

1987 and 1997 Census Update Surveys, and the Maryland State Tax Assessor's Parcel File. Forecasts are Round 6.1 unless otherwise noted.

The Department of Park and Planning regularly conducts a stratified random sample survey of households in Montgomery County, known as the Census Update Survey, to update the decennial U.S. Census findings. Surveys take place twice each decade in years ending in 4 and 7. The first was conducted in 1974. Typically, 16,000 to 17,000 residents complete the mailed questionnaire, representing a response rate of more than 60 percent.¹ Questions and terminology generally parallel those employed by the U.S. Census. The County survey offers several features of particular interest for local planning. It distinguishes between garden and high-rise apartments, recognizing the demographic differences between their residents, and permits allocation of data to the Department's basic geography, the traffic zone.

Small area analysis of Census Update Survey data is constrained by the basic unit of geography, the traffic zone. The results of the survey are adjusted (weighted) to reflect the housing counts, housing types, racial distribution of school children, and other factors for each traffic zone. Once adjustments are made, results are best reported at the traffic zone level or for aggregations of traffic zones. They are not easily adapted to areas with different boundaries. Users of the data should also be aware that small changes in data between surveys, in this case 1987 and 1997, may reflect variations in the sample rather than actual change. While different data items have different margins of error, it is generally best to assume that a change of less than 2 percentage points may not represent actual change.

Demographic Characteristics

Population and Households

Kemp Mill's population declined slightly between 1990 and 1997, while the number of households (and housing units) increased. Less population in more housing units results in a smaller average household size, as is the case in Kemp Mill. This situation typically reflects shifts in the age composition of the population, such as a higher percentage of elderly residents who tend to have small households or a lower percentage of children. In Kemp Mill, the percentage of children has not changed during the 10-year period, although their age distribution has and will be discussed later in this report. The percentage of persons aged 65 and older has declined. The key to the decline in household size, in this case, is an increase in the percentage of older adults living alone.

Population Declines, While the Number of Households Increases

	1990	1997
Population	10,964	10,673
Households	4,283	4,321

¹This response rate is considered very high for a mailed survey.

The percentage of householders living alone grew from 22 percent in 1987 to 29 percent in 1997. Some of the change has taken place in multi-family housing where small households are the norm, but the percentage of single occupants of single-family detached housing has also increased from 9.7 percent of single-family households to 14.3 percent. Kemp Mill's housing attracts older single people as well as families.

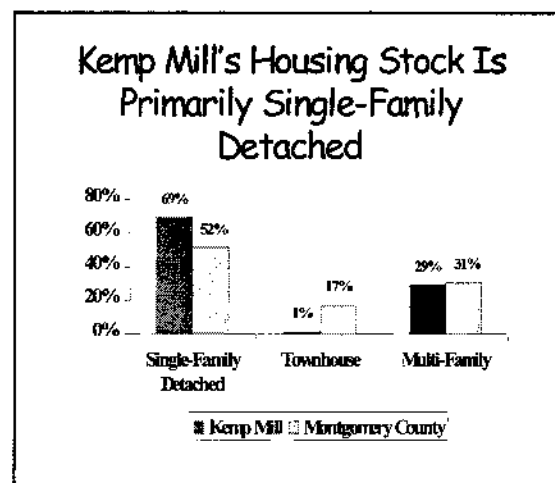
Household Growth

There have been no housing completions in Kemp Mill since 1993 when 13 single-family houses were built in traffic zone 60. The only other sizable addition to the housing stock took place in 1992 when 15 single-family houses were built in traffic zone 60 and 1 in traffic zone 59.² Most new units have been townhouses.

The Round 6.1 cooperative forecast of households expects very little growth in Kemp Mill between 1995 and 2025. More than half of this limited growth is forecast to occur between 2020 and 2025, when the County will be largely developed and "in-fill" will be the major source of new housing. The forecast does not anticipate any increase in multi-family housing in the area. This forecast is consistent with the limited amount of land available for new construction.

Housing Types

Supporting its suburban character, Kemp Mill's housing stock is composed primarily of single-family detached housing. High-rise apartments are the only other major component of the housing stock and constitute almost 30 percent of the units. The ratio of single-family housing to multi-family housing is very similar to the County-wide profile. Underlying the similarity, however, are major differences. Kemp Mill's multi-family housing does not include any garden apartments, while garden apartments are about two-thirds of all County apartments; and townhouses represent only about 1 percent of Kemp Mill's single-family housing but 17 percent County-wide.



Within each of the two major housing types, Kemp Mill offers many choices. The high-rise buildings include: a sizable condominium community, University Towers; a large market-rate rental community, the Warwick; and housing for the elderly, Arcola Towers. Single-family housing comprises a number of styles: ranch models, split levels, split foyers, two-story colonials, and unusual one-and-one-half-story colonials.

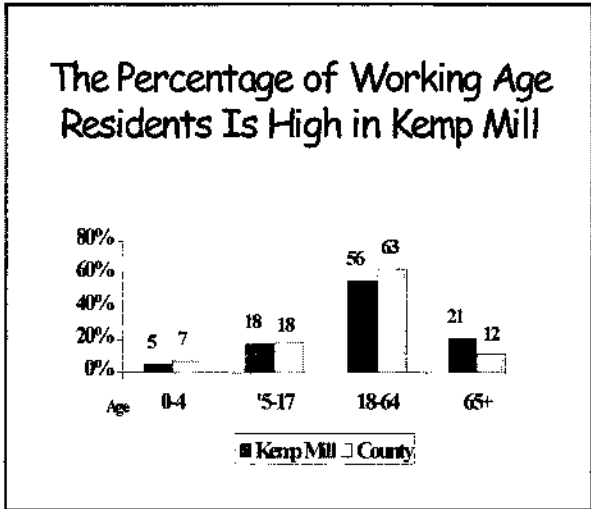
²Note that households do not necessarily equal housing units since some units are vacant at any given time.

With very little new construction, the composition of Kemp Mill's housing stock has not changed appreciably since 1990. The forecast does not anticipate changes in the foreseeable future, although the percentage of townhouses could grow slightly.

Individual Characteristics

Age

The age distribution of Kemp Mill residents has undergone modest changes since 1987. The greatest difference is a slight increase in working age adults 18 through 64, from 53 percent of the population to 56 percent, and a commensurate decrease in the number of persons aged 65 and over, from 24 percent to 21 percent. The percentage of children has remained steady at just under 23 percent. Even so, Kemp Mill has a smaller proportion of children and almost twice the number of older adults as the County.



Although the overall percentage of children has not changed, their age distribution has. The percentage of preschoolers has declined from over 7 percent to about 5 percent of the total population, while the percentage of school age children has increased from 15.6 percent to 17.7 percent. These changes affect school enrollment, chiefly in the elementary grades today and secondary grades soon, as children born in the boom of the late 1980s and early 1990s mature.

The high percentage of older adults in Kemp Mill and the slightly smaller percentage of children are reflected in the average age of household heads. The typical head is 54.6 years old compared to 49 years old County-wide. The average age of heads in single-family households is the same in Kemp Mill and the County, 52 years old. The difference stems from the apartment population. The average head age in multi-family housing is 62 in Kemp Mill compared to 55.5 County-wide. About 15 percent of the apartments are targeted for the elderly, but it appears that senior adults are heavily represented in the other complexes as well. In fact, 43 percent of area high-rise residents are 65 and older, compared to 31 percent County-wide.

Gender

The distribution of residents by gender in Kemp Mill is very similar to that of the rest of the County. Females represent almost 54 percent of the population. Their majority is consistent with the aging of the population and the differences in life expectancy by gender.