



# Appendix

# DATA SOURCES

## U.S. CENSUS SOURCES

### 2020 Decennial Census Block Groups

The U.S. Census Bureau census block groups from the 2020 decennial census form the basis for the Community Trends Areas (CTAs) and have information on the total area (including water features) and total land area.<sup>1</sup> Montgomery Planning converted area data into the appropriate units of measurement (e.g., acres).

### American Community Survey (ACS)

The ACS is an annual survey conducted by the U.S. Census Bureau to collect data on individuals, households, and housing units.<sup>2</sup> This survey is also the most comprehensive source of demographic and housing information and often the only one reported consistently over time for smaller geographic areas in the United States. Unlike the decennial census, which enumerates the entire country's population as of a certain date, the ACS is conducted on a rolling basis, and estimates are prepared from data collected from a sample of individuals and housing units.

The majority of this report's demographic and housing data is from the ACS five-year estimates at the county and block group levels.<sup>3</sup> These estimates cover survey responses over five full years—for example, the 2022 five-year estimates cover the years 2018 to 2022. Therefore, estimates should be interpreted as a measure of the conditions during this entire period. To simplify discussions about characteristics and trends, this report references only the final year of the period of the estimates (e.g., the total population from the 2022 five-year estimate is referred to as “the total population in 2022”).

Because the ACS is a sample survey, not a census, all indicators derived from it are not exact counts but are estimates with an associated margin of error. Readers should be aware that the true value may differ from

1. More information on U.S. Census Bureau geographies is available in its [Geography Glossary](#).

2. See the [ACS main page](#) for more information about the survey.

3. Five-year estimates are the only data available for areas with a population of less than 65,000, including block groups. One-year estimates are available for areas with populations of at least 65,000, including Montgomery County as a whole. However, the U.S. Census Bureau does not recommend comparing one-year estimates with five-year estimates. Therefore, we use only five-year estimates data so that valid comparisons can be made across all geographies. For more information about comparing ACS estimates, see these resources: [Comparing ACS Data and Period Estimates in the American Community Survey](#).

4. For more information on ACS margins of error, confidence intervals, and statistical testing, see the publication [Understanding and Using American Community Survey Data: What All Data Users Need to Know](#).

the reported estimates: In line with U.S. Census Bureau standard practice, we used a margin of error with a 90% confidence interval to report only statistically reliable estimates and to compare estimates. In the report tables, a small number of estimates are not reliable due to large confidence intervals relative to the estimate; these are replaced with an asterisk (“\*”) with this note: “Estimates are not reliable.” When comparing two estimates, we used a statistical test for significance to determine whether the observed difference between estimates likely represents a true difference that exists within the full population.<sup>4</sup>

## MONTGOMERY PLANNING DATA SOURCES

Internal administrative data provided the information for all place-based indicators and some housing characteristics. Montgomery Planning's GIS team regularly creates and updates data for staff analysis and public consumption, such as tree cover and property parcel boundaries.<sup>5</sup> It also collects and maintains data from other local, state, and private entities. In addition to the listed data sources, we consulted additional sources from local, state, or federal agencies as necessary to verify, update, or correct existing or missing information.

### Maryland State Department of Assessments and Taxation (SDAT) Property Data

SDAT is the source of real property data in Maryland, including information needed for property tax assessments. Data from SDAT in this report include nonresidential development square footage by use type, land use type, and housing unit counts by type and year built.<sup>6</sup>

### Montgomery County Parks Department

Montgomery Parks is the source of information for Maryland-National Capital Park and Planning Commission (M-NCPPC) parks and collects and maintains information for other local, state, and federal parkland.

5. Except for grocery stores, data listed in this section are published on the [M-NCPPC – Montgomery County Data Catalog webpage](#) by Montgomery Planning's GIS team or on the [Montgomery County GIS Open Data webpage](#) by Montgomery County Government Office of Technology and Enterprise Business Solutions – GIS Team (TEBS-GIS).

6. See the [Maryland State Department of Assessments and Taxation's website](#) for more information about real property.

## **Montgomery County Government Office of Technology and Enterprise Business Solutions – GIS Team (TEBS-GIS)**

TEBS-GIS is the source of data for fire stations, healthcare facilities, libraries, places of worship, police facilities, and recreation centers.

## **Montgomery County Public Schools (MCPS)**

MCPS is the source of data for all public schools at the elementary, middle, and high school levels.

## **SafeGraph and ESRI Business Analyst**

Grocery store data was derived from SafeGraph and ESRI Business Analyst, two private-entity sources to which Montgomery Planning has a subscription.

# **METHODOLOGY**

## **COMMUNITY TRENDS AREA BOUNDARIES**

For this publication’s purposes, the county was delineated into 37 sub-county areas, called “Community Trends Areas” (CTAs), to serve as the units of analysis. Throughout the report, the terms “Community Trends Areas” and “communities” are used interchangeably; individual CTA names largely reflect established place names or major features within each area’s boundaries.

CTAs divisions are based upon block groups from the 2020 decennial census, and the choice of this geographical unit type reflects several factors:

- First, block groups provide 100% coverage of the county, unlike some census-based sub-county statistical areas, including Census Designated Places (CDPs) or municipalities, which provide only partial coverage and may exclude less populated areas.
- Second, we used only one geographical unit type (the block groups) to avoid any boundary misalignments between other unit types that may result in gaps or overlaps in coverage.
- Third, consistent boundaries are needed for accurate comparisons over time. Most block group boundaries do not change over time, but where U.S. Census Bureau altered boundaries after a decennial census, research organizations such as the University of Minnesota’s IPUMS National Historical Geographic Information System (NHGIS) provided robust resources to account for these changes.<sup>7</sup>
- Fourth, block groups are the smallest geographic level for which much of this report’s data are available,

7. See the [NHGIS Geographic Crosswalks](#) webpage for more information about using crosswalk files to account for boundary adjustments over time.

including all demographic data and most of the housing data. Related to this point, using the smallest available geographic unit allowed more flexibility to align CTA boundaries with other established geographic boundaries approximating communities and in accordance with information suggesting particular areas should be part of a specific CTA.

During our research on how to delineate the boundaries of each community, we reviewed existing boundaries for CDPs, incorporated municipalities, planning areas, and other types of geographies, and Planning staff provided information about the general sentiments of residents in specific areas of the county regarding which communities they belong to.

In some cases, a given area may have well-defined neighborhood boundaries and a strong sense of identity but few statistically reliable ACS estimates due to its small size. Therefore, such areas are typically grouped as part of a larger CTA.

Each block group was assigned to a specific CTA, and the block groups were then aggregated together to create the 37 CTAs. CTAs averaged 18 block groups comprising each; Great Seneca Life Sciences had the fewest (3) and Germantown the most (53).

## **PLACE INDICATORS**

Places of interest (PLOI) indicators were selected based on publicly accessible facilities and amenities that offer different types of services to the broader community. The types of services considered were physical safety, healthcare, education, recreation, and food security. The choice of land use categories follows Planning Department standards and reflects the uses typically reported in master planning areas. Additional place-based indicators—including park acreage, percent tree canopy, and square feet of development—cover key environmental and development indicators that could be measured and compared across communities.

All place-based indicators data were pulled when analysis for this report began in August 2024. Land use and grocery store data reflect the most recent information as of that month, but data for the other PLOI indicators information were as of August 2023. The majority of the mapping and analysis of these indicators was completed in ArcGIS Pro software using GIS layer files compiled and maintained by Montgomery Planning. Relevant layers were identified, pulled, merged, and cleaned to create one comprehensive dataset for places of interest and another one for land use.

Geoprocessing and summary statistics tools were used to create the maps and tables in each community profile.

We also consulted additional data sources from local, state, or federal agencies to verify, update, or correct information as needed. These supplementary data were used to fill in missing information or recategorize existing information, particularly for the square footage of large federal facilities and parkland categorized as “vacant” land use.

## PEOPLE INDICATORS

Each community profile’s People section includes data on the total population and number of households, age, race and Hispanic ethnicity, English language usage and ability, educational attainment, commuting mode, vehicle availability, household type, and household income. These indicators were chosen to provide key demographic information on residents. Information on the age structure, racial and ethnic diversity, household composition, socioeconomic status, and primary mode of transportation is important for community planning and engagement, and these characteristics are commonly compared across communities, counties, and within a nationwide context.

In addition, all data for these indicators are available from the ACS since 2010, and nearly all estimates for these indicators were statistically reliable, making comparisons possible over time and across communities. We selected three years to assess trends: 2010, 2016, and 2022. The evenly spaced time periods represent conditions during and just after the Great Recession of 2008, the economic recovery during the 2010s, and the COVID-19 pandemic, which began in 2020 and lasted for several years. At the time of data collection and analysis in 2024, the 2022 five-year estimates were the most recently available datasets.

Block group level data for the 2010 ACS five-year estimates were obtained from NHGIS, and the 2016 and 2022 ACS five-year estimates for block groups were sourced through the U.S. Census Bureau’s Application Programming Interface (API). The information was compiled and merged in R, a statistical programming software. Because the 2010 and 2016 data were based on 2010 decennial census block groups and did not completely align with the 2022 data, which was based on the 2020 decennial census block groups, we used NHGIS crosswalk files to allocate 2010 and 2016 data to the correct CTA, though only 25 block groups out of 614 required this method of allocation. In the final steps, R and Excel were used to create one dataset with all ACS-sourced information and the tables in each community profile.

## HOUSING INDICATORS

Data in each community profile’s Housing section include housing stock (total number of units, type of units, year built), housing tenure (homeownership), and housing affordability (housing value, housing costs, cost burden). These indicators were chosen to provide a picture of the current housing landscape and recent housing-related trends. Information on housing stock, tenure, and affordability is critical to housing planning, and these characteristics are commonly compared across communities, counties, and within a nationwide context.

Data on housing tenure and affordability were obtained from the ACS five-year estimates for 2010, 2016, and 2022. The rationale for using these datasets and the methods for data collection and manipulation are the same as those described for the demographic variables under the People Indicators section above. The housing stock indicators were derived from SDAT property tax assessment data as of August 2024. The SDAT data are more accurate for housing unit type and year built information versus the self-reported data from the ACS. Montgomery Planning’s parcel GIS layer with SDAT data was pulled and cleaned in ArcGIS Pro software and then summarized in R software to create one dataset with all SDAT-sourced information and the tables in each community profile.

Table A-1 summarizes the list of indicators under each community profile section (Place, People, and Housing) by data source and year of the data.

Table A-1: Indicators by Data Source and Year of Data

Indicator	Data Source(s)	Year(s) of data
<b>Place Indicators</b>		
Total area	Montgomery Planning; U.S. Census Bureau	2020 (last updated), 2024 (accessed)
Total development and by type	Montgomery Planning; Maryland State Department of Assessments and Taxation	2024
Parkland	Montgomery Parks	2024
Tree canopy cover	Montgomery Planning	2024
Fire station	Montgomery County Government Office of Technology and Enterprise Business Solutions (TEBS-GIS) <sup>a</sup>	2023 (last updated), 2024 (accessed)
Grocery store	ESRI Business Analyst; SafeGraph <sup>a</sup>	2024
Healthcare facility	Montgomery County Government Office of Technology and Enterprise Business Solutions (TEBS-GIS) <sup>a</sup>	2023 (last updated), 2024 (accessed)
Library	Montgomery County Government Office of Technology and Enterprise Business Solutions (TEBS-GIS) <sup>a</sup>	2023 (last updated), 2024 (accessed)
Place of worship	Montgomery County Government Office of Technology and Enterprise Business Solutions (TEBS-GIS) <sup>a</sup>	2023 (last updated), 2024 (accessed)
Police facility	Montgomery County Government Office of Technology and Enterprise Business Solutions (TEBS-GIS) <sup>a</sup>	2023 (last updated), 2024 (accessed)
Public school	Montgomery County Public Schools (MCPS) <sup>a</sup>	2023 (last updated), 2024 (accessed)
Recreation center	Montgomery County Government Office of Technology and Enterprise Business Solutions (TEBS-GIS) <sup>a</sup>	2023 (last updated), 2024 (accessed)
Land use category	Montgomery Planning; Maryland State Department of Assessments and Taxation	2024
<b>People Indicators</b>		
Total population	U.S. Census Bureau, American Community Survey, 5-year estimates	2010, 2016, 2022
Total households	U.S. Census Bureau, American Community Survey, 5-year estimates	2010, 2016, 2022
Age	U.S. Census Bureau, American Community Survey, 5-year estimates	2010, 2016, 2022

Indicator	Data Source(s)	Year(s) of data
Race and Hispanic ethnicity	U.S. Census Bureau, American Community Survey, 5-year estimates	2010, 2016, 2022
English language usage and ability	U.S. Census Bureau, American Community Survey, 5-year estimates	2010, 2016, 2022
Educational attainment	U.S. Census Bureau, American Community Survey, 5-year estimates	2010, 2016, 2022
Commuting mode	U.S. Census Bureau, American Community Survey, 5-year estimates	2010, 2016, 2022
Household vehicle availability	U.S. Census Bureau, American Community Survey, 5-year estimates	2010, 2016, 2022
Household type and size	U.S. Census Bureau, American Community Survey, 5-year estimates	2010, 2016, 2022
Household income	U.S. Census Bureau, American Community Survey, 5-year estimates	2010, 2016, 2022
<b>Housing Indicators</b>		
Total housing units and by year built, age, and type	Montgomery Planning; Maryland State Department of Assessments and Taxation	2024
Homeownership	U.S. Census Bureau, American Community Survey, 5-year estimates	2010, 2016, 2022
Housing value, costs, and affordability	U.S. Census Bureau, American Community Survey, 5-year estimates	2010, 2016, 2022

<sup>o</sup>As reported by Montgomery Planning GIS.

# GLOSSARY

Definitions are arranged generally in the order they first appear in the community profile tables, maps, and figures.

## PLACE INDICATORS

**Total area:** The number of acres of a lot or parcel, including land and water, measured by using the outside boundary dimensions of a geographic entity (e.g., Montgomery County or Community Trends Area).

**Total development:** The amount of square feet occupied by human-made buildings or structures, including areas where commercial, industrial, institutional, and residential uses are the primary activities. For this indicator, data for each development type are also reported separately in five categories: office use, retail use, industrial use, residential use, and other use.

- **Office use:** The square feet of building development used for office activity, including commercial businesses, professional services, and corporate headquarters.
- **Retail use:** The square feet of building development used for retail activity, such as the sales of goods and services in stores, restaurants, and shopping centers.
- **Industrial use:** The square feet of building development used for industrial activity, such as manufacturing, production, and warehousing uses.
- **Residential use:** The number of dwelling units used for residential living purposes. This does not include nonresidential condominiums, such as hotels, nursing homes, and medical offices. In this report, the term “dwelling unit” is synonymous with “housing unit.”
- **Other use:** The square feet of building development used for noncommercial, nonindustrial, and nonresidential uses. This includes structures for institutional and community activities like schools, hospitals, places of worship, government work, and community centers.

**Parkland:** The acres of land owned or maintained by a federal, state, or local agency for outdoor public recreation or natural resource management. These include stream valley parks owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC), local parks owned by municipalities, state parks owned by the State of Maryland, national historical parks owned by the United States, and reservoirs and watersheds owned by the Washington Suburban Sanitary Commission (WSSC).

**Tree canopy cover:** The percentage of land area shaded by trees, which is measured using the layer of leaves, branches, and stems of trees that cover the ground when viewed from above.

**Freeway:** A toll-free highway meant exclusively for through movement of vehicles at a high speed, with access strictly limited to grade-separated interchanges. This specifically refers to interstate highways in Montgomery County.

**Major road:** Includes U.S. highways, state roads, and two additional primary roads with limited access (Cabin John Parkway and Clara Barton Parkway).

**Washington Metropolitan Area Transit Authority (WMATA):** A tri-jurisdictional public transit agency that operates transit service in the Washington, DC, metropolitan area, including Metrorail and Metrobus.

- **Metrorail Red Line:** The only one of WMATA’s six Metrorail lines that runs through Montgomery County, which is served by 12 Metrorail stations on that line.

**Maryland Transit Administration (MTA):** A division of the Maryland Department of Transportation that operates transit service in the state. In Montgomery County, the agency operates services including commuter buses and the Maryland Area Rail Commuter (MARC) train service, and it is currently constructing the Purple Line light rail.

- **Maryland Area Rail Commuter (MARC):** A commuter rail system in the Washington-Baltimore area administered by MTA. MARC’s Brunswick Line runs through Montgomery County, which is served by 11 stations, and is one of three lines in this commuter rail system.
- **Purple Line:** A 16-mile light rail line currently under construction that will connect Montgomery County and Prince George’s County. Montgomery County will be served by 10 stations on this line.

**Park & Ride Lots:** Refers to facilities specifically designated for commuters to park their cars and continue their commutes to their final destination by carpooling or by a mass transit mode such as buses.

**Places of interests (PLOI):** Refers to publicly accessible facilities offering services to the broader community. The types of services in this report include those related to physical safety, healthcare, education, recreation, and food security.

- **Fire station:** Includes stations that fall under the Montgomery County Fire and Rescue Service (MCFRS) and comprises fire stations and rescue stations, both of which are equipped to handle a variety of emergencies, including fires and medical emergencies. (This category does not include training academies.)
- **Grocery store:** Includes establishments generally known as supermarkets, grocery stores, and delicatessen-type establishments primarily engaged in retailing a general line of food, such as canned and frozen foods; fresh fruits and vegetables; and fresh and prepared meats, fish, and poultry.
- **Healthcare facility:** Includes hospitals and Montgomery County's Health and Human Services (HHS) facilities, such as community shelters, treatment centers, and administrative offices.
- **Library:** Public library locations in the Montgomery County Public Libraries network.
- **Place of worship:** Buildings or spaces designed or used for religious services, rituals, or communal gatherings for the purpose of devotion, veneration, or religious study. This includes, but is not limited to, churches, temples, mosques, and synagogues.
- **Police facility:** Facilities that fall under the Montgomery County Department of Police (MCPD) including district stations, substations, and division offices, along with police facilities for incorporated villages and cities and the Maryland-National Capital Park and Planning Commission (M-NCPPC) in the county.
- **Public school:** Locations of schools that fall under Montgomery County Public Schools (MCPS), a public school district that serves Montgomery County. This does not include private schools that are funded by individual tuition and donations.

• **Recreation center:** Includes Montgomery County Recreation's public facilities, such as senior centers, aquatic centers, and outdoor pools, which offer a wide range of activities for children, teens, and adults and may include programs for older adults and individuals with disabilities as well. Activities typically include classes, workshops, clinics, drop-in programs, supervised play, sports, open gym, crafts, and special events. If multiple of these centers are located on the same premise, these are considered as one recreation center.

**Land use:** The classification of land according to the type of buildings or human activities on it, including housing; retail; commerce; manufacturing; roads; parking; parks and recreation; and institutional uses such as schools, healthcare, and places of worship. In this report, land use is classified into 17 categories: agriculture, cultural, industrial, institutional/community facility, mixed-use office, multi-family, office, open space/recreation, parking and transportation, parks, research and development, retail, single-family attached, single-family detached, utility, vacant, and warehouse.

## PEOPLE INDICATORS

**Population:** All people, male and female, child and adult, living in a given geographic area.

• **Population density:** Total population within a geographic entity divided by the land area of that entity measured in square miles, expressed as "persons per square mile." In this report, population density is only discussed in select community profiles and does not appear as a separate item in any tables.

**Age:** The length of time in completed years that a person has lived. For this indicator, the total population is divided into six age groups: 0 to 4 years, 5 to 17 years, 18 to 34 years, 35 to 44 years, 45 to 64 years, and 65 years and older. In this report, persons aged 0 to 17 years may also be referred to as "children," persons aged 18 to 34 years as "young adults," persons aged 18 to 64 years as "working-age adults," and persons aged 65 years and older as "older adults."

**Race and Hispanic ethnicity:** For this indicator, the total population is made up of five groups: Asian (not Hispanic or Latino), Black or African American (not Hispanic or Latino), White (not Hispanic or Latino), other races (not Hispanic or Latino), and Hispanic or Latino (of any race). All these groups, except for Hispanic or Latino, refer to persons who only reported one race. Data on race and Hispanic ethnicity are all based on self-identification.

- **Race:** Race data are collected in accordance with guidelines provided by the U.S. Office of Management and Budget (OMB). The racial categories generally reflect a social definition of race recognized in the United States and not an attempt to define race biologically, anthropologically, sociologically, or genetically. OMB requires that race data be collected for a minimum of five groups: White, Black or African American, American Indian or Alaska Native, Asian, and Native Hawaiian or Other Pacific Islander. OMB permits the U.S. Census Bureau to also use a sixth category, Some Other Race. Respondents may report more than one race from among these six categories.

- **White:** A person having origins in any of the original peoples of Europe, the Middle East, or North Africa. It includes people who indicate their race as "White" or report entries such as Irish, German, Italian, Lebanese, Arab, Moroccan, or Caucasian. In this report, persons in the "White, non-Hispanic" category may also be referred to as "White."

- **Black or African American:** A person having origins in any of the Black racial groups of Africa. It includes people who indicate their race as "Black or African American," or report entries such as African American, Kenyan, Nigerian, or Haitian. In this report, persons in the "Black or African American, non-Hispanic" category may also be referred to as "Black" or "African American."

- **Asian:** A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent, including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam. This includes people who reported detailed Asian responses such as: Asian Indian, Bangladeshi, Bhutanese, Burmese, Cambodian, Chinese, Filipino, Hmong, Indonesian, Japanese, Korean, Laotian, Malaysian, Nepalese, Pakistani, Sri Lankan, Taiwanese, Thai, Vietnamese, Other Asian (specified), and Other Asian (not specified). In this report, persons in the "Asian, non-Hispanic" category may also be referred to as "Asian."

- **Other races:** Any person who reported their race as American Indian or Alaska Native, Native Hawaiian or Other Pacific Islander, or Some Other Race, or who reported two or more races. In this report, these separate categories are combined and reported under the single category "Other races, non-Hispanic" due to the small numbers of each individual group.

- **Hispanic or Latino:** Interchangeable with the term "Hispanic ethnicity," this category refers to a person of Spanish, Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race. More specifically, this includes people who reported detailed Hispanic or Latino groups, such as: Mexican, Puerto Rican, Cuban, Dominican Republic, Costa Rican, Guatemalan, Honduran, Nicaraguan, Panamanian, Salvadoran, Other Central American, Argentinian, Bolivian, Chilean, Colombian, Ecuadorian, Paraguayan, Peruvian, Uruguayan, Venezuelan, Other South American, Spaniard, and All other Hispanic or Latino. In this report, persons in the "Hispanic or Latino" category may also be referred to as "Hispanic" or "Latino."

**English language usage and ability:** English language usage refers to the language currently used at home, either "English only" or a non-English language which is used in addition to English or in place of English. Information for English language usage is collected for all persons aged 5 and over. English language ability refers to a person's reported ability to speak English. All persons who reported speaking a language other than English at home are asked to report their assessment of their ability to speak English, using the categories "very well," "well," "not well," and "not at all."

- **Speak non-English language at home:** This indicator refers to all persons aged 5 and over who reported speaking or using a language other than English at home.

- **Speak English less than "very well":** This indicator refers to all persons whose assessment of their ability to speak English is "well," "not well," or "not at all." In this report, the term "persons who speak English less than 'very well'" may also be used to describe this category.

**Educational attainment:** Refers to the highest level of education completed in terms of the highest degree or the highest level of schooling completed. Information for this indicator is collected for all people aged 25 and over and categorized into four groups: no high school degree, high school degree or some college education, bachelor's degree only, and graduate or professional degree.

- **No high school degree:** The highest level of education completed was up to the twelfth grade but with no high school diploma (or equivalent) received. In this report, persons in the “no high school degree” and “high school degree or some college education” categories together may also be referred to as “persons with less than a bachelor’s degree.”
- **High school degree or some college education:** The highest level of education completed was a high school diploma (or equivalent, including GED or alternative credential), an associate’s degree from a college, or college-level studies without obtaining a degree. In this report, persons in the “no high school degree” and “high school degree or some college education” categories together may also be referred to as “persons with less than a bachelor’s degree.”
- **Bachelor’s degree only:** The highest level of education completed was a bachelor’s degree. In this report, persons in the “bachelor’s degree” and “graduate or professional degree” categories together may also be referred to as “persons with a bachelor’s degree or higher.”
- **Graduate or professional degree:** The highest level of education completed was a master’s degree, a doctorate degree, or a professional degree beyond a bachelor’s degree. In this report, persons in the “bachelor’s degree” and “graduate or professional degree” categories together may also be referred to as “persons with a bachelor’s degree or higher.”

**Worker:** In relation to the commuting mode indicator, workers include members of the Armed Forces and civilians ages 16 and over who reported being at work in the week prior to when they responded to the American Community Survey.

**Commuting Mode:** The principal mode of travel or type of conveyance, by distance rather than time, that a worker usually used to get from home to work. Information for this indicator is collected for all workers ages 16 and over and categorized into four groups: commuted by driving, car-free commute, worked from home, and a fourth group not shown in this report due to small numbers. Information for that fourth group includes taxicab, motorcycle, and “other means” as the principal mode of travel.

- **Commuting by driving:** The principal mode of travel was by car, truck, or van, whether driving alone or in a carpool.
- **Car-free commute:** The principal mode of travel was by bicycle, walking, or a means of public transportation, which includes bus; subway or elevated rail; long-distance train or commuter rail; light rail, streetcar, or trolley; and ferryboat.
- **Worked from home:** Refers to persons who worked on a farm where they live or in an office or shop in the person’s own home.

**Household vehicle availability:** Refers to whether members of a household have one or more passenger cars, vans, and pickup or panel trucks of one-ton capacity or less kept at home and available for their use.

- **No vehicles available:** Households that have no passenger cars, vans, and pickup or panel trucks of one-ton capacity or less kept at home and available for the use of household members.

**Household:** A social unit that includes all the people who occupy a housing unit (such as a house or apartment) as their usual place of residence. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters (housing in more institutional settings such as college dormitories, nursing homes, correctional facilities, and military barracks).

**Household type:** Refers to the two major types of households, “family” and “nonfamily,” and their subtypes.

- **Family households:** Refers to one of two major types of households that includes a family, whose members are comprised of the householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption, and may contain people not related to the householder. In this report, this category may also be referred to as “families.” (Householder refers to the person, or one of the people, in whose name the home is owned, being bought, or rented. If no such person is present, any household member 15 years old and over can serve as the householder.)

- **Families with children:** Refers to a subtype of family households in which the householder lives with his or her own children under 18 years of age.

- **Single-parent families with children:** Refers to a subtype of families with children in which the householder lives with his or her own children under 18 years of age and has no spouse present in the household. In this report, this category may also be referred to as “single-parent households.”

- **Nonfamily households:** Refers to one of two major types of households that consists of a householder living alone (a one-person household) or where the householder shares the home only with people to whom he or she is not related by birth, marriage, or adoption (e.g., roommates). (Householder refers to the person, or one of the people, in whose name the home is owned, being bought, or rented. If no such person is present, any household member 15 years old and over can serve as the householder.)

- **Nonfamily multi-person households:** Refers to a subtype of nonfamily households in which the householder shares the home only with one or more people to whom he or she is not related by birth, marriage, or adoption (e.g., roommates).

- **Nonfamily single-person households:** Refers to a subtype of nonfamily households in which the householder is living alone. In this report, this category may also be referred to as “single-person households.”

**Average household size:** The statistical mean of a given geographic area’s number of persons in a household, found by dividing the total population living in households by the total number of households.

**Household income:** The sum of the annual income in the past 12 months of all people 15 years and older living in a household. For this indicator, all households are divided into five income groups: less than \$50,000, \$50,000 to \$99,999, \$100,000 to \$149,999, \$150,000 to \$199,999, and \$200,000 or more. In this report, dollar values are in nominal dollars and not adjusted for inflation.

**Average household income:** The statistical mean of a given geographic area’s annual household income in dollars, found by dividing the aggregate income of all households by the total number of households. In this report, dollar values are in nominal dollars and not adjusted for inflation.

## HOUSING INDICATORS

**Housing units:** A house, an apartment, a manufactured home or trailer, a group of rooms, or a single room occupied as separate living quarters (or, if vacant, intended for occupancy as separate living quarters). Separate living quarters are those in which occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible. In this report, this term is synonymous with “dwelling unit.”

**Housing type:** Refers to the three major types of housing units, “single-family detached units,” “single-family attached units,” and “multi-family units,” and their subtypes.

- **Single-family detached units:** One dwelling unit contained in a detached house building type. Each unit is typically located on its own property lot. In this report, single-family detached units and single-family attached units together may also be referred to as “single-family homes.”

- **Single-family attached units:** A building typically containing 3 or more dwelling units where each dwelling unit is separated vertically by a party wall. Each unit is typically located on its own property lot. In this report, this category may also be referred to as “townhouses” and may include duplexes. Single-family detached units and single-family attached units together may also be referred to as “single-family homes” in this report.

- **Multi-family units:** A building containing three or more dwelling units on a single property lot, and each unit does not meet the definition of single-family attached units. This category of housing includes garden-style apartments, low-rise buildings, and high-rise buildings.

**Year built:** The year in which the primary structure on a property lot was built. In this report, the year built refers to housing units only.

- **Average year built:** The statistical mean of a given geographic area's housing year built value as of 2024, found by dividing the aggregated year built values of all housing units by the total number of housing units. Housing units with an unknown year built value are excluded from this calculation.
- **Average age:** The statistical mean of a given geographic area's housing age as of 2024, found by subtracting the average year built value from 2024. Housing units with an unknown year built value are excluded from this calculation.

**Homeownership rate:** The number of owner-occupied households relative to the total number of households. As a percentage, this value is expressed as the number of owner-occupied households divided by the total number of households. (Owner-occupied households refer to households with the owner or co-owner living in the unit, even if it is mortgaged or not fully paid for.)

**Average homeowner costs (with mortgage):** The statistical mean of a given geographic area's monthly owner costs in dollars for the subset of owner-occupied households with a mortgage, found by dividing the aggregate monthly owner costs of all owner-occupied households with a mortgage by the total number of owner-occupied households with a mortgage. In this report, dollar values are in nominal dollars and not adjusted for inflation. (Owner costs refers to the sum of monthly payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees for owner-occupied households. Owner-occupied households with a mortgage refer to households with the owner or co-owner living in the unit and having a mortgage; that is, all forms of debt where the property of the owner or co-owners is pledged as security for repayment of the debt, including deeds of trust, trust deeds, contracts to purchase, land contracts, junior mortgages, and home equity loans.)

**Average housing value (for homeowners):** The statistical mean of a given geographic area's housing value in dollars for all owner-occupied housing units, found by dividing the aggregate housing value of all owner-occupied households by the total number of owner-occupied households. In this report, dollar values are in nominal dollars and not adjusted for inflation. (Housing value refers to the reported estimate of how much a property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale. Owner-occupied households refer to households with the owner or co-owner living in the unit, even if it is mortgaged or not fully paid for.)

**Renter-burdened households:** Refers to all renter-occupied households paying cash rent whose monthly gross rent exceeds 30 percent of monthly household income. This item is used to measure housing affordability and excessive shelter costs for renters. (Gross rent refers to the amount of the monthly contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment. Renter-occupied households refer to households that live in a housing unit that is not owner-occupied, and the unit is rented for cash rent or occupied without payment of cash rent.)

**Average gross rent:** The statistical mean of a given geographic area's monthly gross rent in dollars, found by dividing the aggregate monthly gross rent of all renter-occupied households by the total number of renter-occupied households paying cash rent. In this report, dollar values are in nominal dollars and not adjusted for inflation. (Gross rent refers to the amount of the monthly contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment. Renter-occupied households refer to households that live in a housing unit that is not owner-occupied, and the unit is rented for cash rent or occupied without payment of cash rent.)

## OTHER TERMS

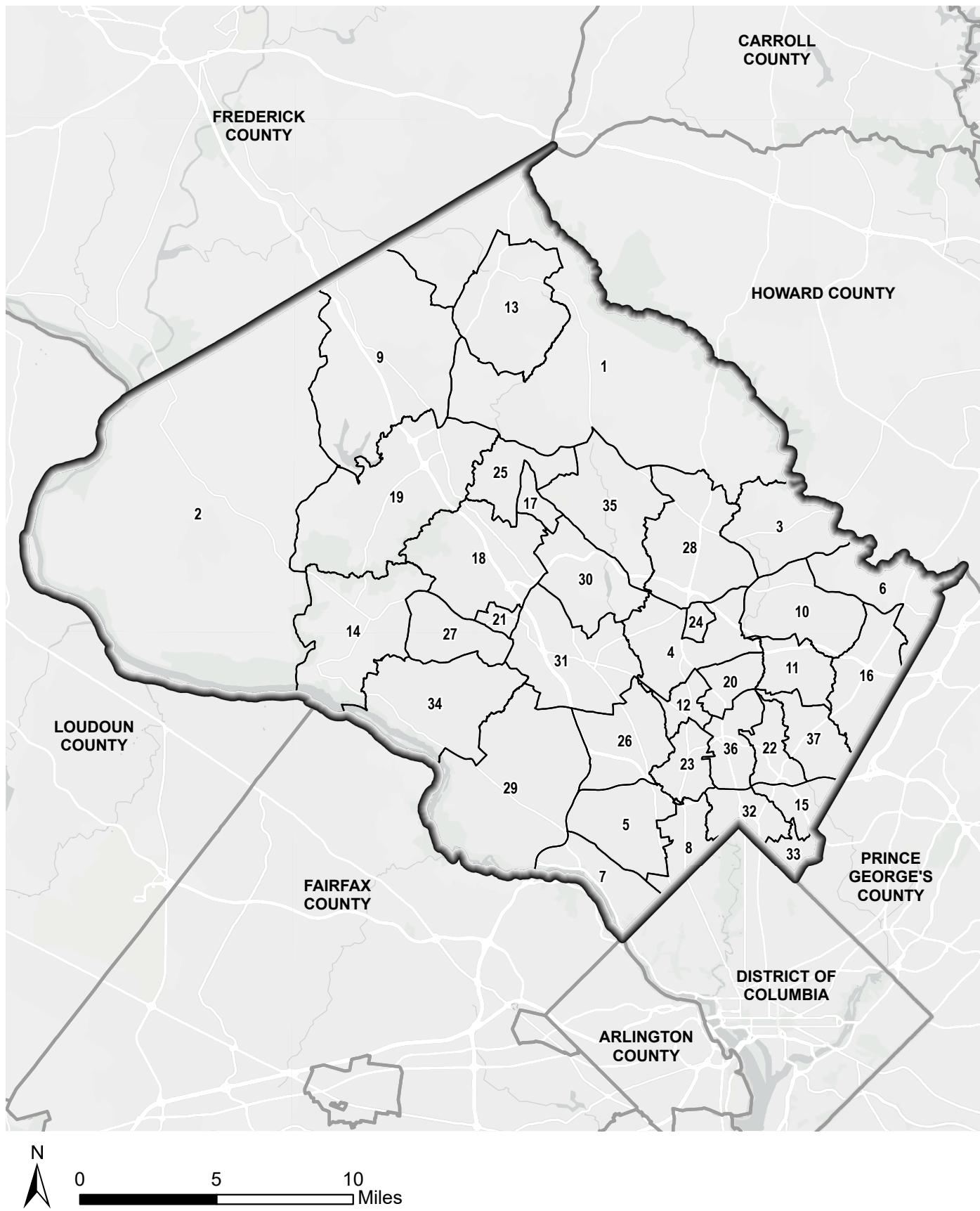
**Complete Communities:** As described in *Thrive Montgomery 2050*, the county's general land use plan update adopted in 2022, Complete Communities are places that include the range of land uses, infrastructure, services, and amenities that allow them to meet a wide range of needs for a variety of people. They include housing suitable for different household types, income levels, and preferences, which helps support racial and socioeconomic integration. The specific mix of uses, amenities, parks, public facilities, and building types in Complete Communities vary depending on factors such as the size and location of the neighborhood or community, proximity to transit, variation in physical features such as topography and environmental resources, and other factors unique to the history and context of each place.

## INDEX OF COMMUNITY TRENDS AREAS (CTA)

1. Agricultural Reserve East
2. Agricultural Reserve West
3. Ashton-Sandy Spring
4. Aspen Hill
5. Bethesda
6. Burtonsville
7. Cabin John-Glen Echo
8. Chevy Chase
9. Clarksburg
10. Cloverly
11. Colesville
12. Connecticut-Veirs Mill Crossroads
13. Damascus
14. Darnestown
15. East Silver Spring
16. Fairland
17. Flower Hill
18. Gaithersburg
19. Germantown
20. Glenmont
21. Great Seneca Life Sciences
22. Kemp Mill-Four Corners
23. Kensington
24. Leisure World
25. Montgomery Village
26. North Bethesda
27. North Potomac
28. Olney
29. Potomac
30. Redland-Shady Grove
31. Rockville
32. Silver Spring
33. Takoma Park
34. Travilah
35. Upper Rock Creek
36. Wheaton
37. White Oak

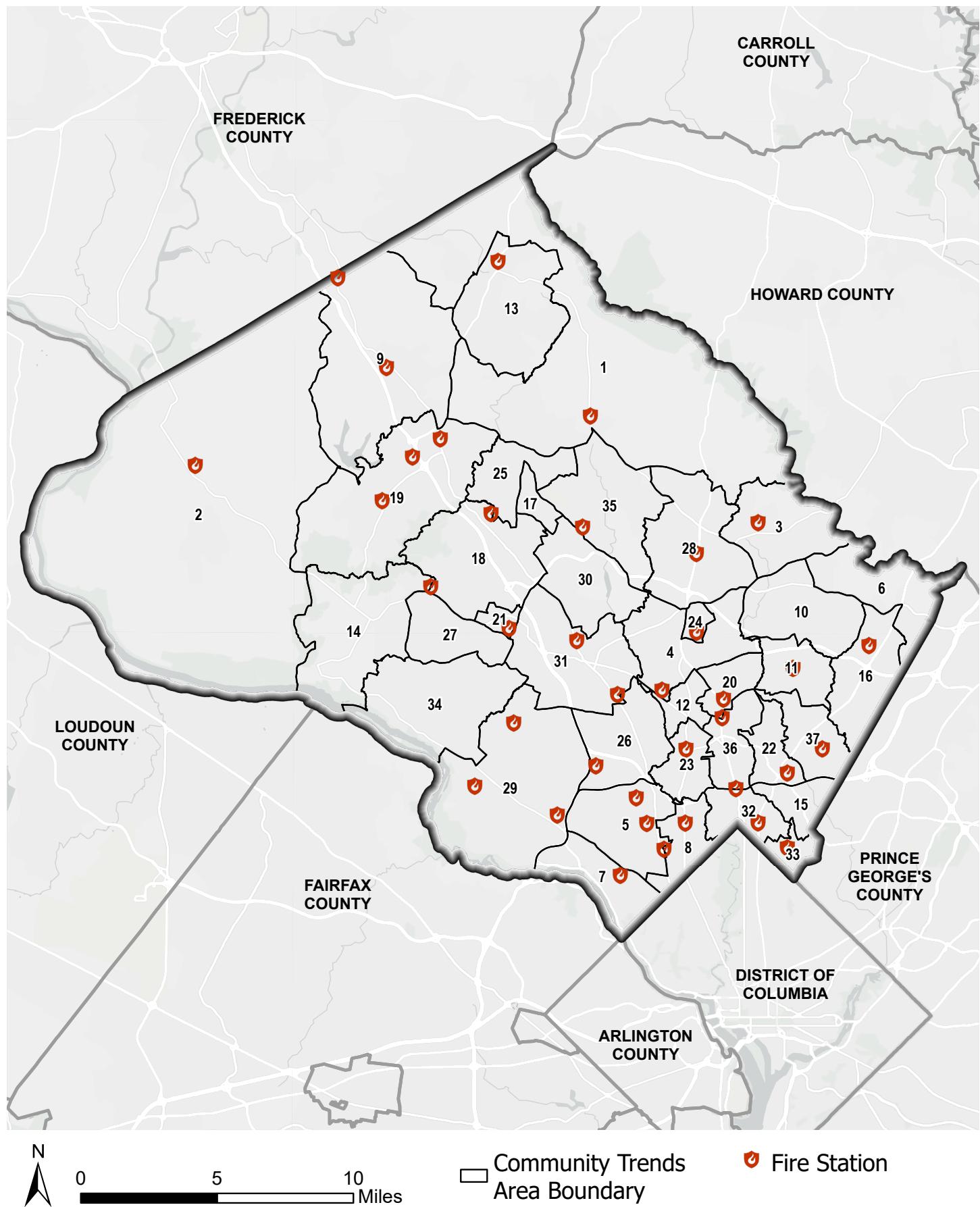
## COUNTYWIDE MAPS

Map A-1: Montgomery County Community Trends Areas



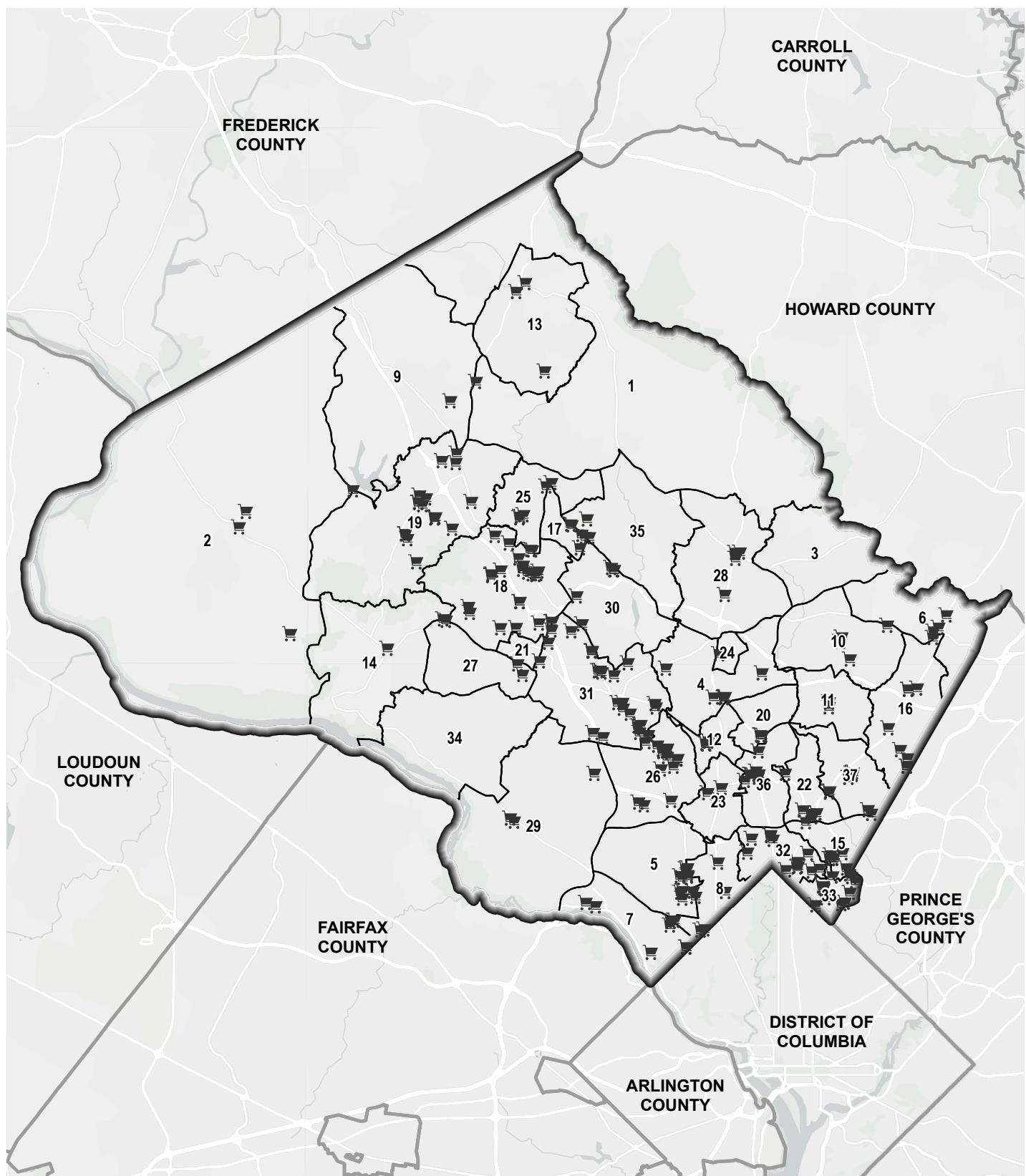
Note: See the Index of Community Trends Areas (CTA) in this Appendix for the CTA name corresponding with the number on this map.  
Source: Montgomery Planning.

Map A-2: Montgomery County, Fire Stations (2024)



Note: See the Index of Community Trends Areas (CTA) in this Appendix for the CTA name corresponding with the number on this map.  
Source: Montgomery Planning (August 2024).

Map A-3: Montgomery County, Grocery Stores (2024)

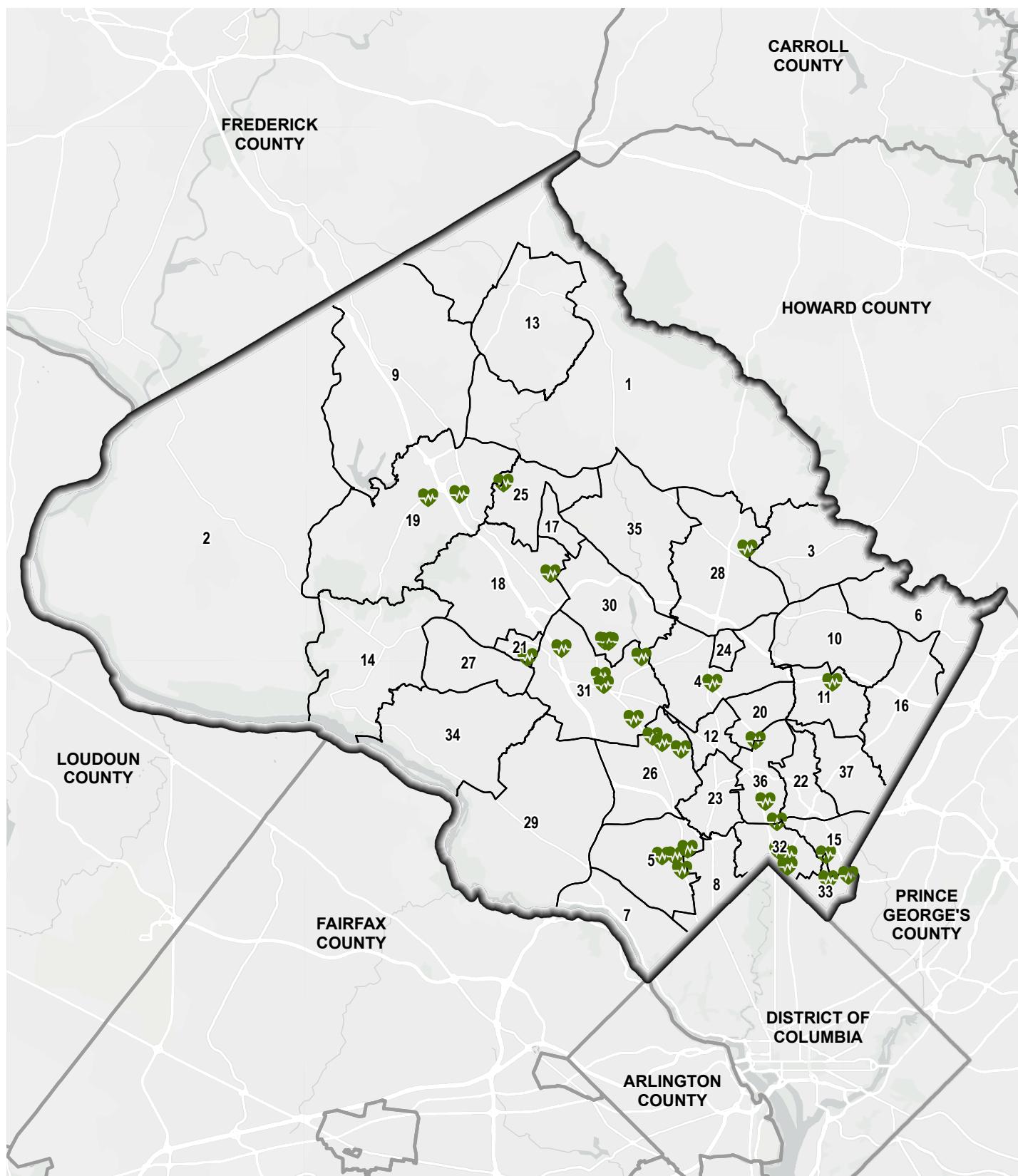


Community Trends  
Area Boundary

Grocery Store

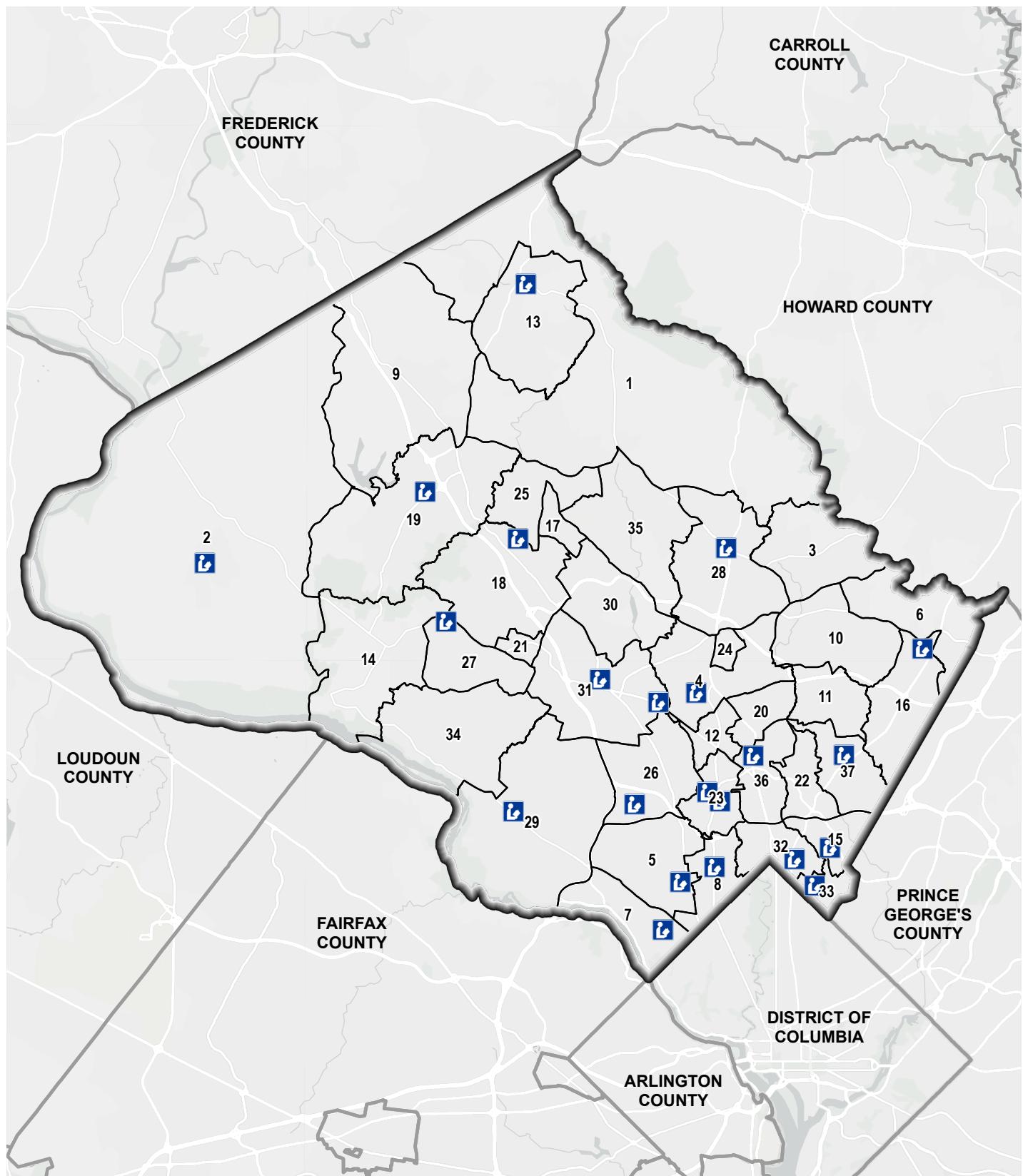
Note: See the Index of Community Trends Areas (CTA) in this Appendix for the CTA name corresponding with the number on this map.  
Source: Montgomery Planning (August 2024).

Map A-4: Montgomery County, Healthcare Facilities (2024)



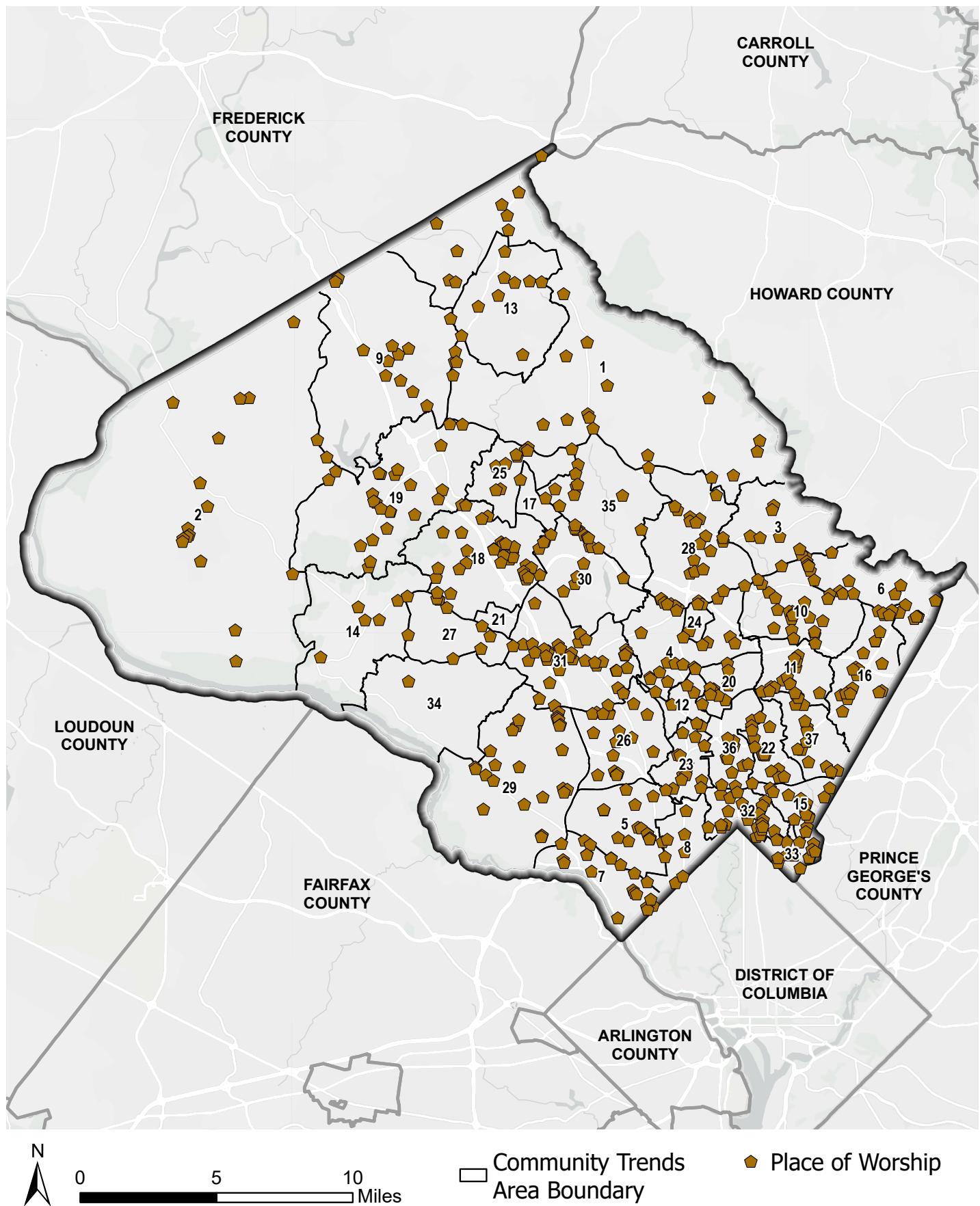
Note: See the Index of Community Trends Areas (CTA) in this Appendix for the CTA name corresponding with the number on this map.  
Source: Montgomery Planning (August 2024).

Map A-5: Montgomery County, Libraries (2024)



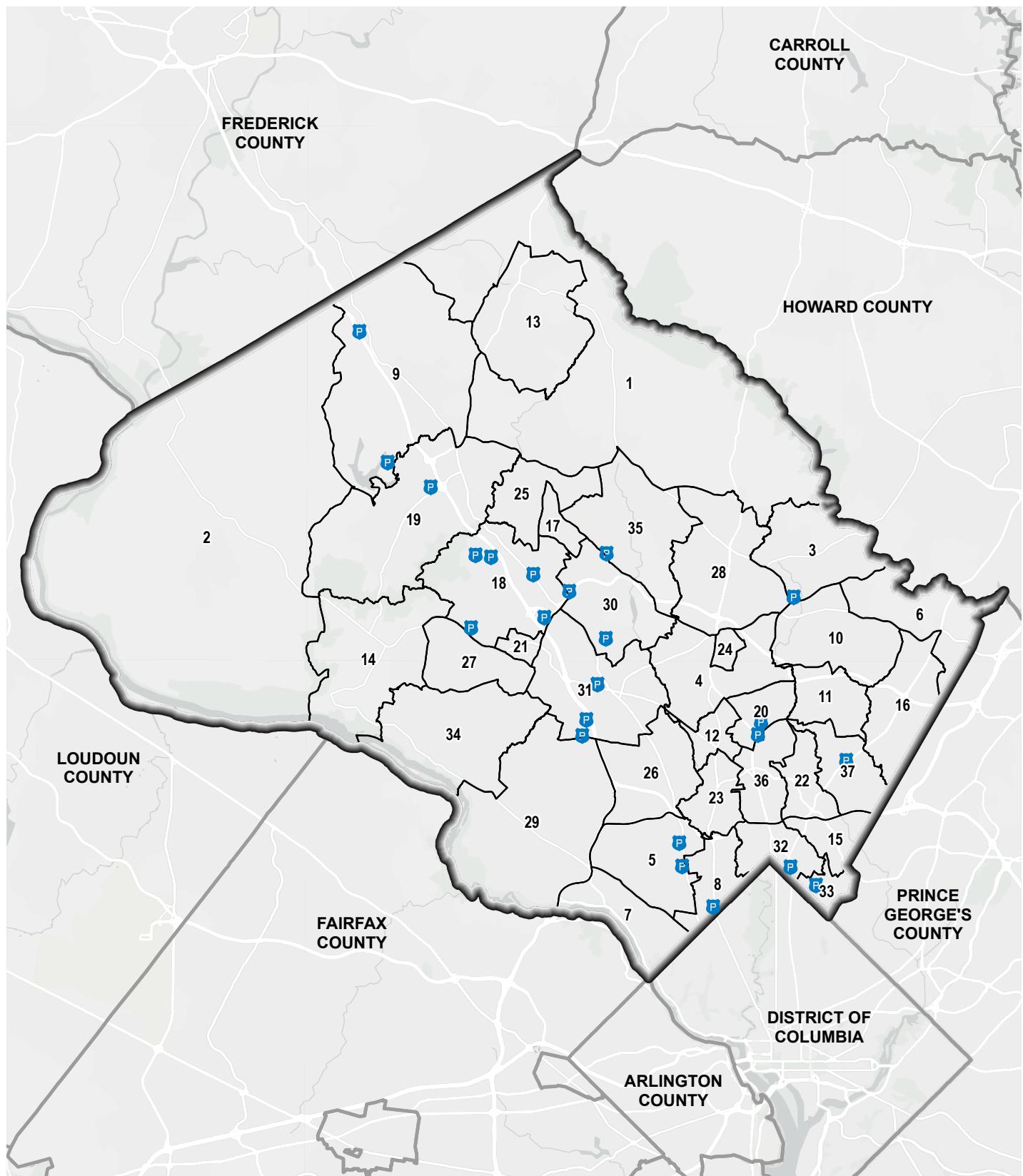
Note: See the Index of Community Trends Areas (CTA) in this Appendix for the CTA name corresponding with the number on this map.  
Source: Montgomery Planning (August 2024)

Map A-6: Montgomery County, Places of Worship (2024)



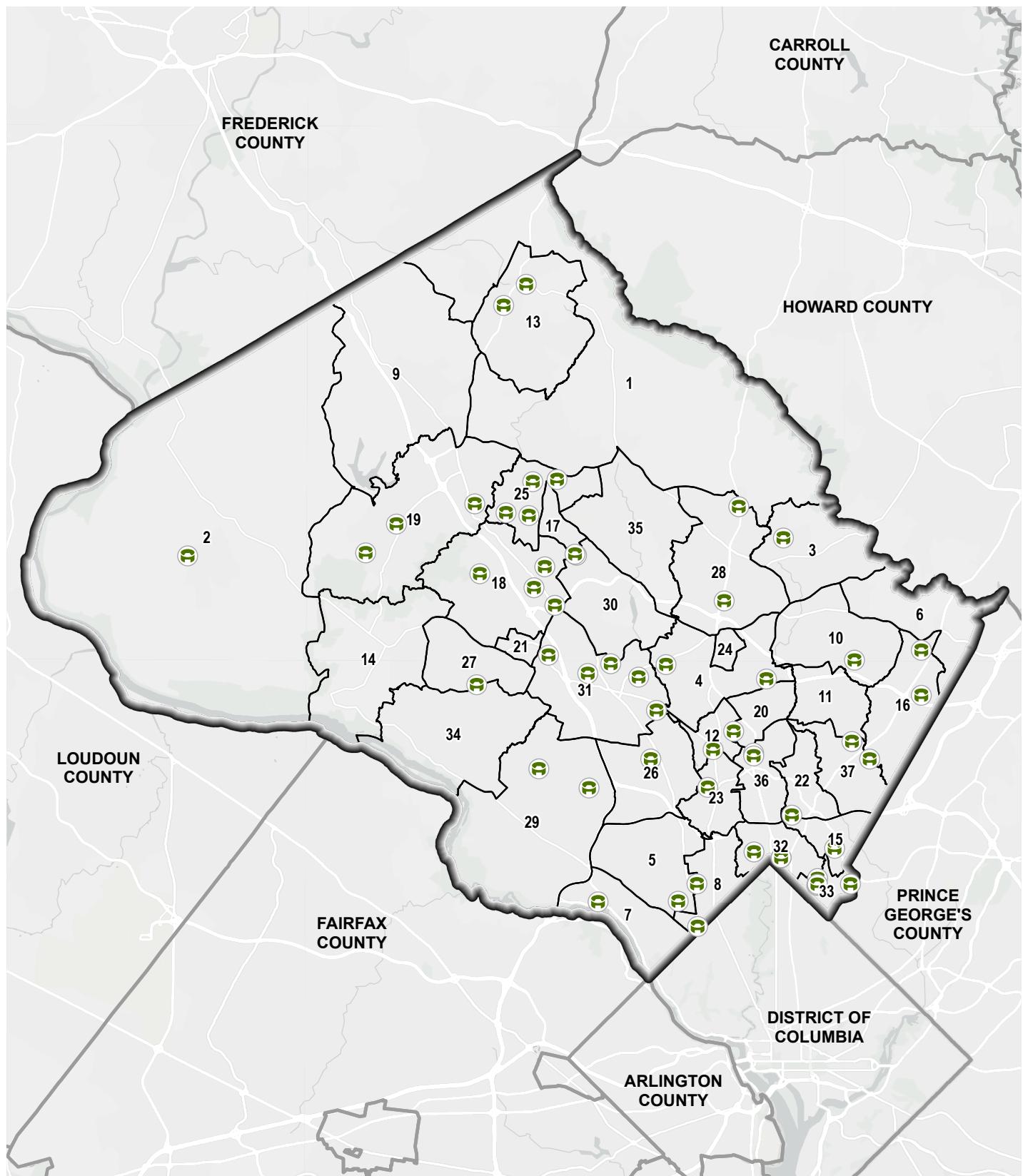
Note: See the Index of Community Trends Areas (CTA) in this Appendix for the CTA name corresponding with the number on this map.  
Source: Montgomery Planning (August 2024).

Map A-7: Montgomery County, Police Facilities (2024)



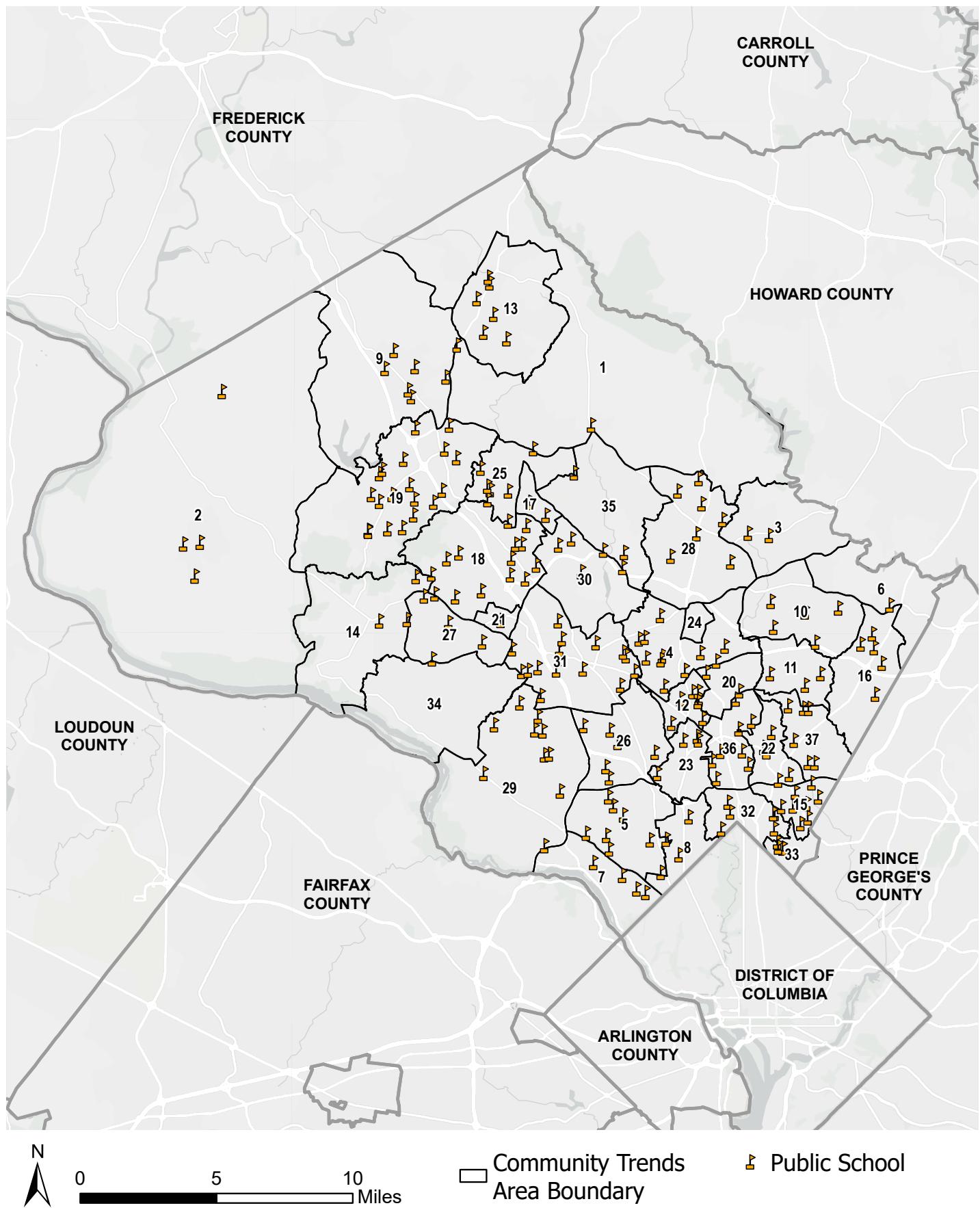
*Note: See the Index of Community Trends Areas (CTA) in this Appendix for the CTA name corresponding with the number on this map.*  
*Source: Montgomery Planning (August 2024).*

Map A-8: Montgomery County, Public Schools (2024)



Note: See the Index of Community Trends Areas (CTA) in this Appendix for the CTA name corresponding with the number on this map.  
Source: Montgomery Planning (August 2024).

Map A-9: Montgomery County, Recreation Centers (2024)



Note: See the Index of Community Trends Areas (CTA) in this Appendix for the CTA name corresponding with the number on this map.

Source: Montgomery Planning (August 2024).