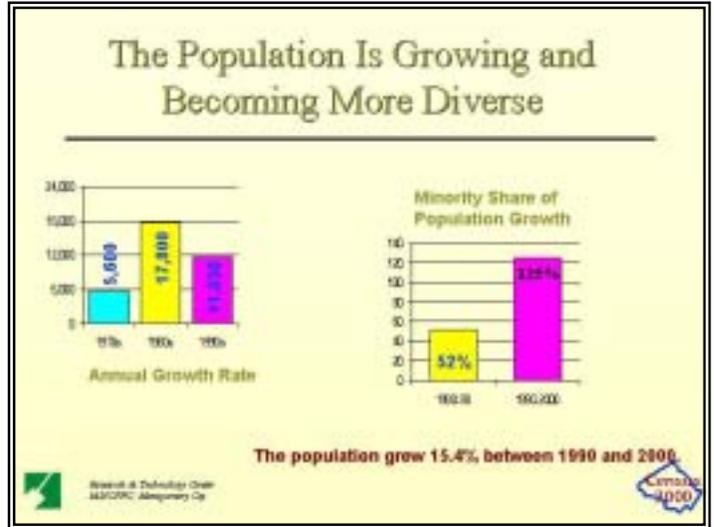
In 2000, over one-third (36.4 percent) of the County's population, 317,473 people, live in the southeastern section. Wheaton (second with 80,362 people) and Aspen Hill (fifth with 59,980) rank in the top five most populous planning areas in the County.

The southeastern area accounts for over one quarter (26.7percent) of the County's population gain over the decade. Since 1990, there are almost 11 percent more people (31,081) in this area defined as Aspen Hill, Kensington/Wheaton, Kemp Mill/Four Corners, Colesville/White Oak, Fairland, Silver Spring, and Takoma Park.

Racial Diversity

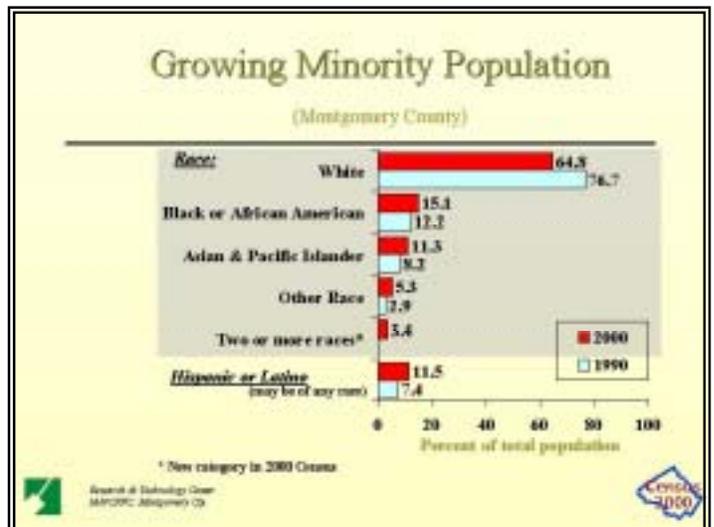
Racial diversity continues to expand in Montgomery County as the population growth in the County's minority groups exceeds the change in total population between 1990 and 2000.

Between those years, minority population grew by 145,439 and total population saw an increase of 116,314. Minorities accounted for 125 percent of the County's population growth in this period and minorities rose from 27.6 percent of total population in 1990 to 40.5 percent in 2000.



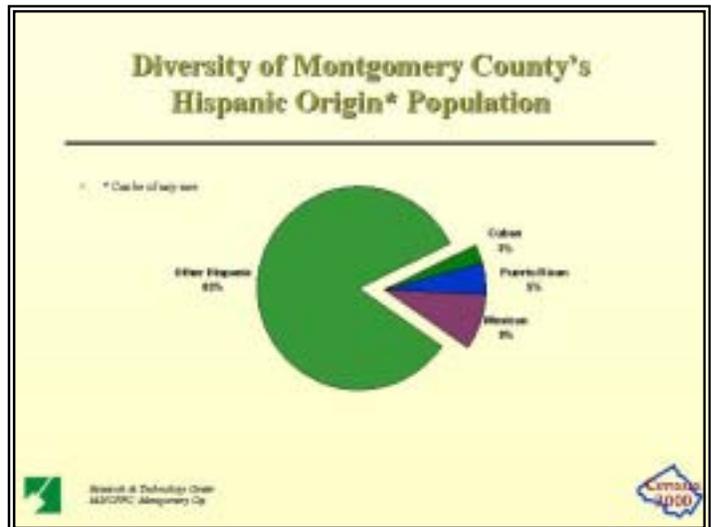
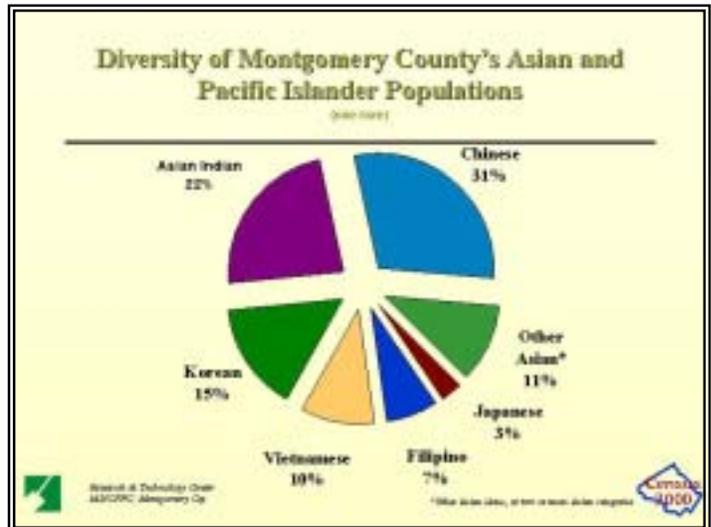
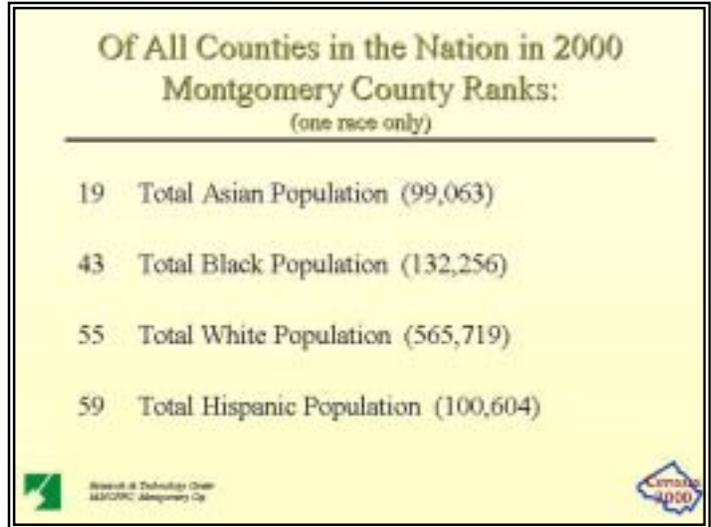
Racial diversity fueling the County's growth is dramatically evident in the southeastern part of the County. Between 1990 and 2000, the southeast minority population grew by 64,636 – more than twice the overall population gain for the area (31,081). The minority share of the southeastern population rose from 37.8 percent in 1990 to 54.5 percent in 2000. **Moreover, 44.4 percent of the County's minority growth across the decade occurred in the southeastern part of the County.**

The 2000 Census differed from the one conducted in 1990 in that it allowed the respondent to identify more than one racial category, if desired. For the first time, recipients could specify that they are of two or more races. In 2000, 30,117 persons reported being of multiple races, equal to 3.5 percent of the County's total population.



County level data of those declaring a single race show these trends:

- The **white population** decreased by 2.6 percent since 1990. In 2000, 14,916 fewer whites resided in the County, thereby bringing the total white population to 565,719. The white population was 64.7 percent of the total 2000 population.
- The **black or African/American population** grew by 43.3 percent since 1990. In 2000, 39,989 more blacks or African/Americans resided in the County, bringing the total black population to 132,256. The black or African/American population was 15.1 percent of the total 2000 population; higher than the percent for the nation (13 percent).
- The **Asian and Pacific Islander population** grew by 59.8 percent, or 37,082 people, since 1990. In 2000, 11.3 percent of the County's population was Asian and Pacific Islander (99,063), the second largest Asian population in the region and the largest in Maryland. Of the over 3,000 counties in the United States, the number of Asians in Montgomery County ranked nineteenth. The diversity of the County's Asian population is shown in the graph, where Chinese (31 percent) and Asian Indian (22 percent) are the two predominate groups.
- The **Hispanic or Latino origin population** increased by 80.6 percent since 1990. In 2000, 44,920 more Hispanics resided in the County, bringing the total Hispanic/Latino population to 100,604. The Hispanic population



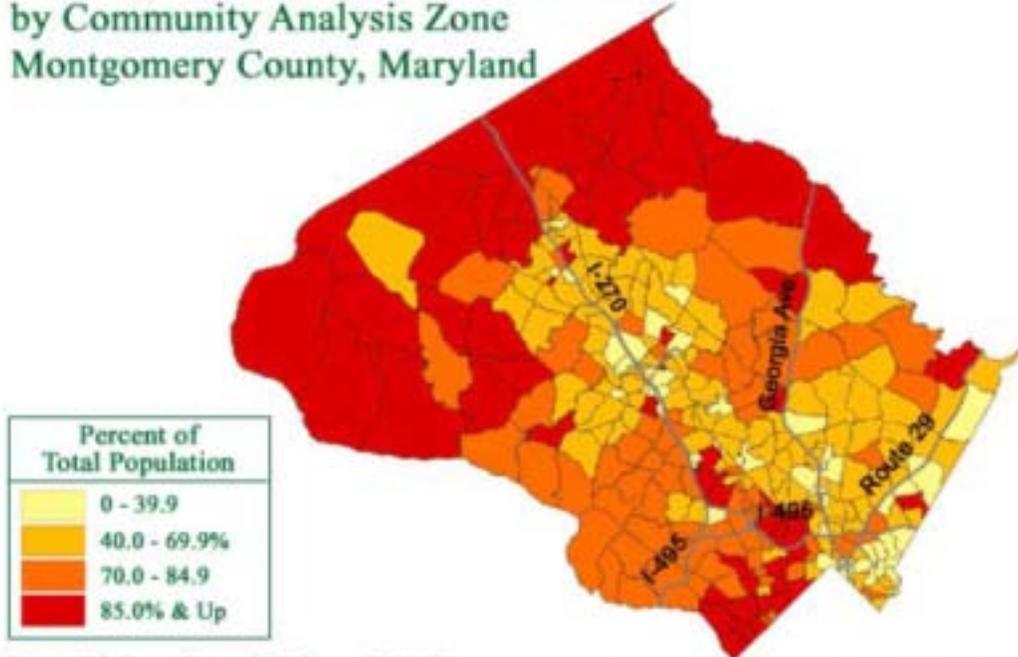
accounts for 11.5 percent of the total 2000 population, up from 7.4 percent in 1990. Almost half of Maryland's Hispanic or Latino population resides in Montgomery County and it is the second largest concentration in the region. Note that those of Hispanic or Latino origin may be of any race.

The southeastern area is more racially diverse than the County as a whole in 2000.

Non-Hispanic whites in this area hold a smaller percent share than the County (45.5 percent vs. 59.5 percent); blacks and Hispanics are more likely to live here compared to the County as a whole (for the area and County respectively, black: 24.8 percent vs. 15.1 percent; Hispanic: 16.5 percent vs. 11.5 percent); and Asians are underrepresented compared to the County (10.5 percent vs. 11.5 percent). **Of the planning areas with over 10,000 people, Takoma Park and Fairland have by far the highest percent of minorities (70.2 percent and 63.7percent, respectively) in the County.**

- The **white** population in the County's southeastern area decreased by 14.2 percent since 1990, dropping from 192,183 to 164,928 in 2000. In 2000, a slim majority (52.0 percent) of the area's population is white. But, if whites of Hispanic origin are excluded, then the non-Hispanic white group falls to 45.5 percent of the total population – **minorities are the “majority” group in the southeast.** Most of the planning areas comprising the southeastern area have the lowest percent of white population in the County. With whites making up 39.0 percent of its population, Fairland has the lowest percent white share in the County.
- Over half, 54.7 percent, of the gain in the County's **black** population is found in the southeastern area, i.e., 21,892 of the 39,989 additional blacks since 1990 live in the southeast. The area's black population grew by 38.4 percent across the decade, resulting in the black percent share of the population rising from 19.9 percent in 1990 to 24.8 percent in 2000 (56,961 to 78,853). The highest percent of blacks among planning areas are found in the southeast. Fairland has the highest percent of blacks in the County.
- The southeastern area claims about one quarter (24.3 percent) of the **Asian and Pacific Islander** growth occurring in the County. Since 1990, the number of Asians in the area increased by 9,000 from 24,210 (8.5 percent of the area's population) to 33,210 (10.5 percent). Among all planning areas, Fairland has the second highest Asian percentage (16.3 percent) behind Travilah (28.1 percent).
- **Hispanics/Latinos are the fastest growing group in the southeastern area and in the County; each area experienced over 80 percent gain across the decade.** Over half (53.1 percent) of the **Hispanic** population gains since 1990 occurred in the southeastern area. In 2000, 23,868 more Hispanics lived in this area, increasing the total Hispanic/Latino population to 52,334, or 16.5 percent of the area's total population. Takoma Park has the highest percent (28.8 percent) of Hispanic population in the County.

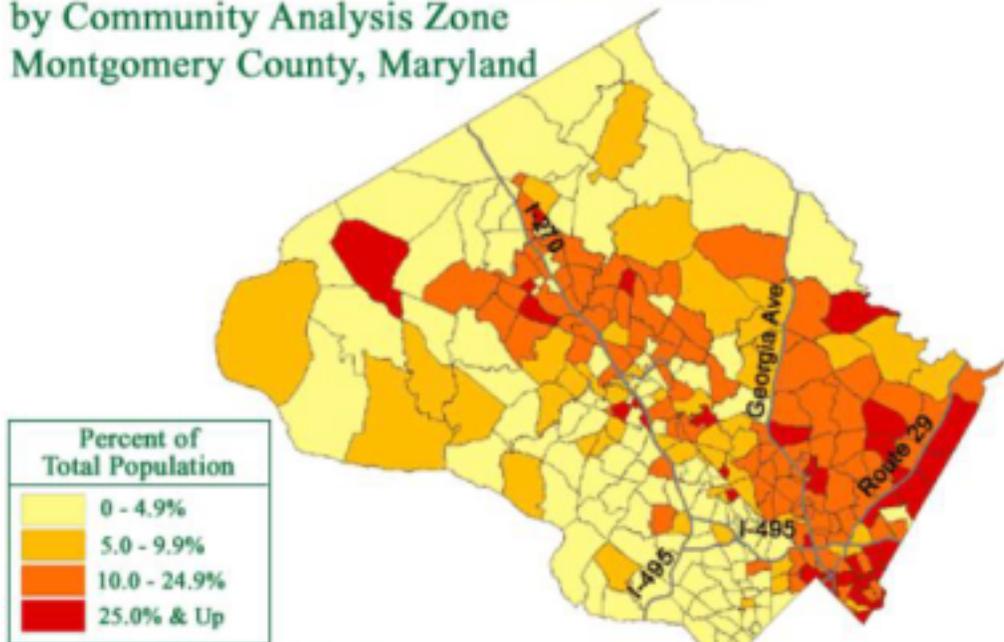
Not Hispanic White Population: 2000
by Community Analysis Zone
Montgomery County, Maryland



Source: U.S. Census Bureau 2000 Census (PL94-171)
 Research & Technology Center, M-NCPPC

59.5% of the total population is not Hispanic White

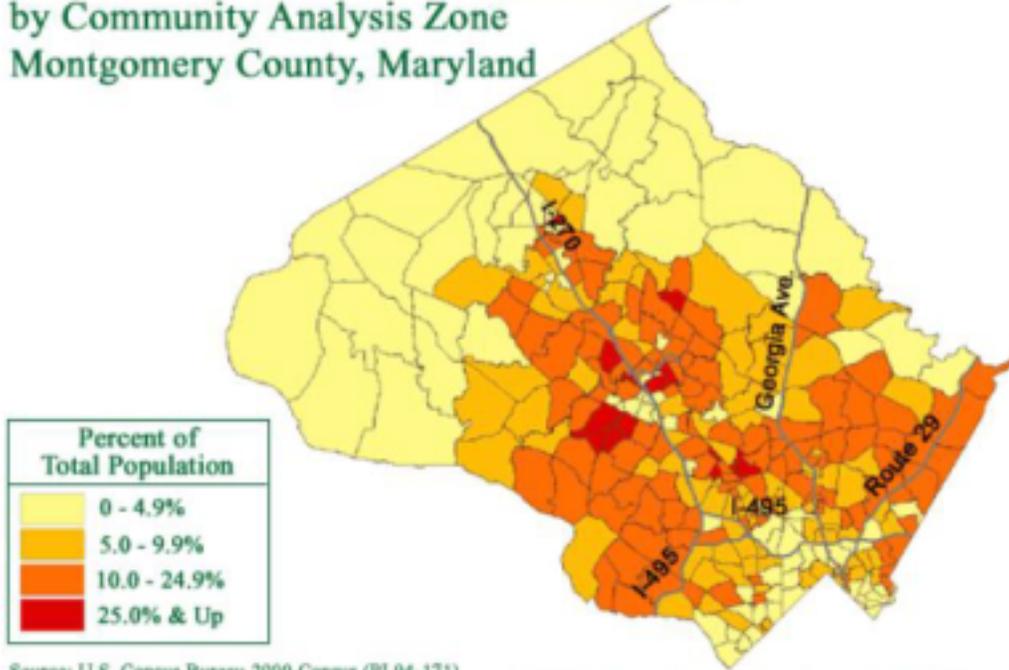
Black or African American Population: 2000
by Community Analysis Zone
Montgomery County, Maryland



Source: U.S. Census 1990 Census (PL94-171)
 Research & Technology Center, M-NCPPC

15.1% of the total population is Black or African American

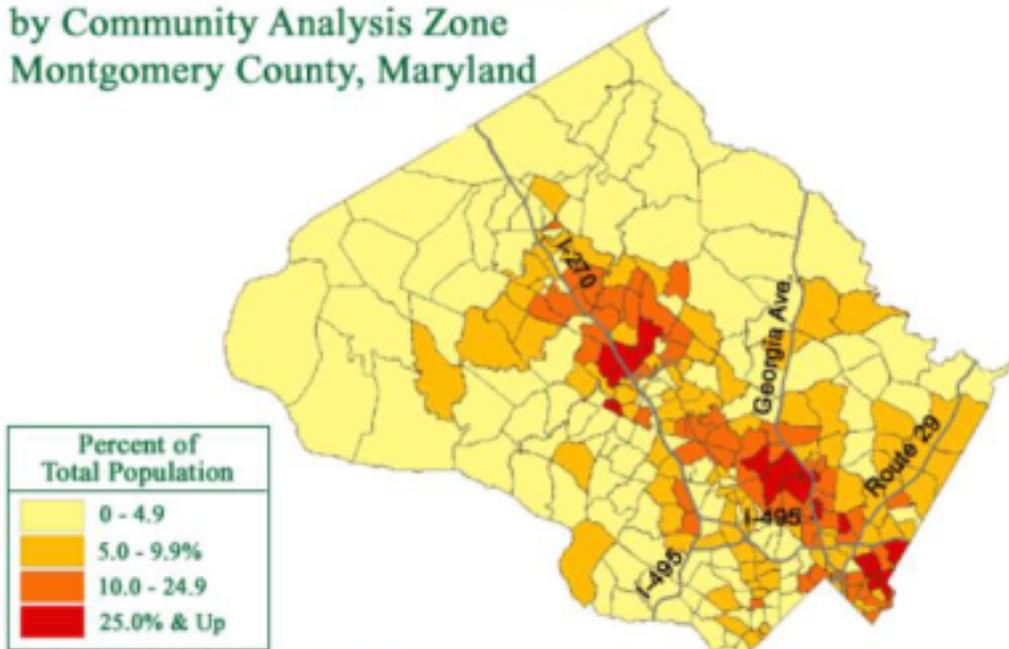
**Asian and Pacific Islander Population: 2000
by Community Analysis Zone
Montgomery County, Maryland**



Source: U.S. Census Bureau 2000 Census (PL94-171)
Research & Technology Center, M-NCPPC

11.3% of the total population is Asian and Pacific Islander

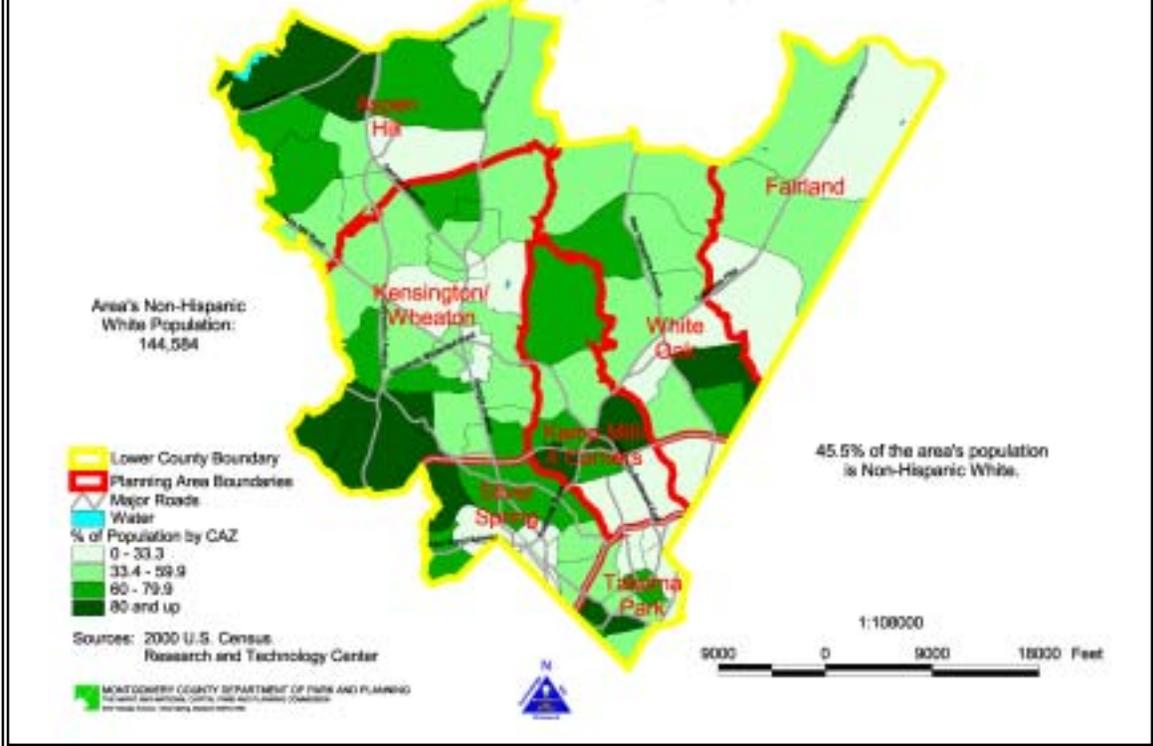
**Hispanic or Latino Population: 2000
by Community Analysis Zone
Montgomery County, Maryland**



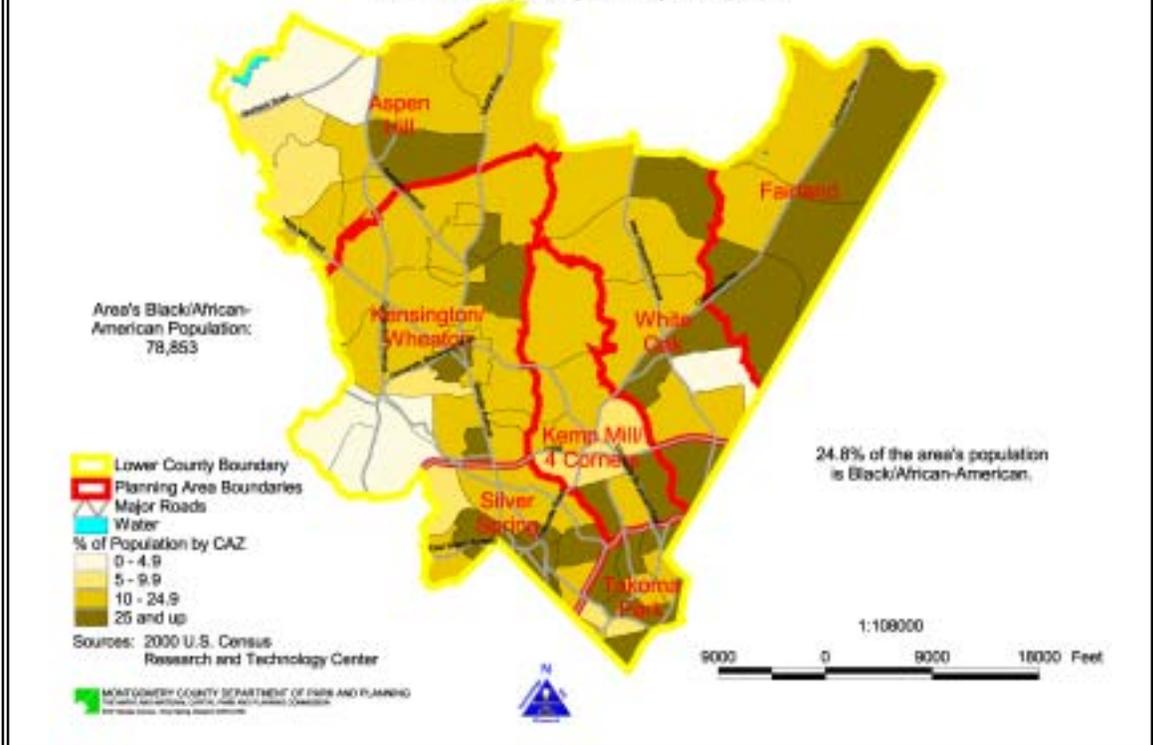
Source: U.S. Census 1990 Census (PL94-171)
Research & Technology Center, M-NCPPC

11.5% of the total population are Hispanic or Latino Origin

2000: Non-Hispanic White Population by Community Analysis Zones
Lower Montgomery County, Maryland



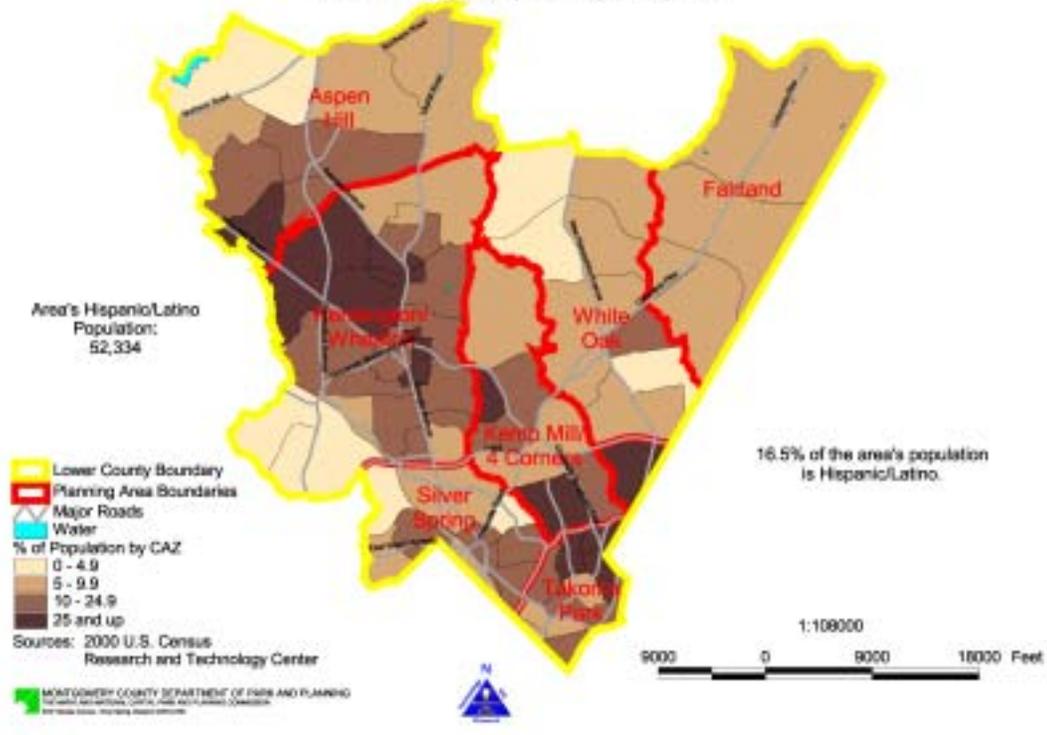
2000: Black/African-American Population by Community Analysis Zones
Lower Montgomery County, Maryland



2000: Asian/Pacific Islander Population by Community Analysis Zones
Lower Montgomery County, Maryland



2000: Hispanic/Latino Population by Community Analysis Zones
Lower Montgomery County, Maryland



Immigration

In 1998, the Washington metropolitan area was the fifth most common destination for documented immigrants in the nation. There is no dominant country of origin among the newcomers; El Salvador supplied the most immigrants, but only 10.5 percent of the region's total. The Asian continent supplies the most immigrants to the Washington area, about 42 percent. This region attracts the largest proportional flow of Africans of any major metropolitan area in the United States. In contrast, the largest source of immigrants to the nation as a whole is Latin America (including the Caribbean).

Foreign immigration is a major factor in Montgomery County's population growth. The U.S. Census Bureau estimates that over 63,000 foreign immigrants moved to "gateway" Montgomery County during the 1990s, 48 percent of all foreign immigration to Maryland during this period.

Montgomery County's recent immigrants are an extremely diverse group; immigrants came from 186 countries, with 62 countries providing more than 100 immigrants each. **No single country contributed more than 8**

percent of all immigrants and no region of the world contributed over half. El Salvador contributed the greatest absolute number of immigrants, but accounted for only 8.4 percent of total immigration, followed by China with 7.1 percent, India with 7.0 percent, and Vietnam with 6.4 percent. Forty-three percent of the County's immigrants came from Asia, 31 percent from the Americas, and 13 percent each from both Africa and Europe. This diverse influx of immigrants is contributing to the County's continuing trend of ethnic and racial diversity, making Montgomery County a vibrant place to live and work.



Southeast Montgomery County's recent immigrants (fiscal years 1992-1998) are also highly diverse.

- As with the entire County, in the southeastern area there is no dominant country of origin among the newcomers. **The following are the top 10 countries sending immigrants to Southeast Montgomery County. They comprise almost half (49.5 percent) of all recent immigrants to the County.**

○ El Salvador	2,968	12.4%	○ China, Mainland	858	3.6%
○ Vietnam	1,901	8.0%	○ Korea	682	2.9%
○ Ethiopia	1,529	6.4%	○ Philippines	649	2.7%
○ India	1,061	4.4%	○ Nigeria	636	2.7%
○ Jamaica	920	3.8%	○ Ghana	634	2.7%

- Southeast Montgomery County received recent immigrants from 178 countries.
- The southeastern area of the County has a higher percentage of recent immigrants from North America (Central America, Caribbean, Mexico), 30 percent, and Africa, 22 percent, than the County as a whole (North America, 22 percent, and Africa, 14 percent).
- Although Asia ranks second in supplying immigrants to Southeast Montgomery County, the percentage of Asian immigrants in the southeastern part, 28 percent, is below the countywide percentage of Asian immigrants, 35 percent.
- Almost 40 percent (38.6 percent) of southeastern area's recent immigrants came from 41 countries in the western hemisphere. El Salvador is the dominant country of origin for these immigrants, accounting for about 32 percent of recent western hemisphere immigration. The following are the top 10 *western hemisphere countries* sending immigrants to southeastern Montgomery County. They comprise almost 80 percent of all recent western hemisphere immigrants.
 - El Salvador 2,968 31.5%
 - Jamaica 920 9.8%
 - Guatemala 564 6.0%
 - Peru 518 5.5%
 - Nicaragua 503 5.3%
 - Dominican Republic 474 5.0%
 - Haiti 401 4.3%
 - Trinidad & Tobago 382 4.1%
 - Guyana 349 3.7%
 - Bolivia 340 3.6%

Recent Documented Immigrants (FY92-FY98)					
<i>Destination:</i> <u>Southeast Montgomery County</u>			<i>Destination:</i> <u>Montgomery County</u>		
Region	Total	Percent	Region	Total	Percent
North America	7,197	30.1%	North America	11,813	21.5%
Asia	6,582	27.5%	Asia	19,096	34.8%
Africa	5,215	21.8%	Africa	7,511	13.7%
South America	2,227	9.3%	South America	5,616	10.2%
Europe	1,945	8.1%	Europe	6,749	12.3%
Middle East	563	2.4%	Middle East	3,452	6.3%
North Africa	130	0.5%	North Africa	493	0.9%
Oceania	39	0.2%	Oceania	129	0.2%
Unknown	8	0.0%	Unknown	20	0.0%
Total	23,906	100.0%	Total	54,879	100.0%

Source: Immigration and Naturalization Service, Public Use Files.
Montgomery County Department of Park and Planning, Research and Technology Center.

Southeast Montgomery County's recent immigrants are young. Three out of four recent immigrants are less than 40 years old; almost half, 48 percent, are between 15 and 34 years of age. Immigrant children less than 15 years old are 17 percent of this population.

Owner and Renter Households

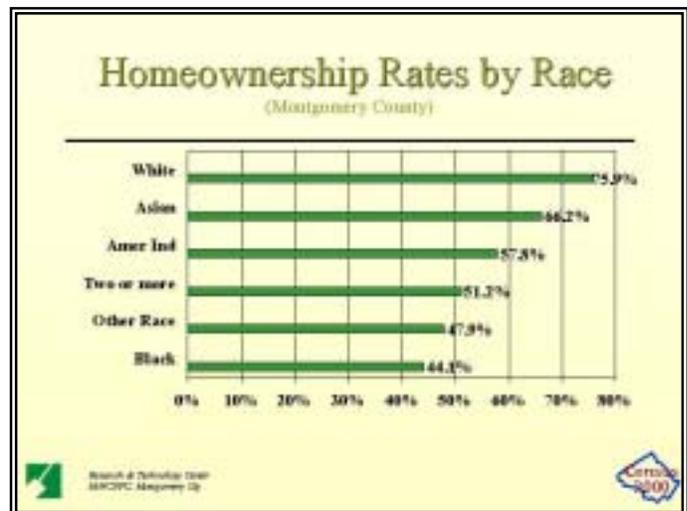
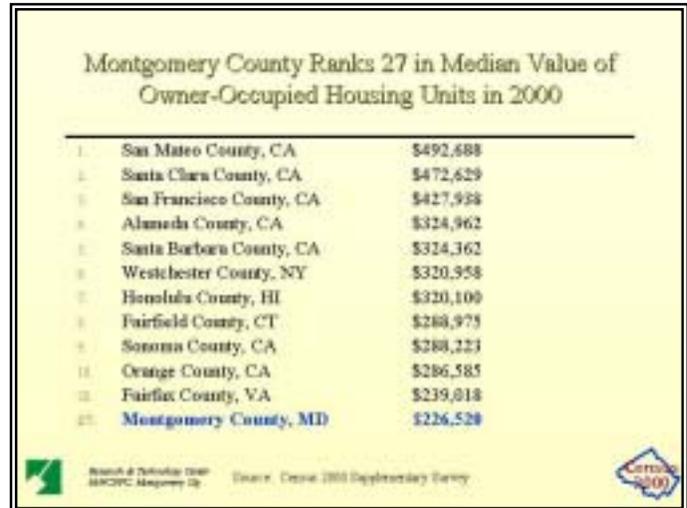
In 2000, two out of three households in the County are owner occupied, exceeding the homeownership rate for Maryland (62.5 percent) and the nation (66.2 percent). In 2000, 68.7 percent (223,017) of the County's 324,565 total households are owner-occupied, the remainder, 31.3 percent (101,548), are rented. This high homeownership rate is noteworthy considering the high median value of homes in the County. The median value of owner-occupied housing in Montgomery County ranks 27th among the nation's counties in 2000.

Almost half (45.9 percent) of the County's rental households live in the southeastern area.

Three out of the top five planning areas with the highest percent of renters are found in the southeastern part of the County - Silver Spring (first at 64.7 percent), Takoma Park (second at 61.6 percent), and Fairland (fifth at 40.0 percent).

Homeownership rates are age- and income- dependent, reflecting primarily the life stage of the householder. Tenure is further distinguished along racial lines. **In the County, as in the State and the nation, there is a substantial gap in homeownership rates between whites and blacks.** In 2000, three-quarters (75.9 percent) of white households are owner-occupied, which is over 30 percentage points higher than the County's largest minority group's - black/African-Americans - homeownership rate (44.1 percent). Asian households, usually having incomes closest to whites, have the second highest homeownership rate (66.2 percent). The recent arrival of many immigrant Asian households may reduce this group's rate of homeownership.

The 1997 Census Update Survey found that the renter household incomes are substantially lower than those of owners. The 1996 median income for renter households, at \$40,910, is almost half that of owner-occupied median, \$77,815. For the most part, the difference may be attributed to the younger age of the renters, the higher percentage of persons living alone, and the prevalence of nonwhite renter households with associated low incomes. **This is evident in the southeastern part of the County**



where the mix of a high percent of renters (38.8 percent of households in area) and the majority minority group (54.5 percent of the area's population) exists.

The lower median household income of renter households makes these households more likely to incur excessive housing costs burden. In 1997, 39.7 percent of rental households spent more than 25 percent of their income on housing costs compared to only 21.1 percent of homeowners.

Compared to other planning areas in the southeastern area, Silver Spring and Takoma Park have the highest percent of rental households (65.1 percent and 56.2 percent respectively), but both have a lower percent of rentals spending more than 25 percent of their income on housing (36.6 percent and 37.1 percent, both below the County's 39.7 percent) despite both areas having the lowest median incomes of the group. The other five neighboring planning areas all have a higher percentage of rentals with a housing cost burden exceeding the County's 39.7 percent.

For more Census 2000 data and reports visit M-NCPPC's website:
www.mc-mncppc.org/research

Or contact Research staff at:



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