

## 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

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.<sup>1</sup> 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

<sup>1</sup>This response rate is considered very high for a mailed survey.