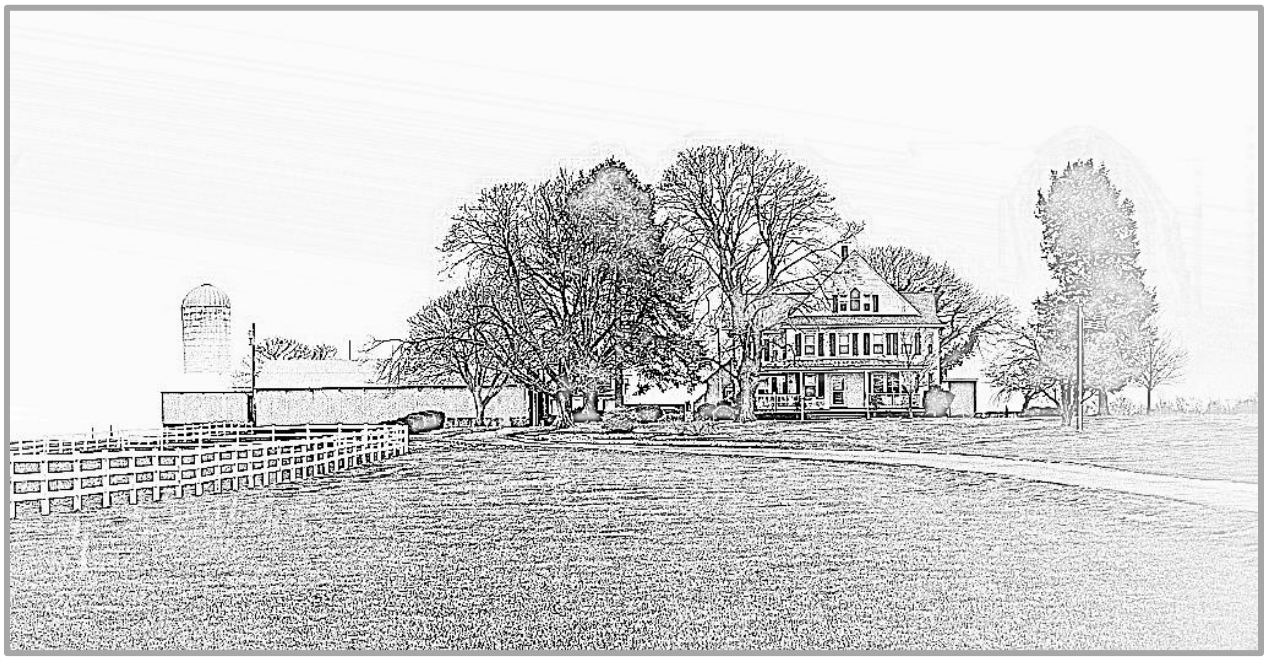
Kent County, Maryland
Comprehensive Plan
Background Information-Draft
June 24, 2016



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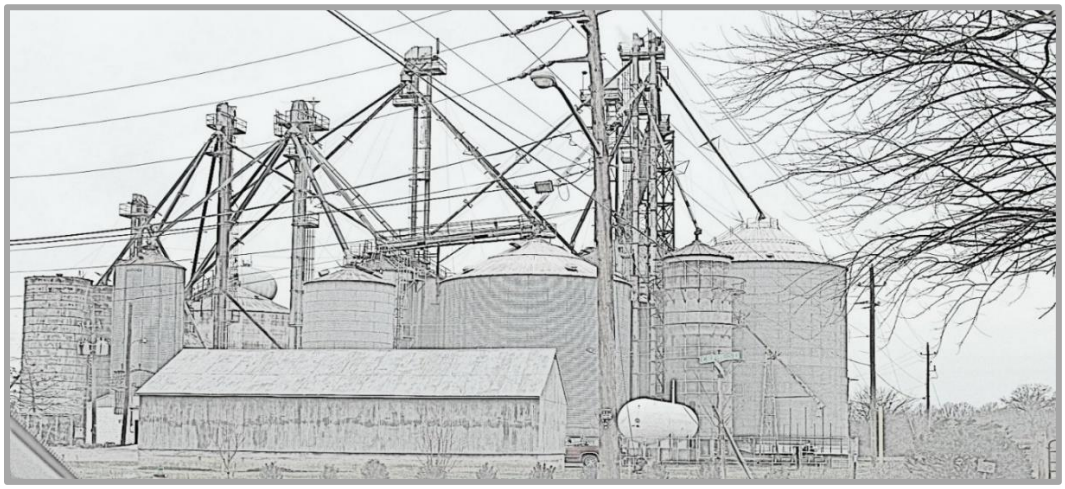
1 Introduction

Since 2006, major economic and demographic changes have occurred. The Great Recession upended the preceding economic boon period. Economic prospects, housing values and investments across the board were greatly affected. Nationally and across the state dramatic changes in the age and ethnic composition of the population combined with the passing of the Greatest Generation, the graying of the Baby Boomers, and emergence of Generation X and the Millennials, have brought significant changes to the traditional make up of households and demand for housing.

This document provides background information and statistics which delve into the above changes and provides the necessary foundation to prepare the update to the *2006 Kent County Comprehensive Plan*. To achieve this, the following subjects will be addressed in the order presented:

- History
- Natural Features and Environmental Parameters
- Demographics
- Existing Land Use
- Economic Indicators
- Education
- Housing

For each of the above topics, updated statistics and conditions will be identified and discussed. The new information's bearing on future conditions are estimated and highlighted. The discussion begins by reviewing major trends in Kent County's history that affected its growth and culture.



2 History

The following historical record combines the summary from the *2006 Kent County Comprehensive Plan* with key points from "The Key to Kent County History"[1] produced by the Historical Society of Kent County.

2.1 Prehistory and Exploration

In 1608 when Captain John Smith explored the Sassafras River, he met the Tockwogh people in their palisaded village along what is believed to be Turner's Creek. These Algonquin-speaking native people had for centuries inhabited the Eastern Shore. The County's early peoples began farming about 800 BC raising corn, beans, squash and tobacco. The earliest arrivals on Delmarva came shortly after the last ice age about 12,000 years ago. They developed extensive trade networks millennia before European explorers set foot in America. The rich bounty of the Eastern Shore provided mammals, waterfowl and a diverse variety of fish and shellfish to nourish them.

Captain John Smith encountered the Tockwoghs and the Ozines (Wicomisses). Tockwogh was described as a capital of a district that encompassed, at a minimum, the area of the Sassafras River and was situated on its south bank. The group he referred to as the Ozines occupied a district near the Chester River. European settlers followed in Captain Smith's tracks.

2.2 Colonial Period

Kent is Maryland's second oldest county, dating back to the early 1640s. It was the first county established on the Eastern Shore, and Eastern Neck was the site of the first lasting Eastern Shore settlement. At the same time, Philadelphia, New York City and Boston were being established. These places became urban centers, while the farming and water-related culture of the original settlements survive to this day on the Eastern Shore.

Land grants to early settlers initiated the land ownership pattern. The Europeans surviving their "seasoning" by malarial swamps, heat and humidity slowly expanded the population. In the 1650's,

[1] Historical Society of Kent County, "The Key to Kent County History", http://www.kentcountyhistory.org /key/index.php.

land patents were issued on Eastern Neck, Grays Inn Creek and Langford Creek, which created the foundation for present day Kent County.

From the time of the early settlers, agriculture drove the local economy. The main money crop, tobacco, relied on indentured servants and slaves. Late in the 18th century, area farmers abandoned the soil exhausting and labor intensive tobacco for grains and a more diverse set of crops. This resulted in considerable manumission of slaves. Thereafter the Colonial economy relied on food crops and the manufacturing of barrels, rope, and cloth. Waterborne shipping was also an important source of income and employment.

Kent County served as a waystation on the main north-south colonial corridor. Travelers from Virginia and points south were ferried across the Bay from Annapolis docking at Rock Hall. Once on land, travelers boarded the stage for their destinations, commonly Philadelphia and New York.

Early Eastern Shore settlers were largely of English descent. New Yarmouth, the County's first town, was established in 1675 on Gray's Inn Creek as the original county court seat. The court house and jail were located there, along with the county's first two shipyards. As tobacco faded in importance and county government moved to New Town (Chestertown) in 1696, the population declined and the Yarmouth was abandoned..

2.3 The Revolutionary War and Antebellum Kent County

Chestertown, one of Maryland's oldest seaports, is also the location of Washington College, Maryland's first institution of higher learning. The College incorporated in 1782 as the successor to the Kent County Free School. It was named for George Washington, a member of the Board of Visitors and Governors; he contributed 50 guineas toward the College's start up.

Chestertown grew under the stimulus of one of the earliest economic development programs that forgave taxes for four years for skilled craftsmen moving to town. By 1730 Chestertown was thriving with its now third generation planter-merchants skillfully melding the shipping business with their plantation economy. Locally built single and two-masted schooners carrying flour, salted pork and tobacco sailed to the West Indies, Spain, the Azores and Madeira. The schooners returned with fruit, wine and salt.

Warehousing, commercial buildings and the town's stately brick manors resulted. In the countryside, mills, plantations, and shipyards provided employment. Cabinet and furniture makers, silver smiths, clockmakers began replacing the goods from overseas while blacksmiths, rope and barrel makers, carpenters and dry goods salesmen rounded out the local economy.

The first news of the Revolutionary War victory over Cornwallis at Yorktown was carried through Rock Hall to the Continental Congress meeting in Philadelphia. Kent County contributed to the Revolutionary War effort by adding its bounty to the overall Eastern Shore collective, which was known as the "Breadbasket for the Revolution".

The War of 1812's only land battle on the Eastern Shore took place in 1814 near Tolchester. Here the British, under Sir Peter Parker, were defeated when Parker was killed and the British retreated at the battle of Caulk's Field.

2.4 Nineteenth Century and the Modern Period

With the advent of the steamboat and the railroad, Kent County prospered. Water borne tourism focused on Betterton and Tolchester with their hotels and beaches along with Tolchester's roller coaster and miniature railroad. The *Kent County News* in 1866 printed, "Chestertown is getting more like New York every day. Houses are being built wherever a lot can be purchased—old ones being rebuilt and improved. Mechanics are so busy, that it is almost impossible to have a small job done. . ."

Agriculture continued to be the linchpin of the economy through the eighteenth, nineteenth and twentieth centuries. Waterman also harvested the Chesapeake's bounty adding to the economy.

Today, Rock Hall remains an active port with a greater emphasis on recreational boating than in the past. Chestertown continues its emphasis on trade and manufacturing with the shipping industry consigned to the town's rich history. Betterton, though no longer a destination for steamboat excursions, retains its resort character. Galena and Millington continue with little change as service centers for prosperous agricultural and residential surroundings, although Galena has been somewhat influenced by a rapid expansion of the pleasure boating industry at Georgetown.

Many fine old homes in Chestertown and throughout the county remain as reminders of past history. The traditions and "way of life" established many years ago for Kent County and the Eastern Shore are still very much in evidence. Through the end of the twentieth and into the twenty-first century steady modest growth came with economic expansion, which has subsequently slowed and recently reversed as a result of the Great Recession.

Kent County's rich history built a solid foundation forming the basis for its strong agricultural sector and ethic for stewardship of its natural and man-made heritage. The discussion in the next section turns to a review of the County's natural features.

3 Natural Features

Kent County's natural features and resources provide the context for, and important constraints, on human activity. The County is located in the northwest quadrant of the Delmarva Peninsula residing nearly due east of Baltimore City. It is bounded on the west by the Chesapeake Bay. To the north the Sassafras River separates Cecil from Kent County. The Chester River defines the southern boundary with Queen Anne's County, and the State of Delaware forms the County's eastern boundary along the line struck by Mason and Dixon. The County contains:

	Acres	Square Miles
Land	178,424	279
Water	79,006	123
Total	257,248	402

3.1 Geology

Located on the Atlantic Coastal Plain, Kent County characteristically exhibits a low-lying, relatively low-relief plain with elevations rarely exceeding 80 feet above sea level. The eastern and central portions of the County are characterized by a broad, gently rolling plain; the northwestern section is deeply incised by streams. These streams have steep banks with bluffs 20 to 80 feet high. The County's southwest portion is a flat plain with terraces sloping toward the water.

Below ground level, deposits of sand, clay, sandy clay, sandy silt, greensand, and marls rest on deep crystalline rocks. The Coastal Plain sandy sediments extend down 900 feet in the northeast and dive in the southeast to 2,200 feet. The rocky foundation slopes to the south and southeast in the range of 60 to150 feet per mile.

3.2 Water Resources

Six subwatersheds occur within the boundaries of Kent County (see Figure 2). They are:

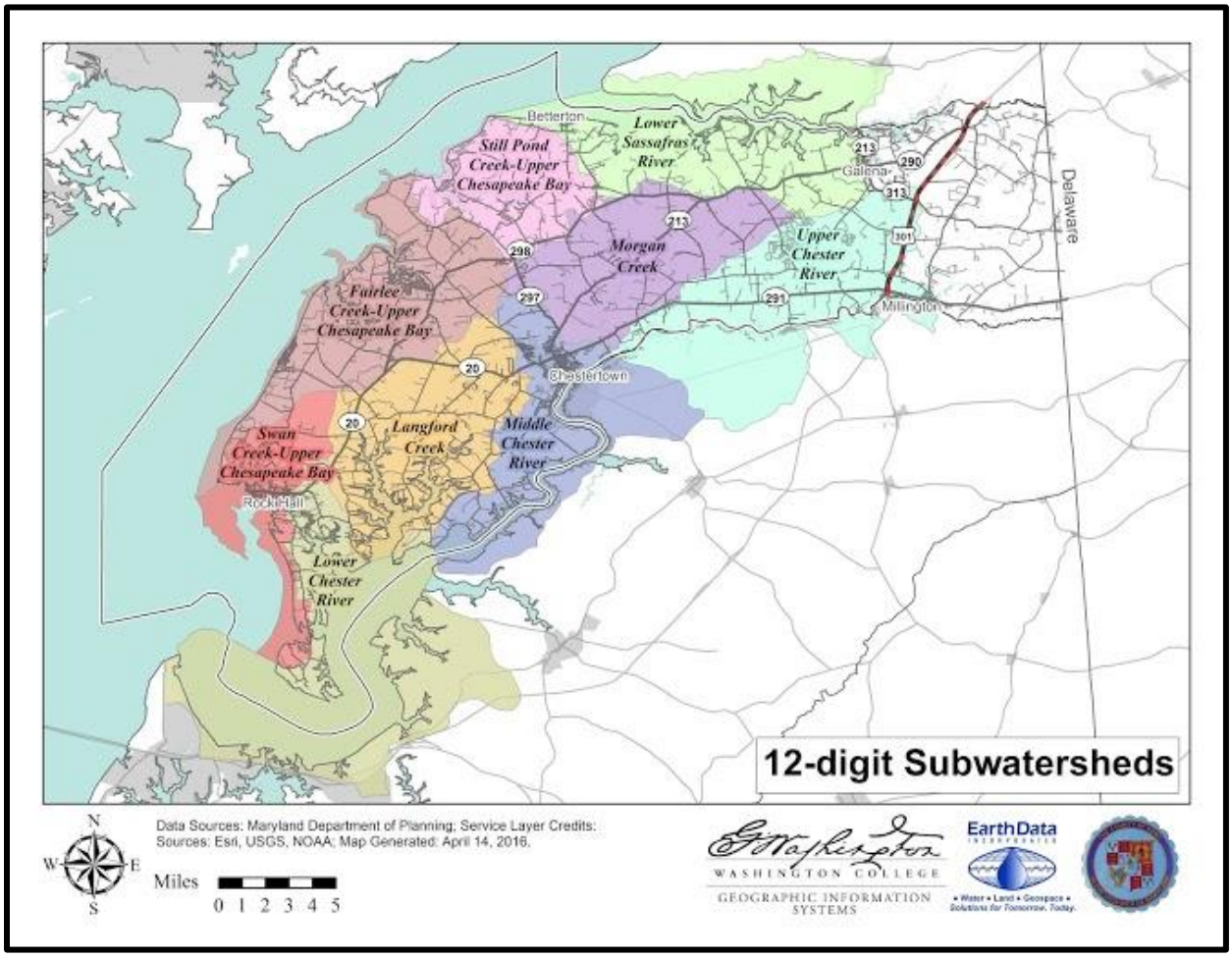
1. Langford Creek
2. Lower Chester River
3. Middle Chester River
4. Sassafras River
5. Still Pond-Fairlee
6. Upper Chester River

These watersheds are more fully described in the Comprehensive Plan's Water Resources Element

along with their associated water quality issues, water supply and wastewater system parameters and issues. Figure 2 below maps the County's watersheds.

Ground water provides all domestic potable water supplies in Kent County. The Maryland Geological Society lists the Aquia and the Monmouth aquifers as the main sources of domestic water supply[2]. The 2010 reported ground water withdrawals is 1.09 million gallons per day. The estimated ground water recharge is 0.4 to 0.6 million gallons per square mile per day. On this basis, the quantity of ground water is substantial. The quality of the ground water is generally good although water from several aquifers contain iron in sufficient quantity to require treatment. In some wells the water is hard and in others there are problems with contamination from nearby septic systems.

Figure 2



[2] http://www.mgs.md.gov/groundwater/coastal_plain_aquifers_mobile.html

3.3 Soils

Kent County is blessed with the highest percentage of prime agricultural soils in Maryland and rivals Lancaster County, Pennsylvania for this statistic[3]. Soil characteristics not only affect agricultural production, but also affect a site's suitability for urban development, woodlands, wildlife areas and parklands.

Soil drainage is important to both agricultural and urban land use planning. Poorly drained soils restrict productive farming unless corrective measures are employed. Poorly drained soils reduce crop yields and can limit intensive development using on-site septic systems. For proposed development using on-site septic systems, the County health code requires soil investigations, including percolation tests, to ensure the septic systems will function safely. Percolation test failure results in residential development restrictions.

The U.S. Department of Agriculture defines prime farmland as:

> "the land that is best suited to producing food, feed, forage, fiber and oilseed crops. It has the soil quality, growing season and moisture supply needed to economically produce a sustained high yield of crops when it is treated and managed using acceptable farming methods. Prime farmland produces the highest yields with minimal inputs of energy and economic resources, and farming it results in the least damage to the environment."

[3] USDA, Soil Survey of Lancaster County, Pennsylvania, page 45; http://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/pennsylvania/PA071/0/Lancaster.pdf.

Approximately 57% (102,251 acres) of Kent County is prime farmland[4]. Below is a listing of the prime agricultural soils found in the County:

Map Symbol	Map Unit Name	Acres
BuA	Butlertown-Mattapex silt loams, 0 to 2 percent slopes	4,085
BuB2	Butlertown-Mattapex silt loams, 2 to 5 percent slopes, moderately eroded	4,433
CeB2	Colts Neck loam, 0 to 5 percent slopes, moderately eroded	318
Ik	Iuka silt loam, rarely flooded	1,191
MfB	Matapeake fine sandy loam, 2 to 5 percent slopes	490
MnA	Matapeake silt loam, 0 to 2 percent slopes	11,134
MnB	Matapeake silt loam, 2 to 5 percent slopes	15,356
MpA	Mattapex fine sandy loam, 0 to 2 percent slopes	3,337
MpB	Mattapex fine sandy loam, 2 to 5 percent slopes	2,389
MtA	Mattapex silt loam, 0 to 2 percent slopes	11,402
MtB	Mattapex silt loam, 2 to 5 percent slopes	7,006
MxA	Mattapex-Matapeake-Butlertown silt loams, 0 to 2 percent slopes	5,316
MxB	Mattapex-Matapeake-Butlertown silt loams, 2 to 5 percent slopes	11,723
MzA	Mattapex variant silt loam, 0 to 2 percent slopes	3,544
MzB	Mattapex variant silt loam, 2 to 5 percent slopes	1,186
SaA	Sassafras sandy loam, 0 to 2 percent slopes	936
SaB	Sassafras sandy loam, 2 to 5 percent slopes	6,525
SfA	Sassafras loam, 0 to 2 percent slopes	1,713
SfB	Sassafras loam, 2 to 5 percent slopes	6,246
SgB	Sassafras gravelly loam, 0 to 5 percent slopes	897
WoA	Woodstown sandy loam, 0 to 2 percent slopes	1,421
WoB	Woodstown sandy loam, 2 to 5 percent slopes	4,336
WsA	Woodstown loam, 0 to 2 percent slopes	464
WsB	Woodstown loam, 2 to 5 percent slopes	721
Total		106,169

3.4 Land Capability Classification

The national land capability soils classification used by the Natural Resources Conservation Service[5] (NRCS) is a standardized system that provides a functional summary of soil suitability for agricultural crops. For each soil its characteristics and corresponding management needs are classified. Additionally, special concerns such as drainage and erosivity are noted by a soils subclass. A soils capability for woodlands, recreation, wildlife habitat and engineering (building sites, roads, sanitary facilities and water management) are summarized by tables in the soil survey and now are found on-line at http://www.nrcs.usda.gov/wps/portal/nrcs/surveylist/soils/survey/state/?stateId=MD.

Eight classes of soil agricultural capability are defined, with Class I as most productive with the minimal management requirements and Class VIII that have such significant limitations as to nearly or completely preclude their use for crop production. Areas with high percentages of Classes I and II are listed as prime agricultural soils and are also quite suitable for urban development. The eight

[4] USDA, Soil Survey of Kent County, Maryland.
[5] Ibid, page 46.

agricultural productivity classes are described briefly below. The county soil survey report maps each soil type by class.

Class I – Suitable for cultivation with no special practices other than good farming methods. This is good, productive, nearly level land.

Class II – Suitable for cultivation with simple practices as may be necessary for erosion control on gently sloping land, for removal of water from imperfectly drained soils, or for keeping up fertility on sandy soils.

Class III – Suitable for cultivation with intensive practices.

Class IV – Suitable for occasional or limited cultivation with limited use and intensive practices.

Class V – Not suitable for cultivation but suitable for permanent vegetation (pasture or woodlots) with no special restrictions or special practices.

Class VI – Not suitable for cultivation but suitable for permanent vegetation (pasture or woodlots) with moderate restrictions in use.

Class VII – Not suitable for cultivation but suitable for permanent vegetation (pasture or woodlots) with severe restrictions in use.

Class VIII – Not suitable for cultivation, grazing or forestry. Ordinarily extremely rough, sandy, wet or arid land but which may have value for wildlife. Tidal marsh and coastal beach make up this class of land in Kent County.

The distribution and general description of Soil Groups in Kent County follows:

Matapeake-Sassafras Association — Nearly level to strongly sloping, well drained soils formed in silty and loamy materials. 60% Matapeake soils, 30% Sassafras soils and 10% minor soils, mostly Butlertown. Soils well suited to corn, soybeans, small grains, hay and pasture with few limitations. 35,968 acres, 20% of County

Mattapex-Matapeake-Butlertown Association — Dominantly nearly level to moderately sloping, moderately well-drained, and well drained soils formed in silty materials. 45% Mattapex, 25% Matapeake, 15% Butlertown and 15% minor soils. Well suited to small grains, hay, corn and soybeans. 34,169.6 acres, 19 % of County

Sassafras-Galestown-Fort Mott Association — Nearly level to steep, well drained and somewhat excessively drained soils formed in sandy and loamy materials. 45% Sassafras, 28% Galestown, 15% Fort Mott and 12% minor soils. Well suited to early season truck crops. 7,193.6 acres, 4 % of County

Sassafras-Bibb-Colts Neck Association — Dominantly moderately sloping to steep, well drained soils formed in loamy materials; nearly level, poorly drained alluvial soils. 46% Sassafras, 19% Bibb, 17% Colts Neck, and 18% minor soils. Mostly woodland. 32,371.1 acres, 18 % of County

Woodstown-Fallsington-Sassafras Association — Nearly level to strongly sloping, poorly drained to well drained soils formed in loamy materials. 45% Woodstown, 28% Fallsington, 10% Sassafras and 17% minor soils. Half farming – corn, soybeans and small grain and half unmanaged woodlands. 10,790.4 acres, 6 % of County

Mattapex-Othello Association — Nearly level to moderately sloping, moderately well drained and poorly drained soils formed in silty materials. 55% Mattapex, 25% Othello and 20% minor soils. Cultivated crops and woodlands. 35,968 acres, 20 % of County

Elkton-Keyport-Mattapex Variant Association — Dominantly nearly level to moderately sloping, moderately well drained and poorly drained soils formed in clay and silty materials. 25% Elkton, 25% Keyport, 23% Mattapex Variant and 23% minor soils. Half wooded and half farmed. 19,782.4 acres, 11 % of County

Westbrook-Kingsland-Ipswich Association Leve l — Very poorly drained marsh soils formed in organic and mineral materials. 48% Westbrook, 11% Ipswich and 30% minor soils. Mostly in tidal grasses. 3,596 acres, 2 % of County

The County's fertile soils rank it among the best counties positioned for a strong agricultural sector. Its topography and regional location also are favorable for agricultural production and sales to major markets. In the next section, human resources are addressed.

4 Population

The driving force affecting future development and demand for facilities and services is population change. In this section, the historical changes in population, the current population distribution and future growth projections are presented. Understanding future population trends will provide the foundation for future land use and public investment policy.

The US Census Bureau has recently changed how it tracks population and other demographic trends. Information gathered only every ten years through past decennial censuses have now been replaced or in some cases supplemented by the American Community Survey (ACS). This annual survey provides statistically based demographic estimates. Due to sampling size, the largest jurisdictions receive estimates every year, smaller jurisdictions receive them on either a three or five year basis. For jurisdictions with populations of 20,000 or more up to 250,000, the ACS will provide estimates every three years; for those with less than 20,000 a five year estimate is provided[6]. Kent County's 2014 population exceeded the 20,000 cutoff and will receive three year estimates.

4.1 Population Trends

Kent County during the twentieth and the new century grew slowly and continues to do so. Like most rural areas in the United States, Kent County's population decreased steadily from 1900 to 1940. It was during this period that the nation experienced a major population shift from rural to urban areas[7].

After World War II, the County's population increased gradually; annual growth ranged from 0.16 to 1.3 percent. From 1990 to 2014, the County's population increased by 12.2% or about 0.5% per year (2,174 persons). With the rapid economic growth during the 1990's and the early part of the first decade of this century, Kent County experienced relatively rapid growth. However with the economic downturn beginning in 2008, population growth halted and the County's population is in decline. The national trend from the last century of migration from rural areas may have begun anew.

[6] http://planning.maryland.gov/msdc/American_Community_Survey/ACS_timeline.pdf

[7] Silver, Mitch; President, American Planning Association; Harvard School of Design Video Presentation; https://www.youtube.com/watch?v=D8n4KjZ_7l8.

Twenty-five percent of the nation's counties (mostly rural) are experiencing population declines. It is too early to determine whether this shift is a long term trend or a short term result of economic conditions.

Table 1 below lists Kent County's population history from 1900 to 2014.

Table 1: Kent County Population

Year	Population	Change	% Change
1900	18,786		--
1910	16,957	-1,829	-9.7
1920	15,026	-1,931	-11.4
1930	14,242	-784	-5.2
1940	13,465	-777	-5.5
1950	13,677	212	1.6
1960	15,481	1,804	13.2
1970	16,146	665	4.3
1980	16,695	549	3.4
1990	17,842	1,147	6.9
2000	19,197	1,355	7.6
2005	19,647	450	5.7
2010	20,197	550	2.3
2015	19,787	-410	-2.0

Source: Census of Population and the American Community Survey, Maryland State Data Center

Ethnically the County's population is 80% white, 15% black, 4.5% Hispanic with the remainder categorized as other races.

Table 2 below compares the Kent County growth rates with adjacent counties, the Upper Eastern Shore, and Maryland.

Table 2: Population Growth Comparisons

	% Change 1940-50	% Change 1950-60	% Change 1960-70	% Change 1970-80	% Change 1980-90	% Change 1990-2000	% Change 2000-2010
Kent	1.6	13.2	4.3	3.4	6.9	7.6	5.2
Cecil	26.3	45.1	10.1	13.4	18.1	20.5	17.6
Queen Anne's	0.7	13.6	11.2	38.5	33.1	19.5	17.8
Upper Shore	9.5	22.4	8.1	15.3	19.4	15.8	14.6
Maryland	28.6	32.3	26.5	7.5	13.4	10.8	9.0

Source: Maryland Department of Planning Data Center, "Population for Maryland's Jurisdictions: 2010 and 2000." *Census of Population*.

Though steady, the Kent County growth rate significantly lags that of nearby counties, the region and the state. Low birth rates, declines in farm employment and youth outmigration account for the County's low population growth rate. While the counties closer to the Bay Bridge have experienced significant growth, the above factors will likely persist in Kent County. This combined with the County's relative isolation from urban and industrial centers which limits non-agricultural employment growth, indicates continued modest population growth can be expected in the future.

Table 3 below lists the net natural increase (number of births less the number of deaths) and the net migration to the County. In-migration to Kent County accounts for all population growth as the number of deaths regularly exceeds the number of births.

Table 3: Components of Population Change

Period	Net Natural Increase	Net Migration
2010-2015	-358	-52
2000-2010	-663	1,663
1990-2000	-157	1,433
1980-1990	39	651
1970-1980	143	493

Source: US Census and Maryland Department of Planning/Department of Health and Mental Hygiene, Vital Statistics Reports

4.2 Age Composition

Table 4 shows the County's age composition for the last three decades. The recent trends toward aging of the County's population continue with persons 45 and older comprising an increasing portion of the County population. An actual decline in the under 45 population reflects lower birth rates and out-migration of young people after completing their education. This negative effect on population numbers has been more than offset by the in-migration of older residents. The County's median age continues to be higher and is growing at a faster rate than the state.

Table 4: Age Profile

	Kent County						Maryland		
	1990		2000		2010		1990	2000	2010
Age	Pop.	%	Pop.	%	Pop.	%	%	%	%
Under 5	1,104	6.2	888	4.6	995	4.9	7.5	6.7	6.3
5-24	4,852	27.1	5,195	27.1	5,090	25.2	27.4	27.4	26.8
25-44	4,942	27.7	4,551	23.7	3,849	19.1	35.1	31.4	27.0
45-59	2,888	16.2	3,886	20.2	4,378	21.7	15.1	19.4	22.2
60-74	2,853	16.0	2,873	15.0	3,788	18.8	10.7	9.9	12.2
75+	1,203	6.8	1,804	9.4	2,097	10.4	4.3	5.3	5.6
Median Age	36.5		41.3		45.6		33.0	36.0	38.0

Source: US Census of Population, MDP Maryland State Data Center.

4.3 Population Projections

Current population projections by the Maryland Department of Planning estimate a slowly increasing population for Kent County. This would continue recent long term trends. It should be remembered that projections are only estimates and many factors can alter them. For example, if a major new business locates in the County, providing an influx of new workers and employing those who might otherwise leave the County.

Also the potential exists for population increases in response to regional road network improvements along US Route 301 and Interstate 95. If these improvements occur, commuting times between Kent County and employment centers may increase residential and spinoff development. Cecil County around Elkton and near Dover, Delaware experience development pressures brought about in part by road improvements.

Table 5 below lists current total population projections for Kent County.

Table 5: Population Projections to 2040

Year	Population	Change	Percent Change
2010	20,197		
2015	20,600	403	2.0
2020	21,400	800	3.9
2025	22,100	700	3.3
2030	22,600	500	2.3
2035	23,050	450	2.0
2040	23,500	450	2.0

Source: MDP Maryland State Data Center July 2014

Table 6 lists population projections by age. The County's population is expected to continue to age as time passes with the over 60 age groups growing fastest. This is consistent with national trends.

Table 6: Population Projections by Age

Age	2010		2020		2030		2040	
	Pop.	%	Pop.	%	Pop.	%	Pop.	%
Under 5	995	4.9	860	4.0	803	3.6	812	3.5
5-24	5,090	25.2	4,714	22.0	4,536	20.1	4,416	18.8
25-44	3,849	19.0	3,991	18.7	4,003	17.7	3,836	16.4
45-59	4,378	21.7	4,103	19.2	3,542	15.7	4,143	17.6
60-74	3,788	18.8	5,158	24.1	5,950	26.3	5,033	21.4
75+	2,097	10.4	2,573	12.0	3,766	16.7	5,253	22.3
Total	20,197		21,399		22,600		23,493	

Source: US Census of Population, MDP, Planning Data Services July 2014

4.4 Population Distribution

Table 7 indicates that Rock Hall and Chestertown remain the major County population centers. Since 1980, Chestertown's population has increased by 46%. Galena's population is increasing. Betterton, Millington and Rock Hall have seen small decreases. In 2010, 40% of the County's population lived in the incorporated towns. The unincorporated villages also serve as small population centers.

Table 7: Population by Town

Town	2000	2010	Change	% Change
Betterton	376	345	-31	-8.2
Chestertown	4,796	5,252	456	9.5
Galena	428	612	184	43.0
Millington	416	605	189	21.4
Rock Hall	1,396	1,310	-86	-6.2

Source: US Census of Population, 2010

Table 8 shows that the population of the first and fourth election districts have increased the most since 2000. During the same period, the population of the fifth and seventh districts decreased. The County's population outside the incorporated areas is distributed on farms, in small subdivisions or on dispersed rural sites.

Table 8: Population by Election District

District	2000	2010	Change	% Change	Population Per Sq. Mile (2010)
1 – Massey	3,173	3,842	669	21.1	57.6
2 – Kennedyville	2,063	1,953	-110	-5.3	30.5
3 – Worton	2,808	2,887	79	2.8	66.9
4 – Chestertown	5,217	5,775	558	10.7	679.4
5 – Edesville	2,728	2,618	-110	-4.0	93.4
6 – Fairlee	1,860	1,900	40	2.2	51.4
7 - Pomona	1,348	1,222	-126	-9.3	40.6
Totals	19,197	20,197	1,000	5.2	72.4

Source: US Census of Population 2010

4.5 Density

The County's population density (people per square mile) in 2010 was 72.4 persons per square mile; Maryland had an overall population density of 586.5 persons per square mile. Kent County's density changed little between 1960 and 1980. However, the County's population density on its 278 square miles of land area has increased 20% from 1980 to 2010.

In 2010:

1. District 2 (Kennedyville) in the center of the County's prime farmland has the lowest population density with 31 people per square mile.
2. The highest densities are found in District 4 (Chestertown) and District 5 (Rock Hall) with population densities of 677 and 66 people per square mile respectively.
3. The other election districts range from 40 to 64 people per square mile.

Table 9 below provides density statistics for Kent County and for selected counties in the region. Kent County's density reflects its very rural character when compared to state and regional densities.

Table 9 Regional County Density Comparison

County	Land Area	2015 Population	Density
Caroline	320.8	32,538	101.6
Kent	278.0	19,787	71.6
Queen Anne	371.9	48,904	131.5
Talbot	258.6	37,512	145.1

Source: Earth Data Inc., derived for Table 5A Total Residential Population, Population Division, U.S. Census Bureau, release date March 26, 2015 (for 2011 to 2014 estimates). Estimates for 2000 to 2014 period

Changes in population affect the demand for land and public and private services. Kent County has experienced a slow yet steady growth in population throughout its history. These trends should be carefully monitored to provide a basis on which to make projections about future land and service demand. The next section reviews the composition and changes to land use in the County.

5 Land Use

The County's earliest development mainly converted woodlands to agricultural use. Several early settlements established on waterways served as shipping points for agricultural products. These settlements grew into the towns of Chestertown on the Chester River, Rock Hall on the Bay, and Georgetown and Betterton on the Sassafras River. Betterton later evolved into a resort.

With agricultural growth came the development of small trading communities in the central county at crossroads, and later at road intersections with the Pennsylvania Railroad. Galena, Still Pond, and Fairlee are examples of the former; Massey, Kennedyville and Worton developed at railroad crossings. Rock Hall with its good harbor and direct access to the Bay grew as a fishing and boat building center. Millington as its name implies centered on its grain mill near the headwaters of the Chester River. Chestertown, as the county seat, became the largest town and principal trade and business center. Later the addition of Washington College and some agriculture-related industry reinforced its prominence.

In addition to the homes clustered around the towns, small isolated groups of residences located along existing roads and then later in subdivisions. Some of these were occupied by farm workers, but an increasing number were occupied by families with the breadwinner employed in town. This rural development was joined by a substantial number of waterfront dwellings. This scattered development pattern continued as Kent County's population began to increase and the interest in vacation and retirement homes grew. In particular, the number of waterfront and rural subdivisions increased. Second home demand also resulted in creation of large rural lots (See Table 10).

Commercial uses located in the towns and along the highways on the towns' outskirts. Other small commercial clusters are located along highways or at crossroads in outlying areas. Most industry is also located near the towns and villages. Larger public and semi-public uses include:

1. The Chester River Yacht and Country Club golf course near Chestertown
2. Great Oak Golf Course on Fairlee Creek,
3. Worton Park,
4. Betterton Beach,
5. Turners Creek Park,
6. Eastern Neck Island,
7. Sassafras Natural Resources Management Area
8. Millington Wildlife Management Area

Table 10 provides a comparison between 2000 and 2010 of the County's land use changes and the state's.

Table 10: Kent County and the State's Land Use in Acres

Description	2002	2010	Change	% Change
Very Low Density Residential	3,681	4,397	716	19.5
Low Density Residential	6,096	6,371	275	4.5
Medium Density Residential	1,987	2,128	141	7.1
High Density Residential	165	227	62	37.9
Total Residential	11,929	13,123	1,194	10.0
Commercial	887	994	107	12.1
Industrial	38	38	0	0
Institutional & Other Developed Land	1,465	1,518	53	3.6
Total Non-residential	2,390	2,550	160	6.7
Total Development	14,319	15,673	1,354	9.5
Agriculture	117,228	116,313	-915	-0.8
Forest	42,460	41,997	-463	-1.1
Wetlands	49	4,397	25	0.6
Barren Land	4,372	49	0	0
Total Resources	164,109	162,755	-1,354	-0.8
Total Land	178,428	178,428	0	0
Water	79,006	79,006	0	0
Total	**257,430**	**257,430**	**0**	**0**

State of Maryland Land Use in Acres

Description	2002	2010	Change	% Change
Very Low Density Residential	283,741	311,037	27,296	9.6
Low Density Residential	524,736	567,966	43,230	8.2
Medium Density Residential	287,143	305,281	18,138	6.3
High Density Residential	88,685	96,206	7,52	8.5
Total Residential	1,184,305	1,280,491	96,186	8.1
Commercial	87,933	98,714	10,781	12.3
Industrial	57,130	62,382	5,253	9.2
Institutional & Other Developed Land	206,892	222,651	15,759	7.6
Total Non-Residential	1,184,305	1,280,490	96,186	8.1
Total Development	1,536,260	1,664,237	127,979	8.3
Agriculture	1,971,969	1,908,887	-63,082	-3.2
Forest	2,489,680	2,418,478	-71,202	-2.9
Wetlands	230,221	230,300	79	0
Barren Land	13,296	19,522	6,226	46.8
Total Resources	4,705,166	4,577,187	-127,979	-2.7
Total Land	6,241,425	6,241,425	0	0
Water	1,685,265	1,685,265	0	0
Total	**7,926,690**	**7,926,690**	**0**	**0**

Source: Maryland Department of Planning Website, Land Use Data.

Table 11 shows the number of improved and unimproved parcels in each election district.

Several factors affect the future County development pattern. The first is development of the number of existing unimproved parcels located throughout the County. These lots are located in every election district and in all types of locations – incorporated towns, villages, large and small subdivisions, and scattered rural sites. These lots may or may not be buildable under today's regulations. In 2016 of the 13,516 parcels in the county, 3,761 or 28.8% were unimproved.

Table 11: Parcel Data

	Improved Parcels	*Unimproved Parcels*	*Total Parcels*	**% of Parcels Unimproved**
1 – Massey	1,795	608	2,403	25.3
2 – Kennedyville	1,004	318	1,322	24.1
3 – Worton	1,497	825	2,322	35.5
4 – Chestertown	1,941	330	2,271	14.5
5 – Edesville	1,813	485	2,298	21.1
6 – Fairlee	959	924	1,883	49.1
7 - Pomona	746	271	1,017	26.6
Total	9,755	3,761	13,516	27.8

Source: MdProperty View 2015, Assessment and Taxation Database, 2015.

Development of newly subdivided lots is the second major factor. Since 2009, there have been 87 new parcels created and since 2004, there were 667 new single family dwellings built in the unincorporated portion of Kent County. An analysis of the subdivision activity shows a continuing trend of smaller lots located within developed areas. Over 71% of the new houses constructed since 2004 are also located within developed areas. These trends are in concert with the fundamental concepts of smart growth. The absolute number of new lots reflects the modest demand and the modest scale of recent population change. Table 13 provides the number of new lots created from 2009 to 2015 by zoning district.

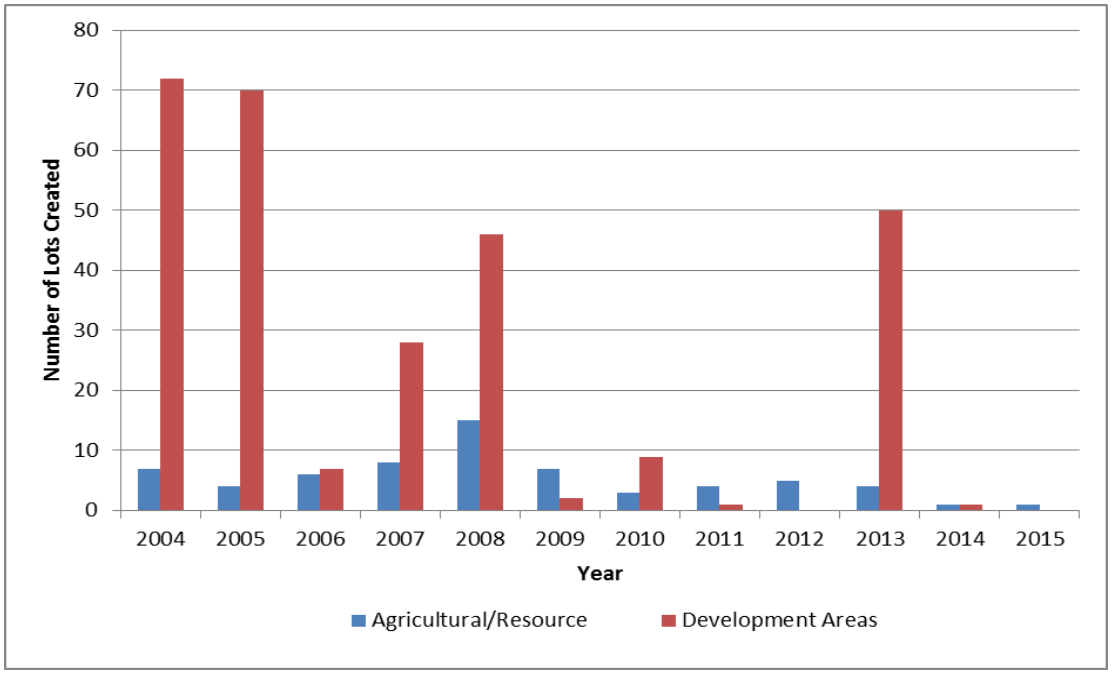
Table 12: New Lots Created by Zoning District

	2009	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**
Village District	2	6	0	0	48	0	0
CAR/RR	0	2	1	0	2	1	0
RCD/AZD	7	3	4	5	4	1	1
Other	0	1	0	0	0	0	0
Total Number of Lots	9	12	5	5	54	2	1

Source: Kent County Department of Planning, Housing and Zoning, Annual Reports.

Figure 1 shows the number of new lots created from 2004 through 2015 by type of zoning district.

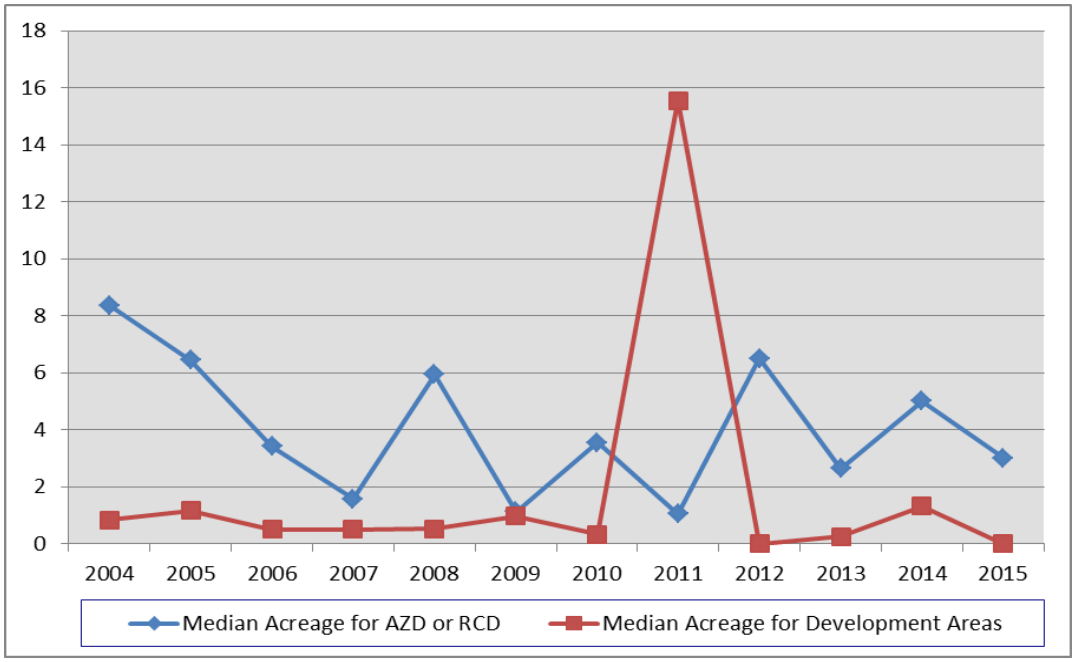
Figure 1 Lots Created by Zoning Type



Source: Kent County Department of Planning, Housing and Zoning, *Annual Report 2015*

Figure 2 provides the median lot size created for the years 2004 through 2015.

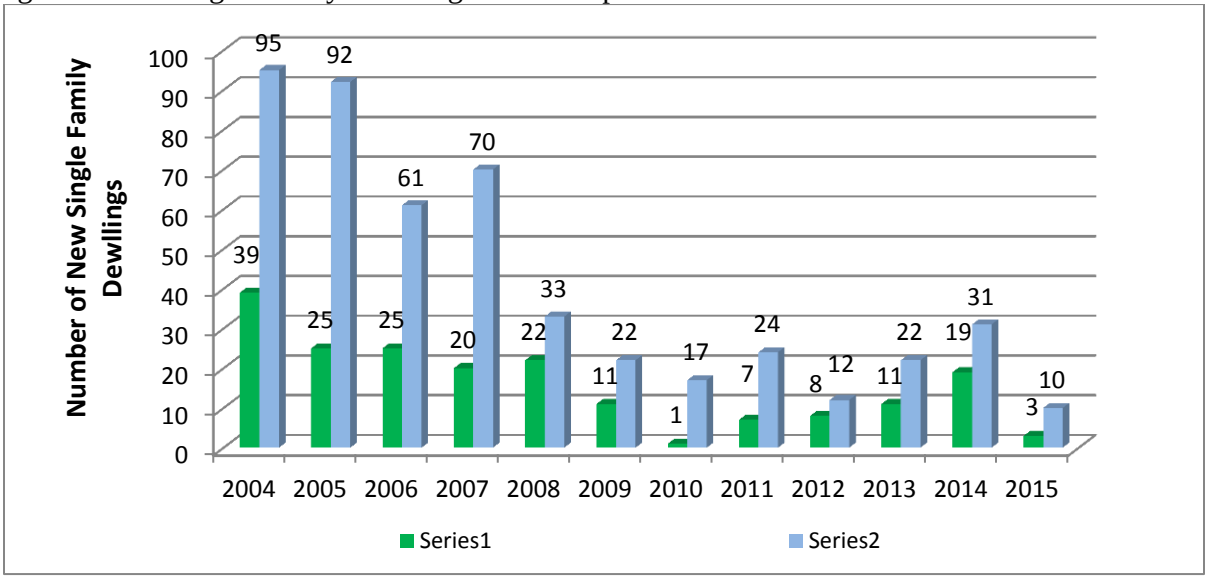
Figure 2 Median Lot Size



Source: Kent County Department of Planning, Housing and Zoning, *Annual Report 2015*

Figure 3 shows the number of single family dwelling by priority preservation area (PPA) and the development oriented zoning districts for Kent County.

Figure 3 New Single Family Dwellings in Development and Preservation Areas



Source: Kent County Department of Planning, Housing and Zoning, *Annual Report 2015*

Series 1 indicates lots outside the priority preservation area (PPA). Series 2 indicates lots created within the priority preservation area.

Conservation easements and other types of land restrictions affect the type, location and amount of development on a specific parcel. Kent County participates in the Maryland Agricultural Land Preservation Foundation (MALPF) Program and the Rural Legacy Program. Both programs purchase and permanently retire development rights. The Maryland Environmental Trust, Eastern Shore Land Conservancy, Chesapeake Country National Scenic Byway, The Conservation Fund/American Farmland Trust and Chesapeake Wildlife Heritage have also obtained and are holding easements in the County. As of February 22, 2016, nearly 36,700 acres (21 % of the County land area) were protected by some type of easement.

Changes in agriculture also affect the County's land use. The number of farms has increased since 1992. The average farm size has decreased as has the median farm size which reflects the increase in small farms and farmettes.

Table 13: Land in Farms

	1992	1997	2002	2007	2012
Total Number	318	314	318	377	367
Total acres	131,283	117,526	117,372	128,220	133,201
Average Size (acres)	413	374	369	340	363
Median Size (acres)		179	160	120	123

Source: US Census of Agriculture, 1992, 1997, 2002, 2007, 2012

Like population, changes to land use have been modest and reflect the slow, yet steady growth. The next section characterizes the County's economy and labor market.

6 Economy

Beginning in the 1970s, Kent County began the transition from a manufacturing, agricultural and fisheries based economy to one in which services, retail/wholesale trade and government in 2010 comprised over 69% of County employment. Agriculture and manufacturing continue to have a major role in the County's economy.

Table 14 and 15 below detail the loss of jobs in the farm sector and increases in retail, services, and finance, insurance and real estate. The majority of the labor force is in private sector, service providing industries which have some of the lowest average weekly wages.

Table 14: Employment Characteristics

	1980	1990	2000	2010
Total Population 16+	13,260	14,440	15,667	17,080
In Labor Force	7,710	9,200	9,733	10,190
% in Labor Force	58.1	63.7	62.2	59.7
Male Population 16+	6,300	6,880	7,362	8,050
In Labor Force	4,370	4,940	5,003	5,260
% in Labor Force	69.4	71.8	68.0	65.4
Female Population 16+	6,960	7,560	8,295	9040
In Labor Force	3,340	4,260	4,730	4,390
% in Labor Force	48.0	56.3	57.0	54.6
Jobs by Place of Work (1,000)	8.1	10.1	11.6	*
Farm	1.0	0.9	0.8	*
Ag Services, Forestry, Fisheries & Other	0.3	0.4	0.4	*
Mining	(L)	(L)	0.0	*
Construction	0.5	0.9	0.8	*
Manufacturing	1.0	1.1	1.0	*
Transportation & Public Utilities	0.5	0.3	0.5	*
Wholesale Trade	0.4	0.4	0.4	*
Retail Trade	1.3	1.8	1.8	*
Finance, Insurance & Real Estate	0.4	0.7	0.9	*
Services	1.9	2.8	3.9	*
Government	0.8	0.8	1.0	*

- See Table 16 for current Census Listing of jobs by type and industry
- (L) = less than 50 jobs, (D) = not shown to avoid disclosure of confidential information

Source: Maryland Department of Planning, MD State Data Center

Table 16: Total Full And Part-Time Jobs (By Place Of Work) by Type and Industry, 2001, 2010, 2014

Kent County

Title	2001	2010	2014
Total Jobs	12,005	12,639	12,567
BY TYPE:			
Wage and salary	8,827	8,616	8,461
Proprietors	3,178	4,023	4,106
Farm proprietors	292	290	297
Nonfarm proprietors 2/	2,886	3,733	3,809
BY MAJOR INDUSTRY			
Farm	728	570	614
Nonfarm	11,277	12,069	11,953
PRIVATE	9,842	10,668	10,827
Forestry, fishing, related activities, and other	241	(D)	(D)
Mining	41	(D)	(D)
Utilities	(L)	(D)	(D)
Construction	672	725	862
Manufacturing	1,028	800	863
Wholesale trade	322	376	306
Retail Trade	1,144	1,129	1,177
Transportation and warehousing	196	(D)	(D)
Information	116	104	204
Finance and insurance	364	439	473
Real estate and rental and leasing	478	725	602
Professional and technical services	506	620	685
Management of companies and enterprises	(D)	(D)	(D)
Administrative and waste services	(D)	(D)	(D)
Educational services	674	779	900
Health care and social assistance	1,429	1,624	1,554
Arts, entertainment, and recreation	442	534	564
Accommodation and food services	899	866	847
Other services, except public administration	647	733	752
		2,998	
GOVERNMENT & GOVERNMENT ENTERPRISES	1,435	1,401	1,126
Federal, civilian	74	87	61
Military	64	56	58
State and local	1,297	1,258	1,007
State	561	(D)	(D)
Local	736	(D)	(D)

6.1 Income

Income has grown in Kent County over time. This is evidenced by growth in total personal and per capita income as noted in Table 16. Kent County per capita income in 2014 was 77.5% of Maryland's per capita income; $28,411 and $36,670 respectively[8]. However, Kent County's per capita income is on par with the nation's ($28,555).

Table 16 Income Characteristics

Year	1980	1990	2000	2010	2014
Personal Inc. (mill. constant 2009$)	$250.5	$400.3	$539.6	$885.0	$999.3
Per Capita Income (constant 2009$)	$14,995	$22,400	$27,974	$43,609	$46,211

Source: MDP, Planning Data Services, US Bureau of the Census

Table 17 below provides Kent County and Maryland's income distribution. The County's distribution is more heavily weighted toward the $75,000 and below categories than the state. The County's 2014 median income was $58,201 (78.5% of Maryland's median income).

Table 17 Income Distribution 2014 (% of households)

Distribution	Kent County	Maryland
Under $25,000	22.6	15.4
25,000-49,999	20.8	17.9
50,000-74,999	21.2	17.2
75,000-99,999	13.5	13.2
100,000-149,999	14.3	18.1
150,000-199,999	2.8	8.9
$200,000 and over	4.8	9.1

Source: Maryland Department of Commerce, *Brief Economic Facts, Kent County, Maryland*, undated, page 3.

[8] MD Department of Commerce, Brief Economic Facts Kent County, Maryland, 2016, page 3.

6.2 Employment

Table 18 below provides annual employment and wage statistics for Kent County.

Table 18: 2014 Annual Employment and Wage

Industry	Average Number of Reporting Units	Annual Average Employment	Average Weekly Wage per Worker
Total Employment	**739**	**7,737**	**$718**
Government Sector Total	**38**	**1,008**	**799**
Federal	12	61	941
State	8	241	788
Local	18	706	790
Private Sector Total–All Industries	**701**	**6,729**	**706**
Goods-Producing	**127**	**1,468**	**890**
Natural Resources and Mining	30	270	719
Construction	77	443	872
Manufacturing	20	755	962
Service Providing	**574**	**5,261**	**655**
Trade, Transportation & Utilities	141	1,132	600
Information	7	136	879
Financial Activities	52	277	839
Professional & Business Services	98	468	989
Education & Health Services	90	1,943	731
Leisure & Hospitality	106	1,064	380
Other Services	80	241	523

Derived from: Maryland Department of Commerce, *Brief Economic Facts, Kent County, Maryland*, undated, page 32.

The County's labor force includes those residents who are currently working or are seeking work. An area's employment is composed of community residents who work both inside or outside the community or are seeking work, but excludes people working in the community not living in the community. The labor force for Kent County increased from 9,730 persons in 2000 to 10,178 in 2015, an increase of five percent. Unemployment stands at 5.7% in 2015

In 2015, 29.7% of the County's labor force worked outside of the County[9]. For the period of 2009 through 2013 the American Community Survey estimated that 66% of County jobs were held by County residents with an estimated 3,161 workers commuting into Kent County.

Although manufacturing and agriculture play a lesser role in terms of the County's employment, both contribute substantially to the County's overall economy. Table 19 below lists selected major employers.

Table 19: Major Employers 2015

Firm	Product	Employment
Washington College	Higher education	525
University of Maryland Shore Regional Health	Medical services	429
Dixon Valve & Coupling	Valves and couplings	366
State of Maryland*	Government	241
David A. Bramble, Inc.	Paving and road construction	224
Kent County	Government	209
Heron Point of Chestertown	Nursing care	200
LaMotte Industries	Chemical testing equipment	182
Angelica Nurseries, Inc.	Plants and flowers	175
Living at Home Health Services	Health care	175
YMCA Camp Tockwogh	Recreation facility	131
Acme Markets	Groceries	111
Waterman's Crab House	Restaurant	100
Redner's	Groceries	95
USA Fulfillment	Promotional fulfillment	90
Kent Center	Services for disabled	89
JR Lemon Leaf/JR Past/JR@Molly's	Restaurants	84
Autumn Lake Healthcare and Nursing	Nursing care	82
Gillespie & Sons	Concrete and products	80
Fish Whistle	Restaurant	75
Chester River Yacht & Country Club	Yacht and country club	70
People's Bank	Banking services	67
McDonald's	Restaurant	55
Eastman Specialties	Plasticizers and synthetic oils	54
Food Lion	Groceries	52

*State of Maryland employment figures for 2014 as they are the most current available
Source: Maryland Department of Commerce, *Brief Economic Facts, Kent County, Maryland*, undated, page 2.

[9] Ibid, page 2.

6.3 Agriculture

Agriculture has and will continue to be the keystone land use, economic and cultural generator for Kent County. For 2012 the Census of Agriculture reported market value of agricultural products produced in Kent County totaled $112,250,000. Crop sales accounted for $78,393,000 and livestock sales were $33,857,000 The County consistently ranked ninth in total value of agricultural products sold and was third in the value of crops including nursery and greenhouse products. Table 20 lists trends in agricultural acreage and production.

Table 20: Trends in Agriculture

	1997	*2002*	*2007*	**2012**
Number of Farms	314	318	377	367
Land in Farms (acres)	117,526	117,372	128,220	133,201
Cropland Harvested (acres)	91,298	87,261	93,166	98,259
Vegetable (acres)	1,265	1,680	1,365	784
Number of Dairy Cows	36/4,198	26/4,484	25/3,856	12/3,488
Estimated market value of Land and Buildings - average per farm (Not adjusted to constant dollars)	1,051,419	1,235,084	$2,076,300	$2,472,676
Market value of products sold (Not adjusted to constant dollars)	$60,957,000	$66,836,000	$85,711,000	$112,250,000

Source: Derived from Table 1 prepared by the Maryland Department of Planning, 2012.
Extracted from; 1997, 2002, 2007 and 2012 Censuses of Agriculture.

The County's 700 businesses provide a diverse base for the County's economy. Economic development efforts seek to build on this base providing new opportunities for County residents. The next section discusses the County's educational facilities and progress.

7 Educational Attainment

The educational level of a community's workforce affects its ability to attract new businesses and the type of such businesses willing to locate there. It also affects the kind and amount of government services demanded, that is, education, libraries, parks, public buildings, as well as the levels and kinds of private sector goods and services sought.

Between 1990 and 2010, the percent of those over 25 with at least a high school diploma grew from 81% to 86%. During the same period, persons with at least a bachelor's degree nearly doubled to 30.2% of the population over 25. The level of educational attainment continues to increase as indicated in Table 21 below. This bodes well for Kent County's future.

Table 21: Educational Attainment

	1990		2000		2010		2000 MD	2010 MD
	#	%	#	%	#	%	%	%
Persons 25 years and over	11,822	100	13,103	100	13,910	100	100	100
Less than 9th Grade	1,346	11.4	837	6.4	617	4.4	5.1	4.4
9th to 12th grade, no diploma	2,038	17.2	1,942	14.8	1,337	9.6	11.1	7.8
High school graduate (includes equivalency)	4,372	37.0	4,705	35.9	4,646	33.4	26.7	26.4
Some college, no degree	1,624	13.7	2,273	17.3	2,370	17.0	20.3	19.3
Associate degree	441	3.7	506	3.9	745	5.4	5.3	6.3
Bachelor's degree	1,292	10.9	1,652	12.6	2,474	17.8	18.0	19.8
Graduate or Professional degree	709	6.0	1,188	9.1	1,721	12.4	13.4	16.0
High School graduate or higher	8,438	71.4	10,324	78.8	11,956	86.0	83.8	87.8
Bachelor's degree or higher	2,001	16.9	2,840	21.7	4,195	30.2	31.4	35.7

Source: US Census, DP02: Selected Social Characteristics, 2006-2010 American Community Survey 5-Year Estimates.

Chesapeake College also serves Kent County residents. Chesapeake College is a comprehensive public two-year regional community college serving the educational needs of the residents of Caroline, Dorchester, Kent, Queen Anne's and Talbot counties on Maryland's Eastern Shore. The college offers a large selection of credit and continuing education classes designed to help students prepare for transfer to upper-level institutions, immediate entry into a career, or enhancement of work-related skills. It has over 2,000 full time equivalent students and offers 20 associate degree programs, 24 certificate programs and continuing education to the region on its 170 acre campus.

Kent County continues to increase the percentage of high school graduates and the number of residents with college degrees. This growing educational achievement strengthens the County's ability to attract and retain business as well as increasing demand for cultural amenities. The next section turns to the housing market and its trends over time.

8 Housing

This section inventories housing units in Kent County by type, tenure, quality and household characteristics (income, age, race, and family size). These statistics help to understand County housing needs and trends.

While the County's population from 2000 to 2010 increased by 5.2 percent, the number of housing units increased by 12 percent, totaling 10,549 housing units. The Census Bureau defines a housing unit as living quarters in which the occupants live separately from any other individuals in the building and that have direct access from outside the building or through common hall.

8.1 Households

Table 22 shows the average household size has continued to decrease which is a reflection both of smaller families and smaller households moving into the County–older couples without children. This is in step with both state and national trends, which have resulted in a substantial drop in the percentage of households with children.

Table 22: Average Household Size

Year	Size (persons)
1950	3.32
1960	3.26
1970	3.02
1980	2.62
1990	2.49
2000	2.33
2010	2.29

Source: US Census, 2010 Census Profile of General Population and Housing Characteristics.

8.2 Housing Units

Table 23 notes that of the 10,549 housing units, the Census designated 1,395 as seasonal, recreational or occasional use. The number of seasonal housing units has continued to increase recently at a dramatic pace of 4.6 percent per year before the last recession. At 13.2% Kent County ranks third in the state behind Worcester County (49%) and Garrett County (28.9%) for percentage of housing units that are considered as seasonal/recreational homes[10]. This underscores the continued desirability

[10] Maryland Department of Planning, Personal Correspondence Mark Goldstein, Status of Vacancy, February 22, 2016.

of second homes in Kent County and directs us to consider this in planning demand for all public facilities and when designating growth areas.

Table 23: Housing Occupancy and Tenure Characteristics

	1980	1990	2000	2010	Change 2000-2010
Total Housing Units	7,347	8,181	9,410	10,549	12.1%
Occupied Housing Units	6,133	6,702	7,666	8,165	6.5%
Owner-occupied housing units	4,356	4,797	5,395	5,808	7.7%
Renter-occupied housing units	1,777	1,905	2,271	2,357	3.8%
Vacant Housing Units	1,214	1,479	1,744	2,384	36.7%
For seasonal, recreational or occasional use	650	814	957	1,395	45.8%

Source: US Census, 2010 Census Profile of General Population and Housing Characteristics.

Table 24 indicates that the election districts experienced varying levels of residential construction between 2000 and 2010. Massey and Worton lead the County with Kennedyville adding the fewest. Table 25 provides the breakout for 2010 of occupied housing by tenure.

Table 24: Housing Units by Election District

Election District	2000	2010	New Units	% Change
1 – Massey	1,477	1,799	322	21.8
2 – Kennedyville	977	1,029	52	5.3
3 – Worton	1,389	1,608	219	15.8
4 – Chestertown	2,331	2,574	243	10.4
5 – Edesville	1,611	1,767	156	9.7
6 – Fairlee	936	1,021	85	9.1
7 – Pomona	689	751	62	9.0

Source: US Census, 2010 Census Profile of General Population and Housing Characteristics, Table 11.

Table 25: Housing Units by Tenure 2010

Election District	Owner Occupied	Renter Occupied	Vacant – Seasonal
1 – Massey	1,162	332	150
2 – Kennedyville	609	155	171
3 – Worton	932	256	292
4 – Chestertown	1,122	1,047	98
5 – Edesville	934	276	406
6 – Fairlee	596	196	138
7 – Pomona	453	95	140

Source: US Census, 2010 Census Profile of General Population and Housing Characteristics.

8.3 Housing Type

The majority of housing is owner-occupied single family residences. Table 26 notes that in 2010 78.9% of the housing stock was single family detached units, compared to 77.9% in 2000. The number of multi-family dwellings increased significantly between 1990 and 2000, but did not experience much change in the most recent Census. The majority multi-family units are located within Chestertown and Rock Hall. However, there are also rental complexes near Fairlee and Tolchester. Mobile homes are found in the mobile home parks in Chestertown, Rock Hall and Worton, and dispersed on farms and on individual lots throughout the County.

Table 26: Housing Types

	2000		2010		% Change
	#	%	#	%	
Total Housing Units	9,410	100	10,424	100	10.8
1-unit, detached	7,326	77.9	8,228	78.9	12.3
1-unit, attached	238	2.5	537	5.2	125.6
2 units	207	2.2	164	1.6	-20.8
3 or 4 units	280	3.0	170	1.6	-39.3
5 to 9 units	332	3.5	522	5.0	57.2
10 to 19 units	397	4.2	315	3.0	-20.7
20 or more units	189	2.0	146	1.4	-22.8
Mobile home	410	4.4	342	3.3	-16.6
Other (Boat, RV, van, etc.)	31	0.3	0	0.0	-100.0

Source: US Census, 2006 to 2010 American Community Survey Selected Population Tables Selected Social Characteristics: Kent County.

8.4 Housing Conditions

The lack of complete plumbing facilities has traditionally been the main indicator of substandard housing. Recent studies indicate that other criteria, such as overcrowding, are necessary to adequately assess a community's housing stock. A lack of complete plumbing is defined as being without one or more of the following: hot or cold running water, an inside bathroom, or kitchen cooking facilities. Table 27 provides relevant housing standard statistics.

Table 27: Housing Lacking Complete Plumbing

Characteristic	2000	2010	% Change
Lacking complete plumbing (occupied and vacant housing units)	167	0	-100.0
Lacking complete kitchen (occupied and vacant housing units)	141	14	-90.1

Source: US Census, 2006 to 2010 American Community Survey Selected Population Tables Selected Social Characteristics: Kent County.

A dwelling unit is generally considered overcrowded if there are more than 1.01 persons per room. Only 1.8% of the occupied housing units in the County were estimated to be overcrowded by the American Community Survey for the period of 2009-13.[11] Table 28 provides comparative overcrowding statistics over time.

Table 28: Persons per Room (Occupied Housing Units)

	1990	2000	2010	% Change 2000-2010
Occupied Housing Units	6,702	7,666	7,735	0.9
1.01 or more	116	110	39	-64.5
Percentage of Total	1.7	1.4	0.5	

Source: US Census, 2006 to 2010 American Community Survey Selected Population Tables Selected Social Characteristics: Kent County.

[11] US Census, American FactFinder, Tenure by Occupants per Room, 2009-13, Five Year Estimates.

9 Conclusion

Kent County has over the long term experienced slow steady growth. The recent reduction in population may be a short term result of the Great Recession or it may continue as nationally about a quarter of the counties are losing population. The County's rich natural and human resource base provides a solid foundation for the continuation of the County's high quality of life.

In light of recent population trends, it will be especially important for the County to continue to monitor all the parameters contained in this report for their impact on future demand for services and facilities. Changes in the age, size and ethnic composition of households along with generational shifts will impact the demand for and the type of housing along with public and private services.

The comprehensive planning process will need to estimate and take into account the extent to which larger national and regional trends will affect Kent County and adapt in a way that preserves the County's excellent quality of life while providing ample opportunity for County residents.