

2010 Census

City of Hagerstown, Maryland

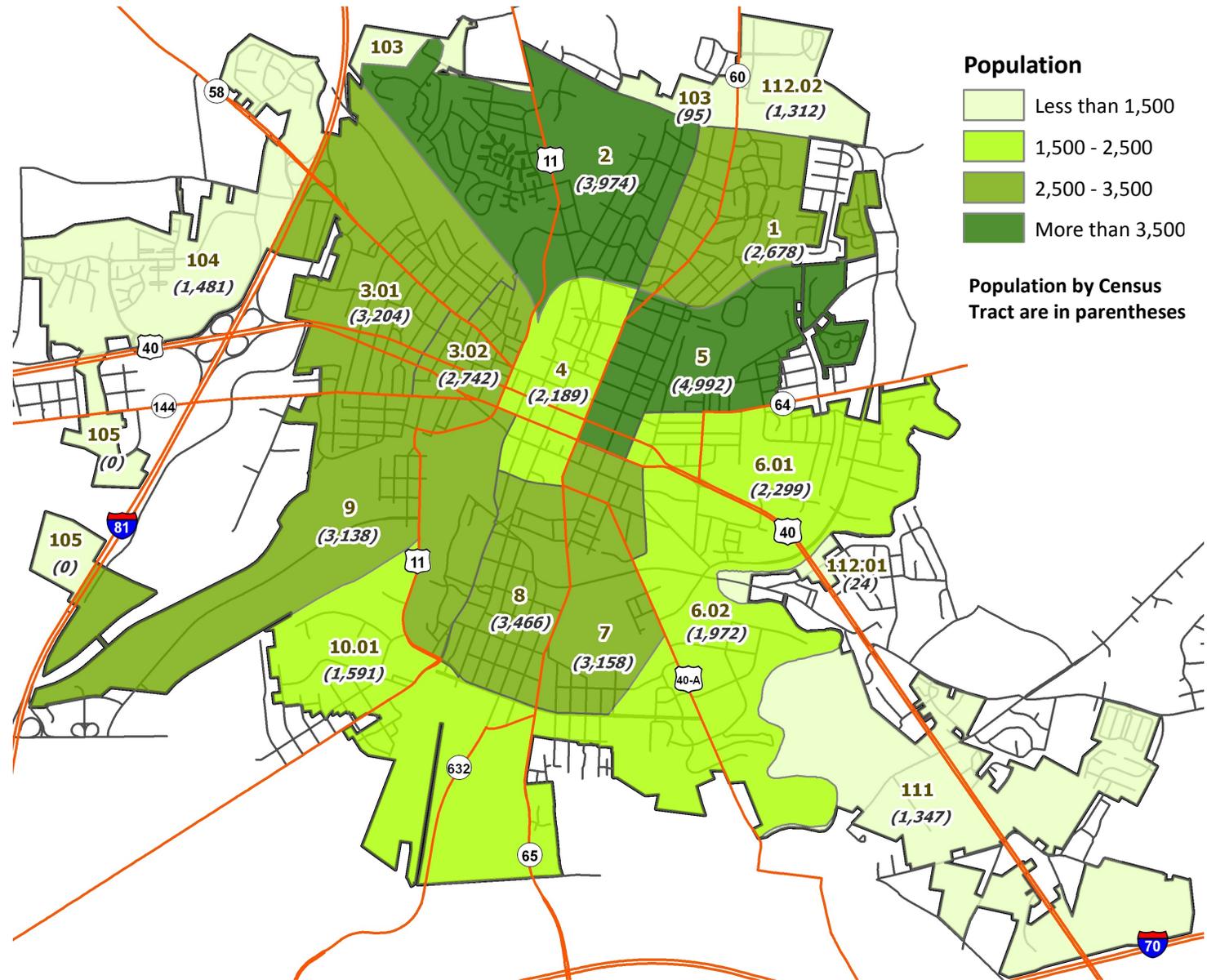


Population

Population numbers between the City's eighteen census tracts varies greatly. In 2010, Tract 5 had, by far, the largest population at nearly 5,000. Tract 5 generally includes the Locust and Mulberry Street neighborhoods, Pangborn Park, Park Overlook, the Lynnhaven and Washington Gardens apartment complexes, and the Summerland Manor development. The next largest census tract by population was Tract 2 at 3,974. Tract 2 includes neighborhoods like Carroll Heights, Northgate Townhomes, Belview Avenue, and The Terrace in the North End.

Overall, the City population has increased from 36,687 in 2000 to 39,662 in 2010, an 8.1% increase. This is largely because of the housing boom of the mid-2000s as well as numerous annexations.

2010 Total Population: **39,662**

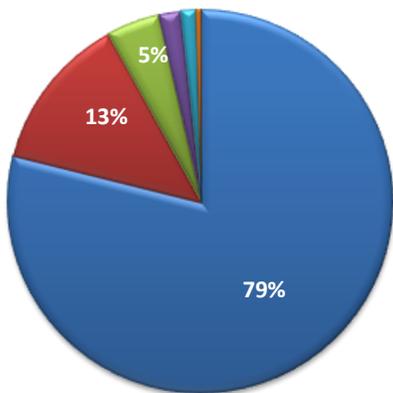
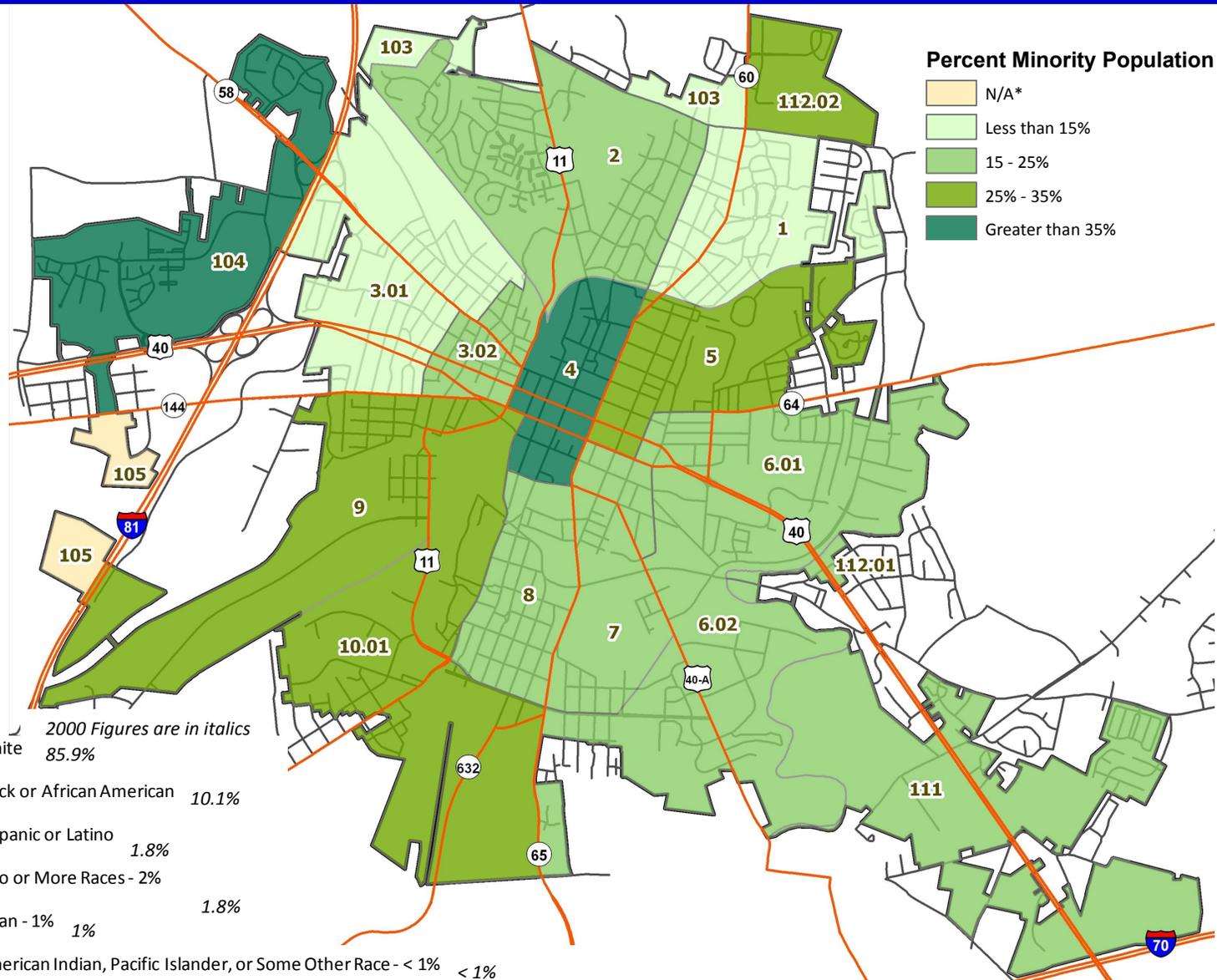


2010 Census



Race/Ethnicity

In 2010, White Non-Hispanic remained the largest ethnicity within the City of Hagerstown at just under 80% of the total population. The next largest ethnicity was Black or African American at 13% of the total population. Hispanic or Latino represented 5%, up from 1.8% in 2000. All other ethnicities represented less than 4% of the population.



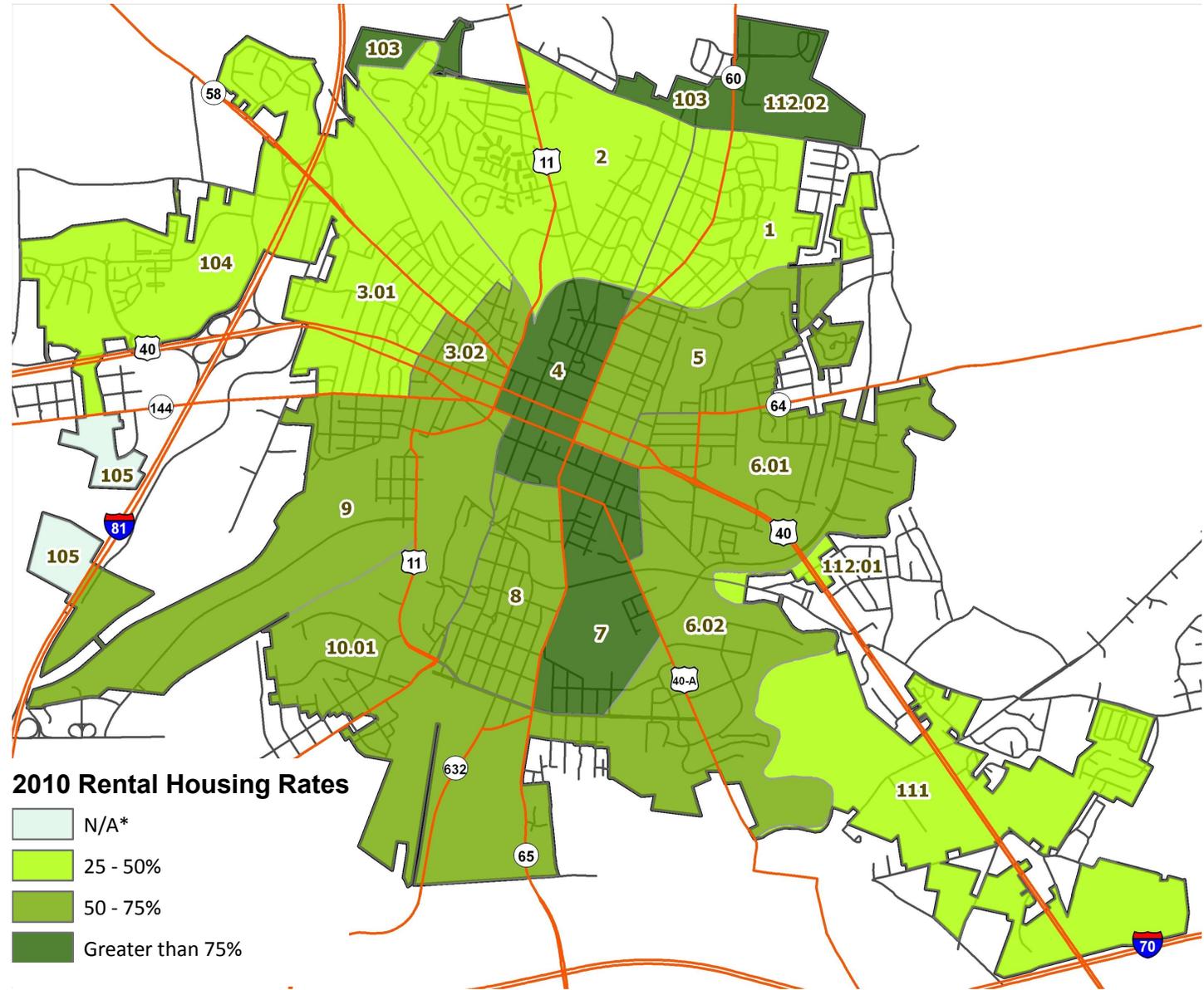
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Housing Tenure

Historically rental housing rates have been over 50% in the City of Hagerstown. In 2010, the total percentage of home renters is approximately 57%, down slightly from 58% in 2000. All census tracts within the City had at least a 30% or higher rate of home rentals.

The highest rate of home ownership occurred in Tract 2 at 69.1%. Census Tract 103 had the highest rental housing rate at 100%. This is because Tract 103 is a relatively small tract that includes the Longmeadow Apartments.



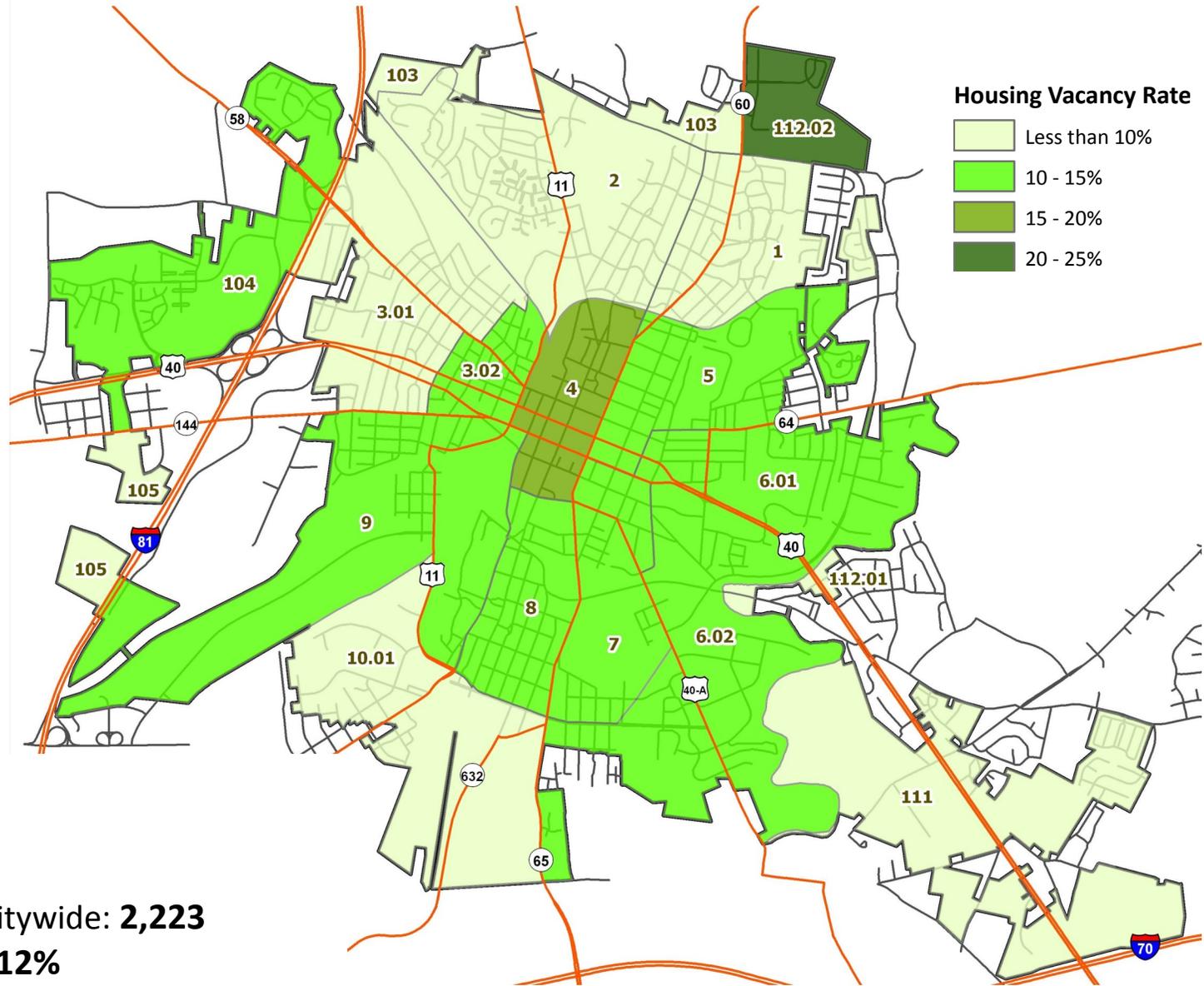
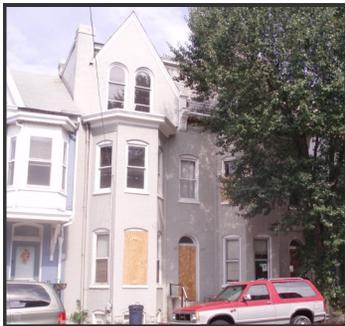
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Vacancies

In 2010 the City had a total of 18,682 housing units, of which 16,459 were occupied. The housing vacancies are well distributed throughout the City with no Census tracts experiencing a rate higher than 25%. The areas experiencing the highest housing vacancies include the Jonathan Street area, the western half of City Center, and the Cortland development.

Hagerstown's vacant housing rate of 12% remains higher than that of Washington County (8%) as well as the State and National rate (9% and 11%, respectively). Hagerstown's vacancy rate in 2000 was 7.3%.



Total Vacant Housing Units Citywide: **2,223**

Hagerstown's Vacancy Rate: **12%**

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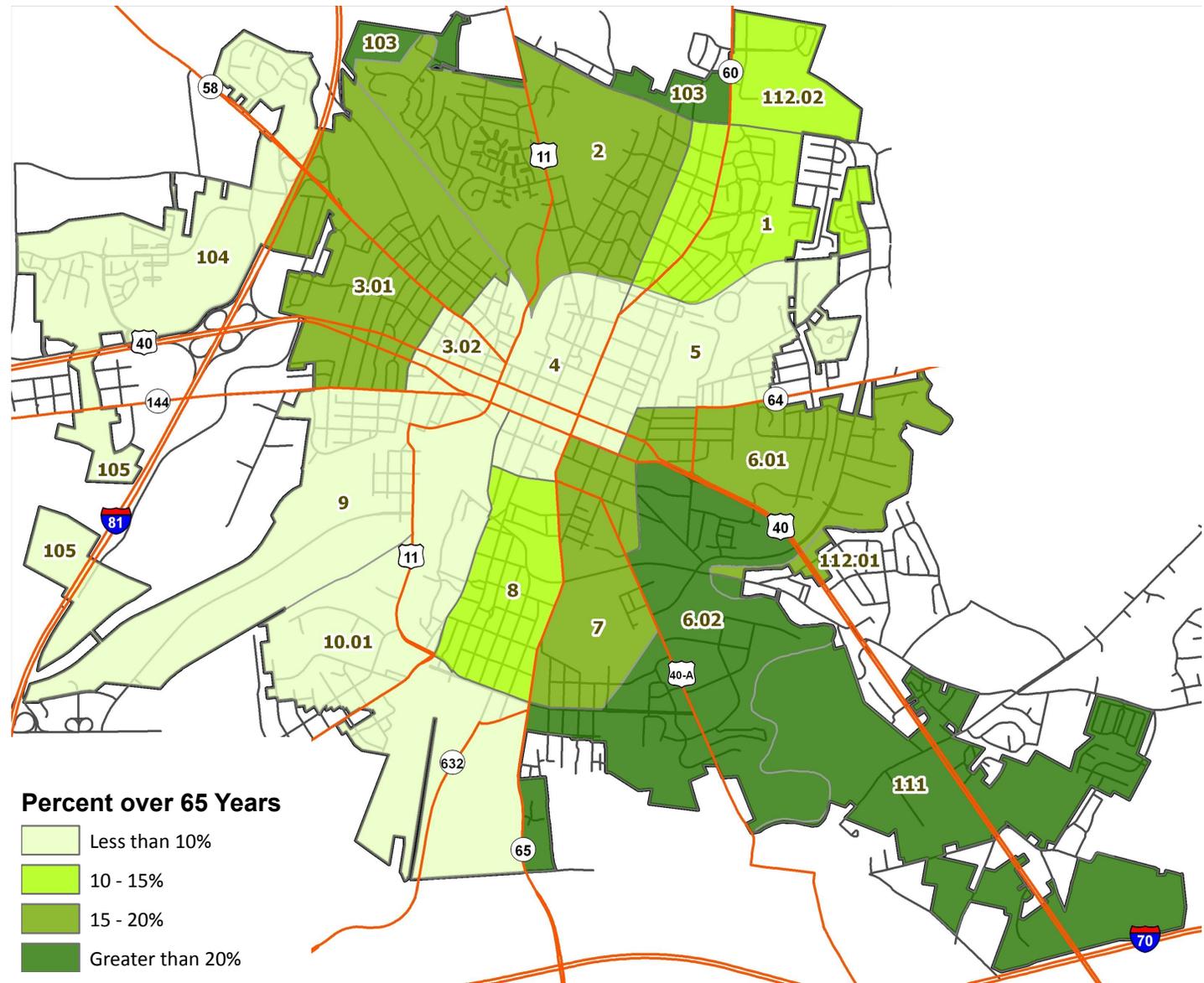
Age of Population

The median age of Hagerstown's population in 2010 was in the mid-thirties. The southeastern portions of the City had the highest percentages of persons over 65. At nearly 25%, Tract 111 had the highest rate of persons over 65 within the City. The northern and western portions of the City also experienced rates greater than 15%.

Tracts that include areas such as City Center, Gateway Crossing, Jonathan Street, and Locust/Mulberry Streets saw rates that were well under 10%. At approximately 2%, the Hager's Crossing and Collegiate Acres neighborhoods saw the lowest the percentage of persons over 65 in the City.

When compared to the County and the State, Hagerstown's population is slightly younger. Washington County's median age is nearly 40 while Maryland's is just under 38.

Citywide Median Age: **35.5**



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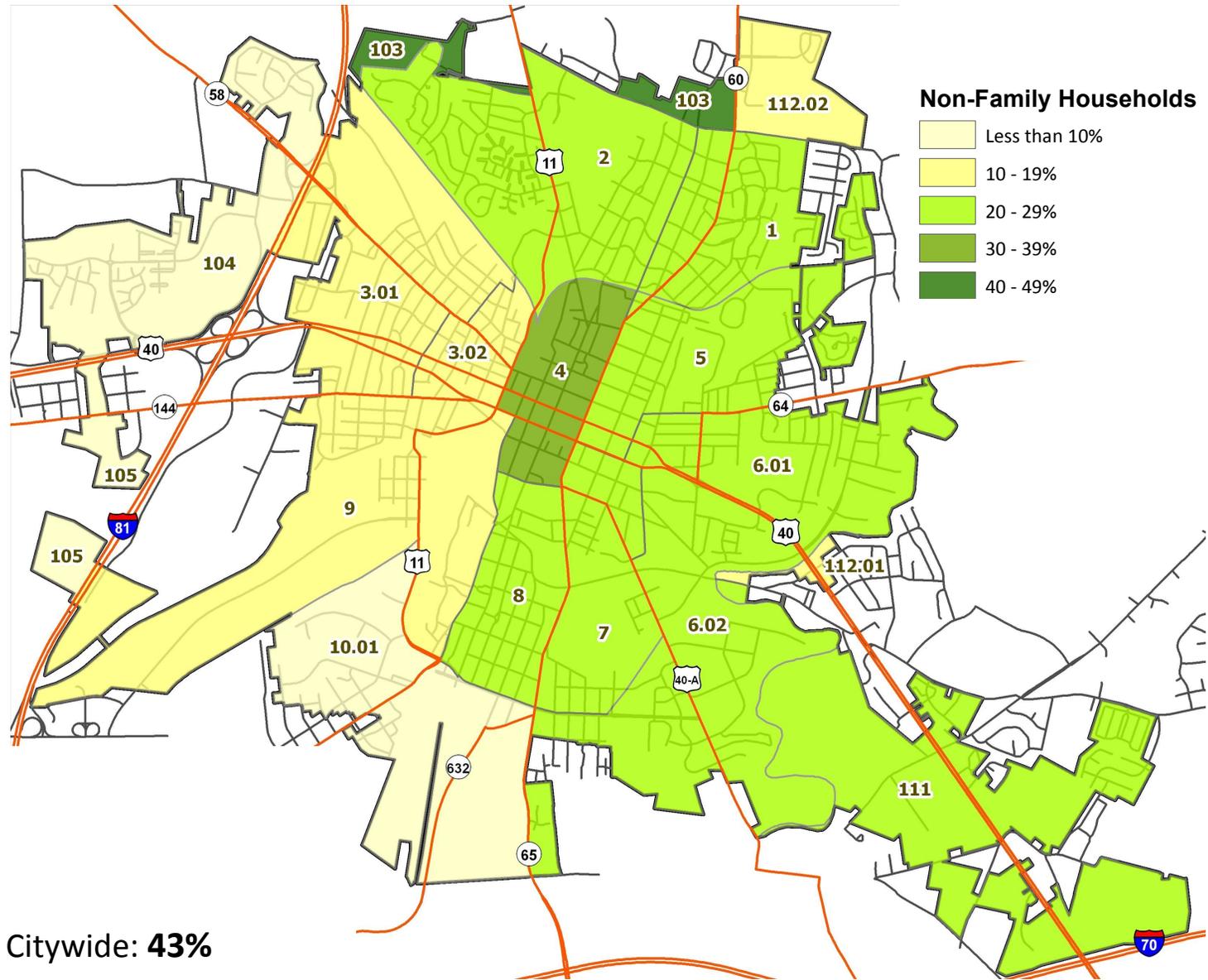
Household Type

The U.S. Census Bureau defines non-family households as persons who lives alone or non-relatives living together.

While non-family households represent 43% of Hagerstown's population, the City still maintained a slight majority on persons living in family households in 2010. In addition, no Census Tracts within the City had a majority of person living in non-family households.

The lowest percentage of persons living in non-family households are found in the western and southwestern portions of the City. The rates in these tracts are less than 10%.

The largest concentrations of persons living in non-family households occurred in Tracts 4 and 103. Tract 103 had the highest rate of non-family households at just under 50%, while Tract 4 had about 34%.



Non-Family Households Citywide: **43%**

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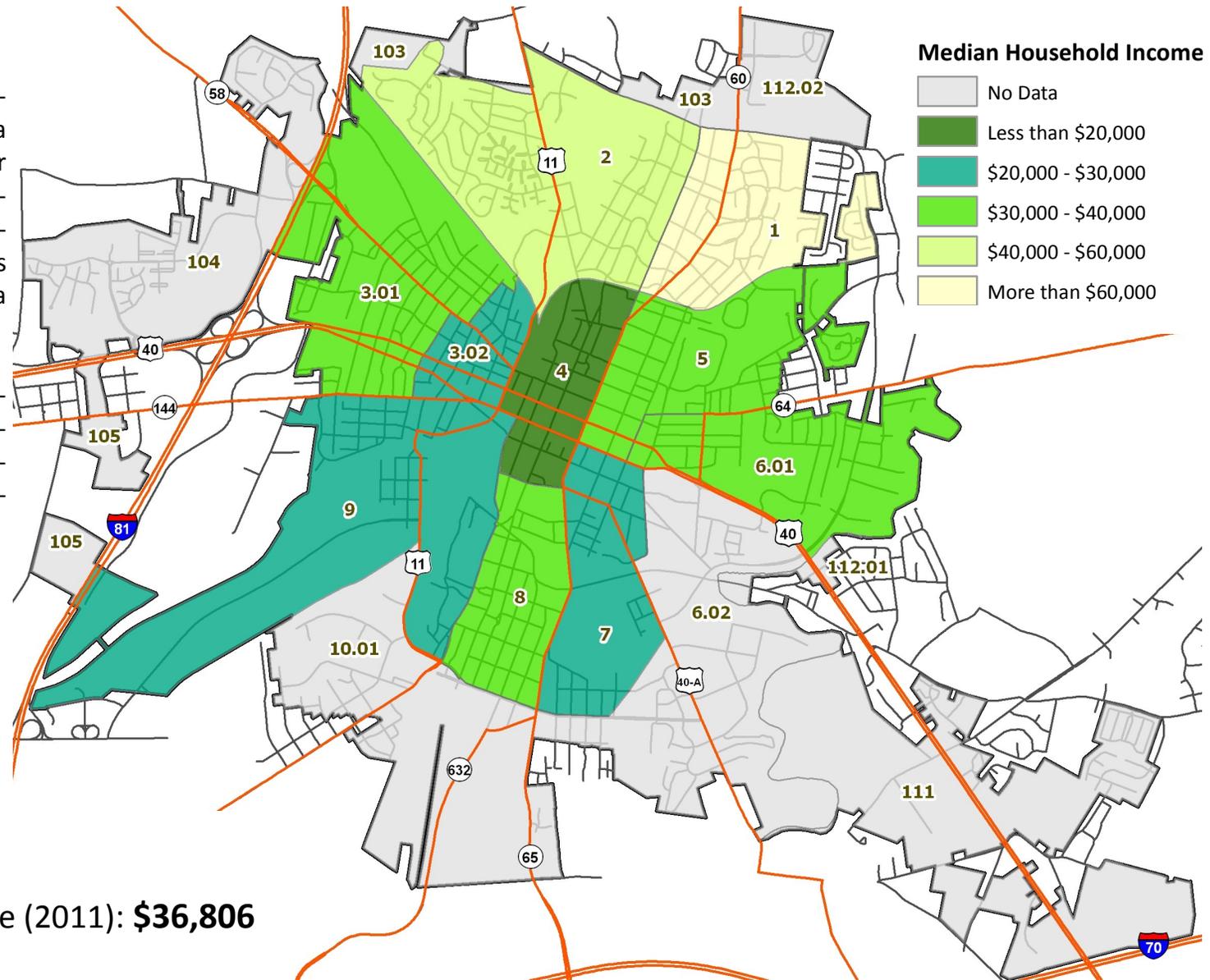
Household Income

According to the 2011 American Community Survey (ACS), Hagerstown had a median household income of just over \$36,000. There is a relatively large income gap between the City's outer areas and the inner core— one census tract within the City's urban core has a median income less than \$20,000.

Hagerstown's household income is significantly lower than the median income of \$52,653 for Washington County and \$70,004 for the State of Maryland.

Note: Several Census Tracts in this Census profile were omitted because the majority of their populations are outside Hagerstown's Corporate Limits

City Median Household Income (2011): **\$36,806**



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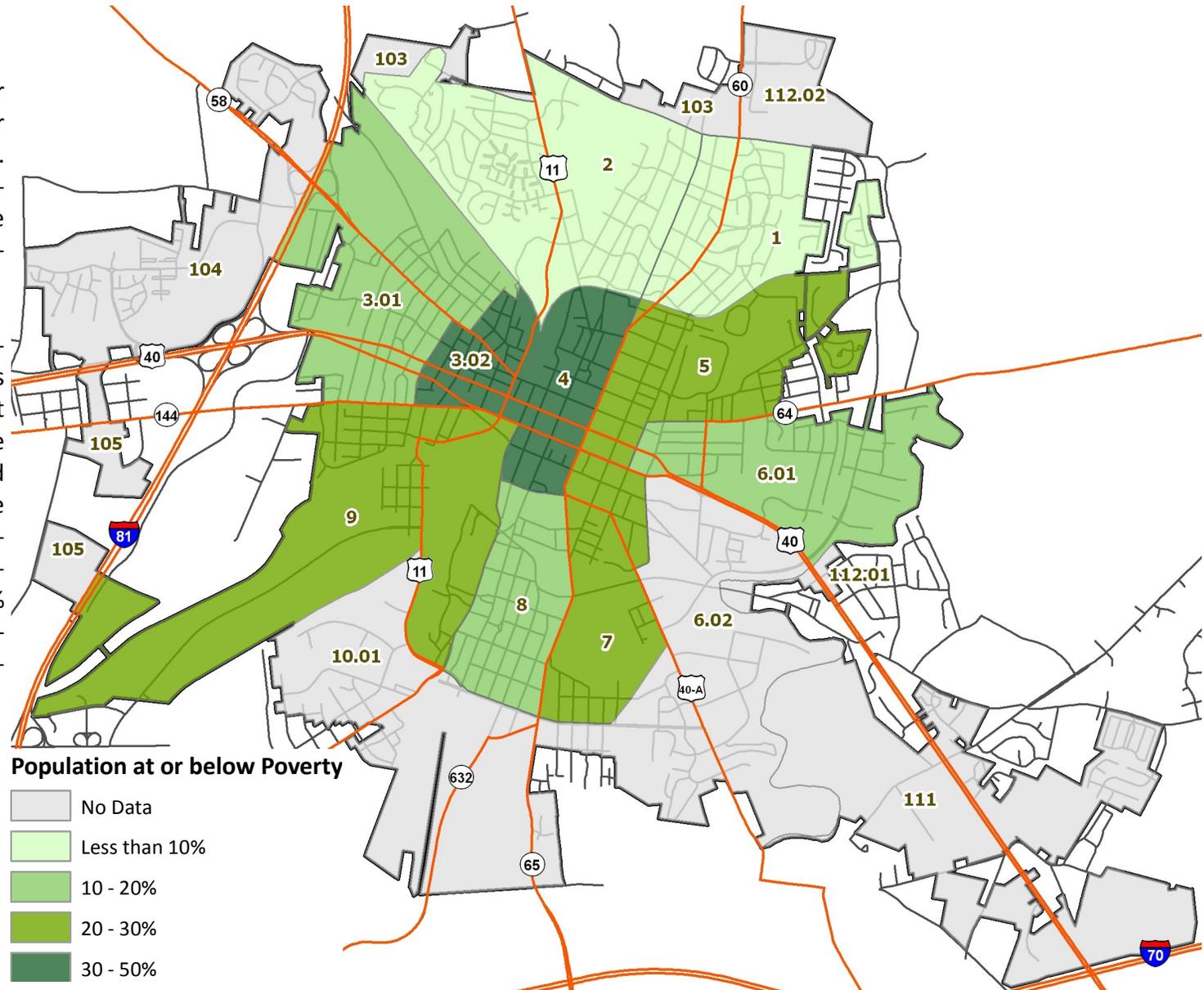
Poverty

The Census Bureau defines poverty for those whose annual incomes are at or below thresholds relative to family size. For example, a family of four is considered to be in poverty if its total income falls below \$22,314 (based on 2010 averages).

According to the 2011 American Community Survey (ACS), over 1 in 5 persons (8,765 total) within the City are living at or below poverty line. This rate is double that of Washington County (11.6%) and the State of Maryland (10.1%). Because Hagerstown is part of Washington County, data on poverty is not mutually exclusive—Hagerstown is approximately 26% of the County's population yet it accounts for 51% of the County's population at or below the poverty line.

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City Percent of Individuals Living in Poverty: **22.1%**



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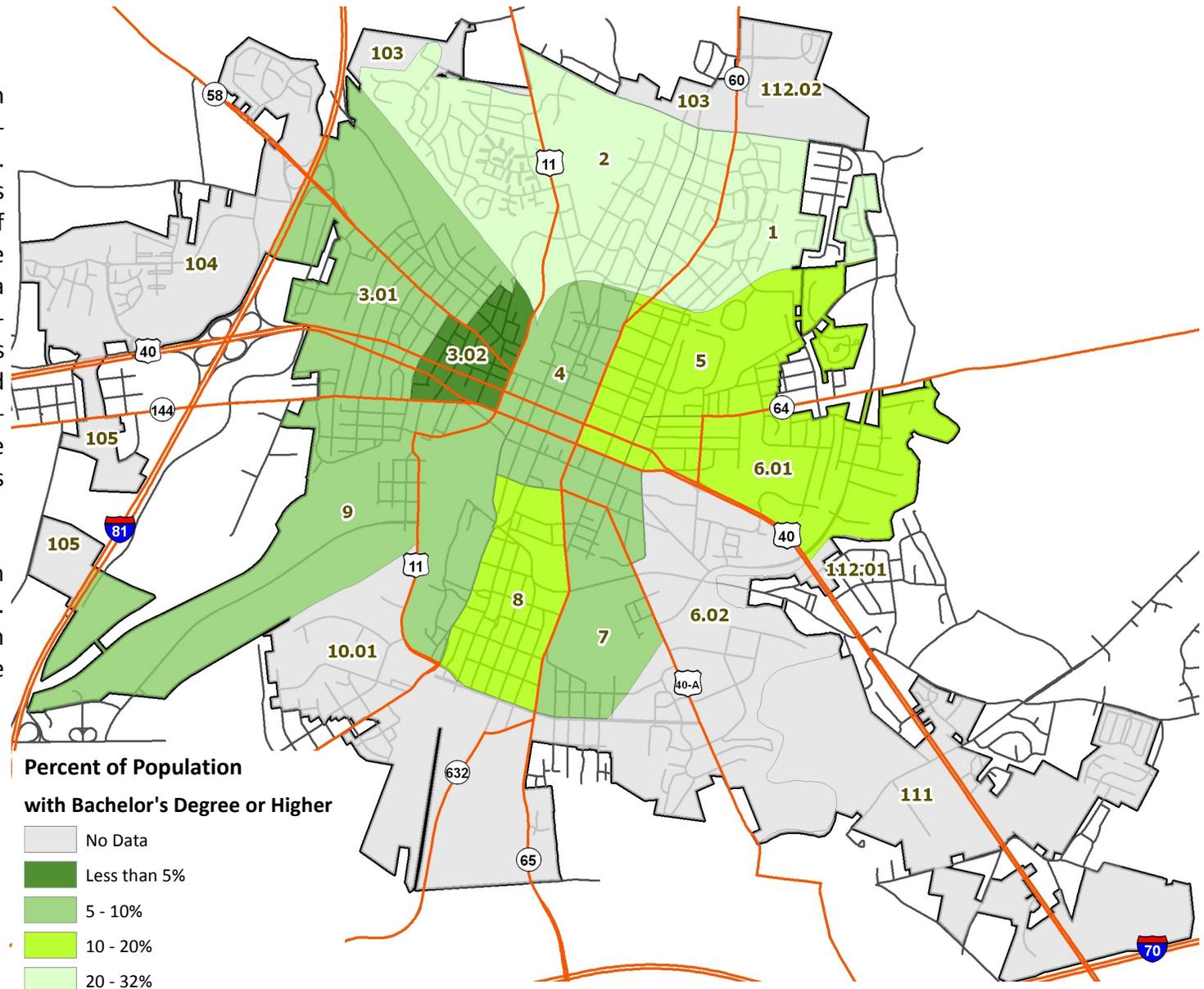
Education—Part 1

Like other economic characteristics in this Census profile, educational attainment varies greatly throughout the City. Census Tracts 1 and 2 in Hagerstown's North End saw the greatest amount of residents attaining a Bachelor's Degree or higher. At 32.9%, Census Tract 2 had a highest rate of persons attaining a Bachelor's Degree or higher. Census Tracts 3.02 and 9 in Hagerstown's West End had populations with relatively low educational attainment. Only 1.5% of the population of Tract 3.02 has a Bachelor's Degree or higher.

Overall 16.4% of the City's population attained a Bachelor's Degree or higher. This is lower than all of Washington County (19.1%) and less than half of the State of Maryland (36.2%).

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City Residents with a Bachelor's Degree or Higher: **16.4%**



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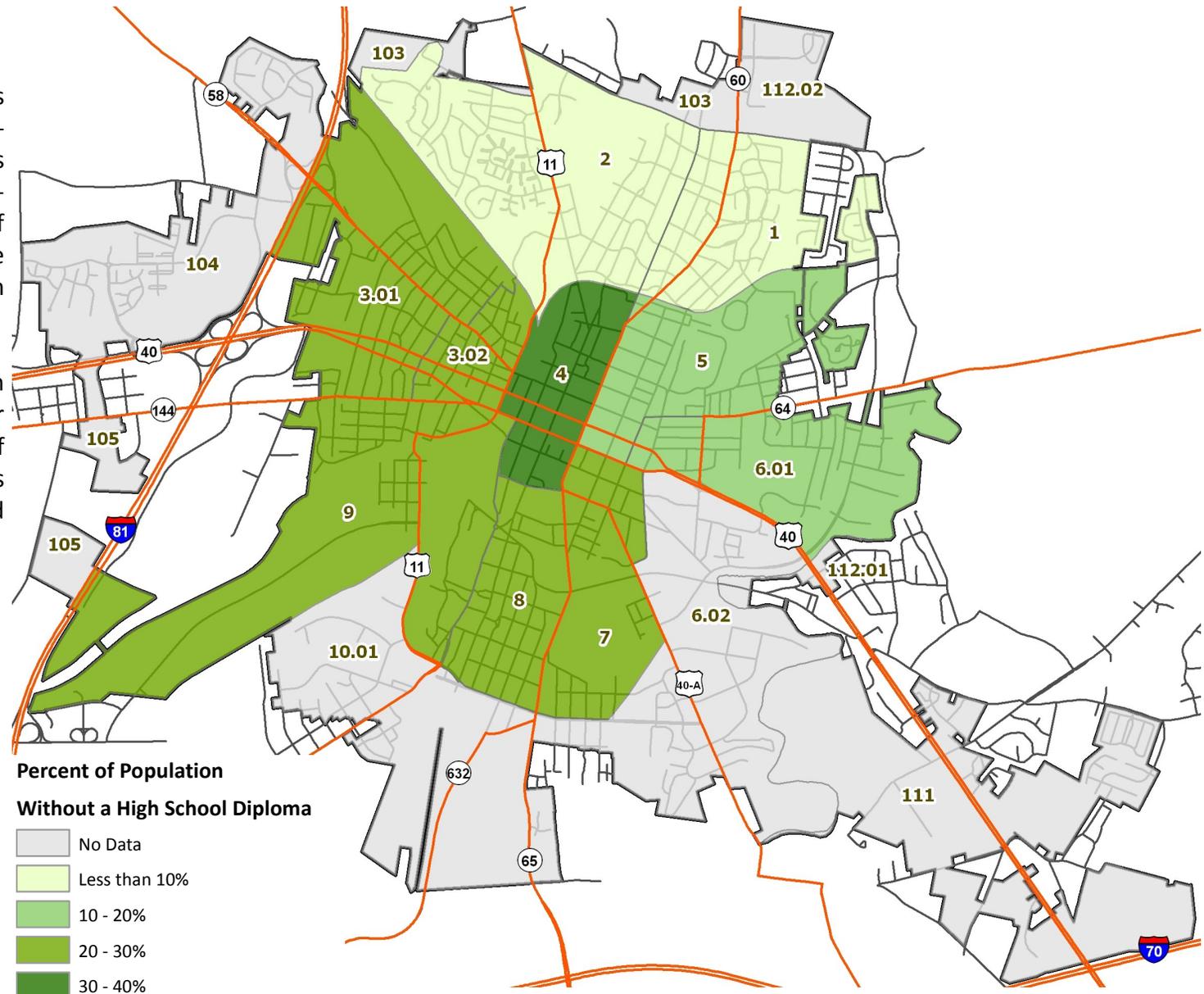


Education—Part 2

Census Tracts 1 and 2 in Hagerstown's North End saw the lowest rates of residents with educational attainment less than a high school diploma or equivalency. At least 1 in 5 persons over the age of 25 in much of Hagerstown's urban core and west end did not complete high school or equivalency.

Overall 17.4% of the City's population had less than a high school diploma or equivalency. This is higher than all of Washington County (14.6%) and less than half of the State of Maryland (11.2%).

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City Residents with less than a High School Diploma or Equivalency: **17.4%**