

## CHAPTER 2 - COMMUNITY CHARACTERIZATION

### Population Trends

Except for declines in the 1960 to 1970 and 1990 to 2000 decades, Denton’s population has steadily increased, with substantial increases occurring between 1980 to 1990, during the real estate boom, and the 2000 to 2010 decade, post real estate bust (see Table 2-1). From 2000 to 2010, Denton experienced its most substantial population increase, nearly eclipsing growth in the 1980 to 1990 decade. According to Census Bureau figures, Denton’s population increased from 2,960 to 4,418, an annual growth rate of over four percent between 2000 and 2010. Denton’s annual growth rate slowed slightly to less than one percent between 2010 and 2020. Perhaps of equal significance is Denton, which has an estimated daytime population of 5,464. During the typical workday, these people enter or leave the community for work, entertainment, shopping, etc.<sup>2</sup>

	1960	1970	1980	1990	2000	2010	2020
Population	1,938	1,561	1,927	2,977	2,960	4,418	4,848
Change	---	-19.5%	23.4%	54.5%	-0.6%	49.3%	9.7%

Source: U.S. Census Bureau

Denton remains the largest municipality in Caroline County; however, it ranks sixth among Caroline County municipalities in density (population per square mile). **From 2010 to 2020, Denton’s population grew from slightly more than eight percent of the County population in the 1980s to over 14 percent by 2020 (see Table 2-2).**

YEAR	1950	1960	1970	1980	1990	2000	2010	2020
Denton	1,806	1,938	1,561	1,927	2,977	2,960	4,418	4,848
Caroline County	18,234	19,462	19,781	23,143	27,035	29,772	33,066	33,293
Percent of County	9.90%	9.96%	7.89%	8.33%	11.01%	9.94%	13.36%	14.56%

Source: U.S. Census Bureau

### Age and Education

Since 2010, the distribution of the population by age group has changed. For example, the age group 15 to 24 decreased slightly while under 5 (pre-school age) and 45 to 54 (senior labor force) decreased significantly. (see Table 2-3). The percentage of the community in the age groups 65 years and older increased substantially along with those aged 5 to 14 (school age). These shifts caused the median age to slightly increase from 36.5 to 36.6 years.

<sup>2</sup> <https://www.cleargov.com/maryland/caroline/town/denton/2017/demographics>

In comparison, the median age in Caroline County increased from 38.7 to 40 years between 2010 and 2020. The most significant shifts recorded are decreases in the age groups 15 to 24 and 45 to 54 and increases in the age groups 65 and over. Coincidentally, the median age for Maryland also increased from 38 in 2010 to 38.8 in 2020.

<b>Table 2-3: Population Change by Age Group, Denton 2010 to 2020</b>					
	<b>2010</b>		<b>2020</b>		
<b>Age Group</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Percentage Change</b>
Under 5	340	7.70%	317	6.54%	-1.16%
5 to 14	657	14.87%	775	15.99%	1.12%
15 to 24	537	12.15%	581	11.98%	-0.17%
25 to 44	1,200	27.16%	1,270	26.20%	-0.96%
45 to 54	571	12.92%	552	11.39%	-1.53%
55 to 59	248	5.61%	260	5.36%	-0.25%
60 to 64	198	4.48%	267	5.51%	1.03%
65 and over	667	15.10%	826	17.04%	1.94%
Total	4,418	100.00%	4848	100.00%	
Median Age	36.5		36.6		
<b>Source: U.S. Census Bureau</b>					

### Educational Attainment

Compared to 2010, in 2021, less of Denton and Caroline County’s population 25 years and over graduated high school. The trend indicates the Town and County's increased population with a graduate or professional degree. Still, unlike Caroline County, Denton had fewer with an associate or bachelor’s degree by 2021 (see Table 2.4). Conversely, in 2021, a higher percentage of the population had some college credit, whereas Caroline County had less.

<b>Table 2-4: Educational Attainment – Denton &amp; Caroline County 2010 and 2021</b>				
	<b>Denton</b>		<b>Caroline County</b>	
<b>Year</b>	<b>2010</b>	<b>2021</b>	<b>2010</b>	<b>2021</b>
Population 25 years and over	100.00%	100.00%	100.00%	100.00%
Less than 9th grade	1.40%	4.45%	5.00%	5.05%
9th to 12th grade, no diploma	11.20%	15.86%	13.40%	10.09%
High school graduate (incl. equivalency)	43.80%	38.72%	40.40%	39.34%
Some college credit, less than one year	19.10%	23.99%	25.70%	19.59%
Associate degree	8.20%	3.92%	6.80%	6.94%
Bachelor's degree	13.30%	7.63%	17.00%	11.48%
Graduate or Professional degree	3.00%	5.44%	5.00%	7.52%
<b>Source: U.S. Census Bureau, 2010 and 2021 American Community Survey 5-Year Estimates</b>				

## Race and National Origin

By comparison, in 2020, Denton had higher percentages of Black or African Americans and two or more races than Caroline County, but not as high as the State (see Table 2-5). Hispanic or Latino populations in Denton also were a smaller percentage of Denton's overall population than Caroline County and the State (see Table 2-6).

	Denton		Caroline County		Maryland	
	Number	%	Number	%	Number	%
Total Population	4,848	100.00	33293	100.00	6,177,224	100.00
One Race	4,500	92.80	31124	93.49	5,695,323	92.20
White	3,128	64.50	24479	73.53	3,007,874	48.70
Black or African-American	1,065	22.00	4434	13.32	1,820,472	29.50
American Indian and Alaska Native	41	0.80	146	0.44	31,845	0.50
Asian	120	2.50	350	1.05	420,944	6.80
Native Hawaiian and Other Pacific Islander	2	0.00	19	0.06	3,247	0.10
Some Other Race	144	3.00	1696	5.09	410,941	6.70
Two or More Races	348	7.20	2169	6.51	481,901	7.80

Source: U.S. Census Bureau

	Denton		Caroline County		Maryland	
	Number	Percent	Number	Percent	Number	Percent
One race	4,500	92.82%	31,124	94.13%	5,695,323	92.20%
Hispanic or Latino	298	6.15%	2,820	8.53%	729,745	11.81%
Not Hispanic or Latino	4,550	93.85%	30,473	92.16%	5,447,479	88.19%
Total population	4,848	100.00%	33,066	100.00%	6,177,224	100.00%

Source: U.S. Census Bureau

## Employment and Income

From 2000 to 2017, Denton's labor force (population 16 years and over) increased by nearly forty-nine percent, while its participation rate (percent of the population 16 years and over in the labor force) increased to about eleven percent. The percentage of the civilian labor force unemployed more than doubled from 4.3 to 8.8 percent (see Table 2-7). During the same time frame, Carline County's labor force grew by less than 14 percent, and its participation rate decreased by less than two percent (from 66 to 65 percent). The unemployment rate in the civilian labor force increased in both jurisdictions, with Denton's doubling while Caroline County's increased by about a third. Compared to the State, Denton's participation rate in 2017 was lower, 64 percent versus 68.05 percent, and its percentage of the unemployed civilian labor force was higher, 8.8 percent versus 6.12 percent.

Employment Status	Denton		Caroline County	
	2000	2017	2000	2017
Population 16 years and over	2,189	3,261	22,743	25,875
In labor force	1,168	2,095	15,045	16,774
Civilian labor force	1,162	2,095	15,016	16,761
Employed	1,112	1,911	14,297	15,674
Unemployed	50	184	719	1087
% of the civilian labor force	4.3%	8.8%	4.8%	6.5%
Armed Forces	6	0	29	13
Not in the labor force	1,021	1,166	7,698	9,101
<i>Source: U.S. Census Bureau, 2010 Census</i>				
<i>Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates</i>				

In 2017, the principal occupations of civilian employees 16 years and over were service, followed by management, business, science, and arts and sales and office occupations. These three categories accounted for nearly three-quarters of all occupations (see Table 2-8).

Occupation	Number	Percent
Civilian employed population 16 years and over	1,911	100%
Management, business, science, and arts occupations	447	23.40%
Service occupations	549	28.70%
Sales and office occupations	404	21.10%
Natural resources, construction, and maintenance occupations	365	19.10%
Production, transportation, and material moving occupations	146	7.60%
<i>Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates</i>		

The leading industries of employment of Denton residents in 2017 in order of magnitude were public administration, other services, arts, entertainment, recreation, accommodation, food services, educational services, health care, and social assistance (see Table 2-9). These industry categories account for sixty-six percent of Denton’s workforce’s employment. Along with public administration and arts, entertainment, recreation, accommodation, and food services, retail trade and finance, insurance, real estate, and rental and leasing were the principal employment growth sectors from 2000 to 2017 (See Table 2-10).

	<b>Number</b>	<b>Percent</b>
Civilian employed population 16 years and over	1911	100%
Public administration	516	27%
Other services, except public administration	308	16%
Arts, entertainment, recreation, accommodation, and food services	240	13%
Educational services, health care, and social assistance	194	10%
Professional, scientific, management, administrative, and waste management services	161	8%
Finance and insurance, and real estate and rental and leasing	155	8%
Information	151	8%
Transportation and warehousing, and utilities	90	5%
Retail trade	66	4%
Wholesale trade	16	1%
Manufacturing	9	1%
Construction	5	0%
Agriculture, forestry, fishing and hunting, and mining	0	0%
Source: US Census Bureau, 2013-2017 American Community Survey 5-Year Estimates		

<b>Industry Sector</b>	<b>Percent</b>
<b>Declining sectors</b>	
Educational, health, and social services	-7.30%
Information	-5.30%
Wholesale trade	-4.40%
Manufacturing	-1.90%
Transportation and warehousing, and utilities	-1.90%
Other services (except public administration)	-2.40%
Agriculture, forestry, fishing and hunting, and mining	-0.50%
<b>Growing sectors</b>	
Construction	8.70%
Arts, entertainment, recreation, accommodation, and food services	7.20%
Finance, insurance, real estate, and rental and leasing	5.40%
Public administration	2.90%
Retail trade	1.60%
Professional, scientific, management, administrative, and waste management services	0.30%
<i>Source: 2000 US Census Bureau</i>	
<i>Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates</i>	

According to 2017 estimates, Denton residents fall below the income and poverty level in all categories, i.e., households, families, and non-family households (see Table 2-11). Denton and Caroline County have substantially higher poverty rates than the State. This position changed from the 1999 picture when Denton’s poverty percentage was less than that of the County and State.

Compared to the State, household income in Denton was 74 percent lower than the state average in 2017. Median income was 41 percent lower than the State, and persons with incomes below \$25,000 were 113 percent higher than that of the State.<sup>3</sup>

Jurisdiction	Per Capita Income	Median Income			Persons Living In Poverty	Households With an Income of \$100,000 or More
		Households	Families	Non-Family Households	Percent	Percent
Denton	\$22,063	\$46,494	\$60,082	\$21,771	18.20%	18.20%
Caroline Cty.	\$25,355	\$52,469	\$63,584	\$31,629	16.50%	21.20%
Maryland	\$39,070	\$78,916	\$95,597	\$48,872	9.70%	39.10%

*Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates*

2017 data indicates that over 50 percent of households and half of the families have an annual income below \$50,000 (see Table 2-12). Trends imply a widening difference in the distribution of household and family income in Denton. Since 1999, household incomes less than \$10,000 have increased by over 68 percent. Households with incomes between \$10,000 and \$49,999 have decreased, while households with incomes exceeding \$50,000 have increased, with the most substantial percentage increases in the income categories \$100,000 and over. Family income follows a similar pattern except for a decline in the income category of \$75,000 to \$99,999 (see Tables 2-13 and 2-14).

Income in 2017	Percent	Income 2017	Percent
Households	100.0%	Families	100.0%
Less than \$10,000	13.3%	Less than \$10,000	10.4%
\$10,000 to \$14,999	2.4%	\$10,000 to \$14,999	0.5%
\$15,000 to \$24,999	14.5%	\$15,000 to \$24,999	13.3%
\$25,000 to \$34,999	6.9%	\$25,000 to \$34,999	3.4%
\$35,000 to \$49,999	15.3%	\$35,000 to \$49,999	16.0%
\$50,000 to \$74,999	20.4%	\$50,000 to \$74,999	21.9%
\$75,000 to \$99,999	9.0%	\$75,000 to \$99,999	9.8%
\$100,000 to \$149,999	14.2%	\$100,000 to \$149,999	19.0%
\$150,000 to \$199,999	1.2%	\$150,000 to \$199,999	1.7%
\$200,000 or more	2.8%	\$200,000 or more	3.9%

<sup>3</sup> 2017 US Census Bureau, American Community Survey

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

<b>Table 2-13: Comparison of Household Income – Denton 1999 to 2017</b>			
	<b>Income in 1999 Percent</b>	<b>Income in 2017 Percent</b>	<b>Percent change</b>
Households	100.0%	100.0%	
Less than \$10,000	7.9%	13.3%	68.4%
\$10,000 to \$14,999	6.9%	2.4%	-65.2%
\$15,000 to \$24,999	17.6%	14.5%	-17.6%
\$25,000 to \$34,999	17.7%	6.9%	-61.0%
\$35,000 to \$49,999	20.8%	15.3%	-26.4%
\$50,000 to \$74,999	17.1%	20.4%	19.3%
\$75,000 to \$99,999	8.8%	9.0%	2.3%
\$100,000 to \$149,999	2.0%	14.2%	610.0%
\$150,000 to \$199,999	0.5%	1.2%	140.0%
\$200,000 or more	0.7%	2.8%	300.0%
<i>Source: 2000 US Census Bureau</i>			
<i>Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates</i>			

<b>Table 2-14: Comparison of Family Income – Denton 1999 to 2017</b>			
	<b>Income in 1999 Percent</b>	<b>Income in 2017 Percent</b>	<b>Percent change</b>
Families	100.0%	100.0%	
Less than \$10,000	5.7%	10.4%	82.5%
\$10,000 to \$14,999	0.9%	0.5%	-44.4%
\$15,000 to \$24,999	13.7%	13.3%	-2.9%
\$25,000 to \$34,999	19.5%	3.4%	-82.6%
\$35,000 to \$49,999	19.8%	16.0%	-19.2%
\$50,000 to \$74,999	21.1%	21.9%	3.8%
\$75,000 to \$99,999	14.1%	9.8%	-30.5%
\$100,000 to \$149,999	3.2%	19.0%	493.8%
\$150,000 to \$199,999	0.8%	1.7%	112.5%
\$200,000 or more	1.2%	3.9%	225.0%
<i>Source: 2000 US Census Bureau</i>			
<i>Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates</i>			

## Households

In 2000, the State of Maryland calculated that the average number of persons per household in Denton was 2.29 and that the average number of persons per household would remain constant over the next several decades. Denton households did not follow this prediction, with the average household size increasing to 2.56 by 2010. The average household size was smaller in Denton than in Caroline County and Maryland, but the average family size was slightly larger.

	Denton	Caroline County	Maryland
Average household size	2.56	2.68	2.61
Average family size	3.17	3.12	3.15
<i>Source: U.S. Census Bureau, 2010 Census</i>			

In 2020, approximately 38 percent of households in Denton were married couple households (see Table 2-16). In comparison to the State, in 2020, married couple households were seven percent lower than the State average.

In 2020, Denton had a higher percentage of female households, no spouse or partner present with own children under 18, and households with individuals under 18 years than Caroline County or the State.

	Denton	%	Caroline County	%	Maryland	%
<b>Total Households</b>	<b>1,730</b>	<b>100.0</b>	<b>12,327</b>	<b>100.0</b>	<b>2,321,208</b>	<b>100.0</b>
Married couple household	670	38.70	Not reported		1,060,621	45.70
With own children under 18	311	18.00	Not reported		422,330	18.20
Cohabiting couple household	145	8.40	Not reported		146,165	6.30
With own children under 18	73	4.20	Not reported		48,522	2.10
Male householder, no spouse or partner present:	275	15.90	2,000	16.22	409,151	17.60
Living alone	188	10.90	Not reported		266,540	11.50
65 Years and Over	64	3.70	536	4.35	78,689	3.40
With own children under 18	39	2.30	209	1.70	37,243	1.60
Female householder, no spouse or partner present:	640	37.00	3,228	26.19	705,271	30.40
Living alone	299	17.30	Not reported		360,512	15.50
65 Years and Over	147	8.50	892	7.24	166,526	7.20
With own children under 18	162	9.40	682	5.53	133,944	5.80
Households with Individuals Under 18 Years	671	38.80	4,122	33.44	737,771	31.80
Households with Individuals 65 Years and Over	549	31.70	4,395	35.65	709,796	30.60
<b>Source: U.S. Census Bureau</b>						

By 2017, the Census Bureau estimates that three-person households as a percentage of all households increased by approximately 14 percent while one-person households decreased by over four and one-half percent (see Table 2-17).

	2010		2017	
	Number	Percent of total	Percent of total	Change
Total households	1,606	100.0%		
1-person household	470	29.3%	27.9%	-4.7%



	2010		2017	
	Number	Percent of total	Percent of total	Change
2-person household	481	30.0%	30.0%	0.0%
3-person household	258	16.1%	18.4%	14.4%
4-person household	210	13.1%	23.7%	-4.4%
5-person household	116	7.2%		
6-person household	36	2.2%		
7-or-more-person household	35	2.2%		
<i>Source: U.S. Census Bureau, 2010 Census</i>				
<i>Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates</i>				

By 2017, families with school-age children were estimated to decrease by 3.7 percent (see Table 2-18). However, school figures show increased enrollment in the elementary, middle, and high schools and projected enrollment increases through 2027 at the Denton Elementary and North County High School. On the other hand, enrollment in Lockerman Middle School is expected to decrease by about seven percent. At the other end of the spectrum, households with children are households with individuals 65 years and over. This household segment increased from 319 in 2000 to 401 in 2010, slightly over 25 percent, despite a nearly seven percent decrease in this age group between 2000 and 2010.

	2010		2017	
	Number	Percent of total	Percent of total	Change
Families	1,034	100.00%		
With related children under 18 years	607	58.70%	45.51%	-22.5%
With own children under 18 years	540	52.20%	45.51%	-12.8%
Under 6 years only	126	12.20%	10.48%	-14.1%
Under 6 and 6 to 17 years	130	12.60%	10.48%	-16.8%
6 to 17 years only	284	27.50%	26.48%	-3.7%
<i>Source: U.S. Census Bureau, 2010 Census</i>				
<i>Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates</i>				

### Housing Characteristics

Over ninety percent of the Town’s housing units were occupied in 2020, with about half owner-occupied (See Table 2-20). From 2020, trends include a decrease in owner-occupied units and a **decrease** in vacant units.

	2000		2010		2020	
	Number	% of total	Number	% of total	Number	Percent of total
Total housing units	1,264	100%	1,791	100%	1,864	100%
Occupied housing units	1,140	90%	1,606	90%	1,730	93%
Vacant housing units	124	10%	185	10%	134	7%
Owner-occupied housing	645	57%	906	56%	1,008	58%
Renter-occupied housing	495	43%	700	44%	722	42%
Source: U.S. Census Bureau						

Of the total inventory of dwelling units in the 2017 Maryland Department of Assessment and Taxation database (1,668 units), the majority, 70 percent, were classified as single-family detached homes. Multi-family and townhouse units accounted for 28 percent (see Table 2-20).

Unit Type	Number	Percent
Detached Single-Family	1,169	70%
Townhouse	153	9%
Multi-family	325	19%
Mobile Home	9	1%
Mixed-Use	12	1%
Total	1,668	100%
Source: Maryland Department of Assessment and Taxation, MdPropertyView©		

Census data shows Denton’s overall housing stock was slightly newer in 2010 than a decade before. Approximately fifty-seven percent of Denton’s housing units were over fifty years old in 2010 (see Table 2-21) compared to sixty percent in 2000.

	Number	Percent of Total
Total housing units	1,744	
Built 2005 or later	169	10%
Built 2000 to 2004	108	6%
Built 1990 to 1999	88	5%
Built 1980 to 1989	187	11%
Built 1970 to 1979	197	11%
Built 1960 to 1969	251	14%
Built 1950 to 1959	310	18%
Built 1940 to 1949	87	5%
Built 1939 or earlier	347	20%
Source: U.S. Census Bureau, 2010 Census		

Over one-third of residents of owner-occupied housing moved in in 2005 or later, and over 57 percent since 2000 (see Table 2-22). However, in 2000, only about eleven percent of owners had moved into a unit.

	<b>Number</b>	<b>Percent of total</b>
Occupied housing units	1,428	100%
Moved in 2005 or later	543	38%
Moved in 2000 to 2004	227	16%
Moved in 1990 to 1999	258	18%
Moved in 1980 to 1989	147	10%
Moved in 1970 to 1979	136	10%
Moved in 1969 or earlier	117	8%

Source: U.S. Census Bureau, 2010 Census

The value of owner-occupied housing units decreased by over 18 percent, falling from a median home value of \$216,000 in 2010 to an estimated \$182,300 in 2017 (see Table 2-23). However, recent data indicates a 3.5 percent increase from 2016 values.<sup>4</sup> The downward trend in value is undoubtedly the lingering effect of national housing value drops beginning in 2008. Still, more units may also move from owner-occupied tenure status to renter-occupied.

<b>VALUE</b>	<b>2010</b>		<b>2017</b>		<b>2010 to 2017</b>
	<b>Number</b>	<b>Percent of total</b>	<b>Number</b>	<b>Percent of total</b>	<b>Percent change</b>
Owner-occupied units	949	100%	836	100%	-11.9%
Less than \$50,000	0	0%	9	1%	1%
\$50,000 to \$99,999	79	8%	92	11%	32%
\$100,000 to \$149,999	83	9%	187	22%	156%
\$150,000 to \$199,999	261	28%	237	28%	3%
\$200,000 to \$299,999	254	27%	191	23%	-15%
\$300,000 to \$499,999	217	23%	120	14%	-37%
\$500,000 to \$999,999	55	6%	0	0%	-100%
\$1,000,000 or more	0	0%	0	0%	0%
Median (dollars)	\$216,000		\$182,300		-18.49%

Source: U.S. Census Bureau, 2010 Census

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

<sup>4</sup> 2017 US Census Bureau, American Community Survey