

## Findings

**Age.** The total percentage of persons over age 65 is declining in Kemp Mill but is still more than 80 percent above the County-wide percentage, 21.1 percent in Kemp Mill compared to 11.6 percent County-wide. The large percentage of older residents affects other demographic characteristics of the Master Plan Area in a number of ways:

1. Kemp Mill's population growth is slowing, even though the number of housing units has grown slightly since 1987. This apparent contradiction is due in large part to the area's increasing percentage of single household heads, most of whom are over age 65, and the resulting small households.
2. Kemp Mill's high-rise apartment residents move less than other high-rise residents in the County. Their median length of residence is 7 years compared, to 4 years County-wide. Older households generally move less often than very young ones.
3. Perhaps because residents move less often, Kemp Mill is much less racially diverse than the rest of the County; about 90 percent of residents are white compared to 67 percent County-wide.
4. A very high percentage of Kemp Mill residents are retired, almost 26 percent of all residents aged 16 and over compared to 14 percent County-wide.

**Other** findings of note include:

5. The percentage of Kemp Mill residents working "elsewhere" in Maryland has increased from 2 percent to 6 percent since 1987, and is a third higher than the County average. It appears that more residents are taking advantage of the relative accessibility of growing job centers in Howard and Anne Arundel Counties.
6. A very high percentage of Kemp Mill children under 18 attend private schools, 56 percent, compared to 22 percent County-wide. Although the U.S. Census and Census Update Surveys do not distinguish types of private schools, it appears that residents have a strong preference for schools with religious affiliations. (See page 9.)
7. About 70 percent of Kemp Mill's housing stock is single-family detached; most of the rest is high-rise, both rental and condo. New construction has been minimal in the past 10 years, consisting primarily of townhouses. Prices are moderate.

## Methodology

Primary data sources include the Montgomery County Planning Department Research and Technology Center's Sales/Transactions Automated Reporting System (STAR), the Center's