

Demographic Trends and Patterns in Prince George's County 2010–2020

Research Section, Information Management Division
Prince George's County Planning Department
December 2022



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



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OBJECTIVE

Produce a succinct, comprehensive snapshot to demonstrate how demographic and socioeconomic data, land development, transit and other planning information are essential to formulating public policies and programs to serve people who reside, work, and play in the County.



DEMOGRAPHICS

People of Color

- The County is a majority-minority jurisdiction where people of color outnumber White population.
- The largest group of people of color is Black or African-Americans, followed by Asians.
- Population in American Indian and Alaska Native has declined but the loss was in a few hundreds.
- People of some other race and two or more races are noticeably on the rise.
- The out-migration of the White population continues.

People (persons) of Color (POC): A term primarily used in the United States and Canada to describe any person who is not White. It does not solely refer to African-Americans; rather, it encompasses all non-White groups and emphasizes the common experiences of systemic racism.

Source: The Office of Equity, Diversity, and Inclusion, National Institutes of Health.

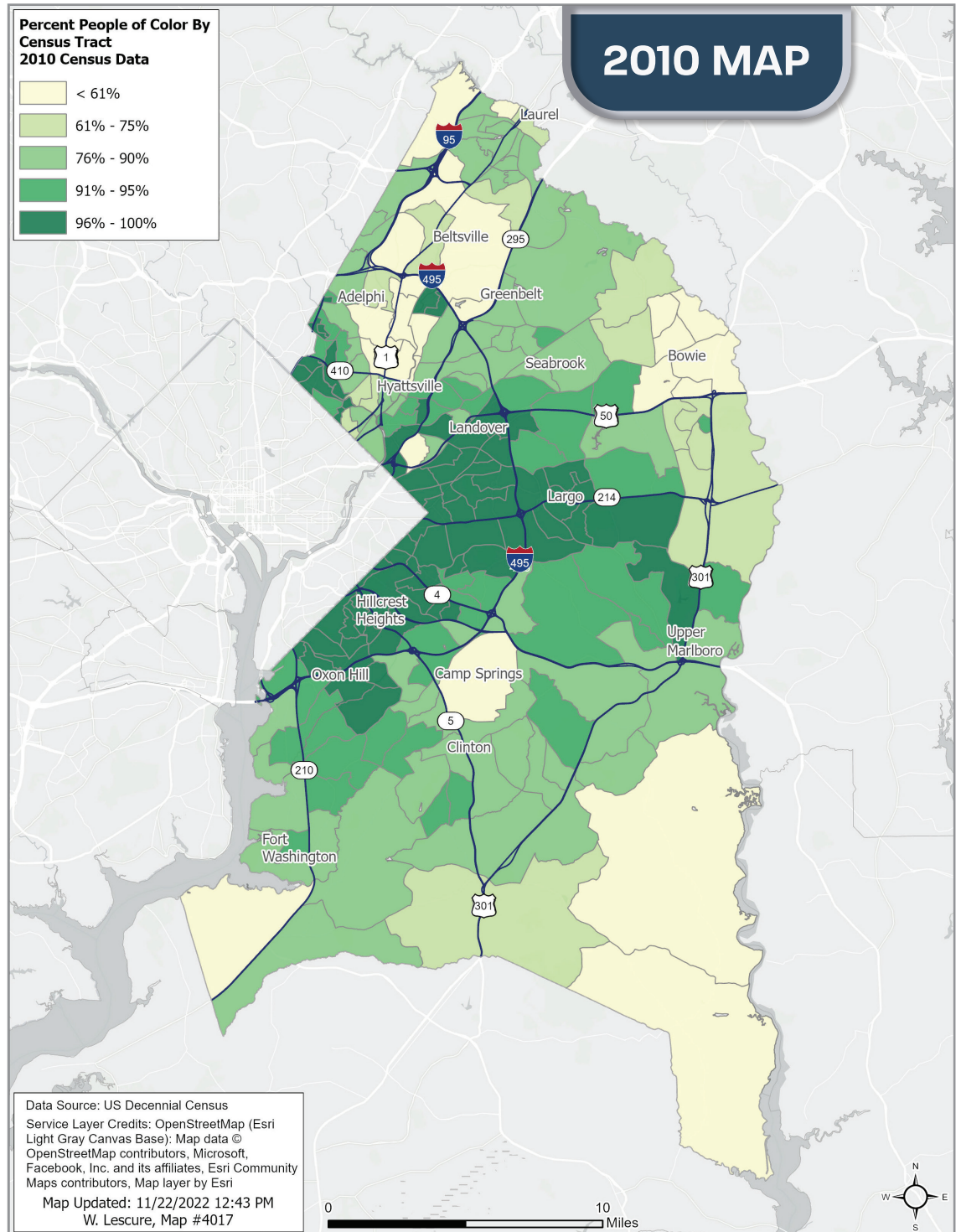
Data Category	2010	2020	Absolute Change	Percent Change
Total:	863,420	967,201	103,781	12.02%
Hispanic or Latino	128,972	205,463	76,491	59.31%
Not Hispanic or Latino	734,448	761,738	27,290	3.72%
Population of one race	716,760	730,330	13,570	1.89%
White alone	128,853	109,060	(19,763)	-15.36%
Black or African alone	548,439	571,866	23,427	4.27%
American Indian and Alaska Native alone	2,156	1,887	(269)	-12.48%
Asian alone	34,815	41,436	6,621	19.02%
Native Hawaiian and other Pacific Islander alone	330	335	5	1.52%
Some other race alone	2,167	5,746	3,579	165.16%
Two or more races	17,688	31,408	13,720	77.57%
People of color	605,595	652,678	47,083	7.77%
Percent of total population	70.14%	67.48%	45.37%	64.68%

Source: U.S. Census Bureau, 2010 and 2020 PL94-171 data

DEMOGRAPHICS

People of Color

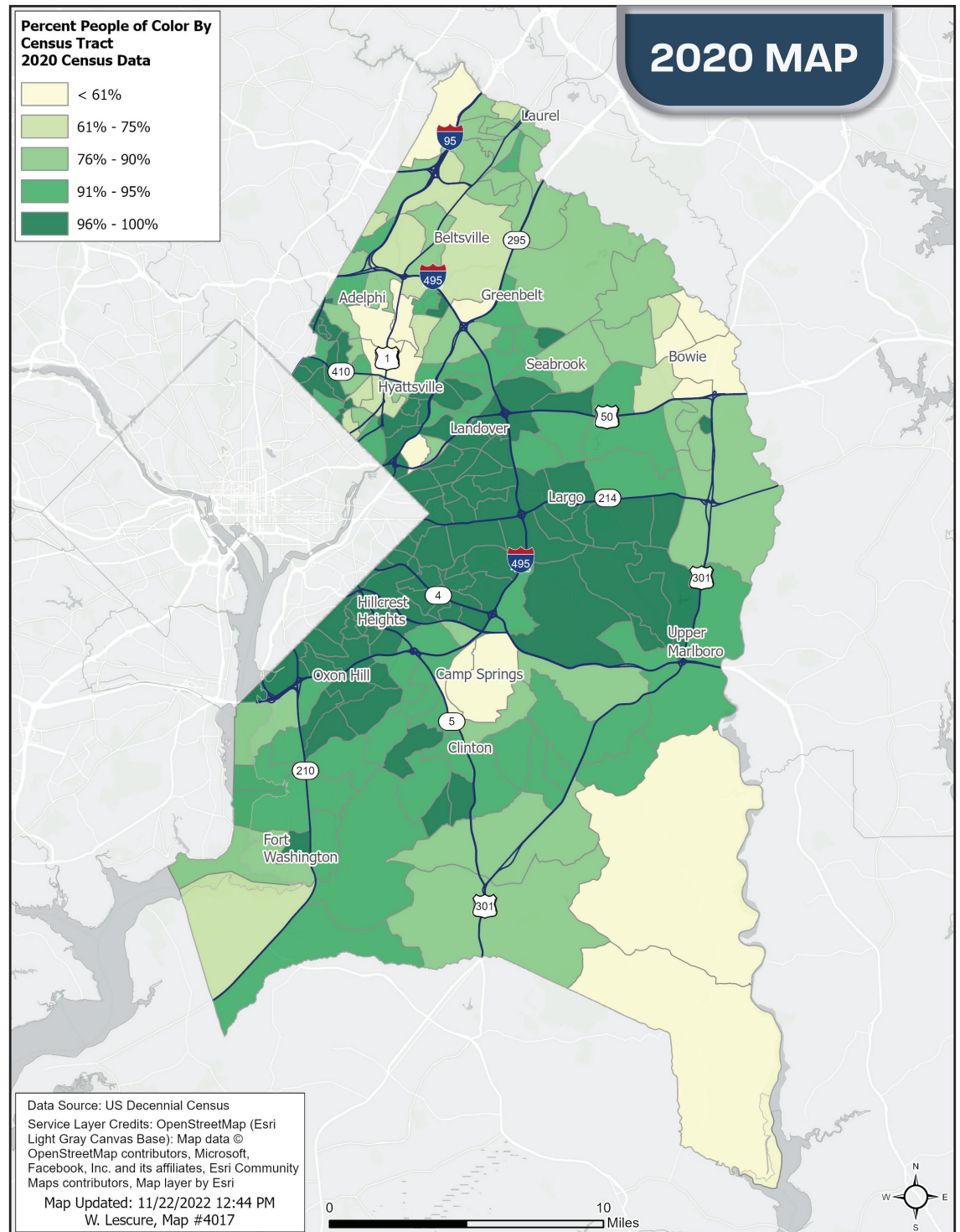
People of color most likely reside in the central portion of the County and tend to expand eastward, southward, and northward. "Prince George's County is steadily absorbing movers from D.C." "Housing affordability is at the top of the reasons why" (The Baltimore Business Journal, March 18, 2022).



DEMOGRAPHICS

People of Color

People of color most likely reside in the central portion of the County and tend to expand eastward, southward, and northward. "Prince George's County is steadily absorbing movers from D.C." "Housing affordability is at the top of the reasons why" (The Baltimore Business Journal, March 18, 2022).



DEMOGRAPHICS

People of Color

The percent share of the County's total population shows that while the Black or African-American population has continued to increase, their percent share of total population has decreased, due to growth in some other races or two or more races.

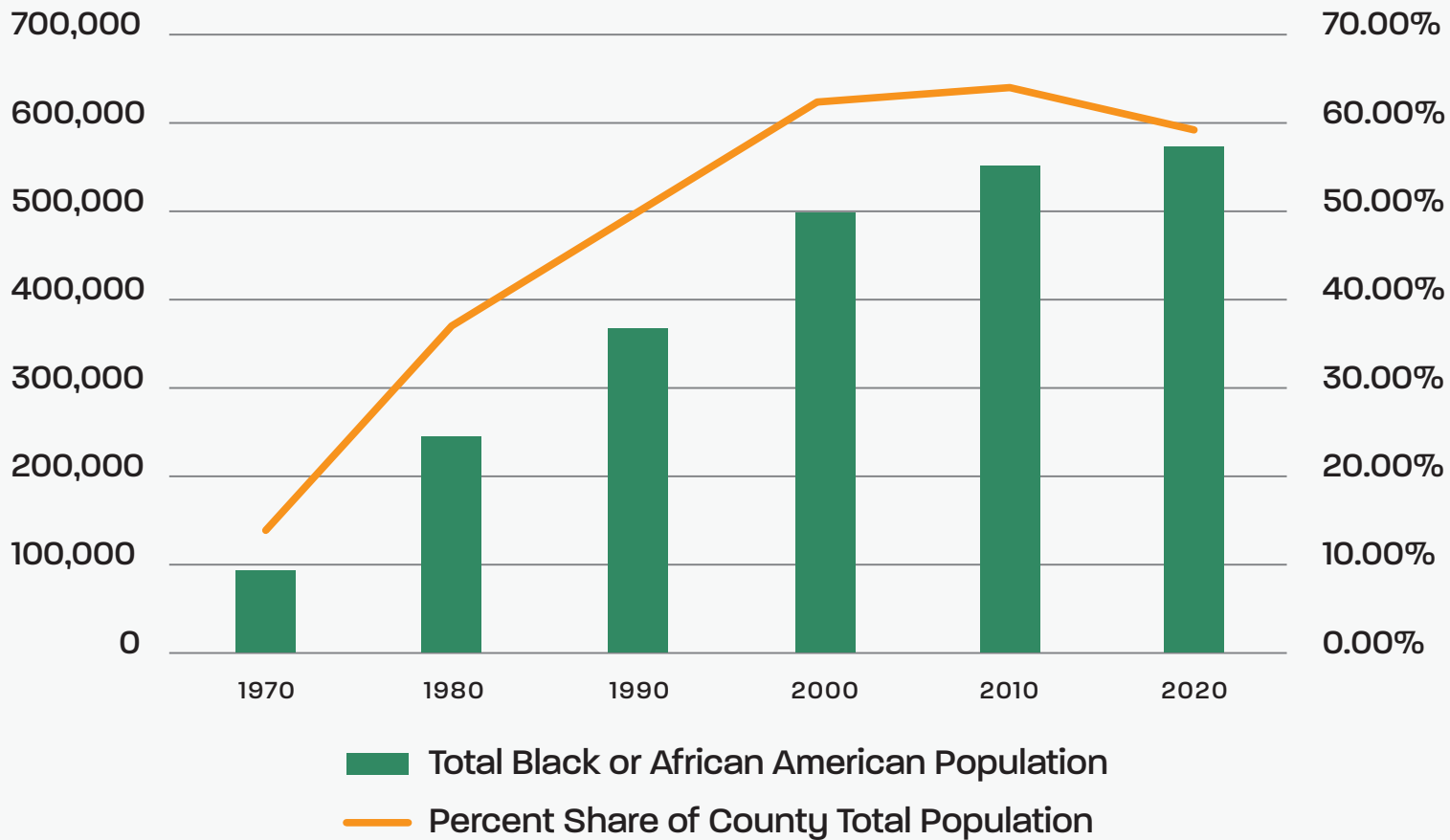
Data Category	2010		2020		2010-2020
	Number	Percent Total	Number	Percent Total	Change
Total:	863,420	863,420	967,201	967,201	-
Hispanic or Latino	128,972	14.94%	205,463	21.24%	6.31%
Not Hispanic or Latino	734,448	85.06%	761,738	78.76%	-6.31%
Population of one race	716,760	83.01%	730,330	75.51%	-7.50%
White alone	128,853	14.92%	109,060	11.28%	-3.65%
Black or African alone	548,439	63.52%	571,866	59.13%	-4.39%
American Indian and Alaska Native alone	2,156	0.25%	1,887	0.20%	0.05%
Asian alone	34,815	4.03%	41,436	4.28%	0.25%
Native Hawaiian and other Pacific Islander alone	330	0.04%	335	0.03%	0.00%
Some other race alone	2,167	0.25%	5,746	0.59%	0.34%
Two or more races	17,688	2.05%	31,408	3.25%	1.20%
People of color	605,595	70.14%	652,678	67.48%	-2.66%

Source: U.S. Census Bureau, 2010 and 2020 PL94-171 data

People of Color

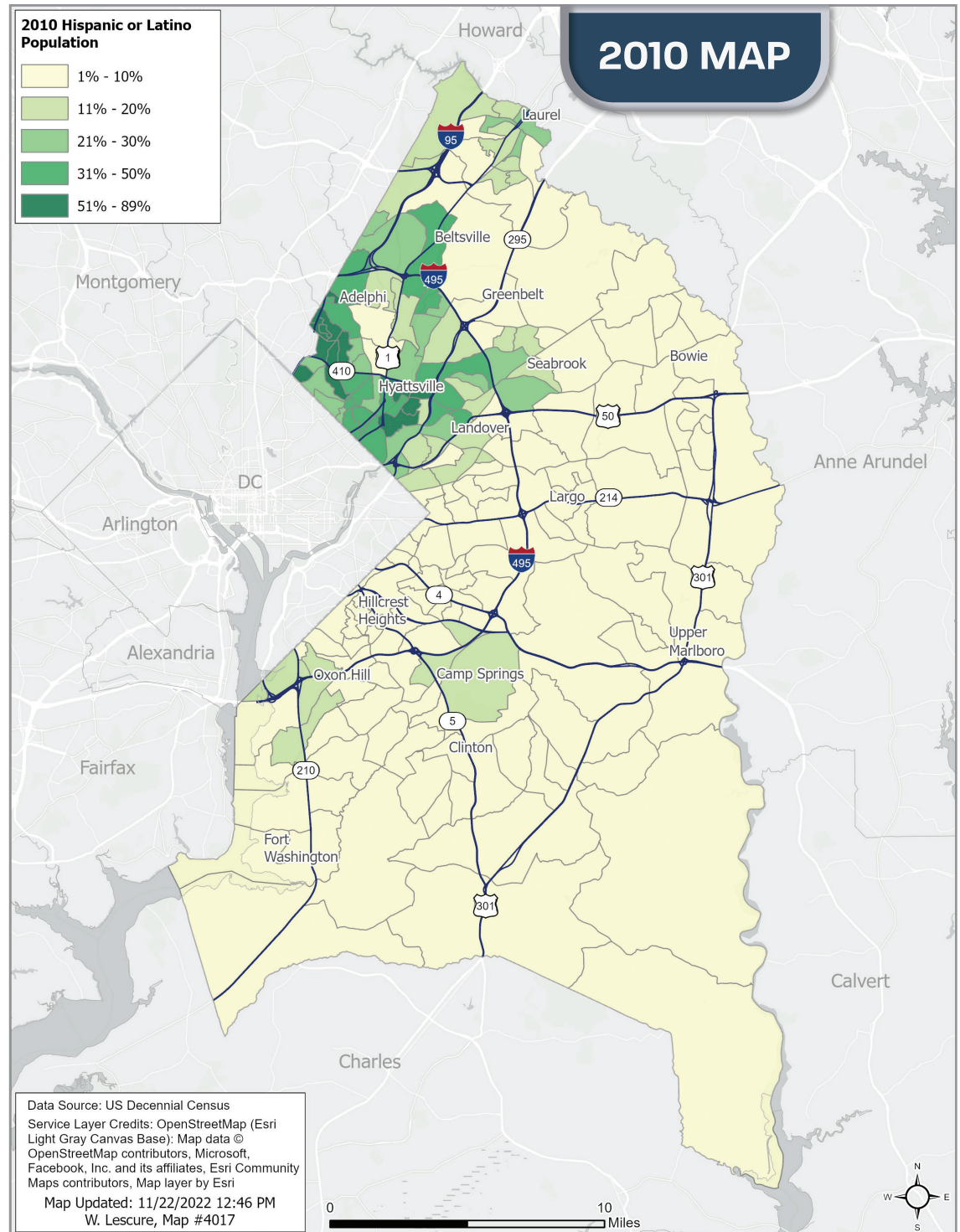
- Over the decades, Black or African-American population increased significantly in Prince George's County.
- As indicated in Slide 6, while the Black or African-American population has continued to increase, their percent share of total population has decreased.

Black or African-American Population



Hispanic/Latino Population

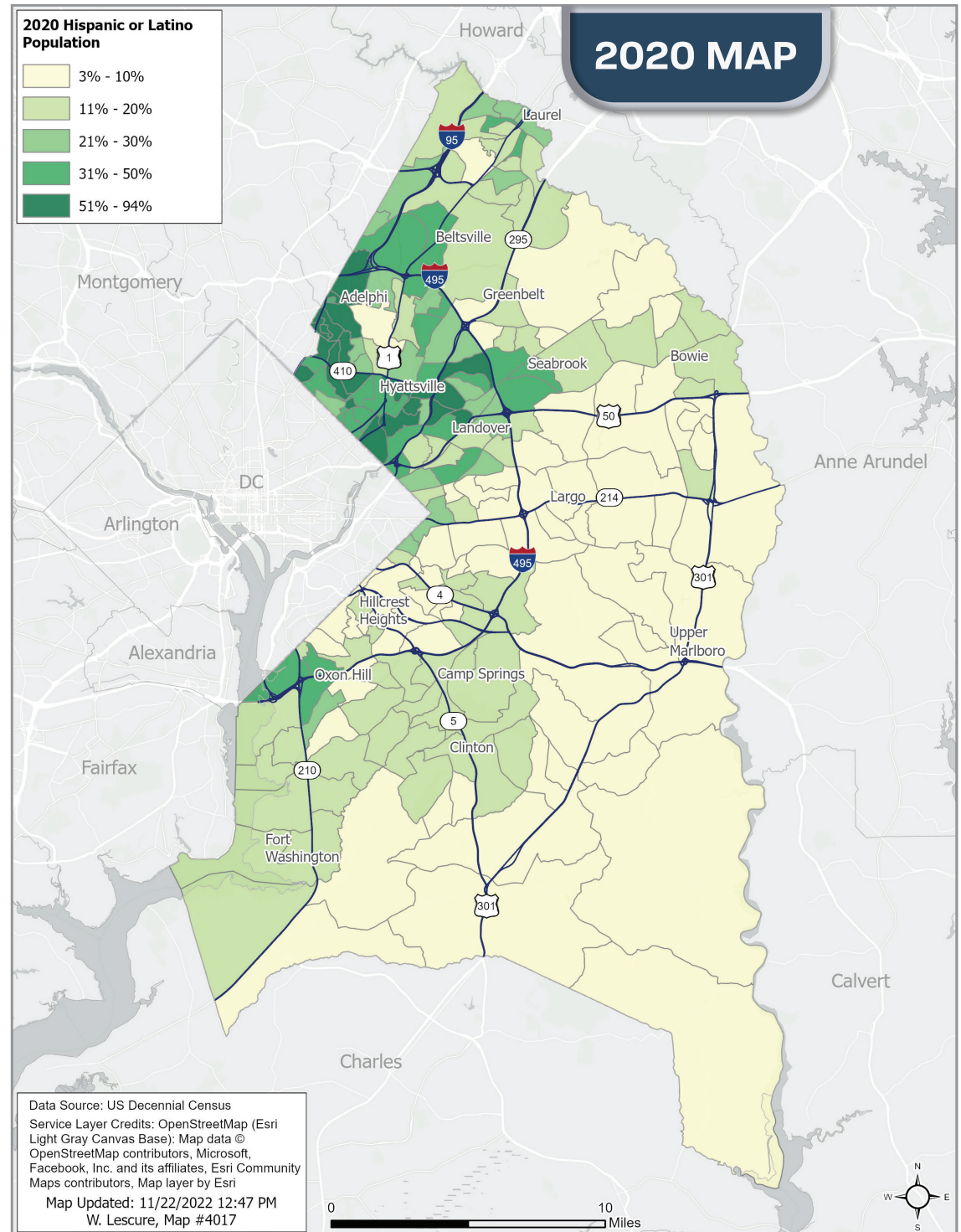
- As exhibited in previously, the Hispanic or Latino population has grown significantly. People in this ethnic group can be of any race, per the U.S. Census Bureau.
- The 2010 and 2020 maps show that people in this ethnic group are concentrated in the northwest portion of the County, particularly north off Route 50 and within the Capital Beltway (I-495). They have gradually expanded to some other areas of the County.



DEMOGRAPHICS

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NUTRITION PROGRAMS

Nutrition Assistance Program

The number and percent share of households receiving the Supplemental Nutrition Assistance Program (SNAP) by race and ethnicity indicate the necessity of the continued commitment to improving public programs and promoting racial equity.

Receipt of SNAP or Food Stamp by Race of Householder

Data Category	Number	Percent Total*	Percent all SNAP's
White Total	55,096		
Household received Food Stamps/SNAP	2,342	4.25%	8.02%
Household did not receive Food Stamps/SNAP	52,754		
Black or African American Total	211,205		
Household received Food Stamps/SNAP	21,769	10.31%	74.53%
Household did not receive Food Stamps/SNAP	189,436		
American Indian and Alaska Native Total	1,142		
Household received Food Stamps/SNAP	273	23.91%	0.93%
Household did not receive Food Stamps/SNAP	869		
Asian Total	11,855		
Household received Food Stamps/SNAP	813	6.86%	2.78%
Household did not receive Food Stamps/SNAP	11,042		
Native Ha'waiian and Other Pacific Total	192		
Household received Food Stamps/SNAP	0	0.00%	0.00%
Household did not receive Food Stamps/SNAP	192		
Some Other Race Total	26,380		
Household received Food Stamps/SNAP	2,755	10.44%	9.43%
Household did not receive Food Stamps/SNAP	23,625		
Two or More Races Total	9,764		
Household received Food Stamps/SNAP	1,258	12.88%	4.31%
Household did not receive Food Stamps/SNAP	8,506		
Total households with SNAP or food stamps	29,210		
Hispanic or Latino Total	38,460		
Household received Food Stamps/SNAP	4,134	10.75%	
Household did not receive Food Stamps/SNAP	34,326		

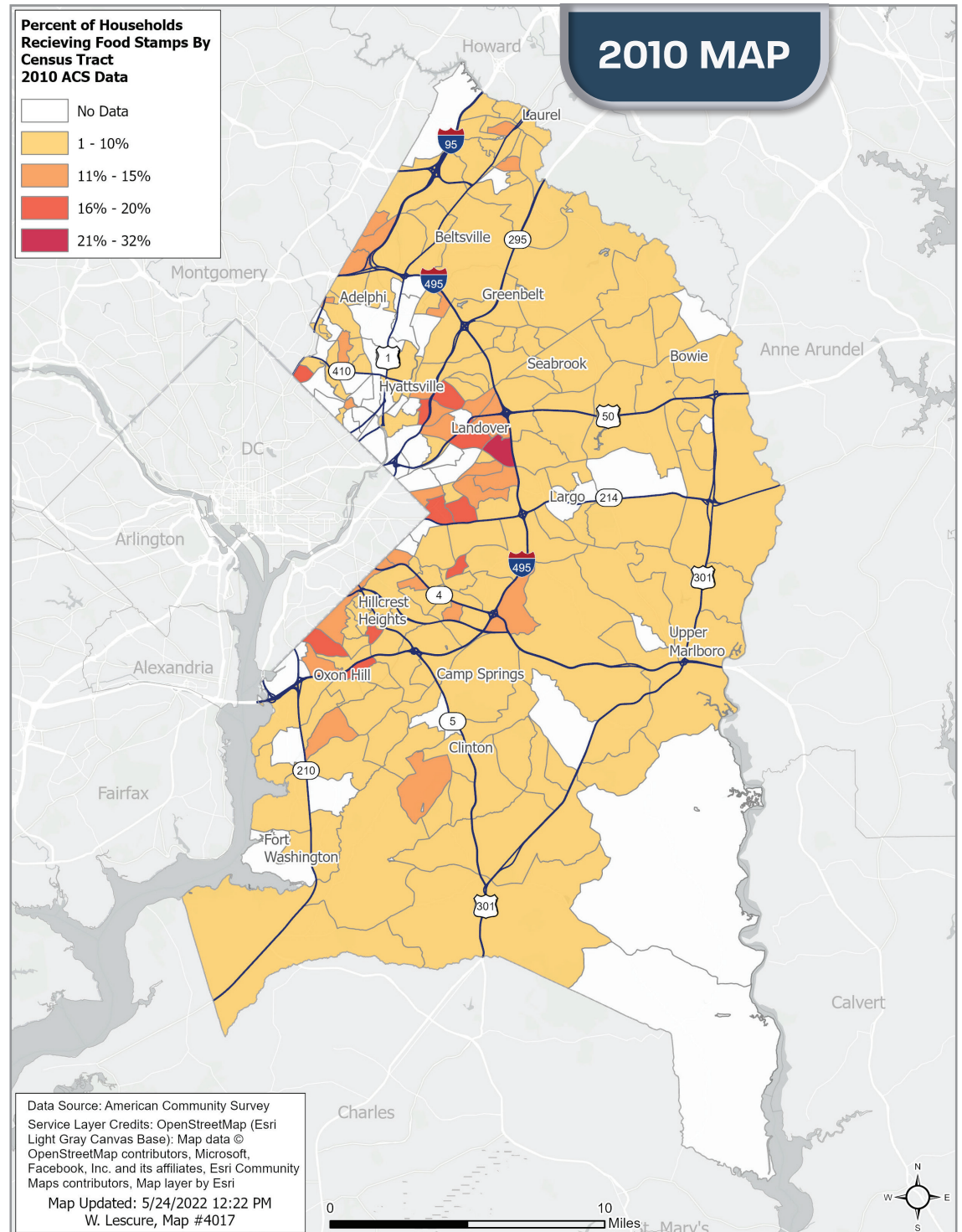
Source: U.S. Census Bureau, American Community Survey 2020 5-Year Average.

*Total households in the racial/ethnic group.

Nutrition Assistance Program

Households or families who are on the Supplemental Nutrition Assistance Program (SNAP) or receive food stamps are most likely concentrated within the Capital Beltway (I-495), particularly between MD 295 and Route 5. There also is a pocket in Laurel, MD.

“SNAP provides nutrition benefits to supplement the food budget of needy families so they can purchase healthy food and move towards self-sufficiency” (Source: The U.S. Department of Agriculture).

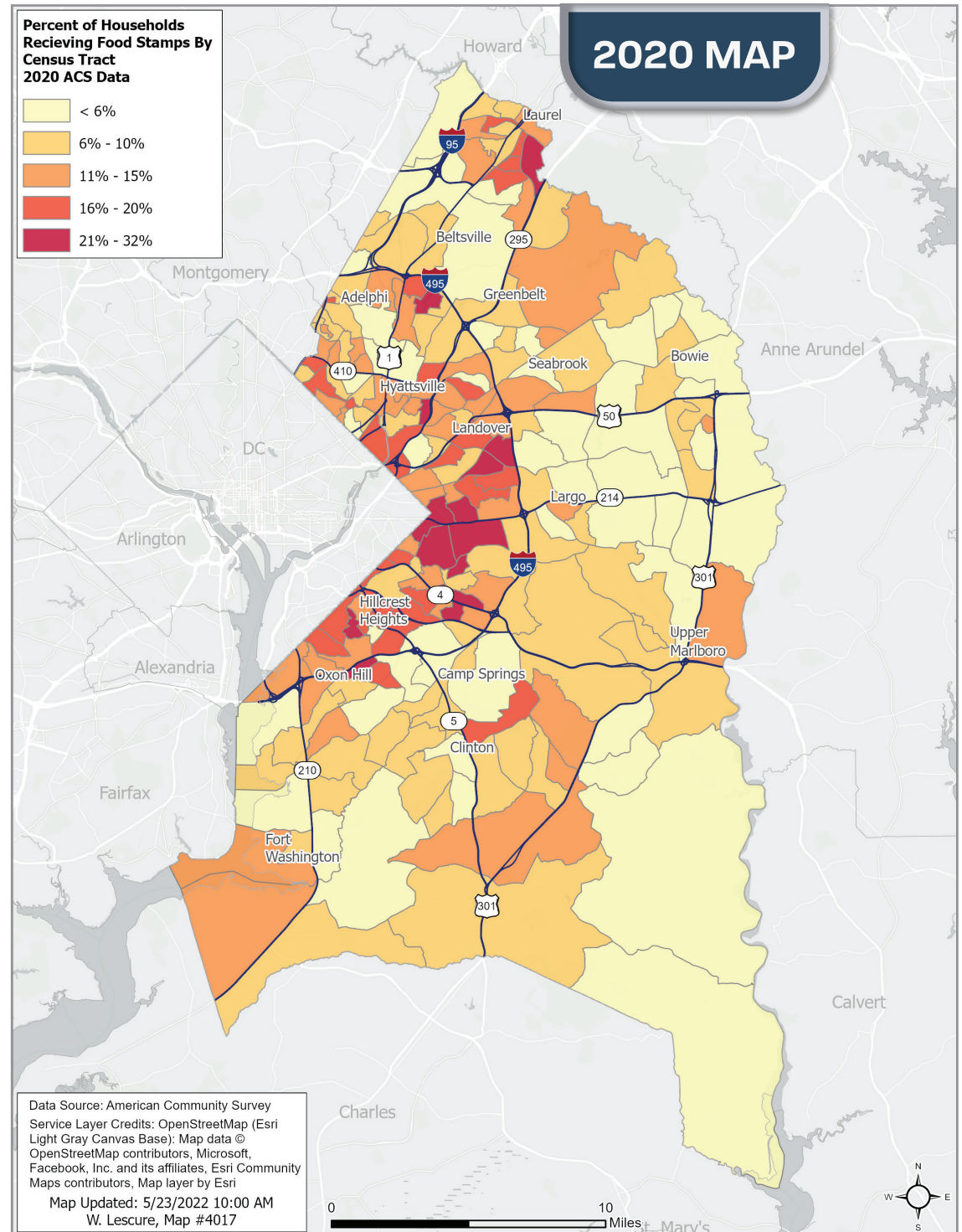


NUTRITION PROGRAMS

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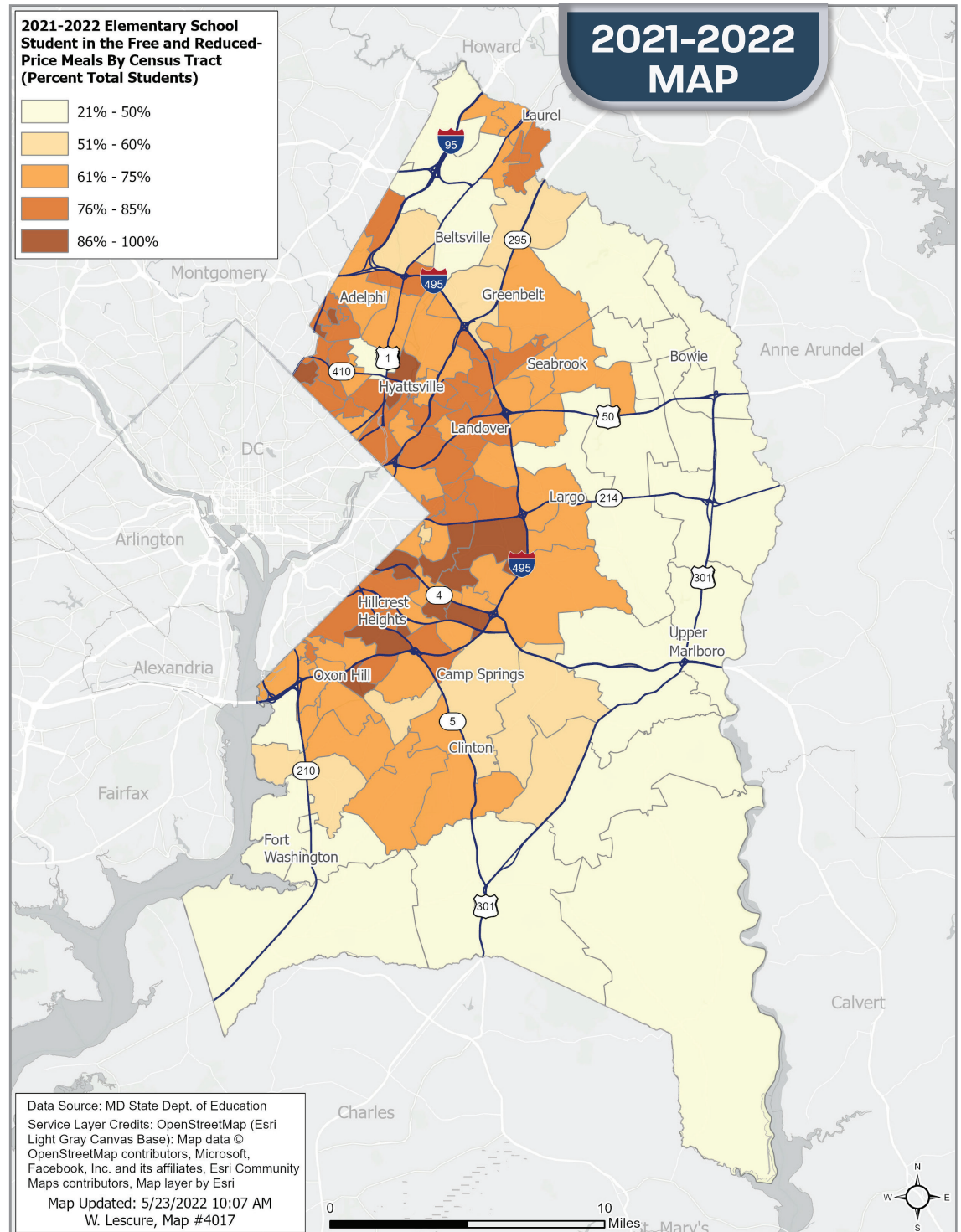


NUTRITION PROGRAMS

Free and Reduced-Price Meals

- Free or reduced-price meals (FARM)* are available to elementary school students if their families receive assistance under SNAP or Temporary Cash Assistance benefits.
- The geographic distribution of FARM students is similar to other major demographic characteristics displayed in previous slides.

*Free or reduced-price meals are available to students based on household size and income. If income falls below the amount listed below for household size, then students living within the household may qualify for free or reduced-price meals. Students are automatically eligible for free meals if the family receives assistance under the Food Supplement Program or Temporary Cash Assistance (TCA) benefits (PGPS). The guidelines are set by U.S. Department of Agriculture and adopted by Maryland State Department of Education.



NUTRITION PROGRAMS

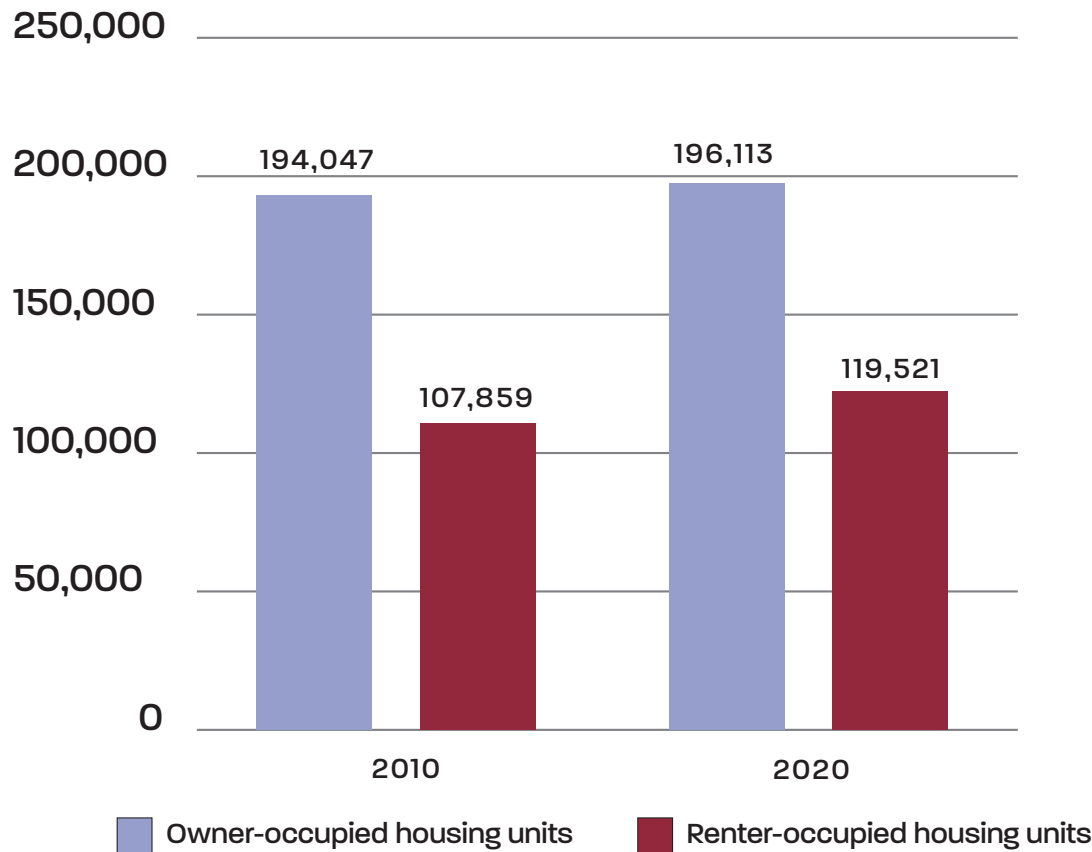


HOUSING DATA

Type of Occupied Housing Units

- There were 301,906 occupied units or households in 2010 and 315,634 in 2020.
- There has been an increase in both owner- and renter-occupied housing units from 2010 to 2020.
- The homeownership rate, defined as the percent owner-occupied units to total households, has dropped from 64.27% in 2010 to 62.13% in 2020, albeit increasing in number of units.

Types of Occupied Housing Units



The owner and renter-occupied housing units or households are defined collectively as "tenure" by the U.S. Census Bureau.

Housing Cost of Burden

- Owner-occupied housing units spending 30 percent or more of household income on housing have declined in the number and percent share of their total from 2010 to 2020.
- The housing cost burden is more serious for the renter-occupied housing units than that for owner-occupied housing units.

Tenure by Housing Costs as a Percentage of Household Income

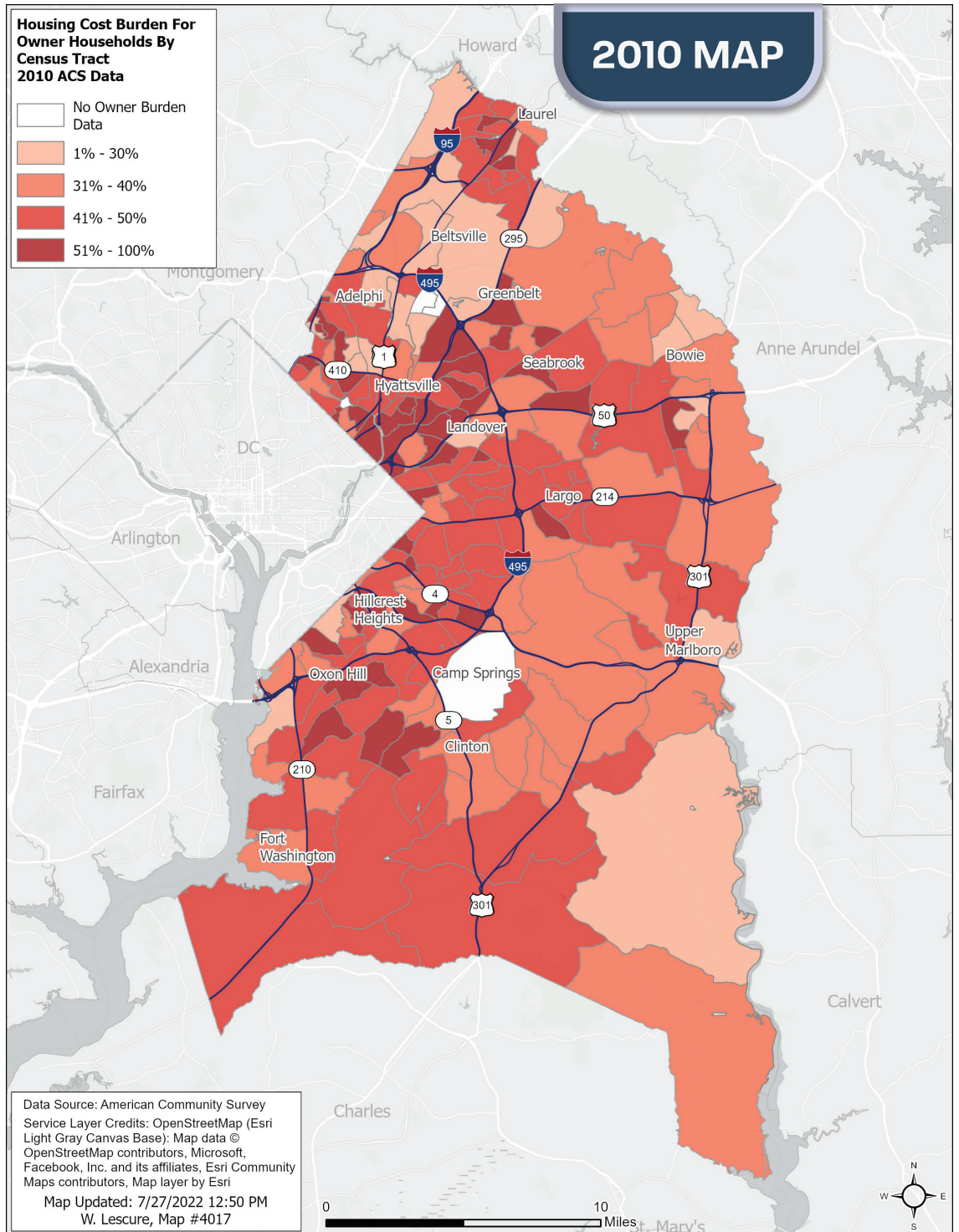
Data Category	Households	Percent Category Total
2010		
Owner-occupied housing units:	194,047	-
Spends 30 percent or more of income on housing	81,748	42.13%
2020		
Owner-occupied housing units:	196,113	-
Spends 30 percent or more of income on housing	55,186	28.14%
2010		
Renter-occupied housing units:	107,859	-
Spends 30 percent or income on housing	51,290	47.55%
2020		
Renter-occupied housing units:	119,521	-
Spends 30 percent or more of income on housing	58,422	48.88%

Source: U.S. Census Bureau, American Community Survey.

The housing cost burden is measured by tenure by housing costs as a percentage of household income in the past 12 month. Tenure means owner and renter occupied housing units or households. (<https://www.census.gov/housing/hvs/definitions.pdf>) Data are important to fund housing assistance programs and help enforce laws, regulations, and policies against discrimination in government programs and in society. (<https://www.census.gov/acs/www/about/why-we-ask-each-question/housing/>)

Housing Cost Burden

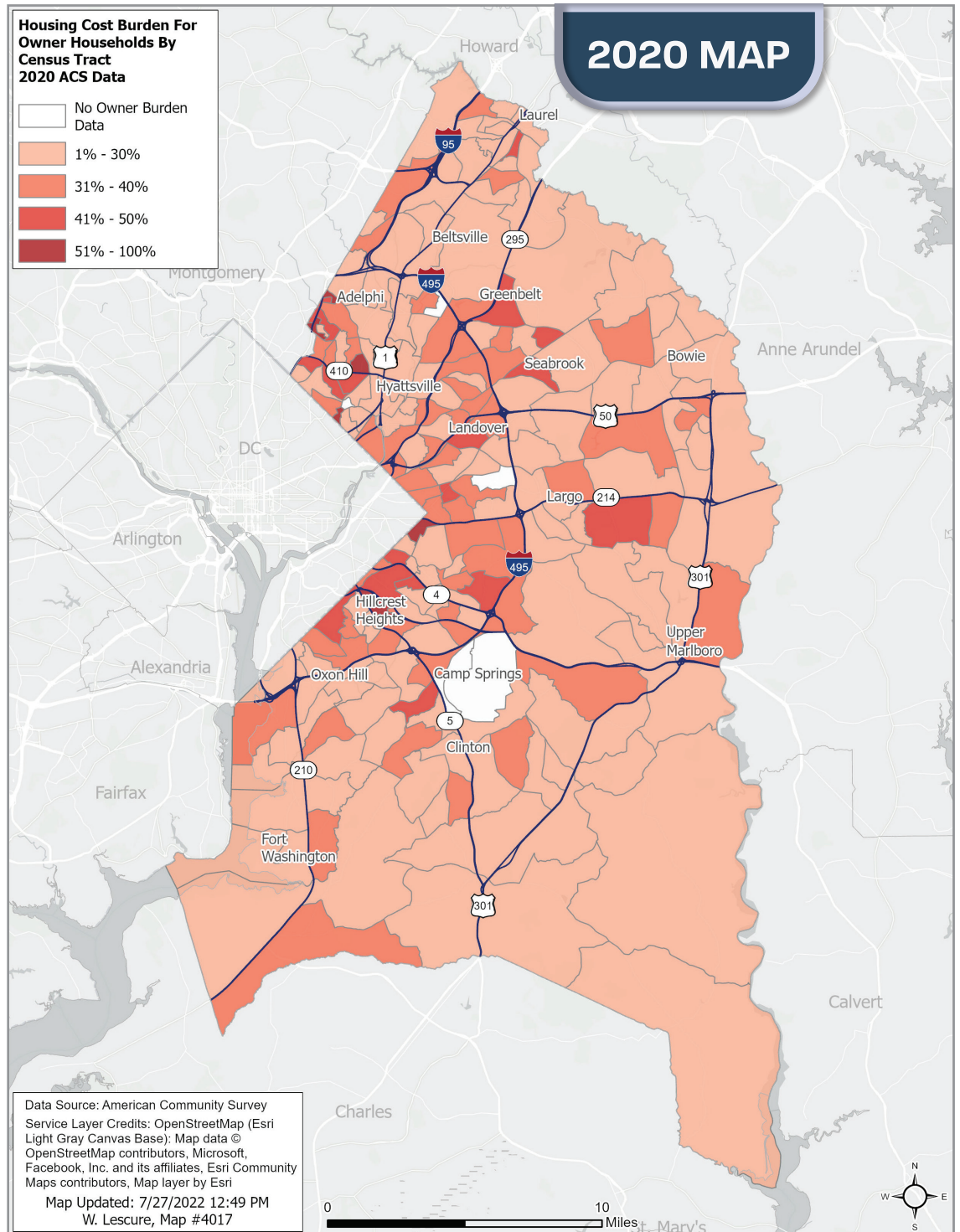
There has been a significant reduction in percent share of owner-occupied housing units with the housing cost burden throughout the County.



HOUSING DATA

Housing Cost Burden

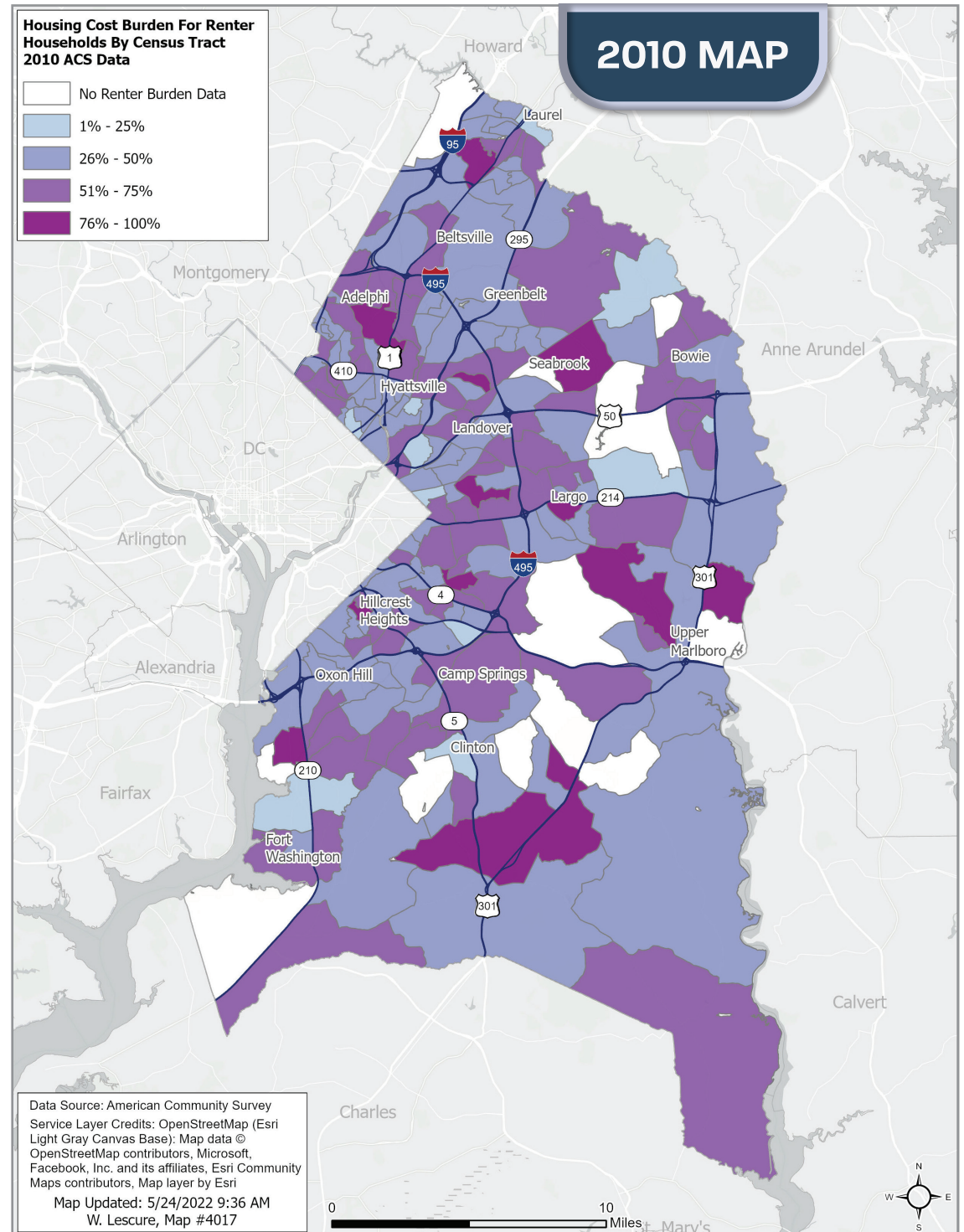
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HOUSING DATA

Housing Cost Burden: Renter-Occupied

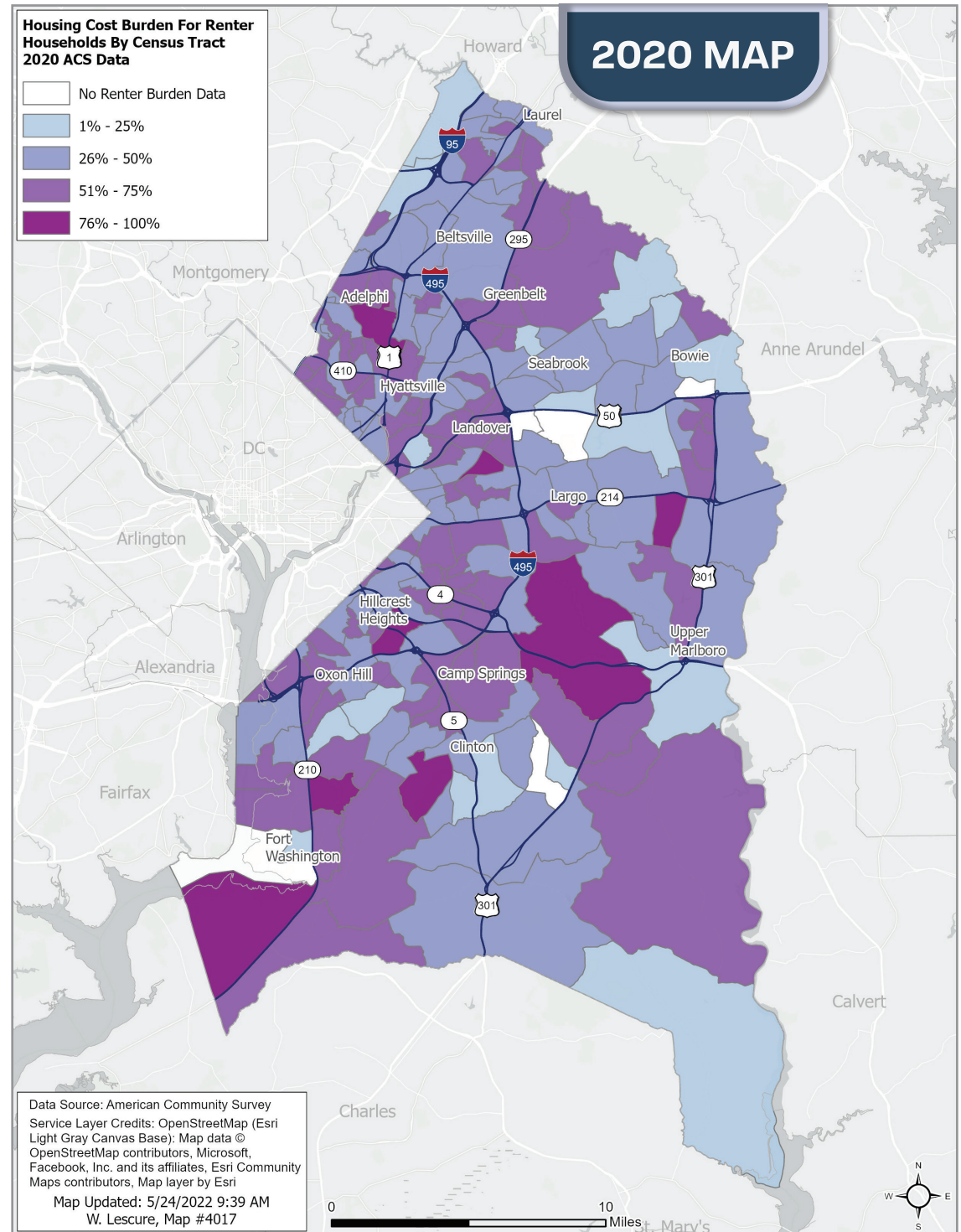
At the census tract level, the change to the housing cost burden on the renter side is neither obvious nor shows a significant pattern or trend. Data unavailability in 2010 may affect the estimates in some census tracts, which may skew the geographic pattern of this housing characteristic.



HOUSING DATA

Housing Cost Burden: Renter-Occupied

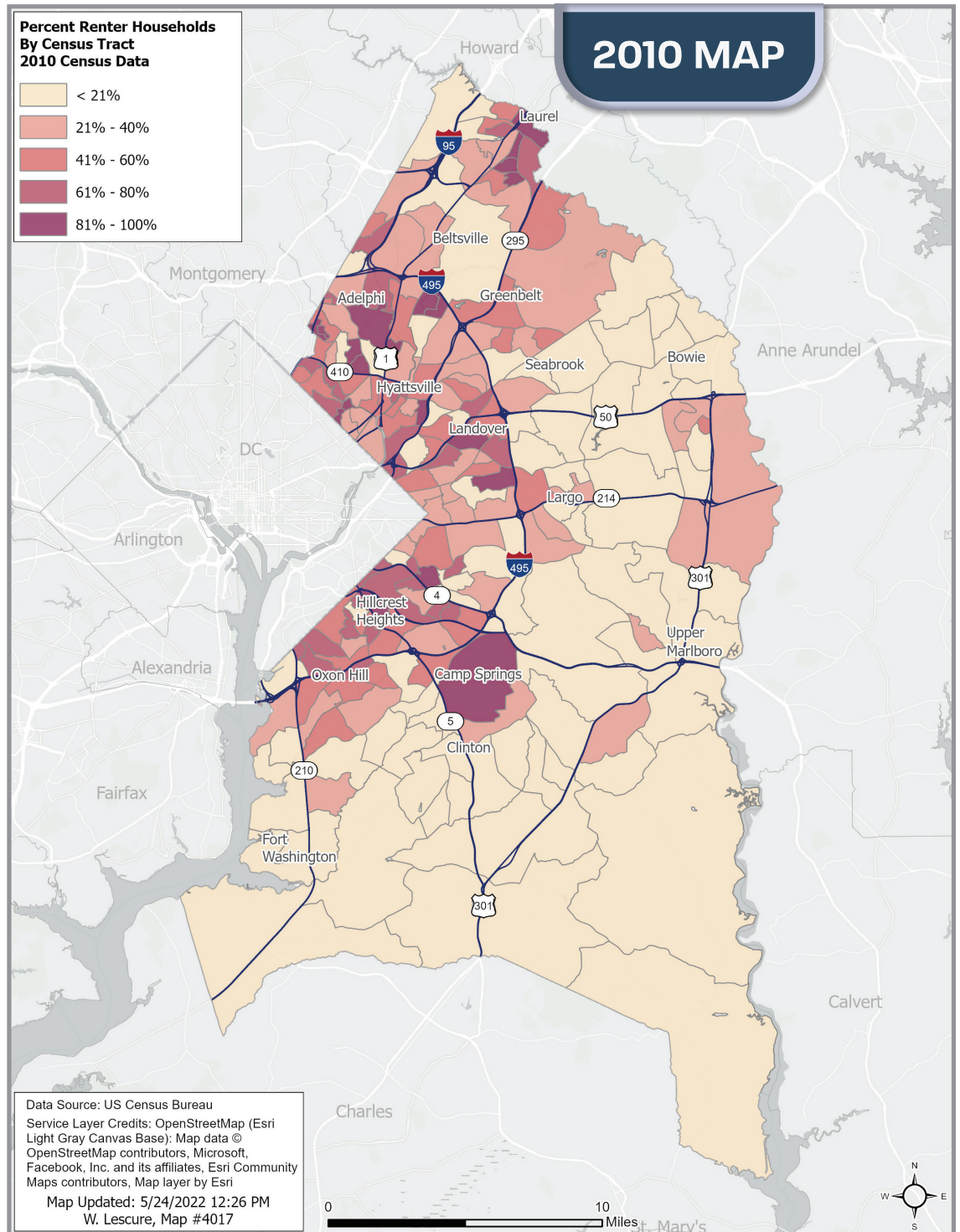
At the census tract level, the change to the housing cost burden on the renter side is neither obvious nor shows a significant pattern or trend. Data unavailability in 2010 may affect the estimates in some census tracts, which may skew the geographic pattern of this housing characteristic.



HOUSING DATA

Renter Households

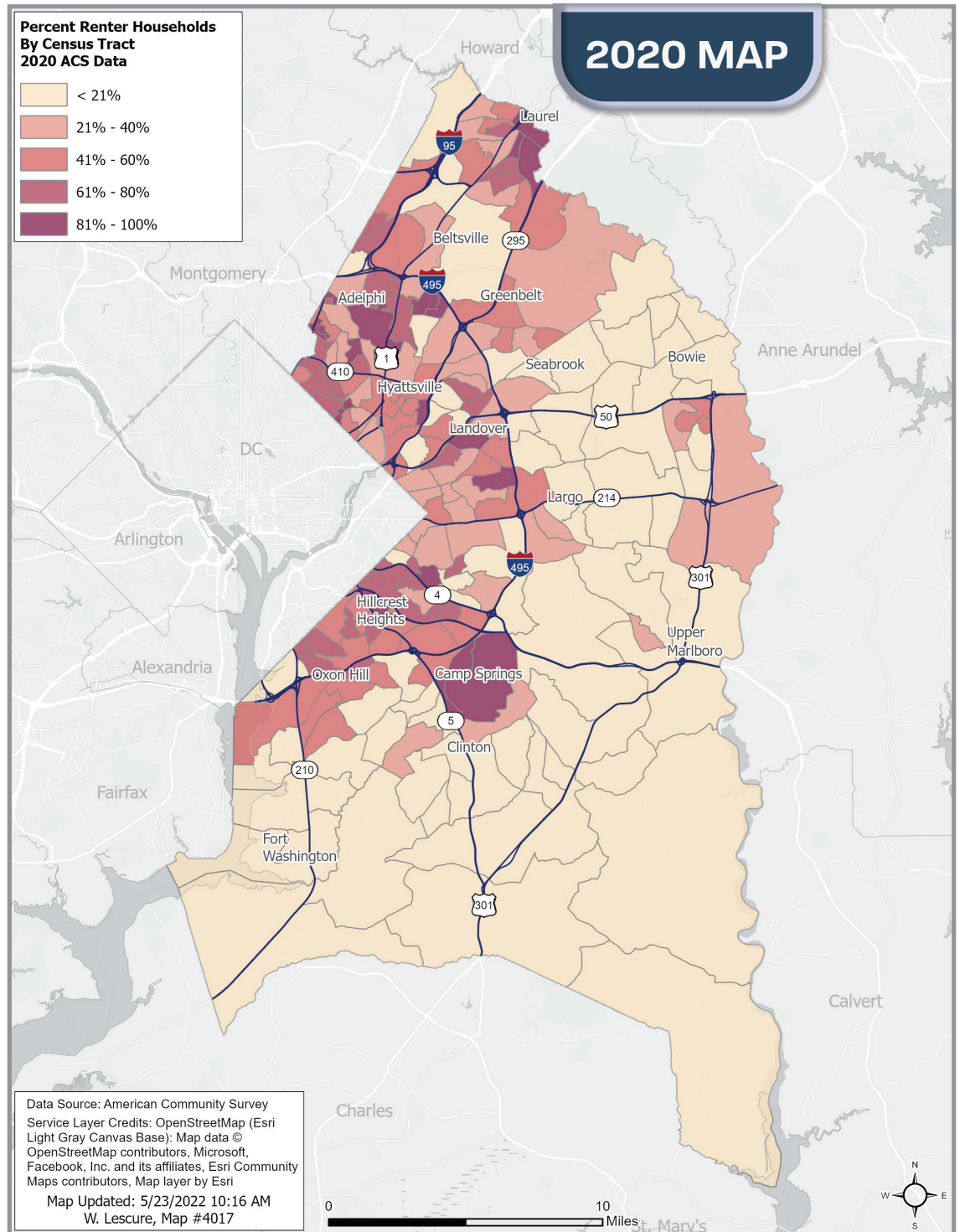
Renter occupied housing units are largely concentrated in census tracts within the Capital Beltway (I-495) and northeast portion of the County.



HOUSING DATA

Renter Households

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HOUSING DATA



INCOME DATA

Workers' Monthly Earnings

- In 2010, there were 67,522 low earning workers or 22.06% of all workers (306,114).
- In 2019, there were 64,591 low earning workers of 19.39% of all workers (333,163).
- The decline in number and percent share might be due to out-migration or an improvement in earnings.

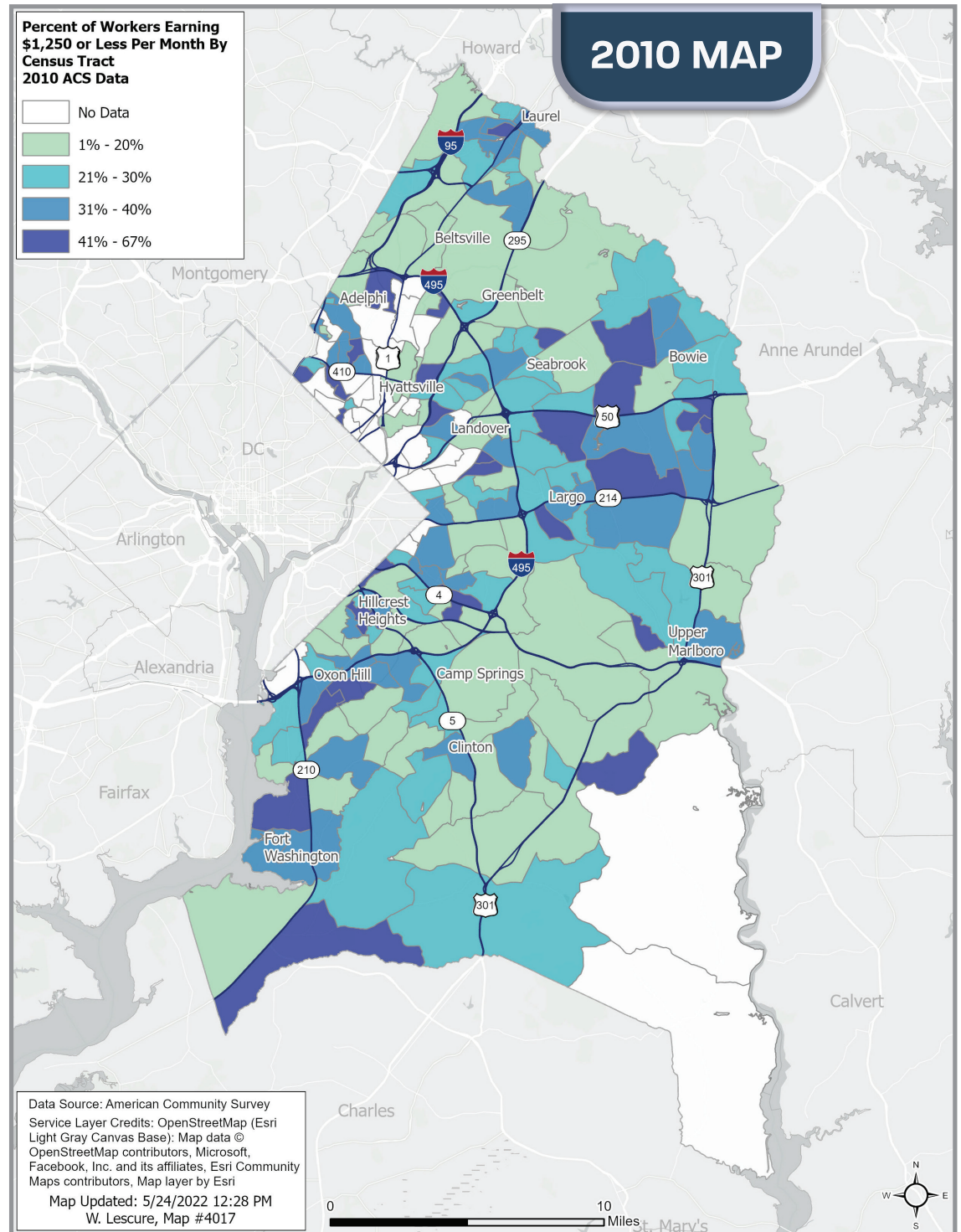
Data Category	2010		2019		Change	
	Count	Percent Share	Count	Percent Share	Number	Percent
Total Workers:	306,114	–	333,163	–	27,049	–
\$1,250 per month or less	67,522	22.06%	64,591	19.39%	(2,931)	-2.67%
White	34,922	51.72%	25,832	39.99%	(9,090)	-11.73%
Black or African American	26,797	39.69%	33,044	51.16%	6,247	11.47%
American Indian and Alaska Native	374	0.55%	327	0.51%	(47)	-0.05%
Asian	4,015	5.95%	3,860	5.98%	(155)	0.03%
Native Hawaiian and other Pacific Islander	159	0.24%	70	0.11%	(89)	-0.13%
Two or more races	1,255	1.86%	1,458	2.26%	203	0.40%
Hispanic or Latino*	6,631	9.82%	6,988	10.82%	357	1.00%

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics. 2019 is the most recent estimate year.

*People of Hispanic or Latino can be of any race.

Workers' Monthly Earnings

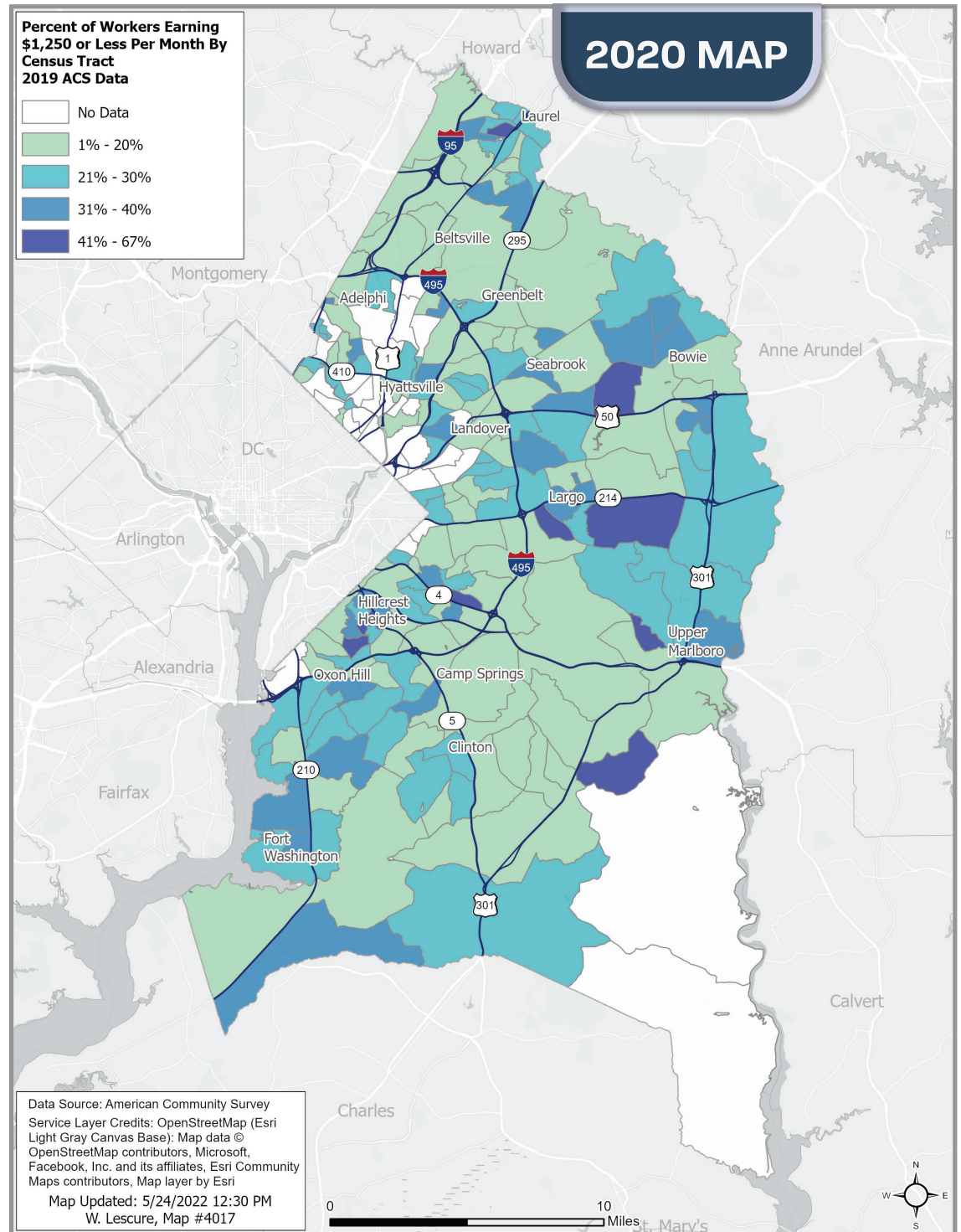
The geographic distribution of the workers' monthly earning \$1,250 per month or less reflects the county-wide trend. There was a reduction in percent workers earning \$1,250 per month or less in a significant number of census tracts throughout the County.



INCOME DATA

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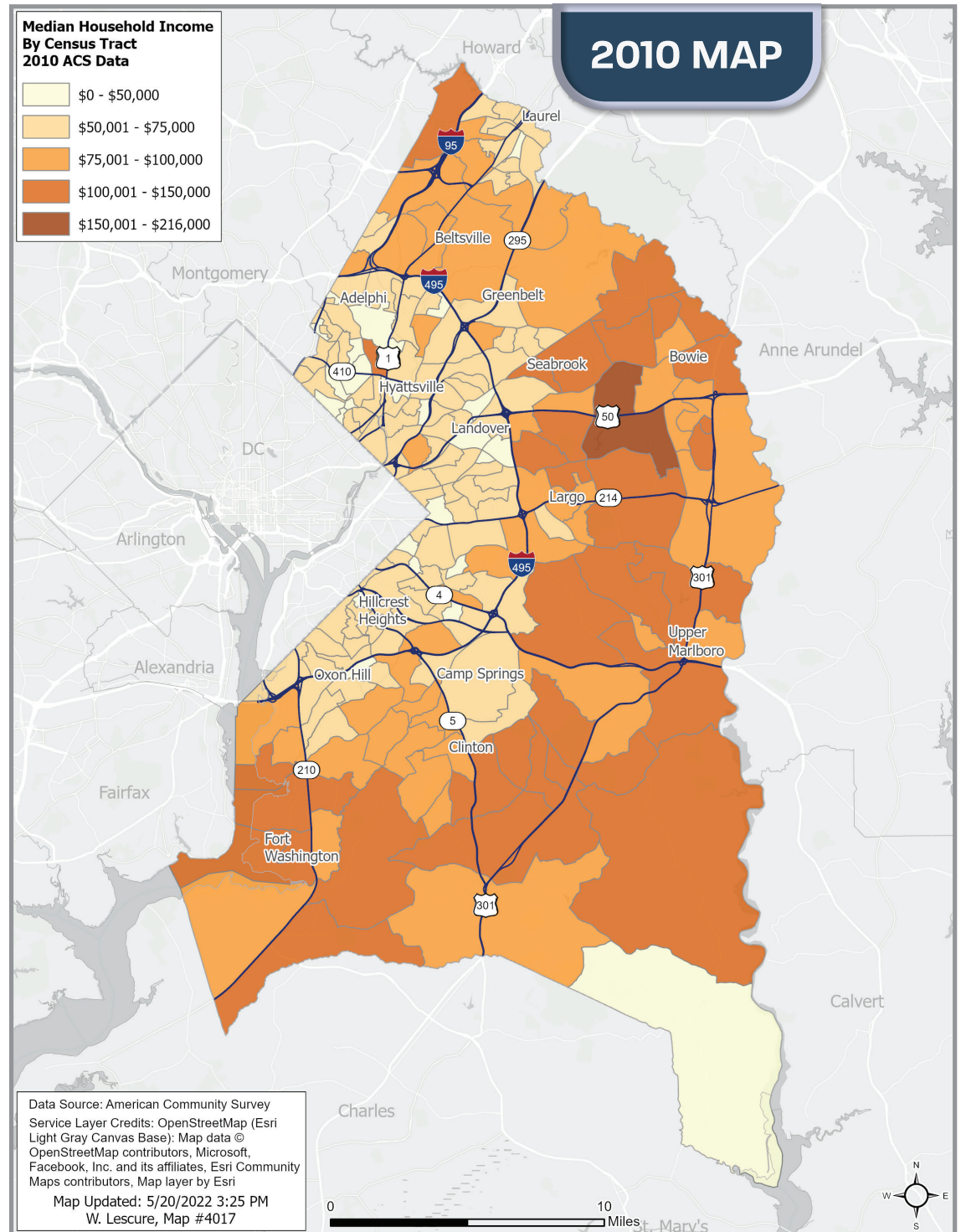
Median Household Income

County-wide, the median household income has increased from 2010 and 2020 (inflation adjusted dollars).

- 2010 figure: \$71,260 = 84.31% of MSA
- 2020 figure: \$86,994 = 81.75% of MSA

The geographic distribution of the median household income shows a considerable increase in the past decade.

MSA: Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Statistical Area defined by the U.S. Census Bureau.



INCOME DATA

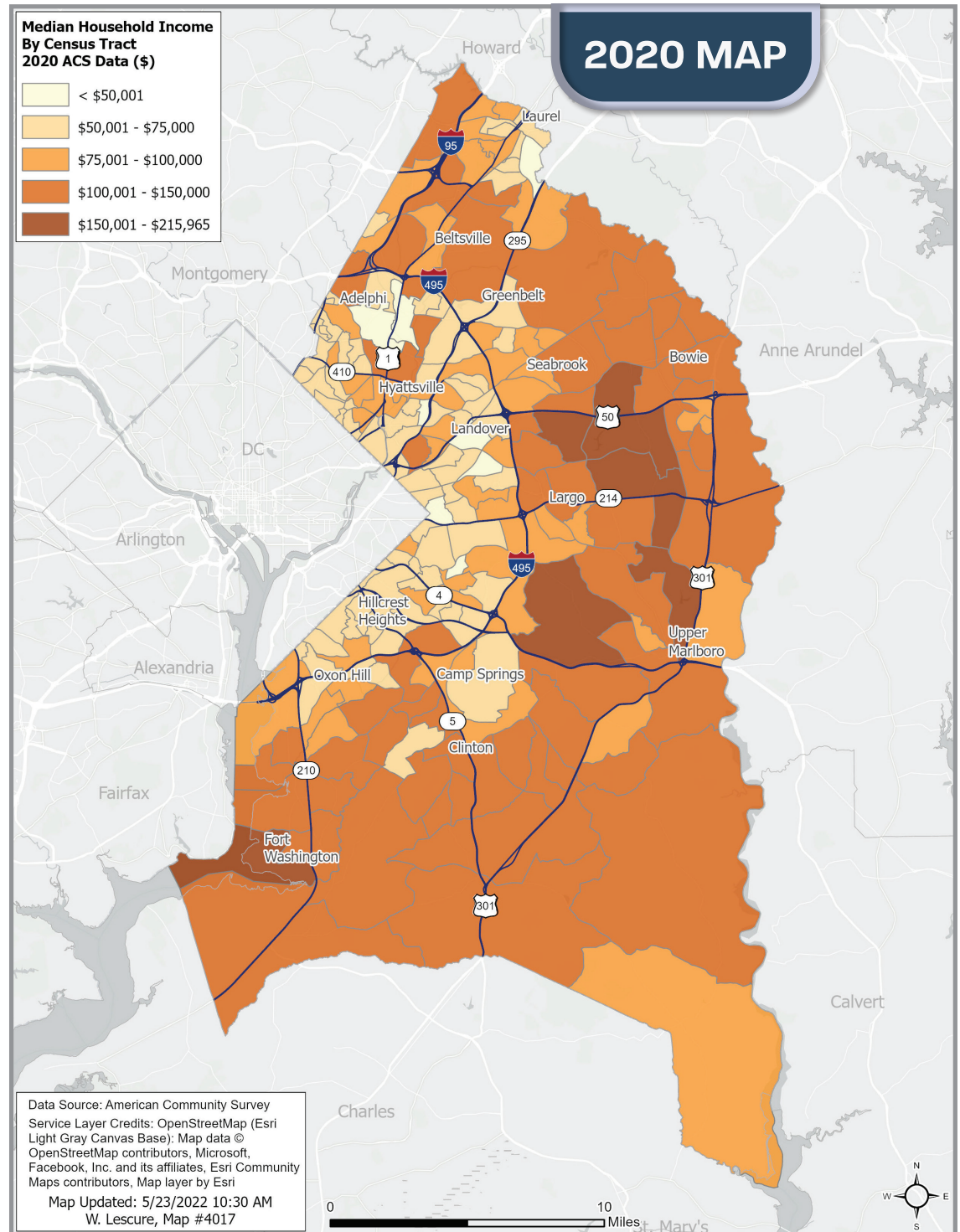
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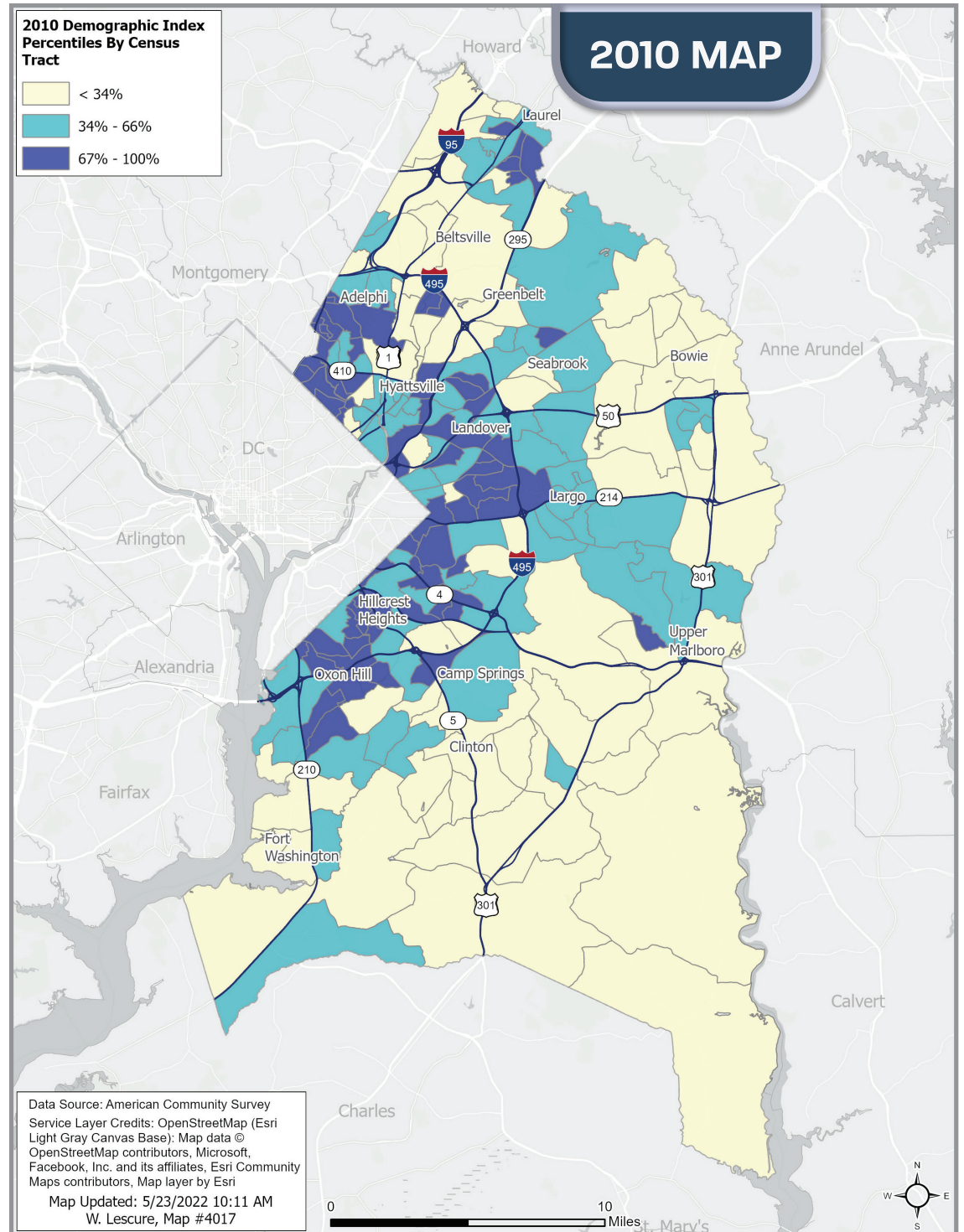




INDEX PERCENTILES

Demographic Index Percentiles

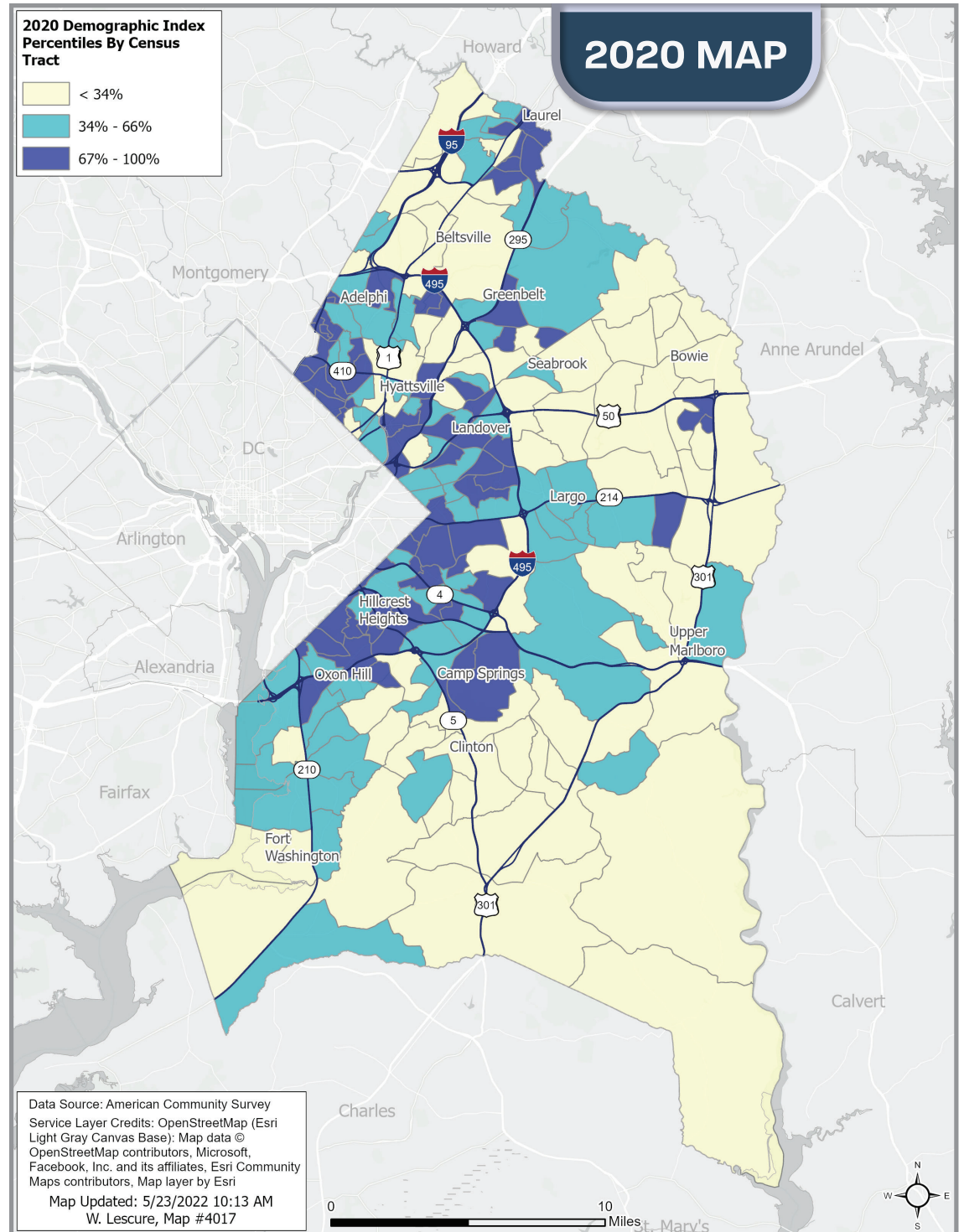
- The index percentiles consolidate people of color, SNAP, housing cost burden, worker's monthly earning, and renter households.
- On the maps, the darker an area, the more diverse racial or ethnically.
- The dark areas indicate a concentration of households or persons who need public program assistance for essential needs.



INDEX PERCENTILES

Demographic Index Percentiles

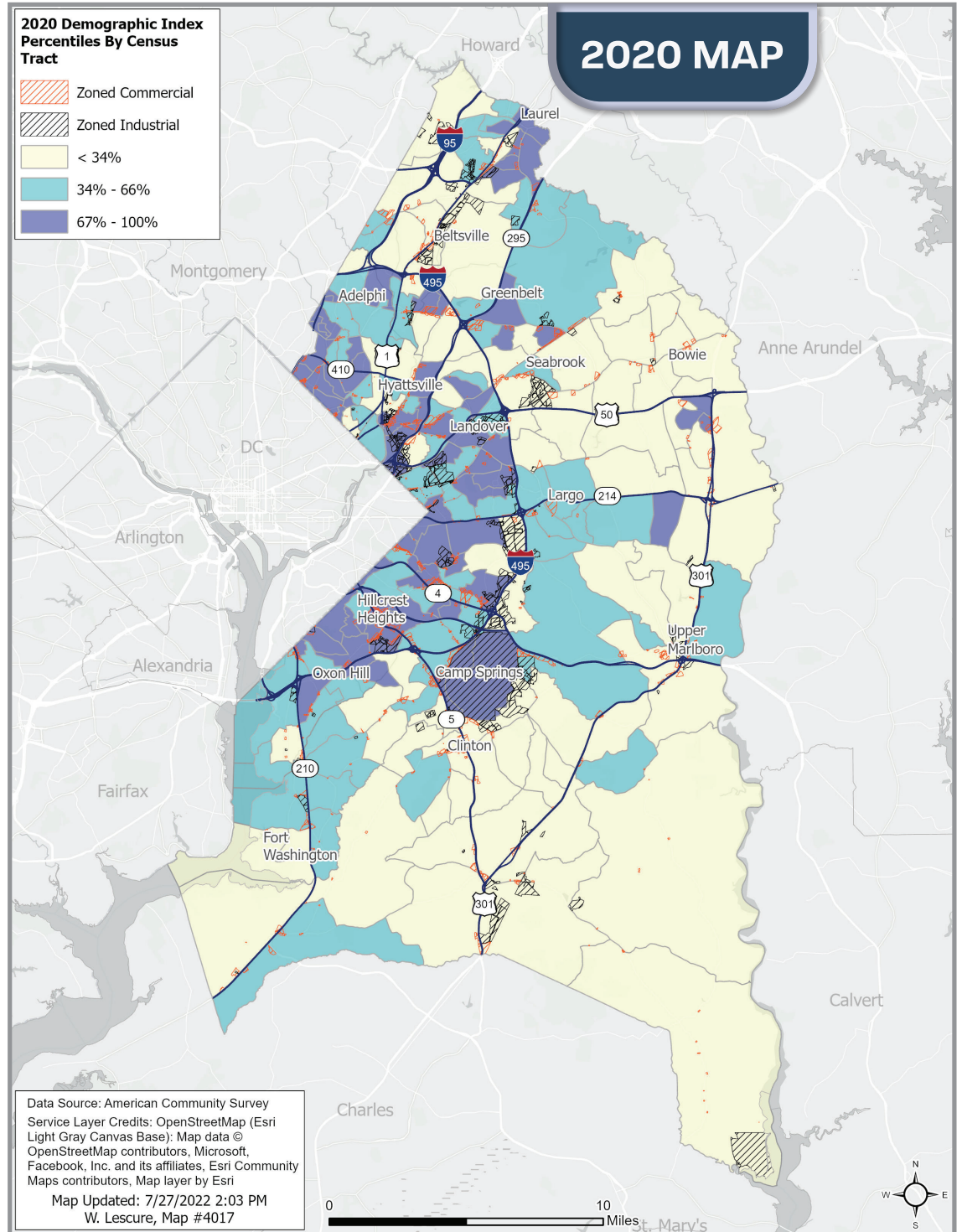
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INDEX PERCENTILES

Zoning and Demographic Index Percentile

Population or households who is or are demographically diverse and socioeconomically challenged is most likely outside commercially or industrially zoned land.



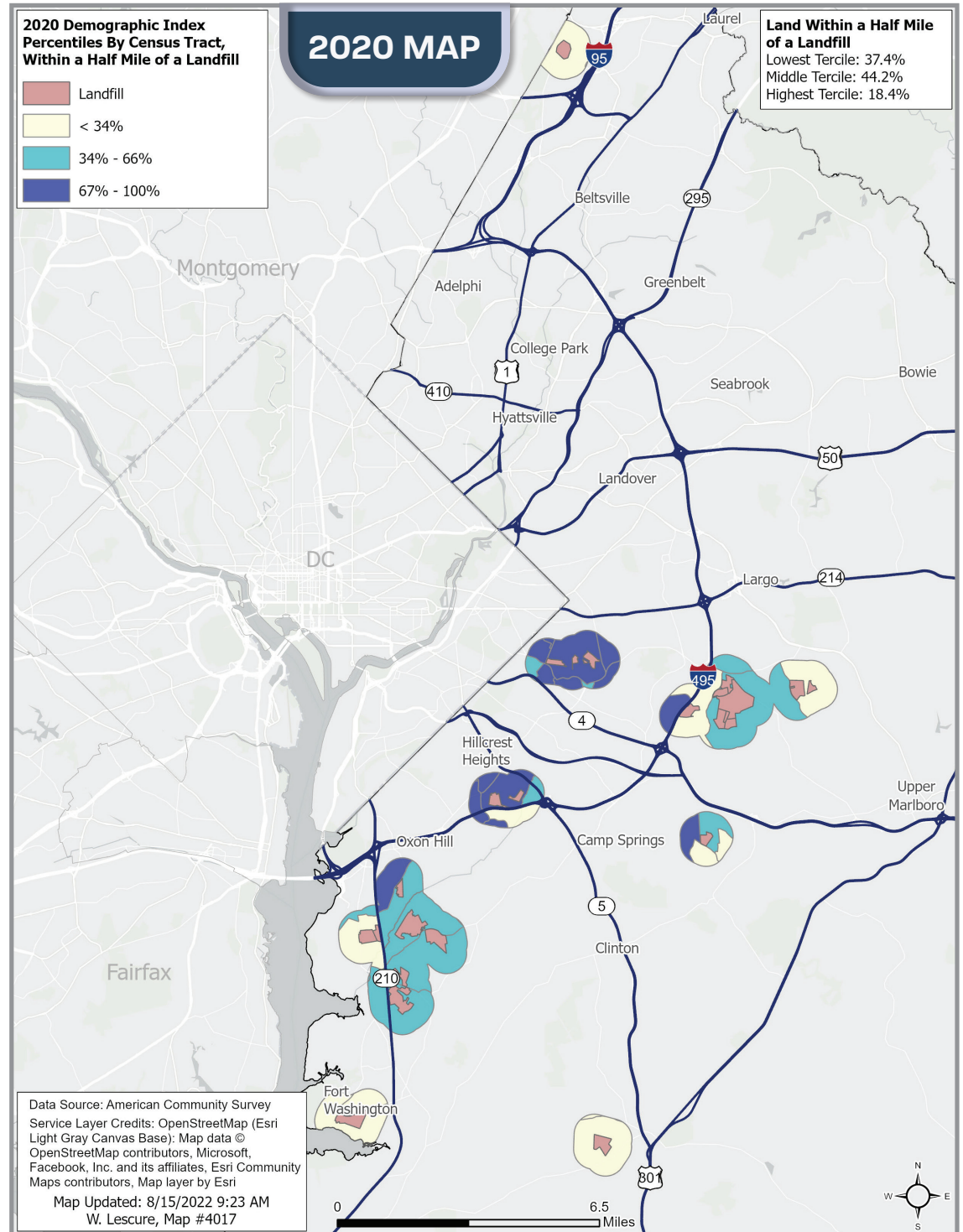
INDEX PERCENTILES

Landfill and Demographic Index Percentile

Overall, people of color and low to moderate income communities are not subject to environmental hazards, such as landfills.

Some communities south of Route 214 may be potentially confronted with this challenge. Nonetheless, according to the U.S. Environmental Protection Agency (EPA), “modern landfills are well-engineered and managed in compliance with” stringent federal regulations. Overall, people of color and low to moderate income communities are not subject to environmental hazards, such as landfills.

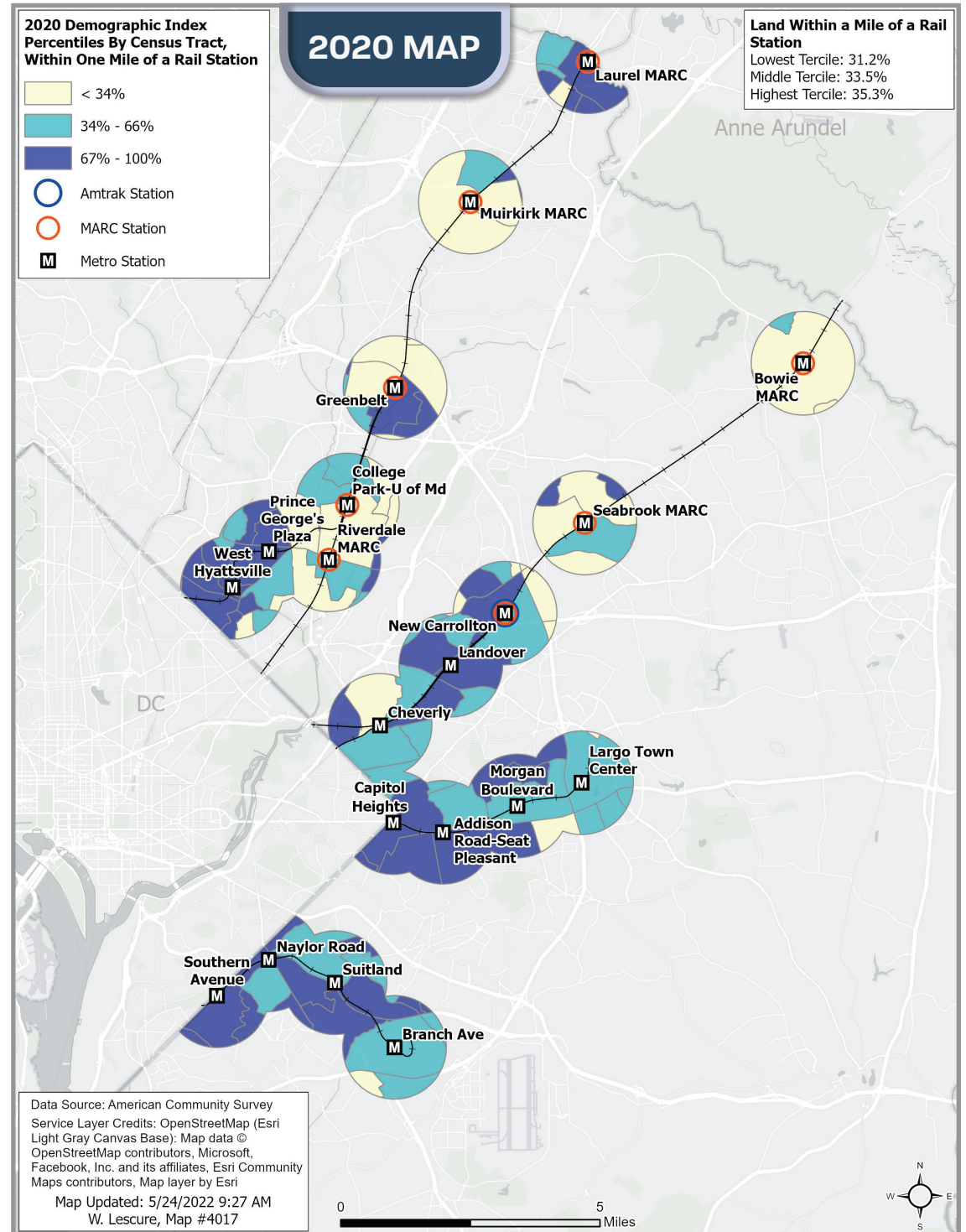
Some communities south of Route 214 may be potentially confronted with this challenge. Nonetheless, according to the U.S. Environmental Protection Agency (EPA), “modern landfills are well-engineered and managed in compliance with” stringent federal regulations.



INDEX PERCENTILES

Transit and Demographic Index Percentile

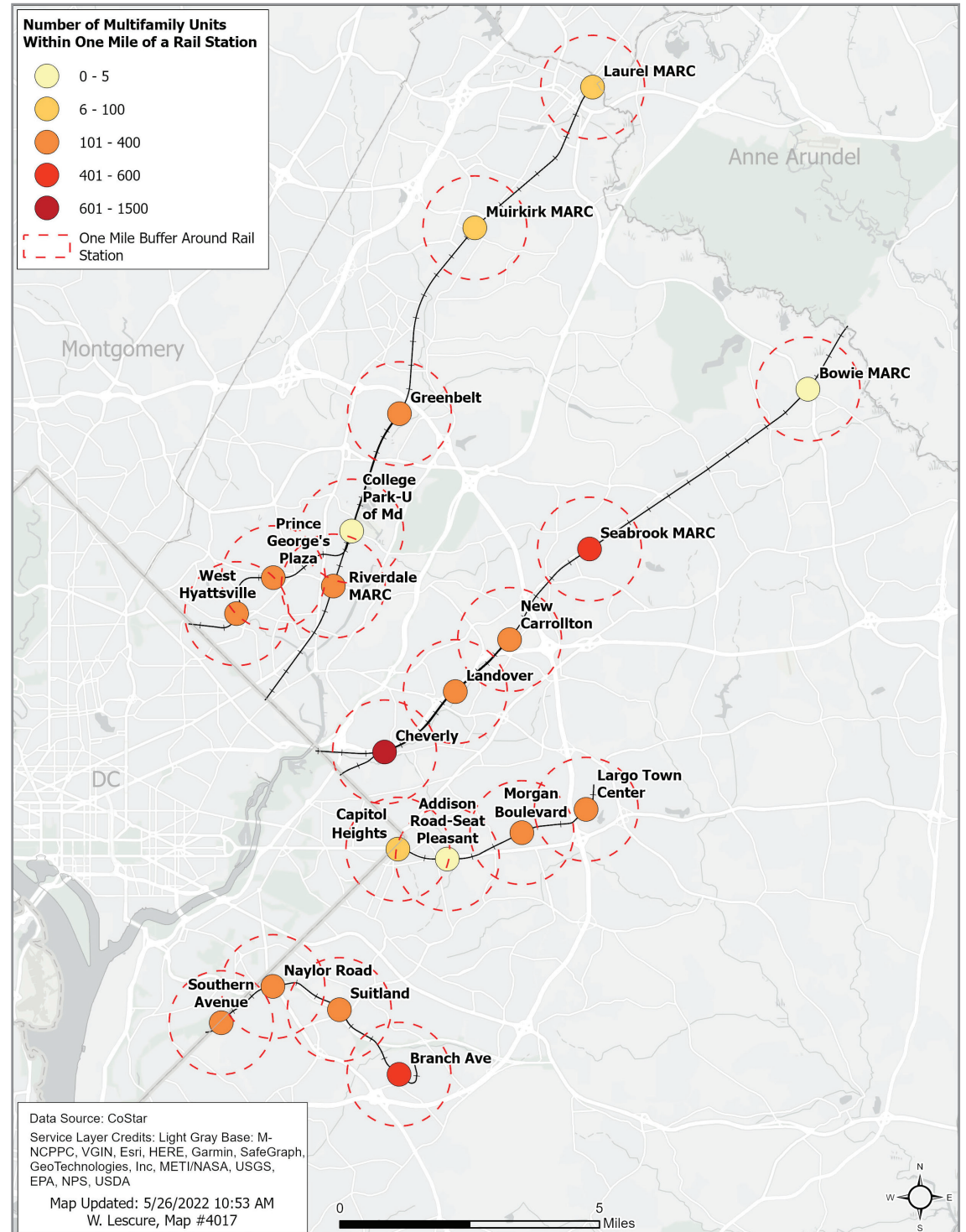
- People of color and those in the low to moderate income households appear to reside within a walking distance of a transit or hard rail station.
- This may present policy implications for the transit-oriented development (TOD), a nationally renowned planning practice in the D.C. region.



INDEX PERCENTILES

Transit and Multifamily Housing

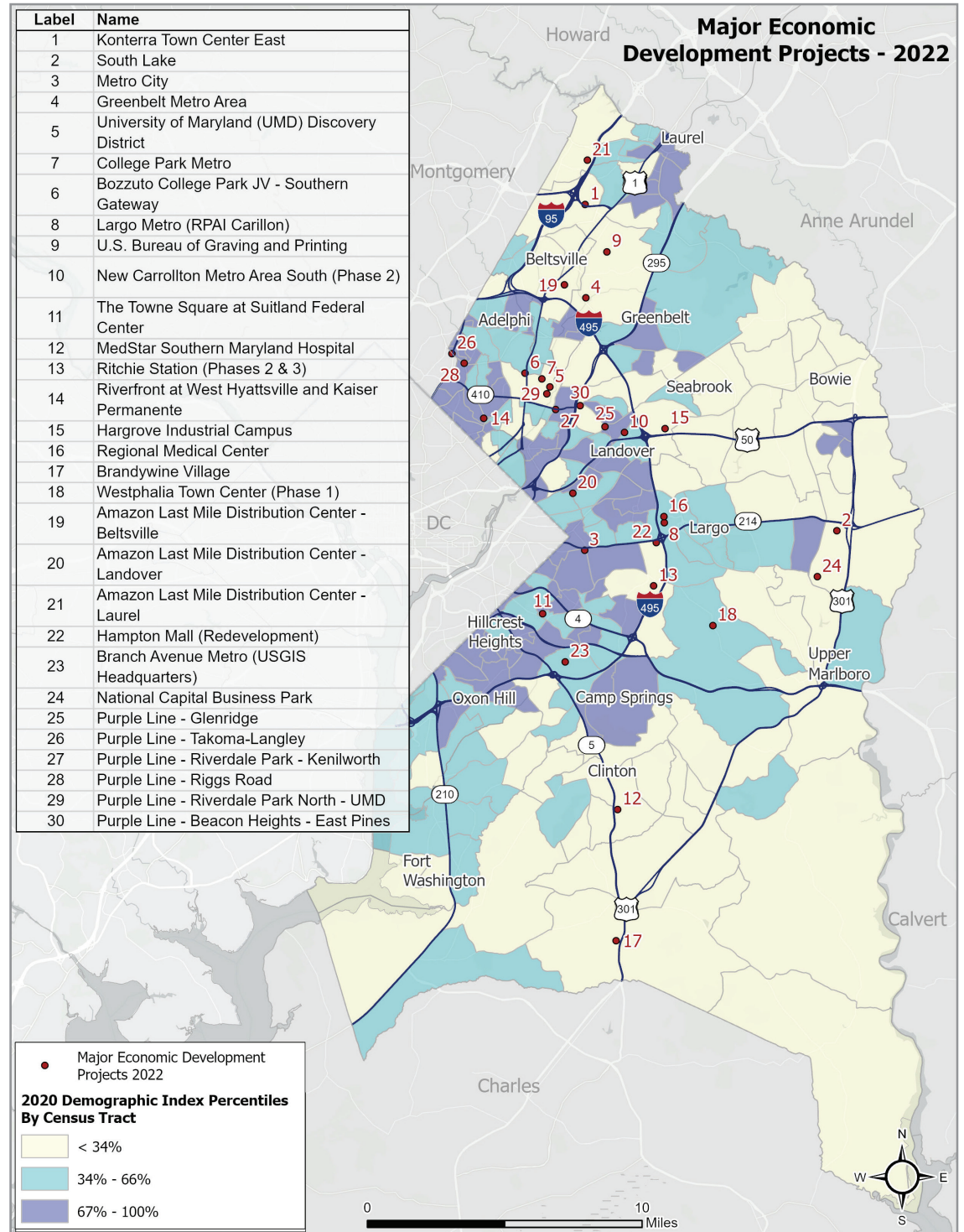
- The agglomeration of multifamily dwelling units within the walking distance of a Metro or rail station may be a result of several reasons: existing complexes or new construction as part of a TOD.
- There are multiple benefits of a compact, mixed-use development anchoring multifamily at a TOD, according to the Maryland Department of Planning and other planning advocates nationwide.



INDEX PERCENTILES

Economic Development Projects

- Major economic projects are located within or near census tracts where people of color or low to moderate income households reside or work.
- “Major projects are catalysts” for economic growth (Greg Goodwin, MWCOG, August 19, 2022).
- Most transit stations are slated for future development or expansion for residential and commercial uses.



INDEX PERCENTILES

SUMMARY OF FINDINGS

- **People of color or low to moderate income households most likely reside within the Capital Beltway or the abutting areas. A small portion of them live near commercially or industrially zoned land or in proximity to landfills.**
- **People of color or low to moderate income households mostly inhabit near employment hubs or transit stations. Job clusters and major economic projects are accessible to demographically and socioeconomically diverse areas. Major projects are catalysts for economic growth.**
- **Multifamily housing is largely within reach of transit lines or stations, a forefront sustainable development concept and practice.**
- **There has been a rise in the median household income and decline in housing cost burden.**

THE PLANNING QUIRK

“ If planners begin to use similar technical programs or scoring systems, it can further formalize harmful biases in planning and land use decisions, by essentially reproducing social blight maps, which could have harmful outcomes.

”

The Planning Magazine
Spring 2022, page 23

ACKNOWLEDGMENTS

James Cannistra, C.P., GISP, Chief, Information Management Division

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William Lescure, GISP, Senior GIS Specialist, Research Section

Charles Wade, Ph.D., Demographic Planner, Research Section

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