

# Community Profiles-- RPD 111



Baltimore Metropolitan Council  
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 www.baltometro.org



## RPD 111 WAVERLY Baltimore City



Homewood

Photo by Michael O. Bourne, 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	43,487	37,661	-5,826	-13.4%	100.0%
White Population	12,291	9,625	-2,666	-21.7%	25.6%
Black Population	29,413	24,728	-4,685	-15.9%	65.7%
<u>Other Non-White</u>	1,783	3,308	1,525	85.5%	8.8%
Hispanic Pop	453	679	226	49.9%	1.8%
Pop 0-4 Years Old	3,174	1,942	-1,232	-38.8%	5.2%
Pop 5-17	7,068	6,085	-983	-13.9%	16.2%
Pop 18-44	22,050	18,381	-3,669	-16.6%	48.8%
Pop 45-64	6,948	7,269	321	4.6%	19.3%
Pop 65+	4,247	3,984	-263	-6.2%	10.6%
Pop <18	10,242	8,027	-2,215	-21.6%	21.3%
Median Age	29.5	31.0	1.5	5.0%	N/A

### HOUSEHOLDS

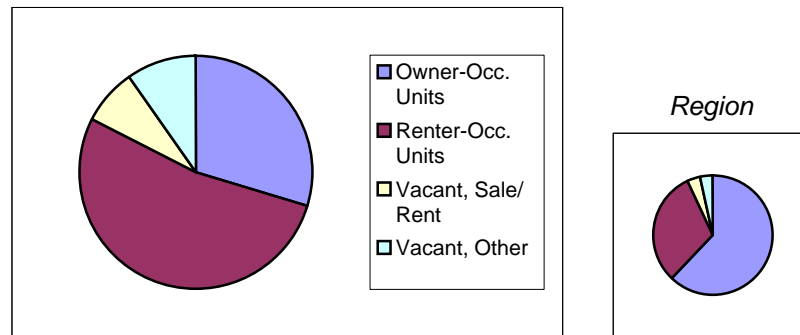
	<u>1990</u>	<u>2000</u>	<u>diff. '90-'00</u>	<u>% diff '90-'00</u>	<u>% '00 Total</u>
Total Households	15,823	14,736	-1,087	-6.9%	100.0%
1-Person HH	5,362	5,894	532	9.9%	40.0%
Marr, No Children	2,131	1,851	-280	-13.1%	12.6%
Marr, w/ Children	1,803	849	-954	-52.9%	5.8%
Other Family HH	4,674	4,330	-344	-7.4%	29.4%
Non-family HH	1,853	1,812	-41	-2.2%	12.3%
Married Family	3,934	2,700	-1,234	-31.4%	18.3%
Single Mother	2,766	2,471	-295	-10.7%	16.8%
Total HH Pop	42,018	34,873	-7,145	-17.0%	92.6%
Group Qtrs. Pop	1,469	2,788	1,319	89.8%	7.4%
Persons/HH	2.62	2.37	-0.26	-9.8%	N/A

# Community Profiles-- RPD 111

## 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>	17,536	17,887	351	2.0%	100.0%
<i>Owner-Occ. Units</i>	5,612	5,303	-309	-5.5%	29.6%
<i>Renter-Occ. Units</i>	10,208	9,433	-775	-7.6%	52.7%
<i>Vacant, Sale/ Rent</i>	1,129	1,406	277	24.5%	7.9%
<i>Vacant, Other</i>	595	1,745	1,150	193.3%	9.8%
<i>1-Family, Detached</i>	512	757	245	47.9%	4.2%
<i>1-Family, Attached</i>	9,813	9,215	-598	-6.1%	51.5%
<i>1-Family Total</i>	10,325	9,972	-353	-3.4%	55.7%
<i>Multi-family Units</i>	7,027	7,859	832	11.8%	43.9%
<i>Mobile Hms, Other</i>	184	5	-179	-97.3%	0.0%
<i>Median Hsg. Value</i>	\$39,525	\$50,823	\$11,298	28.6%	N/A
<i>Median Rent</i>	\$421	\$505	\$83	19.8%	N/A

Housing in RPD 111-- 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>	21,608	16,895	-4,713	-21.8%	100.0%
<i>Employed</i>	19,405	15,110	-4,295	-22.1%	89.4%
<i>Unemployed</i>	2,203	1,785	-418	-19.0%	10.6%
<i>White-collar</i>	10,963	8,739	-2,224	-20.3%	51.7%
<i>Blue-collar</i>	4,345	2,782	-1,563	-36.0%	16.5%
<i>Service</i>	3,955	3,557	-398	-10.1%	21.1%
<i>Agricultural</i>	105	24	-81	-77.1%	0.1%
<i>Armed Forces</i>	37	8	-29	-78.4%	0.0%

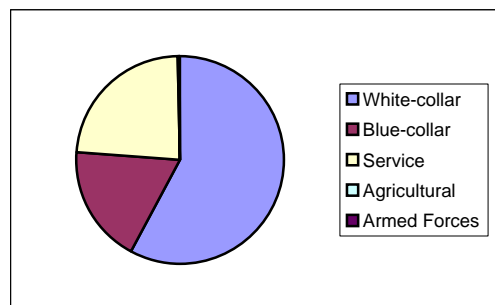
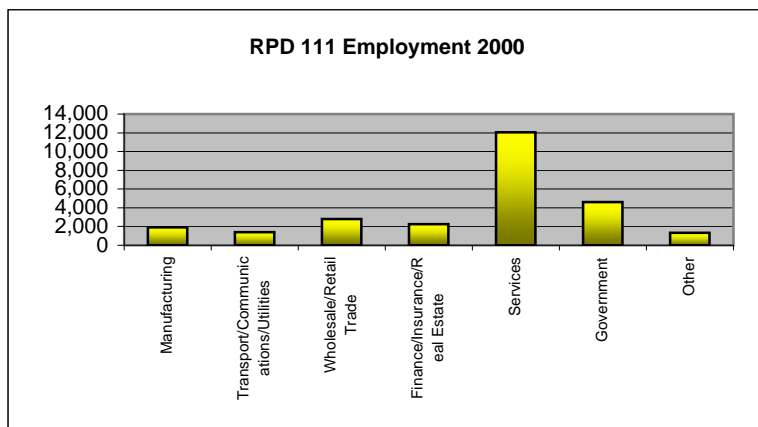
# Community Profiles-- RPD 111

## EMPLOYMENT (Place of Work)

	<u>2000</u>	<u>% '00 Total</u>
<b>Total Employment</b>	26,392	100.0%
Manufacturing	1,927	7.3%
Transport/Communications/Utilities	1,404	5.3%
Wholesale/Retail Trade	2,790	10.6%
Finance/Insurance/Real Estate	2,257	8.6%
Services	12,065	45.7%
Government	4,615	17.5%
Other	1,334	5.1%

## MAJOR EMPLOYERS

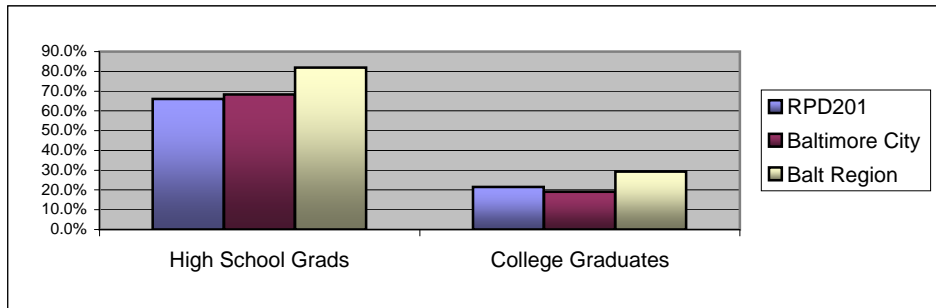
<u>Employer Name</u>	<u>Description of Business</u>	<u>SIC</u>	<u>Emp. (2000)</u>
Union Memorial Hospital Inc	Health Services	8062	2025
Department of Education- Central Office	Administration Of Human Resource Programs	9411	1068
Johns Hopkins Univ--School of Continuing Studies	Educational Services	8221	1000
Johns Hopkins Med Services-- Wyman Park Med Ctr	Health Services	8011	570
United Cable of Baltimore	Insurance Carriers	6351	500
JHU--GWC Whiting School of Engineering	Educational Services	8221	453
Cloverland/Greenspring Dairy	Food And Kindred Products	2026	450
AURA--Space Telescope Science Inst	Administration Of Economic Programs	9661	400
Yellow Holding Company Inc	Local And Suburban Transit And Interurban Highway Passenger Transportation	4119	400
Division of Parole and Probation	Justice, Public Order, And Safety	9223	400



# Community Profiles-- RPD 111

## EDUCATION

	<u>1990</u>	<u>2000</u>	<u>diff. '90-'00</u>	<u>% diff '90-'00</u>	<u>% '00 Total</u>
High School Grads	15,058	14,906	-152	-1.0%	66.0%
College Graduates	5,329	4,848	-481	-9.0%	21.5%



## INCOME

	<u>1990</u>	<u>2000</u>	<u>diff. '90-'00</u>	<u>% diff '90-'00</u>
Median HH Income	\$20,697	\$24,135	\$3,437	16.6%
Med Fam Income	\$24,969	\$29,025	\$4,056	16.2%
Med HH Inc (\$99)	\$26,989	\$24,135	-\$2,855	-10.6%
Med Fam Inc(\$99)	\$32,559	\$29,025	-\$3,534	-10.9%

## 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	27	3	0	103	103
1-Family Units	1	0	0	0	0
Multi-family Units	26	3	0	103	103
Value New Res.	\$4,098,000	\$409,800	\$0	\$9,678,474	\$9,678,474
Value New Non-res	\$157,607,000	\$15,760,700	\$0	\$320,000	\$320,000

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

<u>Residential Projects</u>	<u>Project Description</u>	<u>Value</u>	<u># of Units</u>
2315 St Paul St	Convert building into 63 apts	\$3,450,000	63
2601 N Howard St	Convert retail to residential use	\$6,228,474	40

<u>Non-Resid. Projects</u>	<u>Project Description</u>	<u>Value</u>	<u>Square Feet</u>
Johns Hopkins University	Academic building renovation	\$35,800,000	
Mother Seton Academy	Alterations to Mother Seton Academy	\$5,500,000	
Johns Hopkins University	Tenant fit-out	\$3,400,000	
Johns Hopkins University	Dormitory renovations	\$1,860,000	
Siena Corp	Interior alterations	\$1,750,000	
Johns Hopkins University	Addition	\$1,286,843	
Johns Hopkins University	Alterations	\$1,212,264	

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

	<u>Total Pop</u>	<u>White Pop</u>	<u>Black Pop</u>	<u>Other Pop</u>	<u>Percent Under 18</u>	<u>Percent 65 +</u>	<u>Median Age</u>
080500	2,324	33	2,241	50	27.8%	14.7%	36.4
090400	1,682	184	1,429	69	32.1%	8.7%	32.6
090500	2,104	207	1,782	115	30.7%	9.0%	34.0
090600	4,083	51	3,940	92	29.0%	11.0%	35.8
090700	3,839	24	3,734	81	31.4%	10.9%	33.4
090800	4,170	50	3,996	124	27.8%	14.5%	36.5
120200	8,502	5,342	1,037	2,123	5.3%	4.3%	23.3
120300	3,846	999	2,597	250	21.7%	10.3%	34.0
120400	1,946	98	1,786	62	31.7%	8.9%	31.3
120600	2,857	996	1,339	522	7.7%	22.2%	40.9
120700	2,308	1,349	724	235	23.0%	11.1%	34.6

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

	<u>Total Households</u>	<u>Pop in HHs</u>	<u>Pop in Group Qtrs</u>	<u>Persons per HH</u>	<u>Pct Married w/ Children</u>	<u>Percent Female -hd</u>	<u>Percent Non-family</u>
080500	707	2,296	28	3.25	6.2%	42.4%	7.1%
090400	652	1,680	2	2.58	7.8%	38.5%	6.9%
090500	765	2,088	16	2.73	8.8%	35.7%	7.5%
090600	1,193	4,011	72	3.36	9.4%	42.6%	4.2%
090700	1,260	3,802	37	3.02	7.6%	44.8%	5.3%
090800	1,338	4,078	92	3.05	6.7%	40.6%	5.0%
120200	3,842	6,326	2,176	1.65	4.0%	3.5%	21.4%
120300	1,688	3,812	34	2.26	4.7%	19.6%	13.9%
120400	682	1,929	17	2.83	5.0%	41.2%	8.5%
120600	1,636	2,543	314	1.55	2.4%	5.7%	14.2%
120700	973	2,308	0	2.37	8.8%	22.3%	13.2%

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

	<u>Total Hsg Units</u>	<u>Percent Owner-occ</u>	<u>Percent Renter-occ</u>	<u>Pct Vacant Sale/Rent</u>	<u>Pct Vacant Other</u>	<u>Median Value</u>	<u>Median Rent</u>
080500	822	44.3%	40.8%	7.9%	7.1%	\$36,300	\$553
090400	868	23.0%	53.6%	6.1%	17.3%	\$44,700	\$457
090500	876	44.4%	41.4%	7.6%	6.5%	\$47,800	\$478
090600	1,411	51.5%	33.1%	3.5%	11.9%	\$53,900	\$534
090700	1,512	44.4%	39.0%	5.9%	10.8%	\$45,300	\$489
090800	1,701	41.2%	38.1%	4.9%	15.8%	\$35,300	\$509
120200	4,493	16.6%	67.5%	3.2%	12.6%	\$101,400	\$556
120300	1,969	27.1%	60.0%	9.2%	3.7%	\$68,400	\$450
120400	1,042	15.8%	47.0%	14.2%	22.9%	\$31,500	\$444
120600	2,020	10.4%	73.7%	8.8%	7.2%	\$64,300	\$361
120700	1,122	44.4%	39.9%	8.6%	7.1%	\$42,400	\$575

**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>
0057	1,962	2,171	596	665	621	623
0058	3,863	3,769	1,451	1,445	2,320	2,051
0059	3,651	4,405	1,066	1,310	116	116
0060	3,491	3,233	1,147	1,077	902	1,053
0061	3,617	3,641	1,158	1,181	1,997	2,005
0062	6,403	6,141	3,781	3,806	3,858	4,501
0063	2,119	2,473	9	9	5,474	5,723
0064	3,658	3,891	1,610	1,753	1,292	1,476
0065	1,873	2,381	657	845	2,827	2,615
0066	1,618	1,623	884	884	2,085	2,085
0067	1,223	1,554	730	953	3,891	3,907
0068	2,233	2,109	944	904	3,577	3,659
<b>Total</b>	<b>35,711</b>	<b>37,391</b>	<b>14,033</b>	<b>14,832</b>	<b>28,960</b>	<b>29,814</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>
0057	\$29,564	\$37,136	13,959	15,446
0058	\$22,590	\$28,508	9,115	8,893
0059	\$33,982	\$42,723	23,509	28,364
0060	\$28,125	\$35,380	20,764	19,229
0061	\$30,935	\$38,920	10,954	11,026
0062	\$24,348	\$30,663	24,734	23,722
0063	\$24,348	\$30,663	8,256	9,635
0064	\$29,095	\$36,595	23,701	25,211
0065	\$22,971	\$28,912	17,205	21,871
0066	\$20,171	\$25,412	18,922	18,980
0067	\$8,398	\$10,576	10,953	13,917
0068	\$32,861	\$41,348	5,586	5,276

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)

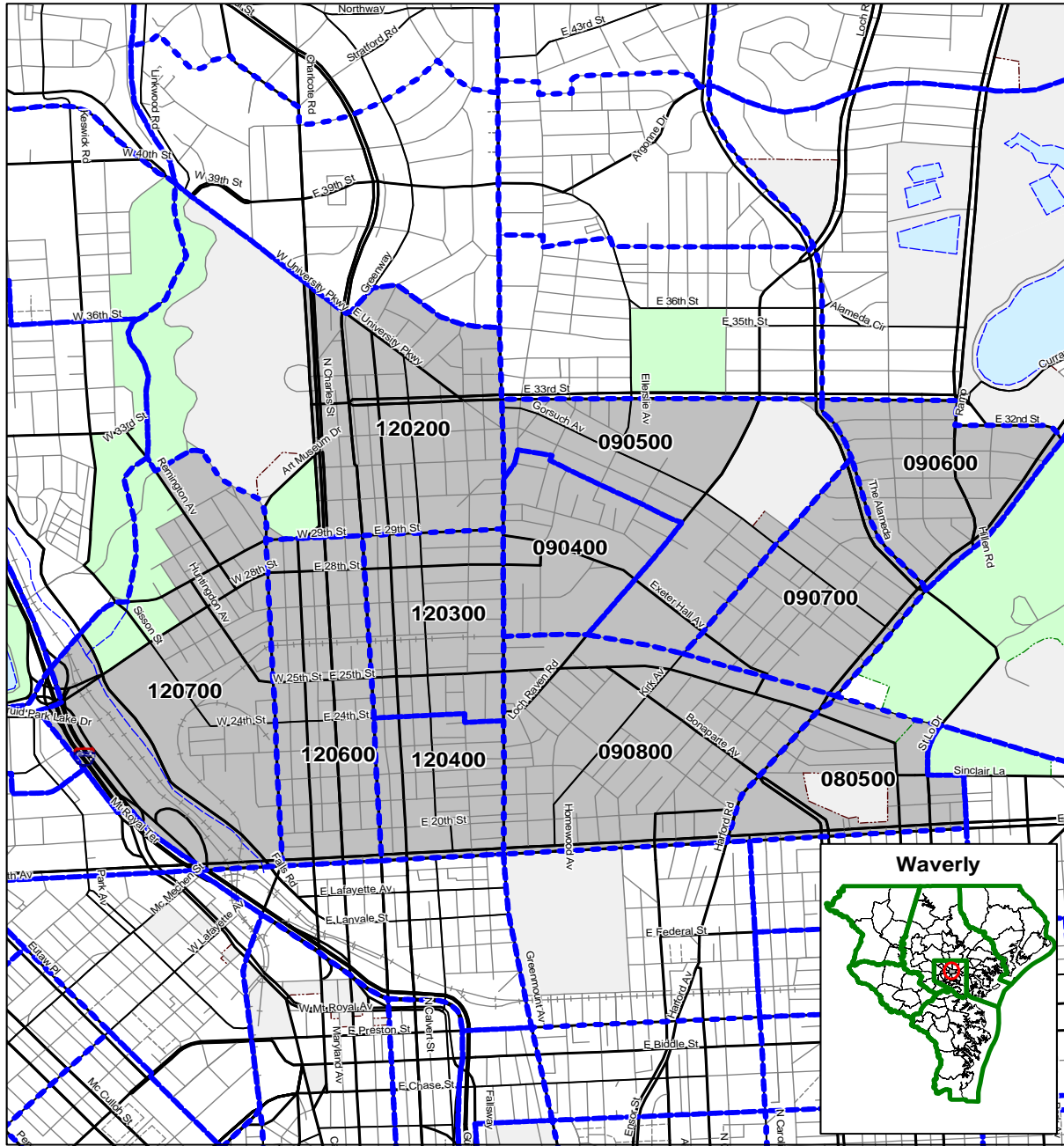
Recent Development, Major Recently Permitted Projects (BMC Building Permit Data System)

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 111-- Waverly

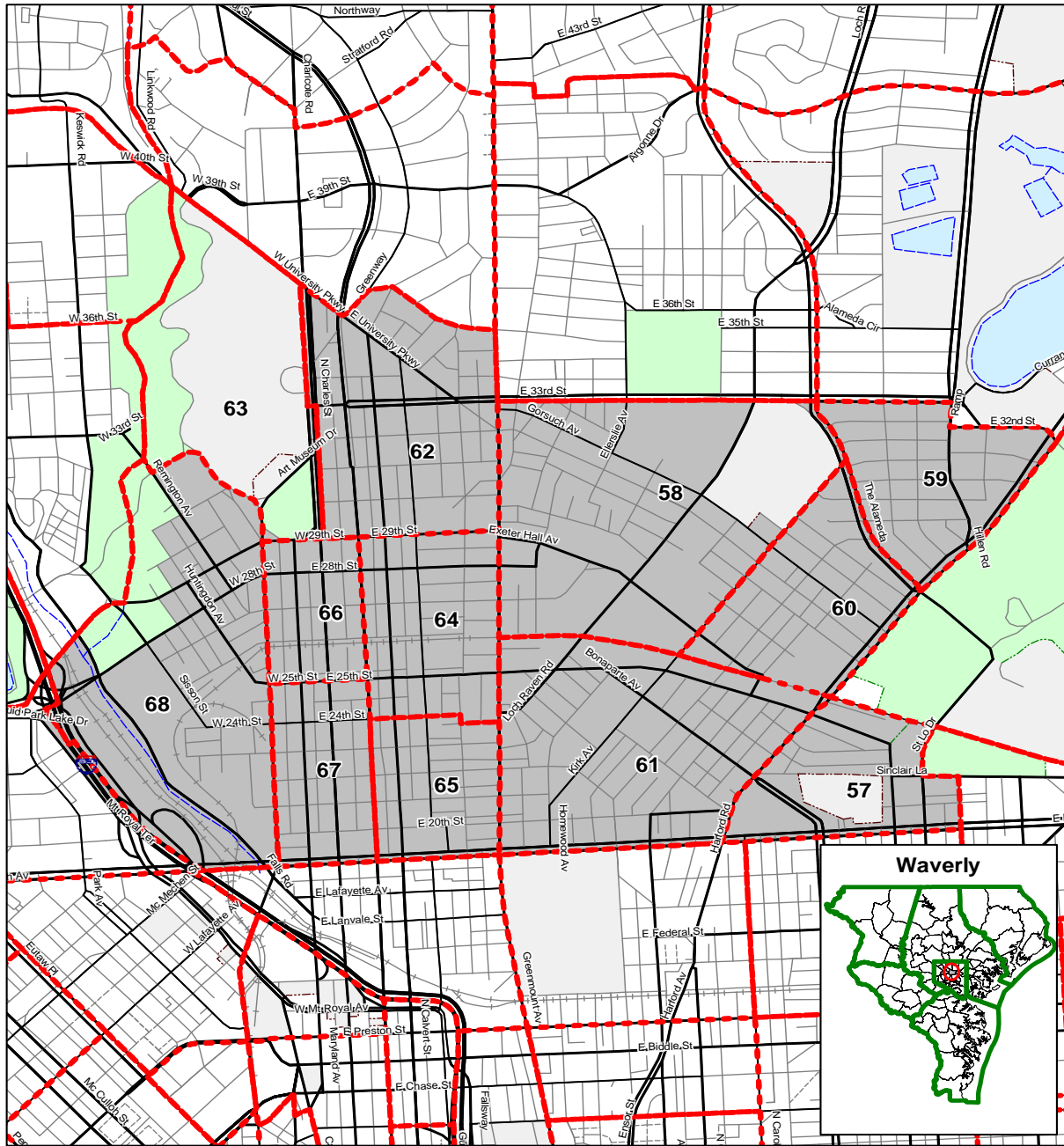


 Census Tracts


 Baltimore Metropolitan Council  
June 2003

# Transportation Analysis Zones

## RPD 111-- Waverly



 Transportation Analysis Zones

 Baltimore Metropolitan Council  
June 2003