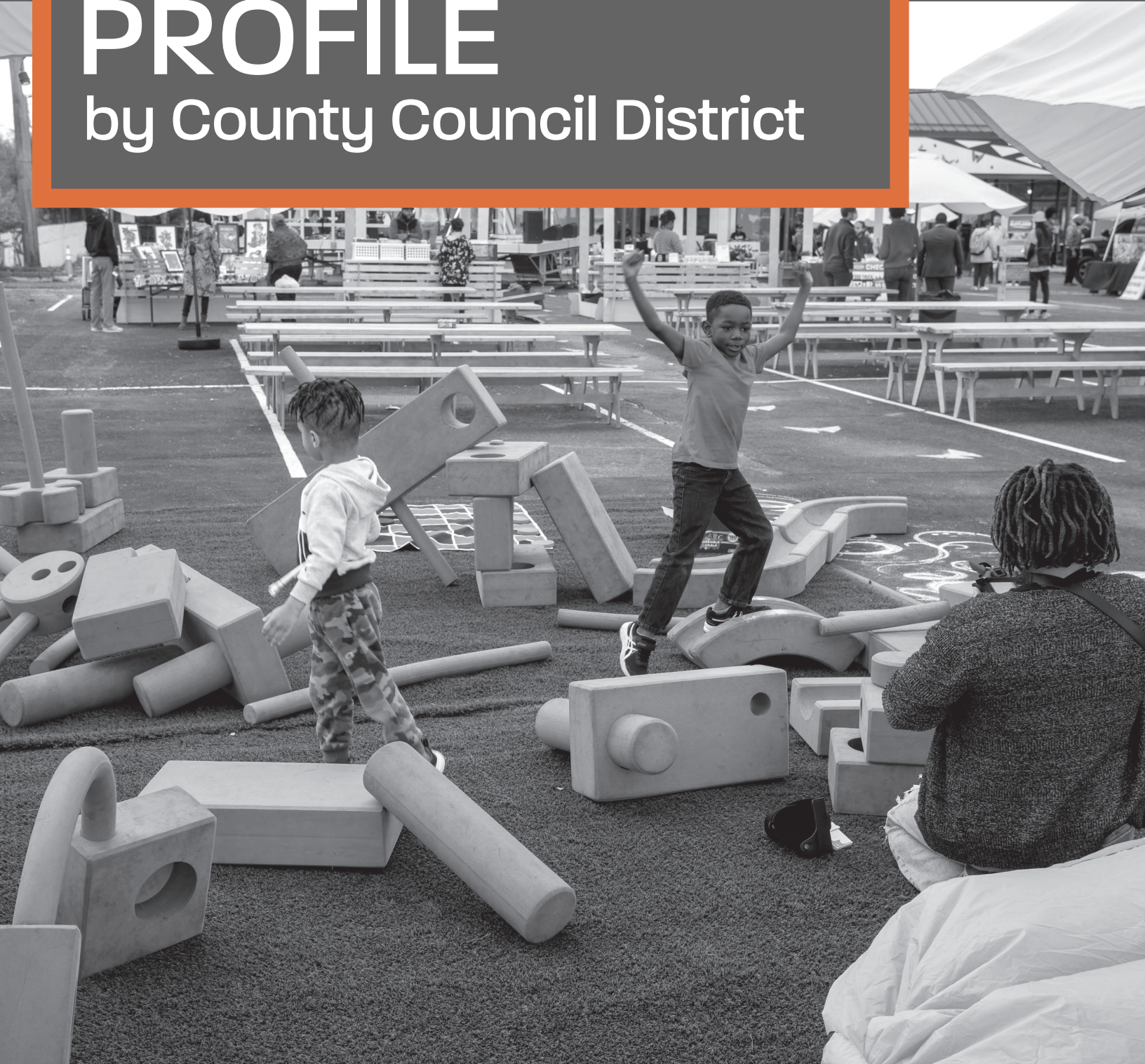


MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

DEMOGRAPHIC PROFILE

by County Council District



OCTOBER 2022

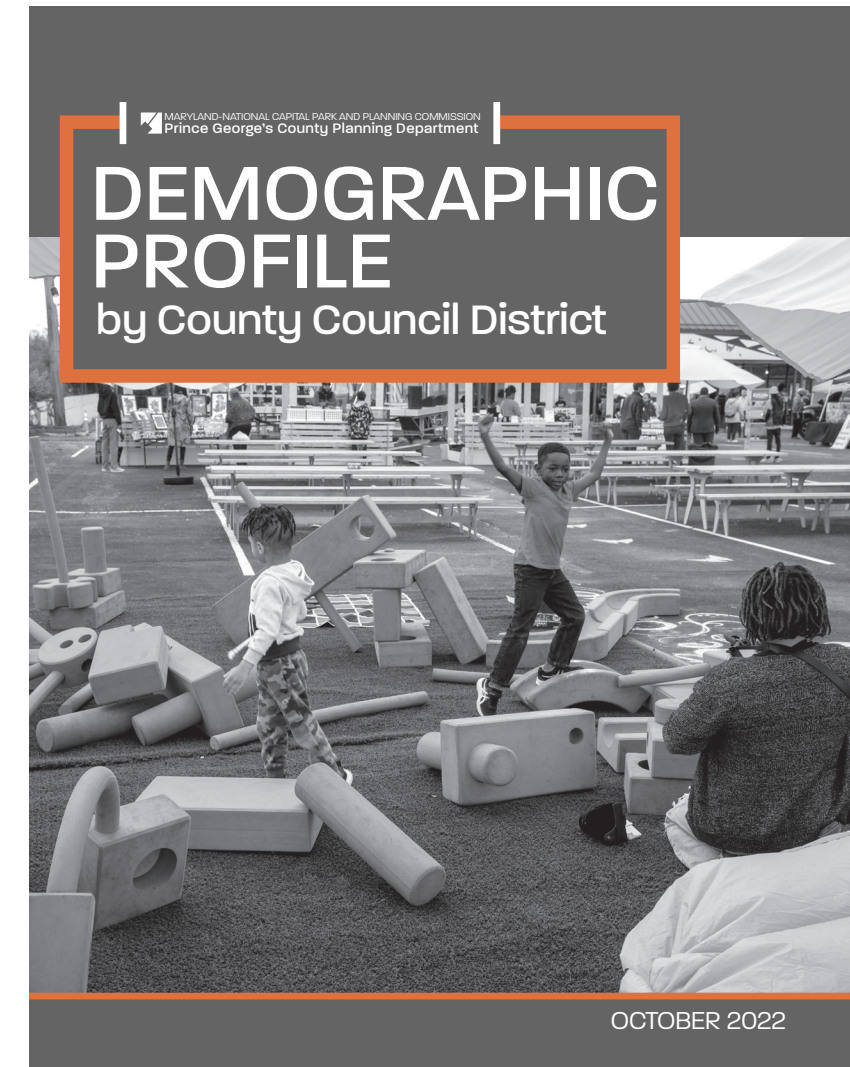
Abstract

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This report summarizes general and socioeconomic characteristics of population and housing for all nine 2022 County Council Districts in Prince George's County.

Data on total population and population by race and ethnicity in this report were collected in the decennial Census 2020. Other general characteristics of population and housing from Census 2020, such as age and tenure, is expected to be released by the U.S. Census Bureau in spring 2023.

The data analysis may shed some light on policy recommendations for the general or master planning process.



October 2022

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

www.pgplanning.org

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The Maryland-National Capital Park and Planning Commission (M-NCPPC) is a bicounty agency, created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission has three major functions:

- The preparation, adoption, and, from time to time, amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District.
- The acquisition, development, operation, and maintenance of a public park system.
- In Prince George's County only, the operation of the entire county public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the County government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

The Prince George's County Planning Department:

- Our mission is to help preserve, protect and manage the County's resources by providing the highest quality planning services and growth management guidance and by facilitating effective intergovernmental and citizen involvement through education and technical assistance.
- Our vision is to be a model planning department of responsive and respected staff who provide superior planning and technical services and work cooperatively with decision makers, citizens, and other agencies to continuously improve development quality and the environment and act as a catalyst for positive change

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The County Council has three main responsibilities in the planning process: (1) setting policy, (2) plan approval, and (3) plan implementation. Applicable policies are incorporated into area plans, functional plans, and the general plan. The Council, after holding a hearing on the plan adopted by the Planning Board, may approve the plan as adopted, approve the plan with amendments based on the public record, or disapprove the plan and return it to the Planning Board for revision. Implementation is primarily through adoption of the annual Capital Improvement Program, the annual Budget, the water and sewer plan, and adoption of zoning map amendments.

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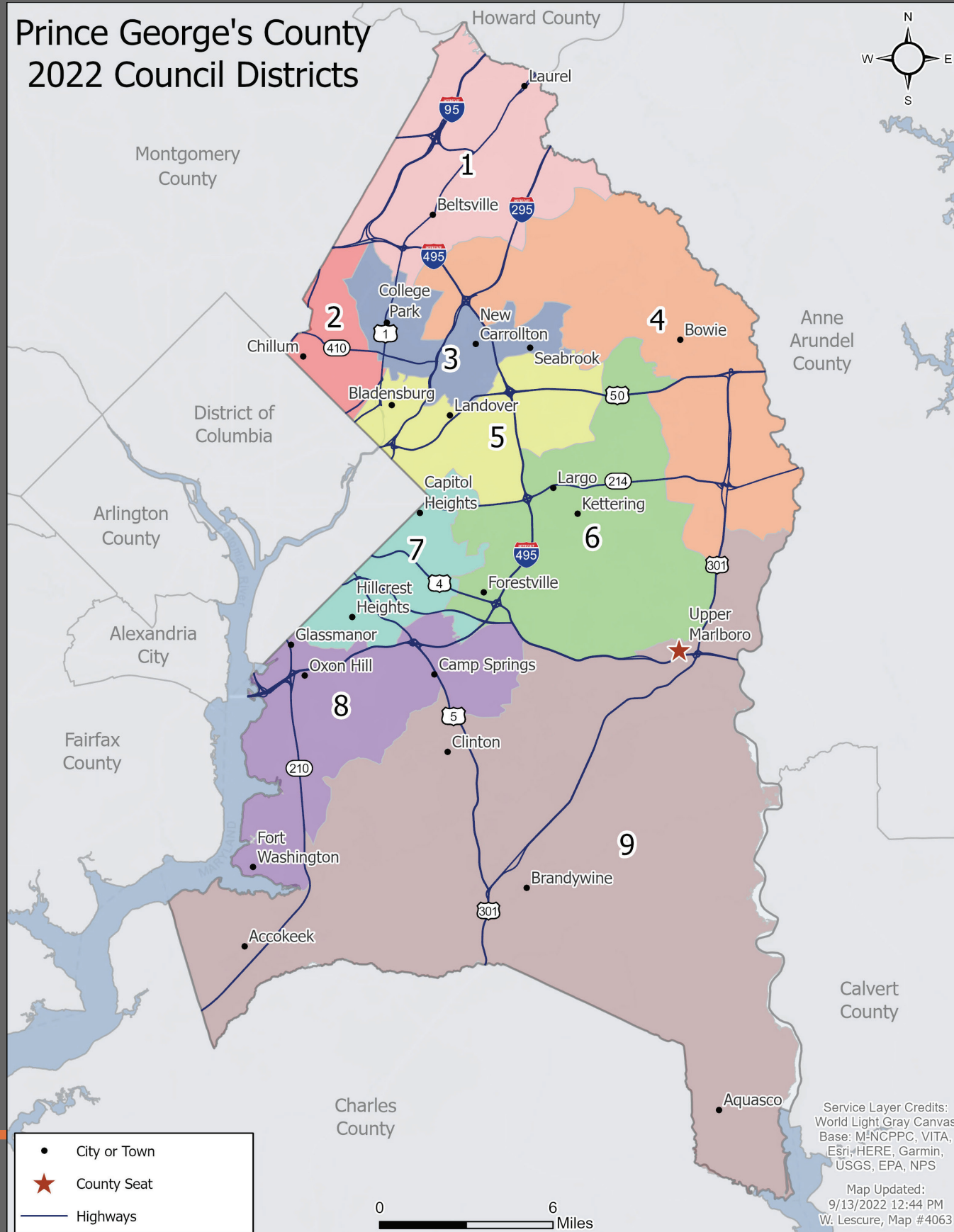
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Prince George's County 2022 Council Districts



1 INTRODUCTION

This report summarizes major general and socioeconomic characteristics of population and housing for all nine 2022 County Council Districts in Prince George's County.

Prince George's County Council embarked on the legislative redistricting process, following the completion of the decennial census for population enumeration nationwide, per Public Law 94-171.¹

Data on total population and population by race and ethnicity in this report were collected in the decennial Census 2020. Other general characteristics of population and housing from Census 2020, such as age and tenure, is expected to be released by the U.S. Census Bureau in spring 2023.

The socioeconomic data are tabulated in the Census Bureau's American Community Survey (ACS) and allocated to the County Council Districts (Districts) based on census block groups. The socioeconomic data at the census block level, the smallest census geography, are unavailable, in compliance with the census confidentiality policy and the PATRIOT Act.²

¹ <https://pgccouncil.us/326/Redistricting-Commission>

² <https://www.justice.gov/sites/default/files/olc/opinions/attachments/2016/03/18/2010-01-04-census-confidentiality.pdf>



PHOTO BY M-NCPPC

Table 1. Total Population

| Data Category | District 1 | District 2 | District 3 | District 4 | District 5 | District 6 | District 7 | District 8 | District 9 | County |
|---------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------|
| Total population* | 110,307 | 106,468 | 110,144 | 109,912 | 106,528 | 108,349 | 104,890 | 102,951 | 107,653 | 967,201 |
| Total population** | 110,352 | 106,042 | 110,349 | 109,611 | 107,127 | 109,676 | 103,417 | 102,892 | 107,735 | 967,201 |
| Absolute difference | (45) | 426 | (205) | 301 | (599) | (1,327) | 1,473 | 59 | (82) | - |
| Percent difference | -0.04% | 0.40% | -0.19% | 0.27% | -0.56% | -1.21% | 1.42% | 0.06% | -0.08% | - |

Source: The U.S. Census Bureau, Census 2020 PL94-171 data.

* Data allocated for this profile report by the Research Section, Information Management Division, the Planning Department, August 2022.

** Data allocated by the County Council, June 2022.

Methodology

Among 538 census block groups, all but 15 are completely within a District. For those 15 that are split by a District line, this report applies and analyzes specific housing types and number to represent the Districts as closely as possible.

To divide block group values across Districts, block groups that overlap two or more Districts were identified and assigned a percentage value based on the number of residential dwelling units from that block group that fall in each District. Each block group comprised of only one District was assigned a value of 1.

The Census data numbers for each block group were multiplied by the percentage value generated by the number of block group dwelling units that fall within each District.

The block groups and their new values were grouped and summed by District. The dwelling unit values for the analysis come from the Prince George's County

Planning Department's Property Info layer, which contains values for multifamily and single-family units.

Median values were handled differently. The block groups and their median values were spatially joined to all the residential building points within the County. The residential building points' dwelling unit values were summed and grouped by District and median attribute values. The summed dwelling unit values were used to determine the median attribute value per District.

The availability of data and confidentiality law, affected the methodology applied in this report, which differs from the one that the County Council used for redistricting purposes where total population, non-Hispanic or Latino population by race, and population 18 years old or over were allocated per Public Law 94-171.³ Table 1 proves that the methodology for this report yields reliable results that are close to the County Council's final numbers for redistricting.

³ <https://pgccouncil.us/DocumentCenter/View/6648/2021-Redistricting-Commission-Report>

| 2 |

POPULATION Characteristics



Table 2. Population by Race and Ethnicity

| Data Category | District 1 | District 2 | District 3 | District 4 | District 5 | District 6 | District 7 | District 8 | District 9 | County |
|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------|
| Total population | 110,307 | 106,468 | 110,144 | 109,912 | 106,528 | 108,349 | 104,890 | 102,951 | 107,653 | 967,201 |
| Race | | | | | | | | | | |
| White alone | 23,119 | 13,252 | 25,875 | 27,227 | 7,188 | 4,339 | 2,913 | 8,854 | 12,096 | 124,863 |
| Black or African American alone | 47,032 | 33,402 | 39,229 | 59,674 | 69,296 | 92,890 | 88,712 | 69,055 | 79,413 | 578,703 |
| American Indian and Alaska Native alone | 1,140 | 2,662 | 1,536 | 511 | 1,077 | 325 | 488 | 579 | 616 | 8,935 |
| Asian alone | 9,873 | 3,504 | 8,920 | 6,812 | 2,355 | 2,047 | 841 | 4,881 | 2,642 | 41,875 |
| Native Hawaiian and Pacific American alone | 63 | 94 | 44 | 55 | 63 | 33 | 42 | 98 | 54 | 546 |
| Some other race | 18,310 | 40,422 | 24,597 | 7,363 | 19,154 | 3,548 | 7,253 | 12,927 | 6,111 | 139,685 |
| Two or more races | 10,769 | 13,133 | 9,943 | 8,270 | 7,393 | 5,168 | 4,641 | 6,557 | 6,720 | 72,594 |
| Ethnicity | | | | | | | | | | |
| Hispanic or Latino* | 28,537 | 57,938 | 35,598 | 12,459 | 26,391 | 6,154 | 10,421 | 18,141 | 9,824 | 205,463 |
| Percent share of total population | | | | | | | | | | |
| Race | | | | | | | | | | |
| White alone | 20.96% | 12.45% | 23.49% | 24.77% | 6.75% | 4.00% | 2.78% | 8.60% | 11.24% | 12.91% |
| Black or African American alone | 42.64% | 31.37% | 35.62% | 54.29% | 65.05% | 85.73% | 84.58% | 67.08% | 73.77% | 59.83% |
| American Indian and Alaska Native alone | 1.03% | 2.50% | 1.39% | 0.47% | 1.01% | 0.30% | 0.47% | 0.56% | 0.57% | 0.92% |
| Asian alone | 8.95% | 3.29% | 8.10% | 6.20% | 2.21% | 1.89% | 0.80% | 4.74% | 2.45% | 4.33% |
| Native Hawaiian and Pacific American alone | 0.06% | 0.09% | 0.04% | 0.05% | 0.06% | 0.03% | 0.04% | 0.10% | 0.05% | 0.06% |
| Some other race | 16.60% | 37.97% | 22.33% | 6.70% | 17.98% | 3.27% | 6.91% | 12.56% | 5.68% | 14.44% |
| Two or more races | 9.76% | 12.33% | 9.03% | 7.52% | 6.94% | 4.77% | 4.42% | 6.37% | 6.24% | 7.51% |
| Ethnicity | | | | | | | | | | |
| Hispanic or Latino* | 25.87% | 54.42% | 32.32% | 11.34% | 24.77% | 5.68% | 9.93% | 17.62% | 9.13% | 21.24% |

Source: The U.S. Census Bureau, Census 2020 PL94-171 data.

* Can be of any race.



Race and Ethnicity

Prince George's County is a majority-minority jurisdiction where people of color outnumber the white population. Table 2 exhibits that all nine County Council Districts reflect the Countywide trend. The largest group of people of color is Black or African American in each District, except District 2.

- District 3 has the largest white population, followed by District 1.
- Districts 6 and 7 are the most populous of Black or African American population.
- American Indian and Alaska Native population mostly reside in District 2.
- Asian, Native Hawaiian or Other Pacific Islander are concentrated in Districts 1 and 3.
- District 2 has the largest number of people who identify themselves as some other race and those of two or more races.
- District 2 also has the largest number of people of the Hispanic or Latino origin.

Table 3. Population by Age

| Data Category | District 1 | District 2 | District 3 | District 4 | District 5 | District 6 | District 7 | District 8 | District 9 | County |
|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------|
| Total Population | 100,774 | 100,364 | 103,594 | 104,703 | 102,213 | 99,374 | 100,295 | 97,401 | 101,831 | 910,548 |
| Under 5 years | 8,295 | 8,356 | 6,480 | 5,701 | 7,377 | 6,027 | 6,254 | 5,903 | 5,336 | 59,729 |
| 5 to 9 years | 6,481 | 7,940 | 6,500 | 6,119 | 7,876 | 5,859 | 6,236 | 5,097 | 4,898 | 57,008 |
| 10 to 14 years | 6,218 | 6,257 | 5,546 | 6,722 | 6,495 | 5,623 | 5,671 | 5,379 | 6,390 | 54,302 |
| 15 to 19 years | 5,188 | 5,834 | 12,758 | 6,950 | 5,827 | 5,215 | 5,341 | 4,976 | 6,400 | 58,491 |
| 20 to 24 years | 5,835 | 6,516 | 12,010 | 6,521 | 6,186 | 5,380 | 6,484 | 6,356 | 5,973 | 61,262 |
| 25 to 29 years | 8,563 | 9,125 | 7,705 | 6,788 | 7,120 | 6,740 | 8,698 | 7,524 | 5,646 | 67,910 |
| 30 to 34 years | 8,757 | 8,807 | 7,120 | 7,155 | 7,512 | 6,375 | 8,360 | 5,921 | 5,003 | 65,009 |
| 35 to 39 years | 7,811 | 9,206 | 7,665 | 6,734 | 7,835 | 7,216 | 6,806 | 6,221 | 5,977 | 65,471 |
| 40 to 44 years | 6,350 | 6,487 | 6,126 | 6,180 | 6,564 | 6,503 | 6,203 | 5,964 | 6,219 | 56,597 |
| 45 to 49 years | 6,215 | 6,229 | 5,124 | 6,614 | 6,622 | 7,808 | 6,774 | 6,901 | 9,056 | 61,344 |
| 50 to 54 years | 6,192 | 5,750 | 5,861 | 8,562 | 7,055 | 7,518 | 7,941 | 6,687 | 8,686 | 64,251 |
| 55 to 59 years | 7,216 | 5,090 | 5,377 | 8,795 | 6,271 | 8,318 | 6,080 | 7,850 | 8,297 | 63,296 |
| 60 to 64 years | 4,928 | 4,962 | 4,832 | 7,106 | 5,343 | 6,726 | 6,501 | 6,370 | 7,905 | 54,673 |
| 65 years or over | 12,725 | 9,805 | 10,489 | 14,757 | 14,130 | 14,063 | 12,945 | 16,250 | 16,044 | 121,208 |
| Percent share of total population | | | | | | | | | | |
| Under 5 years | 8.23% | 8.33% | 6.25% | 5.45% | 7.22% | 6.07% | 6.24% | 6.06% | 5.24% | 6.56% |
| 5 to 9 years | 6.43% | 7.91% | 6.27% | 5.84% | 7.71% | 5.90% | 6.22% | 5.23% | 4.81% | 6.26% |
| 10 to 14 years | 6.17% | 6.23% | 5.35% | 6.42% | 6.35% | 5.66% | 5.65% | 5.52% | 6.28% | 5.96% |
| 15 to 19 years | 5.15% | 5.81% | 12.31% | 6.64% | 5.70% | 5.25% | 5.33% | 5.11% | 6.28% | 6.42% |
| 20 to 24 years | 5.79% | 6.49% | 11.59% | 6.23% | 6.05% | 5.41% | 6.46% | 6.53% | 5.87% | 6.73% |
| 25 to 29 years | 8.50% | 9.09% | 7.44% | 6.48% | 6.97% | 6.78% | 8.67% | 7.72% | 5.54% | 7.46% |
| 30 to 34 years | 8.69% | 8.77% | 6.87% | 6.83% | 7.35% | 6.42% | 8.34% | 6.08% | 4.91% | 7.14% |
| 35 to 39 years | 7.75% | 9.17% | 7.40% | 6.43% | 7.67% | 7.26% | 6.79% | 6.39% | 5.87% | 7.19% |
| 40 to 44 years | 6.30% | 6.46% | 5.91% | 5.90% | 6.42% | 6.54% | 6.18% | 6.12% | 6.11% | 6.22% |
| 45 to 49 years | 6.17% | 6.21% | 4.95% | 6.32% | 6.48% | 7.86% | 6.75% | 7.09% | 8.89% | 6.74% |
| 50 to 54 years | 6.14% | 5.73% | 5.66% | 8.18% | 6.90% | 7.57% | 7.92% | 6.87% | 8.53% | 7.06% |
| 55 to 59 years | 7.16% | 5.07% | 5.19% | 8.40% | 6.14% | 8.37% | 6.06% | 8.06% | 8.15% | 6.95% |
| 60 to 64 years | 4.89% | 4.94% | 4.66% | 6.79% | 5.23% | 6.77% | 6.48% | 6.54% | 7.76% | 6.00% |
| 65 years or over | 12.63% | 9.77% | 10.13% | 14.09% | 13.82% | 14.15% | 12.91% | 16.68% | 15.76% | 13.31% |

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates.

The U.S. Census Bureau will release population by age from Census 2020 in spring 2023.



Population by Age

The population is aging nationwide, statewide, and Countywide. Table 3 illustrates that this demographic phenomenon is observed in every District except District 3, where the University of Maryland at College Park (UMD), one of the 10 most populous campuses in the nation, is located. The population 65 years or over shares the largest percentage of each of the eight District's total population. Data for Districts 8 and 9 exhibit the largest percent share of population in the 65 years or over age group.

| 3 |

HOUSING Characteristics





PHOTO BY M-NCPPC

Table 4. Household Size and Owner versus Renter Occupancy

| Data Category | District 1 | District 2 | District 3 | District 4 | District 5 | District 6 | District 7 | District 8 | District 9 | County |
|----------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------|
| Total Housing Units | 38,473 | 33,465 | 29,568 | 39,409 | 37,485 | 38,478 | 43,269 | 37,973 | 36,286 | 334,406 |
| Occupied housing units* | 36,224 | 31,702 | 28,127 | 37,871 | 35,270 | 36,716 | 40,659 | 34,649 | 34,416 | 315,633 |
| Owner Households | 17,798 | 11,938 | 16,425 | 28,248 | 20,540 | 28,577 | 19,099 | 22,406 | 31,084 | 196,113 |
| Percent owner households** | 49.13% | 37.66% | 58.40% | 74.59% | 58.24% | 77.83% | 46.97% | 64.66% | 90.32% | 62.13% |
| Renter Households | 18,426 | 19,765 | 11,702 | 9,623 | 14,730 | 8,139 | 21,560 | 12,243 | 3,332 | 119,520 |
| Average Household Size | 2.77 | 2.99 | 3.53 | 2.7 | 2.88 | 2.78 | 2.44 | 2.69 | 2.79 | 2.83 |
| Owner Household Size | 2.91 | 3.04 | 3.36 | 2.68 | 2.99 | 2.76 | 2.57 | 2.73 | 2.83 | 2.9 |
| Renter Household Size | 2.53 | 3.12 | 3.73 | 2.61 | 2.78 | 2.71 | 2.4 | 2.87 | 3.17 | 2.71 |
| Vacancy rate | 5.85% | 5.27% | 4.87% | 3.90% | 5.91% | 4.58% | 6.03% | 8.75% | 5.15% | 5.61% |

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates.

The data on total housing units, occupied housing units, and vacant units from Census 2020 are available. However, since tenure data are not released until spring 2023, the American Community Survey data are used to be consistent to calculate the homeownership and other purposes in this report.

* Occupied housing units also are households, per the Census Bureau.

** Also called homeownership rate.



Owner vs. Renter Occupied and Household Size

Although Census 2020 data on housing units and occupancy are available, data on household size and whether they are owner or renter occupied from Census 2020 will be released in spring 2023. They are presently part of the ACS product. To be consistent, five-year (2016-21) ACS data are used in this report for housing units, housing occupancy and households, household size, and whether they are owner or renter occupied.

Table 4 highlights that the household size, regardless of owner or renter occupancy, is the highest in Districts 2 and 3. UMD students who reside off campus may share one single-family house or apartment unit, which can result in a relatively big household size.



Housing Vacancy

The Census Bureau defines vacancy as unoccupied housing units, and vacancy status “is determined by the terms under which the unit may be occupied, e.g., for rent, for sale, or for seasonal use only.” The housing vacancy rate in every District is approximately 5 percent, indicating a healthy housing market in Prince George’s County, as illustrated in Table 4. District 8 had a relatively high vacancy rate.

Table 5. Housing Unit Type

| Data Category | District 1 | District 2 | District 3 | District 4 | District 5 | District 6 | District 7 | District 8 | District 9 | County |
|------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------|
| Total Housing Units | 38,473 | 33,465 | 29,568 | 39,409 | 37,485 | 38,478 | 43,269 | 37,973 | 36,286 | 334,406 |
| Single Family Detached | 14,547 | 11,568 | 17,152 | 22,715 | 17,761 | 20,610 | 14,431 | 22,650 | 31,399 | 172,833 |
| Single Family Attached | 6,105 | 1,886 | 1,881 | 7,121 | 7,997 | 11,344 | 8,886 | 4,166 | 3,015 | 52,402 |
| Duplex | 306 | 345 | 218 | 82 | 314 | 83 | 585 | 213 | 16 | 2,162 |
| Triple or quadruplex | 586 | 1,462 | 649 | 317 | 480 | 160 | 1,118 | 392 | 110 | 5,274 |
| 5 to 9 Units | 3,210 | 4,860 | 3,159 | 1,861 | 2,497 | 1,287 | 4,621 | 3,330 | 125 | 24,951 |
| 10 or More Units | 13,647 | 13,321 | 6,394 | 7,277 | 8,391 | 4,721 | 13,515 | 7,155 | 774 | 75,195 |
| Mobile homes | 60 | 23 | 104 | 28 | 45 | 274 | 68 | 47 | 824 | 1,472 |

| Percent share | | | | | | | | | | |
|------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Single family overall | 53.68% | 40.20% | 64.37% | 75.71% | 68.72% | 83.04% | 53.89% | 70.62% | 94.84% | 67.35% |
| Single Family Detached | 37.81% | 34.57% | 58.01% | 57.64% | 47.38% | 53.56% | 33.35% | 59.65% | 86.53% | 51.68% |
| Single Family Attached | 15.87% | 5.64% | 6.36% | 18.07% | 21.33% | 29.48% | 20.54% | 10.97% | 8.31% | 15.67% |
| Duplex | 0.80% | 1.03% | 0.74% | 0.21% | 0.84% | 0.22% | 1.35% | 0.56% | 0.04% | 0.65% |
| Triple or quadruplex | 1.52% | 4.37% | 2.20% | 0.80% | 1.28% | 0.41% | 2.58% | 1.03% | 0.30% | 1.58% |
| 5 to 9 Units | 8.34% | 14.52% | 10.68% | 4.72% | 6.66% | 3.34% | 10.68% | 8.77% | 0.35% | 7.46% |
| 10 or More Units | 35.47% | 39.81% | 21.63% | 18.47% | 22.38% | 12.27% | 31.23% | 18.84% | 2.13% | 22.49% |
| Mobile homes | 0.16% | 0.07% | 0.35% | 0.07% | 0.12% | 0.71% | 0.16% | 0.12% | 2.27% | 0.44% |

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates.



Homeownership Rate

The homeownership rate is the owner-occupied units (or owner households) divided by total occupied housing units (or households). District 9, the rural part of the County, demonstrates a very high homeownership rate, as well as Districts 4 and 6. Areas outside I-495 (Capital Beltway) achieve a higher homeownership rate than those inside the Beltway, where there are a variety of housing types (Table 4).

The proportion of single-family housing is the highest in District 9, followed by Districts 6, 4, and 8. Because a single-family housing unit is not necessarily owner-occupied, the homeownership rate somewhat differs from the proportion of single-family housing.

Table 6. Housing Value, Rent, and Cost Burden

| Data Category | District 1 | District 2 | District 3 | District 4 | District 5 | District 6 | District 7 | District 8 | District 9 | County |
|------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|
| Owner Households | 17,798 | 11,938 | 16,425 | 28,248 | 20,540 | 28,577 | 19,099 | 22,406 | 31,084 | 196,113 |
| Median Home Value | 315,000 | 325,400 | 313,000 | 349,500 | 280,500 | 306,000 | 240,500 | 289,800 | 335,900 | 319,600 |
| Households with cost burden* | 4,486 | 3,981 | 4,921 | 7,223 | 5,800 | 8,085 | 6,483 | 5,723 | 8,486 | 55,186 |
| Percent owner households | 18.73% | 23.78% | 24.21% | 19.26% | 21.28% | 21.47% | 24.86% | 18.57% | 19.38% | 20.92% |
| Renter Households | 18,426 | 19,765 | 11,702 | 9,623 | 14,730 | 8,139 | 21,560 | 12,243 | 3,332 | 119,520 |
| Median Gross Rent | 1,689 | 1,450 | 1,605 | 1,753 | 1,491 | 1,864 | 1,400 | 1,665 | 1,790 | 1,494 |
| Households with cost burden* | 8,874 | 9,713 | 5,605 | 4,718 | 7,958 | 3,632 | 11,226 | 5,241 | 1,453 | 58,422 |
| Percent renter households | 51.07% | 51.02% | 53.56% | 53.52% | 58.09% | 49.60% | 54.59% | 46.63% | 52.25% | 52.48% |

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates.
 *: Housing cost burden is defined as a household spending 30% or more of income on housing.



Housing Value, Rent, and Cost Burden

Table 6 reveals that the median home value for owner-occupied units varies among all nine districts. The median home values in Districts 2, 4, and 9 are higher than the Countywide median and each of the other Districts. The median gross rent is considerably higher in Districts 4, 6, and 9 than the other Districts and Countywide.

The Census Bureau measures housing affordability through a calculation based on if a home is owner or renter occupied.

- **Owner:** Selected Monthly Owner Costs as a Percentage of Household Income
- **Renter:** Gross Rent as a Percentage of Household Income

The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as “housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.”⁴

Table 6 displays that renter-occupied units or renter households suffer the housing cost burden more than owner-occupied units. In addition, renter households in seven Districts experience severe rent burden that is defined by HUD as paying more than 50 percent of one’s income on rent. This reflects the nationwide trend, according to HUD and Harvard University.⁵

⁴ <https://archives.hud.gov/local/nv/goodstories/2006-04-06glos.cfm#:~:text=Affordable%20Housing%3A%20Affordable%20housing%20is,Reference%3A%20www.hud.gov>

⁵ https://www.huduser.gov/portal/pdredge/pdr_edge_featd_article_092214.html

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SOCIOECONOMIC Characteristics



Table 7. Educational Attainment and Median Household Income

| Data Category | District 1 | District 2 | District 3 | District 4 | District 5 | District 6 | District 7 | District 8 | District 9 | County |
|------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------|
| Population 25 Years of Over | 68,756 | 65,460 | 60,300 | 72,690 | 68,452 | 71,268 | 70,309 | 69,689 | 72,833 | 619,757 |
| Bachelor's or Higher | 28,788 | 15,901 | 19,154 | 34,758 | 20,697 | 32,523 | 14,207 | 21,035 | 26,092 | 213,156 |
| Bachelor's | 15,590 | 8,899 | 11,016 | 17,911 | 11,791 | 16,916 | 9,107 | 12,290 | 15,233 | 118,752 |
| Masters | 9,545 | 4,935 | 6,136 | 12,899 | 6,536 | 12,021 | 4,189 | 7,229 | 9,025 | 72,514 |
| Professional | 1,817 | 1,147 | 1,006 | 2,012 | 1,453 | 1,909 | 500 | 931 | 780 | 11,556 |
| Doctorate | 1,837 | 921 | 996 | 1,936 | 917 | 1,677 | 411 | 585 | 1,055 | 10,334 |
| Percent Population | 41.87% | 24.29% | 31.76% | 47.82% | 30.24% | 45.63% | 20.21% | 30.18% | 35.82% | 34.39% |
| Median Household Income (\$) | 88,462 | 67,586 | 83,500 | 103,904 | 77,011 | 106,667 | 62,292 | 95,806 | 123,083 | 86,994 |

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates.



Educational Attainment

Table 7 signifies that in Districts 1, 4, and 6, more than 40 percent of the population 25 years old or over holds a bachelor's or higher degree. The percentage in District 4 is 13 percentage points greater than the County's average. The educational attainment in District 9 is higher than the County average as well.



Median Household Income

The income level generally mirrors educational attainment to some degree but may not necessarily correlate to the latter in the County or elsewhere. The income data for Districts 8 and 9 do not show the correlation with educational attainment (Table 7).

Table 8. Labor Force, Employment, and Unemployment

| Data Category | District 1 | District 2 | District 3 | District 4 | District 5 | District 6 | District 7 | District 8 | District 9 | County |
|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------|
| Population 16 years or over | 78,626 | 76,650 | 84,205 | 84,758 | 79,080 | 80,681 | 80,648 | 80,008 | 83,870 | 728,526 |
| Not in Labor Force | 20,003 | 19,432 | 29,634 | 23,036 | 22,199 | 22,123 | 22,486 | 24,181 | 26,102 | 209,196 |
| In Labor Force | 58,623 | 57,218 | 54,571 | 61,722 | 56,881 | 58,558 | 58,162 | 55,827 | 57,768 | 519,331 |
| Civilian Labor Force | 58,327 | 57,159 | 54,453 | 61,498 | 56,691 | 58,299 | 58,028 | 54,741 | 57,415 | 516,612 |
| Employed | 55,235 | 53,780 | 50,430 | 57,907 | 52,596 | 55,238 | 53,208 | 51,122 | 54,138 | 483,653 |
| Unemployed | 3,092 | 3,379 | 4,024 | 3,591 | 4,096 | 3,061 | 4,821 | 3,619 | 3,277 | 32,959 |
| Armed Force | 296 | 60 | 117 | 223 | 190 | 259 | 134 | 1,086 | 353 | 2,719 |
| Percent share | | | | | | | | | | |
| Not in Labor Force (percent population 16 or over) | 25.44% | 25.35% | 35.19% | 27.18% | 28.07% | 27.42% | 27.88% | 30.22% | 31.12% | 28.71% |
| In Labor Force (percent population 16 or over) | 74.56% | 74.65% | 64.81% | 72.82% | 71.93% | 72.58% | 72.12% | 69.78% | 68.88% | 71.29% |
| Civilian Labor Force (percent labor force) | 99.50% | 99.90% | 99.79% | 99.64% | 99.67% | 99.56% | 99.77% | 98.05% | 99.39% | 99.48% |
| Employed (percent civilian labor force) | 94.70% | 94.09% | 92.61% | 94.16% | 92.78% | 94.75% | 91.69% | 93.39% | 94.29% | 93.62% |
| Unemployed (percent civilian labor force) | 5.30% | 5.91% | 7.39% | 5.84% | 7.22% | 5.25% | 8.31% | 6.61% | 5.71% | 6.38% |
| Armed Force (percent labor force) | 0.50% | 0.10% | 0.21% | 0.36% | 0.33% | 0.44% | 0.23% | 1.95% | 0.61% | 0.52% |

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates.



Labor Force and Employment

Overall, the labor force participation rate⁶ is very high in Prince George's County (Table 8). All but Districts 3, 8, and 9 have a participation rate above 70 percent. Nearly all of the labor force is civilian, amounting to more than 98 percent of total labor force in every District. In addition, the employment rate varies among all Districts, and is noticeably high in Districts 1 and 6. Employment and unemployment rate are defined differently by the Census Bureau and the U.S. Bureau of Labor Statistics.



Occupations

The types of occupations of County residents reflect educational attainment and median household income, particularly in Districts 4, 6, and 9, where the proportion of the civilian-employed population 16 years or over in Management, Business, Science, and Arts is above 50 percent.

⁶ The labor force participation rate is the percentage of the civilian noninstitutional population 16 years and older that is working or actively looking for work. Source: U.S. Bureau of Labor Statistics <https://www.bls.gov/opub/mlr/2016/article/pdf/labor-force-participation-what-has-happened-since-the-peak.pdf>

Table 9. Occupations for Civilian Employed Population

| Data Category | District 1 | District 2 | District 3 | District 4 | District 5 | District 6 | District 7 | District 8 | District 9 | County |
|--|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------|
| <i>Employed Population*</i> | 55,235 | 53,780 | 50,430 | 57,907 | 52,596 | 55,238 | 53,208 | 51,122 | 54,138 | 483,653 |
| Management, Business, Science, and Arts | 23,924 | 14,019 | 17,160 | 30,467 | 19,347 | 30,272 | 16,091 | 20,447 | 25,967 | 197,693 |
| Services | 9,859 | 14,242 | 11,911 | 8,387 | 12,676 | 7,781 | 11,801 | 10,858 | 8,114 | 95,631 |
| Sales & Offices | 10,462 | 8,301 | 8,968 | 11,333 | 9,877 | 10,330 | 12,979 | 10,575 | 11,172 | 93,997 |
| Natural Resources, Construction, and Maintenance | 5,634 | 11,512 | 6,682 | 3,715 | 5,178 | 2,816 | 5,220 | 5,071 | 4,008 | 49,836 |
| Production, Transportation, and Material Moving | 5,356 | 5,706 | 5,709 | 4,005 | 5,517 | 4,038 | 7,117 | 4,171 | 4,878 | 46,497 |
| Percent share | | | | | | | | | | |
| Management, Business, Science, and Arts | 43.31% | 26.07% | 34.03% | 52.61% | 36.78% | 54.80% | 30.24% | 40.00% | 47.96% | 40.87% |
| Services | 17.85% | 26.48% | 23.62% | 14.48% | 24.10% | 14.09% | 22.18% | 21.24% | 14.99% | 19.77% |
| Sales & Offices | 18.94% | 15.44% | 17.78% | 19.57% | 18.78% | 18.70% | 24.39% | 20.69% | 20.64% | 19.43% |
| Natural Resources, Construction, and Maintenance | 10.20% | 21.41% | 13.25% | 6.42% | 9.85% | 5.10% | 9.81% | 9.92% | 7.40% | 10.30% |
| Production, Transportation, and Material Moving | 9.70% | 10.61% | 11.32% | 6.92% | 10.49% | 7.31% | 13.37% | 8.16% | 9.01% | 9.61% |

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates.

Table 10. Household Language by Limited English Speaking Status

| Data Category | District 1 | District 2 | District 3 | District 4 | District 5 | District 6 | District 7 | District 8 | District 9 | County |
|---------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------|
| <i>Total Households</i> | 36,224 | 31,702 | 28,127 | 37,871 | 35,270 | 36,716 | 40,659 | 34,649 | 34,416 | 315,633 |
| Total Foreign Languages | 2,270 | 7,327 | 3,070 | 919 | 2,201 | 364 | 958 | 1,336 | 431 | 18,876 |
| Spanish | 1,466 | 5,839 | 2,137 | 360 | 1,477 | 159 | 690 | 888 | 346 | 13,362 |
| Other Indo-European | 193 | 648 | 389 | 141 | 394 | 85 | 129 | 132 | 37 | 2,148 |
| Asian or Pacific Islander | 443 | 275 | 332 | 343 | 103 | 35 | 73 | 221 | 42 | 1,868 |
| Other Languages | 168 | 565 | 212 | 75 | 226 | 86 | 66 | 95 | 5 | 1,498 |
| Percent share | | | | | | | | | | |
| Total Foreign Languages | 6.27% | 23.11% | 10.91% | 2.43% | 6.24% | 0.99% | 2.36% | 3.85% | 1.25% | 5.98% |
| Spanish | 4.05% | 18.42% | 7.60% | 0.95% | 4.19% | 0.43% | 1.70% | 2.56% | 1.01% | 4.23% |
| Other Indo-European | 0.53% | 2.04% | 1.38% | 0.37% | 1.12% | 0.23% | 0.32% | 0.38% | 0.11% | 0.68% |
| Asian or Pacific Islander | 1.22% | 0.87% | 1.18% | 0.91% | 0.29% | 0.10% | 0.18% | 0.64% | 0.12% | 0.59% |
| Other Languages | 0.46% | 1.78% | 0.75% | 0.20% | 0.64% | 0.23% | 0.16% | 0.27% | 0.02% | 0.47% |

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates.

Table 11. Household Types and Relationship

| Data Category | District 1 | District 2 | District 3 | District 4 | District 5 | District 6 | District 7 | District 8 | District 9 | County |
|-----------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------|
| <i>Total Households</i> | 36,224 | 31,702 | 28,127 | 37,871 | 35,270 | 36,716 | 40,659 | 34,649 | 34,416 | 315,633 |
| Married | 14,695 | 10,598 | 11,963 | 17,788 | 13,092 | 14,766 | 9,727 | 14,069 | 17,860 | 124,558 |
| Married with children under 18 | 6,625 | 4,955 | 5,530 | 6,602 | 6,255 | 5,583 | 3,055 | 4,926 | 6,576 | 50,106 |
| Cohabiting | 2,874 | 3,713 | 1,841 | 1,648 | 1,383 | 1,407 | 2,482 | 1,872 | 1,428 | 18,648 |
| Cohabiting with children under 18 | 989 | 2,181 | 877 | 458 | 597 | 522 | 1,033 | 603 | 680 | 7,940 |
| Female Living Alone | 6,532 | 4,798 | 3,843 | 6,900 | 6,399 | 7,491 | 8,974 | 6,254 | 4,563 | 55,754 |
| Female with children under 18 | 2,514 | 1,623 | 1,409 | 2,545 | 2,600 | 2,858 | 4,510 | 1,872 | 1,704 | 21,634 |
| Male Living Alone | 4,704 | 3,977 | 3,197 | 3,466 | 4,058 | 3,396 | 6,485 | 4,052 | 3,773 | 37,108 |
| Male with children under 18 | 292 | 531 | 200 | 490 | 466 | 614 | 668 | 452 | 469 | 4,181 |
| Percent share | | | | | | | | | | |
| Married | 40.57% | 33.43% | 42.53% | 46.97% | 37.12% | 40.22% | 23.92% | 40.60% | 51.89% | 39.46% |
| Married with children under 18 | 18.29% | 15.63% | 19.66% | 17.43% | 17.74% | 15.21% | 7.51% | 14.22% | 19.11% | 15.87% |
| Cohabiting | 7.93% | 11.71% | 6.55% | 4.35% | 3.92% | 3.83% | 6.10% | 5.40% | 4.15% | 5.91% |
| Cohabiting with children under 18 | 2.73% | 6.88% | 3.12% | 1.21% | 1.69% | 1.42% | 2.54% | 1.74% | 1.98% | 2.52% |
| Female Living Alone | 18.03% | 15.13% | 13.66% | 18.22% | 18.14% | 20.40% | 22.07% | 18.05% | 13.26% | 17.66% |
| Female with children under 18 | 6.94% | 5.12% | 5.01% | 6.72% | 7.37% | 7.78% | 11.09% | 5.40% | 4.95% | 6.85% |
| Male Living Alone | 12.99% | 12.54% | 11.37% | 9.15% | 11.51% | 9.25% | 15.95% | 11.70% | 10.96% | 11.76% |
| Male with children under 18 | 0.81% | 1.68% | 0.71% | 1.29% | 1.32% | 1.67% | 1.64% | 1.30% | 1.36% | 1.32% |

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates.



Household Types and Relationship

Table 11 shows that District 9 has the highest percentage of the married households. Districts 1, 3, 4, 6, and 8 also report 40 percent or more of married households. The highest percent share of people living alone is highest in District 7, at 38 percent. Nearly one-third of households are people living alone in Districts 1, 5, and 8.

The Census Bureau recently added the new household category “cohabiting” for people who live together but are not married. The percent share of people cohabiting is the highest in District 2. Cohabiting and single-adult households, particularly those with minor children, have substantial policy implications for services for those families or households.



Language Spoken at Home

Table 10 portrays the primary language of residents with a limited English speaking status. District 2 had the highest percentage of foreign language speaking households. District 3 ranks second; a significant number of international UMD students live in this District.

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TRANSPORTATION Characteristics





PHOTO BY M-NCPPC

CONCLUSION

This report provides a synopsis of demographic and socioeconomic data by County Council District for reference. The data analysis may shed some light on policy recommendations for the general or master planning process. It is necessary to exercise caution due to the sample-based data and data allocation from the census geography to a political unit. The methodologies are very well developed and articulated but still have a level of imprecision that may skew the findings. This is common in any research.

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