

# 1. Demographics

## Overview

This section of the report describes population, cultural, employment, transportation, education, housing, and economic characteristics of the Lincolnia area and Fairfax County.

A majority of the data is provided by the U.S. Census Bureau. The primary geography used for the analysis is the Lincolnia Census Designated Place (CDP) as shown in Figure 1.1. While the Lincolnia CDP includes additional residential neighborhoods outside of the study area, data for the Lincolnia CDP from American Community Survey (ACS) three-year estimates from 2010-2012 is the best available source of demographic information at the time this report was published. The estimates describe the average characteristics over the specified period. It is important to note that the margin of error varies among the datasets. References to data sources not included in the body of the document are shown in Appendix A.

Research and data for the planning district level geography is derived from analysis completed by the Fairfax County Department of Neighborhood and Community Services, available online at: <http://www.fairfaxcounty.gov/government/about/data>.

## Population Characteristics

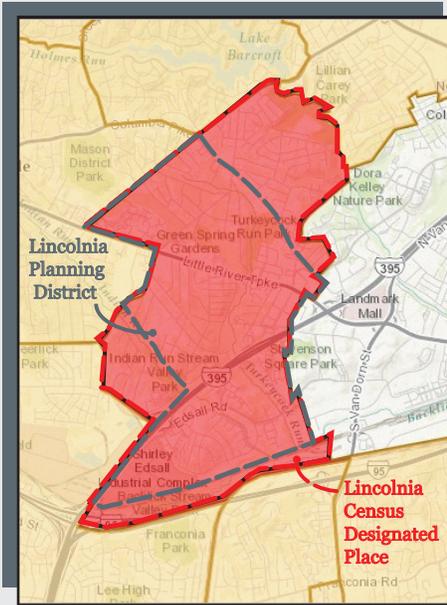
### *Population per Acre*

In 2014, the population per acre for the Lincolnia Planning District (PD) was 9.1 people per acre as shown in Table 1.1, second behind the Baileys PD in Fairfax County. The population per acre in Lincolnia is over twice that of the countywide figure of 4.3 people per acre.

### *Change in Population through 2040*

The population of the Lincolnia PD is estimated to slightly increase through 2040 as shown in Figure 1.2. The projected increase is approximately 1.7 percent from 2014-2020, which is less than the estimated countywide increase of nearly 4 percent. From 2020-2030, the projected increase is nearly 3 percent, while the countywide population change is expected to increase greater than 9 percent. From 2030-2040, the projected increase in population is approximately 2.6 percent, while the countywide change is expected at about 7.4 percent. Overall, the projected change in population for the Lincolnia PD is estimated to occur at a fairly constant rate at less than 3 percent through 2040, which may be attributed to the largely built out nature of the study area; the land area that is appropriate for development has already been developed, and minimal remaining development potential exists under current zoning.

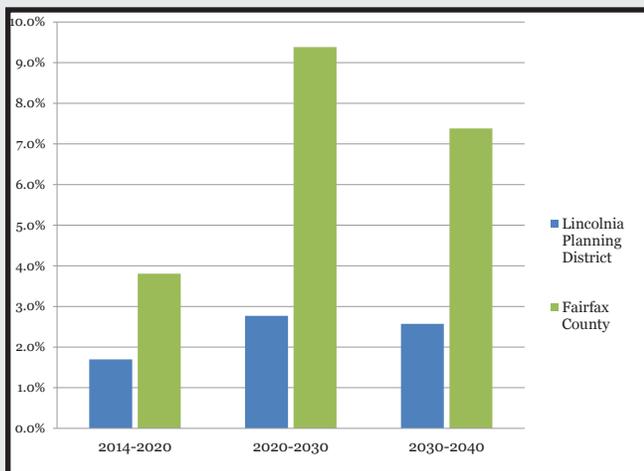
Figure 1.3 compares the population distribution by age for Fairfax County and the Lincolnia CDP. Overall, Lincolnia's population is younger than the county's. A greater percentage of the very young (less than 5 and 5-9), ages 20-24, 25-29, and 30-34 comprise a larger proportion of the population in the Lincolnia area compared to the proportion of the population within these age ranges in the county as a whole.



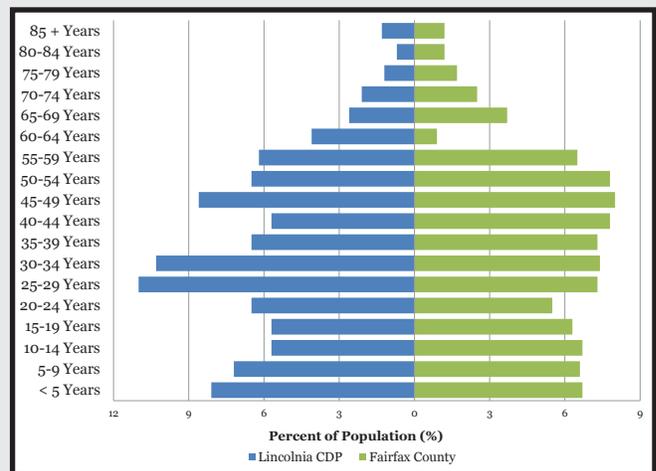
**Figure 1.1** Lincolnia Planning District within the Lincolnia Census Designated Place boundary.  
 Source: [http://www.fairfaxcounty.gov/demogrph/maps/datamap\\_cdp.htm](http://www.fairfaxcounty.gov/demogrph/maps/datamap_cdp.htm)

Geography	Population	Acres	People per Acre
Lincolnia Planning District	18,736	2,055	9.1
Fairfax County	1,116,246	260,381	4.3

*Source: Fairfax County Department of Neighborhood and Community Services, 2014*



**Figure 1.2** Forecasted change in population.  
 Source: [http://www.fairfaxcounty.gov/demogrph/maps/datamap\\_cdp.htm](http://www.fairfaxcounty.gov/demogrph/maps/datamap_cdp.htm)



**Figure 1.3** Population distribution by age range.  
 Source: [http://www.fairfaxcounty.gov/demogrph/maps/datamap\\_cdp.htm](http://www.fairfaxcounty.gov/demogrph/maps/datamap_cdp.htm)

All cohorts between ages 50-84 comprise a greater percentage of the countywide population compared to the Lincolnia CDP. The median age for the population of the Lincolnia area is 33 years, less than the median age countywide of 37.5 years.

### *Population by Sex*

Table 1.2 indicates females comprise a slightly greater proportion of the population in the Lincolnia CDP compared to the countywide average from 2010-2012.

## **Cultural Diversity**

### *Racial/Ethnic Composition*

Figure 1.4 shows the racial and ethnic diversity of residents in the Lincolnia CDP and Fairfax County. Residents who identify with “White Alone” comprise approximately 63 percent of residents in Fairfax County and about 48 percent of residents in the Lincolnia CDP. Residents who identify with “Black or African American Alone” comprise about 20 percent of the population in the Lincolnia CDP, more than the countywide proportion of approximately 9 percent. Residents who identify with “Some Other Race Alone” comprise nearly 14 percent of the population in Lincolnia, while countywide this is approximately 5 percent. The percentages shown in the bar chart indicate where there are the greatest differences in racial and ethnic composition between the Lincolnia CDP and Fairfax County.

The proportion of the population ages five and over that speaks a language other than English also represents the cultural diversity of the study area. Countywide, approximately 62 percent of the population speaks “English Only” compared to approximately 42 percent of the population in the Lincolnia CDP. Of the population in the Lincolnia CDP that speaks a language other than English, the majority speak Spanish, about 27 percent, as shown in Figure 1.5. The percentages shown in the bar chart indicate where there is the greatest difference in languages spoken at home between the Lincolnia CDP and the county.

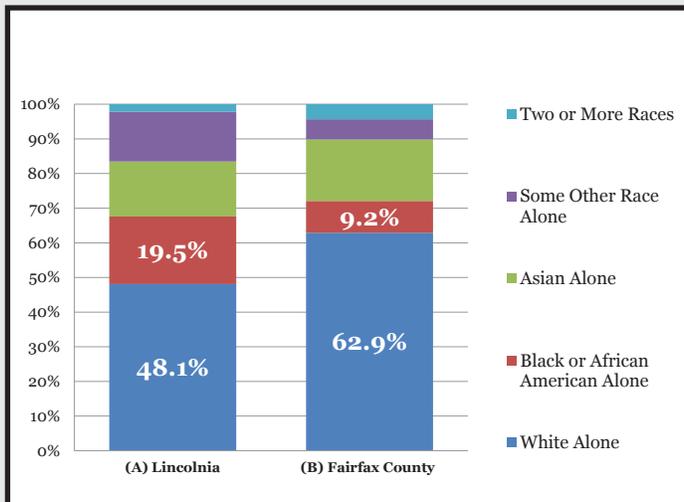
## **Employment and Transportation Characteristics**

### *Occupation*

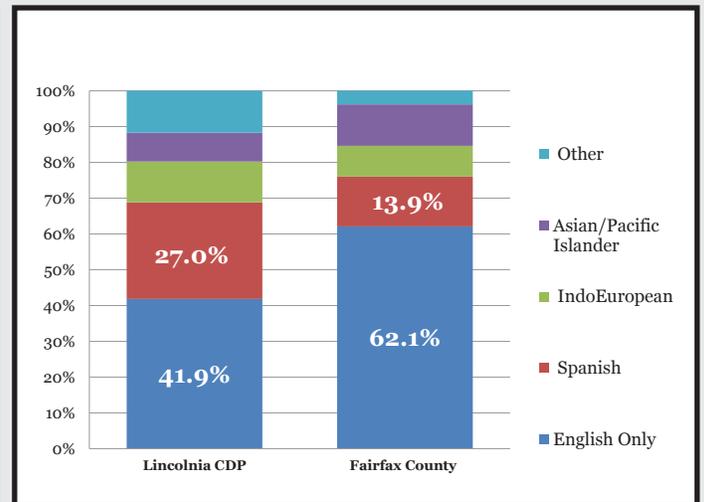
Figure 1.6 shows the occupation classifications from 2010-2012 for employed civilians age 16 and over. The percentages noted on the bar chart indicate the greatest differences in occupation classifications between the Lincolnia CDP and Fairfax County. The Lincolnia CDP has a greater proportion of workers in service occupations than the county as a whole. Management, business, science and arts-related jobs comprise the highest percentage of occupations for employed civilians in both the Lincolnia CDP and Fairfax County at approximately 39 percent and 55 percent, respectively.

Sex	Lincolnia CDP	Fairfax County
Male	46.2%	49.4%
Female	53.8%	50.6%

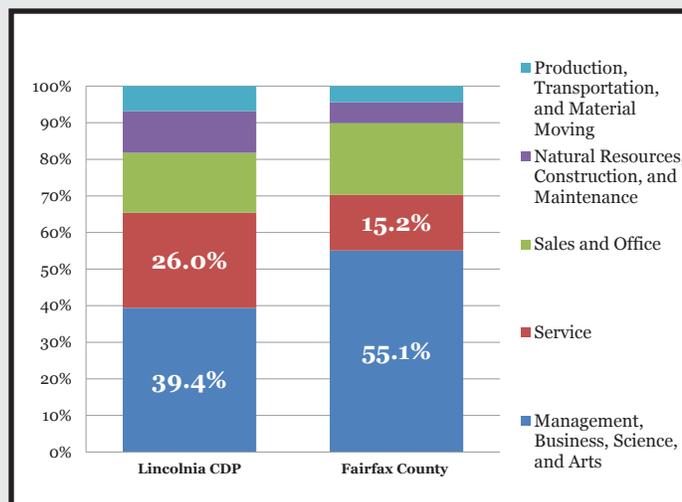
*Source: U.S. Census 2010-2012 ACS 3-Yr. Est. (Table DP05)*



**Figure 1.4** Racial/ethnic composition.  
Source: U.S. Census 2010-2012 ACS 3-Yr. Est (Table B02001)



**Figure 1.5** Language spoken at home.  
Source: U.S. Census 2010-2012 ACS 3-Yr. Est (Table DP02)



**Figure 1.6** Occupational characteristics.  
Source: U.S. Census 2010-2012 ACS 3-Yr. Est (Table DP03)

### *Commuting to Work*

Figure 1.7 illustrates the commuting characteristics for employed civilians age 16 and over from 2010-2012. A majority of workers in the Lincolnia CDP, approximately 60 percent, drive a car alone to work. This is less than the countywide average of approximately 72 percent of workers. Slightly more than 18 percent of workers in the Lincolnia CDP carpool to commute to work, compared to about 10 percent of workers countywide. Approximately 13 percent of workers in the Lincolnia CDP commute to work via public transportation, compared to the about nine percent countywide. Approximately three percent of Lincolnia area workers walk to work, about one percent commute using other means, and about four percent work from home.

### *Educational Attainment*

Figure 1.8 depicts the educational attainment characteristics for people 25 years or older. The proportion of the population in the Lincolnia CDP and in the county as a whole with some college, an associate's degree, or a bachelor's degree is comparable at approximately 47 percent and 50 percent, respectively. Nearly 18 percent of the population in the Lincolnia CDP has earned a graduate or professional degree compared the countywide figure of about 27 percent. About eight percent of the population in the Lincolnia CDP has some high school education, compared to the countywide figure of about three percent. In terms of an educational attainment of less than 9th grade, in the Lincolnia CDP this accounts for about eight percent of the population compared to the countywide figure of about four percent.

## **Household and Housing Characteristics**

### *Average Household Size*

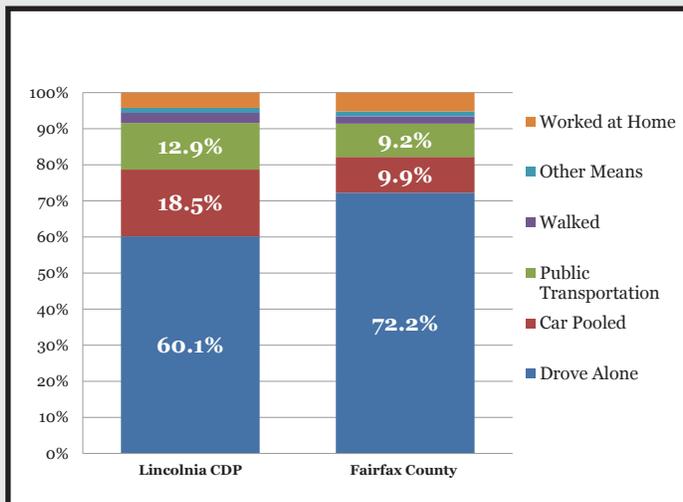
Table 1.3 shows the average household size by housing type in the Lincolnia PD and Fairfax County. The average household size for single family detached and attached units in the Lincolnia PD, 2.72 and 2.76 respectively, is less than the countywide averages of 3.05 and 2.90, respectively. In terms of multifamily units, the average household size in the Lincolnia PD 2.81 people/unit, more than the countywide average of 2.14 people/unit.

### *Total Number of Housing Units and Households*

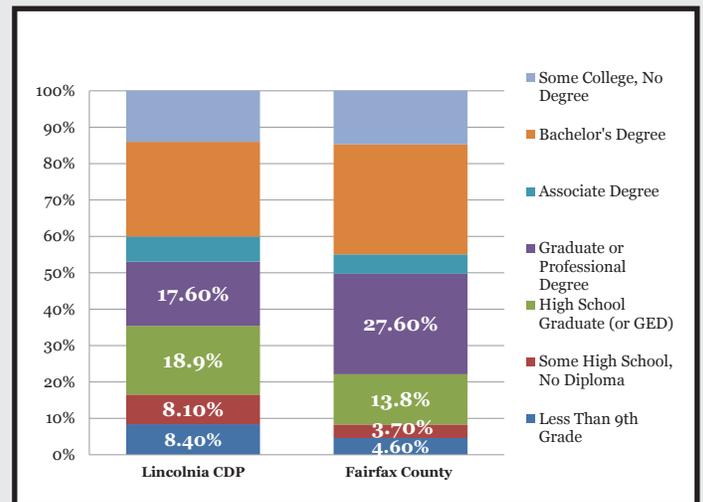
Table 1.4 shows the number of housing units and households in the Lincolnia PD and Fairfax County. The Department of Neighborhood and Community Services defines households as occupied housing units. The vacancy rates are generally consistent between the Lincolnia PD and the county, approximately two to three percent. The vacancy rate is calculated by subtracting the number of households from the number of housing units, and dividing this figure by the number of housing units.

### *Housing Tenure*

Table 1.5 shows the percentage of owner and renter occupied units. About the same proportion of housing units in the Lincolnia CDP are owner and renter occupied. In Fairfax County, a majority of housing units are owner occupied, about 68 percent, with the remaining units occupied by renters.



**Figure 1.7** Commuting to workplace.  
Source: U.S. Census 2010-2012 ACS 3-Yr. Est (Table DP03)



**Figure 1.8** Educational attainment. Note: Population 25 years and over.  
Source: U.S. Census 2010-2012 ACS 3-Yr. Est (Table DP03)

Geography	Single Family Detached	Single Family Attached	Multifamily
Lincolnia Planning District	2.72	2.76	2.81
Fairfax County	3.05	2.90	2.14

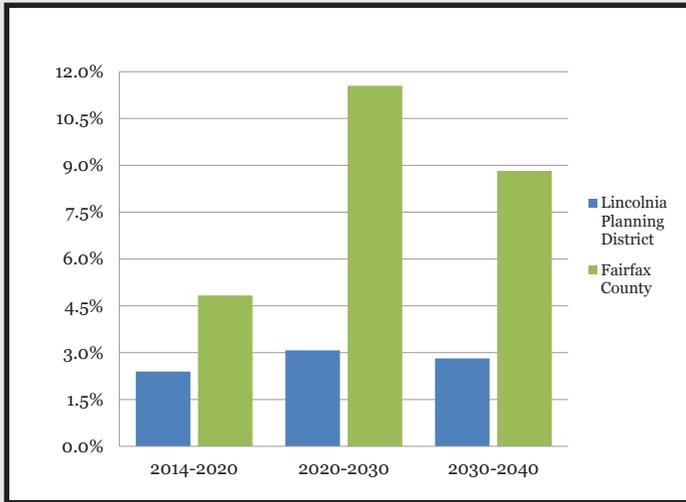
Source: Fairfax County Department of Neighborhood and Community Services, 2014

Geography	Housing Units	Households
Lincolnia Planning District	6,959	6,764
Fairfax County	409,979	400,951

Source: Fairfax County Department of Neighborhood and Community Services, 2014

Tenure	Lincolnia CDP	Fairfax County
Owner Occupied	51.5%	68.3%
Renter Occupied	48.5%	31.7%

Source: U.S. Census 2010-2012 ACS 3-Year Estimates (Table DP04)



**Figure 1.9** Change in number of households.  
Source: Fairfax County Department of Neighborhood and Community Services, 2014.

**Table 1.6: Year Structure Built**

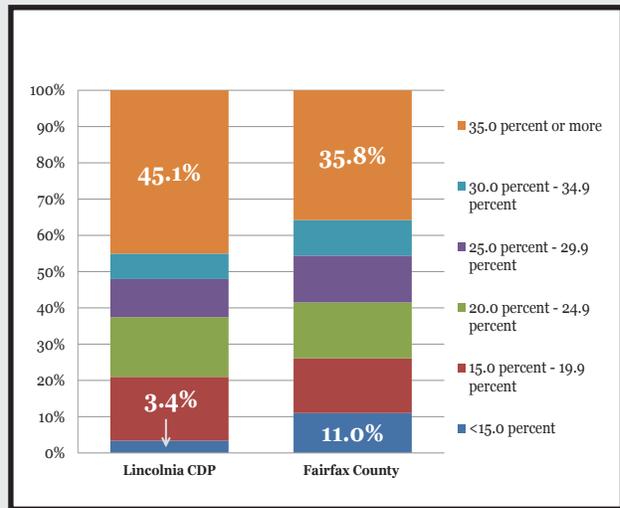
Year	Lincolnia CDP	Fairfax County
2010 or Later	0.00%	0.50%
2000-2009	12.10%	12.40%
1990-1999	8.40%	15.10%
1980-1989	19.90%	23.30%
1970-1979	13.50%	20.90%
1960-1969	19.20%	14.10%
1950-1959	22.60%	9.80%
1940-1949	3.40%	2.70%
1939 or Earlier	0.90%	1.20%

Source: U.S. Census 2010-2012 ACS 3-Yr. Estimate (Table DP04)

**Table 1.7: Household Income and Benefits (2012 Inflation-Adjusted Dollars)**

Income	Lincolnia CDP	Fairfax County
<\$10,000	3.0%	2.5%
\$10,000 - \$14,999	1.1%	1.3%
\$15,000 - \$24,999	7.1%	3.9%
\$25,000 - \$34,999	5.8%	4.3%
\$35,000 - \$49,999	9.4%	7.0%
\$50,000 - \$74,999	15.0%	13.7%
\$75,000 - \$99,999	15.5%	12.9%
\$100,000 - \$149,999	20.9%	21.3%
\$150,000 - \$199,999	9.5%	13.7%
\$200,000 +	12.9%	19.4%

Source: U.S. Census 2010-2012 ACS 3-Yr. Est. (Table DP03)



**Figure 1.10** Gross rent as a percentage of household income.  
Source: U.S. Census 2010-2012 ACS 3-Yr. Est. (Table DP04)

### *Change in Number of Households through 2040*

Similar to the estimated change in population, the Lincolnia PD is forecasted to experience a small increase in the number households through 2040 as shown in Figure 1.9. As noted previously, households are defined as occupied housing units. The projected increase of households in the Lincolnia PD is over two percent from 2014-2020, less than the estimated countywide increase of about five percent. The projected change in the number of households in the Lincolnia PD is estimated to occur at a fairly constant rate of two to three percent through 2040. Countywide, the projected change in the number of households is less constant through 2040, with about a five percent increase from 2014-2020, about an eleven percent increase from 2020-2030, and a nearly nine percent increase from 2030-2040.

### *Housing Units by Year Built*

Table 1.6 shows the years in which housing units were built. In the Lincolnia PD, about an equal number of housing units were built between 1950-1959, 1960-1969, and 1980-1989 which is the majority of all housing units, approximately 62 percent. In Fairfax County, the most housing units were built between 1980-1989 followed by 1970-1979; together about 44 percent of housing units in the county were built during this time. This data is from 2010-2012, therefore the proportion of housing built in 2010 or later may now be larger in the study area and countywide due to the units built between 2012 and 2015.

## **Economic Characteristics**

### *Household Income and Benefits*

A range of household income levels exist in the Lincolnia CDP according to the average figures from 2010-2012. As indicated by Table 1.7, in the Lincolnia CDP, approximately 11 percent of households make less than \$25,000, approximately 26 percent of households make less than \$50,000, and approximately 43 percent of households make over \$100,000 or more. The median household income is \$87,364. In Fairfax County, approximately seven percent of households make less than \$25,000, approximately 19 percent of households make less than \$50,000, and approximately 54 percent of households make over \$100,000 or more. The countywide household median income is \$107,923.

### *Gross Rent as Percentage of Household Income*

Gross rent is defined by the U.S. Census Bureau as the amount of rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, wood, etc.) if these are paid for by the renter or by someone else. Gross rent is intended to eliminate differences that result from rents that include utilities and fuels and those that do not. As shown by Figure 1.10, in both the Lincolnia CDP and Fairfax County, renters who spend 35 percent or more of their household income on rent comprise the largest proportion of renters, approximately 45 percent and 36 percent, respectively. In the Lincolnia CDP, renters who spend 15 percent of their household income on rent is about three percent, while the countywide proportion is about 11 percent. The proportion of renters in each of the remaining categories is about the same for the Lincolnia CDP and countywide.