

# Community Profiles-- RPD 109



Baltimore Metropolitan Council  
 T: 410-732-9570 F: 410-732-9488  
 www.baltometro.org



## RPD 109 DRUID HILL Baltimore City



Druid Hill Park

Photo by Elizabeth Lampl, courtesy of the Maryland Historical Trust

### PEOPLE

|                   | <u>1990</u> | <u>2000</u> | <u>diff. '90-'00</u> | <u>% diff '90-'00</u> | <u>% '00 Total</u> |
|-------------------|-------------|-------------|----------------------|-----------------------|--------------------|
| Total Population  | 13,960      | 12,122      | -1,838               | -13.2%                | 100.0%             |
| White Population  | 109         | 92          | -17                  | -15.6%                | 0.8%               |
| Black Population  | 13,781      | 11,846      | -1,935               | -14.0%                | 97.7%              |
| Other Non-White   | 70          | 184         | 114                  | 162.9%                | 1.5%               |
| Hispanic Pop      | 72          | 88          | 16                   | 22.2%                 | 0.7%               |
| Pop 0-4 Years Old | 1,010       | 723         | -287                 | -28.4%                | 6.0%               |
| Pop 5-17          | 2,277       | 2,306       | 29                   | 1.3%                  | 19.0%              |
| Pop 18-44         | 5,460       | 4,321       | -1,139               | -20.9%                | 35.6%              |
| Pop 45-64         | 2,761       | 2,624       | -137                 | -5.0%                 | 21.6%              |
| Pop 65+           | 2,452       | 2,148       | -304                 | -12.4%                | 17.7%              |
| Pop <18           | 3,287       | 3,029       | -258                 | -7.8%                 | 25.0%              |
| Median Age        | 35.7        | 38.3        | 2.5                  | 7.1%                  | N/A                |

### HOUSEHOLDS

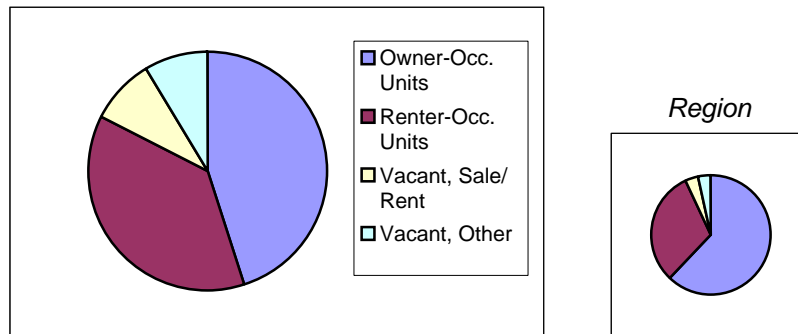
|                   | <u>1990</u> | <u>2000</u> | <u>diff. '90-'00</u> | <u>% diff '90-'00</u> | <u>% '00 Total</u> |
|-------------------|-------------|-------------|----------------------|-----------------------|--------------------|
| Total Households  | 5,246       | 4,694       | -552                 | -10.5%                | 100.0%             |
| 1-Person HH       | 1,498       | 1,571       | 73                   | 4.9%                  | 33.5%              |
| Marr, No Children | 915         | 713         | -202                 | -22.1%                | 15.2%              |
| Marr, w/ Children | 556         | 324         | -232                 | -41.7%                | 6.9%               |
| Other Family HH   | 2,005       | 1,839       | -166                 | -8.3%                 | 39.2%              |
| Non-family HH     | 272         | 247         | -25                  | -9.2%                 | 5.3%               |
| Married Family    | 1,471       | 1,037       | -434                 | -29.5%                | 22.1%              |
| Single Mother     | 1,059       | 995         | -64                  | -6.0%                 | 21.2%              |
| Total HH Pop      | 13,938      | 11,793      | -2,145               | -15.4%                | 97.3%              |
| Group Qtrs. Pop   | 22          | 329         | 307                  | 1395.5%               | 2.7%               |
| Persons/HH        | 2.66        | 2.51        | -0.14                | -5.4%                 | N/A                |

# Community Profiles-- RPD 109

## HOUSING

|                           | <u>1990</u> | <u>2000</u> | <u>diff. '90-'00</u> | <u>% diff '90-'00</u> | <u>% '00 Total</u> |
|---------------------------|-------------|-------------|----------------------|-----------------------|--------------------|
| <i>Tot Housing Units</i>  | 5,777       | 5,688       | -89                  | -1.5%                 | 100.0%             |
| <i>Owner-Occ. Units</i>   | 2,775       | 2,557       | -218                 | -7.9%                 | 45.0%              |
| <i>Renter-Occ. Units</i>  | 2,473       | 2,137       | -336                 | -13.6%                | 37.6%              |
| <i>Vacant, Sale/ Rent</i> | 392         | 512         | 120                  | 30.6%                 | 9.0%               |
| <i>Vacant, Other</i>      | 135         | 482         | 347                  | 257.0%                | 8.5%               |
| <br>                      |             |             |                      |                       |                    |
| <i>1-Family, Detached</i> | 179         | 464         | 285                  | 159.2%                | 8.2%               |
| <i>1-Family, Attached</i> | 3,779       | 3,564       | -215                 | -5.7%                 | 62.7%              |
| <i>1-Family Total</i>     | 3,958       | 4,028       | 70                   | 1.8%                  | 70.8%              |
| <br>                      |             |             |                      |                       |                    |
| <i>Multi-family Units</i> | 1,788       | 1,682       | -106                 | -5.9%                 | 29.6%              |
| <i>Mobile Hms, Other</i>  | 31          | 0           | -31                  | -100.0%               | 0.0%               |
| <br>                      |             |             |                      |                       |                    |
| <i>Median Hsg. Value</i>  | \$43,156    | \$58,413    | \$15,257             | 35.4%                 | N/A                |
| <i>Median Rent</i>        | \$397       | \$435       | \$38                 | 9.7%                  | N/A                |

Housing in RPD 109-- Year 2000



## LABOR FORCE

|                          | <u>1990</u> | <u>2000</u> | <u>diff. '90-'00</u> | <u>% diff '90-'00</u> | <u>% '00 Total</u> |
|--------------------------|-------------|-------------|----------------------|-----------------------|--------------------|
| <i>Total Labor Force</i> | 6,297       | 4,713       | -1,584               | -25.2%                | 100.0%             |
| <i>Employed</i>          | 5,683       | 4,035       | -1,648               | -29.0%                | 85.6%              |
| <i>Unemployed</i>        | 614         | 678         | 64                   | 10.4%                 | 14.4%              |
| <br>                     |             |             |                      |                       |                    |
| <i>White-collar</i>      | 2,782       | 2,115       | -667                 | -24.0%                | 44.9%              |
| <i>Blue-collar</i>       | 1,406       | 1,007       | -399                 | -28.4%                | 21.4%              |
| <i>Service</i>           | 1,394       | 907         | -487                 | -34.9%                | 19.2%              |
| <i>Agricultural</i>      | 101         | 0           | -101                 | -100.0%               | 0.0%               |
| <i>Armed Forces</i>      | 0           | 6           | 6                    | N/A                   | 0.1%               |

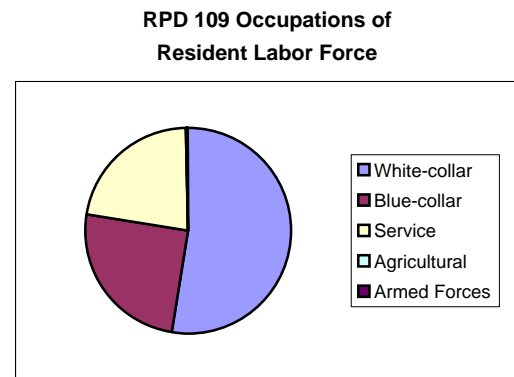
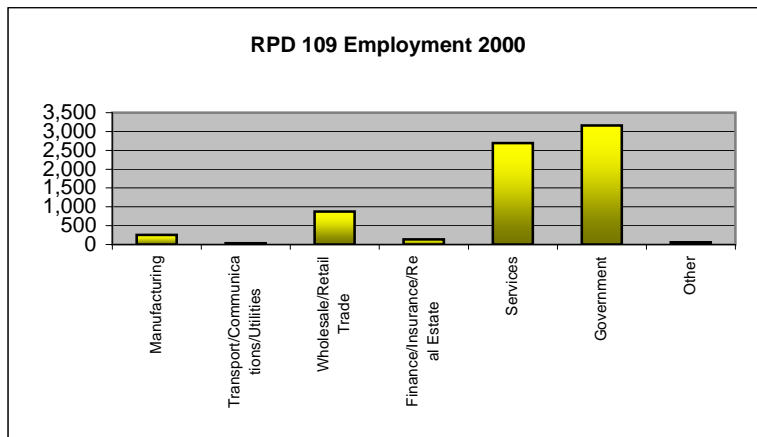
# Community Profiles-- RPD 109

## EMPLOYMENT (Place of Work)

|                                    | <u>2000</u>  | <u>% '00 Total</u> |
|------------------------------------|--------------|--------------------|
| <b>Total Employment</b>            | <b>7,212</b> | <b>100.0%</b>      |
| Manufacturing                      | 255          | 3.5%               |
| Transport/Communications/Utilities | 30           | 0.4%               |
| Wholesale/Retail Trade             | 878          | 12.2%              |
| Finance/Insurance/Real Estate      | 137          | 1.9%               |
| Services                           | 2,692        | 37.3%              |
| Government                         | 3,159        | 43.8%              |
| Other                              | 61           | 0.8%               |

## MAJOR EMPLOYERS

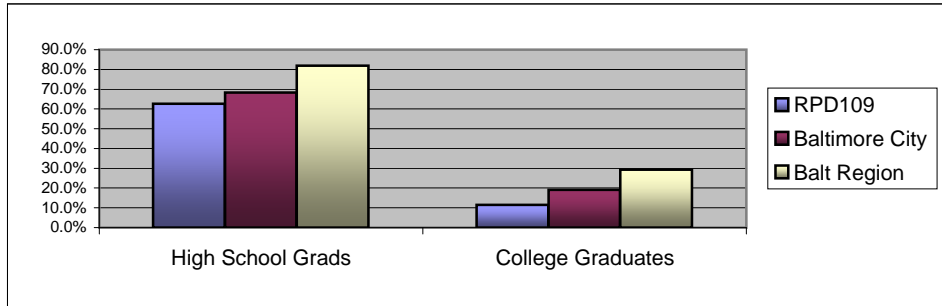
| <u>Employer Name</u>                              | <u>Description of Business</u>                               | <u>SIC</u> | <u>Emp. (2000)</u> |
|---|--|------------|--------------------|
| Liberty Health System Inc--Liberty Medical Center | Health Services  | 8062       | 1100               |
| Baltimore City Community College                  | Educational Services   | 8222       | 813                |
| Coppin State College                              | Educational Services   | 8221       | 511                |
| City of Baltimore - Zoo                           | Museums, Art Galleries, And Botanical And Zoological Gardens | 8422       | 160                |
| Patriarch Inc                                     | Business Services  | 7349       | 160                |
| MDOT- MVA- Baltimore City Branch                  | Administration Of Economic Programs                          | 9621       | 150                |
| Liberty Health System Inc--Adapt Cares            | Health Services  | 8069       | 100                |
| Frederick Douglass High School                    | Educational Services   | 8211       | 96                 |
| Dept of Human Resources- Metro Plaza              | Administration Of Human Resource Programs                    | 9441       | 86                 |
| Social Security Administration                    | Administration Of Human Resource Programs                    | 9441       | 86                 |



# Community Profiles-- RPD 109

## EDUCATION

|                   | <u>1990</u> | <u>2000</u> | <u>diff. '90-'00</u> | <u>% diff '90-'00</u> | <u>% '00 Total</u> |
|-------------------|-------------|-------------|----------------------|-----------------------|--------------------|
| High School Grads | 5,555       | 4,946       | -609                 | -11.0%                | 62.7%              |
| College Graduates | 1,085       | 910         | -175                 | -16.1%                | 11.5%              |



## INCOME

|                   | <u>1990</u> | <u>2000</u> | <u>diff. '90-'00</u> | <u>% diff '90-'00</u> |
|-------------------|-------------|-------------|----------------------|-----------------------|
| Median HH Income  | \$20,392    | \$26,705    | \$6,313              | 31.0%                 |
| Med Fam Income    | \$24,760    | \$31,907    | \$7,148              | 28.9%                 |
| Med HH Inc (\$99) | \$26,591    | \$26,705    | \$114                | 0.4%                  |
| Med Fam Inc(\$99) | \$32,287    | \$31,907    | -\$380               | -1.2%                 |

## RECENT DEVELOPMENT

updated 6/09

|                    | <u>1997-2006</u> | <u>Per Yr 97-06</u> | <u>2007</u>  | <u>2008</u> | <u>diff. '07-'08</u> |
|--------------------|------------------|---------------------|--------------|-------------|----------------------|
| Total Resid. Units | 177              | 18                  | 0            | 0           | 0                    |
| 1-Family Units     | 7                | 1                   | 0            | 0           | 0                    |
| Multi-family Units | 170              | 17                  | 0            | 0           | 0                    |
| Value New Res.     | \$6,984,000      | \$698,400           | \$0          | \$0         | \$0                  |
| Value New Non-res  | \$10,080,000     | \$1,008,000         | \$15,917,925 | \$4,950,000 | -\$10,967,925        |

## MAJOR RECENTLY PERMITTED PROJECTS--VALUED AT \$1 MILLION + (2008)

| <u>Residential Projects</u> | <u>Project Description</u> | <u>Value</u> | <u># of Units</u>  |
|-----------------------------|----------------------------|--------------|--------------------|
| None                        |                            |              |                    |
| <u>Non-Resid. Projects</u>  | <u>Project Description</u> | <u>Value</u> | <u>Square Feet</u> |
| Mondawmin Business Trust    | Site work                  | \$3,000,000  | 0                  |
| Center for Urban Families   | New office building        | \$1,950,000  | 0                  |
| General Growth Properties   | Tenant fit-out             | \$1,500,000  | 0                  |
| Mondawmin Business Trust    | Grading                    | \$1,300,000  | 71,948             |
| Mondawmin Business Trust    | Interior alterations       | \$1,200,000  | 0                  |

**POPULATION DATA FOR CENSUS TRACTS (CTs), 2000**

|        | <u>Total</u><br><u>Pop</u> | <u>White</u><br><u>Pop</u> | <u>Black</u><br><u>Pop</u> | <u>Other</u><br><u>Pop</u> | <u>Percent</u><br><u>Under 18</u> | <u>Percent</u><br><u>65 +</u> | <u>Median</u><br><u>Age</u> |
|--------|----------------------------|----------------------------|----------------------------|----------------------------|-----------------------------------|-------------------------------|-----------------------------|
| 130400 | 2,352                      | 14                         | 2,278                      | 60                         | 28.8%                             | 12.6%                         | 36.1                        |
| 150400 | 3,775                      | 21                         | 3,692                      | 62                         | 23.8%                             | 17.4%                         | 36.7                        |
| 150500 | 1,473                      | 8                          | 1,428                      | 37                         | 24.6%                             | 16.4%                         | 37.7                        |
| 150701 | 1,966                      | 10                         | 1,916                      | 40                         | 26.1%                             | 20.4%                         | 39.1                        |
| 150702 | 2,556                      | 34                         | 2,484                      | 38                         | 22.6%                             | 21.6%                         | 42.1                        |

**HOUSEHOLD DATA FOR CENSUS TRACTS (CTs), 2000**

|        | <u>Total</u><br><u>Households</u> | <u>Pop in</u><br><u>HHs</u> | <u>Pop in</u><br><u>Group Qtrs</u> | <u>Persons</u><br><u>per HH</u> | <u>Pct Married</u><br><u>w/ Children</u> | <u>Percent</u><br><u>Female -hd</u> | <u>Percent</u><br><u>Non-family</u> |
|--------|-----------------------------------|-----------------------------|------------------------------------|---------------------------------|--|-------------------------------------|-------------------------------------|
| 130400 | 899                               | 2,334                       | 18                                 | 2.60                            | 6.5%                                     | 33.3%                               | 6.0%                                |
| 150400 | 1,400                             | 3,483                       | 292                                | 2.49                            | 5.4%                                     | 34.6%                               | 4.6%                                |
| 150500 | 612                               | 1,473                       | 0                                  | 2.41                            | 7.4%                                     | 30.7%                               | 6.5%                                |
| 150701 | 758                               | 1,966                       | 0                                  | 2.59                            | 8.6%                                     | 34.3%                               | 6.2%                                |
| 150702 | 1,025                             | 2,537                       | 19                                 | 2.48                            | 7.9%                                     | 32.3%                               | 4.1%                                |

**HOUSING DATA FOR CENSUS TRACTS (CTs), 2000**

|        | <u>Total</u><br><u>Hsg Units</u> | <u>Percent</u><br><u>Owner-occ</u> | <u>Percent</u><br><u>Renter-occ</u> | <u>Pct Vacant</u><br><u>Sale/Rent</u> | <u>Pct Vacant</u><br><u>Other</u> | <u>Median</u><br><u>Value</u> | <u>Median</u><br><u>Rent</u> |
|--------|----------------------------------|------------------------------------|-------------------------------------|---------------------------------------|-----------------------------------|-------------------------------|------------------------------|
| 130400 | 1,283                            | 28.3%                              | 42.6%                               | 7.8%                                  | 21.3%                             | \$53,100                      | \$427                        |
| 150400 | 1,677                            | 37.8%                              | 46.5%                               | 13.1%                                 | 2.6%                              | \$45,500                      | \$430                        |
| 150500 | 712                              | 43.8%                              | 40.3%                               | 10.5%                                 | 5.3%                              | \$58,600                      | \$424                        |
| 150701 | 854                              | 63.1%                              | 23.4%                               | 4.1%                                  | 9.4%                              | \$70,600                      | \$436                        |
| 150702 | 1,184                            | 61.7%                              | 26.5%                               | 4.1%                                  | 7.8%                              | \$61,800                      | \$497                        |

**PROJECTIONS FOR TRANSPORTATION ANALYSIS ZONES (TAZs)**

updated 8/09

|              | <u>Population</u> |               | <u>Households</u> |              | <u>Employment</u> |              |
|--------------|-------------------|---------------|-------------------|--------------|-------------------|--------------|
|              | <u>2010</u>       | <u>2035</u>   | <u>2010</u>       | <u>2035</u>  | <u>2010</u>       | <u>2035</u>  |
| 0049         | 2,423             | 3,126         | 928               | 1,216        | 430               | 385          |
| 0050         | 4,527             | 5,293         | 1,699             | 2,041        | 2,226             | 2,474        |
| 0051         | 1,402             | 1,397         | 583               | 586          | 4,581             | 4,936        |
| 0052         | 4,308             | 4,166         | 1,705             | 1,690        | 537               | 555          |
| <b>Total</b> | <b>12,660</b>     | <b>13,982</b> | <b>4,915</b>      | <b>5,533</b> | <b>7,774</b>      | <b>8,350</b> |

**PROJECTIONS FOR TRANSPORTATION ANALYSIS ZONES (TAZs)**

updated 8/09

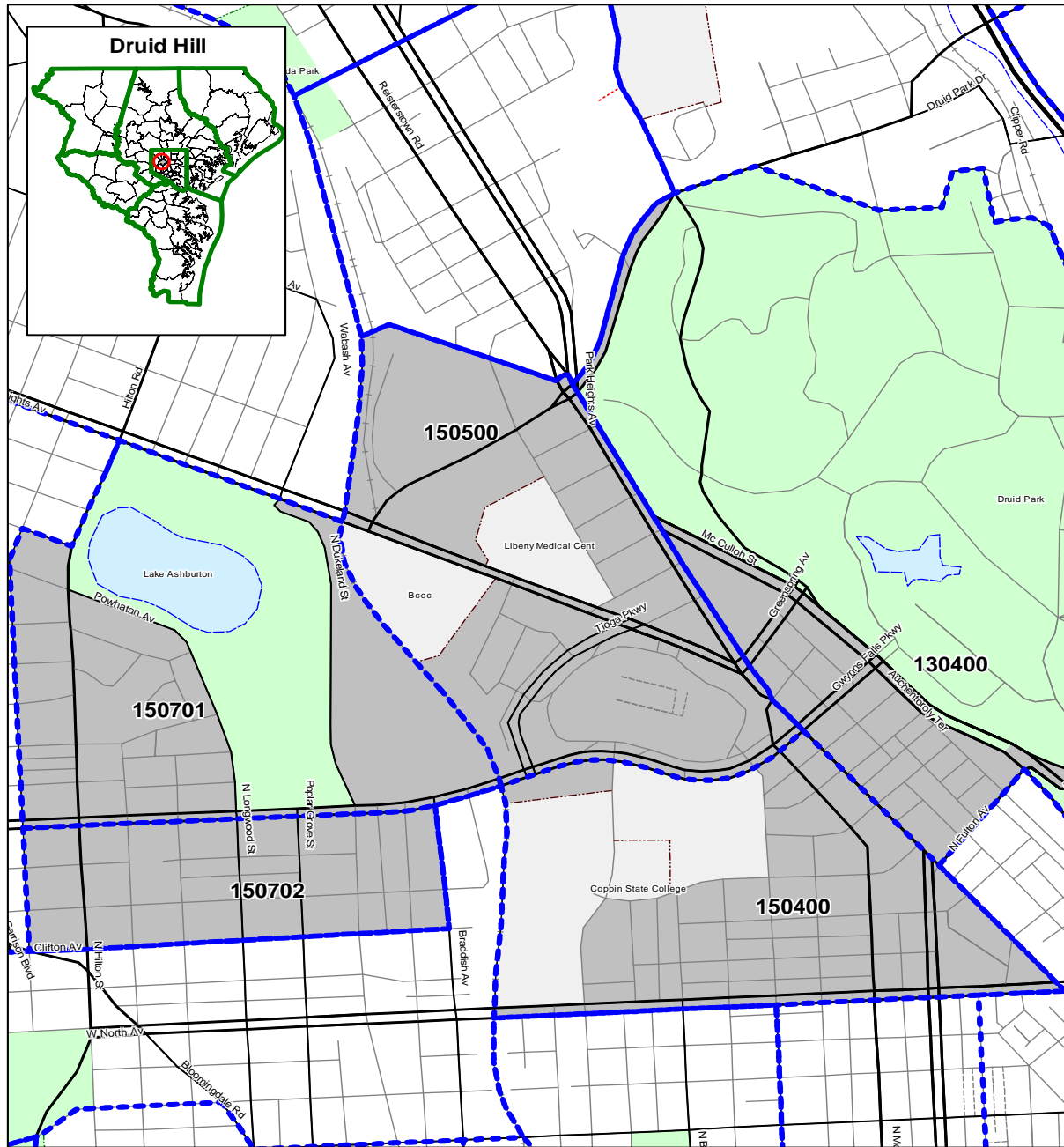
|      | <u>Median Income (1999\$)</u> |             | <u>Pop Density (pop/sq.mi)</u> |             |
|------|-------------------------------|-------------|--------------------------------|-------------|
|      | <u>2010</u>                   | <u>2035</u> | <u>2010</u>                    | <u>2035</u> |
| 0049 | \$27,194                      | \$33,269    | 2,215                          | 2,857       |
| 0050 | \$22,333                      | \$27,226    | 14,259                         | 16,671      |
| 0051 | \$23,060                      | \$28,297    | 3,875                          | 3,861       |
| 0052 | \$38,671                      | \$47,614    | 8,232                          | 7,961       |

Note: Population density projections assume that the size of the TAZ remains the same over time.


Sources: People, Households, Housing, Labor Force, Education, Income, Data by Census Tract (1990 and 2000 U.S. Decennial Census)  
 Employment, Major Employers (1995 and 2000 BMC Master Establishment File)  
 Recent Development, Major Recently Permitted Projects (BMC Building Permit Data System)  
 Projections for Transportation Analysis Zones (BRTB Cooperative Forecasts Round 7B)  
 For more detailed source information, please consult the Community Profiles Technical Appendix

# Census Tracts

## RPD 109-- Druid Hill

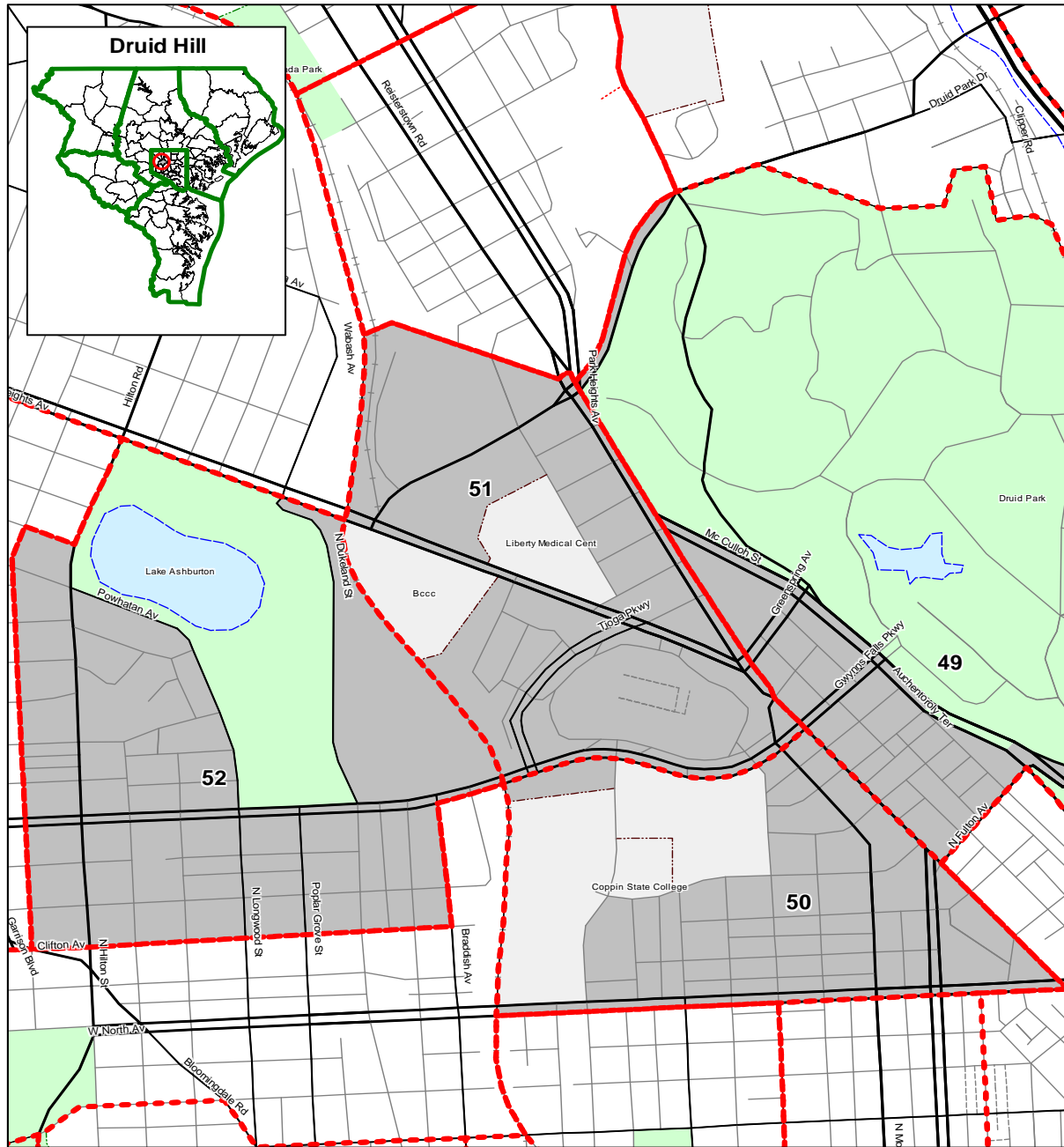


 Census Tracts


 Baltimore Metropolitan Council  
June 2003

# Transportation Analysis Zones

RPD 109-- Druid Hill



 Transportation Analysis Zones

 Baltimore Metropolitan Council  
June 2003