



2019 SILVER SPRING NEIGHBORHOOD ANALYTICS



POPULATION

Montgomery County is the most populous county in Maryland and is home to **1,058,810** residents. Most of these residents live in unincorporated areas within the County.

Montgomery County has grown an estimated 8.9% since 2010.



INCOME

Montgomery County is one of the most prosperous counties in the US with a median household income of **\$103,235**. The Median Home Value is **\$477,800**.

#17 highest median household income among all US counties.



EDUCATION

Montgomery County is one of most educated counties in United States. 57.8% of Resident have attained a Bachelors degree and 30.8% have attained a post graduate degree.

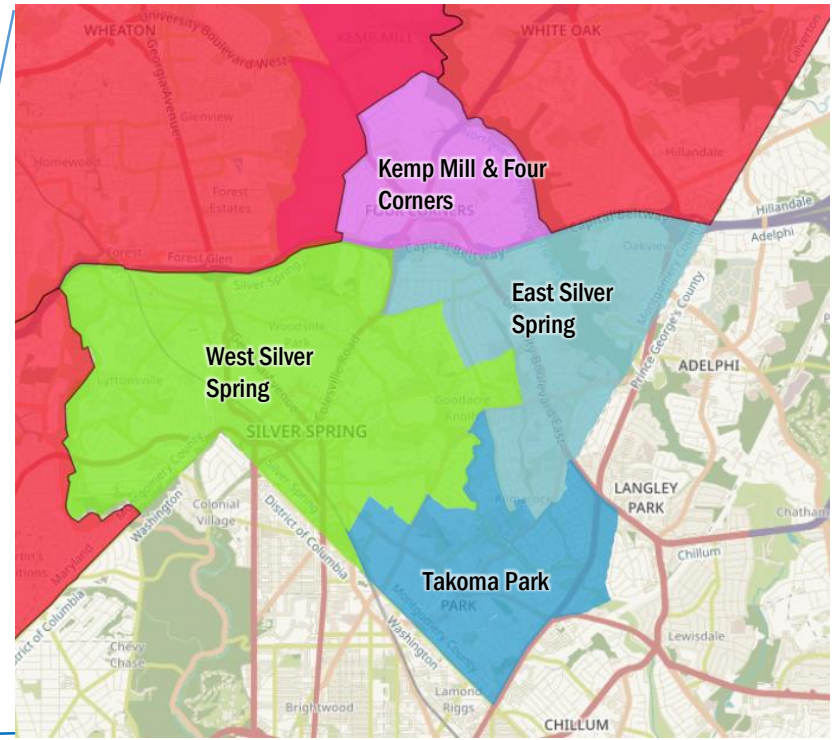
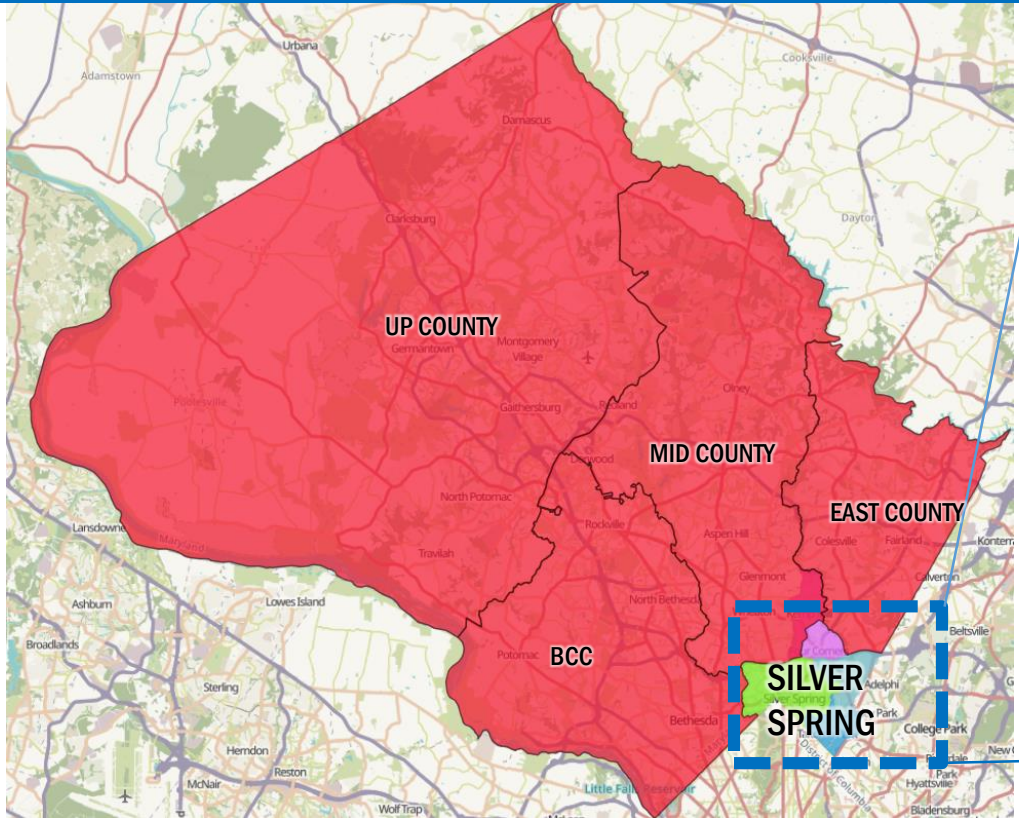
#6 highest in percent attaining post - graduate degree among US counties



Montgomery County, Maryland

Source: Census Bureau ACS 1yr Estimates 2017

Regional Service Center Overview

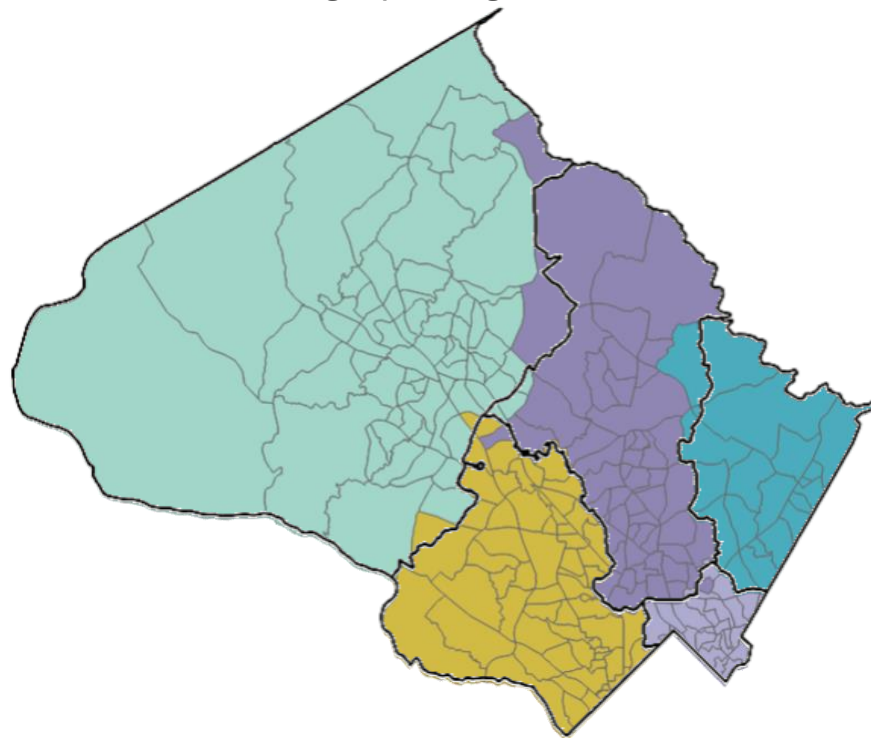
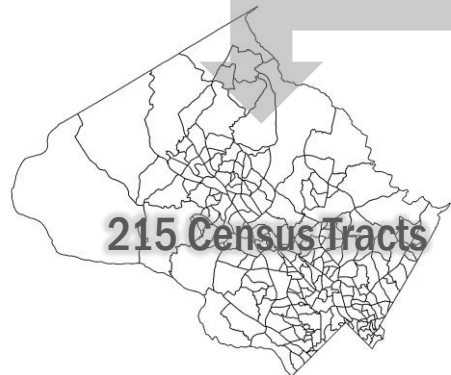
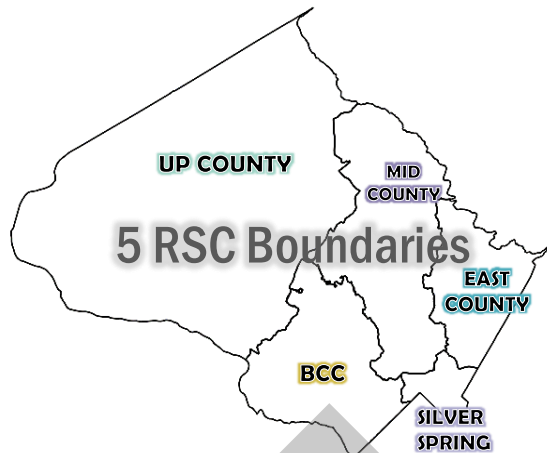


11.5 Square Miles
Estimated Population: 105,795



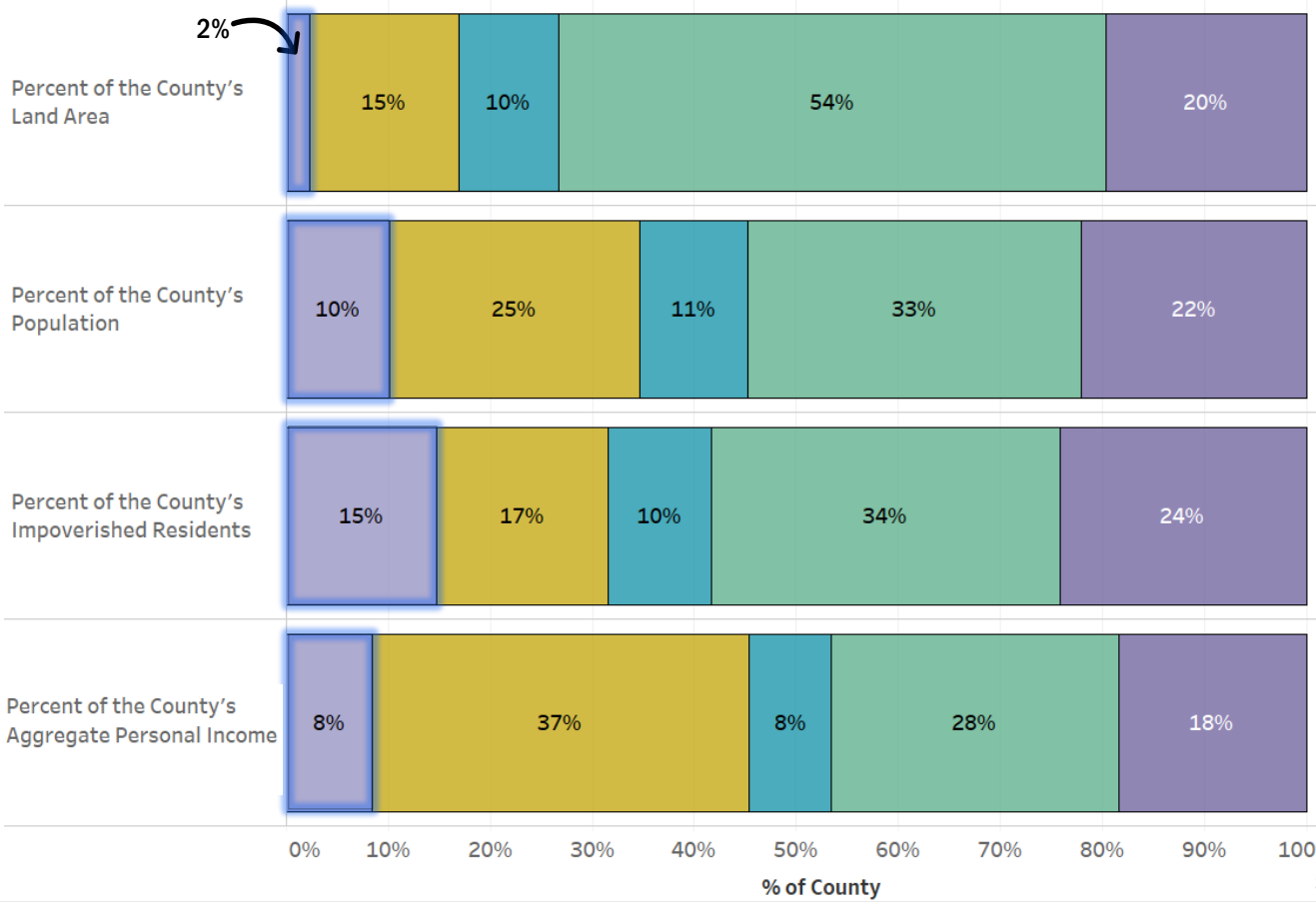
REGIONAL SERVICE CENTER AREA ANALYTICS

How RSC Numbers are Estimated

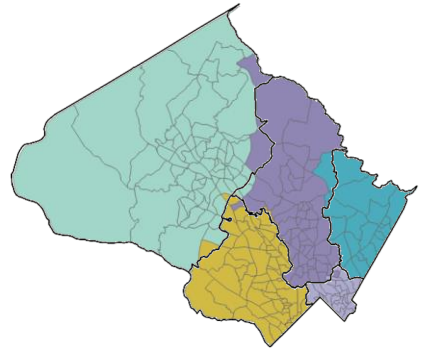


The RSC Statistics in this analysis are approximations using data from aggregated census tracts. In this analysis there are cases where RSC boundaries split Census Tracts; in these cases, the RSC will be attributed to the Census Tract with the largest percentage of shared land area.

RSC Overview: Percent of the County

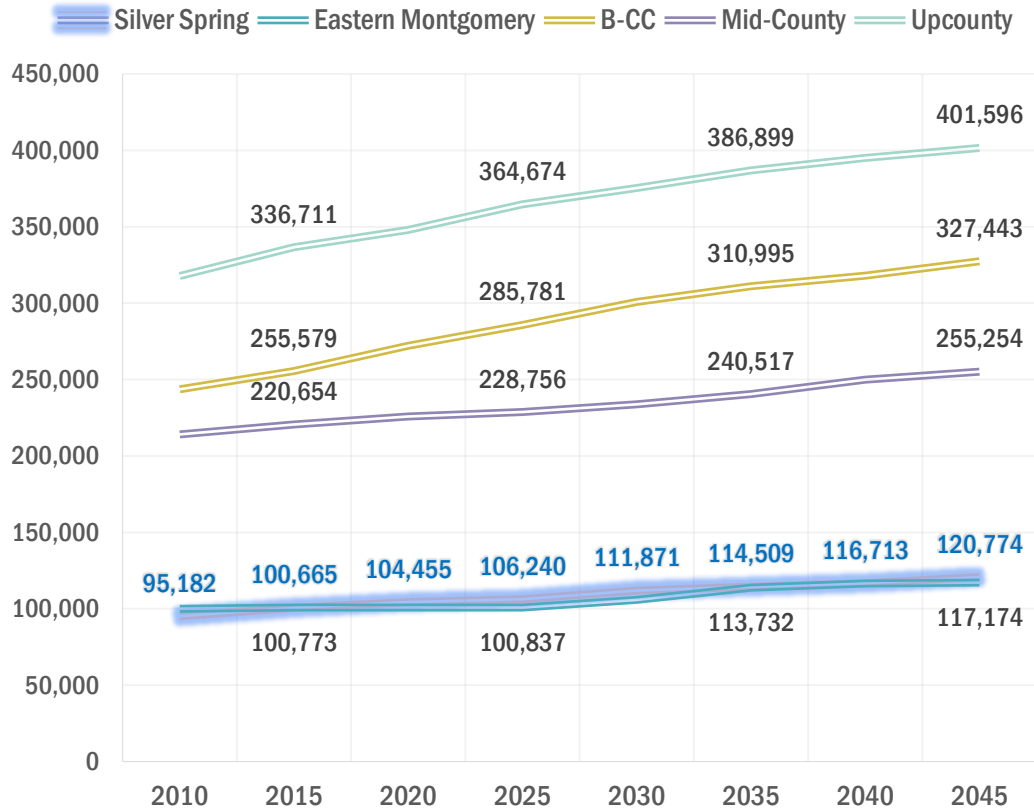


- Silver Spring
- Bethesda-CC
- East County
- Up-County
- Mid-County



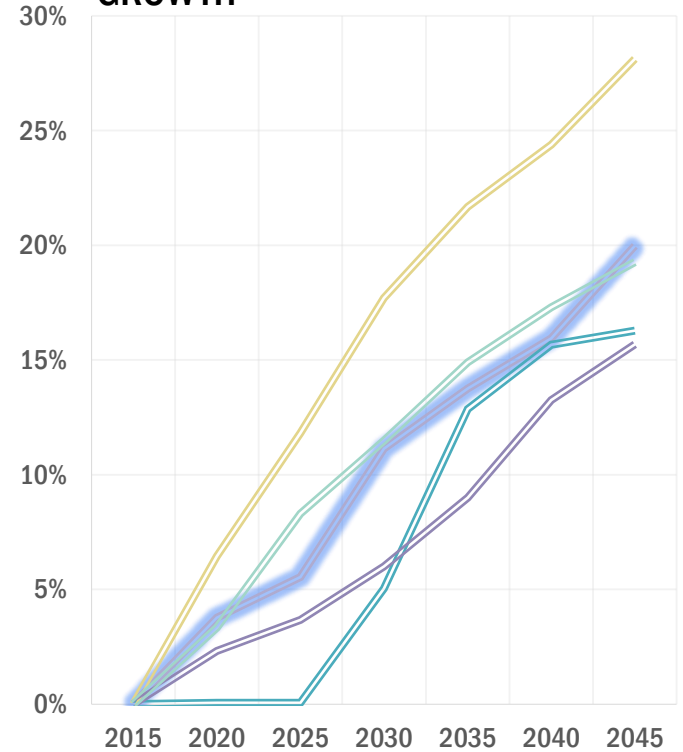
POPULATION PROJECTIONS (COUNCIL OF GOV. FORECAST 9.0)

Population Growth

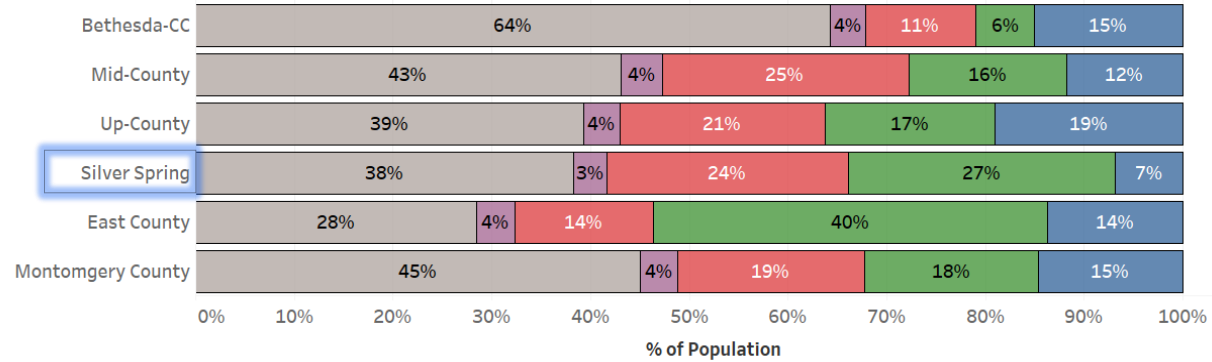


SOURCE: MW-COG

GROWTH



Race and Ethnicity



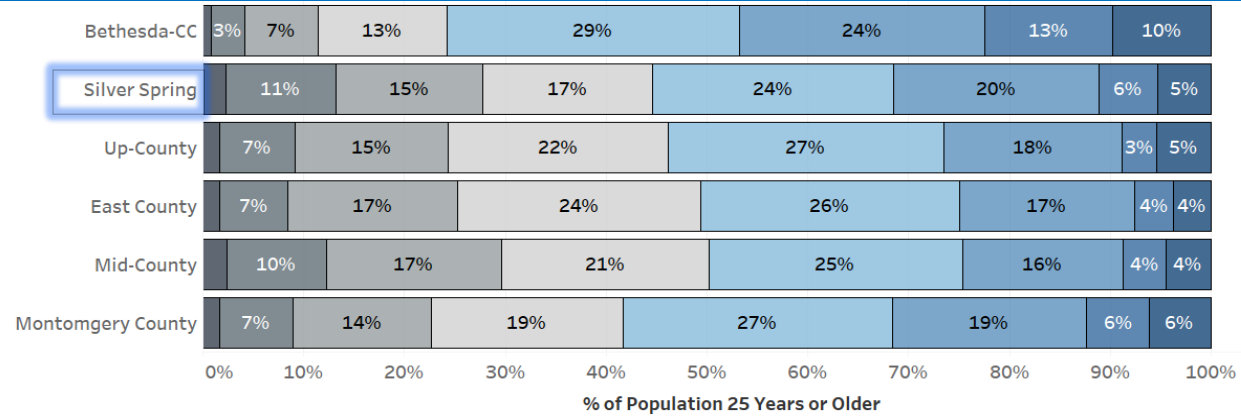
Percent of Residents that are Not White or Caucasian

61.8%

County Average 55%

- Asian
- Black or African American
- Hispanic or Latino
- Other
- White

Educational Attainment



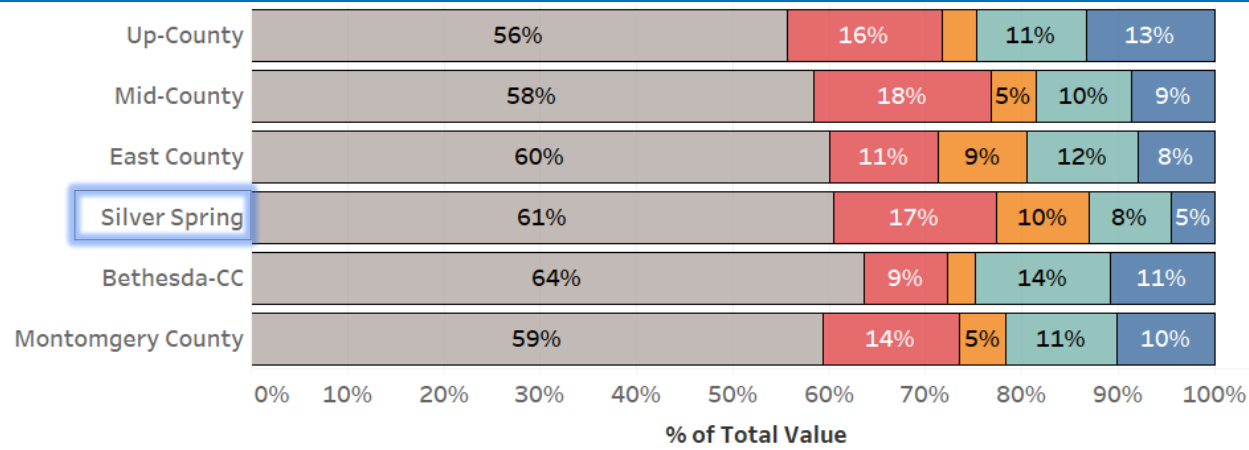
Percent of Residents 25 Years and Older with a Bachelors Degree or Higher

55.4%

County Average 58%

- Doctorate
- Professional Degree
- Master's Degree
- Bachelor's Degree
- Some College Completed
- High School Diploma
- Less than High School Completion
- No Schooling Completed

Language Spoken at Home



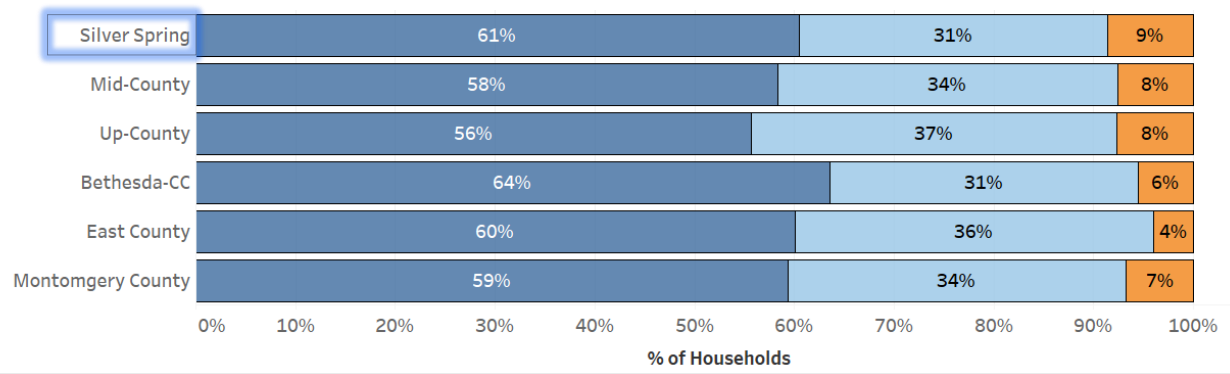
Percent of Households that Speak Another Language at Home

39.5%

County Average 40.6%

- English Only
- Other Indo-European languages
- Other languages
- Spanish
- Asian and Pacific Island Languages

Proficiency of English



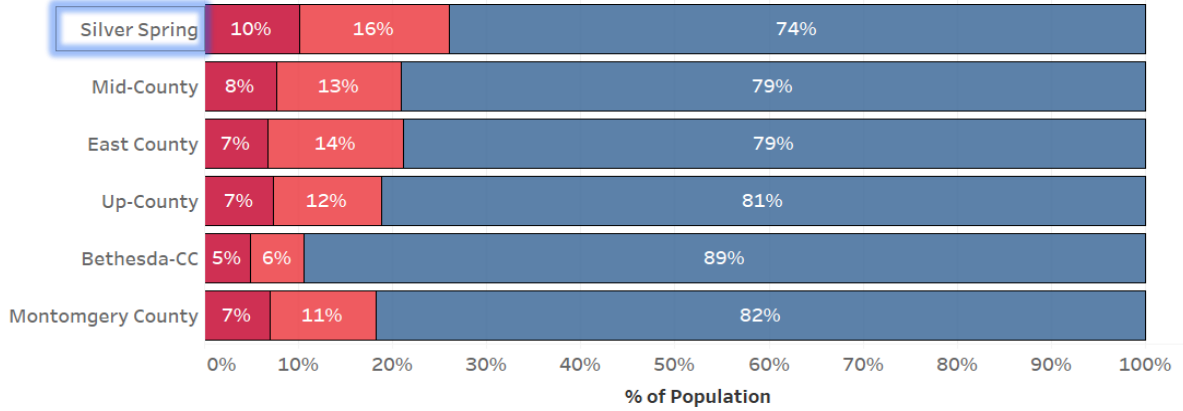
Percent of Households that are Limited English Proficient

9%

County Average 7%

- Limited English Proficient
- Not Limited English Proficient
- Speaks English Only

Ratio of Poverty to Income



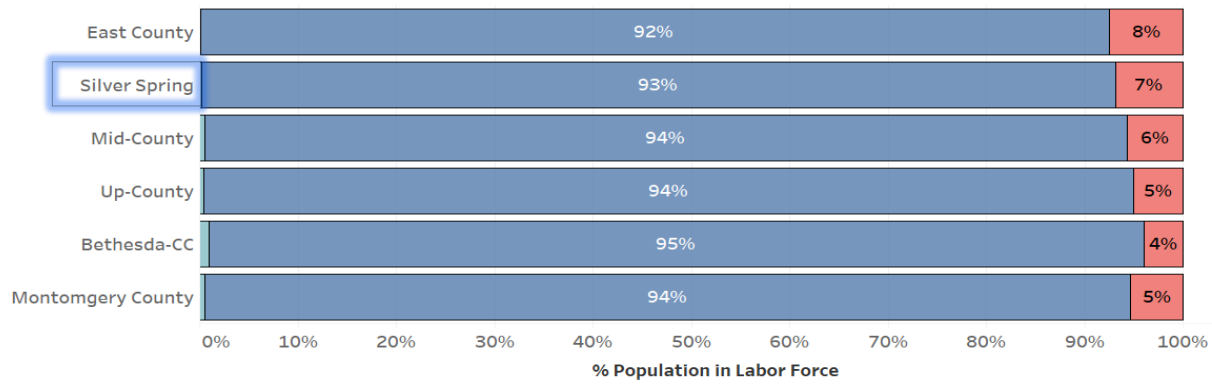
Percent of Residents at or Below 200% of the Federal Poverty Level

26%

County Average 18%

- 200% of Poverty or Above
- 100%-200% Poverty
- Below Poverty

Percent Unemployment



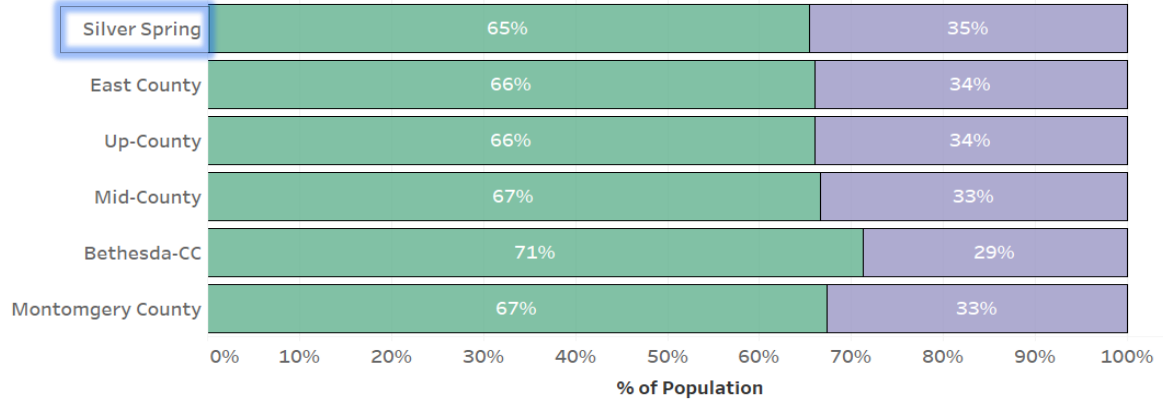
Percent Unemployed

7%

County Average 5%

- Unemployed
- Employed
- Armed Forces

Percent of Residents that are Foreign-Born

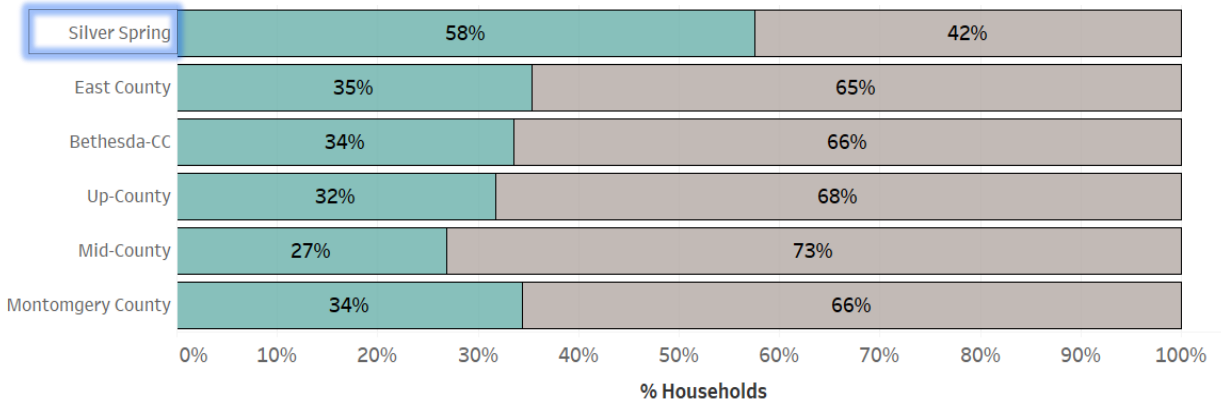


Percent of Residents that are Foreign-Born

35%
County Average 33%

Foreign-born
Native

Percent of Household Units that are Renter-Occupied

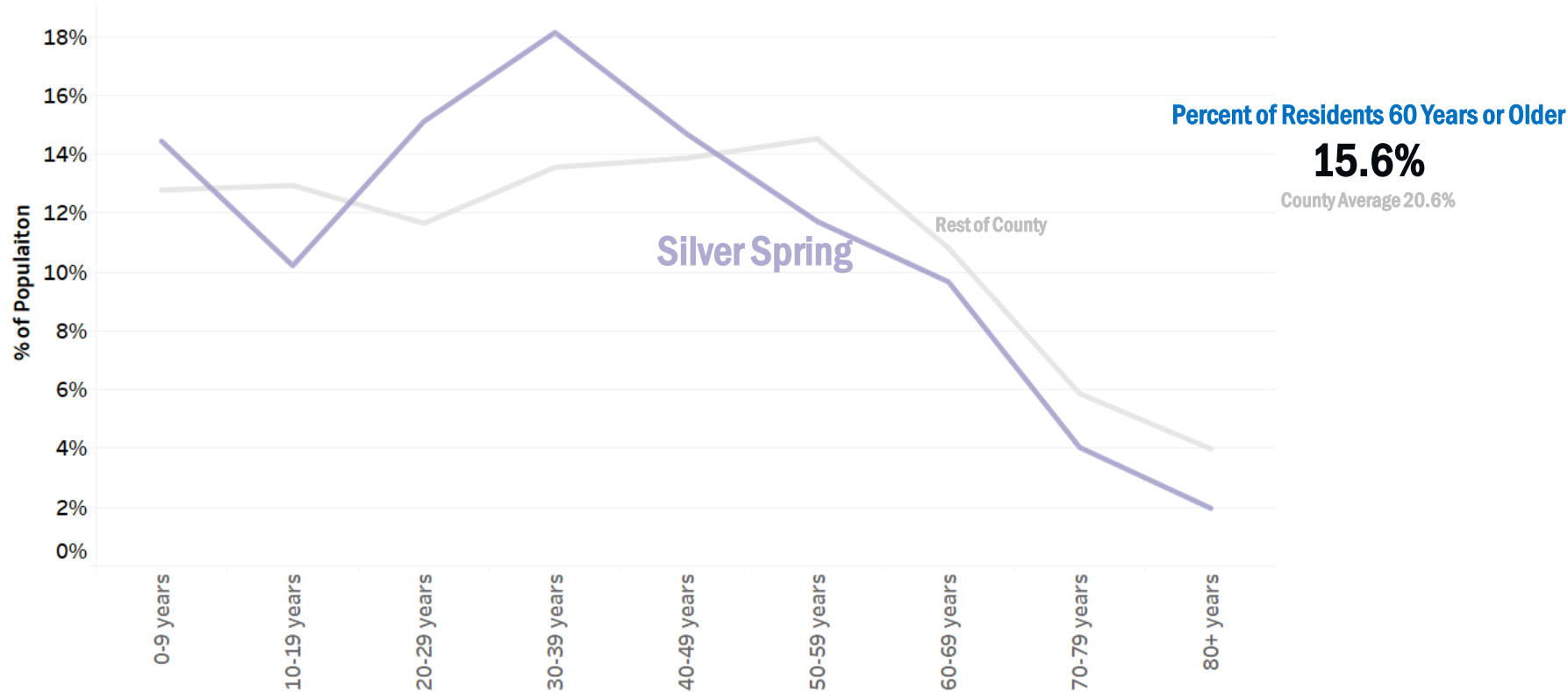


Percent of Household Units that are Renter-Occupied

58%
County Average 34%

Owner-Occupied
Renter-Occupied

Age Distribution

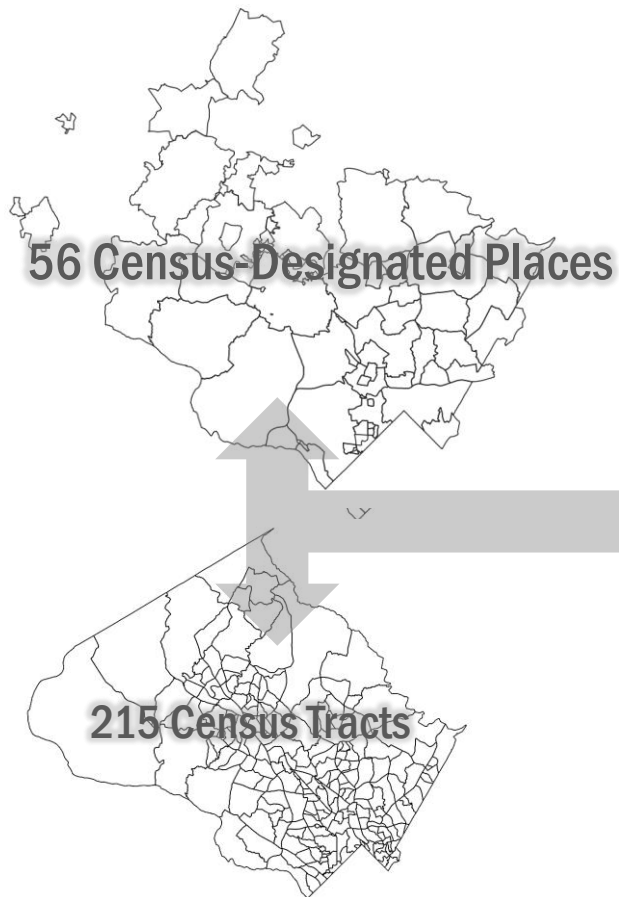


Source: Census Bureau ACS 5yr Estimates 2013-2017

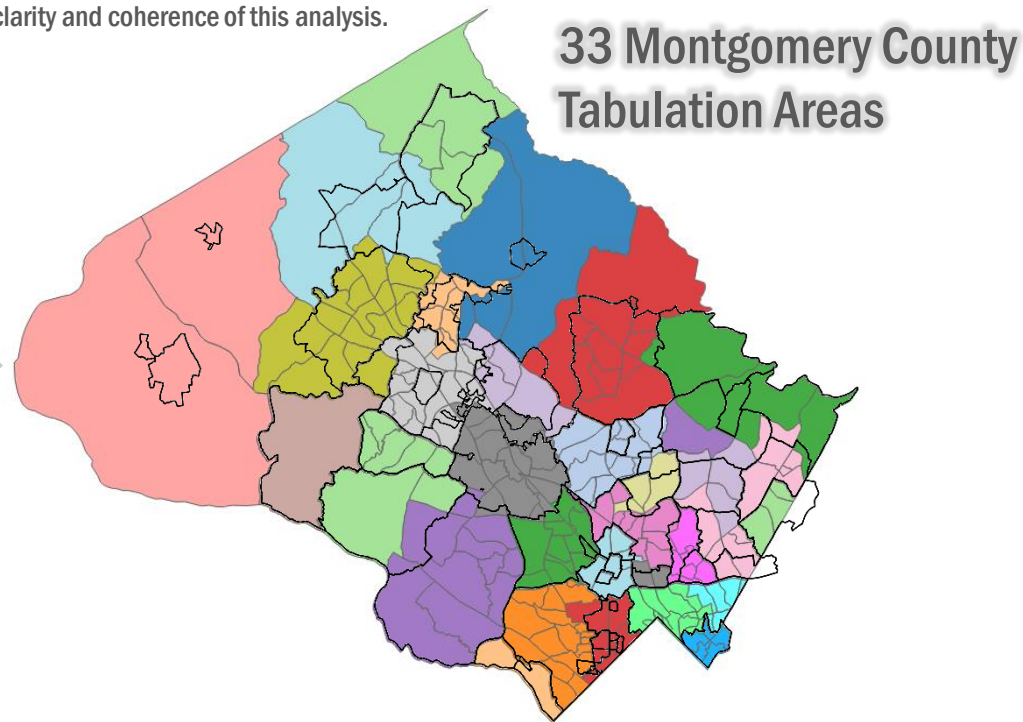


NEIGHBORHOOD ANALYTICS

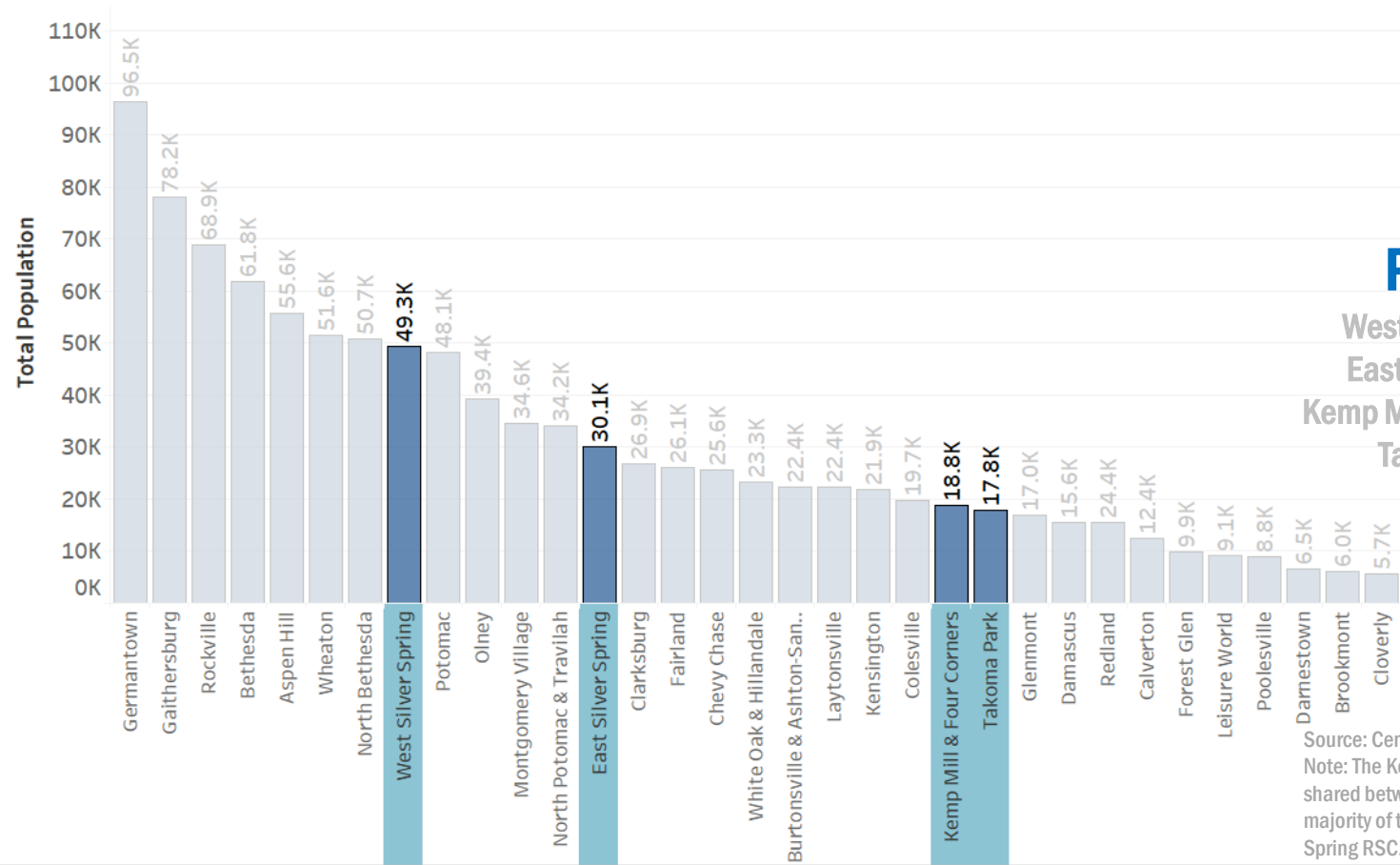
How Neighborhood Numbers are Estimated



The Neighborhood Statistics in this analysis are approximations using data from aggregated census tracts. In this analysis there are cases where Place boundaries split census tracts; in these cases, the Place will be attributed to the census tract with the largest percentage of shared land area. Note: Some manual alterations and combinations have been made to increase the clarity and coherence of this analysis.



Population

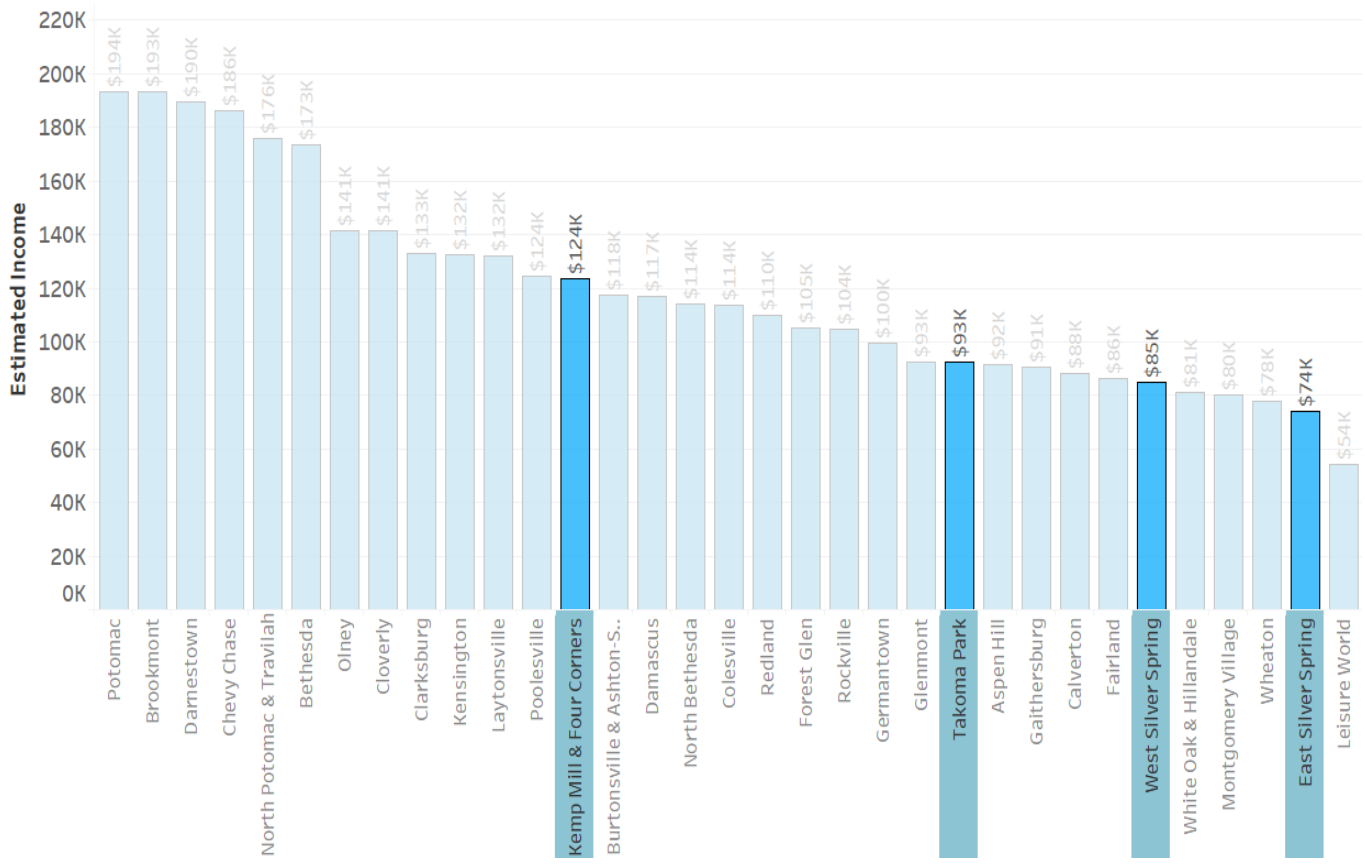


Population

West Silver Spring: 49.3k
 East Silver Spring: 30.1k
 Kemp Mill/Four Corners: 18.8k
 Takoma Park: 17.8k

Source: Census Bureau ACS 5yr Estimates 2013-2017
 Note: The Kemp Mill and Four Corners Neighborhood is shared between Mid-County and Silver Spring, the majority of the population resides outside of the Silver Spring RSC.

Average Median Household Income



Average Median Household Income

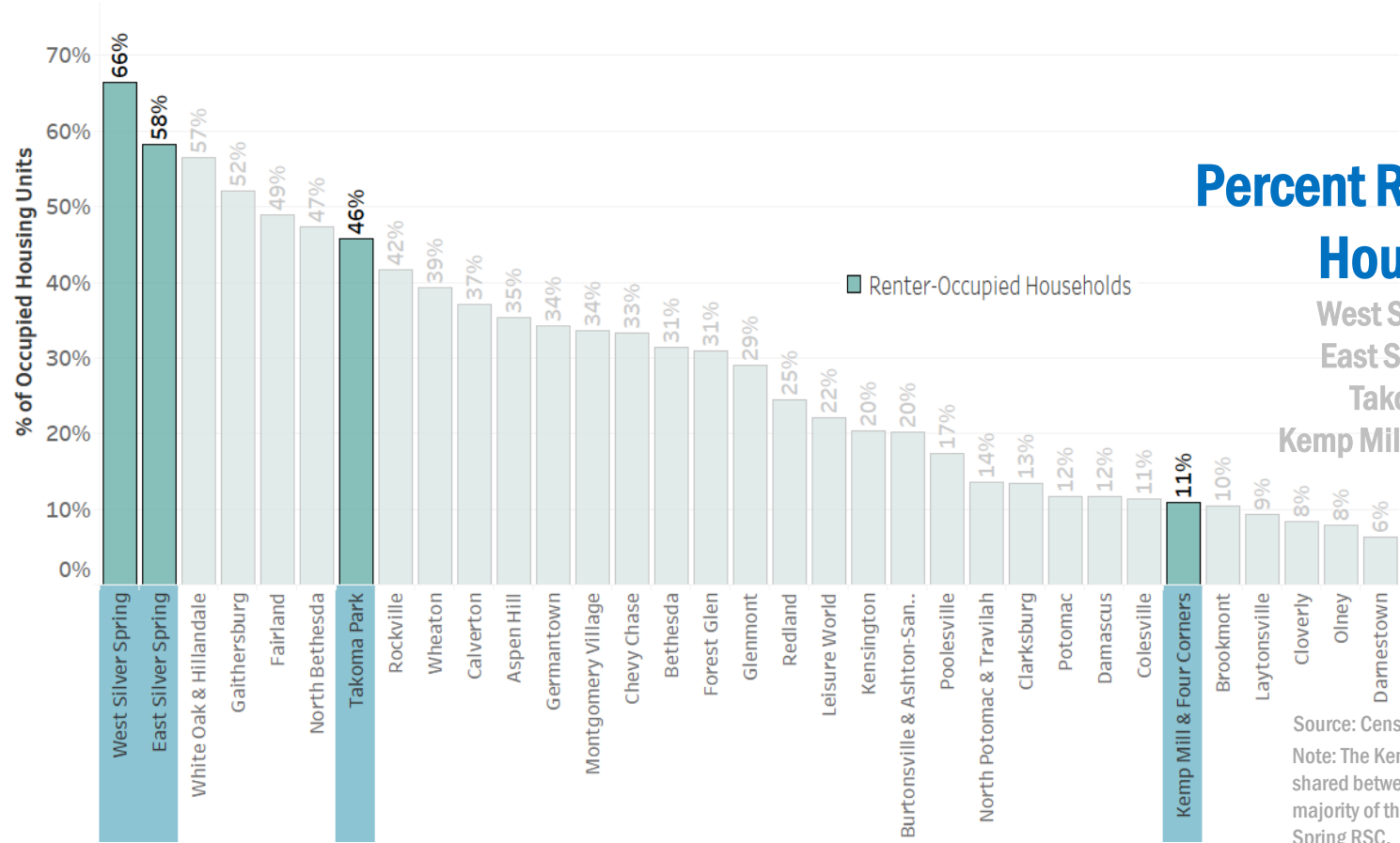
Kemp Mill/Four Corners: \$124k
Takoma Park: \$93k
West Silver Spring: \$85k
East Silver Spring: \$74k

Source: Census Bureau ACS 5yr Estimates 2013-2017

Note: 1) The income represented in this chart has been calculated using an average of median household income of census tracts within each neighborhood. This may under-represent or over-represent the true median income of the neighborhood.

2) The Kemp Mill and Four Corners Neighborhood is shared between Mid-County and Silver Spring, the majority of the population resides outside of the Silver Spring RSC.

Percent Renter-Occupied Housing Units



Percent Renter-Occupied Housing Units

West Silver Spring: 66%
 East Silver Spring: 58%
 Takoma Park: 46%

Kemp Mill/Four Corners: 11%

Source: Census Bureau ACS 5yr Estimates 2013-2017
 Note: The Kemp Mill and Four Corners Neighborhood is shared between Mid-County and Silver Spring, the majority of the population resides outside of the Silver Spring RSC.

Percent of Residents Below 200% of Poverty



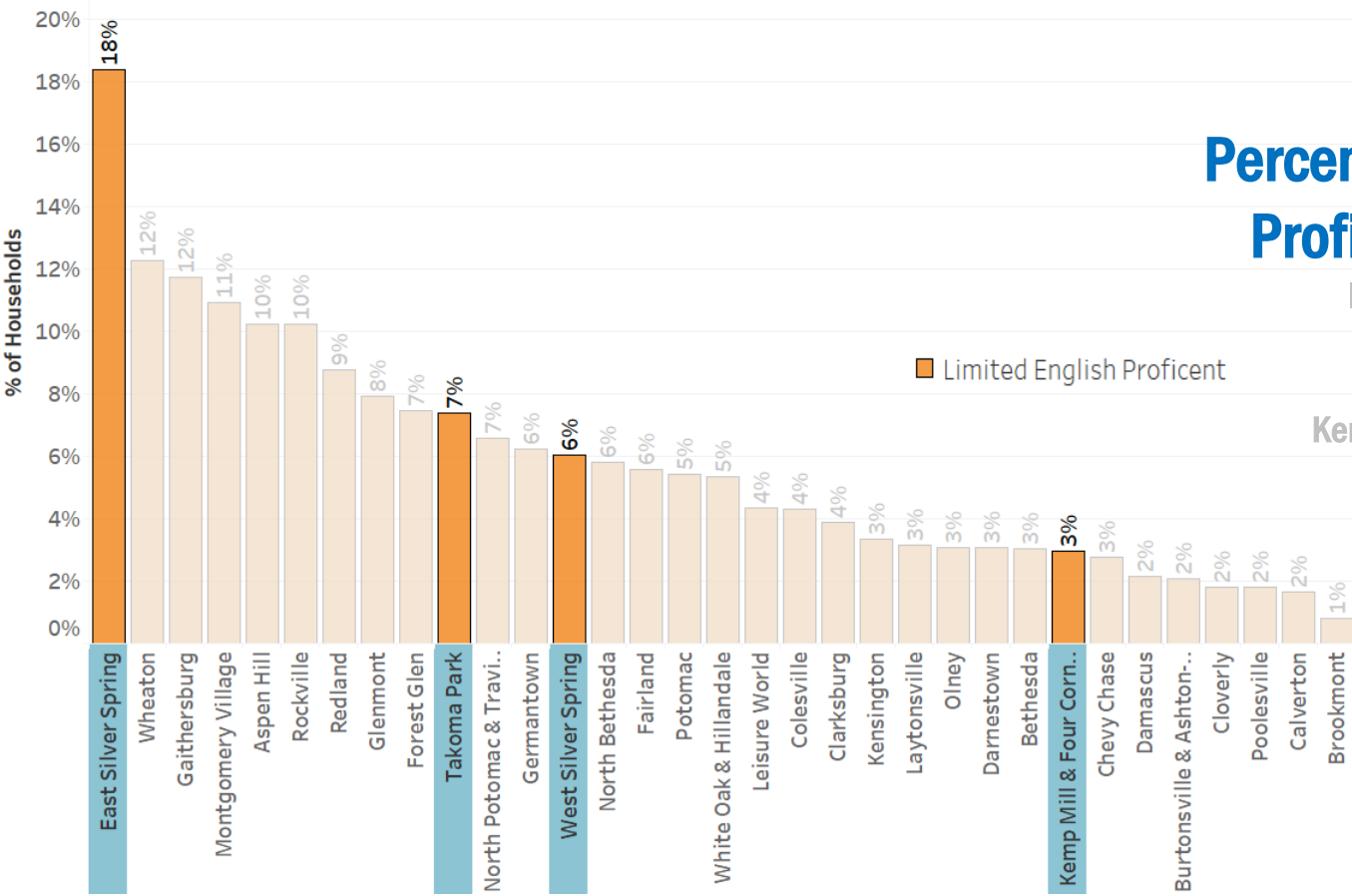
Percent of Residents Below 200% of Poverty

East Silver Spring: 39.6%
West Silver Spring: 22.7%
Takoma Park: 19.5%
Kemp Mill/Four Corners: 12%

Source: Census Bureau ACS 5yr Estimates 2013-2017

Note: The Kemp Mill and Four Corners Neighborhood is shared between Mid-County and Silver Spring, the majority of the population resides outside of the Silver Spring RSC.

Limited English Proficient Households

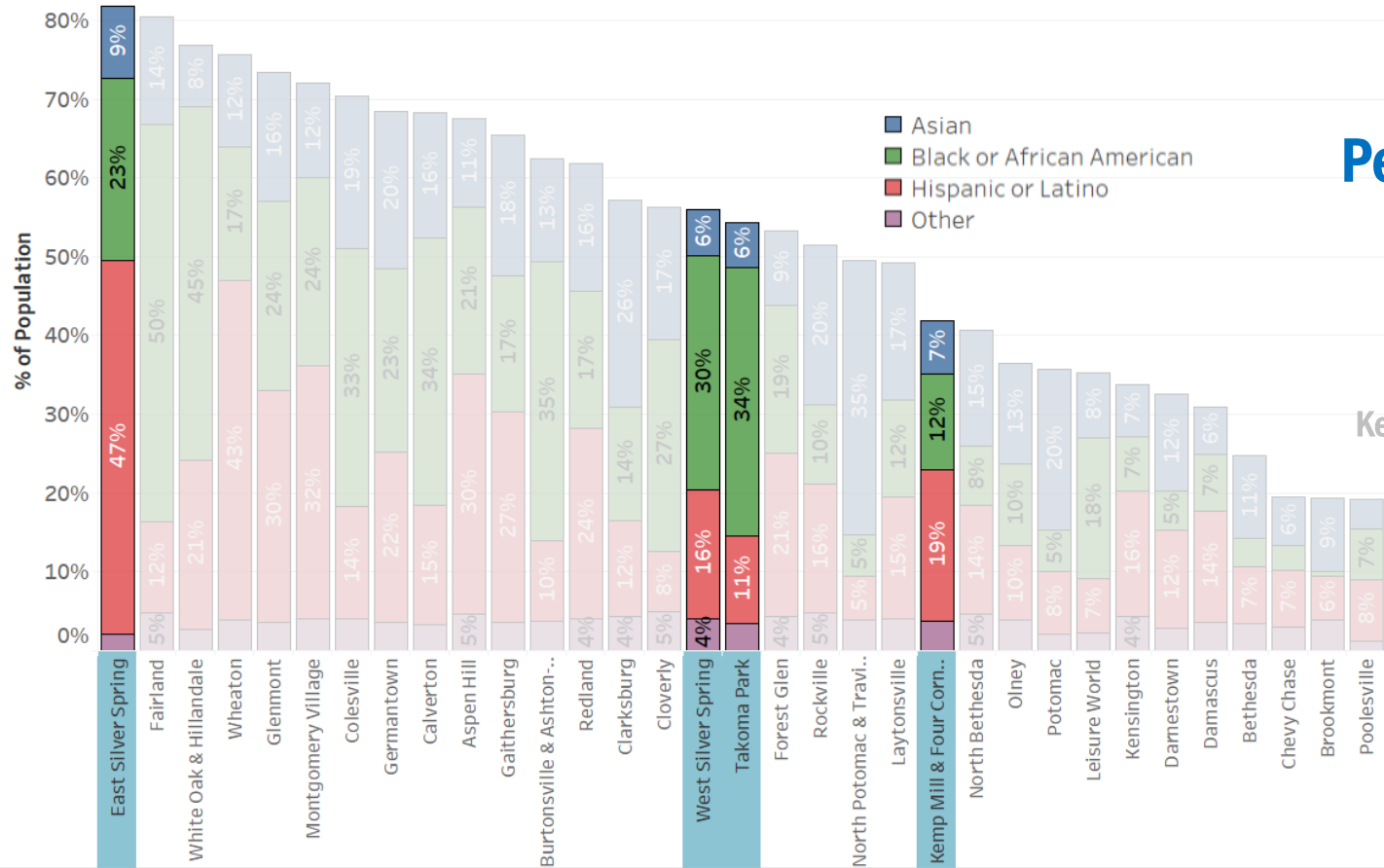


Percent of Limited English Proficient Households

East Silver Spring: 18%
Takoma Park: 7%
West Silver Spring: 6%
Kemp Mill/Four Corners: 3%

Source: Census Bureau ACS 5yr Estimates 2013-2017
 Note: The Kemp Mill and Four Corners Neighborhood is shared between Mid-County and Silver Spring, the majority of the population resides outside of the Silver Spring RSC.

Minority Population

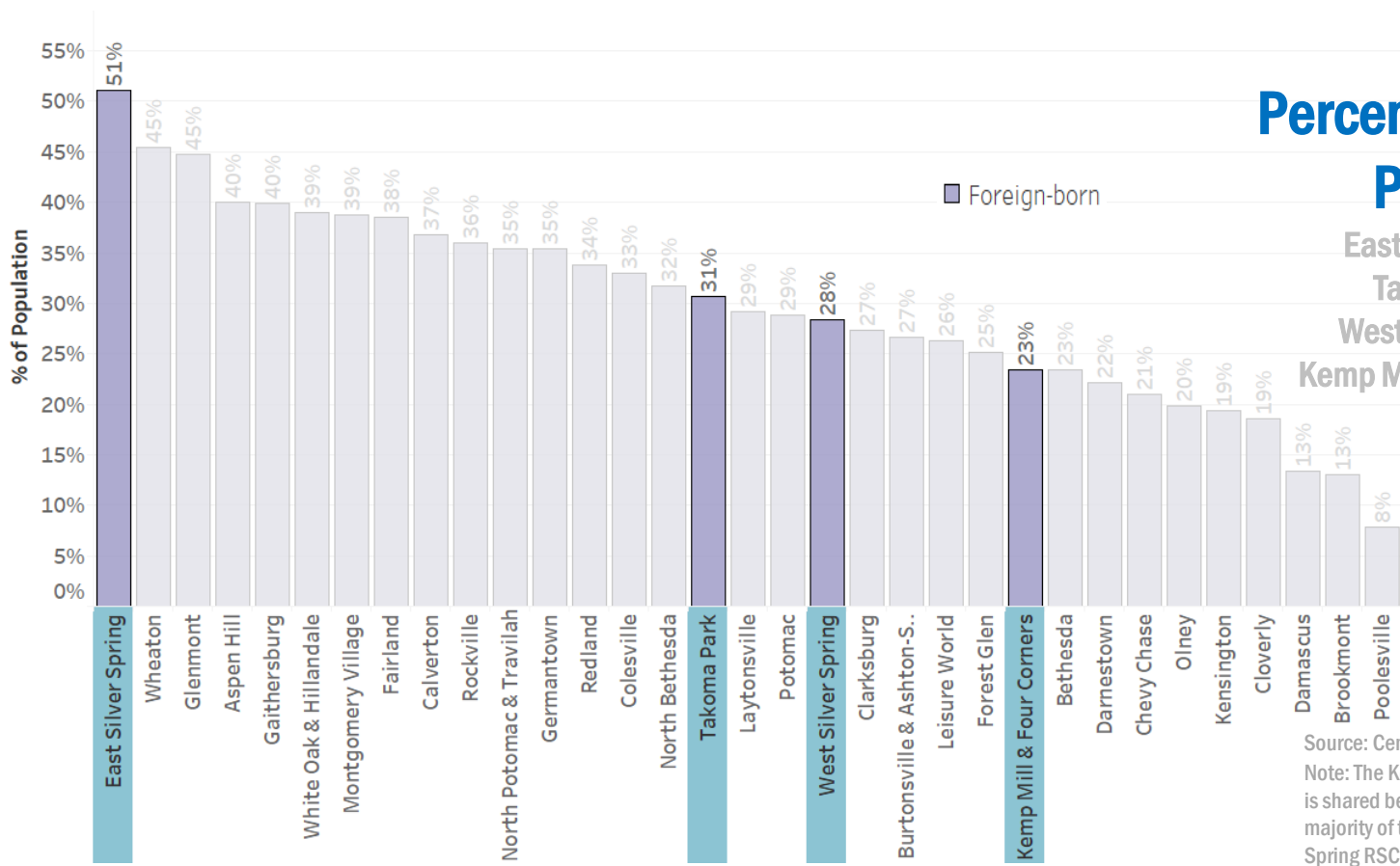


Percent Non-White Population

East Silver Spring: 82%
West Silver Spring: 56%
Takoma Park: 54%
Kemp Mill/Four Corners: 42%

Source: Census Bureau ACS 5yr Estimates 2013-2017
 Note: The Kemp Mill and Four Corners Neighborhood is shared between Mid-County and Silver Spring, the majority of the population resides outside of the Silver Spring RSC.

Foreign-Born Population



Percent Foreign-Born Population

East Silver Spring: 51%

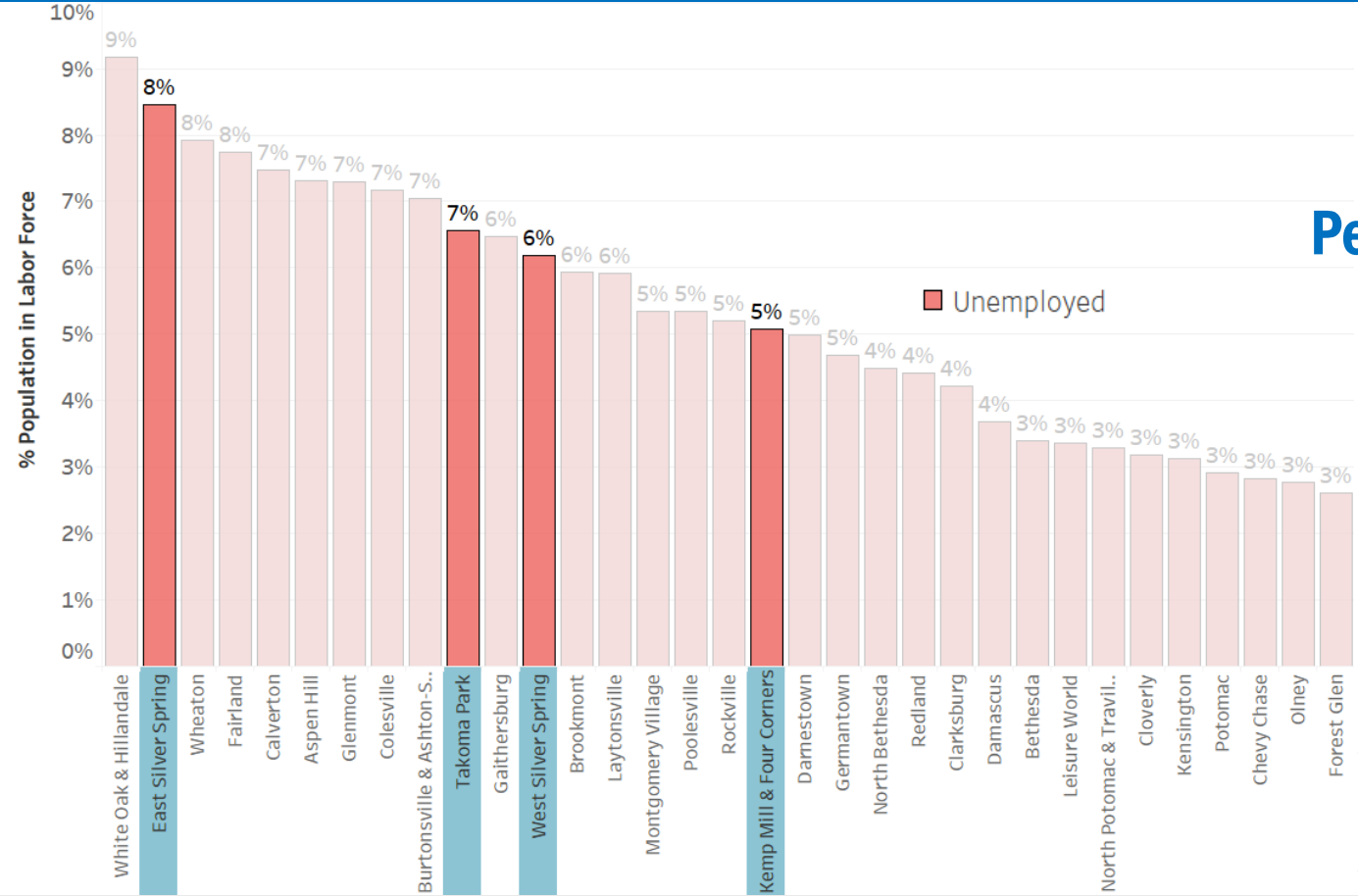
Takoma Park: 31%

West Silver Spring: 28%

Kemp Mill/Four Corners: 23%

Source: Census Bureau ACS 5yr Estimates 2013-2017
 Note: The Kemp Mill and Four Corners Neighborhood is shared between Mid-County and Silver Spring, the majority of the population resides outside of the Silver Spring RSC.

Percent Unemployed

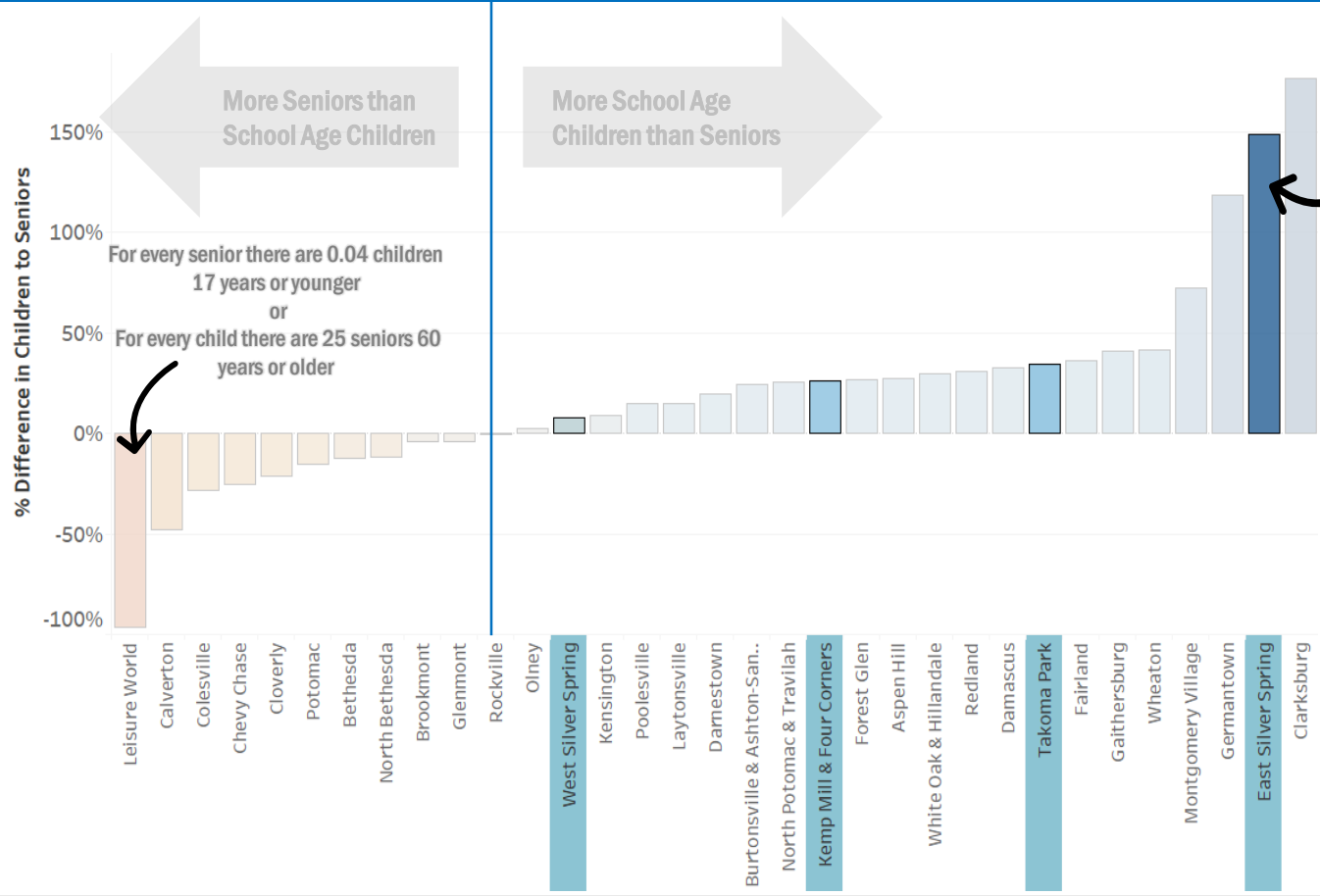


Percent Unemployed

West Silver Spring: 8%
 East Silver Spring: 7%
 Takoma Park: 6%
 Kemp Mill/Four Corners: 5%

Source: Census Bureau ACS 5yr Estimates 2013-2017
 Note: The Kemp Mill and Four Corners Neighborhood is shared between Mid-County and Silver Spring, the majority of the population resides outside of the Silver Spring RSC.

Ratio of School Age Children to Seniors (60+)



For every senior there are 2.49 children 17 years or younger

Ratio of Children to Seniors

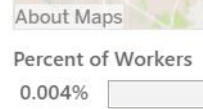
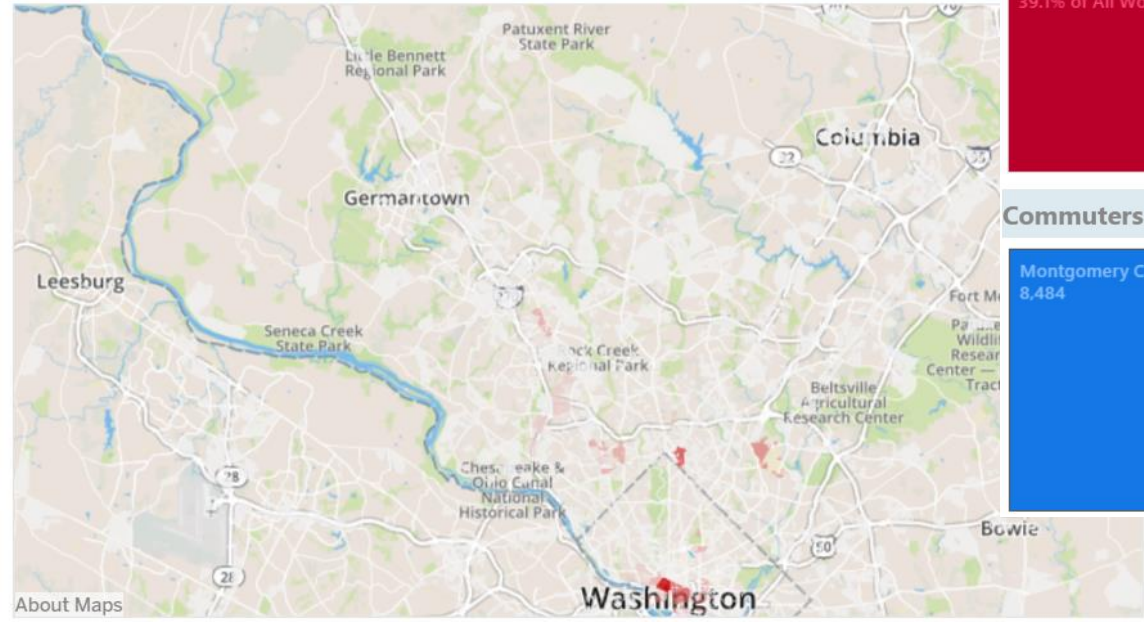
- East Silver Spring: +1.49
- Takoma Park: +0.34
- Kemp Mill/Four Corners: +0.26
- West Silver Spring: +0.08

Source: Census Bureau ACS 5yr Estimates 2013-2017
 Note: The Kemp Mill and Four Corners Neighborhood is shared between Mid-County and Silver Spring, the majority of the population resides outside of the Silver Spring RSC.

East Silver Spring Commutes

67% of Silver Spring's employees are exported outside of the County

Destination of Employment for Downtown Silver Spring Area Commuters



Downtown Silver Spring Area's Commuters by Destination of Employment

District of Columbia, DC 10,017 39.1% of All Workers	Prince George's County, MD 2,474 9.7% of All	Bethesda 1,263 4.9% of	North						
	Silver Spring 1,718 6.7% of All	Rockville 1,164							

Commuters by Destination County of Employment

Montgomery County, MD 8,484	Prince George's County, MD 2,474	District of Columbia, DC 10,017	
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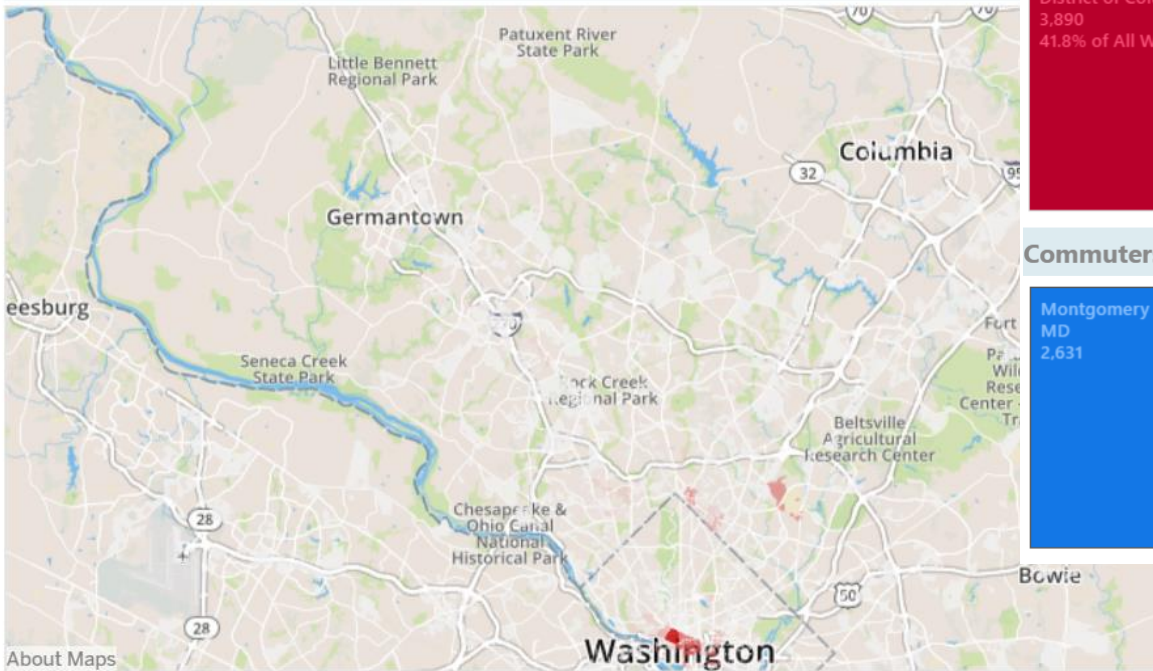
Notes/Source

Source: 2015 LODS Data US Census Bureau

Takoma Park Commutes

72% of Takoma Park's employees are exported outside of the County

Destination of Employment for Takoma Park Commuters



Takoma Park's Commuters by Destination of Employment

District of Columbia, DC 3,890 41.8% of All Workers	Prince George's County, MD 1,058 11.4% of All	Rockville 314							
	Takoma Park	Bethesda							
	Silver Spring								

Commuters by Destination County of Employment

Montgomery County, MD 2,631	Prince George's County, MD 1,058	District of Columbia, DC 3,890							

Notes/Source

Source: 2015 LODES Data US Census Bureau

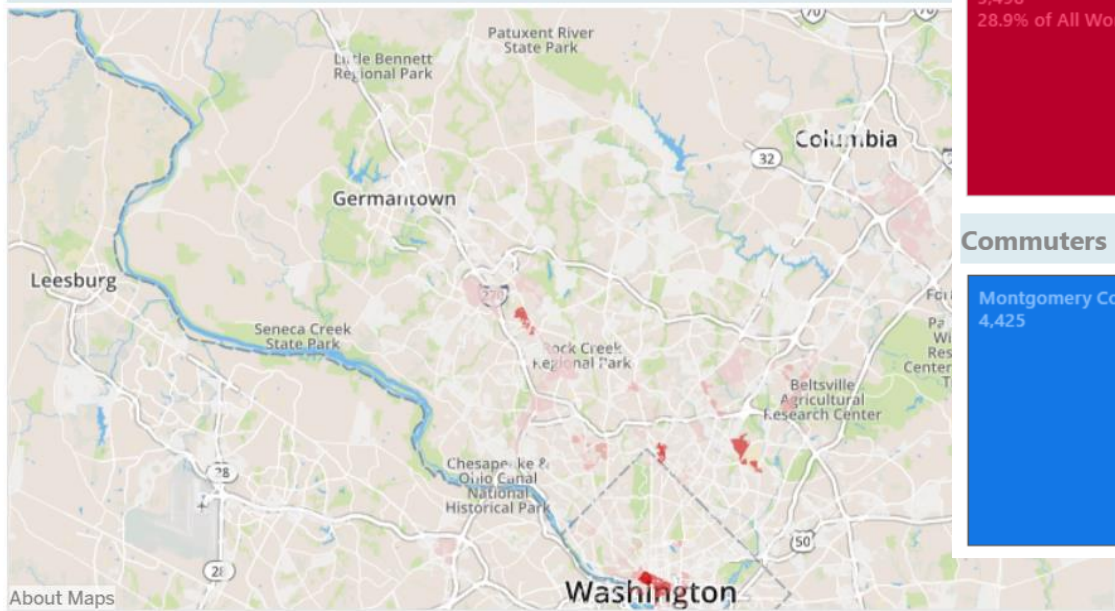
Percent of Workers



West Silver Spring Commutes

63% of Long Branch's employees are exported outside of the County

Destination of Employment for Long Branch Area Commuters

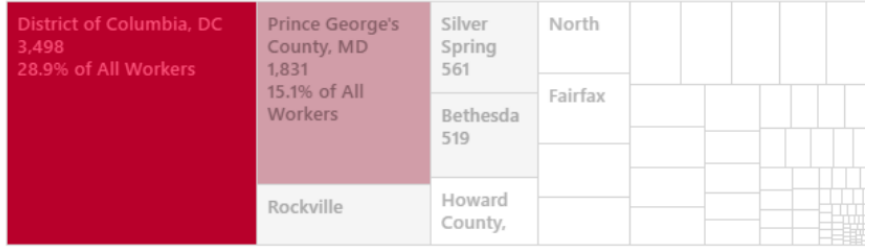


About Maps

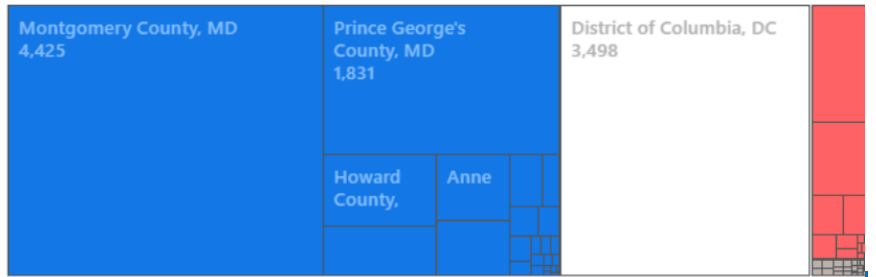
Percent of Workers



Long Branch Area's Commuters by Destination of Employment



Commuters by Destination County of Employment



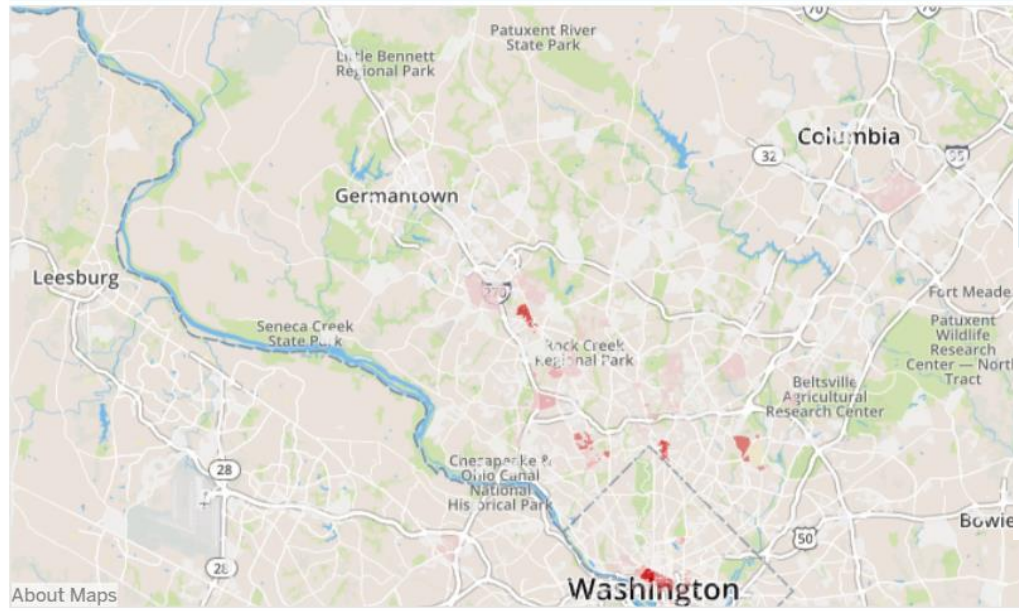
Notes/Source

Source: 2015 LODS Data US Census Bureau

Kemp Mill/Four Corners Commutes

60% of Kemp Mill & Four Corners's employees are exported outside of the County

Destination of Employment for Kemp Mill & Four Corners Area Commuters



Kemp Mill & Four Corners Area's Commuters by Destination of Employment

District of Columbia, DC 2,438 26.9% of All Workers	Prince George's County, MD 990 10.9% of All	Silver Spring	Fairfax County,						
		Bethesda 393	Howard County,						
	Rockville 593 6.5% of All	North Bethesda							

Commuters by Destination County of Employment



Notes/Source

Source: 2015 LODES Data US Census Bureau

Community Explorer

Montgomery County Neighborhood Explorer

Data-Smart Community Insights



HEALTHY



VIBRANT



SAFE



To Explore more in-depth Neighborhood Analytics please visit the link below:

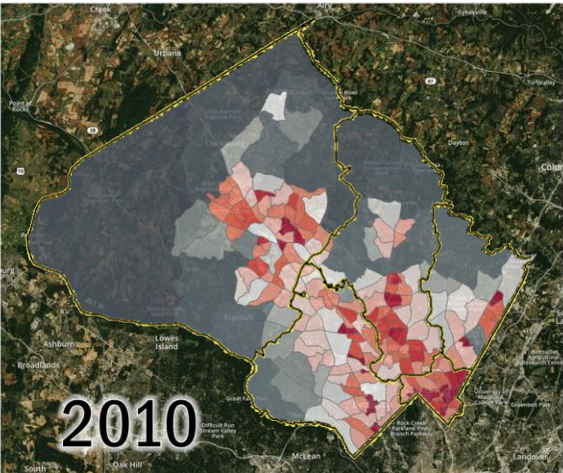
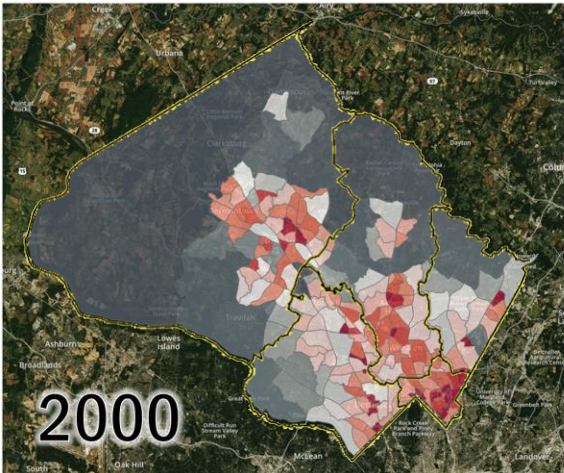
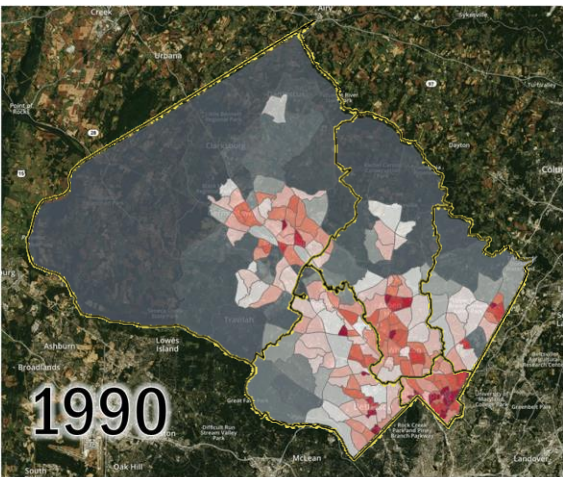
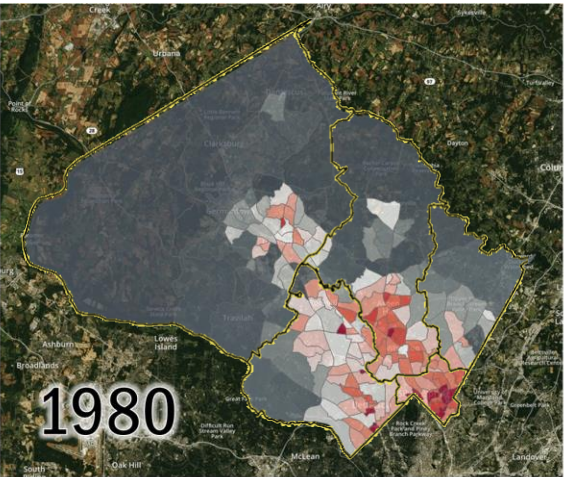
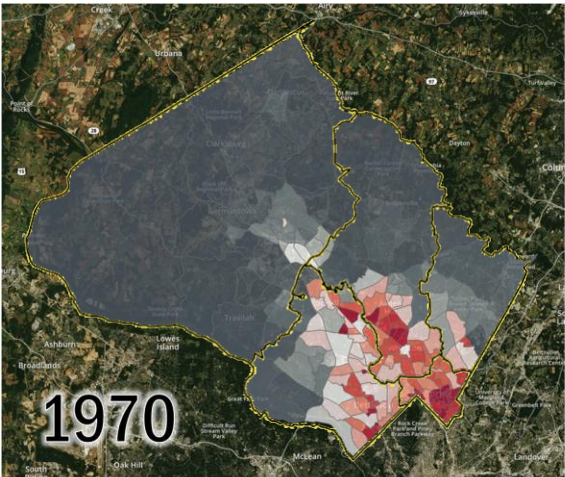
<https://stat.montgomerycountymd.gov/stories/s/Community-Explorer/8f8s-9zn9>

Attention: The CountyStat Office is looking for feedback on the formulation of Montgomery County Tabulation Areas so that they best represent the communities where residents live, while also maintaining data quality standards. Please review the Neighborhoods within the “Overview Tab” from the link above and email CountyStat@montgomerycountymd.gov with your feedback.



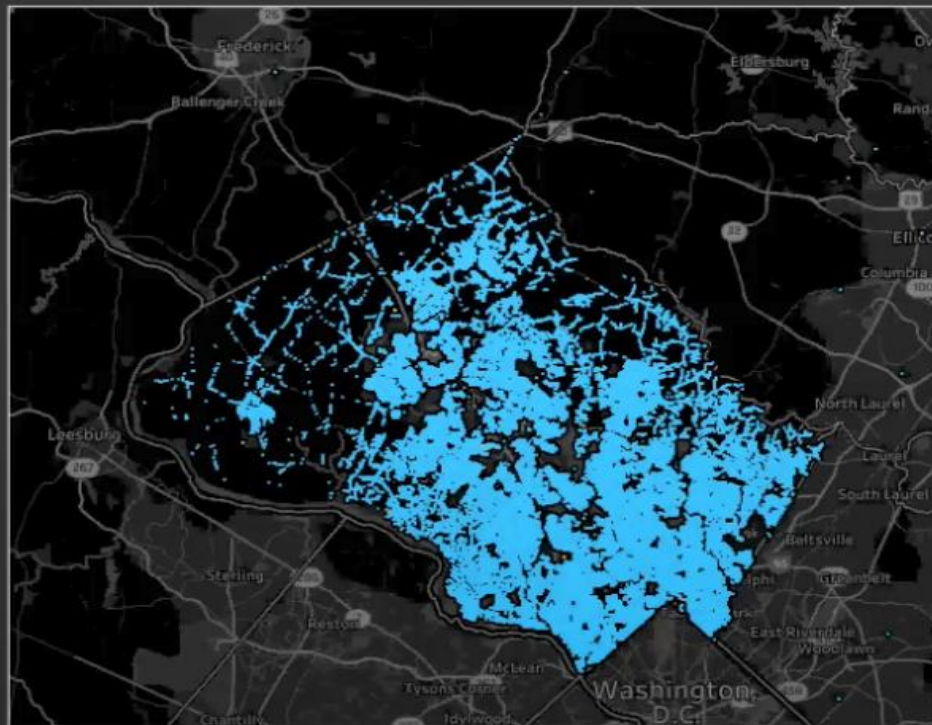
APPENDIX

EAST-COUNTY: GROWTH OVER TIME – POPULATION DENSITY



2016 HOME ASSESSMENT MAP (MULTIMEDIA PRESENTATION)

2016 A.D.



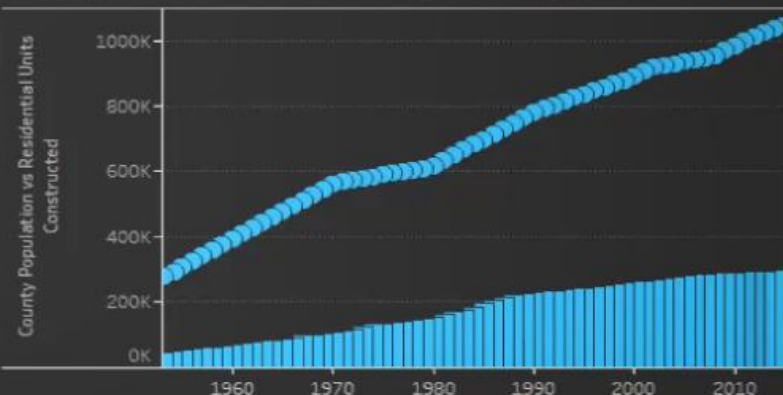
Montgomery County MD Population

1,042,855

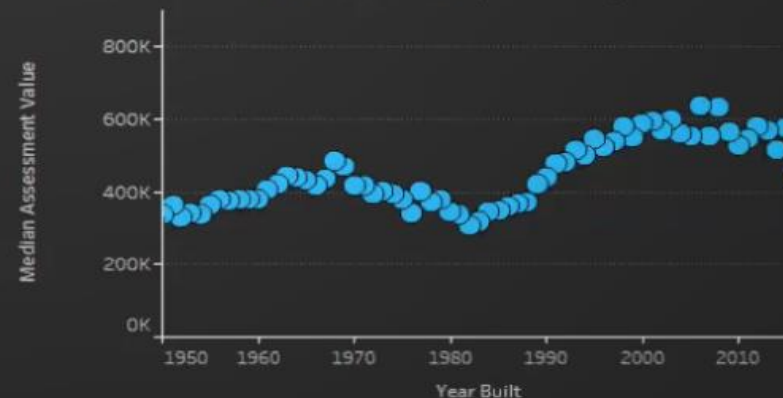
Total Taxable Dwelling Units

299,303

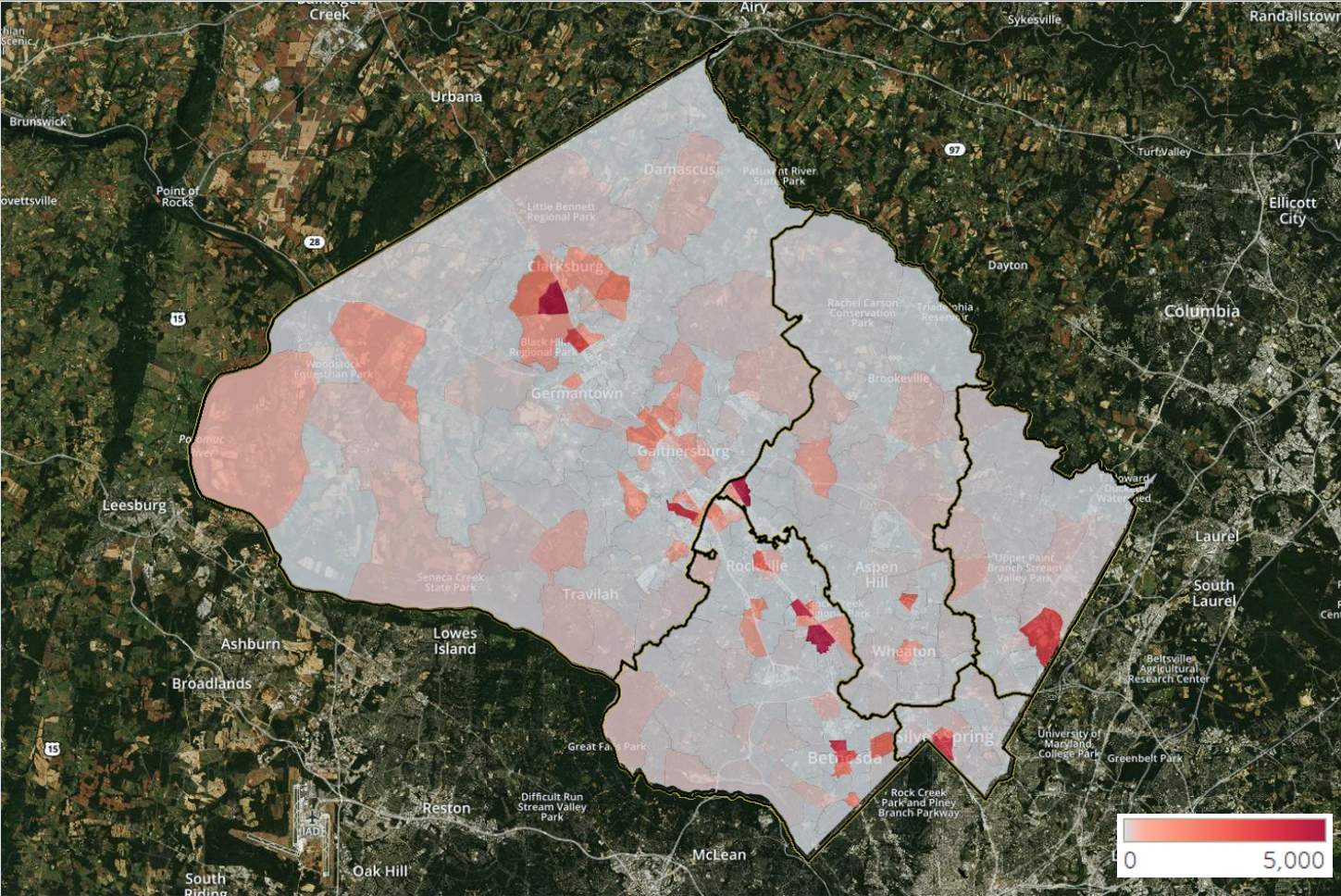
Running total of residential dwelling units and population estimate



2016 property assessment by year built (residential)



POPULATION PROJECTIONS (COG FORECAST 9.0)



Increase in population between 2015 and 2030

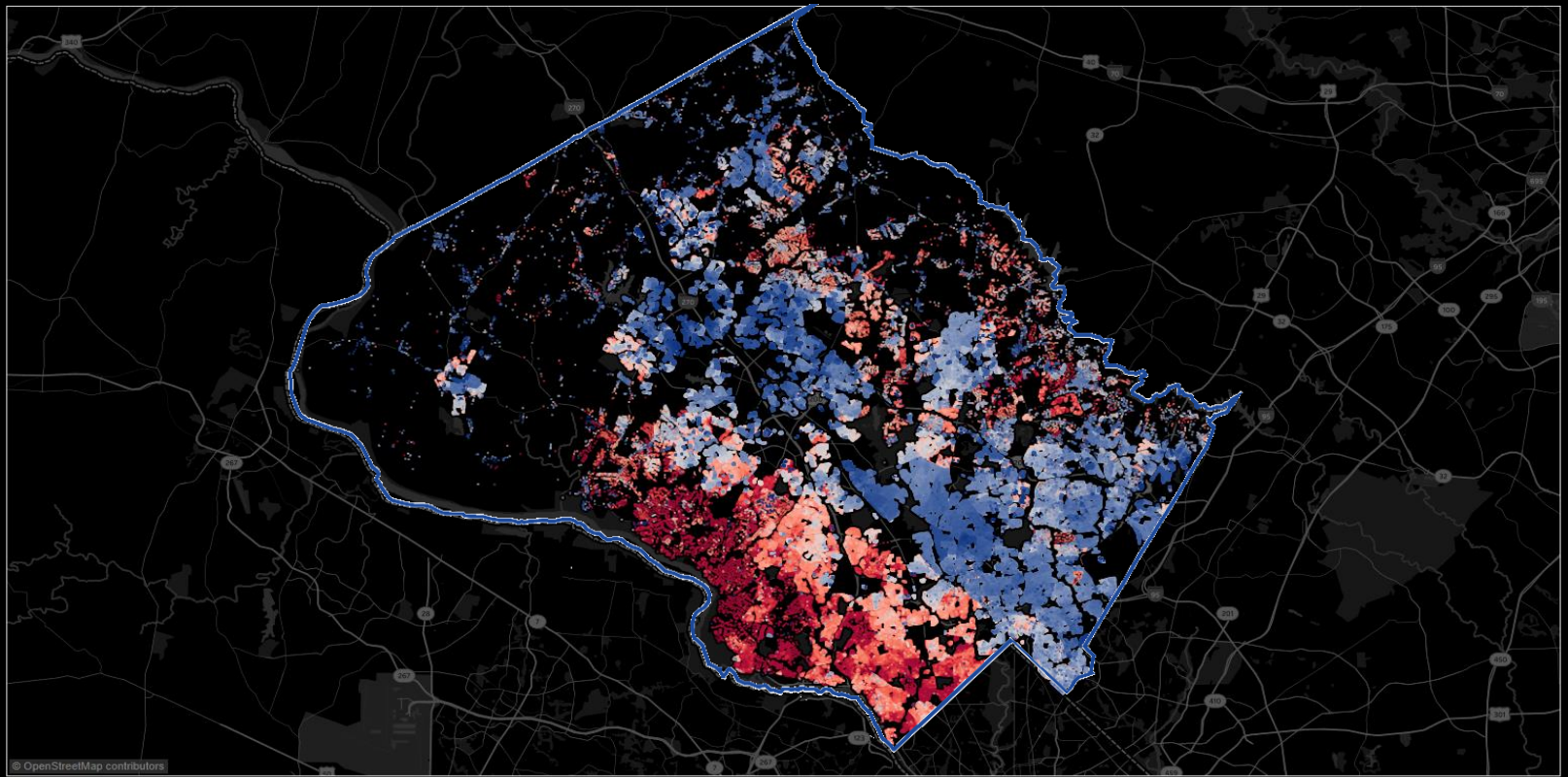
Top policy areas by growth between 2015 – 2045:

1. Gaithersburg: +18,400
2. White Flint: +17,900
3. Clarksburg: +17,100
4. Bethesda: +13,500
5. Silver Spring: +13,300
6. White Oak: +11,400
7. Wheaton: +10,000
8. Rockville: +9,200
9. Twinbrook: +7,700
10. R&D Village: +7,500

SOURCE: MW-COG + MC-PLANNING

Quality of Life: Home Values

Maryland State Department of Assessments & Taxations Data



© OpenStreetMap contributors

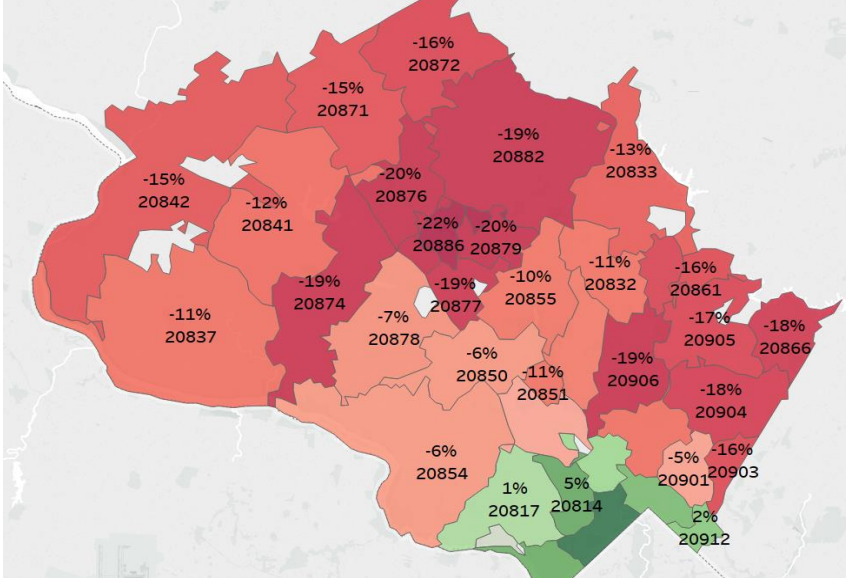
Current Assessment Value



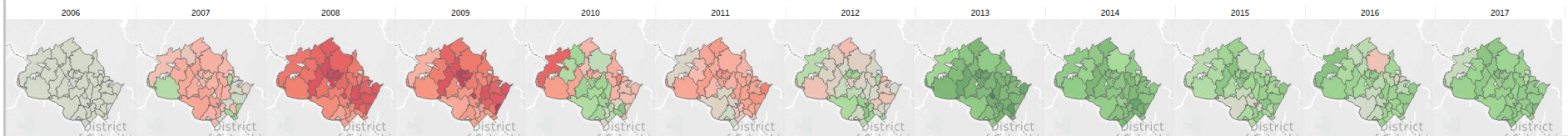
Quality of Life: Home Values

Zillow data

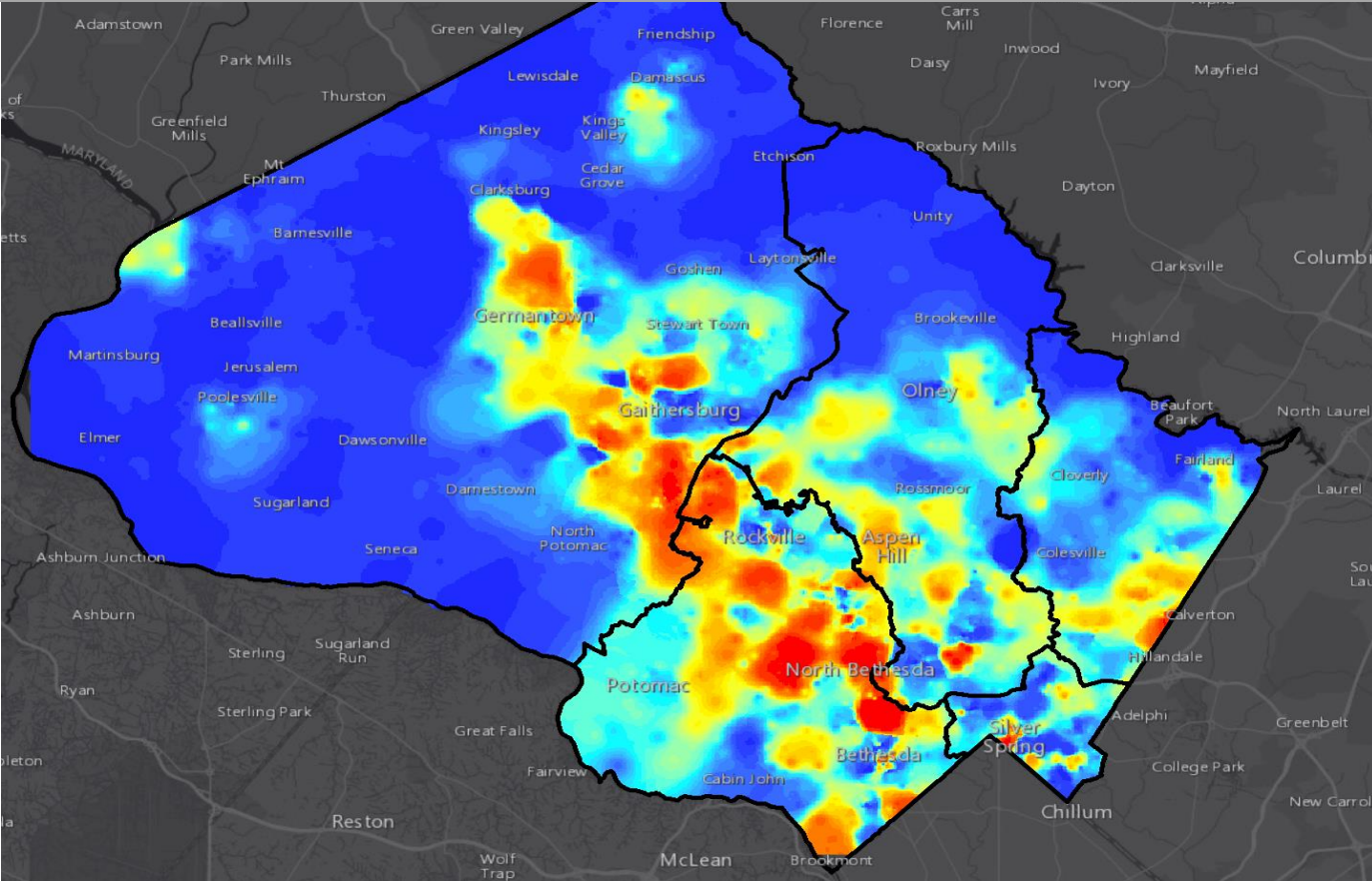
Who was affected most by the recession:
2017 percent change from peak (2006)



2006-2017 percentage change in average price per square foot of Montgomery County zip codes

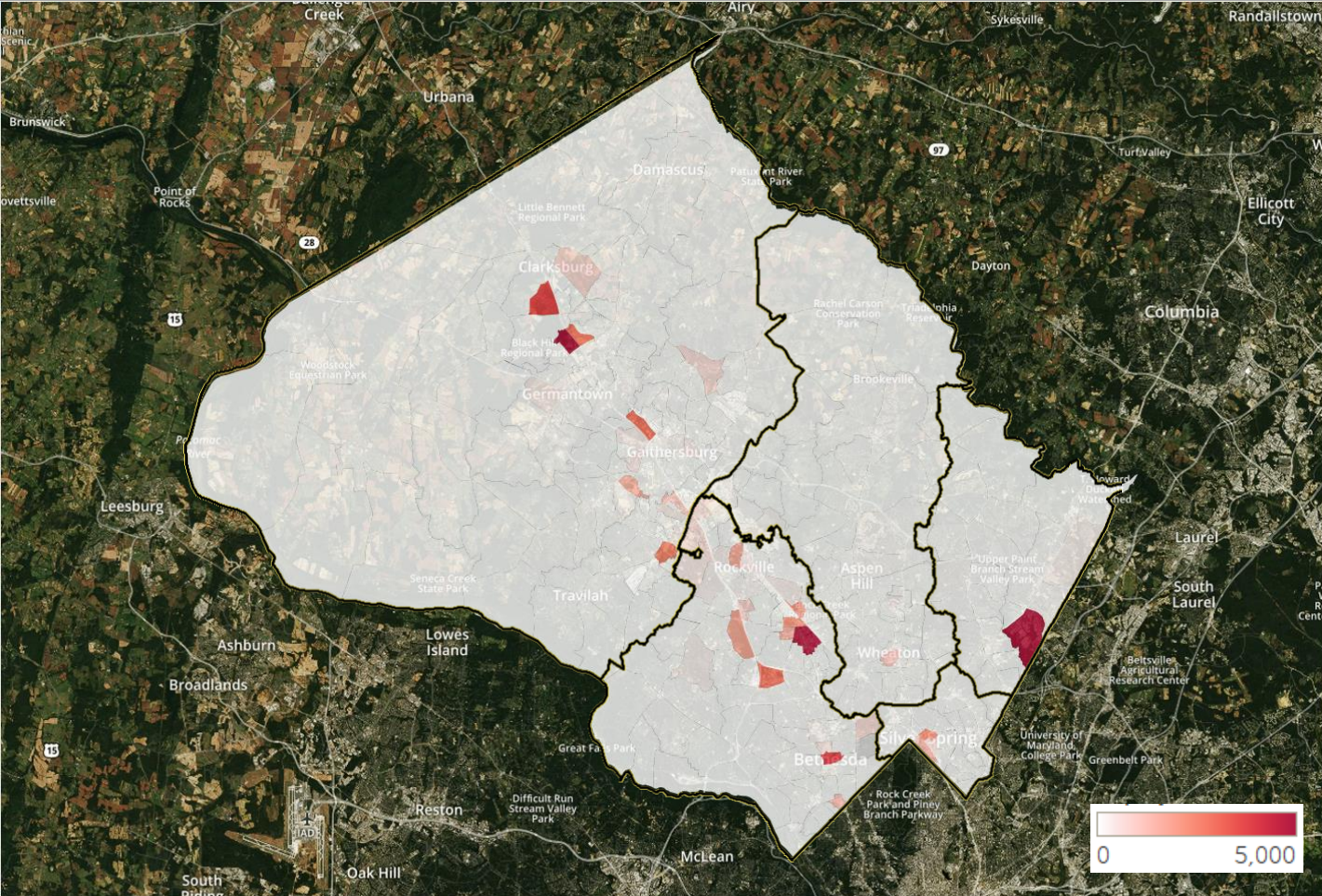


COMMERCIAL SQUARE FOOTAGE



COMMERCIAL SQUARE FOOTAGE—MONTGOMERY PLANNING

JOB PROJECTIONS (COG FORECAST 9.0)



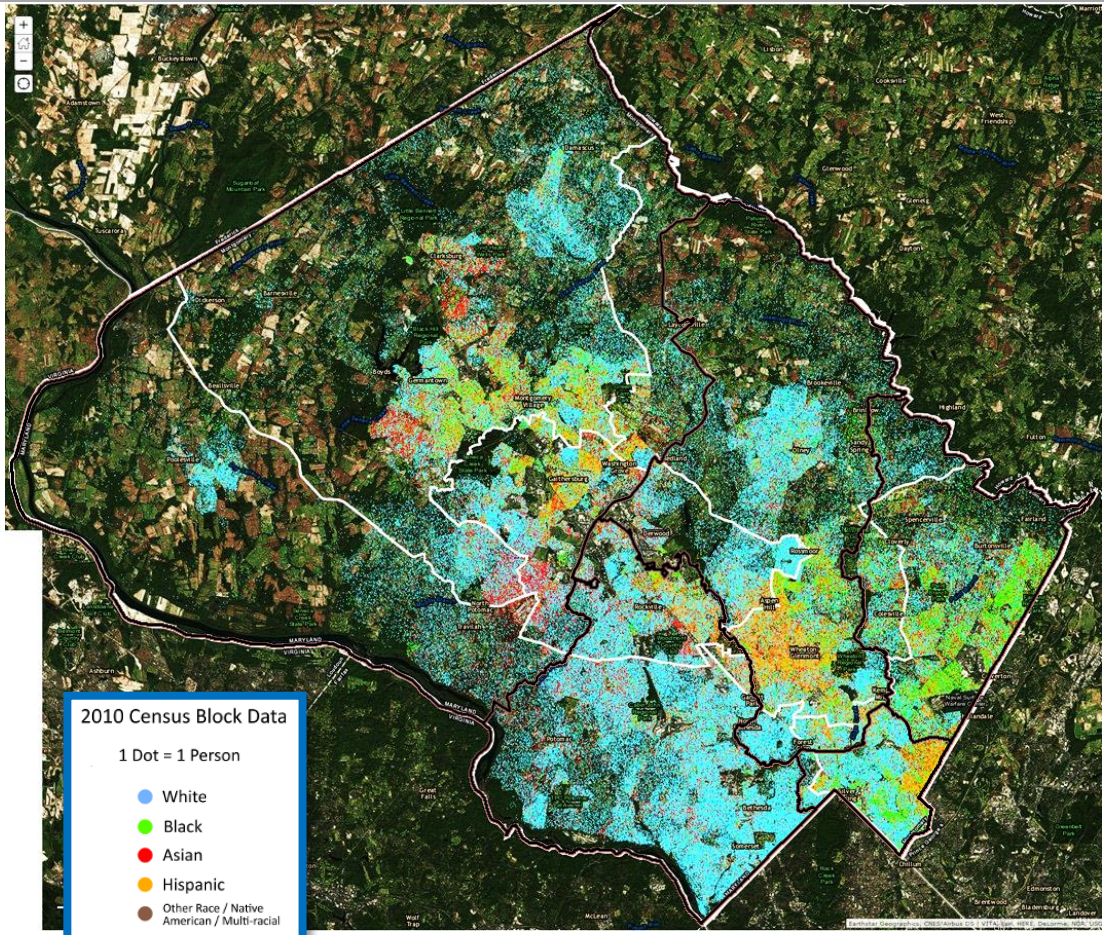
Map: Increase in jobs between 2015 and 2030

Top policy areas by job growth between 2015 - 2045:

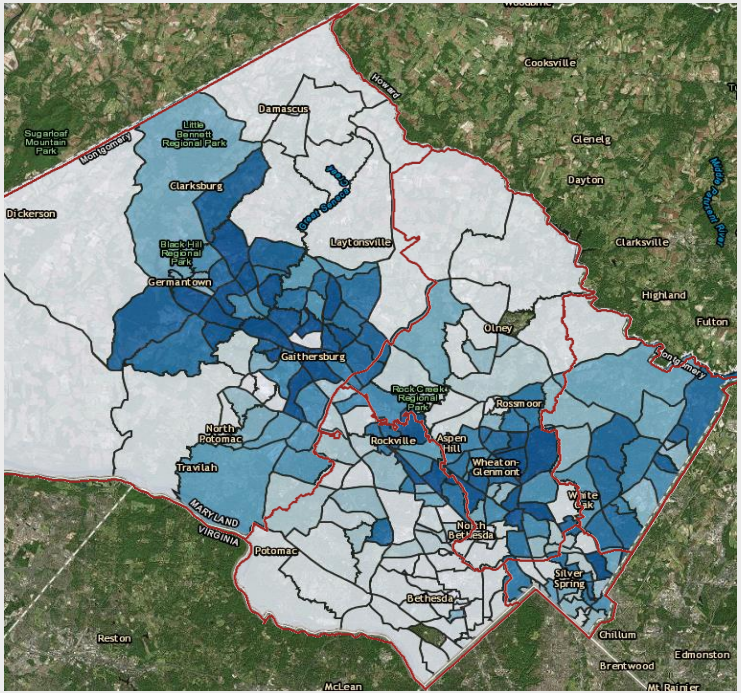
1. White Oak: +22,100
2. Gaithersburg: +18,600
3. Rockville: +15,100
4. North Bethesda: +14,800
5. R&D Village: +13,500
6. White Flint: +10,700
7. Germantown W: +9,500
8. Twinbrook: +8,500
9. Clarksburg: +6,000
10. Silver Spring: +5,600

SOURCE: MW-COG + MC-PLANNING

DIVERSITY "DOT MAP": EVERY DOT IS A COUNTY RESIDENT

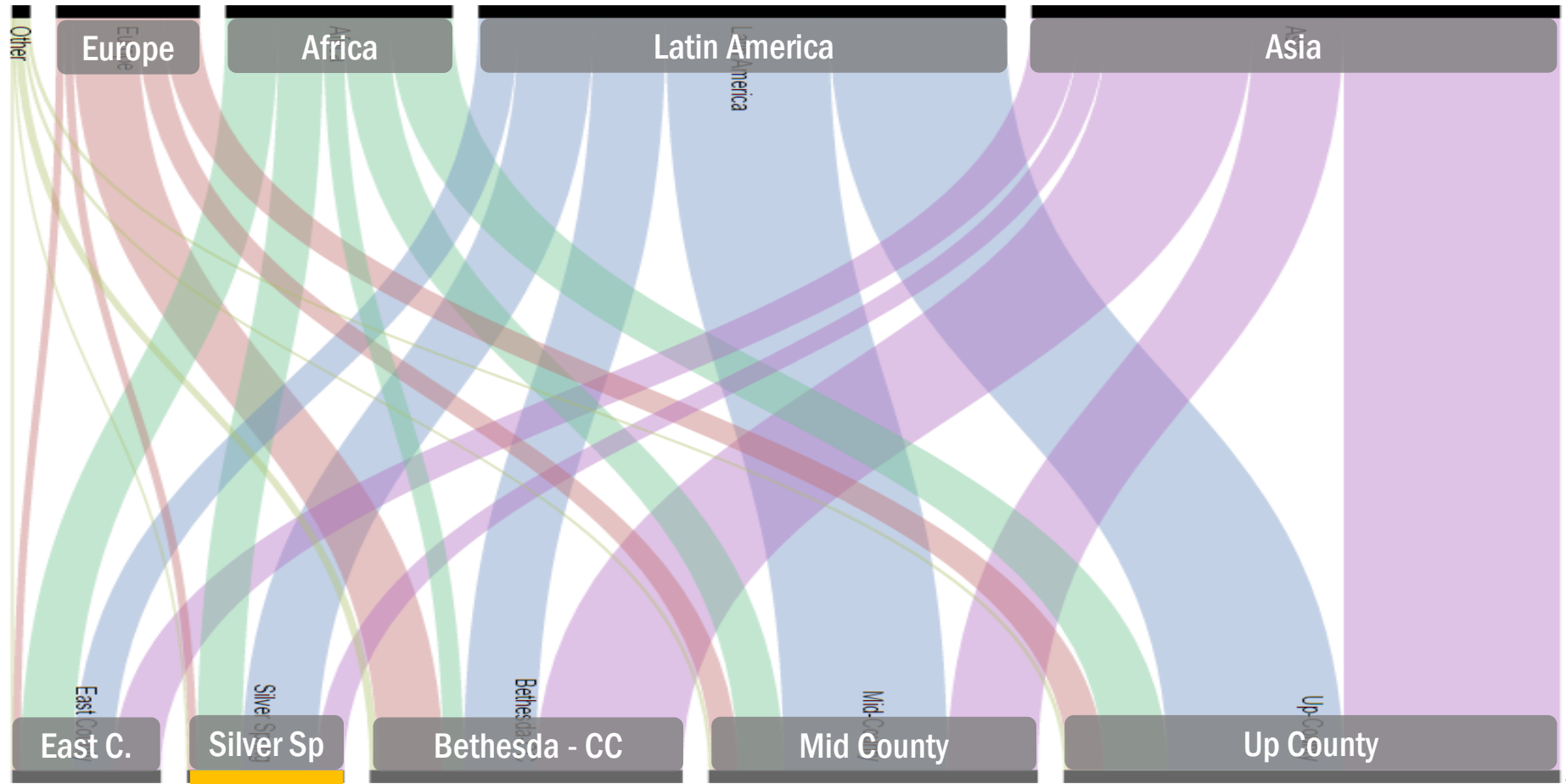


Using this data, CountyStat calculated a preliminary "diversity index" based on language and ethnicity:

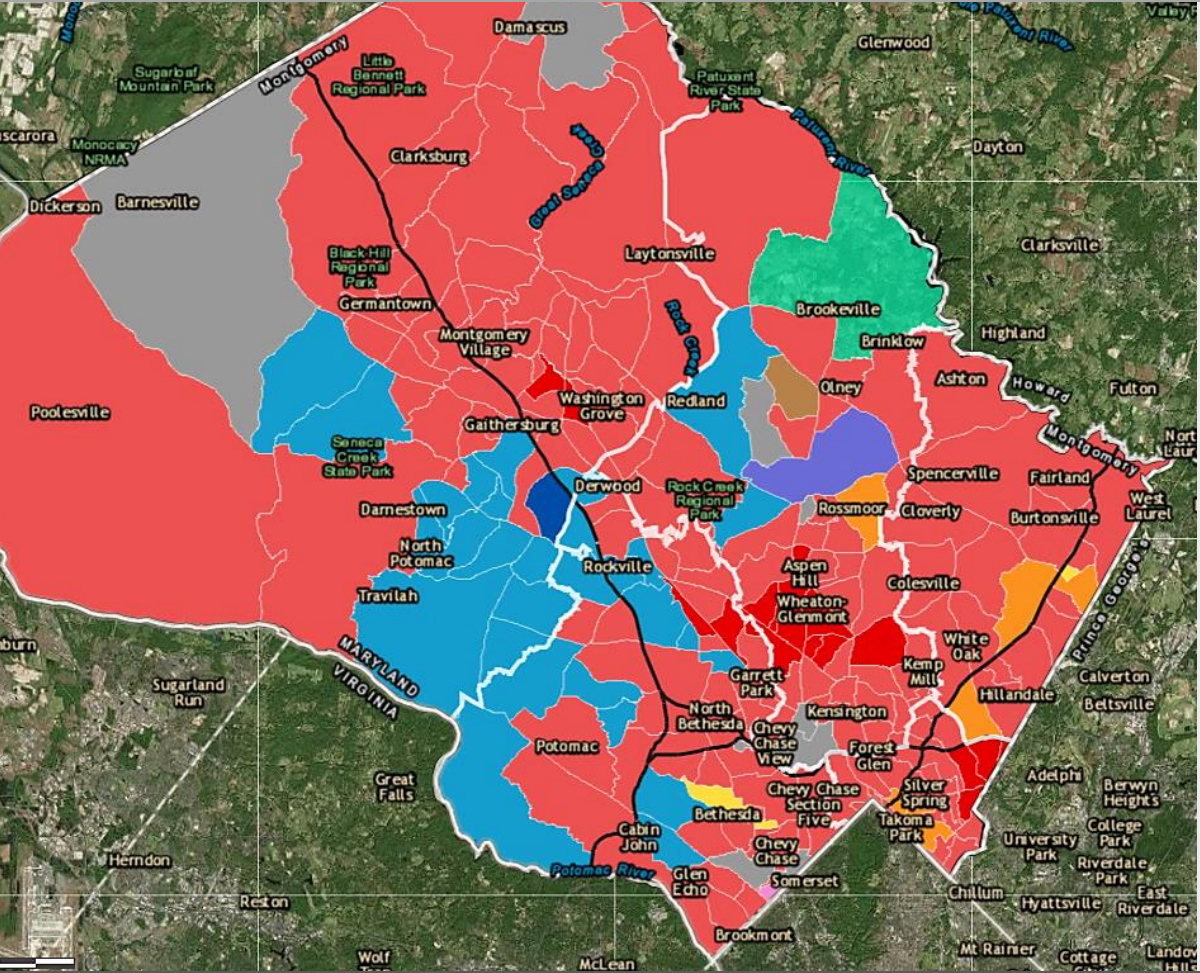


Source: CountyStat calculation based on ACS 2013 (5YR)

MONTGOMERY COUNTY IMMIGRANTS BY PLACE OF BIRTH



MOST POPULAR LANGUAGE AFTER ENGLISH BY TRACT



394,000 residents (or 40%) speak a language other than English at home. 138,000 residents have limited English proficiency—and 26,000 households (or 7%) are “language isolated.”

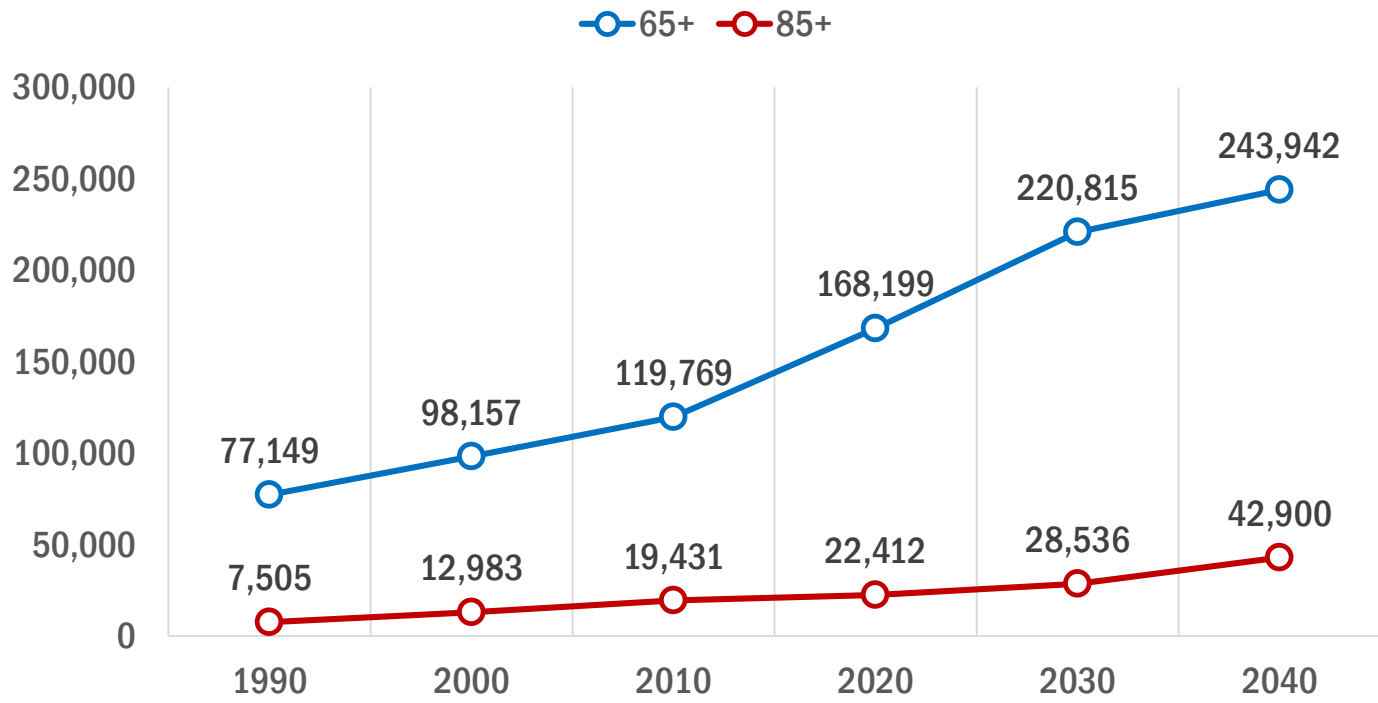
Most Popular Language 2010-2014

- Spanish or Spanish Creole
- Persian
- Too few to estimate
- Gujarati
- Chinese
- Vietnamese
- English (Spanish First)
- African languages
- Korean
- French (Incl. Patois, Cajun)
- Greek

RANK BY RSC	#1	#2	#3
Bethesda-CC	Spanish	Chinese	French
Up-County			African
Mid-County	Spanish	African	Chinese
Silver Spring			French
East County			

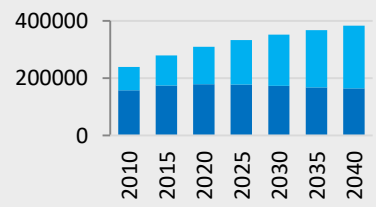
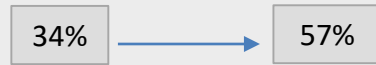
SOURCE: CENSUS ACS 2010-2014

AGE-FRIENDLY MONTGOMERY



The senior population is projected to double in 30 years (2010 to '40) – 124,000 more residents 65+, raising their share of the population by +8%.

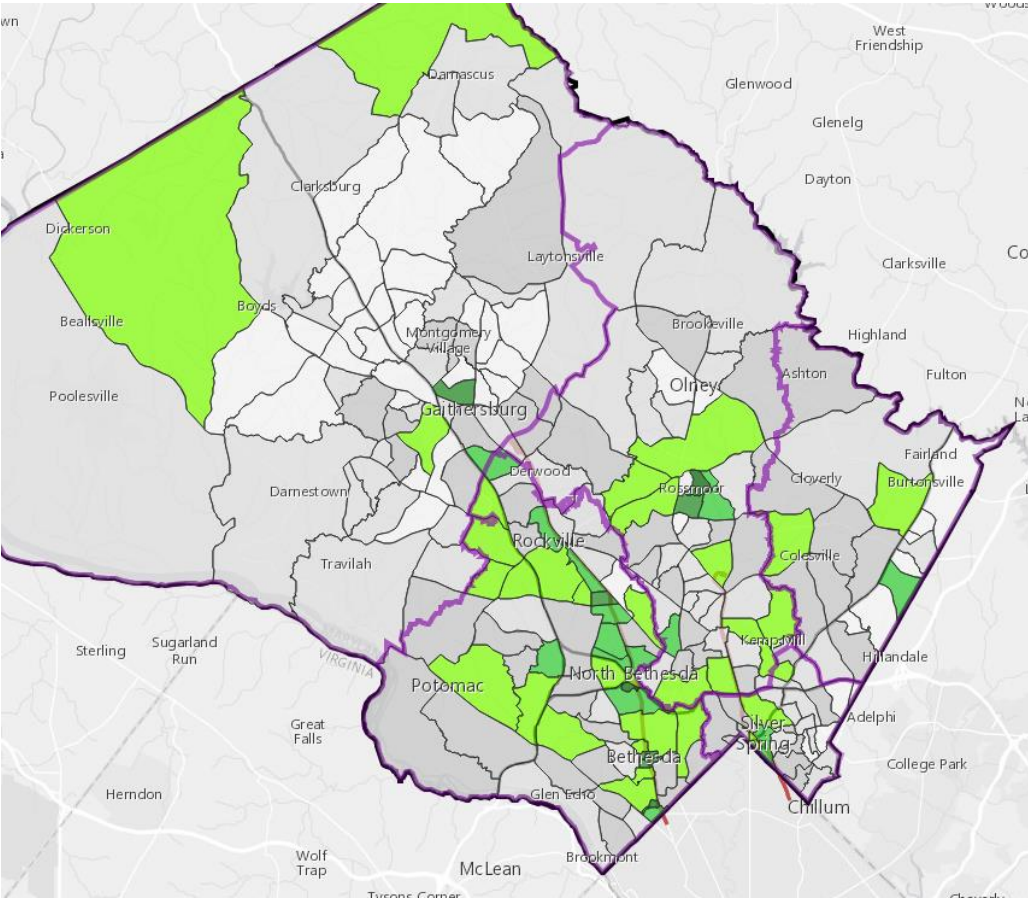
Minorities: % of residents 55+




Source / notes

Maryland Planning 2016

RAPID AGING IN MONTGOMERY COUNTY




Bethesda-Chevy Chase
43.8
 Median age




Detail >

East-County
39.9
 Median age



Detail >

Mid-County
41.0
 Median age




Detail >

Silver Spring
36.2
 Median age



Detail >

Up-County
37.1
 Median age



Detail >

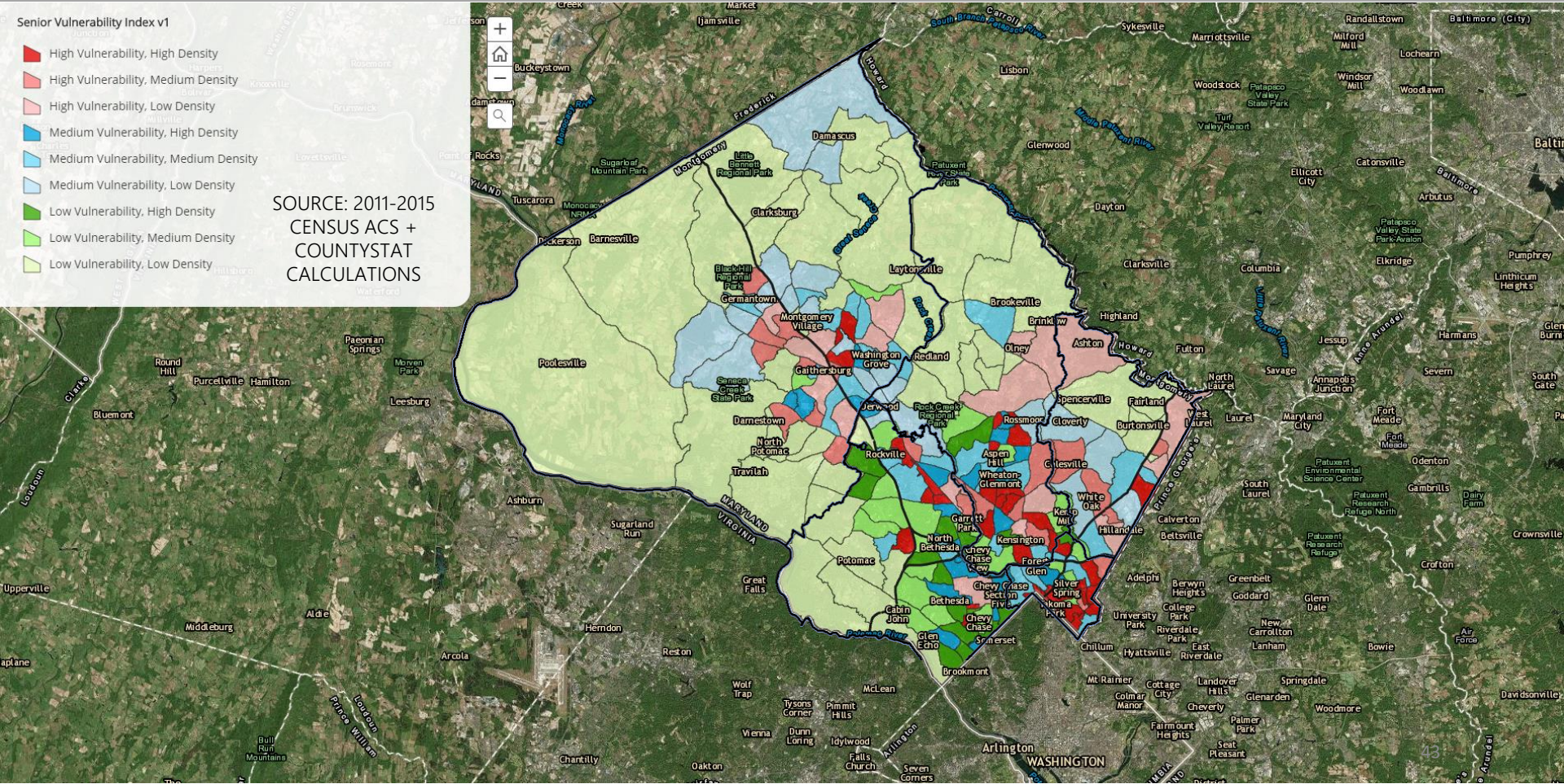
> 50 out of 215 neighborhoods already have more 65+ residents than school-aged children

SENIOR VULNERABILITY

Senior Vulnerability Index v1

- High Vulnerability, High Density
- High Vulnerability, Medium Density
- High Vulnerability, Low Density
- Medium Vulnerability, High Density
- Medium Vulnerability, Medium Density
- Medium Vulnerability, Low Density
- Low Vulnerability, High Density
- Low Vulnerability, Medium Density
- Low Vulnerability, Low Density

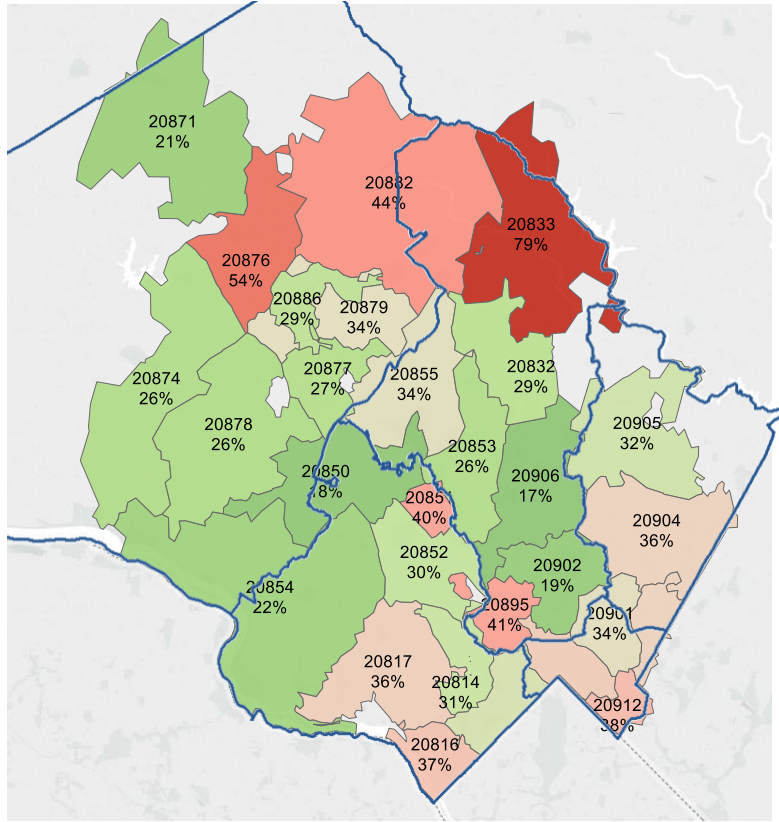
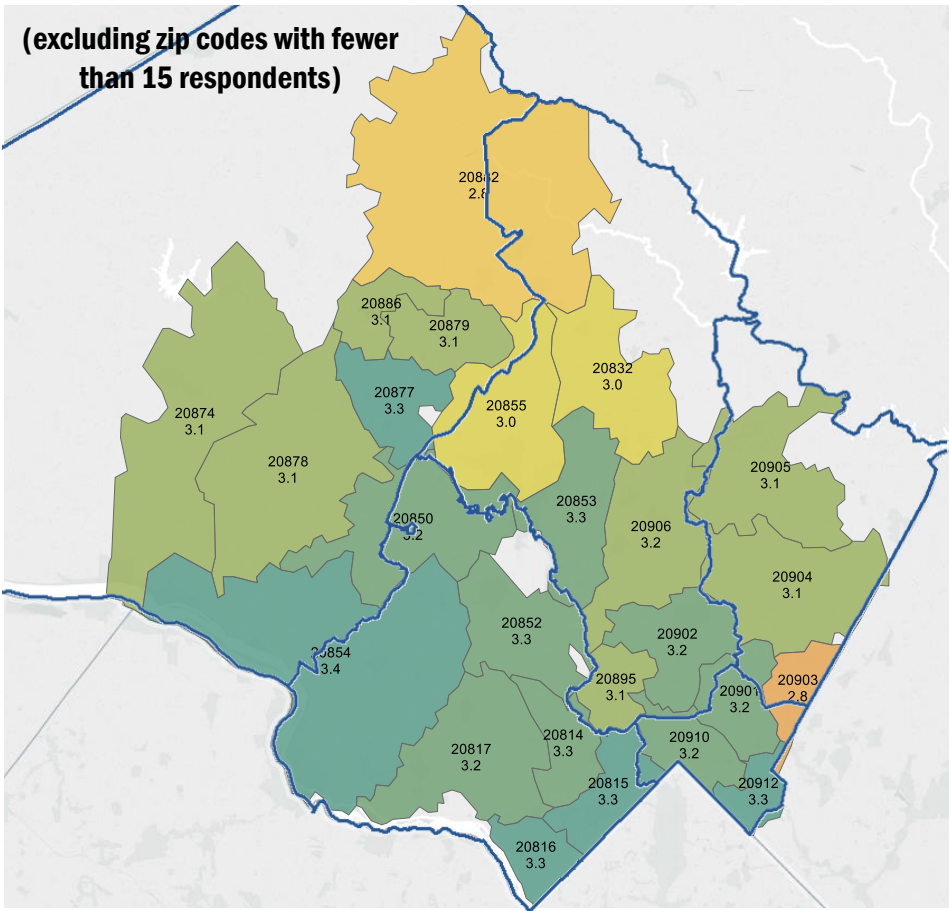
SOURCE: 2011-2015 CENSUS ACS + COUNTYSTAT CALCULATIONS



AGE-FRIENDLY SURVEY: AVERAGE SENIOR QUALY OF LIFE RATING

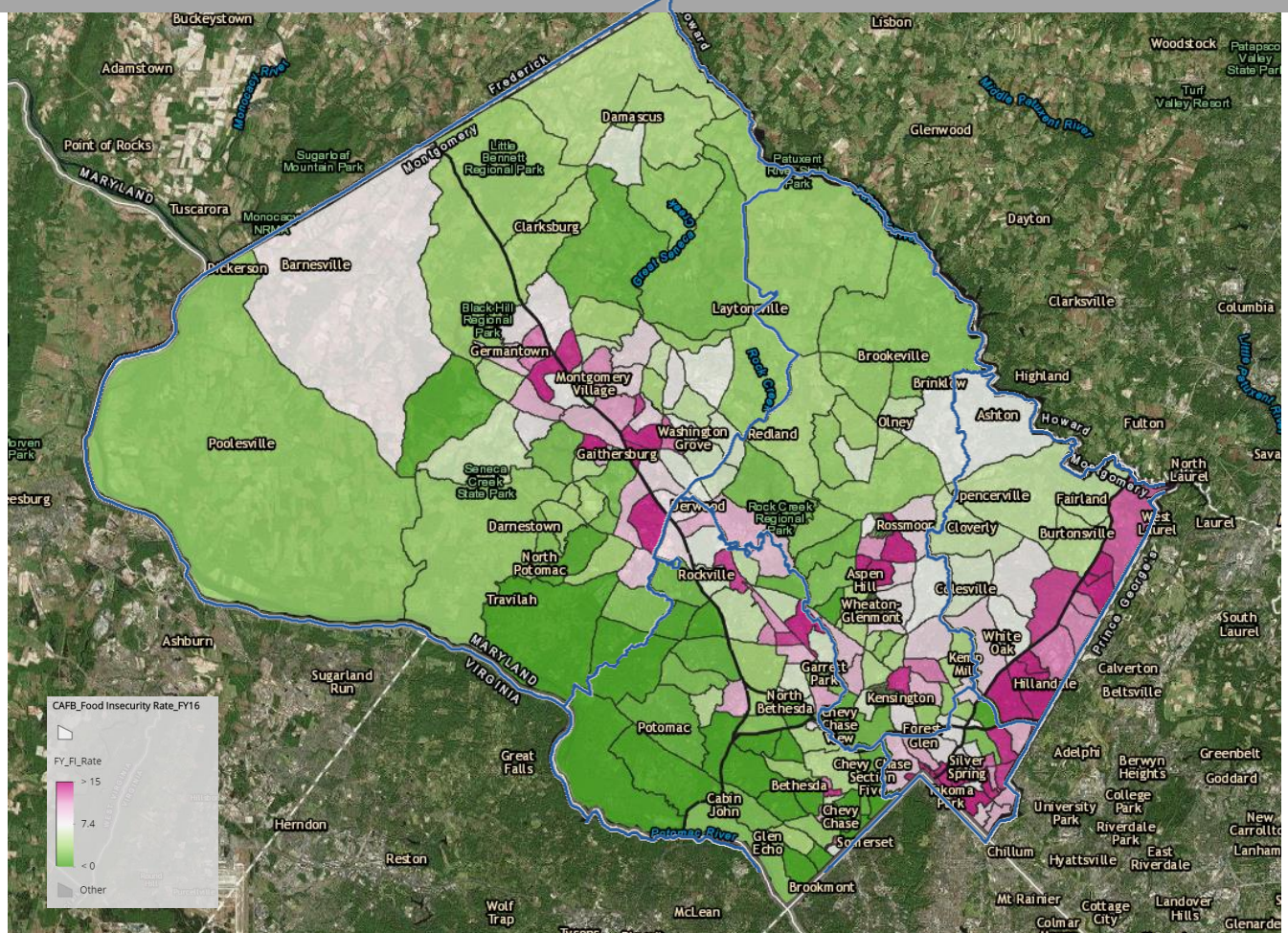
LEGEND: < 3.0 3.0 3.1-3.2 3.2 - 3.3 >3.3

(excluding zip codes with fewer than 15 respondents)



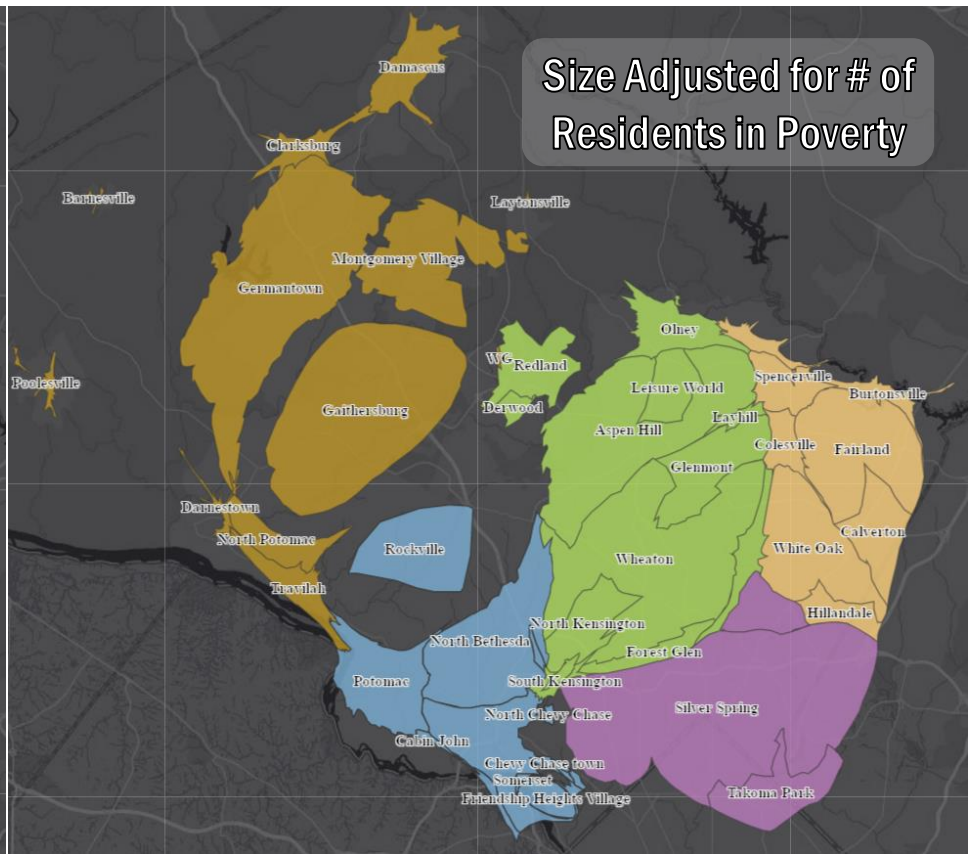
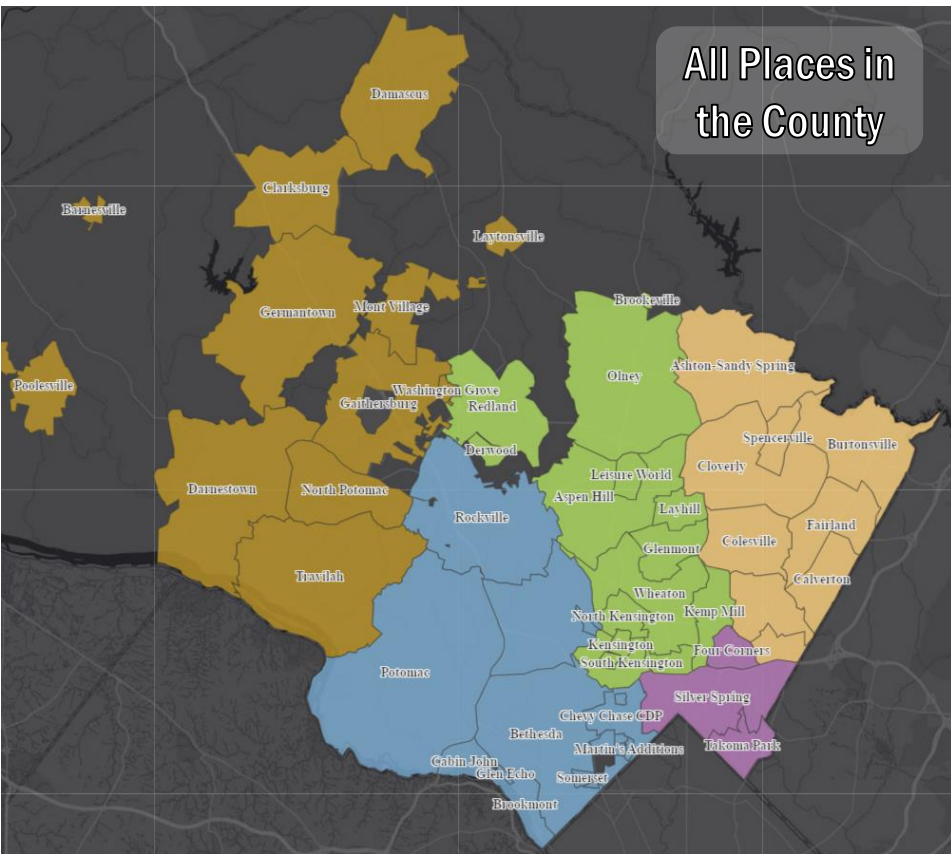
**ABILITY TO GET TO WHERE I NEED TO GO
(MIDDLE POINT - 35% POOR OR FAIR)**

THE GEOGRAPHY OF HUNGER IN MONTGOMERY COUNTY

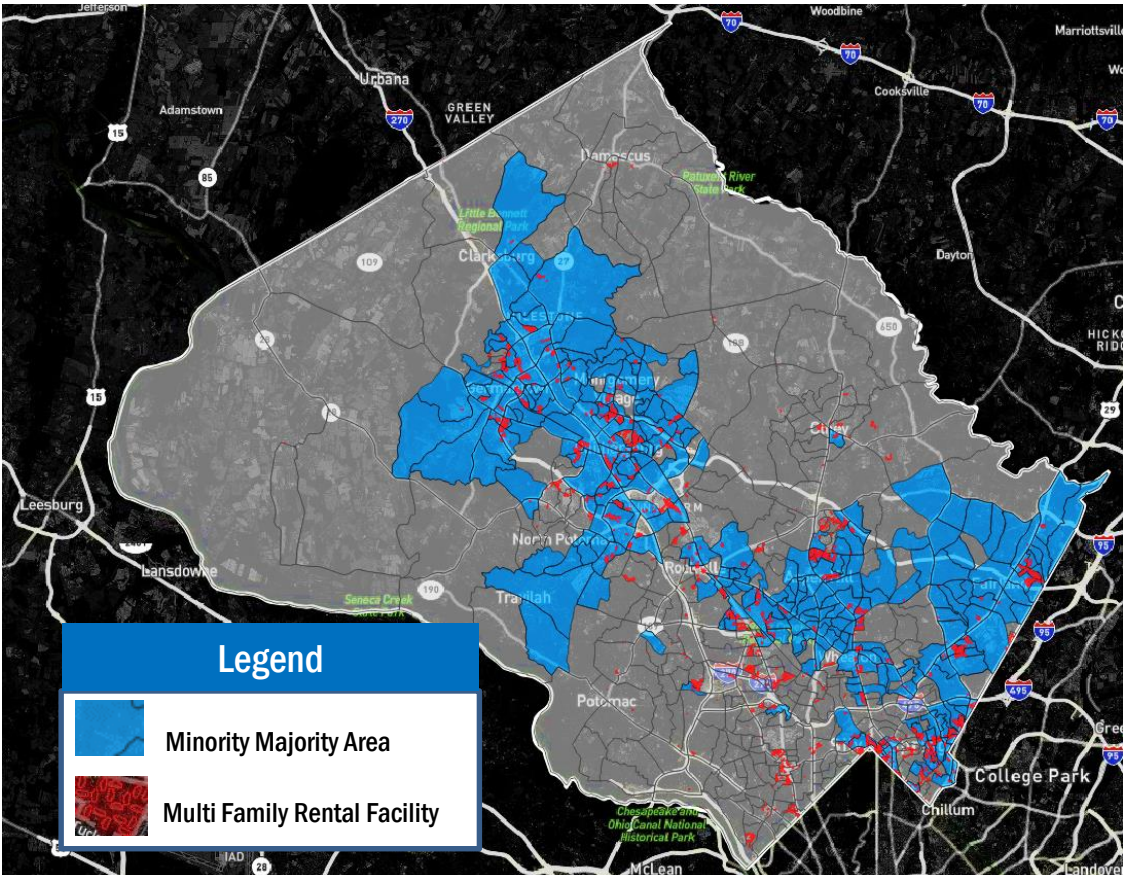


SOURCE: 2016
CAPITAL AREA
FOOD BANK

THE GEOGRAPHY OF POVERTY IN MONTGOMERY COUNTY



Census Block Groups that are Majority Non-White Hispanic

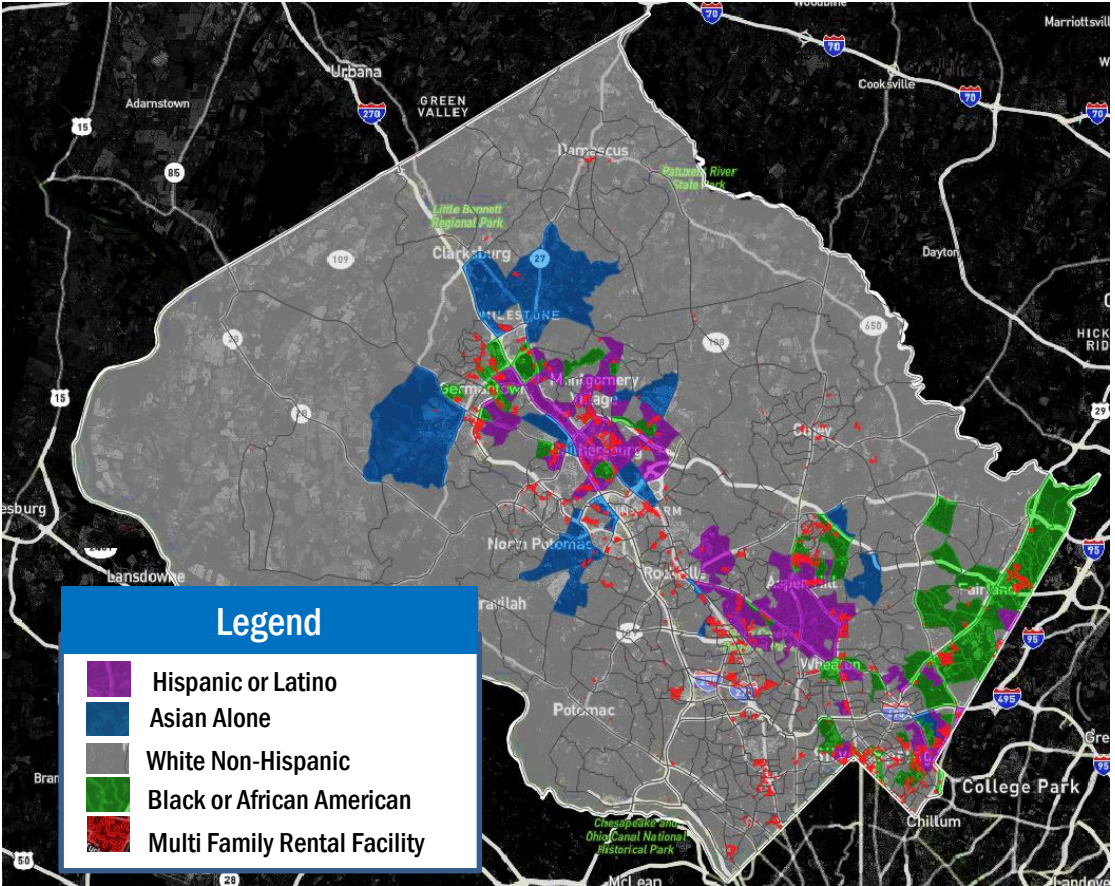


Overview

A Diverse County
304 of the County's 614 Census Block Groups are Minority Majority

Renters are Diverse
An estimated 70% of the County's renters live within these Minority Majority Census Tracts

Census Block Groups by the Plurality Race



Overview

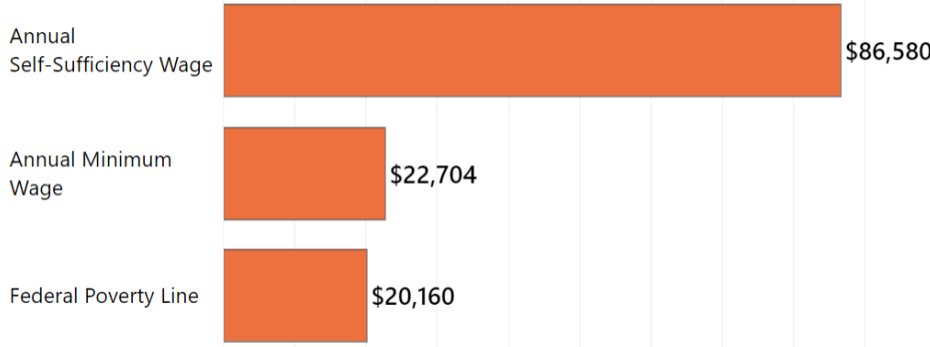
Disparities Across Ownership

Black or African American
37.2k of the 65k Black or African American-Headed Households are Renters (57%)

Hispanic or Latino
25.3k of the 49.7k Hispanic or Latino-Headed Households are Renters (51%)

White Alone
48.3k of the 196.2k White Alone-Headed Households are Renters (25%)

How Does The Standard Compare?



i

Adult(s)

Infant(s)

Preschooler(s)

Schoolager(s)

Teenager(s)

23%

The amount of basic needs covered by the federal poverty level

152.5

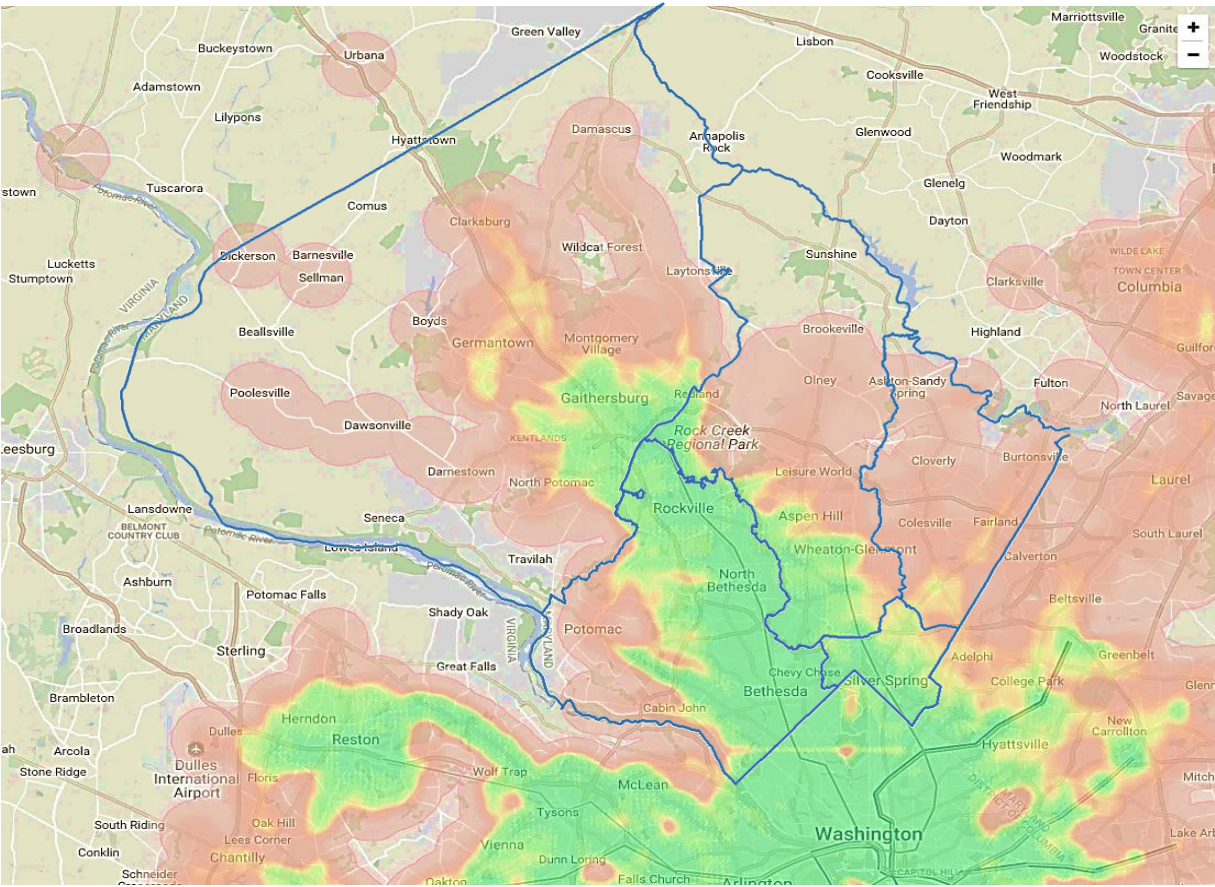
Number of hours a minimum wage worker must work per week to meet basic needs

Self-Sufficiency Wage as a Percentage of...

Annual Self-Sufficiency Wage	\$86,580
Federal Poverty Level	429%
Annual Minimum Wage	381%
Median Family Income	89%

Housing Costs	\$1,748
Child Care Costs	\$1,929
Food Costs	\$672
Transportation Costs	\$180
Health Care Costs	\$541
Miscellaneous costs	\$507
Taxes	\$1,903
Earned Income Tax Credit (-)	\$0
Child Care Tax Credit (-)	-\$100
Child Tax Credit (-)	-\$167
Hourly Self-Sufficiency Wage (per Adult)	\$40.99
Monthly Self-Sufficiency Wage	\$7,215
Annual Self-Sufficiency Wage	\$86,580

ACCESSIBILITY: JOB "OPPORTUNITY SCORE"



This score quantifies how many jobs a given location has access to within a 30 minute travel time using public transit and walking (i.e. without a car). Green areas have high accessibility; red areas have low accessibility. The score ranges from 0 (low) to 100 (high).

This score was developed by Redfin as a contribution to the White House Opportunity Project.

SOURCE:



<https://labs.redfin.com/opportunity-score>

Accessibility to Public Transit on Sunday (lowest frequency day of week)



Source/Note

- **Note:** Shown are the Silver Spring Households that are disconnected from public transportation on weekends (Sundays).
- **Source:** Maryland National Capital Parks and Planning, Montgomery County Department of Transportation, Montgomery County Department of Housing and Community Affairs, Washington Metropolitan Area Transit Authority

Legend

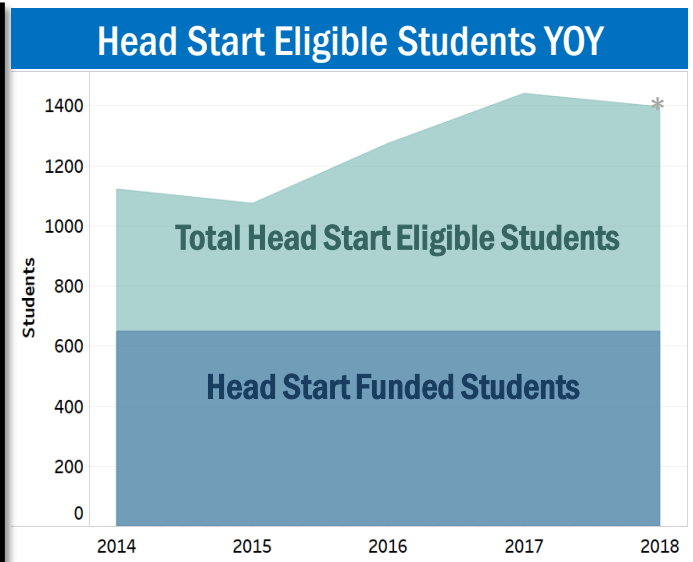
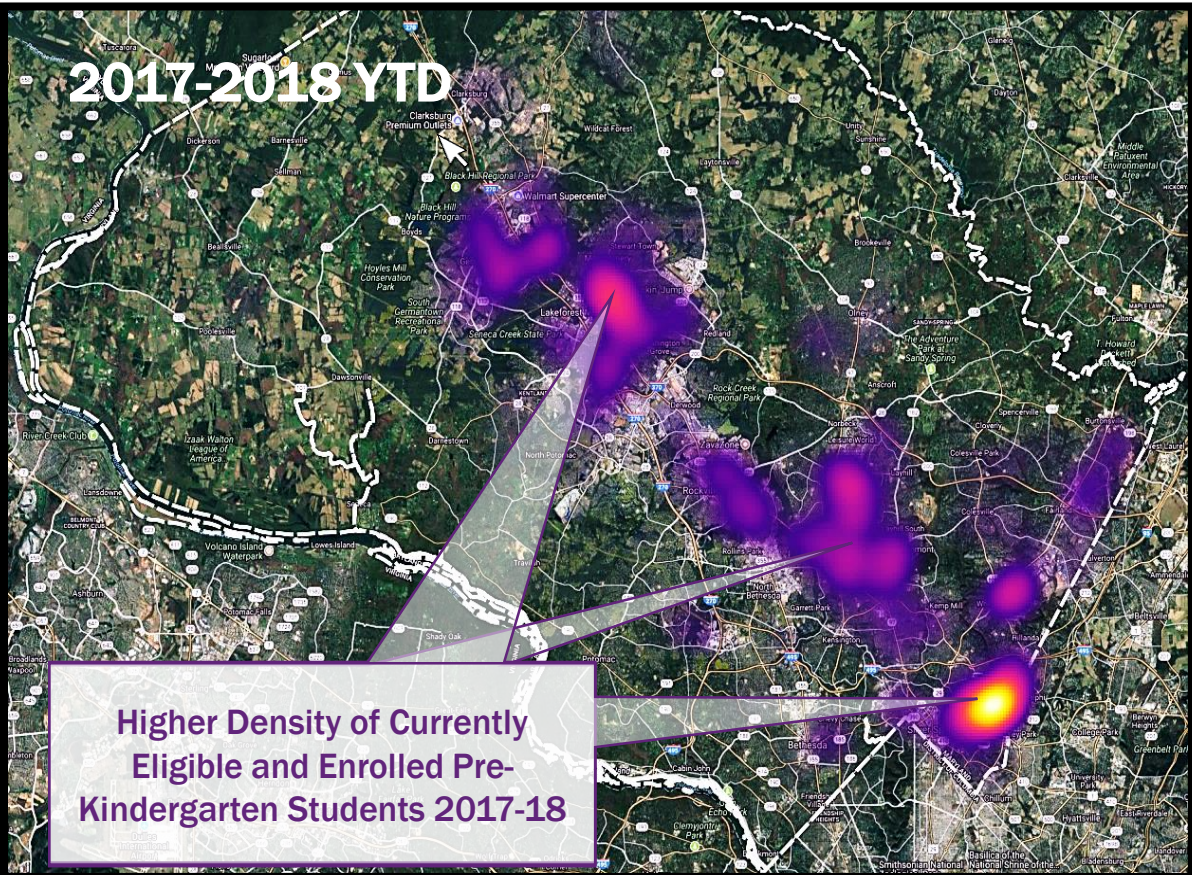
Transit Accessible Residence by Trip Frequency	
1	150

Households **outside** 1/4 mile from Public Transit

- WMATA Metro Rail
- MCRO
- MET BUS

YOUTH INITIATIVES: CHANGING DEMOGRAPHICS

Head Start Eligible Students 2017-2018

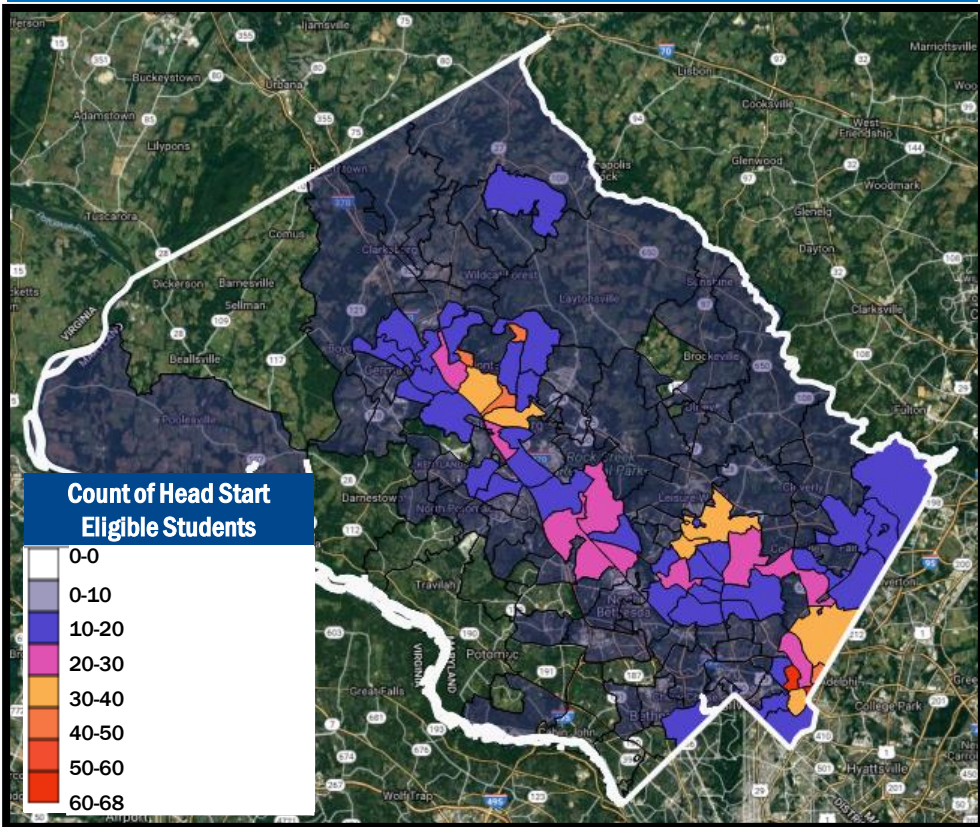


Note: *2017-2018 YTD eligibility numbers are preliminary Estimates of students that applied for the Head Start Program as of September 1, 2017.

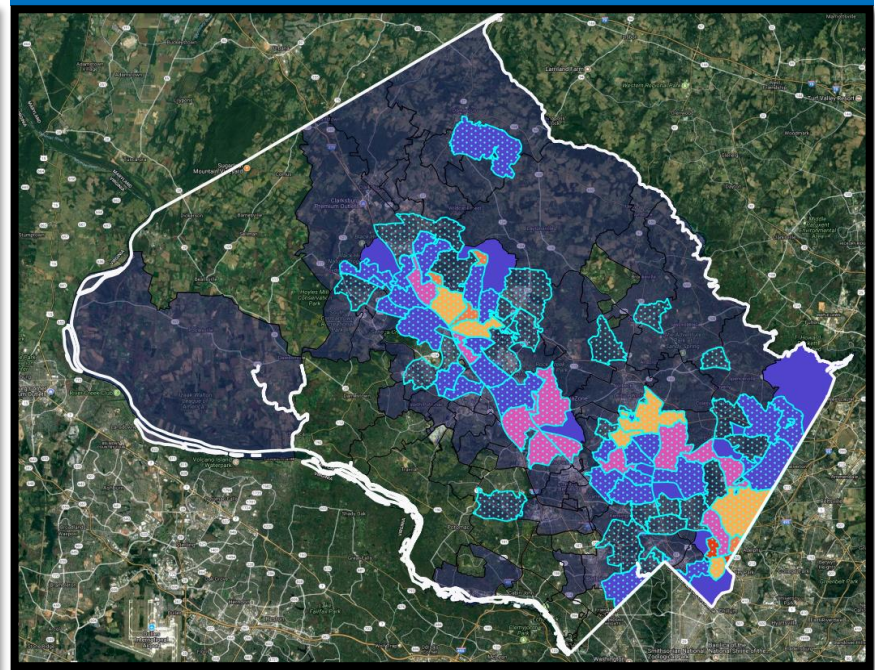
YOUTH INITIATIVES: CHANGING DEMOGRAPHICS

Head Start Eligible Students Within Current Elementary School Service Areas 2017-2018

Where Eligible Students Live



In Relation to Current Programmed Elementary School Districts

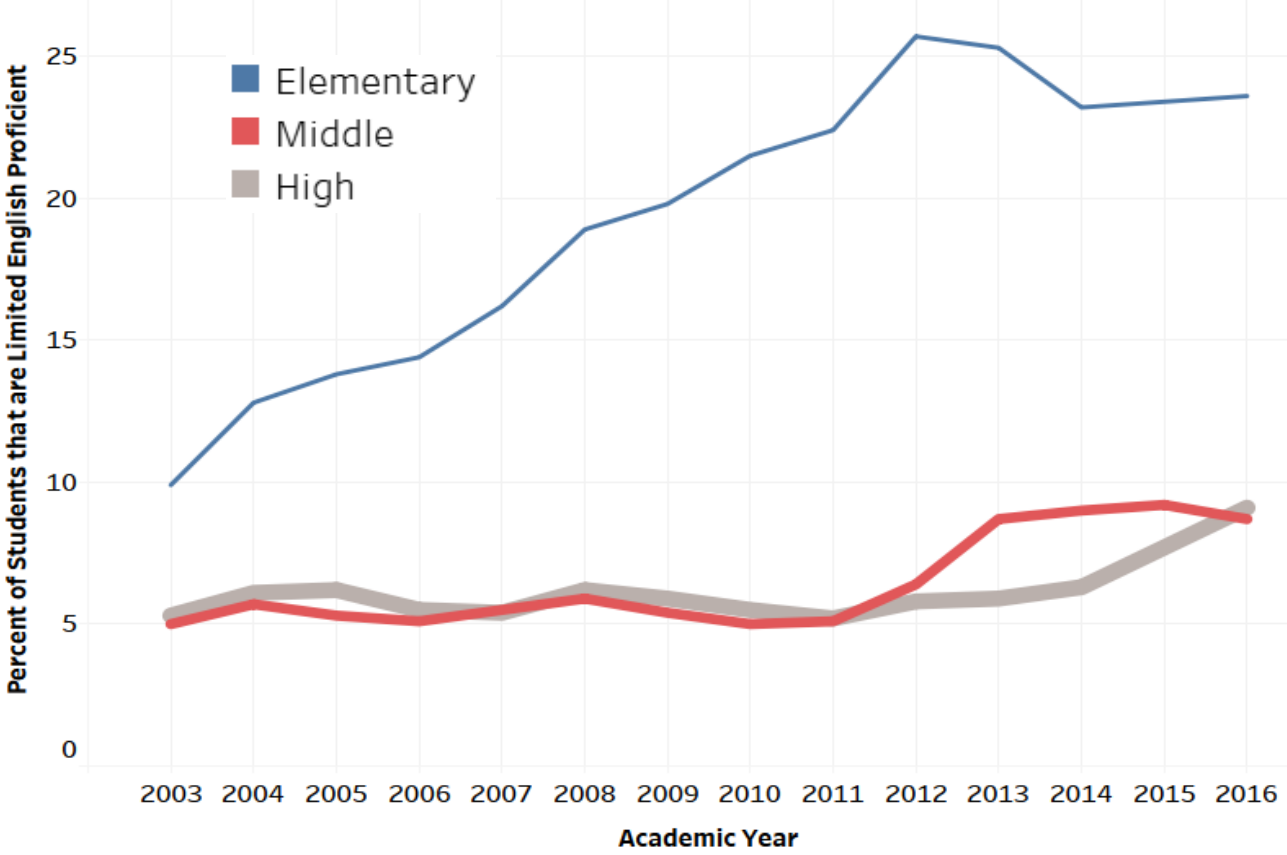


Legend

- Current Elementary School Service Areas with Pre-Kindergarten Program

Note: *2017-2018 YTD eligibility numbers are preliminary Estimates of students that applied for the Head Start Program as of September 1, 2017.

Percent of Students Limited English Proficient/English as a Second Language

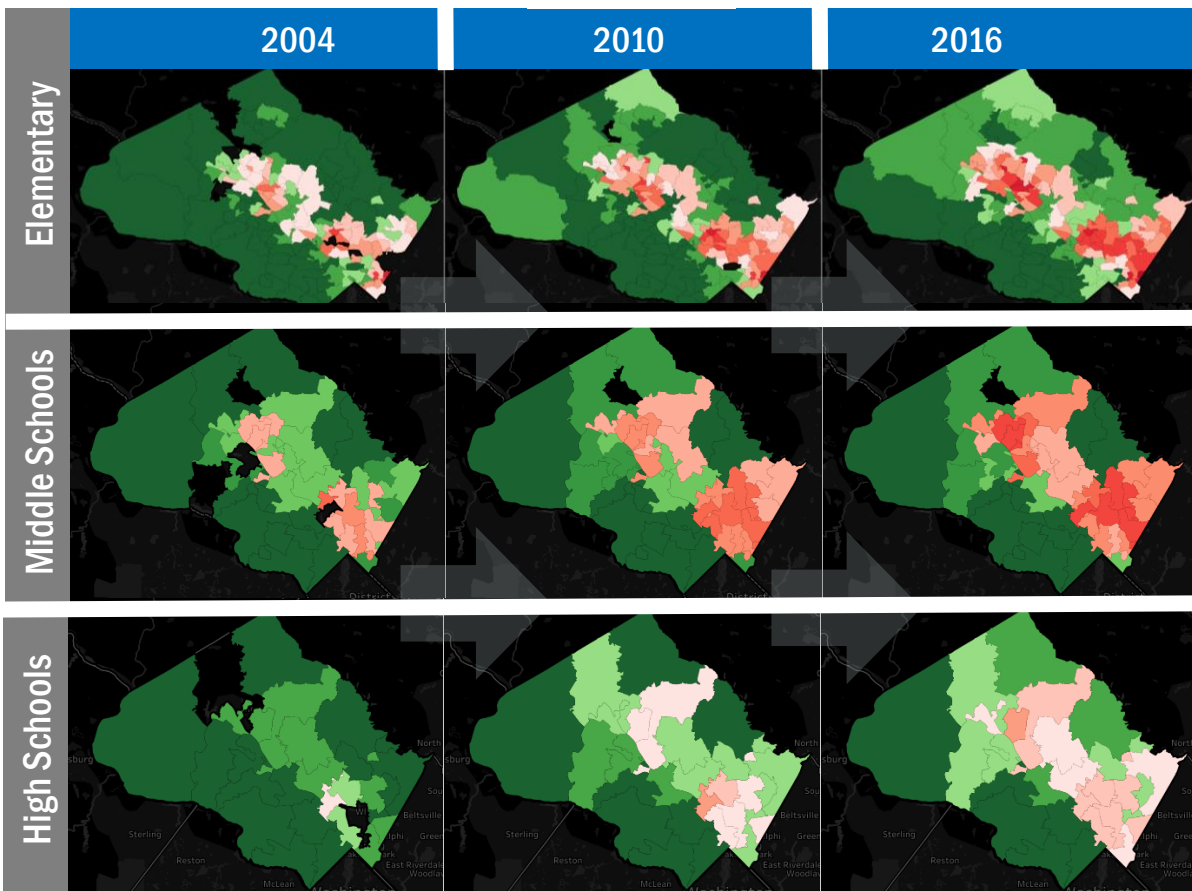


LEP Program Participants

The number and percentage of students assessed as eligible for the Limited English Proficient (LEP) Program. LEP is also referred to as English as a Second Language (ESL).

LEP students have a primary or home language other than English and have been assessed as having limited or no ability to understand, speak, read, or write English. The counts are reported as of the student's last day of enrollment in the school system - either the last day in school or the date the student withdrew. The percentage is calculated by dividing the number of LEP students by the June net enrollment.

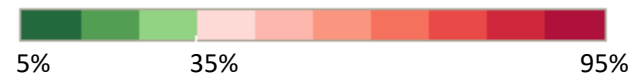
Percent of Students receiving Free and Reduced Meals within School Districts



Percent of FARMS by School Type

	2004	2010	2016
Elementary	29.8%	35.5%	41.4%
Middle Schools	24.6%	30.3%	34.4%
High Schools	14.8%	24.4%	29.7%

Legend



Source/Note

- **Note:** shown are the 2016 school district boundaries, some districts are blank due to school closures/openings across years
- **Source:** Maryland State Department of Education 2016 Report Card