

Appendix A: Demographics



DEMOGRAPHIC ANALYSIS for the Silver Spring Downtown and Adjacent Communities Plan

BACKGROUND

Boundaries for Downtown, Adjacent Communities, Plan Area, Study Area and County

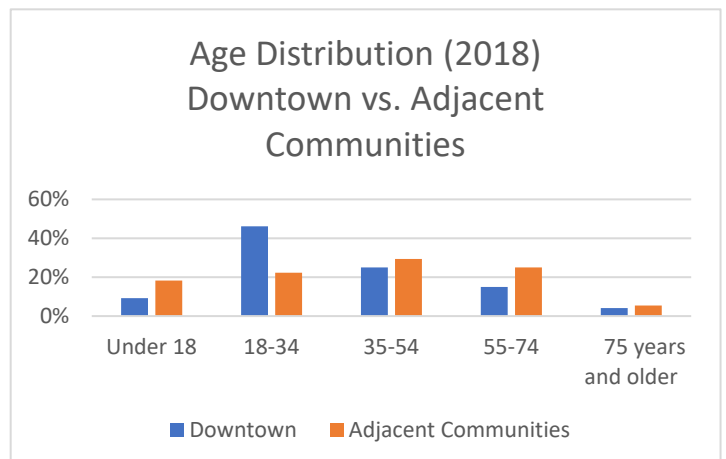
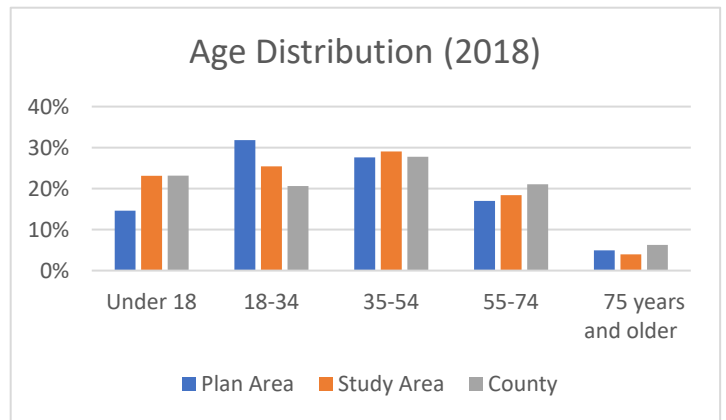
- The boundary for the Silver Spring Downtown and Adjacent Communities Plan includes portions of five Census Tracts and one its in entirety. Due to the differing character of the Downtown commercial and the Adjacent Communities, three different boundaries were considered in this analysis: the Downtown (Census Tract 702500 and Census Tract 702601), the Adjacent Communities (Census Tract 702800, 702900, 702401, 702402) and the Plan Area, which includes both the Downtown and Adjacent Communities (all six Census Tracts previously mentioned). None of these boundaries align perfectly. The Census Tracts representing the Adjacent Communities are much larger than the blocks included in the plan.
- Additionally, given that Silver Spring’s Downtown serves as a downtown for more than it’s residents and adjacent neighbors, a Study Area was determined, aligning Census Tracts as closely as possible the Silver Spring Regional Service Center area boundary.

Limitations of Data

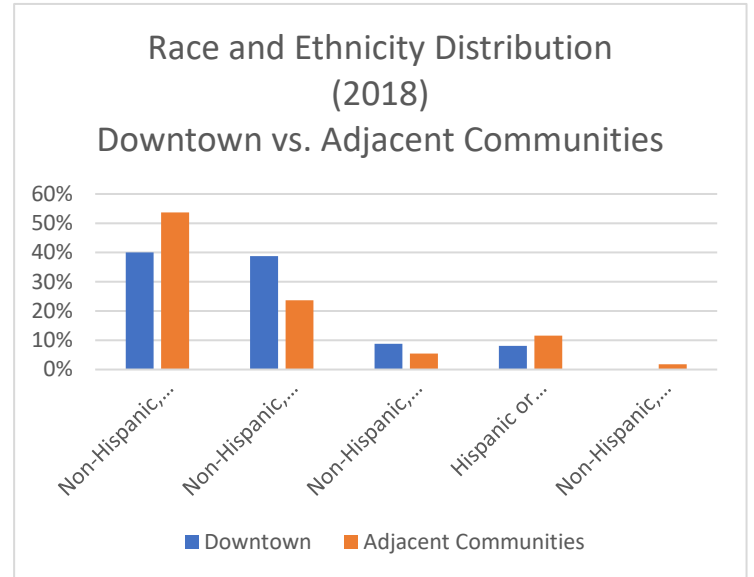
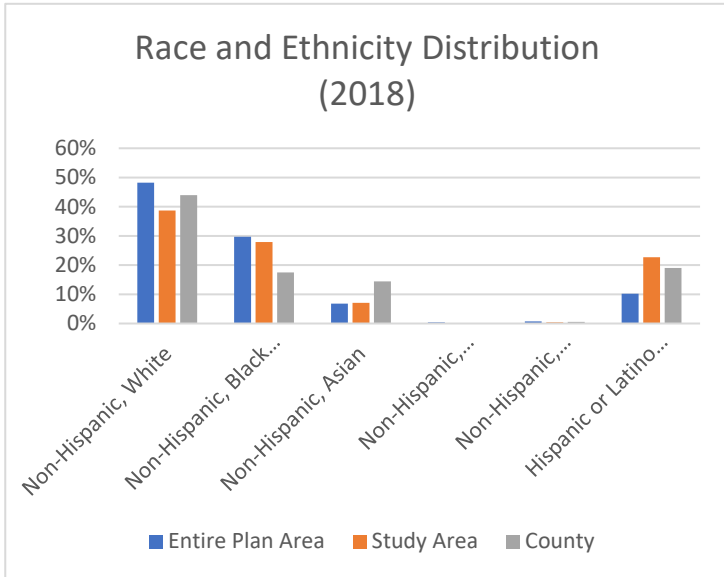
- Data supplied in this analysis is from the 2014-2018 5 Year American Community Survey. As a late year survey, nearing a census year (2020), these are estimates and are not as reliable as Census year data.

DEMOGRAPHICS

- **Age** – While the distributions of age within the Study Area and Adjacent Communities are very similar to the distribution of the County, the Downtown has a much higher percentage of residents between 25 and 34 (38%, as compared to County’s 13%) and much lower percentage of children between 5 and 17 (4%, as compared to County’s 17%) and residents over the age of 45 (20%, as compared to County’s 40%).



- Race and ethnicity** – The Plan Area’s racial and ethnic makeup is distinctly different from the County’s. The Plan Area has a higher proportion of those who identify as Black or African American (30%, compared to the County’s 17%). This is even higher when considering the Downtown alone, where 39% of residents identify as Black or African American. The Plan area has a lower proportion of residents who identify as Asian (7%, as compared to the County’s 14% or Hispanic or Latino (10%, compared to the County’s 19%). In the Study Area, however, the percentage of those who identify as Hispanic or Latino is higher (23%). The percentage of white residents is lower than the County’s 44% in the Downtown (40%) and Study Area (39%), but higher within the Adjacent Communities (54%).

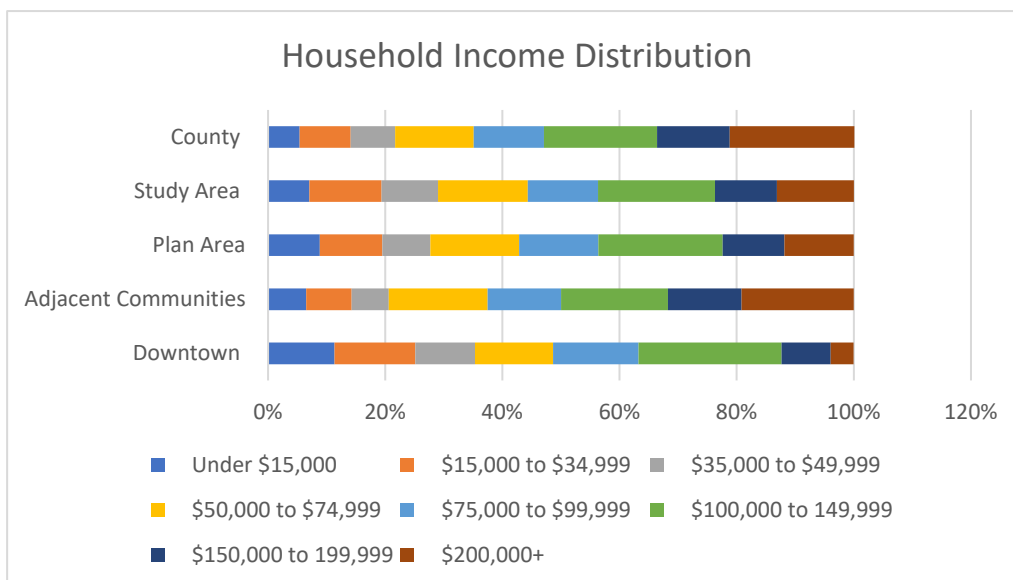


- Limited English-speaking households** – Of the 5% of households with limited English-speaking proficiency in the Plan Area, the majority speak Spanish. The American Community Survey is limited in its ability to identify specific languages at this geographic level. Though Spanish is specifically identified, other languages are limited to groupings, such as Indo-European languages, Asian and Pacific Island languages, and other languages. Silver Spring’s downtown is home to Little Ethiopia, which includes community and religious organizations, restaurants and stores and is a draw for the broader Ethiopian and Eritrean communities. Conversations with community leaders suggest that Amharic is widely spoken and understood in the Downtown community.
- Household composition** – 15,242 households live within the Plan Area, approximately 4% of the population of Montgomery County. In the Downtown, the majority of households are nonfamilies (72%), however, within the Adjacent Communities, the majority of households are families (59%). The makeup of households in the Adjacent Communities is similar to that of the Study Area (with 60% family households) and the County (with 70% family households). Average household size is also significantly higher in the Adjacent Communities (2.25) as compared to the Downtown (1.61), however both are lower than the average household size of the Study Area (2.59) and the County (2.83).

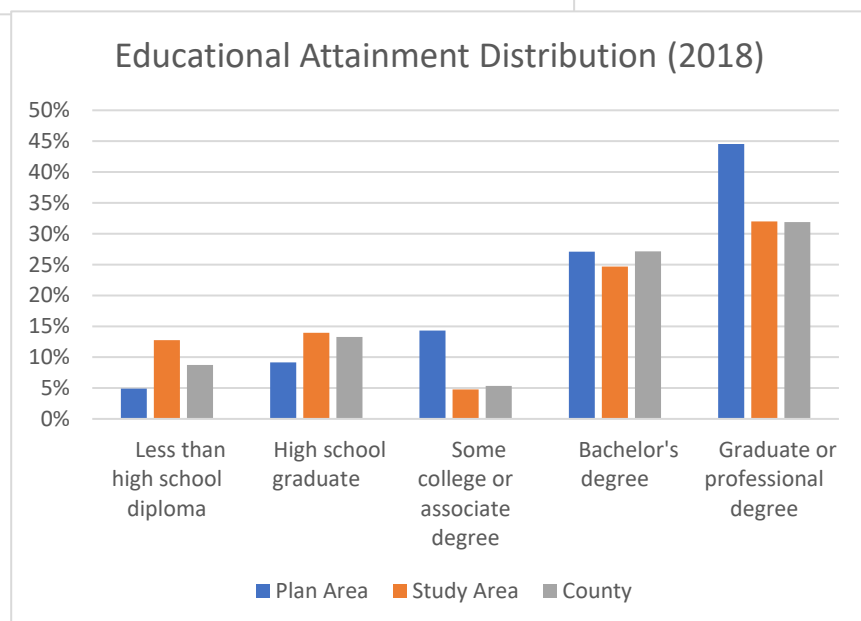
- **Computer access** – Most households in the Plan Area have a computer and broadband internet (92%), although over 2,000 residents have either no internet or no computer. These proportions are similar to that of the Study Area and County.

INCOME, EDUCATION AND EMPLOYMENT

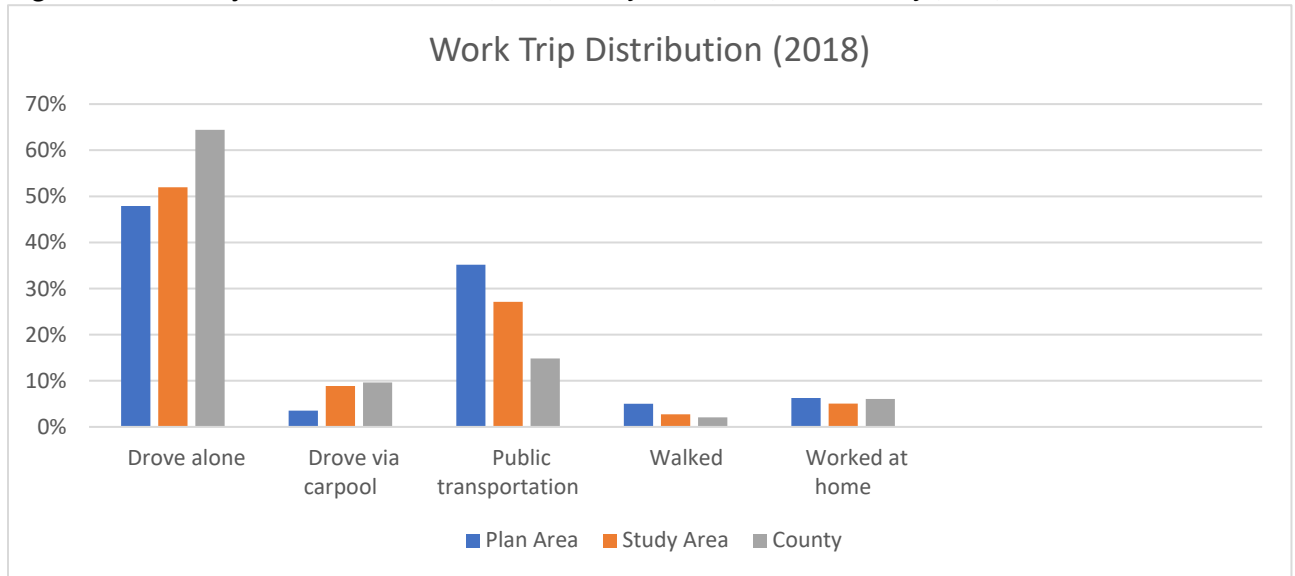
- **Income** – Average household income in the Plan Area is \$106,559.44, similar to that of the Study Area (\$110,734.81), however this is lower than the average household income of the County (\$144,723.00). Within the Plan Area, the average household income of the Downtown (\$81,972.71) is significantly lower than the Adjacent Communities (\$129,445.59). The households within the Plan Area and Study Area are similarly economically diverse – with a higher percentage of households making less than \$50,000 (Plan Area 28%, Study Area 29%) than compared to the County (22%) and a lower percentage of those making over \$200,000 (Plan Area 12%, Study Area 13%) than compared to the County (21%).



- **Educational attainment** – The population within the Plan Area is extremely well educated, with 45% of the population over 25 having a graduate or professional degree, significantly higher than both the Study Area (32%) and County (32%). The percentage of those over 25 who have achieved a bachelor’s degree within the Plan Area (27%) is similar when compared to the Study Area (25%) and County (27%).



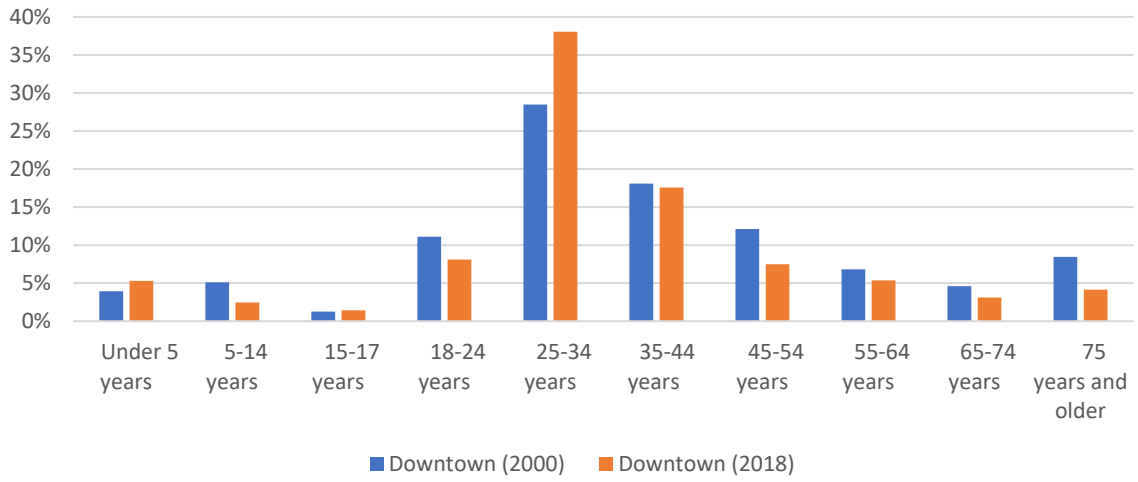
- **Class of worker** – The distribution of employment within the Plan Area is similar to that of the Study Area and County, with the majority of those employed over the age of 16 in private wage and salary positions (67%).
- **Work trip** – Though the majority of workers in the Plan Area drive to work (51%), this is a much lower percentage when compared to the Study Area (61%) and County (75%). This percentage is even lower in the Downtown, with only 41% of workers driving to work. In fact, in the Downtown, more workers rely on public transportation (45%), which is significantly higher than the Adjacent Communities (28%), Study Area (27%) and County (15%)



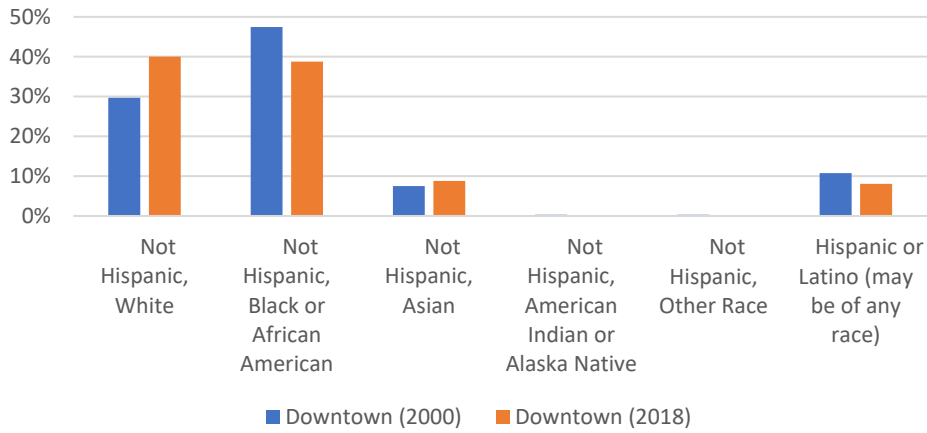
CHANGES SINCE 2000

- Since 2000, there has been an increase of over 6,000 residents, mostly in the Downtown.
- Though the composition of the Adjacent Communities has remained very similar from 2000 to 2018, the Downtown makeup of the Downtown has changed, most notably with an increase in the proportion of 25 to 34 year-olds (from 28% to 38%), a decrease in the proportion of Black or African American residents (47% to 39%) and an increase in the proportion of white residents (30% to 40%).

Age Distribution (Downtown, 2000 vs. 2018)



Race and Ethnicity Distribution (Downtown, 2000 vs. 2018)



	Downtown		Adjacent Communities		Plan Area		Study Area		County	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
DEMOGRAPHICS										
Total population (% of County)	11,911		17,824		29,735		110,637	11%	1,052,567	
Male	5,715	48%	8,699	49%	14,414	48%	54,168	49%	509,380	48%
Female	6,196	52%	9,125	51%	15,321	52%	56,469	51%	543,187	52%
Age Distribution										
Under 5 years	632	5%	1,093	6%	1,725	6%	8,569	8%	66,700	6%
5-14 years	293	2%	1,701	10%	1,994	7%	13,485	12%	135,784	13%
15-17 years	170	1%	462	3%	632	2%	3,536	3%	41,125	4%
18-24 years	965	8%	910	5%	1,875	6%	8,643	8%	82,029	8%
25-34 years	4,532	38%	3,061	17%	7,593	26%	19,504	18%	134,954	13%
35-44 years	2,091	18%	2,953	17%	5,044	17%	18,868	17%	143,366	14%
45-54 years	892	7%	2,277	13%	3,169	11%	13,259	12%	148,825	14%
55-64 years	638	5%	1,412	8%	2,050	7%	12,729	12%	135,541	13%
65-74 years	371	3%	1,193	7%	1,564	5%	7,649	7%	85,974	8%
75 years and older	495	4%	972	5%	1,467	5%	4,395	4%	65,835	6%
Race and Hispanic Origin Combined										
<i>Not Hispanic:</i>	<i>10,948</i>	<i>92%</i>	<i>15,758</i>	<i>88%</i>	<i>26,706</i>	<i>90%</i>	<i>85,519</i>	<i>77%</i>	<i>839,826</i>	<i>80%</i>
White	4,766	40%	9,570	54%	14,336	48%	42,806	39%	462,418	44%
Black or African-American	4,618	39%	4,223	24%	8,841	30%	30,882	28%	183,962	17%
Asian	1,045	9%	977	5%	2,022	7%	7,806	7%	151,825	14%
American Indian or Alaska Native	-	0%	114	1%	114	0%	181	0%	1,401	0%
Other race	18	0%	203	1%	221	1%	427	0%	6,136	1%
Hispanic or Latino (<i>may be of any race</i>)	963	8%	2,066	12%	3,029	10%	25,118	23%	200,307	19%
SELECTED HOUSING CHARACTERISTICS										
Housing units	8,163		8,001		16,164		44,429		388,254	
Vacant housing units	815	10%	107	1%	922	6%	2,000	5%	18,027	5%
Units in Structure										
1-unit, detached	15	0%	4,183	52%	4,198	26%	17,314	39%	184,185	47%
1-unit, attached	163	2%	296	4%	459	3%	1,906	4%	71,301	18%
2 to 9 units	425	5%	318	4%	743	5%	5,579	13%	26,899	7%
10 to 19 units	485	6%	100	1%	585	4%	3,437	8%	36,427	9%
20 or more units	7,075	87%	3,070	38%	10,145	63%	16,110	36%	68,813	18%
Year Structure Built										
Built 2010 or later	1,999	24%	385	5%	2,384	15%	2,599	6%	16,808	4%
Built 2000-2009	2,135	26%	83	1%	2,218	14%	1,148	3%	41,215	11%
Built 1990-1999	766	9%	329	4%	1,095	7%	1,741	4%	47,951	12%
Built 1980-1989	454	6%	554	7%	1,008	6%	2,952	7%	80,190	21%
Built 1970-1979	592	7%	968	12%	1,560	10%	3,970	9%	62,059	16%
Built 1960-1969	1,177	14%	1,292	16%	2,469	15%	7,624	17%	55,475	14%
Built 1950-1959	530	6%	1,228	15%	1,758	11%	9,133	21%	46,891	12%
Built 1940-1949	263	3%	1,038	13%	1,301	8%	6,597	15%	18,886	5%
Built 1939 or earlier	247	3%	2,124	27%	2,371	15%	6,926	16%	18,789	5%
Year Householder Moved in to Unit										
Moved in 2017 or later	824	11%	577	7%	1,401	9%	2,737	6%	18,720	5%
Moved in 2015 to 2016	1,892	26%	932	12%	2,824	19%	6,052	14%	46,651	13%
Moved in 2010 to 2014	3,250	44%	2,435	31%	5,685	37%	14,030	33%	101,558	27%
Moved in 2000 to 2009	954	13%	1,539	19%	2,493	16%	9,579	23%	101,048	27%
Moved in 1990 to 1999	325	4%	1,255	16%	1,580	10%	5,400	13%	53,018	14%
Moved in 1989 and earlier	103	1%	1,156	15%	1,259	8%	4,631	11%	49,232	13%
Tenure										
Total Occupied Housing Units	7,348		7,894		15,242		42,429		370,227	
Owner-occupied	672	9%	4,086	52%	4,758	31%	18,605	44%	242,263	65%
Renter-occupied	6,676	91%	3,808	48%	10,484	69%	23,824	56%	127,964	35%
Vehicles Available										
No vehicles available	2,074	28%	1,236	16%	3,310	22%	6,511	15%	28,245	8%
1 vehicle available	4,372	59%	3,027	38%	7,399	49%	18,298	43%	124,468	34%
2 vehicles available	843	11%	2,869	36%	3,712	24%	13,344	31%	147,492	40%
3 or more vehicles available	59	1%	762	10%	821	5%	4,276	10%	70,022	19%
Selected Monthly Owner Costs										
<i>Housing units with a mortgage:</i>	<i>511</i>		<i>3,230</i>		<i>3,824</i>		<i>14,521</i>		<i>179,172</i>	
Less than \$1,000	23	5%	144	4%	167	4%	476	3%	5,324	3%
\$1,000 to \$1,999	139	27%	514	16%	660	17%	3,831	26%	49,869	28%
\$2,000 to \$2,999	302	59%	1,233	38%	1,578	41%	6,367	44%	62,957	35%
\$3,000 or more	47	9%	1,339	41%	1,419	37%	3,847	26%	61,022	34%
Average monthly owner costs										
<i>Occupied units paying rent:</i>	<i>4,982</i>		<i>3,586</i>		<i>10,214</i>		<i>23,300</i>		<i>124,447</i>	
Less than \$500	340	7%	46	1%	416	4%	827	4%	4,404	4%
\$500 to \$999	66	1%	93	3%	212	2%	1,646	7%	6,741	5%
\$1,000 to \$1,499	1,210	24%	1,204	34%	2,739	27%	7,944	34%	28,646	23%
\$1,500 to \$1,999	2,183	44%	1,523	42%	4,274	42%	8,759	38%	46,282	37%
\$2,000 to \$2,999	1,105	22%	616	17%	2,334	23%	3,747	16%	31,772	26%
\$3,000 or more	78	2%	104	3%	239	2%	377	2%	6,602	5%
Households Spending More Than 30% of Income on Housing Costs										
<i>Occupied households spending more than 30% of income on housing costs</i>	<i>3,171</i>	<i>43%</i>	<i>2,466</i>	<i>31%</i>	<i>5,637</i>	<i>37%</i>	<i>14,885</i>	<i>35%</i>	<i>111,876</i>	<i>30%</i>
Homeowners with a mortgage	228	3%	603	8%	831	5%	3,416	8%	49,487	13%
Renters	2,943	40%	1,863	24%	4,806	32%	11,469	27%	62,389	17%

	Downtown		Adjacent Communities		Plan Area		Study Area		County	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
HOUSING										
Households (S1101)	7,348		7,894		15,242		42,429		370,227	
Households by Type										
Family households	2,050	28%	4,662	59%	6,712	44%	25,252	60%	258,811	70%
Nonfamily households	5,298	72%	3,232	41%	8,530	56%	17,177	40%	111,416	30%
Average household size										
Households	1.61		2.25		1.94		2.59		2.83	
Families	2.51		2.92		2.79		3.30		3.40	
EDUCATION, OCCUPATION & INCOME										
Educational Attainment (S1501)										
<i>Persons 25 years and older:</i>										
Less than high school diploma	9,851		13,658		23,509		76,404		714,495	
High school graduate	498	5%	656	5%	1,154	5%	9,746	13%	62,517	9%
Some college or associate degree	1,298	13%	852	6%	2,150	9%	10,667	14%	94,875	13%
Bachelor's degree	395	4%	1,930	14%	3,367	14%	3,656	5%	38,249	5%
Graduate or professional degree	2,403	24%	3,965	29%	6,368	27%	18,856	25%	193,904	27%
	4,215	43%	6,255	46%	10,470	45%	24,449	32%	227,816	32%
2018 Household Income Distribution (S1901)										
<i>Households:</i>										
Under \$15,000	7,348		7,894		15,242		42,429		370,227	
\$15,000 to \$34,999	834	11%	513	6%	1,347	9%	2,994	7%	19,992	5%
\$35,000 to \$49,999	1,014	14%	613	8%	1,626	11%	5,223	12%	32,210	9%
\$50,000 to \$74,999	748	10%	502	6%	1,249	8%	4,098	10%	28,137	8%
\$75,000 to \$99,999	980	13%	1,333	17%	2,312	15%	6,497	15%	49,610	13%
\$100,000 to 149,999	1,072	15%	989	13%	2,061	14%	5,084	12%	44,427	12%
\$150,000 to 199,999	1,794	24%	1,440	18%	3,234	21%	8,476	20%	71,454	19%
\$200,000+	615	8%	992	13%	1,607	11%	4,484	11%	45,908	12%
Average Household Income	289	4%	1,511	19%	1,800	12%	5,572	13%	78,858	21%
	\$ 81,972.71		\$ 129,445.59		\$ 106,559.44		\$ 110,734.81		\$ 144,723.00	
EMPLOYED RESIDENTS										
<i>Civilian employed population, 16 years and over</i>										
	8,260		10,449		18,709		63,373		556,263	
Class of Worker (S2408)										
Private wage and salary	-		-		-		-		-	
Government	5,563	67%	7,106	68%	12,669	68%	45,927	72%	403,556	73%
Self-employed in own not incorporated business	2,413	29%	2,544	24%	4,957	26%	13,469	21%	118,595	21%
Workers 16 years and over:	284	3%	785	8%	1,069	6%	3,977	6%	34,112	6%
Work Location (S0801)										
In County	7,978		10,248		18,226		62,019		548,514	
Outside County, in Maryland	-		-		-		25,646	41%	335,691	61%
In another state	-		-		-		9,245	15%	59,788	11%
Work Trip (S0801)	-		-		-		25,857	42%	153,035	28%
Drove	3,302	41%	6,067	59%	9,369	51%	37,731	61%	411,950	75%
Alone	3,103	39%	5,625	55%	8,728	48%	32,224	52%	358,269	65%
Carpool	199	2%	442	4%	641	4%	5,512	9%	53,681	10%
Public transportation	3,588	45%	2,822	28%	6,410	35%	16,817	27%	82,610	15%
Walked	469	6%	446	4%	915	5%	1,700	3%	11,597	2%
Worked at home	384	5%	761	7%	1,145	6%	3,134	5%	33,658	6%
Taxicab, motorcycle, or other means	235	3%	152	1%	387	2%	650	1%	8,699	2%
LANGUAGE										
<i>Total Households</i>										
Limited English-speaking households	7,348		7,894		15,242		42,429		368,897	
Households speaking Spanish	465	6%	229	3%	694	5%	3,436	8%	28,901	8%
Limited English-speaking households, Households speaking Spanish	714	10%	669	8%	1,383	9%	6,526	15%	51,772	14%
Households speaking other Indo-European languages	102	1%	78	1%	180	1%	1,726	4%	10,694	3%
Limited English-speaking households, Households speaking other Indo-European languages	471	6%	723	9%	1,194	8%	3,597	8%	44,049	12%
Households speaking Asian and Pacific Island languages	91	1%	25	0%	116	1%	390	1%	6,376	2%
Limited English-speaking households, Households speaking Asian and Pacific Island languages	407	6%	263	3%	670	4%	1,992	5%	38,247	10%
Households speaking other languages	84	1%	77	1%	161	1%	460	1%	8,802	2%
Limited English-speaking households, Households speaking other languages	691	9%	428	5%	1,119	7%	4,254	10%	19,954	5%
Households speaking other languages	188	3%	49	1%	237	2%	860	2%	3,029	1%
COMPUTER ACCESS										
<i>Total population in households</i>										
With a computer and broadband internet	11,866		17,744		29,610		139,517		1,042,173	
With a computer, without internet	10,283	87%	17,042	96%	27,325	92%	97,111	70%	979,010	94%
Without a computer	1,085	9%	252	1%	1,337	5%	7,515	5%	46,751	4%
	485	4%	400	2%	885	3%	5,150	4%	15,702	2%