

## CHAPTER 3

### *Demographics and Population Projections*

Chapter 3 of the plan contains detailed information on the demographic characteristics of the residents of the community. Topics covered include population, housing, education, employment, and income.

#### **A. Population Characteristics**

Population changes over a 10- and 20-year period of time provide a basic yardstick for estimating space needs in various categories of land use. A study of population composition provides opportunity to tailor physical improvements to the particular age groups and income levels in a community. Population distribution from the Cooperative Round 5 data compiled by the Baltimore Metropolitan Council (a regional planning agency) was used in transportation planning and to determine the service radii of retail and community facilities. The tables below provide additional data related to population, land ownership, housing, income, and employment in the Freedom Community Planning Area (CPA).

<b>Land Ownership Characteristics Freedom CPA, 1998</b>		
<b>Land Ownership</b>	<b>Acres</b>	<b>Percentage</b>
Private (Built)	16,559*	59.0%
Private (Vacant)	3,590	12.9%
County	1,300	4.7%
City of Baltimore	3,750	13.5%
Town of Sykesville	61	0.2%
State (incl Warfield)	2667	9.6%
Federal	5	0.1%
<b>TOTAL</b>	<b>27,932</b>	<b>100%</b>

Source: Carroll County Department of Planning, 1998  
\*This includes 745 acres in the Town of Sykesville.

In 1990, the Freedom area population was estimated at 23,477. As of October 1999, the Department of Planning's Demographic and Development Data Manual estimated the population of the study area increased to 31,505. The area experienced a 19 percent growth in population since the last census was taken in 1990. This was less than half the growth that occurred in the



FREEDOM COMMUNITY COMPREHENSIVE PLAN:  
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Freedom area (including the Town of Sykesville) between 1980 and 1990, which increased by 62 percent.

**Freedom Area Population Characteristics  
1970 - 1990**

Population Characteristics	Year			1970 - 1980		1980 - 1990	
	1970	1980	1990	#	% Change	#	% Change
Unincorporated Area	10,076	12,777	21,174	2,701	27%	8,397	66%
Town of Sykesville	1,399	1,712	2,303	313	22%	591	35%
<b>Total CPA Population</b>	<b>11,475</b>	<b>14,489</b>	<b>23,477</b>	<b>3,014</b>	<b>26%</b>	<b>8,988</b>	<b>62%</b>

Source: 1977 Freedom Comprehensive "Mini" Plan, 1980 and 1990 U.S. Census

The characteristics of Carroll County's people show that 96.7 percent of the people who live in the county are white, and 2.3 percent of the population are black. Less than one percent comprise other racial backgrounds. This percentage of the distribution of race among the population has remained relatively unchanged as Carroll County has grown.

**Freedom Area Race Characteristics  
1970 - 1990**

Population Characteristics	Year			1970 - 1980		1980 - 1990	
	1970	1980	1990	#	% Change	#	% Change
<b>White (Total Area)</b>	<b>10,228</b>	<b>13,166</b>	<b>22,082</b>	<b>2,938</b>	<b>29%</b>	<b>8,916</b>	<b>68%</b>
Unincorporated Area	8,927	11,663	19,987	2,736	31%	8,324	71%
Town of Sykesville	1,301	1,503	2,095	1,406	15%	592	39%
<b>Black</b>	<b>1,209</b>	<b>1,184</b>	<b>1,099</b>	<b>-25</b>	<b>-2%</b>	<b>-85</b>	<b>-7%</b>
Unincorporated Area	1,112	988	907	-124	-11%	-81	-8%
Town of Sykesville	97	196	192	99	102%	-4	-2%
<b>Other</b>	<b>38</b>	<b>135</b>	<b>296</b>	<b>97</b>	<b>255%</b>	<b>161</b>	<b>119%</b>
Unincorporated Area	37	122	280	85	230%	158	130%
Town of Sykesville	1	13	16	12	1200%	3	23%
<b>Total CPA Population</b>	<b>11,475</b>	<b>14,489</b>	<b>23,477</b>	<b>3,014</b>	<b>26%</b>	<b>8,988</b>	<b>62%</b>

Source: 1977 Freedom Comprehensive "Mini" Plan, 1980 and 1990 U.S. Census



**Freedom Area Population - Age Characteristics  
1970-1990**

Population Characteristics	Year			1970 - 1980		1980 - 1990	
	1970	1980	1990	#	% Change	#	% Change
<b>Under 18 Years</b>	<b>3,006</b>	<b>4,110</b>	<b>6,530</b>	<b>1,104</b>	<b>37%</b>	<b>2,420</b>	<b>59%</b>
Unincorporated Area	2,541	3,644	5,898	1,103	43%	2,254	62%
Town of Sykesville	465	466	632	1	0%	166	36%
<b>Over 18 Years</b>	<b>8,492</b>	<b>10,379</b>	<b>16,947</b>	<b>1,887</b>	<b>22%</b>	<b>6,568</b>	<b>63%</b>
Unincorporated Area	7,535	9,133	15,276	1,598	21%	6,143	67%
Town of Sykesville	934	1,246	1,671	312	33%	425	34%
<b>65 and Over</b>	<b>1,445</b>	<b>1,441</b>	<b>2,243</b>	<b>-4</b>	<b>0%</b>	<b>802</b>	<b>56%</b>
Unincorporated Area	980	1,237	1,979	257	26%	742	60%
Town of Sykesville	465	204	264	-261	-56%	60	29%
<b>Total CPA Population</b>	<b>11,475</b>	<b>14,489</b>	<b>23,477</b>	<b>3,014</b>	<b>26%</b>	<b>8,988</b>	<b>62%</b>

Source: 1977 Freedom Comprehensive AMini@Plan, 1980 and 1990 U.S. Census

The following table indicates that the population of the Freedom area has increased continuously since 1930. In the same time period, the county and the state experienced similar increases in population, with the county showing the greatest amount of growth at 40 percent between 1970 and 1980 while the population of the state increased by only 7 percent. Between 1980 and 1990, the county population increased by 27,016 (28%) and the state by 564,535 (13%).

For the Freedom area, the highest increase occurred between 1980 and 1990 (62%). The population showed a modest increase of 19 percent between 1990 and 1997.

**Freedom Population Trends  
1930 - 1997**

Year	Freedom Area		Carroll County		Maryland	
	Population	% Change	Population	% Change	Population	% Change
1930	5,059	N/A	35,978	N/A	1,631,526	N/A
1940	6,538	29%	39,054	9%	1,821,244	12%
1950	7,301	12%	44,907	15%	2,343,001	29%
1960	8,481	16%	52,785	18%	3,100,689	32%
1970	11,475	35%	69,006	31%	3,923,897	27%
1980	14,489	26%	96,356	40%	4,216,933	7%
1990	23,477	62%	123,372	28%	4,781,468	13%
1999	31,505	34%	153,949	24%	5,171,600	8%

Source: U.S. Census, Carroll County Department of Planning

The 1990 census revealed that the Freedom CPA had only 87 more females than males. The table below also provides percentage changes between males and females between 1970 and 1990.

**Freedom Population by Gender  
1970 - 1990**

Gender	1970	1980	1990	% Increase	
				1970 - 1980	1980 - 1990
Male	5,823	7,293	11,694	25%	60%
Female	5,652	7,196	11,781	27%	64%
<b>Total</b>	<b>11,475</b>	<b>14,489</b>	<b>23,477</b>	<b>26%</b>	<b>62%</b>

Source: U.S. Census

## B. Housing Characteristics

The Freedom area is predominantly made up of single-unit detached housing, accounting for 76 percent of the housing stock in 1990, as shown below. Single-unit attached, two to four units attached, and five to nine attached units made up 16 percent of the housing. Only 5 percent of the housing was made up of apartment complexes with 10 or more houses and 3 percent trailer homes.

**Housing by Type of Units  
Freedom, 1990**

Type of Unit	Freedom CPA*	%	Town of Sykesville	%	County	%
1, detached	6,209	80%	345	40%	32,895	76%
1, attached	447	6%	154	18%	3,533	8%
2 to 4	234	3%	83	9%	2,748	6%
5 to 9	159	2%	36	4%	803	2%
10 or more	574	7%	246	28%	2,380	5%
Mobile Home/Trailer	131	2%	6	1%	1,194	3%
<b>Total</b>	<b>7,754</b>	<b>100%</b>	<b>870</b>	<b>100%</b>	<b>43,553</b>	<b>100%</b>

Source: 1990 U.S. Census \* Includes the Town of Sykesville

The majority (80%) of the people in the Freedom area owned their homes, as seen in the table below. This was very high compared to the Town of Sykesville where 50 percent of homes were owner occupied. The home ownership rate of the CPA was only marginally higher than the county (76%). The percentage of renters was 19 percent in the CPA, 47 percent in the town, and 21 percent in the county. The vacancy rate was 3 percent or below in the CPA, town, and county.

**Housing by Occupancy Type  
Freedom, 1990**

Occupancy Type	Freedom CPA*	%	Town of Sykesville	%	County	%
Owner	6,154	80%	432	50%	33,164	76%
Renter	1,468	19%	409	47%	9,084	21%
Vacant	132	1%	29	3%	1,305	3%
<b>Total</b>	<b>7,754</b>	<b>100%</b>	<b>870</b>	<b>100%</b>	<b>43,553</b>	<b>100%</b>

\* Includes the Town of Sykesville  
Source: 1990 U.S. Census

From the table below, it is clear that only one percent of the homes were below \$50,000 in value both in the CPA and within the town. More than half (51%) of the homes were in the \$100,000



to \$150,000 range. This was very close to the percentage of homes in this category in the town and the county as a whole. A total of 34 percent of the homes were valued at greater than \$150,000 in the CPA.

**Value of Owner-Occupied Housing Units  
Freedom, 1990**

Housing Unit Value	# of Units					
	Freedom CPA*	%	Town of Sykesville	%	County	%
Less than \$50,000	44	1%	4	1%	454	2%
\$50,000 - 99,000	781	14%	179	46%	6,821	24%
\$100,000 - 149,999	2,814	51%	185	47%	12,424	44%
\$150,000 - 199,999	1,469	26%	21	5%	5,603	20%
\$200,000 - 299,999	385	7%	2	1%	2,363	9%
\$300,000 or more	74	1%	0	0%	358	1%
<b>Total</b>	<b>5,567</b>	<b>100%</b>	<b>391</b>	<b>100%</b>	<b>28,023</b>	<b>100%</b>

\* Includes the Town of Sykesville  
Source: 1990 U.S. Census

**C. Income and Educational Attainment**

Close to half (48%) of the households in the CPA have annual incomes greater than \$50,000. Only 28 percent of the households showed incomes below \$35,000. Close to one-fourth (24%) had incomes between \$25,000 and \$35,000. The largest number of households (31%) were in the \$50,000 - \$75,000 income range.



**Household Income  
# of Households  
Freedom, 1990**

Household Income Range	Freedom CPA	%	Town of Sykesville	%
Less than \$5,000	91	1%	15	2%
\$5,000 - 10,000	196	2%	32	4%
\$10,000 - 15,000	294	4%	52	6%
\$15,000 - 25,000	671	8%	144	17%
\$25,000 - 35,000	983	13%	180	21%
\$35,000 - 50,000	1,835	24%	211	25%
\$50,000 - 75,000	2,349	31%	165	20%
\$75,000 - 100,000	825	11%	24	3%
Greater than \$100,000	444	6%	13	2%
<b>Total</b>	<b>7,688</b>	<b>100%</b>	<b>836</b>	<b>100%</b>

\* Includes the Town of Sykesville  
Source: 1990 U.S. Census

The table below compares the educational attainment of the residents of Freedom, the county, and the state.

**Educational Attainment for 1990  
(persons 25 years and over)**

Education	Freedom	Carroll County	Maryland
Less than 9 <sup>th</sup> grade	806	6,661	246,505
9 <sup>th</sup> to 12 <sup>th</sup> grade, no diploma	1,671	10,368	427,427
High School Graduate (equals equivalency)	4,963	27,397	878,432
Some college, no degree	3,192	14,890	580,833
Associate degree	1,031	4,324	163,304
Bachelor's degree	2,525	9,993	486,695
Graduate or professional degree	1,132	5,500	339,469

Source: 1990 U.S. Census



## D. Employment

In 1960, Carroll's labor force was 20,300 people. In 1990, the number grew to 67,000, and in 1999, the figure was an estimated 81,017. The 1999 labor force included 79,420 employed persons and 1,597 unemployed persons. Carroll's 1999 average unemployment rate was 2.5 percent, one of the lowest in the state.

In 1990, an estimated 10,422 people traveled into Carroll County for employment, while 35,458 Carroll residents left the county for employment elsewhere.

There were at least 20 businesses within the Freedom area that employed a total of 2,751 people. A total of ten businesses employed greater than 20 people. The Springfield Hospital Center was the largest employer with a total of 852 employees.

## E. Population Projections

New residential units are planned to be constructed in the future that could add a significant number of people to the current population. The population projections in this study came from two different sources. One was derived from zoning capacity calculations based on current zoning and the other on forecasts made by the Baltimore Metropolitan Council.

### Zoning Capacity

Zoning capacity information, as it relates to the total number of residential units that could be built on land based on current zoning, was derived from aerial photos, site surveys, in-house staff knowledge, and the Freedom area land use and zoning map. The table below shows the total possible additional units in the Freedom area was 2,791 based on land available under different residential zoning categories in 1996. By using a household average population of 2.96 (average for the Freedom area), the projected additional number of people that could come from those additional units would be about 8,261. This would mean that the estimated population of 27,895 (in 1997) would increase to 36,156 when the area reached its zoning capacity. However, it should be noted that the total zoning capacity population does not take into consideration potential senior housing and planned unit developments. This could increase the total number of households for certain areas, subsequently increasing the total population; however, the number of people per household would be smaller for these types of units.



**Total Potential Residential Units Based  
on Existing Zoning  
Freedom CPA, 1996**

Zoning District	Estimated # of Units
R-40,000	799
R-20,000	1,179
R-10,000	420
Conservation	336
Agriculture	57
<b>Total</b>	<b>2,791</b>

Source: Carroll County Department of Planning,  
December 1996

**Baltimore Metropolitan Council's Round 5 Forecasts**

The Baltimore Metropolitan Council (BMC) is the metropolitan planning organization for Carroll, Baltimore, Howard, Harford, and Anne Arundel Counties and the City of Baltimore. In cooperation with these jurisdictions, the BMC develops regional demographic forecasts for input into the regional transportation model. The forecasts are based on land-use, socio-economic, and employment trend analysis conducted by BMC. Data relevant to the Freedom area was obtained from the cooperative forecast reports and summarized in the table below.

**Population, Housing, and Income Projections  
Freedom, 1995**

Year	Population	% Change	Housing	% Change	Income	% Change	Employment	% Change
1995	26,010	-	8,528	-	31,882	-	12,044	-
2000	28,649	10%	10,129	19%	33,972	7%	12,906	7%
2005	31,122	9%	11,111	10%	36,063	6%	13,690	6%
2010	34,264	10%	12,455	12%	38,153	6%	14,786	8%
2015	37,103	8%	13,684	10%	40,243	5%	14,890	1%
2020	39,921	8%	14,957	9%	42,334	5%	14,983	1%

Source: Baltimore Metropolitan Council, Round 5 Forecasting Data, 1995