State of the Baltimore Region & Neighborhoods

LAND ECONOMICS WEEKEND

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#VitalSigns16
## Changes in Population 1950 - 2010

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</thead>
<tbody>
<tr>
<td>Anne Arundel</td>
<td>117,392</td>
<td>206,634</td>
<td>297,539</td>
<td>370,775</td>
<td>427,239</td>
<td>489,656</td>
<td>537,656</td>
<td><strong>358.0%</strong></td>
<td>Yes</td>
<td><strong>6.2%</strong></td>
</tr>
<tr>
<td>Baltimore City</td>
<td>949,708</td>
<td>939,024</td>
<td>905,759</td>
<td>786,775</td>
<td>736,014</td>
<td>651,154</td>
<td>620,961</td>
<td><strong>-34.6%</strong></td>
<td>Yes</td>
<td><strong>-1.5%</strong></td>
</tr>
<tr>
<td>Baltimore County</td>
<td>270,273</td>
<td>492,428</td>
<td>621,077</td>
<td>655,615</td>
<td>692,134</td>
<td>754,292</td>
<td>805,029</td>
<td><strong>197.9%</strong></td>
<td>Yes</td>
<td><strong>3.3%</strong></td>
</tr>
<tr>
<td>Carroll</td>
<td>44,907</td>
<td>52,785</td>
<td>69,006</td>
<td>96,356</td>
<td>123,372</td>
<td>150,897</td>
<td>167,134</td>
<td><strong>272.2%</strong></td>
<td>Yes</td>
<td><strong>0.4%</strong></td>
</tr>
<tr>
<td>Harford</td>
<td>51,782</td>
<td>76,722</td>
<td>115,378</td>
<td>145,930</td>
<td>182,132</td>
<td>218,590</td>
<td>244,826</td>
<td><strong>372.8%</strong></td>
<td>Yes</td>
<td><strong>3.0%</strong></td>
</tr>
<tr>
<td>Howard</td>
<td>23,119</td>
<td>36,152</td>
<td>61,911</td>
<td>118,572</td>
<td>187,328</td>
<td>247,842</td>
<td>287,085</td>
<td><strong>1141.8%</strong></td>
<td>Yes</td>
<td><strong>10.6%</strong></td>
</tr>
</tbody>
</table>

### Population Change, 1950-2010

- **Anne Arundel**: +358.0% (1950-2010), +6.2% (2010-2017)
- **Baltimore City**: -34.6% (1950-2010), -1.5% (2010-2017)
- **Baltimore County**: +197.9% (1950-2010), +3.3% (2010-2017)
- **Carroll**: +272.2% (1950-2010), +0.4% (2010-2017)
- **Harford**: +372.8% (1950-2010), +3.0% (2010-2017)
- **Howard**: +1141.8% (1950-2010), +10.6% (2010-2017)
Changes in Share of Population 1950 - 2010

<table>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Anne Arundel</td>
<td>5.0%</td>
<td>6.7%</td>
<td>7.6%</td>
<td>8.8%</td>
<td>8.9%</td>
<td>9.2%</td>
<td>9.3%</td>
<td>4.3</td>
<td>9.5%</td>
<td>0.2</td>
</tr>
<tr>
<td>Baltimore City</td>
<td>40.5%</td>
<td>30.3%</td>
<td>23.1%</td>
<td>15.5%</td>
<td>14.5%</td>
<td>14.2%</td>
<td>10.8%</td>
<td>-29.7</td>
<td>10.1%</td>
<td>-0.7</td>
</tr>
<tr>
<td>Baltimore County</td>
<td>11.5%</td>
<td>15.9%</td>
<td>15.8%</td>
<td>18.7%</td>
<td>15.4%</td>
<td>12.3%</td>
<td>13.9%</td>
<td>-2.4</td>
<td>13.8%</td>
<td>-0.1</td>
</tr>
<tr>
<td>Carroll</td>
<td>1.9%</td>
<td>1.7%</td>
<td>1.8%</td>
<td>2.3%</td>
<td>2.6%</td>
<td>2.8%</td>
<td>2.9%</td>
<td>1.0</td>
<td>2.8%</td>
<td>-0.1</td>
</tr>
<tr>
<td>Harford</td>
<td>2.2%</td>
<td>2.5%</td>
<td>2.9%</td>
<td>3.5%</td>
<td>3.8%</td>
<td>4.1%</td>
<td>4.2%</td>
<td>2.0</td>
<td>4.2%</td>
<td>0.0</td>
</tr>
<tr>
<td>Howard</td>
<td>1.0%</td>
<td>1.2%</td>
<td>1.6%</td>
<td>2.8%</td>
<td>3.9%</td>
<td>4.7%</td>
<td>5.0%</td>
<td>4.0</td>
<td>5.3%</td>
<td>0.3</td>
</tr>
</tbody>
</table>

State Population Share, 1950-2010

- Anne Arundel
- Baltimore City
- Baltimore County
- Carroll
- Harford
- Howard
### Top 5 Residential RPDs for Workers in Baltimore Metro Area, 2010

<table>
<thead>
<tr>
<th>RPD Name</th>
<th>Total Number of Workers</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baltimore Metro Area</td>
<td>1,123,278</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>176,969</td>
<td>15.8%</td>
</tr>
<tr>
<td>Columbia</td>
<td>47,625</td>
<td>4.2%</td>
</tr>
<tr>
<td>Bel Air/Fallston</td>
<td>36,242</td>
<td>3.2%</td>
</tr>
<tr>
<td>Edgewood/Joppa</td>
<td>35,077</td>
<td>3.1%</td>
</tr>
<tr>
<td>Severna Park</td>
<td>29,038</td>
<td>2.6%</td>
</tr>
<tr>
<td>Ellicott City</td>
<td>28,987</td>
<td>2.6%</td>
</tr>
</tbody>
</table>

### Top 5 Work Area RPDs for Workers in Baltimore Metro Area, 2010

<table>
<thead>
<tr>
<th>RPD Name</th>
<th>Total Number of Jobs</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baltimore Metro Area</td>
<td>1,111,714</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>297,090</td>
<td>26.4%</td>
</tr>
<tr>
<td>Metro Center</td>
<td>97,301</td>
<td>8.7%</td>
</tr>
<tr>
<td>Columbia</td>
<td>59,409</td>
<td>5.3%</td>
</tr>
<tr>
<td>Towson/Loch Raven</td>
<td>56,206</td>
<td>5.0%</td>
</tr>
<tr>
<td>Brooklyn Park/Linthicum</td>
<td>43,890</td>
<td>3.9%</td>
</tr>
<tr>
<td>Cockeysville/Timonium</td>
<td>40,284</td>
<td>3.6%</td>
</tr>
</tbody>
</table>

Source: LEHD, 2010
Using Cluster Analysis for Housing Submarkets

Use the characteristics of markets

- Supply (units, vacancy)
- Demand (price, growth)

Developing Clusters of similar RPD’s

- Find similarities within groups/differences across groups
- Sub-markets emerge from the indicators
- Not the more traditional geographically-based definitions in real estate markets
Baltimore Regional Housing Submarkets

Cluster Categories:

- High End, Exurban
- High Growth, Job/Activity Hub
- Growth, Rural/Suburban
- Stable, Suburban/Urban
- Stagnant, Urban/Suburban
- Stressed, Urban
Map of Regional Housing Submarkets

Regional Planning Districts - Housing Clusters

Cluster Categories:
- High End, Exurban
- High Growth, Job/Activity Hub
- Growth, Rural/Suburban
- Stable, Suburban/Urban
- Stagnant, Urban/Suburban
- Stressed, Urban

Source: BMC, U.S. Census, ESRI, Maryland Department of Planning
Map created by BRIA - JFL, 2013
## Summary Characteristics of Submarkets

<table>
<thead>
<tr>
<th>Housing Submarket (# of RPDs)</th>
<th>Median Sales Price 2012</th>
<th>Percent Vacant Housing 2010</th>
<th>Rate of Permits &gt;$25,000 2012</th>
<th>Percent Owner Occupied 2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>High End, Exurban (8)</td>
<td>$502,894</td>
<td>4.6</td>
<td>108.4</td>
<td>85.4</td>
</tr>
<tr>
<td>High Growth, Job/Activity Hub (16)</td>
<td>$277,903</td>
<td>7.0</td>
<td>24.3</td>
<td>63.3</td>
</tr>
<tr>
<td>Growth, Rural/Suburban (21)</td>
<td>$285,314</td>
<td>5.2</td>
<td>54.3</td>
<td>81.0</td>
</tr>
<tr>
<td>Stable, Suburban/Urban (22)</td>
<td>$219,560</td>
<td>6.5</td>
<td>19.8</td>
<td>59.9</td>
</tr>
<tr>
<td>Stagnant, Urban/Suburban (15)</td>
<td>$84,639</td>
<td>9.2</td>
<td>6.6</td>
<td>51.0</td>
</tr>
<tr>
<td>Stressed, Urban (8)</td>
<td>$34,788</td>
<td>22.4</td>
<td>13.7</td>
<td>31.3</td>
</tr>
<tr>
<td>All RPDs (90)</td>
<td>$231,549</td>
<td>8.0</td>
<td>33.8</td>
<td>63.7</td>
</tr>
</tbody>
</table>
WHO WE ARE

Our goal: To strengthen Baltimore neighborhoods by providing meaningful, accurate, and open data at the community level.

BNIA-JFI is dedicated to producing reliable and actionable quality of life indicators for Baltimore’s neighborhoods.

Vital Signs provides indicators that "take the pulse" of Baltimore neighborhoods by measuring progress towards a better quality of life for all residents.

QUICK LINKS

- Get Vital Signs 16 Report
- Download GIS Shapefiles
- Vital Signs Archive

INFORMATION FOR

- Policymakers & Research
- Community Members

COMMUNITY OVERVIEW

Click on a community on the map to view more information.

Vital Signs 16 is made possible with the generous support from

THE ANNIE E. CASEY FOUNDATION

KAISER PERMANENTE. thrive

PNC BANK
Member of The PNC Financial Services Group

T. ROWE PRICE FOUNDATION, INC.
Key Neighborhood Indicators
Population Change

Growing

Problems of Growth

Increased Retail
Increased Crime
Rise in Housing Costs
Fear of Displacement
Marketing
School Quality
Rehabilitation

Stable

Maintenance

Declining

Problems of Contraction

Vacant Buildings
Concentrated Poverty
High Unemployment
Violent Crime
School Closings
Food Deserts
Consequences of Neighborhood Inequality

• Since the 1970’s, in the Baltimore region
  – Household inequality grew by 13%
  – Neighborhood inequality grew by 24.8%

• Racial disparities—
  – In 2016, there was a 5-year gap in life expectancy between white (76.6) and black (71.6) Baltimoreans
Good News In Housing
The percent of residential properties that have applied for and received a permit to renovate the interior and/or exterior of a property where the cost of renovation will exceed $5,000. The threshold of $5,000 is used to differentiate a minor and more significant renovation project.
An Engaged Citizenry
Community Mobilization

- 14 mayoral candidates
- 8 new councilpersons
- New Sustainability Plan
- Highest % Registered Voters

Percent of Population 18+ Registered to Vote in Baltimore City (2000-2016)

Rate of Event Permits Requested, 2016

Map created by BMIA-JTL, 2018
Source: ENVISTA, with permission from the Baltimore City Department of Transportation
Questions?

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