



THE CITY OF TAKOMA PARK AND THE WASHINGTON REGION: A LOOK AT ECONOMIC AND DEMOGRAPHIC CHARACTERISTICS

MAY 2006

Welcome to the ninth issue in a series of in-depth analyses on member jurisdictions in the Washington region. This newsletter contains economic and demographic data on the City of Takoma Park and Montgomery County, placed in the context of the Washington region.

Population

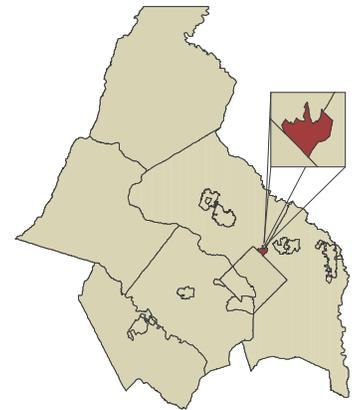
The population of the City of Takoma Park, according to the 2000 Census, is 17,300 people. Takoma Park's residents constitute less than **one percent** of the Washington region's 4.5 million people.

The City of Takoma Park is located in Montgomery County. Between 2000 and 2030, Montgomery County's population is anticipated to grow by **282,500 people**, an increase of **32.3 percent**, while the region is expected to grow by more than 2 million people or 45.2 percent.

Twenty-four percent of the population in the City of Takoma Park is under 18 years old. This percentage is slightly lower than the regional average of 25 percent.

The City's more than 1,500 'seniors' age 65 and older account for **nine percent** of the population. This represents the same proportion of seniors as in the Washington region as a whole.

Forty-nine percent of the City of Takoma Park's population is white; 34 percent is black or African-American; and four percent is Asian. Nearly 2,500 people—14 percent of Takoma Park's population—also indicated that they are Hispanic or Latino. Regionally, 56 percent of the population is white; 28 percent is black or African-American; and eight percent is Asian. One out of ten people in the Washington region is Hispanic or Latino.

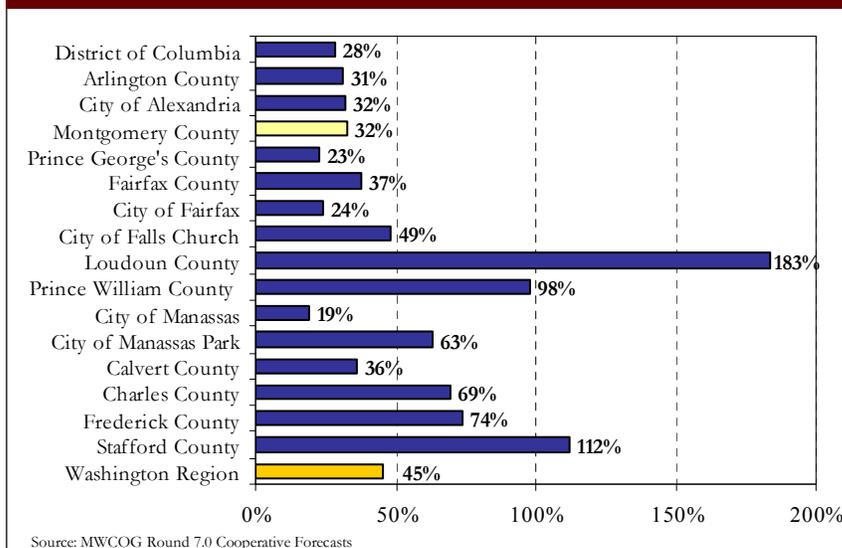


Land Area

The City of Takoma Park covers **2.36 square miles** and comprises less than one percent of the Washington region's land area. The City has a population density of nearly **7,331 people** per square mile. It is more densely populated than the regional average of 1,395 people per square mile.



Percent Population Growth by Jurisdiction
Forecast 2000–2030



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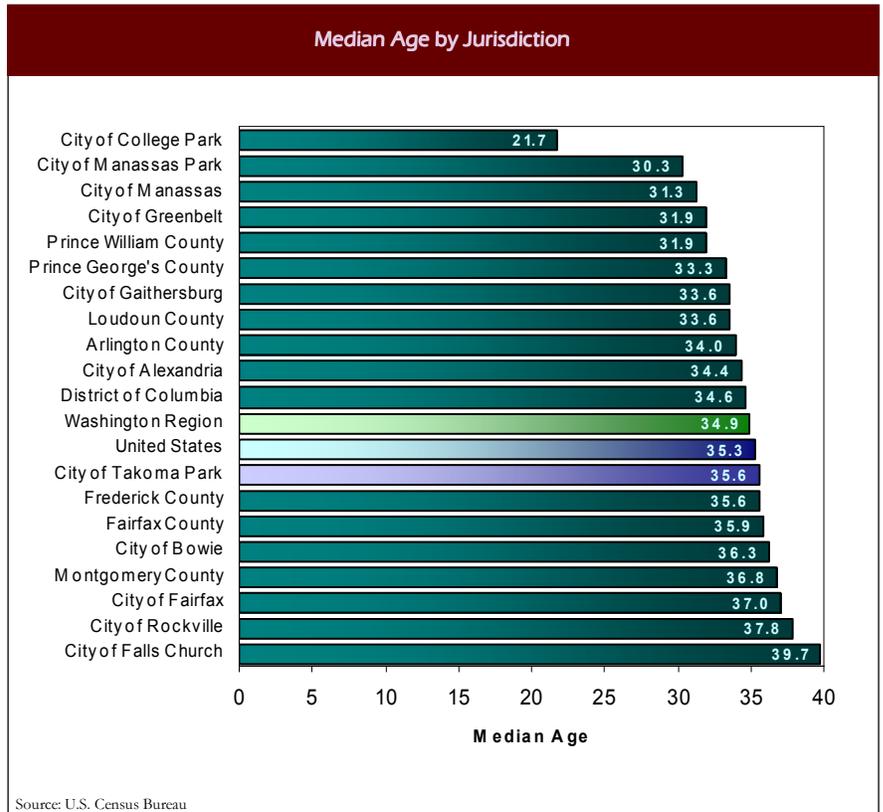
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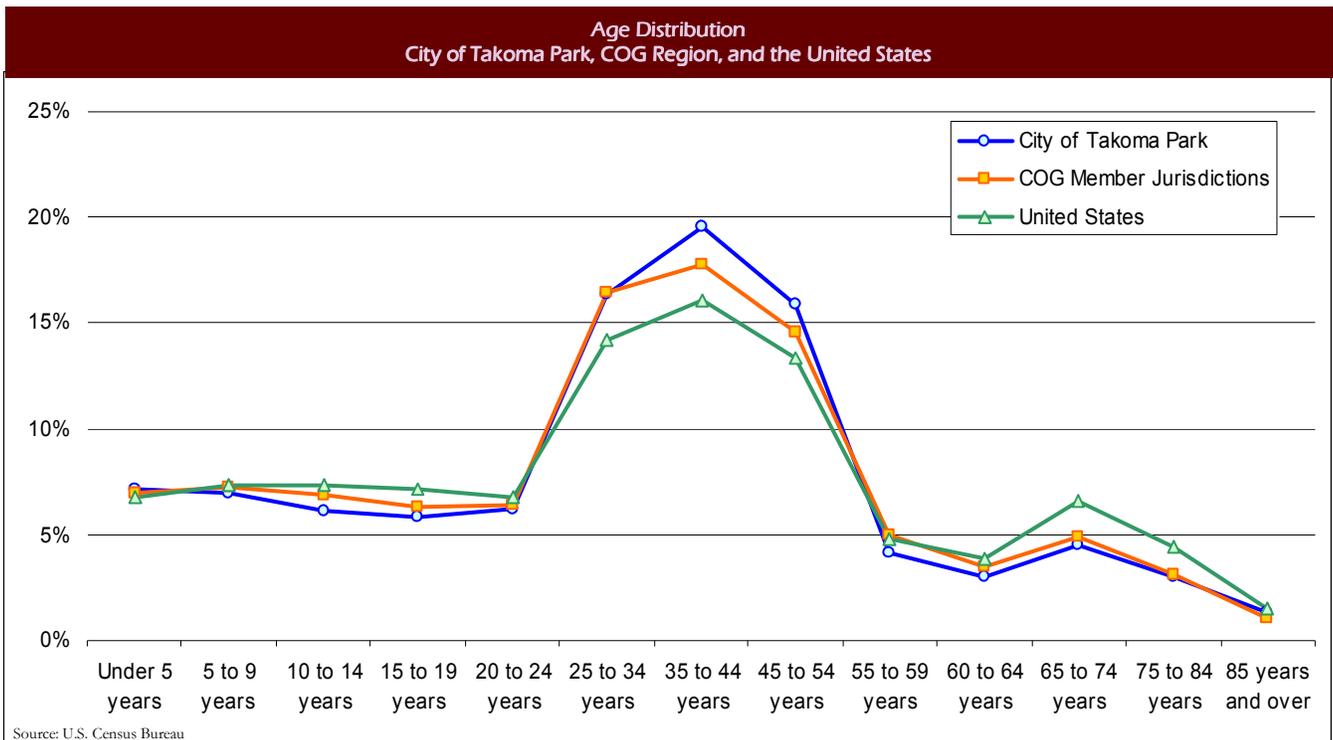
Population (continued)

The median age of Takoma Park residents is 35.6 years, slightly older than the median age in the Washington region (34.9 years), and the United States (35.3 years.)

The age distribution of the City of Takoma Park closely mirrors that of the Washington region. Compared to the United States, Takoma Park has a higher proportion of residents who are between 25 and 54 years old. The City has a lower percentage of 'seniors,' people who are 65 and over, when compared to the United States.



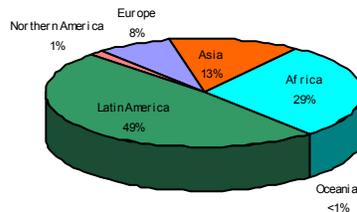
Source: U.S. Census Bureau



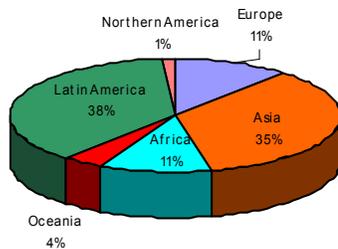
Source: U.S. Census Bureau



Region of Birth of Foreign Born in Takoma Park



Region of Birth of Foreign Born in the Washington Region



Note: Oceania refers to Australia, New Zealand, and the islands of the Pacific Ocean
Source: U.S. Census Bureau

Foreign Born

Takoma Park has a higher percentage of foreign born residents compared to other jurisdictions in the Washington region. **Twenty-nine percent** of the City’s population was born in another country, compared to the regional average of 19 percent. Of the foreign born, **49 percent** originate from Latin America, 29 percent from Africa, 13 percent from Asia, and eight percent from Europe.

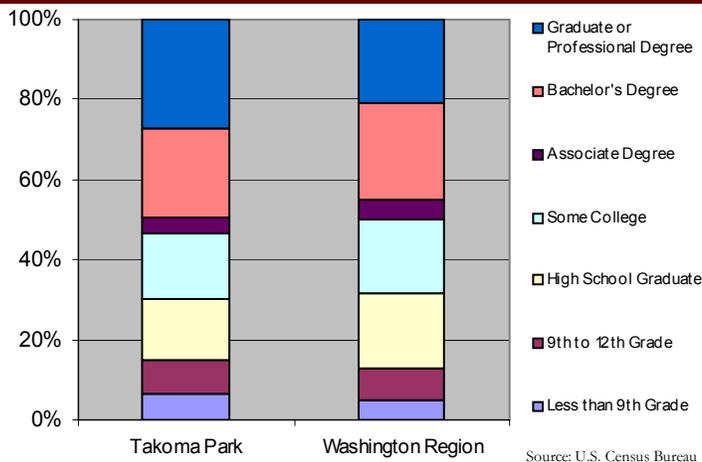
Several foreign languages are spoken by Takoma Park residents—**32 percent** of the population speaks a language other than English at home. Fourteen percent of Takoma Park residents speak Spanish, eight percent speak another Indo-European language, and three percent speak an Asian or Pacific Island language.

Education

Nearly **4,800 people** in Takoma Park (**28 percent** of the population) are enrolled in school. Sixty-six percent of these enrollees are school age children, and 34 percent are college or graduate students.

Half of Takoma Park residents over age 25 have a bachelor’s degree or higher, compared to 45 percent in the Washington region. **Twenty-seven percent** of the City’s residents have a graduate or professional degree, compared with 21 percent of the region’s population.

Educational Attainment



Source: U.S. Census Bureau

Marital Status

Takoma Park has a slightly higher rate of ‘singles’ (those never married, as defined by the Census Bureau)— **35 percent** of the population 15 years and older— compared to 32 percent of the region’s population.

Residence

Takoma Park residents move or relocate at a rate slightly less than the regional average. **Forty percent** of Takoma Park residents moved between 1995 and 2000, compared with 44 percent of the region’s population.



Employment

Between 2000 and 2030, Montgomery County is projected to add nearly **196,000 jobs**, or an increase of more than **41 percent**. During the same period, the region is expected to add nearly 1.4 million jobs or an increase of approximately 49 percent.

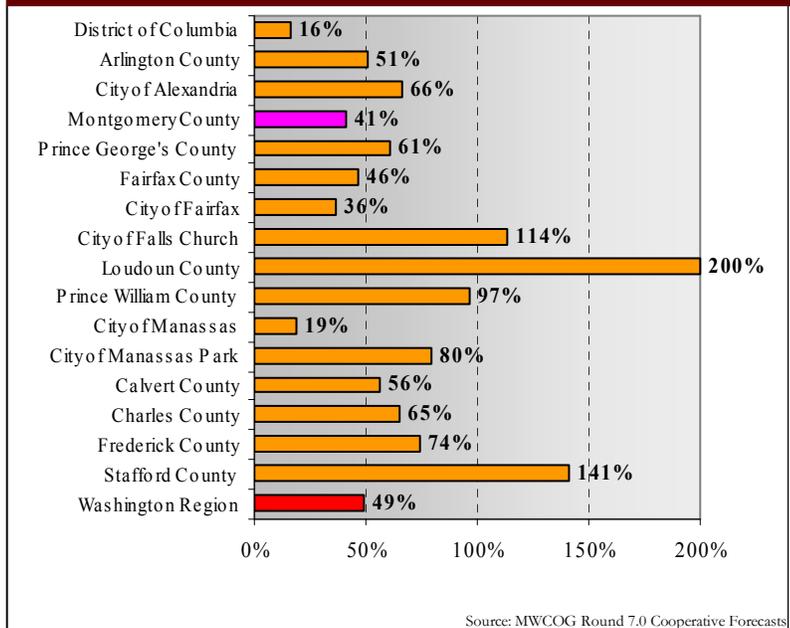
Income

Montgomery County had the fourth-highest per capita income in the region at **\$52,854** in 2003. The per capita income for the Washington region was \$44,757.

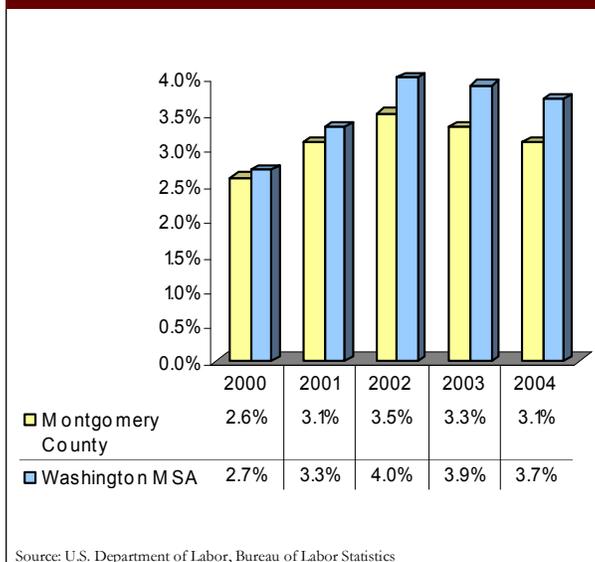
Unemployment Rate

Over the last five years, Montgomery County has enjoyed an unemployment rate lower than the regional average. In 2004, Montgomery County had an unemployment rate of **3.1 percent**, while the regional unemployment rate was 3.7 percent.

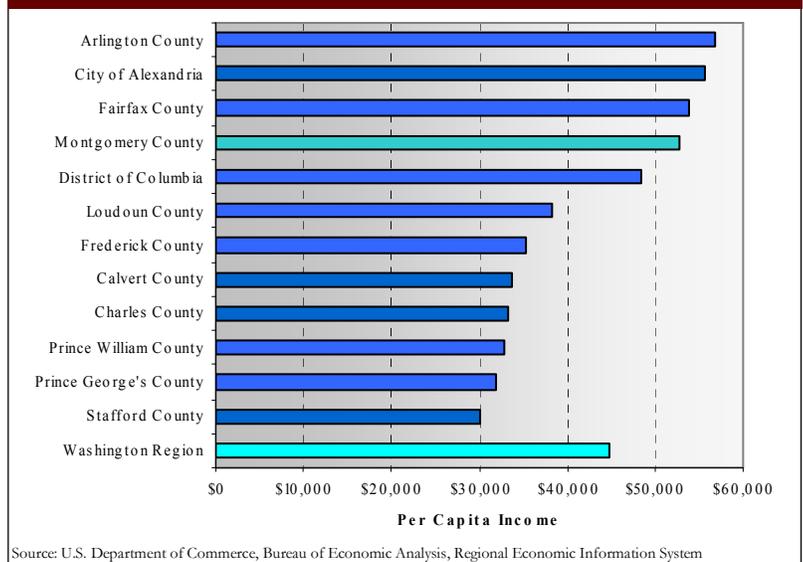
Percent Employment Growth by Jurisdiction
Forecast 2000–2030



Unemployment Rate 2000 - 2004



Annual Per Capita Income by Jurisdiction, 2003



Construction

Nearly **367,000 square feet** of commercial development was constructed in the City of Takoma Park over the last five years—this represents less than one percent of all commercial development in the Washington region.

Federal Spending

In Fiscal Year 2003, Montgomery County received more than **\$3.6 billion** in salaries and wages from the federal government. This figure represents approximately 13 percent of the region's federal salaries and wages. Montgomery County was home to more than **\$5.7 billion** in federal procurement, capturing 13 percent of the region's federal contract awards.



Home Sales

The number of homes sold in Montgomery County increased **20 percent** between 2000 and 2004, compared with the regional average of 42 percent. A total of **80,585 homes** were sold in Montgomery County during that time period, which is approximately 17 percent of the total home sales in the region.

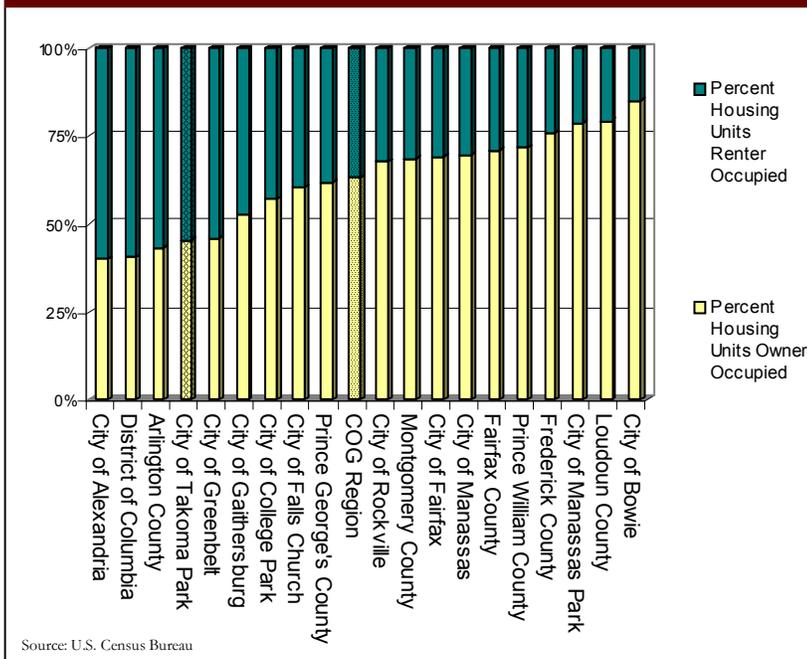
Housing

The City of Takoma Park has the fourth highest percentage of renter-occupied housing in the Washington region. Nearly 3,800, or **55 percent**, of the City's housing units are renter-occupied, compared with 38 percent of the Washington region's housing units.

Takoma Park residents pay a lower median gross rent than the regional median. In 2000, the median gross rent in Takoma Park was **\$664 a month**, \$157 lower than the regional median gross rent of \$821 per month.

The average household size in Takoma Park is smaller than the regional average of 2.59 people per household. At **2.44 people per household**, Takoma Park has the sixth lowest household size in the Washington region.

Owner-Occupied and Renter-Occupied Housing Units



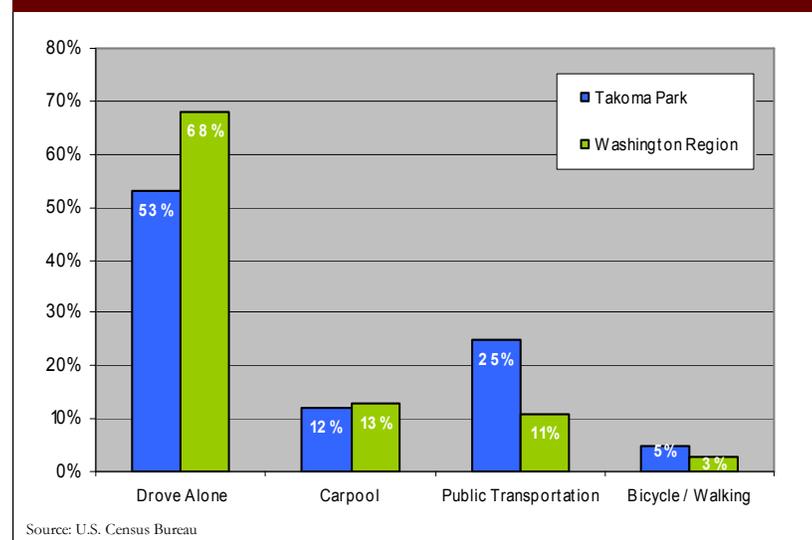
Source: U.S. Census Bureau

Commuting

Fifty-three percent of Takoma Park resident workers commute to work by driving alone, compared with 68 percent of the Washington region's workers. **Twenty-five percent** of the City's resident workers use public transportation, compared with 11 percent of the Washington region's workers. **Twelve percent** of resident workers of Takoma Park use carpooling as a means of transportation to their jobs, compared with 13 percent of the region's workers.

Seventy-three percent of Takoma Park residents commute to work in less than 45 minutes. In comparison, 72 percent of the region's workers have a travel time of less than 45 minutes.

Means of Transportation



Source: U.S. Census Bureau

Vehicle Ownership

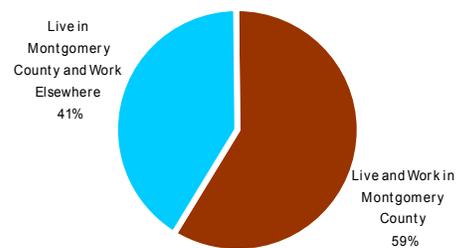
Of the 6,880 occupied housing units in Takoma Park, **16 percent** (1,113 housing units) do not have vehicles. For renter-occupied housing units, approximately **twenty-seven percent** do not have vehicles. Eleven percent of the region's occupied housing units and 23 percent of the renter-occupied units do not have vehicles.



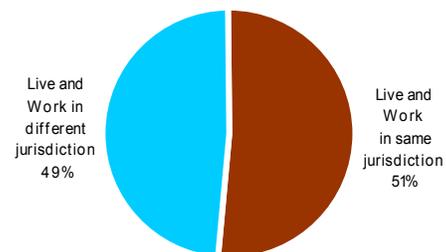
Commuting Patterns

Of the 420,875 workers employed in Montgomery County, 63 percent (267,128 workers) live in Montgomery County. There are 455,331 resident workers in Montgomery County. The majority of Montgomery County's resident workers (59 percent) work in the County. The largest percentage of residents who commute to jobs located outside the County, work in the District of Columbia (22 percent) and Prince George's County (six percent).

Place of Work for Montgomery County's Residents



Location of Workers in the COG Region



Place of Residence for Montgomery County's Workforce			Place of Work for Montgomery County's Residents		
COG Region	Montgomery County	267,128	Montgomery County	267,128	
	Prince George's County	40,240	District of Columbia	99,672	
	Frederick County	22,867	Prince George's County	26,825	
	District of Columbia	19,509	Fairfax County	22,148	
	Fairfax County	16,943	Arlington County	10,063	
	Arlington County	4,618	Frederick County	4,104	
	Loudoun County	2,770	City of Alexandria	2,685	
	City of Alexandria	2,484	Loudoun County	1,732	
	Prince William	1,867	City of Fairfax	1,034	
	City of Fairfax	338	Prince William County	671	
	City of Manassas	194	City of Falls Church	380	
	City of Falls Church	186	City of Manassas	147	
	City of Manassas Park	94	City of Manassas Park	20	
	Stafford County	357	Stafford County	206	
	Fauquier County	273	Spotsylvania/Fredericksburg	154	
	Spotsylvania/Fredericksburg	225	Warren County	75	
Warren County	134	Fauquier County	74		
Culpeper County	69	King George County	16		
King George County	54	Culpeper County	13		
Clarke County	39	Clarke County	0		
Other Virginia Jurisdictions	922	Other Virginia Jurisdictions	300		
Outside COG Region		Outside COG Region			
Maryland		Maryland			
Baltimore PMSA	28,595	Baltimore PMSA	13,590		
Charles County	1,351	Charles County	472		
Calvert County	876	Calvert County	183		
Other Maryland Jurisdictions	3,007	Other Maryland Jurisdictions	531		
Other		Other			
Pennsylvania	1,293	Pennsylvania	336		
West Virginia	2,095	West Virginia	71		
Elsewhere	2,347	Elsewhere	2,701		
Total Jobs	420,875	Total Resident Workers	455,331		
Live and Work in Montgomery County	267,128	Live and Work in Montgomery County	267,128		
Work in Montgomery County and Live Elsewhere	153,747	Live in Montgomery County and Work Elsewhere	188,203		
Total Jobs	420,875	Total Resident Workers	455,331		

Source: U.S. Census Bureau

Source: U.S. Census Bureau

