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 residents have attained a Bachelor's degree and 30.8% have attained a post-graduate degree.

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

Source: Census Bureau ACS 1yr Estimates 2017
GEOGRAPHY OF SILVER SPRING

Regional Service Center Overview

11.5 Square Miles
Estimated Population: 105,795
TECHNICAL BRIEF

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.
Population Projections (Council of Gov. Forecast 9.0)

Population Growth

SOURCE: MW-COG
### Race and Ethnicity

<table>
<thead>
<tr>
<th>Area</th>
<th>Percent of Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bethesda-CC</td>
<td>64%</td>
</tr>
<tr>
<td>Mid-County</td>
<td>43%</td>
</tr>
<tr>
<td>Up-County</td>
<td>39%</td>
</tr>
<tr>
<td>Silver Spring</td>
<td>38%</td>
</tr>
<tr>
<td>East County</td>
<td>28%</td>
</tr>
<tr>
<td>Montgomery County</td>
<td>45%</td>
</tr>
</tbody>
</table>

#### Percent of Residents that are Not White or Caucasian

- **Silver Spring**: 61.8%
- County Average: 55%

#### Source: Census Bureau ACS 5yr Estimates 2013-2017

### Educational Attainment

<table>
<thead>
<tr>
<th>Area</th>
<th>Percent of Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bethesda-CC</td>
<td>3% 7% 13% 29% 24% 13% 10%</td>
</tr>
<tr>
<td>Silver Spring</td>
<td>11% 15% 17% 24% 20% 6% 5%</td>
</tr>
<tr>
<td>Up-County</td>
<td>7% 15% 22% 27% 18% 3% 5%</td>
</tr>
<tr>
<td>East County</td>
<td>7% 17% 24% 26% 17% 4% 4%</td>
</tr>
<tr>
<td>Mid-County</td>
<td>10% 17% 21% 25% 16% 4% 4%</td>
</tr>
<tr>
<td>Montgomery County</td>
<td>7% 14% 19% 27% 19% 6% 6%</td>
</tr>
</tbody>
</table>

#### Percent of Residents 25 Years and Older with a Bachelor's Degree or Higher

- **Silver Spring**: 55.4%
- County Average: 58%

#### Source: Census Bureau ACS 5yr Estimates 2013-2017
Proficiency of English

Percent of Households that Speak Another Language at Home

Silver Spring: 39.5%
County Average: 40.6%

Proficiency of English

Percent of Households that are Limited English Proficient

Silver Spring: 9%
County Average: 7%

Source: Census Bureau ACS 5yr Estimates 2013-2017
Percent Unemployment

- **Silver Spring**: 93% (7% unemployed)
- **Mid-County**: 94% (6% unemployed)
- **East County**: 94% (5% unemployed)
- **Up-County**: 94% (5% unemployed)
- **Bethesda-CC**: 95% (4% unemployed)
- **Montgomery County**: 94% (5% unemployed)

**Percent Unemployed**: 7%

County Average: 5%

Percent Unemployment

- **Silver Spring**: 7%
- **Mid-County**: 6%
- **East County**: 5%
- **Up-County**: 5%
- **Bethesda-CC**: 4%
- **Montgomery County**: 5%

**Percent Unemployed**: 26%

County Average: 18%

Source: Census Bureau ACS 5yr Estimates 2013-2017
**RSC: DEMOGRAPHICS**

### Percent of Residents that are Foreign-Born

<table>
<thead>
<tr>
<th>Location</th>
<th>Foreign-Born</th>
<th>Native</th>
</tr>
</thead>
<tbody>
<tr>
<td>Silver Spring</td>
<td>65%</td>
<td>35%</td>
</tr>
<tr>
<td>East County</td>
<td>66%</td>
<td>34%</td>
</tr>
<tr>
<td>Up-County</td>
<td>66%</td>
<td>34%</td>
</tr>
<tr>
<td>Mid-County</td>
<td>67%</td>
<td>33%</td>
</tr>
<tr>
<td>Bethesda-CC</td>
<td>71%</td>
<td>29%</td>
</tr>
<tr>
<td>Montgomery County</td>
<td>67%</td>
<td>33%</td>
</tr>
</tbody>
</table>

**County Average:** 33%

**Percent of Residents that are Foreign-Born:** 35%

### Percent of Household Units that are Renter-Occupied

<table>
<thead>
<tr>
<th>Location</th>
<th>Owner-Occupied</th>
<th>Renter-Occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td>Silver Spring</td>
<td>42%</td>
<td>58%</td>
</tr>
<tr>
<td>East County</td>
<td>65%</td>
<td>35%</td>
</tr>
<tr>
<td>Bethesda-CC</td>
<td>66%</td>
<td>34%</td>
</tr>
<tr>
<td>Up-County</td>
<td>68%</td>
<td>32%</td>
</tr>
<tr>
<td>Mid-County</td>
<td>73%</td>
<td>27%</td>
</tr>
<tr>
<td>Montgomery County</td>
<td>66%</td>
<td>34%</td>
</tr>
</tbody>
</table>

**Percent of Household Units that are Renter-Occupied:** 58%

**County Average:** 34%

*Source: Census Bureau ACS 5yr Estimates 2013-2017*
Age Distribution

Percent of Residents 60 Years or Older

Silver Spring

15.6%

Rest of County

County Average 20.6%

Source: Census Bureau ACS 5yr Estimates 2013-2017
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.

56 Census-Designated Places

215 Census Tracts

33 Montgomery County Tabulation Areas
NEIGHBORHOOD: DEMOGRAPHICS

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.

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.
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 Comers 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

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

Source: Census Bureau ACS 5yr Estimates 2013-2017
NEIGHBORHOOD: DEMOGRAPHICS

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.
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.

Source: Census Bureau ACS 5yr Estimates 2013-2017

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%
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.

Source: Census Bureau ACS 5yr Estimates 2013-2017
NEIGHBORHOOD: DEMOGRAPHICS

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 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.
NEIGHBORHOOD: DEMOGRAPHICS

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.
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.

Source: Census Bureau ACS 5yr Estimates 2013-2017
### NEIGHBORHOOD: DEMOGRAPHICS

#### 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+)

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

**For every senior there are 2.49 children 17 years or younger**

**For every child there are 25 seniors 60 years or older**

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

**Destination of Employment for Downtown Silver Spring Area Commuters**

<table>
<thead>
<tr>
<th>Destination</th>
<th>Percent of Workers</th>
</tr>
</thead>
<tbody>
<tr>
<td>District of Columbia, DC</td>
<td>10,017</td>
</tr>
<tr>
<td>Prince George's County, MD</td>
<td>2,474</td>
</tr>
<tr>
<td>Bethesda</td>
<td>1,263</td>
</tr>
<tr>
<td>Rockville</td>
<td>1,164</td>
</tr>
<tr>
<td>Silver Spring</td>
<td>1,718</td>
</tr>
</tbody>
</table>

**Commuters by Destination County of Employment**

<table>
<thead>
<tr>
<th>County of Employment</th>
<th>Percent of Workers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Montgomery County, MD</td>
<td>6,484</td>
</tr>
<tr>
<td>Prince George's County, MD</td>
<td>2,474</td>
</tr>
</tbody>
</table>

**Notes/Source**

*Source: 2015 LODES Data US Census Bureau*
NEIGHBORHOOD: EMPLOYMENT STATS

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

<table>
<thead>
<tr>
<th>Destination</th>
<th>Workers</th>
</tr>
</thead>
<tbody>
<tr>
<td>District of Columbia, DC</td>
<td>3,890</td>
</tr>
<tr>
<td>Prince George's County, MD</td>
<td>1,058</td>
</tr>
<tr>
<td>Takoma Park</td>
<td></td>
</tr>
<tr>
<td>Bethesda</td>
<td></td>
</tr>
</tbody>
</table>

Commuters by Destination County of Employment

<table>
<thead>
<tr>
<th>County</th>
<th>Workers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Montgomery County, MD</td>
<td>2,631</td>
</tr>
<tr>
<td>Prince George's County, MD</td>
<td>1,058</td>
</tr>
<tr>
<td>District of Columbia, DC</td>
<td>3,890</td>
</tr>
</tbody>
</table>

Notes/Source

Source: 2015 LODES Data US Census Bureau
Neighborhood: Employment Stats

West Silver Spring Commutes

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

Destination of Employment for Long Branch Area Commuters

Long Branch Area’s Commuters by Destination of Employment

<table>
<thead>
<tr>
<th>District of Columbia, DC</th>
<th>Prince George’s County, MD</th>
<th>Silver Spring</th>
<th>Bethesda</th>
</tr>
</thead>
<tbody>
<tr>
<td>3,498</td>
<td>1,831</td>
<td>561</td>
<td>519</td>
</tr>
<tr>
<td>28.9% of All Workers</td>
<td>15.1% of All Workers</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Commuters by Destination County of Employment

<table>
<thead>
<tr>
<th>Montgomery County, MD</th>
<th>Prince George’s County, MD</th>
</tr>
</thead>
<tbody>
<tr>
<td>4,425</td>
<td>1,831</td>
</tr>
</tbody>
</table>

Notes/Source

Source: 2015 LODES Data US Census Bureau
NEIGHBORHOOD: EMPLOYMENT STATS

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

Commuters by Destination County of Employment

Notes/Source

Source: 2015 LODES Data US Census Bureau
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

SOURCE: BROWN UNIV.
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: +7,200
10. R&D Village: +7,700

Source: MW-COG + MC-Planning
Quality of Life: Home Values

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
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
Using this data, CountyStat calculated a preliminary “diversity index” based on language and ethnicity:
Shown are the percentage of households within block groups receiving Supplemental Nutrition Assistance Benefits, formally known as Food Stamps, at any point during CY2017.

Source: Maryland State Department of Health Services
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**
- **Too few to estimate**
- **Chinese**
- **African languages**
- **Vietnamese**
- **French (incl. Patois, Cajun)**
- **Gujarati**
- **Persian**
- **Greek**
- **Korean**

**RANK BY RSC**

1. **Bethesda-CC**
   - #1: Spanish
   - #2: Chinese
   - #3: French

2. **Up-County**
   - #1: Chinese
   - #2: African
   - #3: Spanish

3. **Mid-County**
   - #1: Spanish
   - #2: Chinese
   - #3: African

4. **Silver Spring**
   - #1: African
   - #2: French
   - #3: Chinese

5. **East County**
   - #1: African
   - #2: French
   - #3: Chinese

*SOURCE: CENSUS ACS 2010-2014*
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

East-County
39.9
Median age

Mid-County
41.0
Median age

Silver Spring
36.2
Median age

Up-County
37.1
Median age

> 50 out of 215 neighborhoods already have more 65+ residents than school-aged children
ABILITY TO GET TO WHERE I NEED TO GO
(MIDDLE POINT – 35% POOR OR FAIR)

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

(excluding zip codes with fewer than 15 respondents)
Demographics of the 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

Legend

- Minority Majority Area
- Multi Family Rental Facility
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?**

- **Annual Self-Sufficiency Wage**: $86,580
- **Annual Minimum Wage**: $22,704
- **Federal Poverty Line**: $20,160

### Self-Sufficiency Wage as a Percentage of...

- **Annual Self-Sufficiency Wage**: 152.5%
- **Federal Poverty Level**: 429%
- **Annual Minimum Wage**: 381%
- **Median Family Income**: 89%

**The amount of basic needs covered by the federal poverty level**

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

<table>
<thead>
<tr>
<th>Category</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Costs</td>
<td>$1,748</td>
</tr>
<tr>
<td>Child Care Costs</td>
<td>$1,929</td>
</tr>
<tr>
<td>Food Costs</td>
<td>$672</td>
</tr>
<tr>
<td>Transportation Costs</td>
<td>$180</td>
</tr>
<tr>
<td>Health Care Costs</td>
<td>$541</td>
</tr>
<tr>
<td>Miscellaneous costs</td>
<td>$507</td>
</tr>
<tr>
<td>Taxes</td>
<td>$1,903</td>
</tr>
<tr>
<td>Earned Income Tax Credit</td>
<td>$0</td>
</tr>
<tr>
<td>Child Care Tax Credit</td>
<td>-$100</td>
</tr>
<tr>
<td>Child Tax Credit</td>
<td>-$167</td>
</tr>
<tr>
<td>Hourly Self-Sufficiency Wage (per Adult)</td>
<td>$40.99</td>
</tr>
<tr>
<td>Monthly Self-Sufficiency Wage</td>
<td>$7,215</td>
</tr>
</tbody>
</table>
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
PUBLIC TRANSIT ACCESS

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

<table>
<thead>
<tr>
<th>Transit Accessible Residence by Trip Frequency</th>
<th>1</th>
<th>150</th>
</tr>
</thead>
<tbody>
<tr>
<td>Households outside 1/4 mile from Public Transit</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **WMATA Metro Rail**
- **MCRO**
- **MET BUS**
2017-2018 YTD

Total Head Start Eligible Students

Head Start Funded Students

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

头衔开始适用于当前小学服务区域

2017 - 2018

当前小学服务区域的学前班

程序

图例

0 - 0
0 - 10
10 - 20
20 - 30
30 - 40
40 - 50
50 - 60
60 - 68

学生居住的地点

在当前规划的小学学区

计数的头额

学生

当前小学服务

区域

预-幼儿园

项目

注意：*2017-2018 YTD 就业

性是初步的学生

申请

的因素为 Head

Start Program 作为

9月

1日，

2017年。
YOUTH INITIATIVES: CHANGING DEMOGRAPHICS

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.
YOUTH INITIATIVES: CHANGING DEMOGRAPHICS

Percent of Students receiving Free and Reduced Meals within School Districts

<table>
<thead>
<tr>
<th></th>
<th>2004</th>
<th>2010</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>24.6%</td>
<td>30.3%</td>
<td>34.4%</td>
</tr>
<tr>
<td>Middle Schools</td>
<td>24.6%</td>
<td>30.3%</td>
<td>34.4%</td>
</tr>
<tr>
<td>High Schools</td>
<td>14.8%</td>
<td>24.4%</td>
<td>29.7%</td>
</tr>
</tbody>
</table>

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