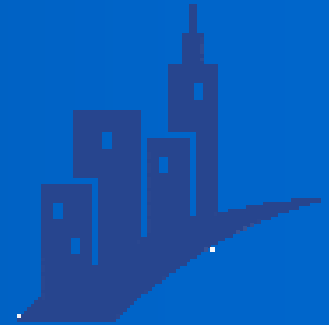


The Brookings Institution

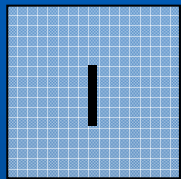
Greater Washington Research Program



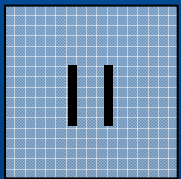
Prince George's County: Setting the Context for the Future



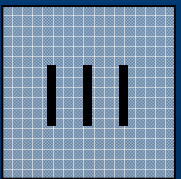
Prince George's County: Setting the Context



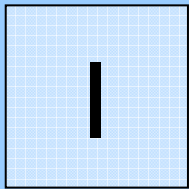
Review the major demographic and economic trends in the county



Summarize the implications of these trends



Set forth a policy agenda that will lead to inclusive prosperity



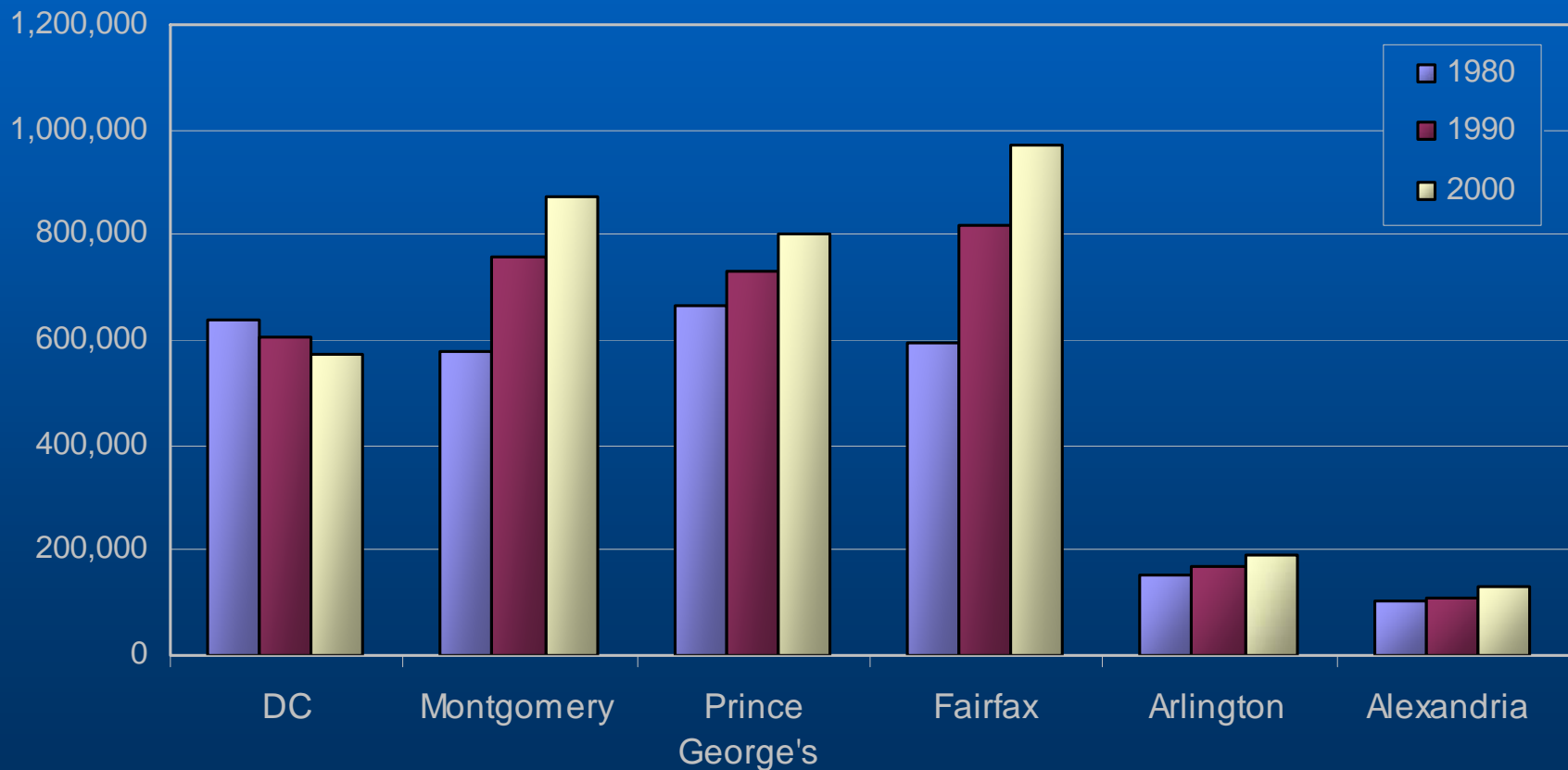
What are the major demographic and economic trends in the county?

Population



The population of Prince George's County grew by 20.5 percent over the last twenty years, increasing from 665,000 people in 1980 to about 800,000 people in 2000

Population by jurisdiction, 1980 - 2000





Among counties with large black populations, Prince George's has the second highest share of black middle class residents

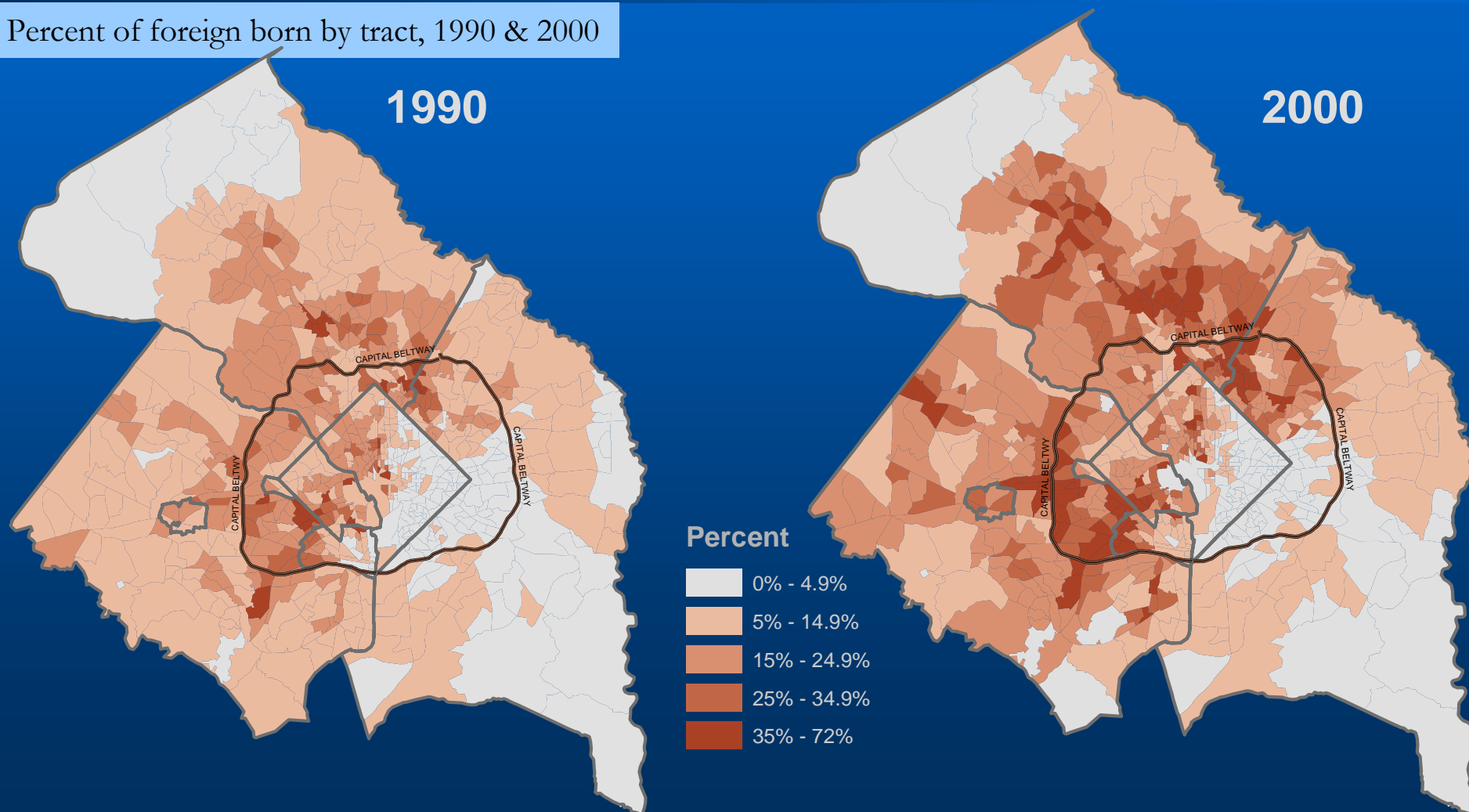
Share of Black population that is middle class by household, 1999

Share of Black Population that is Middle Class:	
DeKalb County, GA	46%
Prince George's County, MD	45%
Baltimore County, MD	45%
Queens County, NY	40%
San Diego County, CA	39%
Mecklenburg County, NC	39%
St. Louis County, MO	38%
Broward County, FL	38%
Dallas County, TX	36%
Orange County, FL	35%



The Washington region added 342,000 foreign-born persons since 1990; in Prince George's County, the foreign-born grew by 42,000, or 12% of the total growth in the region

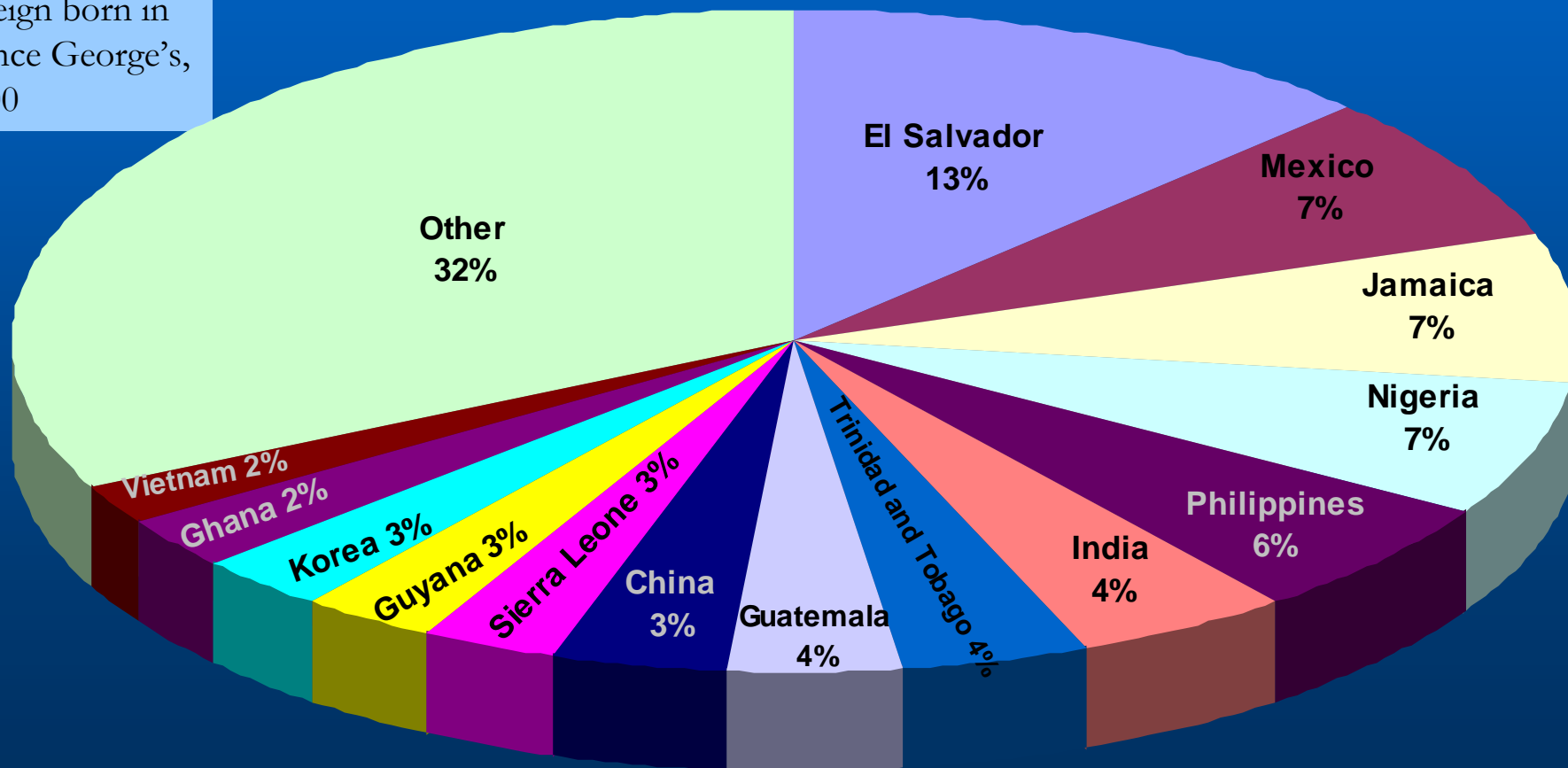
Percent of foreign born by tract, 1990 & 2000





Nearly 14 percent of Prince George's County is composed of the foreign-born, with no one nation contributing a majority

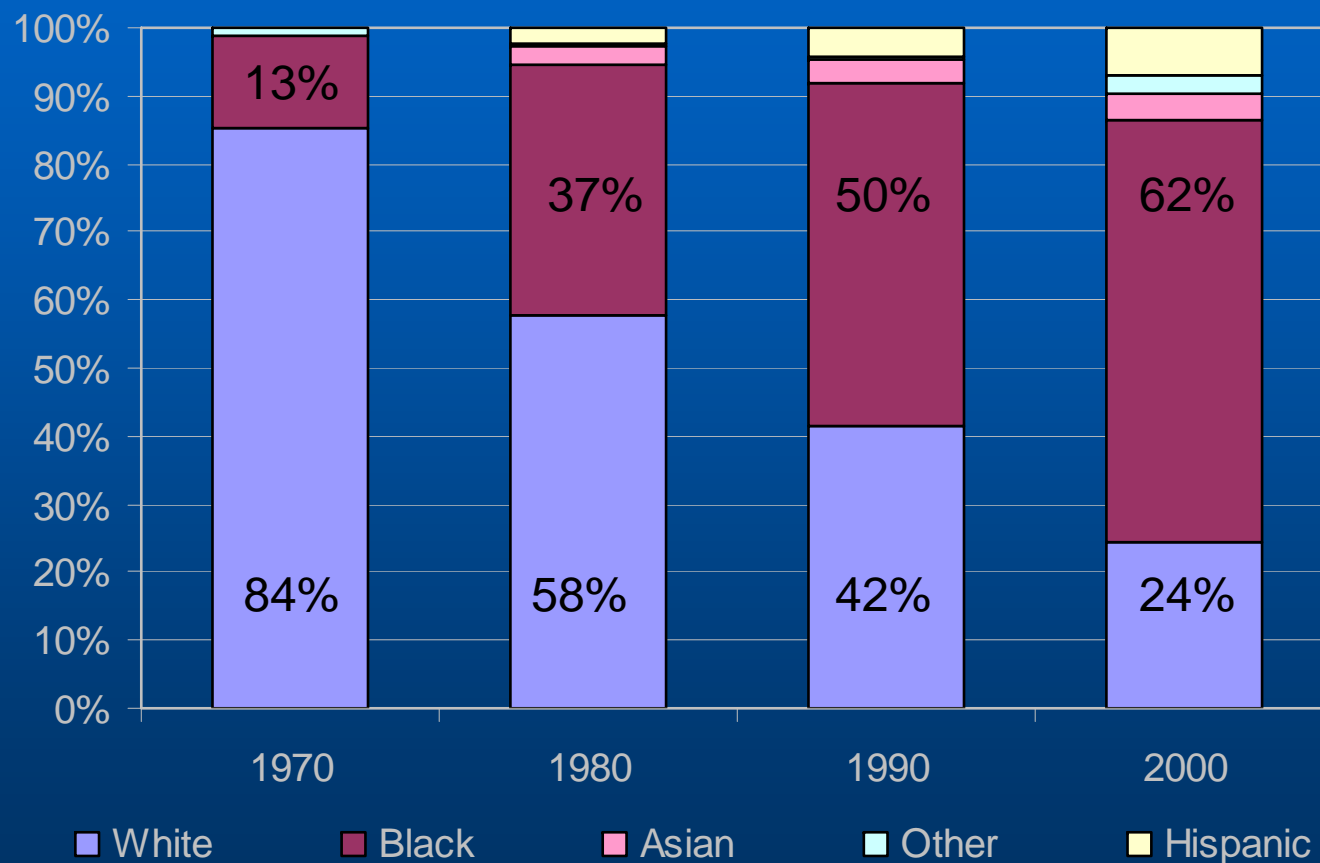
Country of origin for foreign born in Prince George's, 2000





The racial composition of the county has undergone a major transformation over the past forty years

Race by percent of population, 1970, 1980, 1990, and 2000





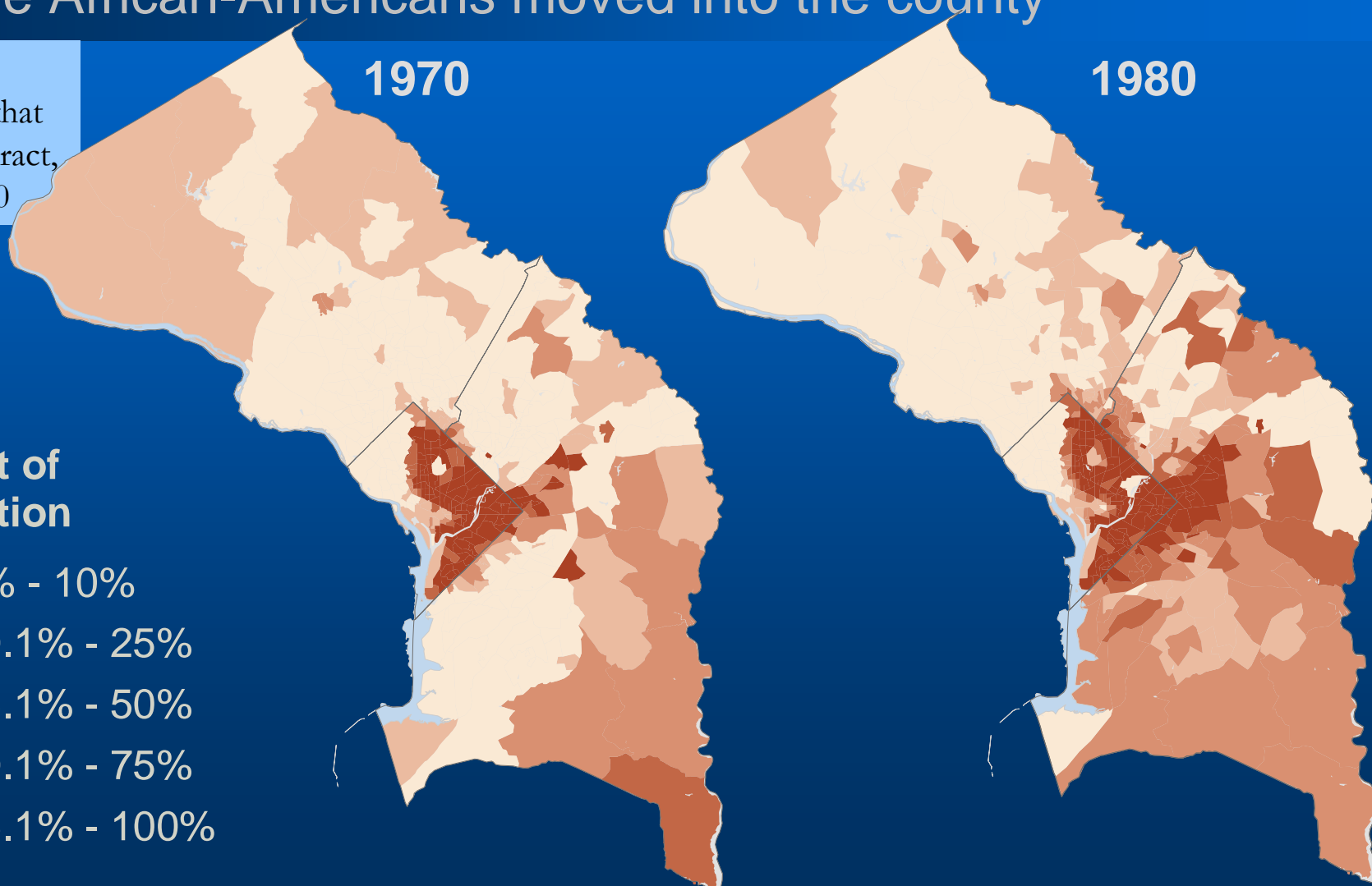
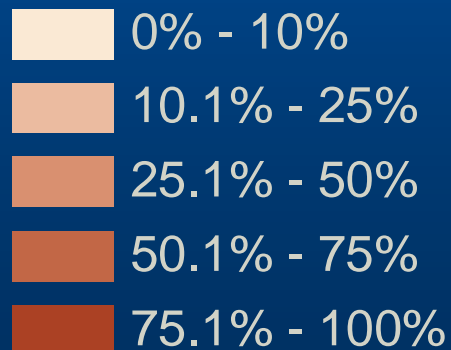
Few areas were majority black in 1970, which changed by 1980 as more African-Americans moved into the county

Percent of population that is Black by tract, 1970 & 1980

1970

1980

Percent of Population





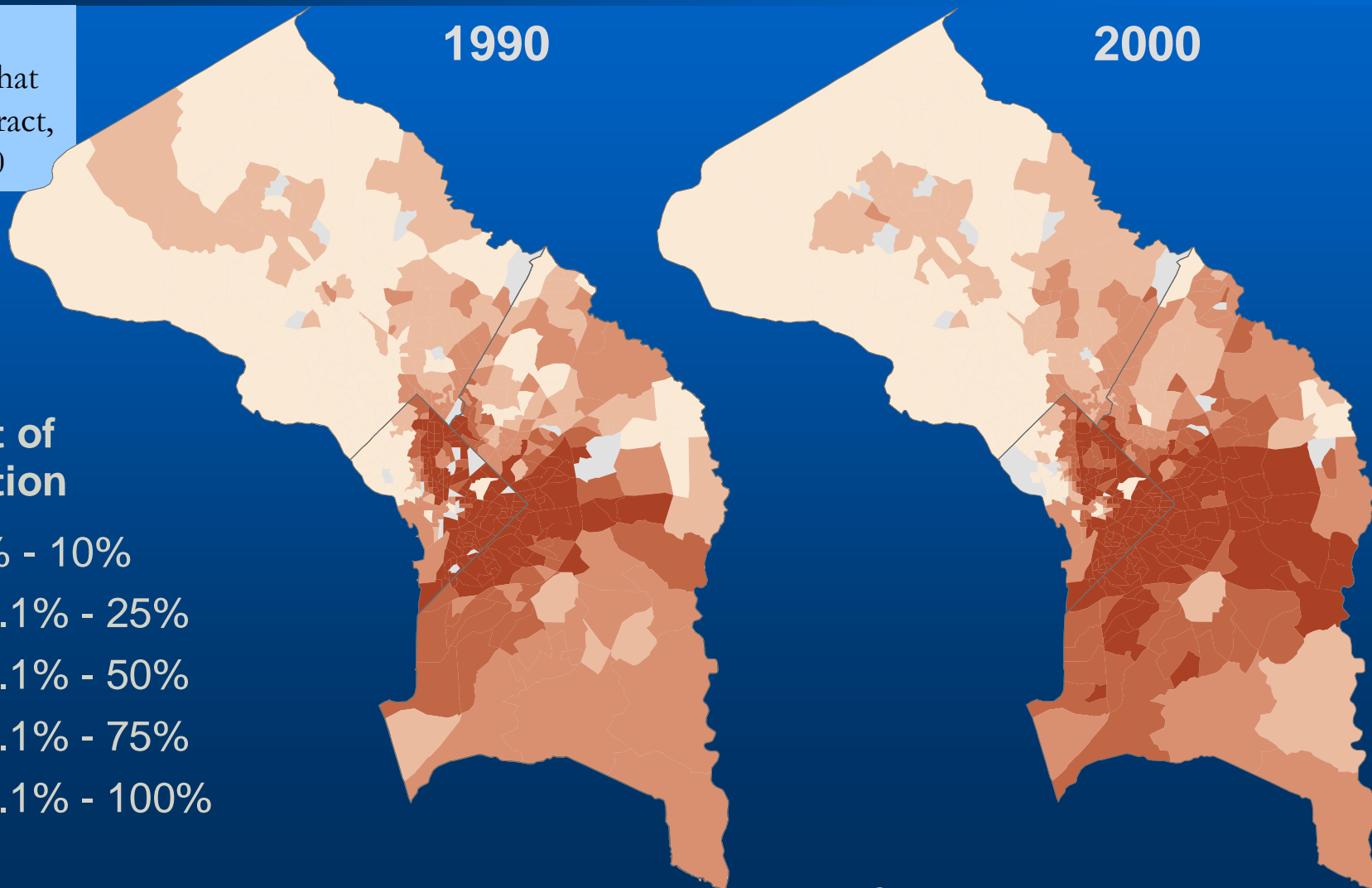
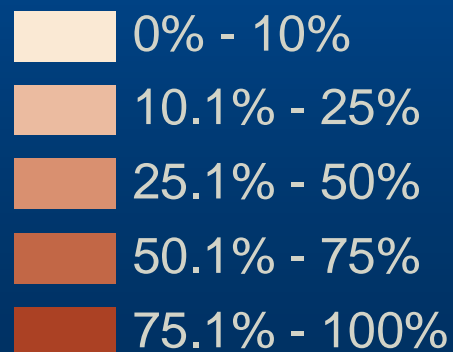
By 1990, many inner Beltway neighborhoods were predominantly black, a trend which intensified by 2000

Percent of population that is Black by tract, 1990 & 2000

1990

2000

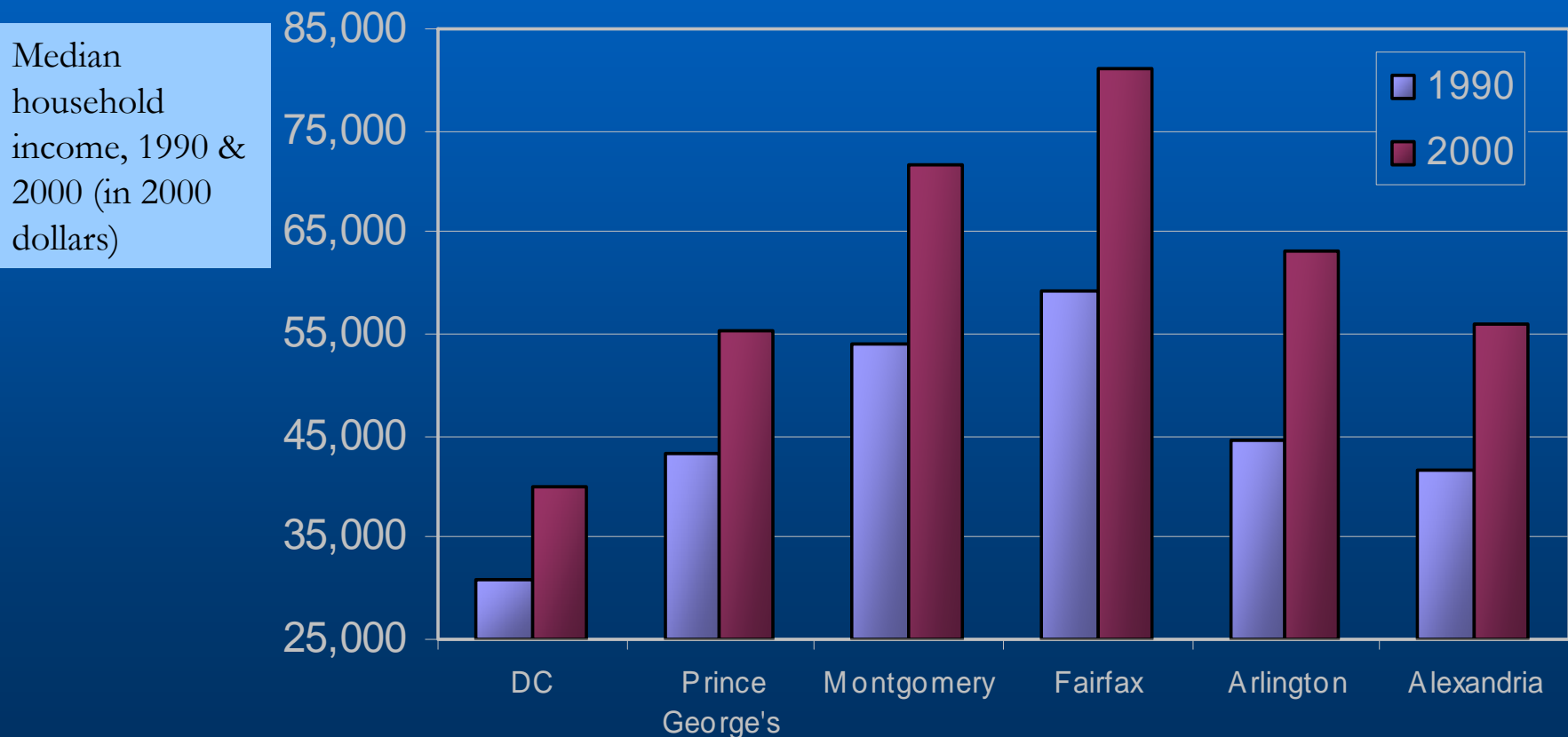
Percent of Population



Income and Poverty



Prince George's median household income rose from \$43,000 in 1990 to \$55,000 in 2000; this remains lower than the regional average of \$62,216

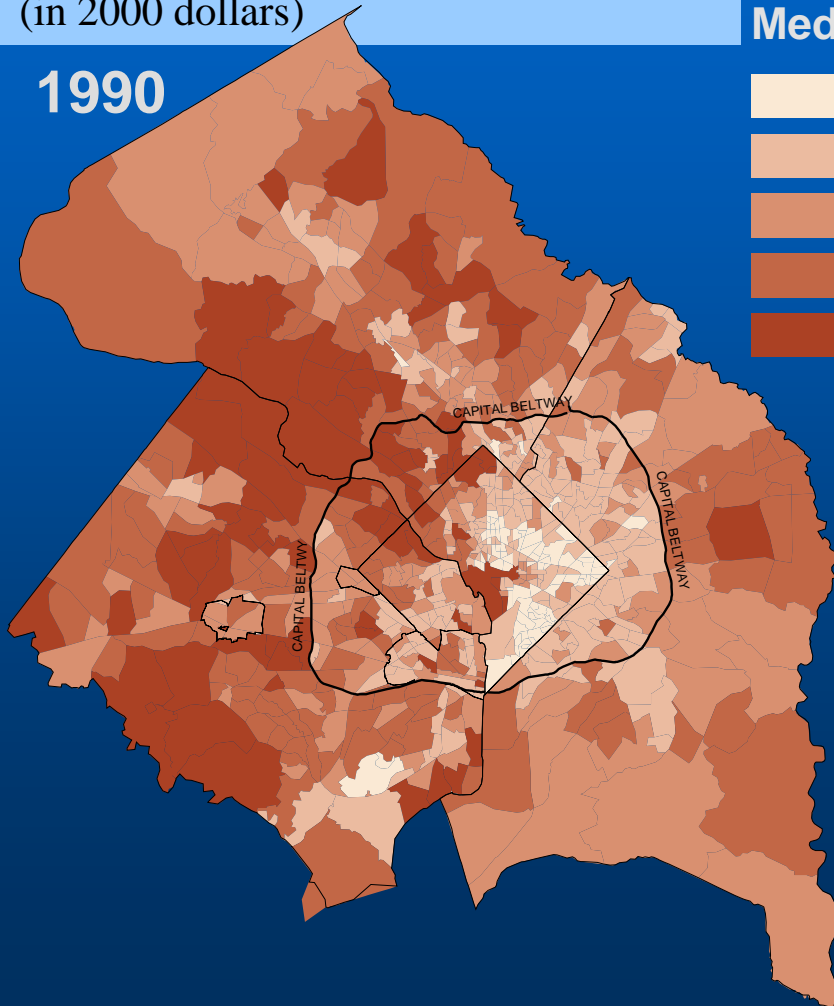




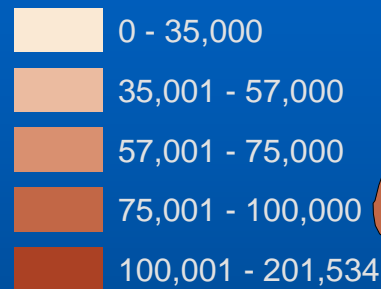
The majority of the region's middle- and upper-income households live in the western and northwestern parts of the Washington area

Median household income, 1990 & 2000
(in 2000 dollars)

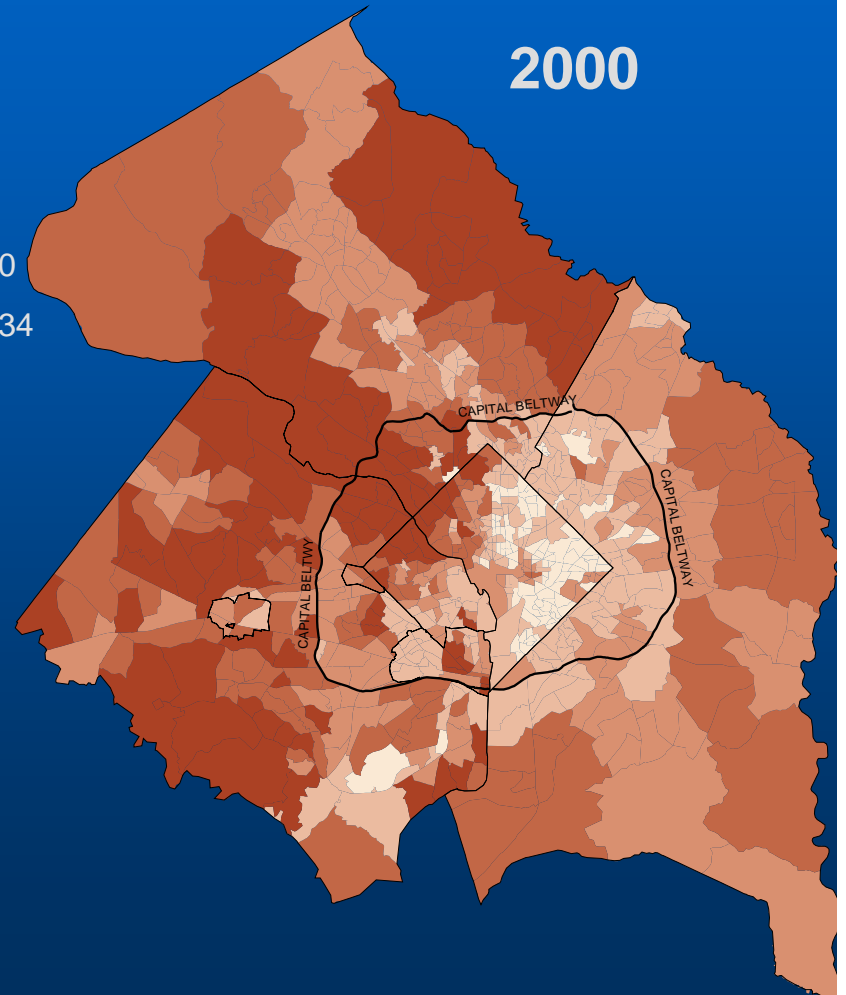
1990



Median Income



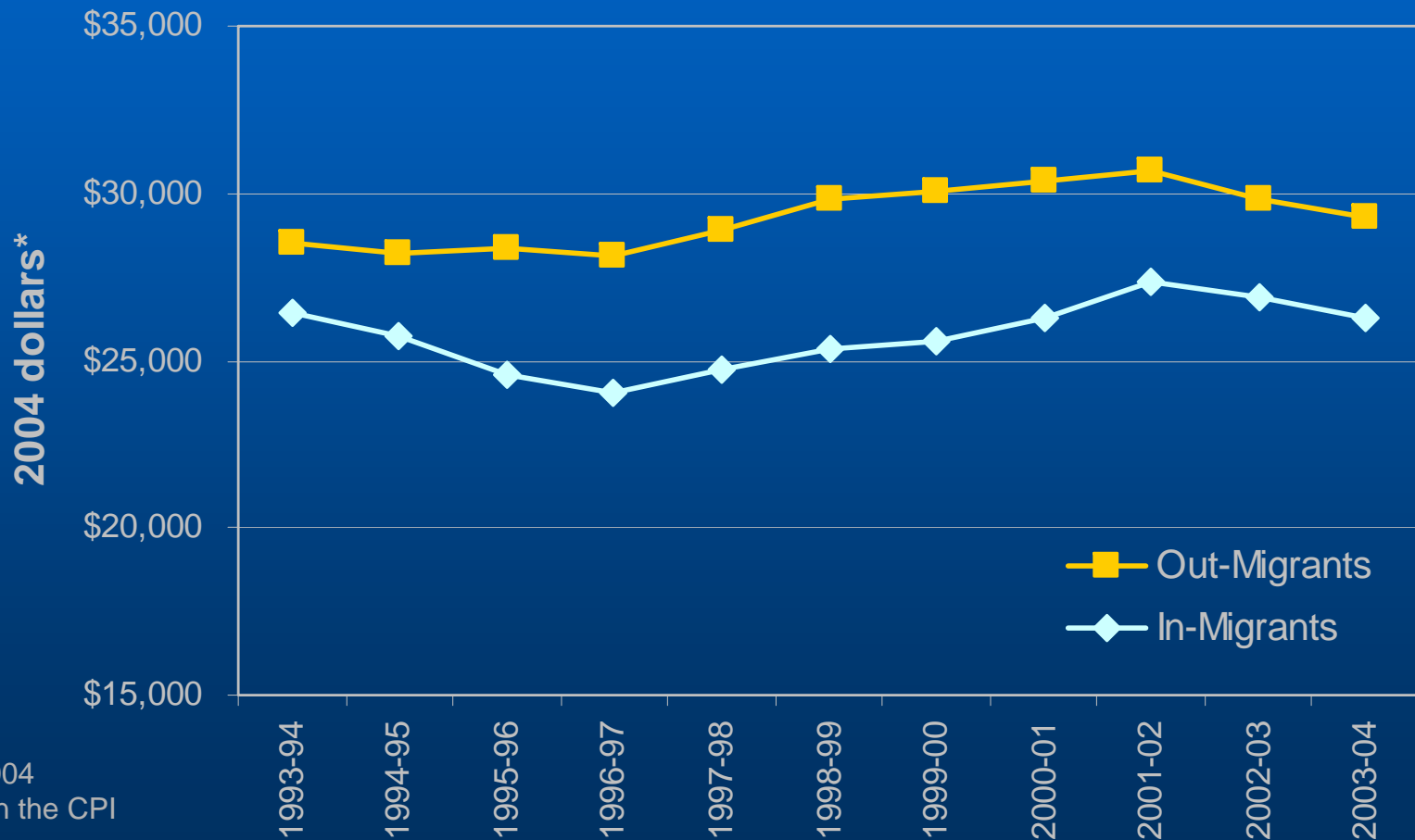
2000





Further, the county experienced a net out-migration of more than 6,900 residents since 2000; the residents leaving earn higher incomes than those coming in to the county

Median income of out-migrants and in-migrants, 1992 to 2004

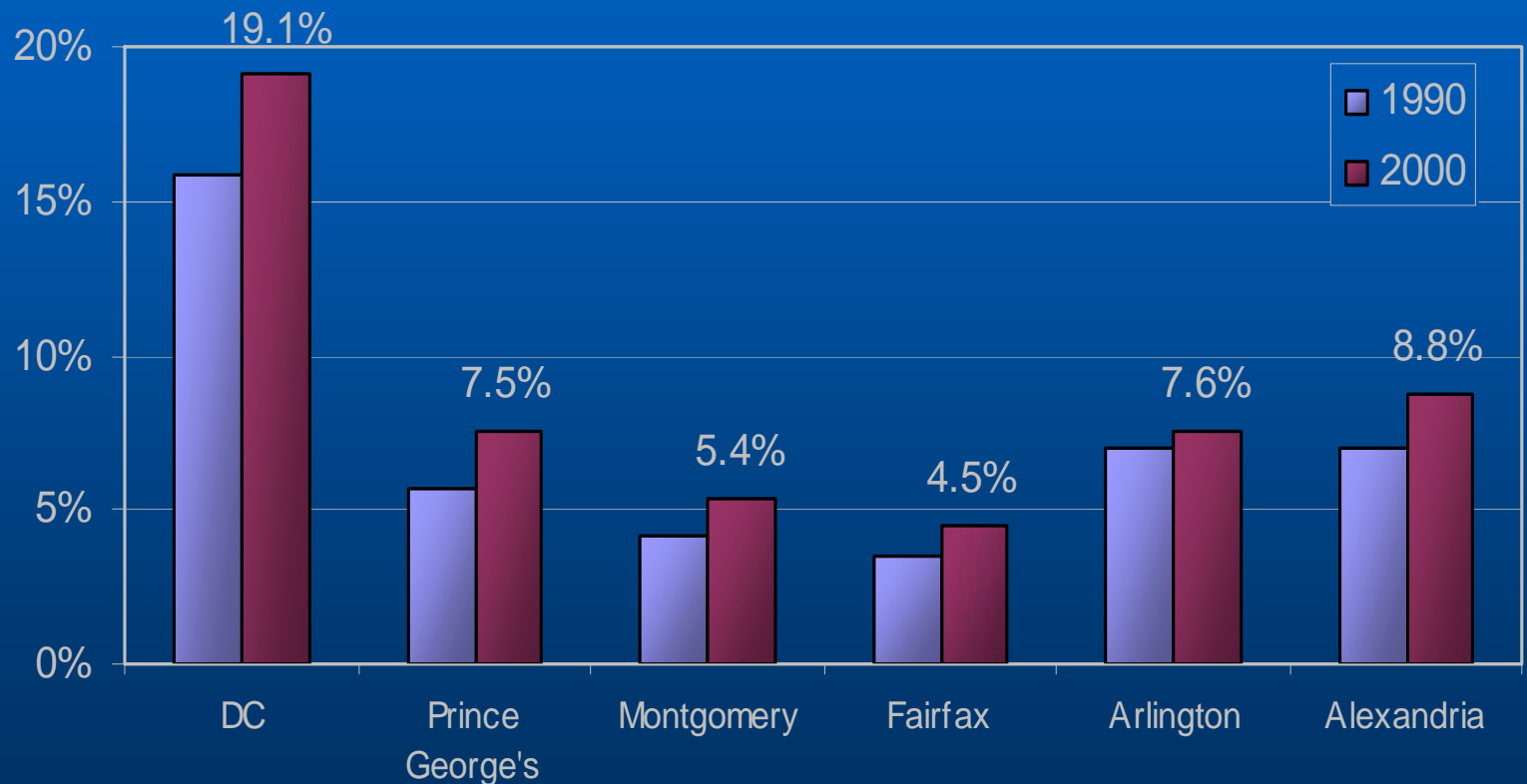


* Adjusted to 2004 dollars based on the CPI



The poverty level in the county is relatively low; in 2000, the share of the population in poverty in Prince George's increased to 7.5 percent

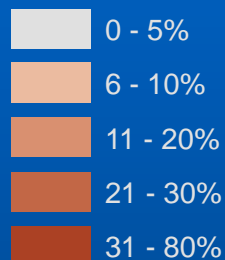
Percent of Population under 100% FPL, 1990 & 2000



The bulk of the region's low-income neighborhoods are located in eastern DC and inner Prince George's; growth in poverty has shifted to the northern end of Prince George's

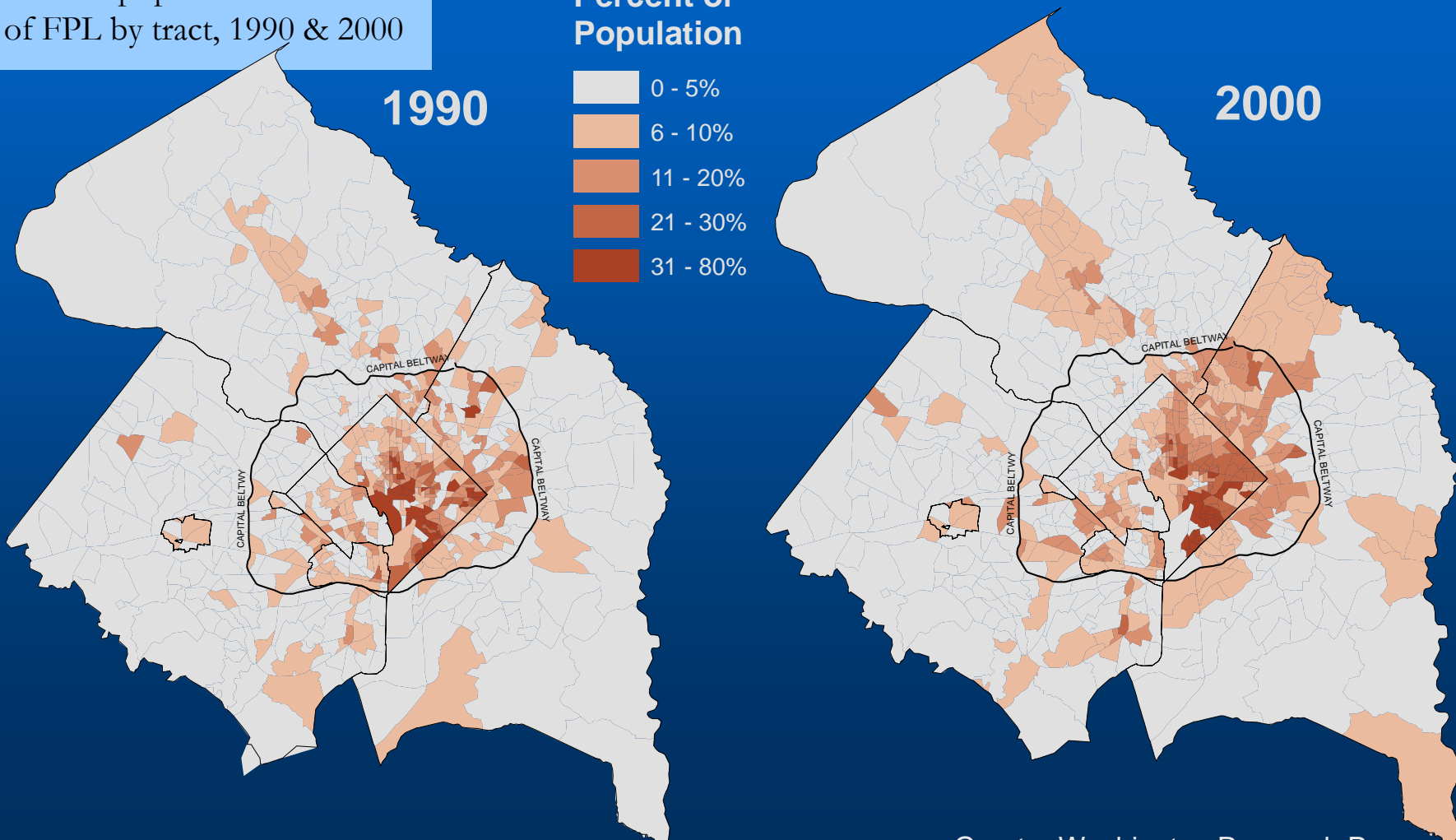
Percent of the population under 100% of FPL by tract, 1990 & 2000

Percent of Population



1990

2000

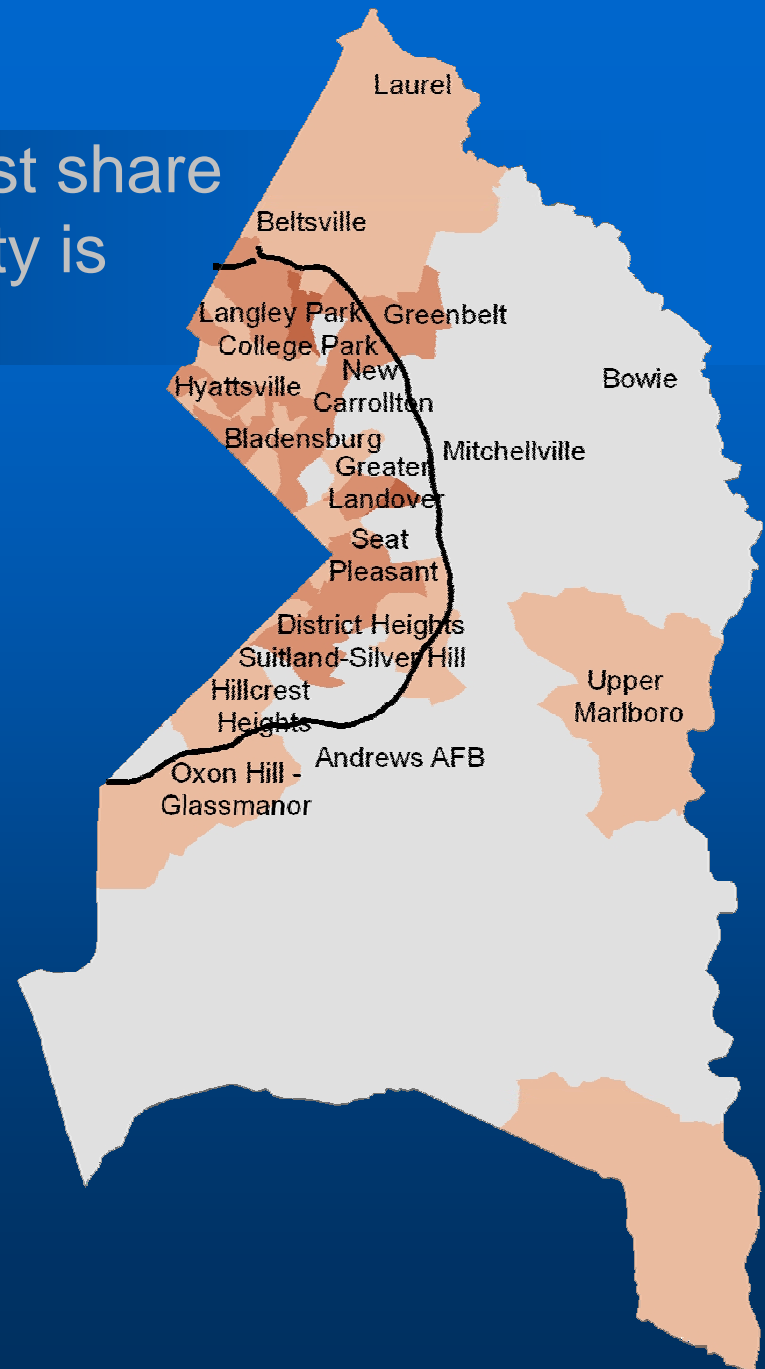
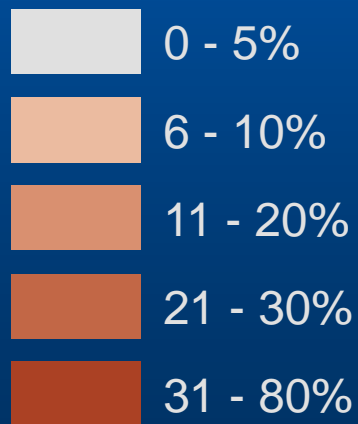




A closer look shows that the largest share of low-income families in the county is concentrated inside the Beltway

Percent of the population under 100% FPL, 2000

Percent of Population



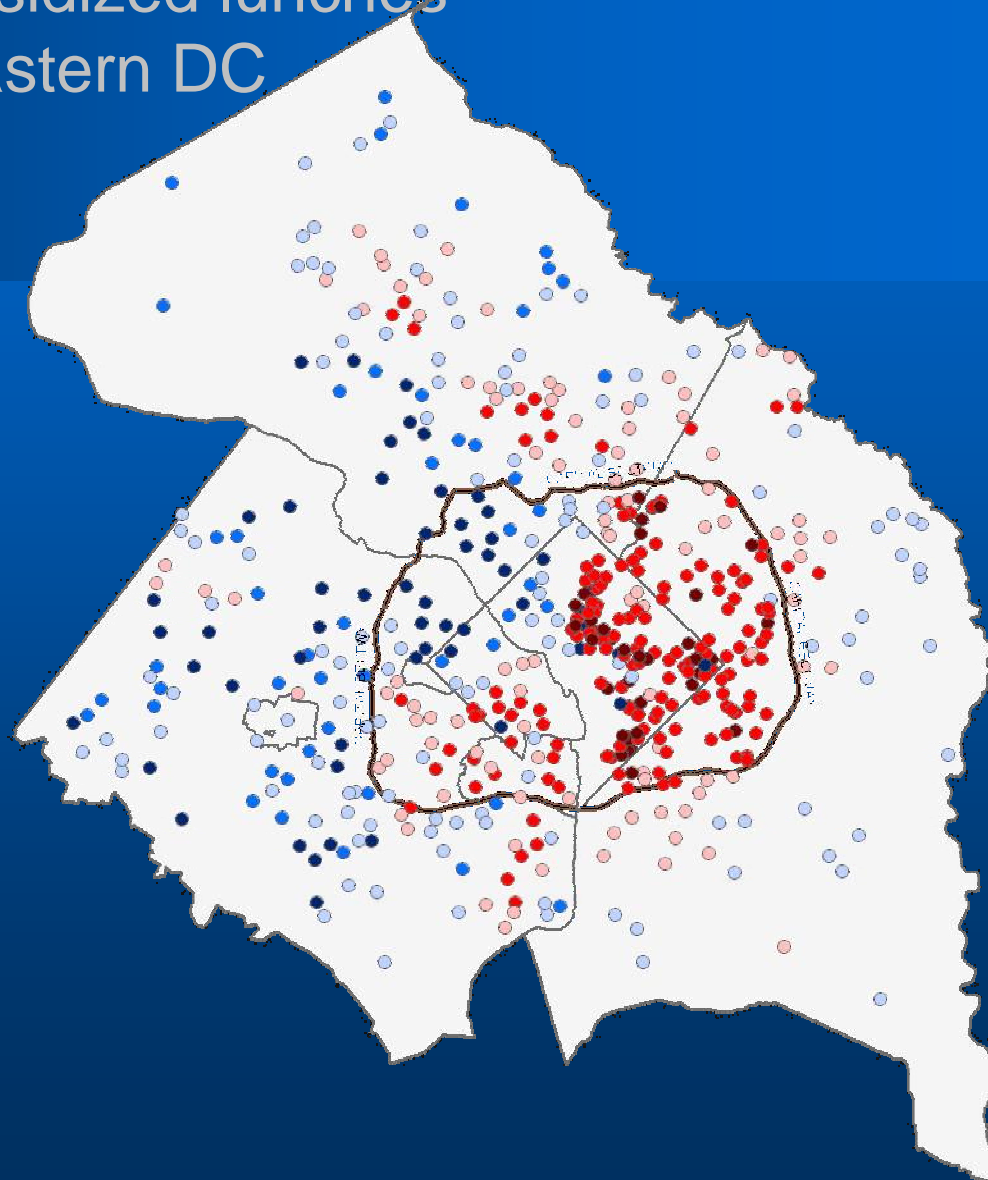


The students eligible for subsidized lunches are also highly focused in eastern DC and inner Prince George's inside the Beltway

Eligibility for free and reduced price school lunches at public Elementary Schools, 2003

Percent of Students Eligible for Subsidized Lunch by School

- 0.0 - 4.5
- 4.6 - 11.5
- 11.6 - 33.7
- 33.8 - 54.3
- 54.4 - 81.8
- 81.9 - 96.0

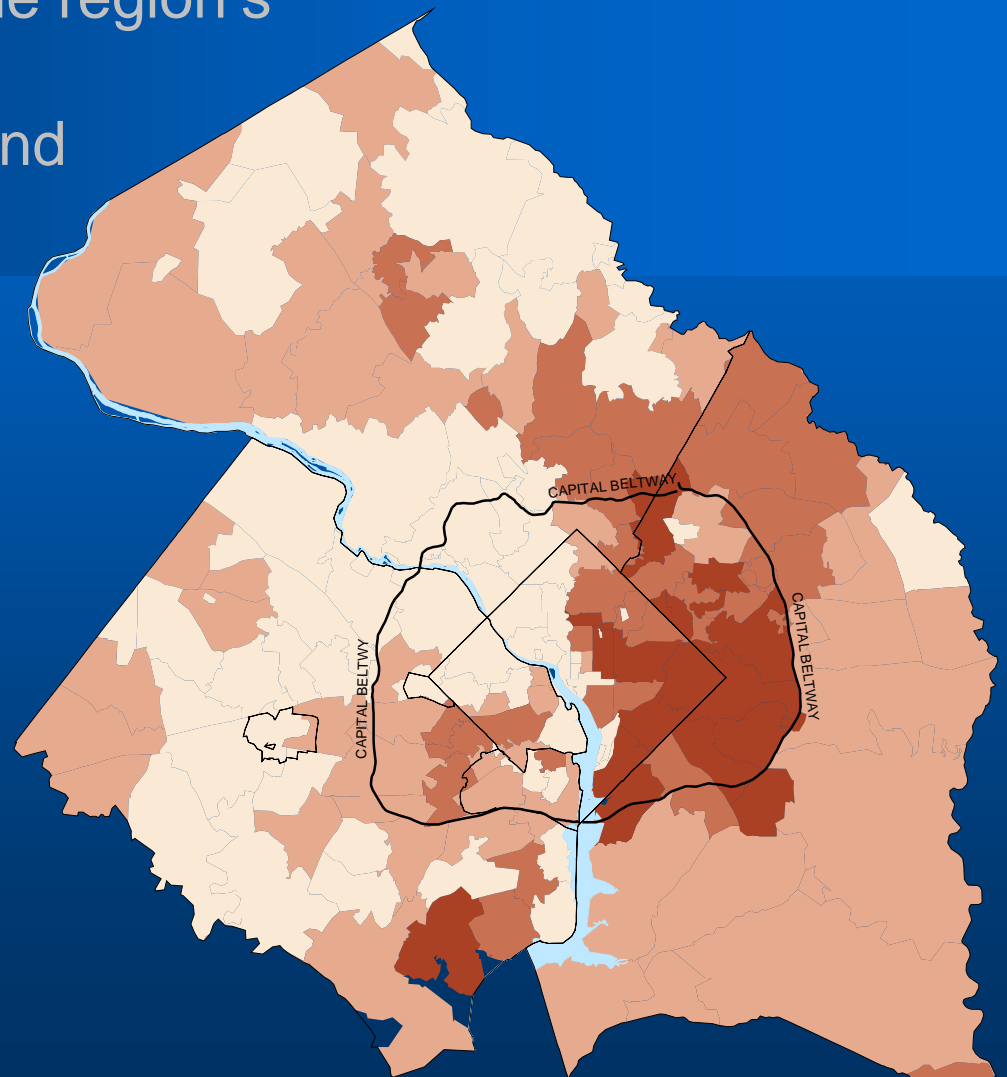
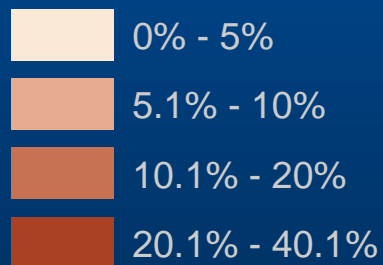




Similarly, a high percentage of the region's low-income workers are found in eastern DC (17.4% of tax filers) and inner Prince George's (14.5%)

Percentage of working people who received EITC, 2003

Percent of Returns with EITC Received

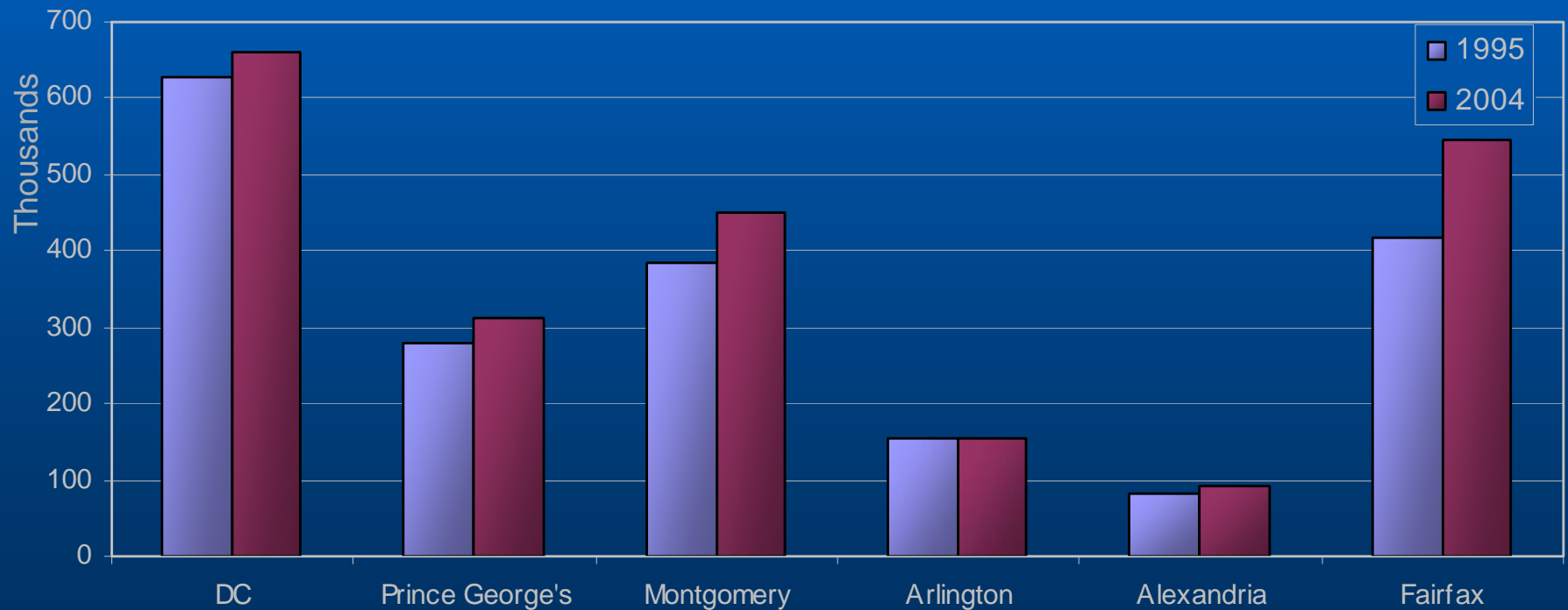


Economy and Workforce



The number of jobs in Prince George's has increased by 13 percent since 1995, yet this lags the pace of job growth in Fairfax and Montgomery counties

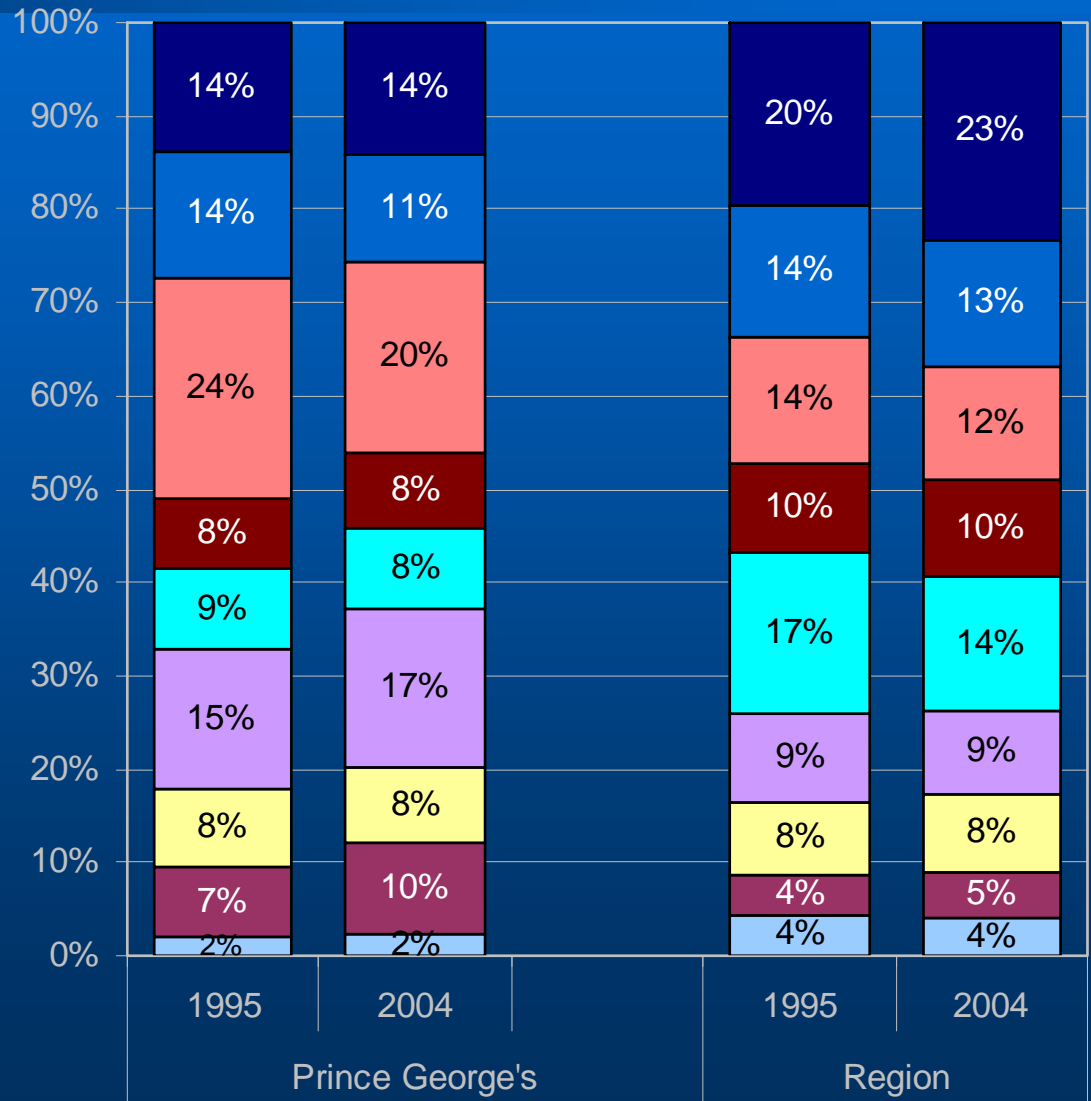
Number of jobs,
1995 & 2004



The bulk of county job growth has been in state/local government and construction; for the region, professional and business services grew

Percent of jobs by industry, 1995 & 2004

- Professional & Business Services
- Other Industries
- Trade, Transportation, & Utilities
- Education & Health Services
- Federal Government
- State & Local Government
- Leisure & Hospitality
- Construction
- Information

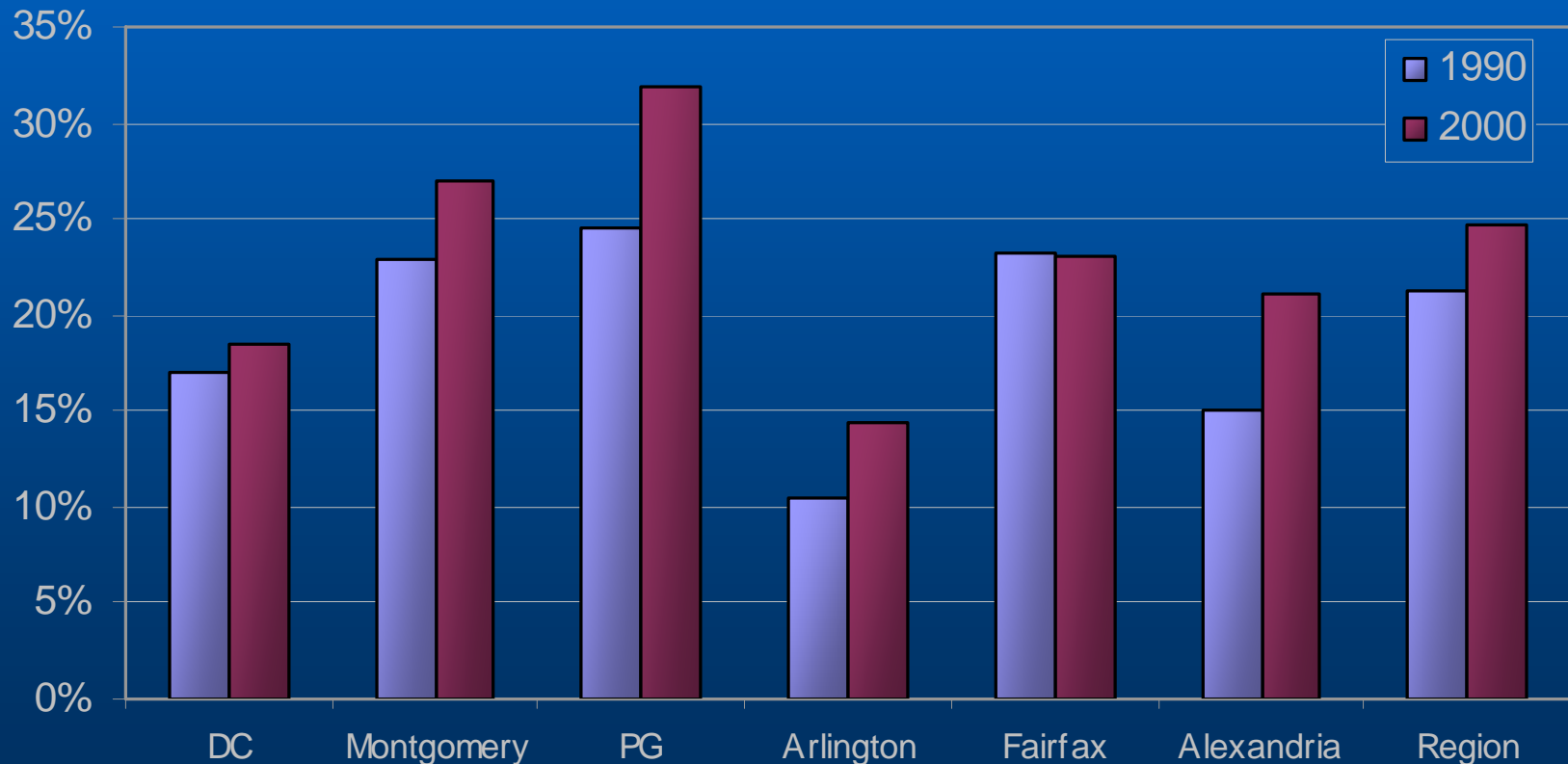


Source: Bureau of Labor Statistics



Meanwhile, Prince George's has the largest percent of workers in the region that have long commutes to work, and that share has grown most rapidly among the region's jurisdictions

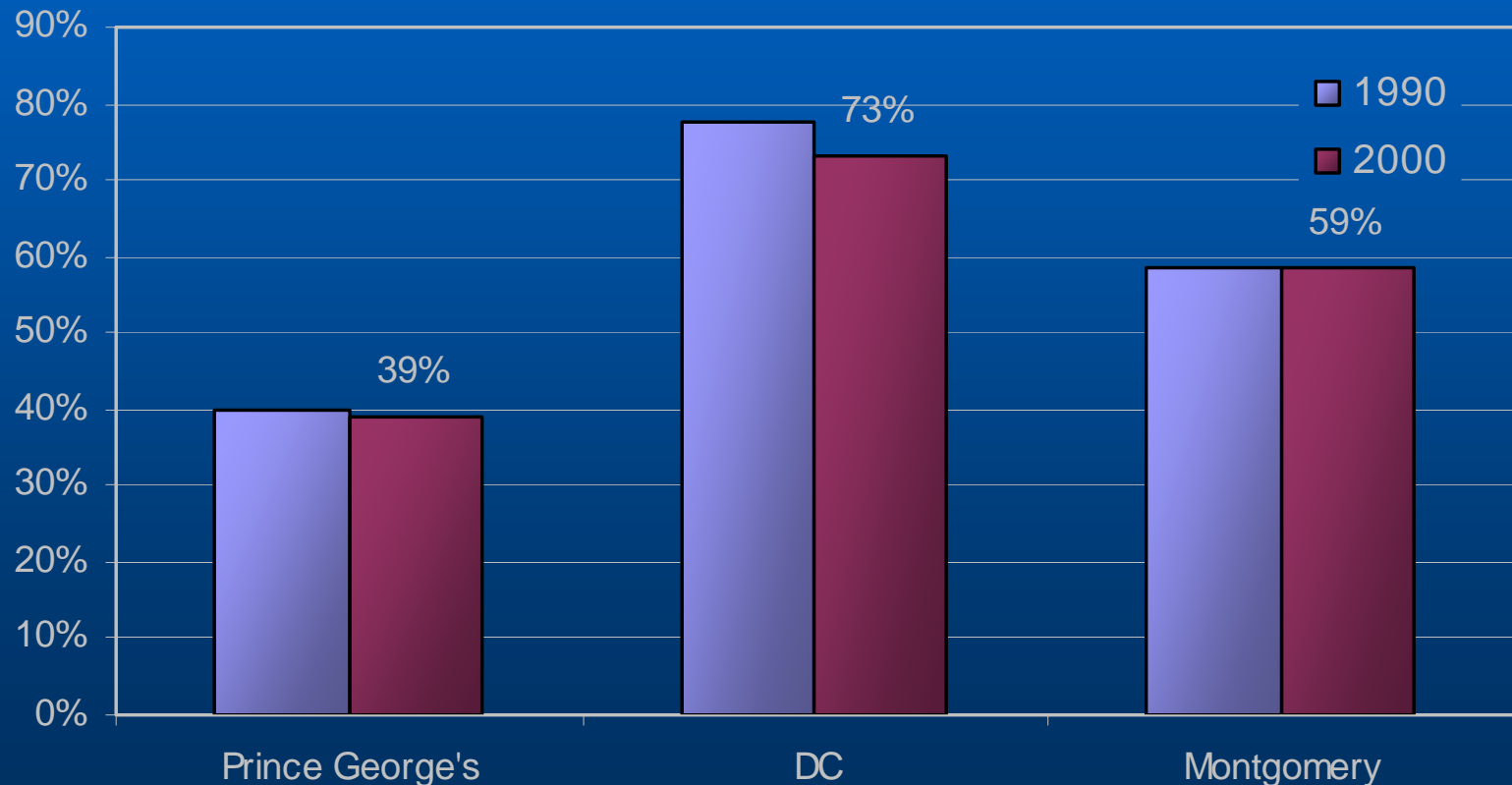
Percent of workers with commute times 45 minutes and over, 1990 & 2000





In fact, only 40 percent of Prince George's workers work in the county compared to 60 percent in Montgomery and 73 percent in DC

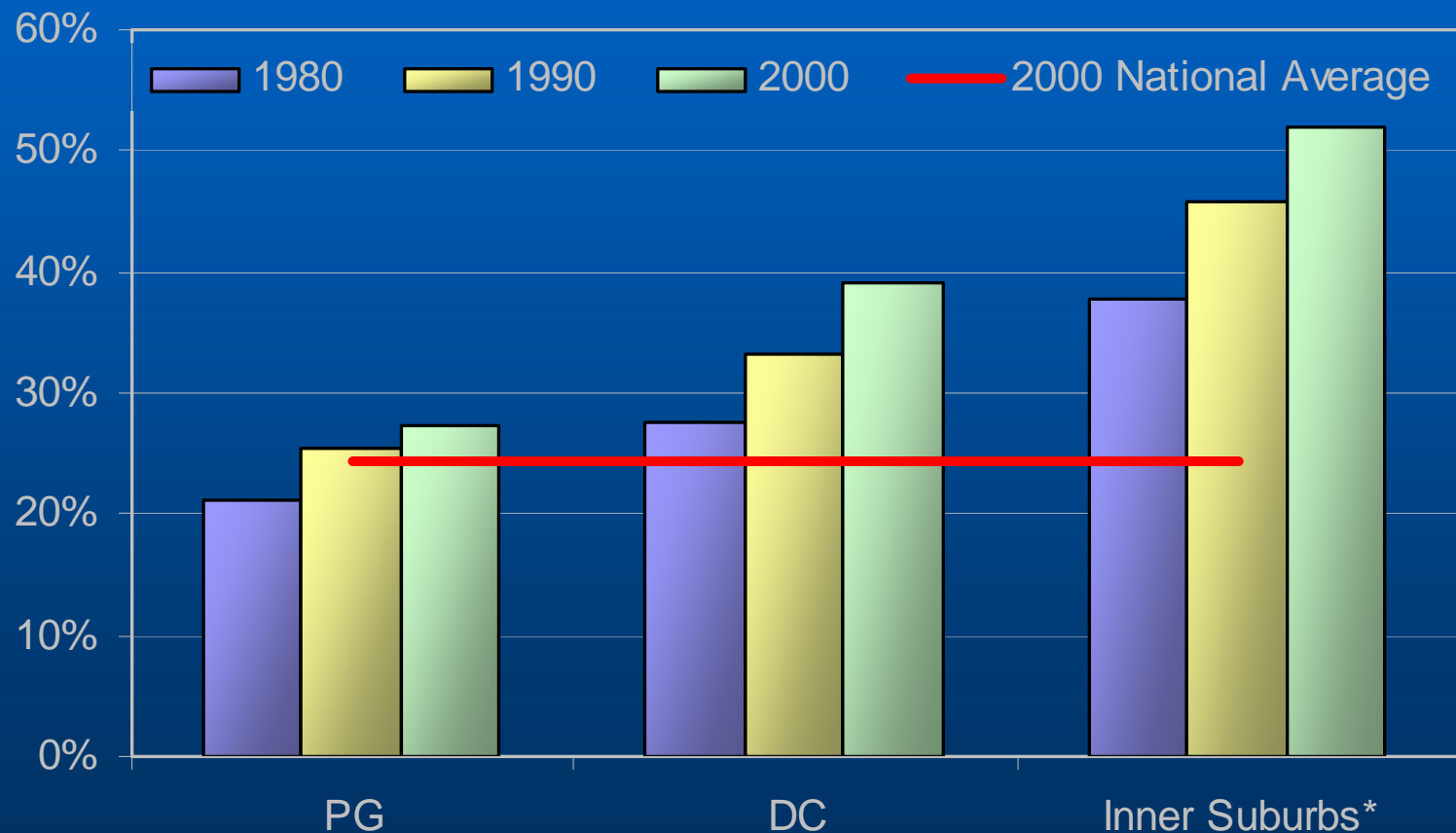
Resident workers by place of work, 1990 & 2000





In terms of workforce quality, the share of Prince George's County adults with at least a bachelor's degree is above the national average but is below that of others in the region

Percent of Adults with at least a Bachelors degree, 1980 - 2000

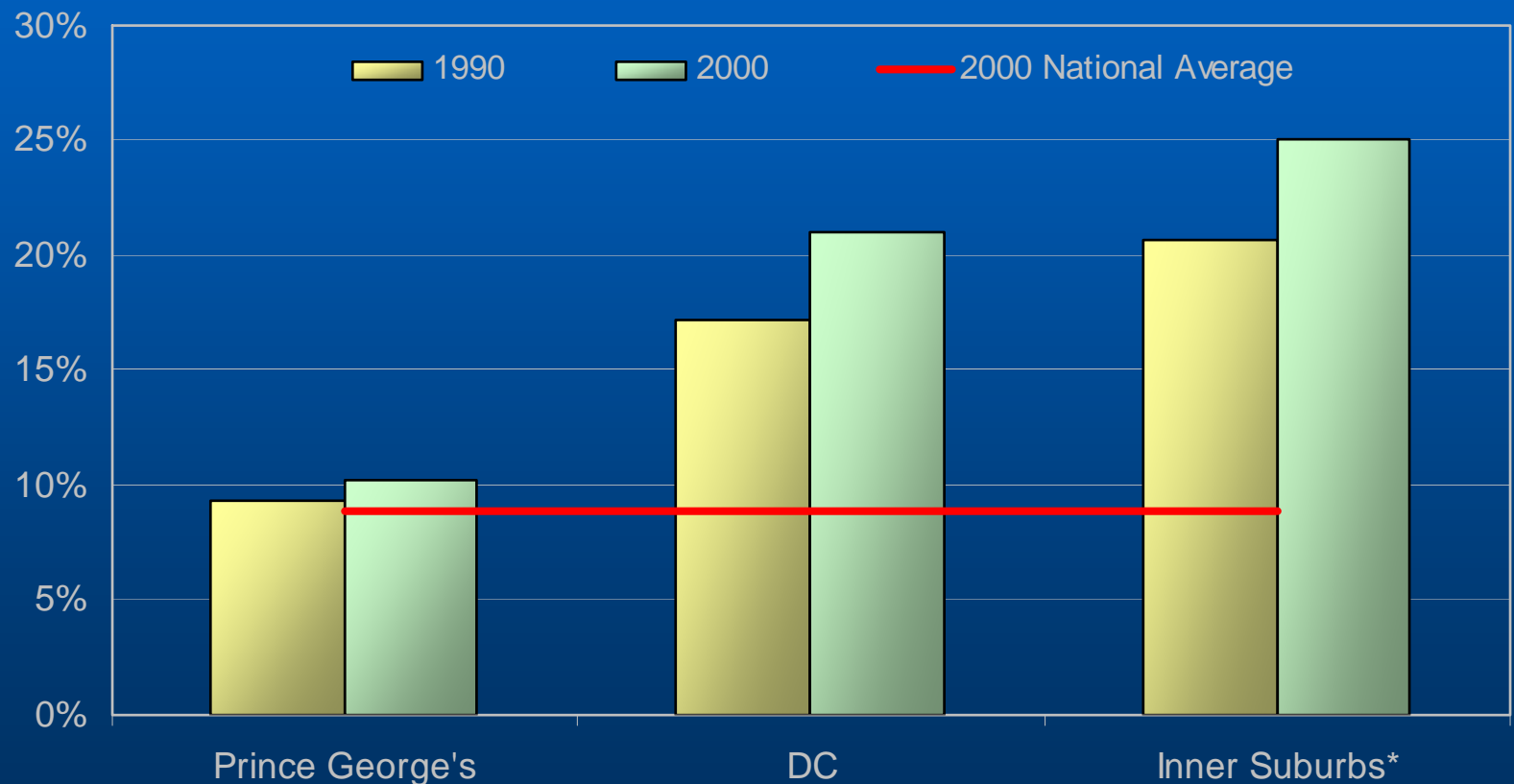


*Inner Suburbs includes Montgomery, Fairfax, Alexandria and Arlington



Approximately 10 percent of adults in Prince George's has a graduate degree, but that too lags that of surrounding jurisdictions by more than half

Percent of Adults with a Graduate Degree, 1990 & 2000

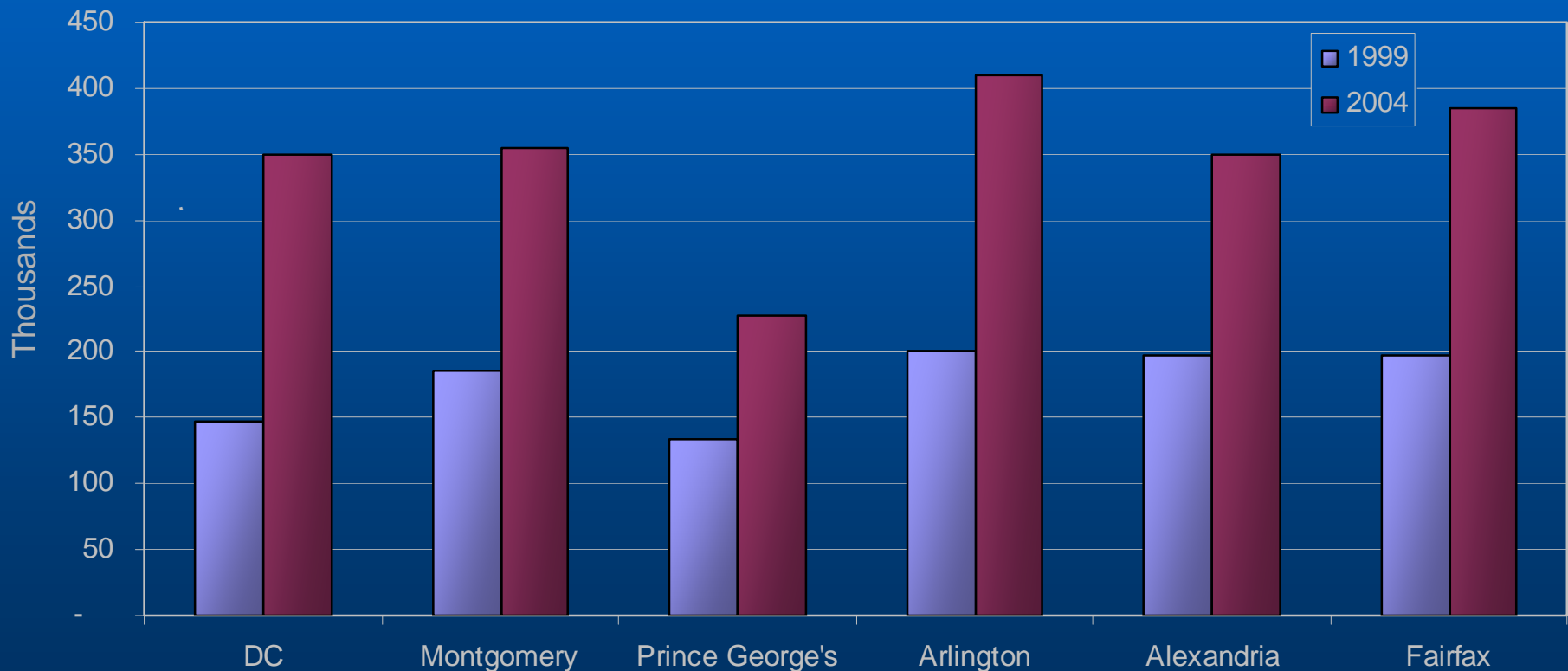


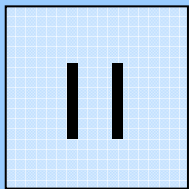
*Inner Suburbs includes Montgomery, Fairfax, Alexandria and Arlington



Finally, despite increasing since 1999, home prices in Prince George's remain the most affordable in the region, at \$226,900 in 2004

Sales prices for single family homes and condos, 1999 & 2004





What are the implications of these trends?



Prince George's County faces real promise...

This is a prosperous county

- strong middle class
- growing household incomes
- relatively low overall poverty
- job growth
- high shares of working and middle class housing



... and real challenges

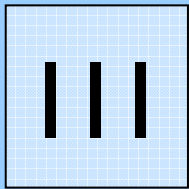
But prosperity may be under cut by:

- Lack of wealth and opportunity in inner Prince George's, and that may be shifting east
- A net outmigration of residents, many in the middle class
- Moderate workforce quality, relative to the region
- Lack of quality, nearby jobs to minimize long commutes



Yet, there is an emerging opportunity: COG predicts enormous population and job growth for the Washington region over the next 25 years

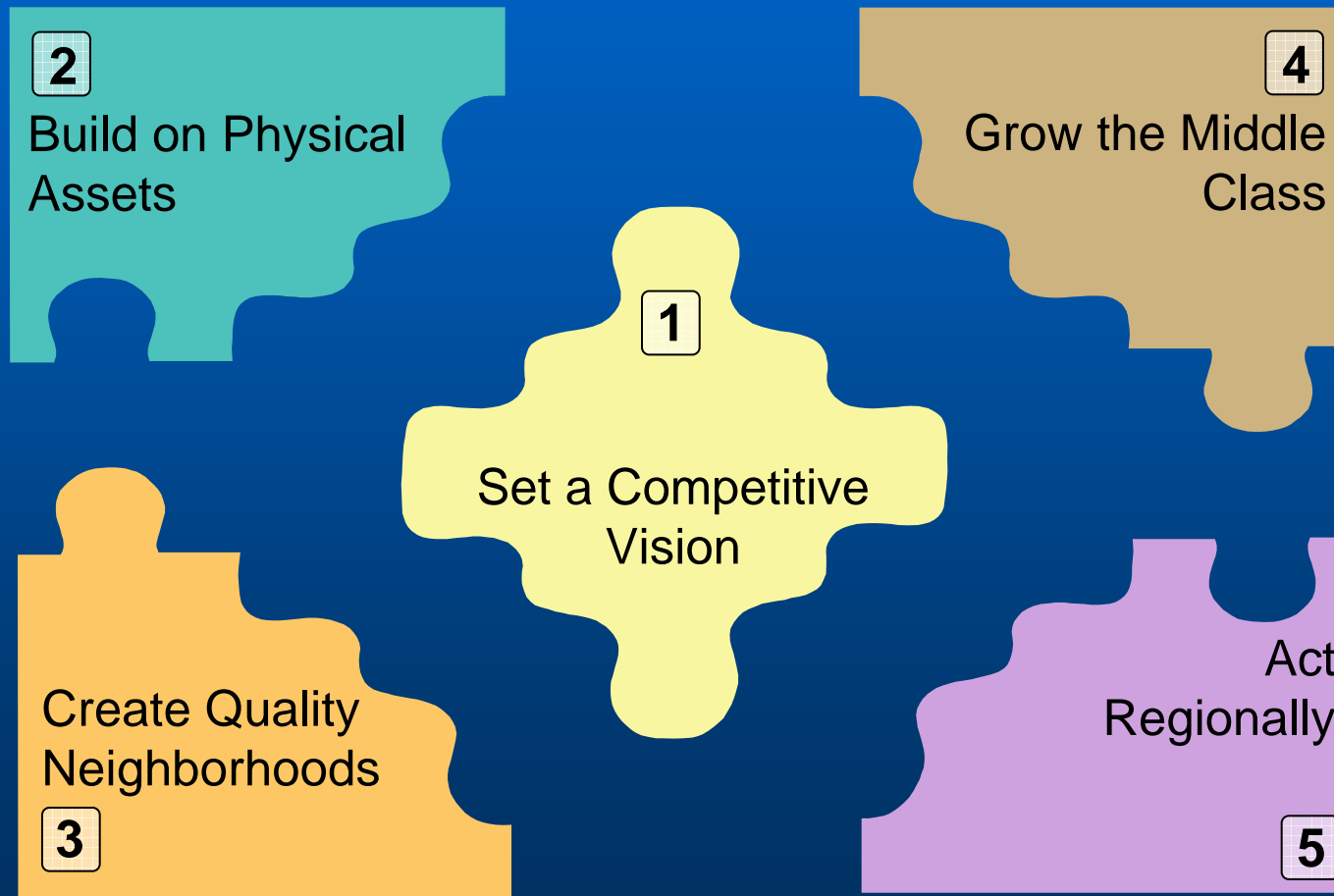
- Forecasts by the Metropolitan Washington Council of Governments predict there will be **2 million** new residents in the region by 2030.
- COG also forecasts that the region will generate **1.6 million** new jobs over the same period.



What is the policy agenda that emerges from these trends?



An Agenda for Inclusive Prosperity





Set a Competitive Vision

GOAL: Create a competitive vision for the county that invests in workers and industries that will lead to a “high road” economy, and ensures all residents can take a part

ACTION STEPS:

- Leverage the role of higher ed and other knowledge assets
- Invest in workforce development tied to industry needs
- Promote entrepreneurship



Build on your Physical Assets

GOAL: Invest in the physical assets of your community that promote an innovative, creative economy (e.g., main streets, gathering places, downtowns)

ACTION STEPS:

- Promote infill development and transit-oriented development
- Reimagine the waterfront
- Inventory and facilitate the reuse of historic, vacant, and contaminated properties



Create Quality Neighborhoods of Choice

GOAL: Promote neighborhoods that families choose and that serve families with a broad range of incomes

ACTION STEPS:

- Support mixed income housing and quality rehab of older housing
- Grow retail and investments in inner/older neighborhoods
- Transform neighborhood schools
- Improve neighborhood safety



Grow the Middle Class

GOAL: Help low wage workers build incomes and wealth

ACTION STEPS:

- Ensure access to quality preK-16 education and skills training
- Ensure access to state and federal benefits that make work viable (EITC, child care, transportation)
- Improve financial literacy on savings, homeownership, debt management



Act Regionally

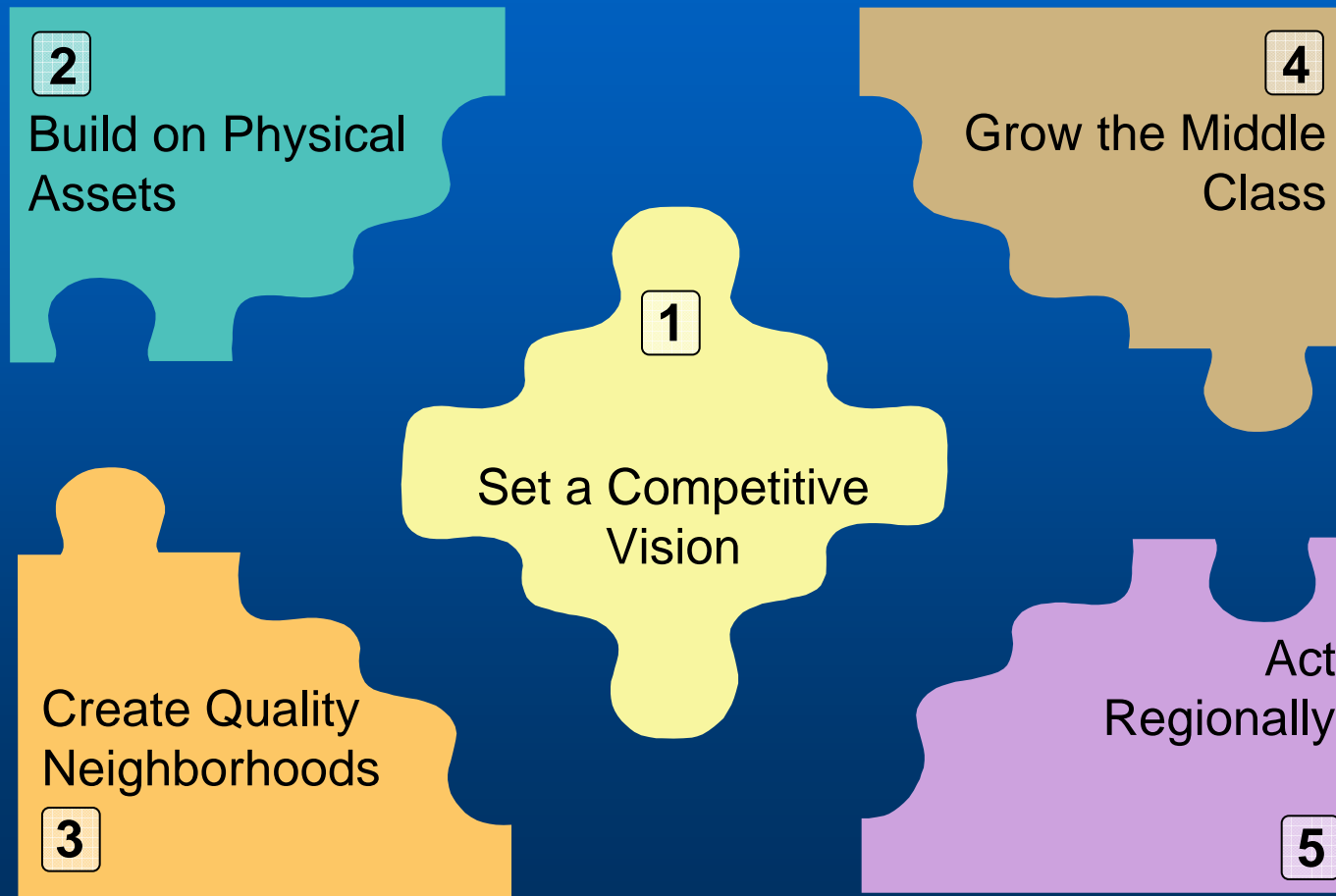
GOAL: Promote and take part in a regional vision and dialogue

ACTION STEPS:

- Work with DC to promote reinvestment and wealth creation in bordering neighborhoods
- Work with regional jurisdictions about how best to accommodate future growth
- Market to the region (potential businesses and residents) the assets and opportunities in the county



An Agenda for Inclusive Prosperity



To sign up for more information

www.brookings.edu/metro

www.brookings.edu/washington