

V. DEMOGRAPHICS

Population

The Pasadena/Marley Neck area has 33,239 residents. About 6.8 percent of the County’s residents live in this area. From 1990 to 2000, this area grew by 6,044 people, from 27,195 in 1990, or 22.2 percent.¹ The area’s population is projected to be about 40,620 by 2010².

Age and Sex

The Pasadena/Marley Neck area is diverse in age. In 2000, there were 2,475 pre-school children (ages 0-4), 6,510 school-aged children (ages 5-17), and 2,896 senior citizens (65 years old or older). All other residents are in the 18-44 and 45-64 age groups and are classified as “household and career formers” and “the established household and career”³.

Table 1. Population by Age, 1990 and 2000

	0-4	5-17	18-44	45-64	65+	Total
Persons in 1990	2,340	4,723	12,831	4,999	2,302	27,195
Persons in 2000	2,475	6,510	14,253	7,105	2,896	33,239
Actual Change	135	1,787	1,422	2,106	594	6,044
% Change	5.77%	37.84%	11.08%	42.13%	25.80%	22.22%

Source: U.S. Census Bureau, 1990 Summary Tape File 1 and 2000 Summary File 1.

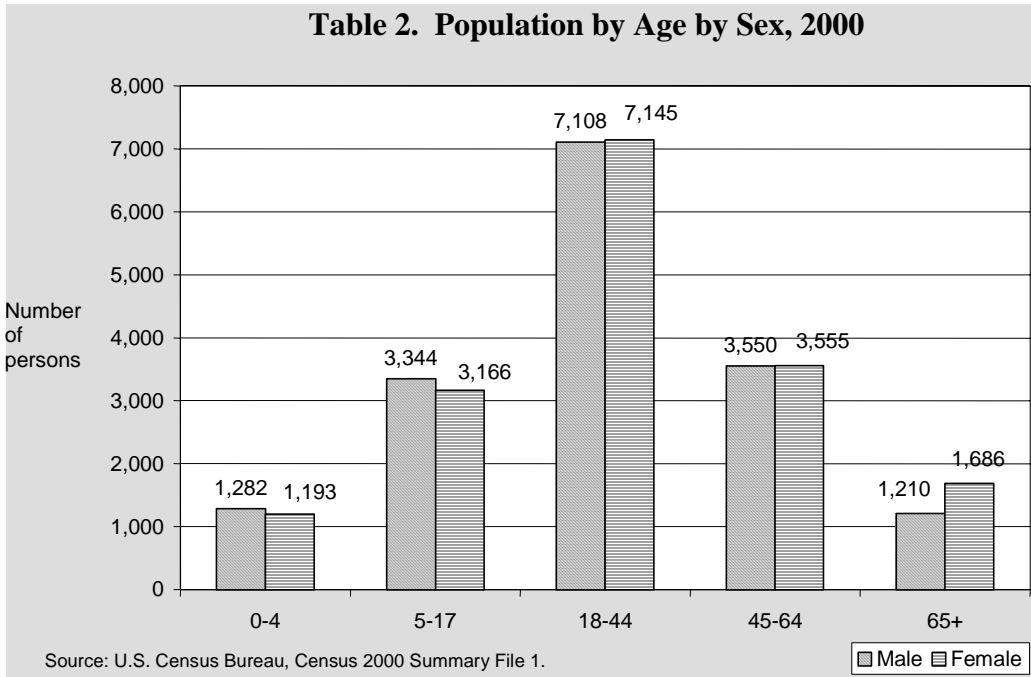
From 1990 to 2000, population growth occurred in all the age groups in the Pasadena/Marley Neck area. The 45-64 age group experienced the most rapid growth. The 5-17 age group also demonstrated a significant rate of growth during the same time period. In the category of 65 and over, the population in the Pasadena/Marley Neck area grew by 25.8 percent, from 2,302 in 1990 to 2,896 in 2000.

The area has 16,745 females and 16,494 males. The proportion of female senior citizens also is higher than that of males, consisting of 58.2 percent of all the 2,896 senior citizens in the Pasadena/Marley Neck area. Among the 0-4 and 5-17 age groups, there are slightly more males than females. The number of males in the 18-44 age group approximates that of females in the same age group. This also bears true for males and females in the ages between 45 and 64 years old.

¹ All the data for 1990 and 2000 are derived from the Census 1990 Summary Tape File One and Census 2000 Summary File One.

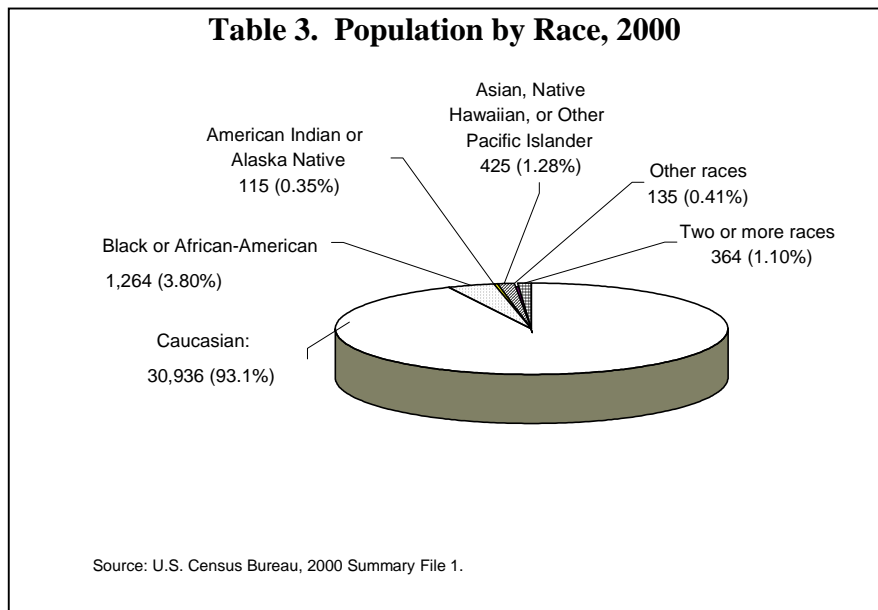
² Forecasts for population and households were prepared by the Anne Arundel County Office of Planning and Zoning, March 2002. The data set for the forecasts is the Round 5D population and household forecasts.

³ This age classification was defined by Alexander Speer, demographic consultant to the Office of Planning and Zoning.



Race and Ethnicity

The Pasadena/Marley Neck area is predominantly caucasian. It is home to 30,936 caucasian residents, or 93.1 percent of the area’s total residents. There are 2,303 non-white residents in the Pasadena/Marley Neck area. Among all the non-white residents, the largest group is African American (1,264 persons). The area also has 425 Asians, Native Hawaiians, or other Pacific Islanders; 115 American Indians or Alaska Natives; 135 residents from other races, and 364 residents who identified themselves as two or more races. There are also 460 residents from the Hispanic or Latino origin in the Pasadena/Marley Neck area.



Housing, Households and Families

Housing Occupancy and Home Ownership

In 2000, there were 12,423 housing units in the Pasadena/Marley Neck area. Between 1990 and 2000, the area's housing inventory increased by 2,621 units or 26.74 percent. This housing inventory includes 496 vacant units, or a 4 percent vacancy rate.

Of the 11,927 occupied housing units, there were 10,138 owner-occupied and 1,789 renter-occupied units in the area in 2000. The increase in renter-occupied units was faster than that in owner-occupied units. From 1990 to 2000, renter-occupied units grew by 41.65 percent, whereas owner-occupied units rose by 23.60 percent.

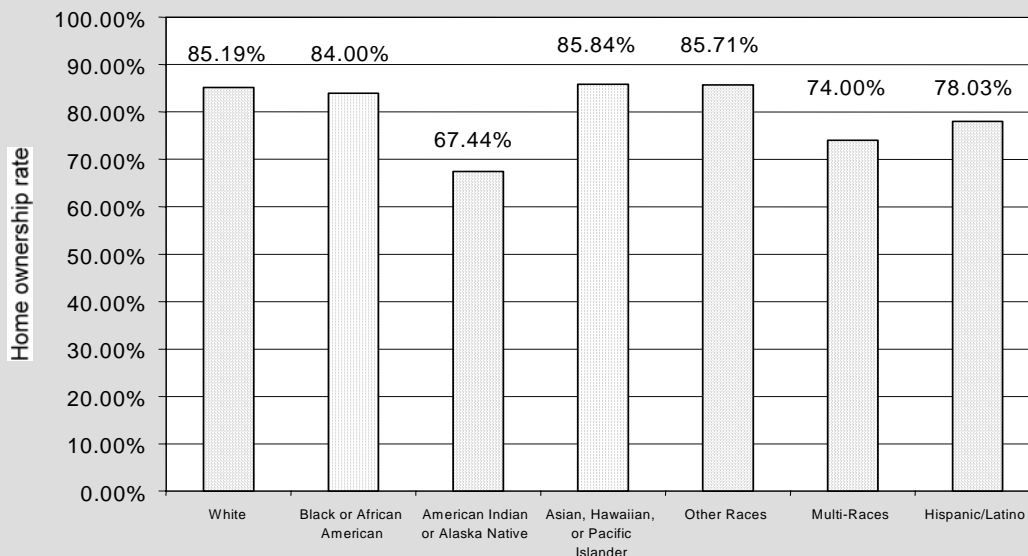
Table 4. Housing Occupancy and Vacancy, 1990 and 2000

Data Category	1990	2000	Change 1990-2000	Percent Change
Housing Units	9,802	12,423	2,621	26.74%
Owner-occupied units	8,202	10,138	1,936	23.60%
Renter-occupied units	1,263	1,789	526	41.65%
Home ownership rate (%)	86.66%	85.00%	-1.66%	---
Vacant units	337	496	159	---

Source: U.S. Census Bureau, 1990 Summary Tape File 1 and 2000 Summary File 1.

The home ownership rate in the Pasadena/Marley Neck area is 85 percent, as compared to 66.2 percent nationwide and 75.5 percent in the County. The home ownership rates among Caucasian, African American, Asian or Native Hawaiian or other Pacific Islander, other races, and people of the Hispanic or Latino origin are higher than the national and county average.

Table 5. Home Ownership Rate by Race and Ethnicity, 2000



Source: U.S. Census Bureau, 2000 Summary File

The home ownership rate is considerably high among people in most ages of householders⁴. The highest home ownership rate, 90.8 percent, is maintained by senior citizens in the Pasadena/Marley Neck area where it seems a desirable locale for “aging in place”.

Table 6. Housing Occupancy by Age of Householder, 2000

Data Category	Occupied Units			Percent Share of Total Occupied	Home Ownership Rate
	Owner	Renter	Total		
15 to 24 years	161	130	291	2.44%	55.33%
25 to 34 years	1,964	508	2,472	20.73%	79.45%
35 to 44 years	2,868	521	3,389	28.41%	84.63%
45 to 54 years	2,136	312	2,448	20.52%	87.25%
55 to 64 years	1,411	156	1,567	13.14%	90.04%
65 years or over	1,598	162	1,760	14.76%	90.80%
Total Units	10,138	1,789	11,927	---	

Source: U.S. Census Bureau, 2000 Summary File 1.

Most of the housing units in the Pasadena/Marley Neck area were built in the late 1970s and the early 1980s, according to the Census 2000. About 93.5 percent of the area’s total housing units were single family detached and attached units. There was a slight decline in the proportion of single-family units from 1990 to 2000. During the same time period, there was an increase in the proportion of housing units in the 5-or-more-unit category, from 1.9 percent to 3.9 percent. In addition, the proportion of single-family attached units went up from 24.2 percent to 27.5 percent between 1990 and 2000.

Table 7. Structure Type of Housing, 1990 and 2000

Structure Type	1990	% of Total Units	2000	% of Total Units
1-Unit	9,298	94.61%	11,619	93.53%
<i>Detached</i>	6,916	70.37%	8,208	66.07%
<i>Attached</i>	2,382	24.24%	3,411	27.46%
2-Unit	236	2.40%	190	1.53%
3-4 Unit	33	0.34%	113	0.91%
5 or more Unit	183	1.86%	478	3.85%
Others	78	0.79%	23	0.19%
Total Units	9,828	---	12,423	---

Sources: U.S. Census Bureau, Census 1990 Summary Tape File 3 and Census 2000 Summary File 3.

Households and Families

Households

The number of households (or occupied housing units) in the Pasadena/Marley Neck area increased by 2,451 (or 26 percent) from 9,465 in 1990 to 11,916 in 2000. By 2010,

⁴ The householder refers to the person (or one of the people) in whose name the housing unit is owned or rented (or maintained).

the number of households is projected to be about 15,198. The projected growth in households is expected to meet the demand of a growing population in the Pasadena/Marley Neck area.

Between 2000 and 2010, the largest growth in households (2,204) is projected to occur in the area between Marley Creek and Stoney Creek, assuming development of the Tanyard Cove and Tanyard Springs. Also, the peninsula bordered by Stoney Creek, Rock Creek, and Mountain Road may add 665 new households during the same time period. These two areas, located within the County's Priority Funding Area (PFA), will accommodate about 87 percent of the projected growth in households in the Pasadena/Marley Neck area.

Families

The Pasadena/Marley Neck area has an average of 2.74 persons per household. The majority (75.6 percent, or 9,012 in number) of all the households in the area are families. Among the 9,012 families, 79.81 percent are married-couple families.

The percentage of total families dropped slightly from 79.8 percent in 1990. This also was the change pattern for married-couple families, the proportion of which decreased from 84.2 percent in 1990 to 79.8 percent in 2000. Nevertheless, there was a significant growth in both total families and married-couple families between 1990 and 2000. The increase in non-family households that consisted of people living alone or with unrelated people may reflect the demographic trends nationwide.

Table 8. Households and Families, 1990 and 2000

Data Category	1990	2000	Change 1990-2000	Percent Change
Households (occupied housing units)	9,465	11,927	2,462	26.01%
Families	7,554	9,012	1,458	19.30%
<i>Percent families over households</i>	79.81%	75.56%	-4.25%	---
Married-couple families	6,360	7,188	828	13.02%
<i>Percent married-couple families</i>	84.19%	79.76%	-4.43%	---
Nonfamily households	1,911	2,915	1,004	52.54%

Source: U.S. Census Bureau, 1990 Summary Tape File 1 and 2000 Summary File 1.

Between 1990 and 2000, the number of families with their own children under 18 years old, including married-couple and single parent families, grew by 962 (or 26.2 percent). Also mirroring the national trends, single parent families with their own children have increased in both actual number and proportion from 429 (11.7 percent) in 1990 to 977 (21.1 percent) in 2000. The number of single parent families with children grew at a more rapid pace than that of married-couple families with children.

Table 9. Families with Own Children (under 18 Years), 1990 and 2000

Data Category	1990	2000	Change 1990-2000	Percent Change
Families with children (under 18 years)	3,673	4,635	962	26.19%
Married-couple families	3,244	3,658	414	12.76%
<i>Percent married-couple families</i>	88.32%	78.92%	-9.40%	---
Single parent families	429	977	548	127.74%
<i>Percent single parent families</i>	11.68%	21.08%	9.40%	---

Source: U.S. Census Bureau, 1990 Summary Tape File 1 and 2000 Summary File 1.

Education, Employment, Income and Housing Costs

Educational Attainment

The percentage of residents in the Pasadena/Marley Neck area who were high school graduates (including equivalency) increased from about 74.3 percent in 1990 to 82.9 percent in 2000. The proportion of residents who earned Bachelor's or higher degrees was on the rise also, from 14.3 percent to 17.6 percent during the same decade.

Table 10. Educational Attainment, 1990 and 2000

	1990		2000	
	Total	% of 25 or Over	Total	% of 25 or Over
Total Persons (25 Years and Over)	17,786	---	21,949	---
High School Graduate or Higher	13,223	74.34%	18,202	82.93%
Bachelor's Degree or Higher	2,534	14.25%	3,869	17.63%

Sources: U.S. Census Bureau, Census 1990 Summary Tape File 3 and Census 2000 Summary File 3.

Employment Status and Occupation

Along with the increase in educational attainment in the Pasadena/Marley Neck area there has been a low unemployment rate and a growing percentage of employed residents pursuing managerial, professional, and technical services occupations from 1990 to 2000. The unemployment rate in the Pasadena/Marley Neck area was slightly lower than the County average for both 1990 and 2000 (about 3.13 percent for both years).

Table 11. Labor Force and Employment Status, 1990 and 2000

	1990	2000
Total Persons (16 Years and Over)	20,914	25,118
In Labor Force	15,709	18,548
Civilian: Employed	14,984	17,778
Civilian: Unemployed	461	549
<i>Unemployment Rate</i>	2.98%	3.00%

Sources: U.S. Census Bureau, Census 1990 Summary Tape File 3 and Census 2000 Summary File 3.

Employment Forecasts

The Pasadena/Marley Neck area had about 9,300 jobs in 2000. Major employers are Baltimore Gas and Electric, EBY-Brown Company, K-Mart, Weis Market, Sunbelt Beverage Corporation, and BJs Wholesale Club, Incorporated. By 2010, the area is projected to have about 10,200 jobs, an increase of 900 (or 9.7 percent) from the job estimates in 2000. Most of the growth in jobs is projected to take place along the Mountain Road Corridor and the area northeast of Fort Smallwood Road.

Table 12. Occupation for Employed Civilian Population, 2000

Occupation	1990	% of Total Employed Persons	2000	% of Total Employed Persons
Management, Professional, and Technical Services	4,330	28.90%	5,854	32.93%
Sales and Administrative Support	1,832	12.23%	2,334	13.13%
Farming, Fishing, Forestry	4,460	29.77%	4,953	27.86%
Others	75	0.50%	10	0.06%
Total Employed Persons	4,287	28.61%	4,627	26.03%
	14,984	---	17,778	---

Sources: U.S. Census Bureau, Census 1990 Summary Tape File 3 and Census 2000 Summary File 3.

Income and Housing Costs

The percent share of median household income, median gross rent, and median home value of the Pasadena/Marley Neck Small Planning Area to the County's median changed over time. In 1990, the median household income in the Pasadena/Marley Neck Small Planning Area accounted for 93.69 percent of the County's median household incomes. By 2000, the area's median household income rose to 96.98 percent of the County's median. During the same time period, the median gross rent in the Pasadena/Marley Neck Small Planning Area as a percentage of the County's dropped from 104.38 percent to 99.87 percent. The percent share of median home value to that of the County's changed from 84.39 percent in 1990 to 83.68 percent in 2000.

Table 13. Income, Rent, and Value, 1990 and 2000

Data Category	County	1990		County	2000	
		Pasadena/ Marley Neck	% County		Pasadena/ Marley Neck	% County
Median Household Income	\$45,147	\$42,300	93.69%	\$61,768	\$59,900	96.98%
Median Gross rent	\$616	\$643	104.38%	\$798	\$797	99.87%
Median Home Value	\$127,500	\$107,600	84.39%	\$159,300	\$133,300	83.68%

Source: Census 2000 Summary File 3.

In the 2000 census, about 23 percent of specified owner-occupied units (or households)⁵ and 33 percent of specified renter-occupied units have the affordability problem⁶. From 1990 to 2000, there was about a one-percent increase among specified owner-occupied units that had the affordability problem in the Pasadena/Marley Neck

⁵ According to the U.S. Bureau of the Census, "specified owner-occupied units" are owner-occupied, one-unit, detached and attached houses on less than 10 acres without a business or medical office on the property. "Specified renter-occupied units" include all renter-occupied units except one-unit detached and attached houses on 10 acres or more.

⁶ The U.S. Bureau of the Census measures 'affordability' as monthly housing costs as a percentage of a household income, which includes mortgage payments, rents, utilities, and other housing expenses. A household has an affordability problem when its monthly housing costs are equal to or greater than 30 percent of the household income.

area, according to the census data. The proportion of specified renter-occupied units having the affordability problem did not experience a significant change in the past decade.

Table 14. Housing Expenses as A Percentage of Household Income

Specified Occupied Units (Households)	1990	2000
Total Specified Renter-Occupied Units	1,189	1,649
Units with Rent as 30% or More of Household Income	400	552
<i>Percent of total renter-occupied units</i>	33.64%	33.47%
Total Specified Owner-Occupied Units	7,639	9,599
Units with Housing Cost as 30% or More of Household Income	1,729	2,265
<i>Percent of total specified owner-occupied units</i>	22.63%	23.60%

Sources: U.S. Census Bureau, Census 1990 Summary Tape File 3 and Census 2000 Summary File 3.

Note: The number of specified occupied units does not include housing units occupied by households (or occupied housing units) reporting no income or a net loss in a census.

Summary

The Pasadena/Marley Neck area has 33,239 residents, 11,916 households and is projected to continue to attract people in the near future. By 2010, it is projected that there will be 40,620 residents and 15,198 households in the Pasadena/Marley Neck area. The historic and projected trends in population and households may help determine the desired locations and appropriate forms of developments in the future. The low vacancy rate may also indicate a demand in the market for future housing.

The Pasadena/Marley Neck area is family-oriented. The area also has retained a remarkably high rate of home ownership among most residents. The highest home ownership among senior citizens may demonstrate the tendency of “aging in place” in the Pasadena/Marley Neck area. In addition, there was also an increase in the proportion of renter-occupied units and five-or-more-unit housing, which helps provide a mixture of housing stock to serve a variety of housing choices of residents in the Pasadena/Marley Neck area.

The demographic profile on the age, race and ethnicity, household types, educational attainment, occupation and employment status, and housing expenses relating to income indicates a diversity of residents in the Pasadena/Marley Neck area. This diversity offers opportunities for how public planning and programs can reflect the values of people from a diverse background and how housing, health care, and education policies can serve different needs of residents in the Pasadena/Marley Neck area.