

**CHARACTERISTICS *of***  
**COLUMBIA, MARYLAND**

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*a* DEMOGRAPHIC *and* SOCIO-ECONOMIC PROFILE



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## 1 INTRODUCTION

This report provides a basis for understanding the demographic and socio-economic characteristics of Columbia, Maryland and its villages based on data from the Census Bureau. Along with other subsequent reports, including a forthcoming report on trends in housing unit sales prices in Columbia from 2000 to 2011, this report provides important datasets that can aid the Columbia Association and villages in tailoring programs and facilities and advocating for the needs of the Columbia community.

The report is based primarily on two data sets from the Census Bureau. The first is from the 2010 Census. This data was obtained from the 100 percent count known as Summary File 1 (SF1). This file contains data on age, sex, households, families, race, and housing units based on answers to the questions on the Census 2010 questionnaire. The data released in SF1 represents answers from all households. The other data set developed for this report is based on additional data from the Census Bureau's American Community Survey, which provides additional data not provided in SF1 including income and poverty statistics, household composition, educational attainment as well as other social and economic information.

The long form, which in past decennial censuses was sent to one in six homes, was not used by the Census in 2010. Instead, beginning in 2005, the Census Bureau fully implemented the American Community Survey (ACS), an annual survey using a smaller sample size. The advantage of the ACS is that results are collected annually, rather than only once every ten years. The drawback is that ACS provides estimates since the data are collected from sample of the nation's households. The additional information from the ACS included in this report that is not available from SF1 is based on the five-year ASC estimate for the period from 2006 through 2010.

For this report, Columbia is defined as those properties subject to the Columbia Association annual change including the village and non-village areas of Columbia. It is this definition that guides the analysis used to describe Columbia and its villages in this report. This is distinct from the Census Bureau's Columbia Census Designated Place (CDP). For the 2010 Census, the Census Bureau delineated the Columbia CDP and found that the geographic area included within the CDP boundary had a population of 99,615 and an area of 31.9 square miles (more than 20,000 acres). However, the Census Bureau's definition of the Columbia CDP does not match the actual boundaries of Columbia. In general terms, the Census defined Columbia CDP is different in two significant ways: it is geographically larger than Columbia including most of the "out parcels" and thus includes additional population while, at the same time, it does not include significant areas of Columbia, including the portion of Dorsey's Search north of Route 108. The Census Bureau's Columbia CDP is approximately one-third larger than the actual boundaries of Columbia.

As a result, the total population reported in this report is lower than the above commonly-referenced Columbia Census Designated Place population. This does not mean Columbia has lost population. It is based on the more fine-grained way in which Columbia is defined and based on the detailed analysis completed for this report. A map of the geographic extent of Columbia and the villages is shown in Figure 1. The Columbia CDP boundary is provided for reference.

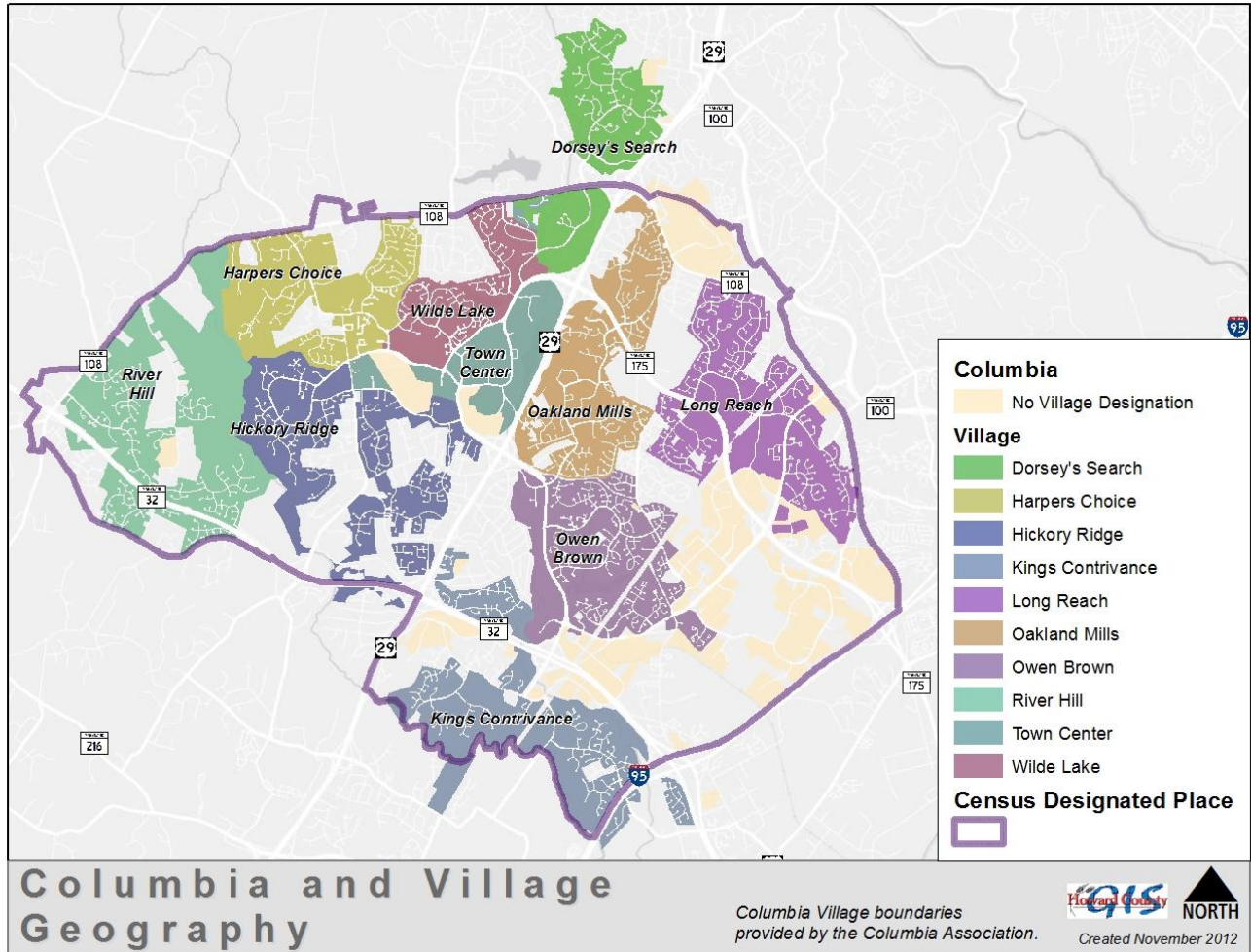
The actual boundaries of the villages are also not defined by the Census. Since neither Columbia nor the villages are defined specifically by Census geography, Columbia Association commissioned customized, rigorous, and replicable analyses to provide a profile of Columbia and the villages based on a “best fit” approach of the Census Bureau’s data to Columbia’s geography. The work was done in collaboration with analysts from the Research Division of the Howard County Department of Planning and Zoning and from the Maryland Department of Planning.

To derive the information for Columbia and each individual village from the 2010 Census of Population and Housing (SF1), an aggregation of Census Blocks that “best fit” each village was developed. Where Census Blocks extend beyond Columbia or a village, or over more than one village, the blocks were split based on actual housing unit counts from Howard County’s dwelling unit GIS point file to determine percent splits. These data represent the best approximation of the village demographics as of the 2010 Census based on SF1. Technical assistance from the Howard County Research Division was invaluable on this part of the project.

Socio-economic data such as income, educational attainment, household composition, housing values and cost, and journey to work statistics are only available based on sample data via the Census Bureau’s American Community Survey. The smallest geographic area that this information is available for this report is provided at the block group level (an aggregation of blocks) – which provides a less good fit with village geography. However, to capture this additional data so important to understanding the profiles of the villages, Columbia Association “best fit” these block groups to each village and based on this, the Maryland Department of Planning prepared aggregated data sets for the Columbia Association, which was essential to this report.

See Chapter 5: Methodology for an additional discussion of the methodology used to create the datasets for this report.

**Figure 1: Columbia Village Boundaries**



## 2 COLUMBIA-WIDE DEMOGRAPHIC and SOCIO-ECONOMIC PROFILE

### *Columbia Population, by Race and Ethnicity*

James Rouse’s vision of Columbia as an open community — a diverse community in today’s parlance — appears to have prevailed over the nearly five decades since the initial planning of Columbia. The community has a high degree of racial and ethnic diversity, as seen in Table 1. Since more than two and a half years have passed since the 2010 Census was conducted, this discussion of Columbia’s demographic characteristics will use the past tense.

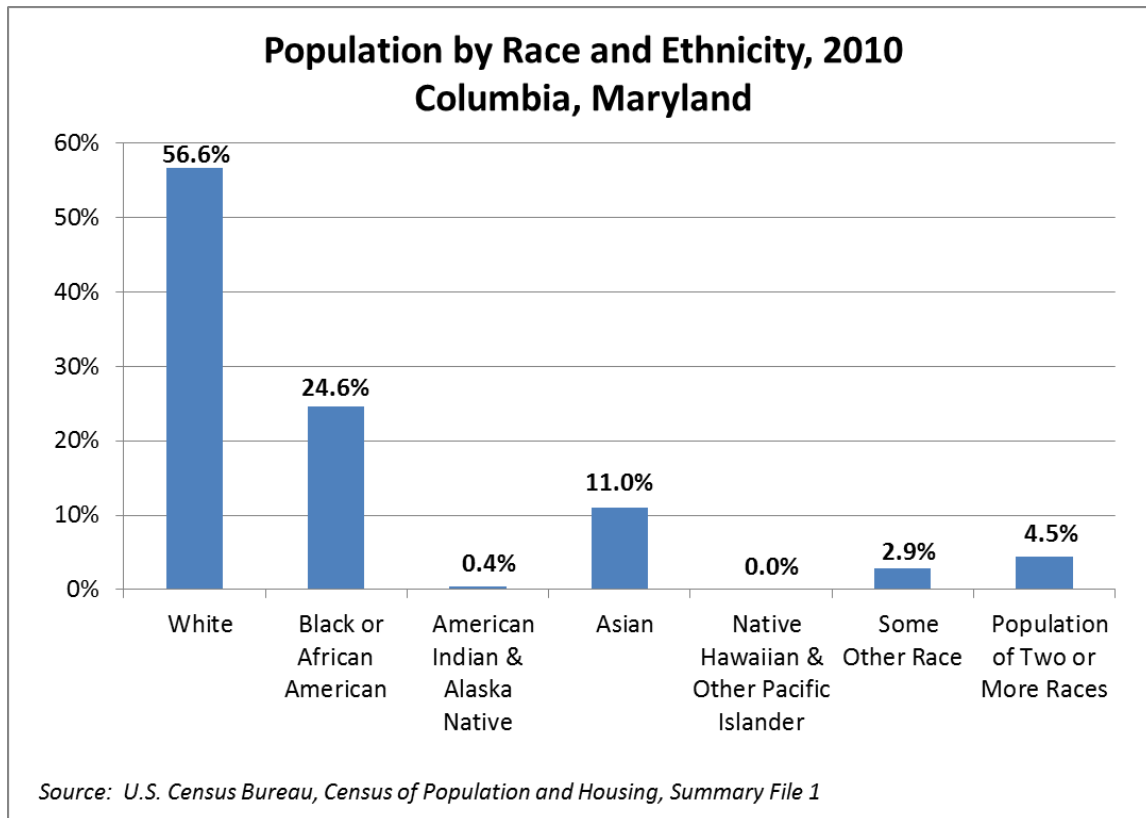
**Table 1: Population by Race and Ethnicity (2010)**

RACE AND HISPANIC ETHNICITY	POPULATION	% OF TOTAL
Total	<b>90,315</b>	<b>100.0%</b>
White	51,150	56.6%
Black or African American	22,201	24.6%
American Indian & Alaska Native	368	0.4%
Asian	9,955	11.0%
Native Hawaiian & Other Pacific Islander	29	0.0%
Some Other Race	2,579	2.9%
Population of Two or More Races	4,033	4.5%
Hispanic or Latino	7,146	7.9%
Non Hispanic or Latino	83,170	92.1%
<i>Source: U.S. Census Bureau, Census of Population and Housing (2010), Summary File 1</i>		

Accounting for nearly 57 percent, the combined white population of the nine villages and Town Center was 51,150 residents of the total recorded in the 2010 Census. Table 1 also shows that 7.9 percent of Columbia’s population identified themselves as Hispanic of Latino, which may be of any race.



Figure 2: Columbia Population by Race and Ethnicity (2010)



The largest minority group Black or African American at 24.6 percent of the total. Asians, numbering nearly 10,000, represented another 11.0 percent of the total. The community’s diversity was further reinforced by the more than 4,000 residents (4.5 percent of the total) who identified themselves members of two or more races.

Other groups recorded in the 2010 Census included American Indians and Alaskan Natives, Native Hawaiians and Other Pacific Islanders, all numbering just under 400 persons or 0.4 percent of the total. Nearly 2,600 individuals were recorded as members of “some other race.” Past Census studies have indicated that this is often a racial category selected by the Hispanic/Latino community.

### Population by Age and Gender

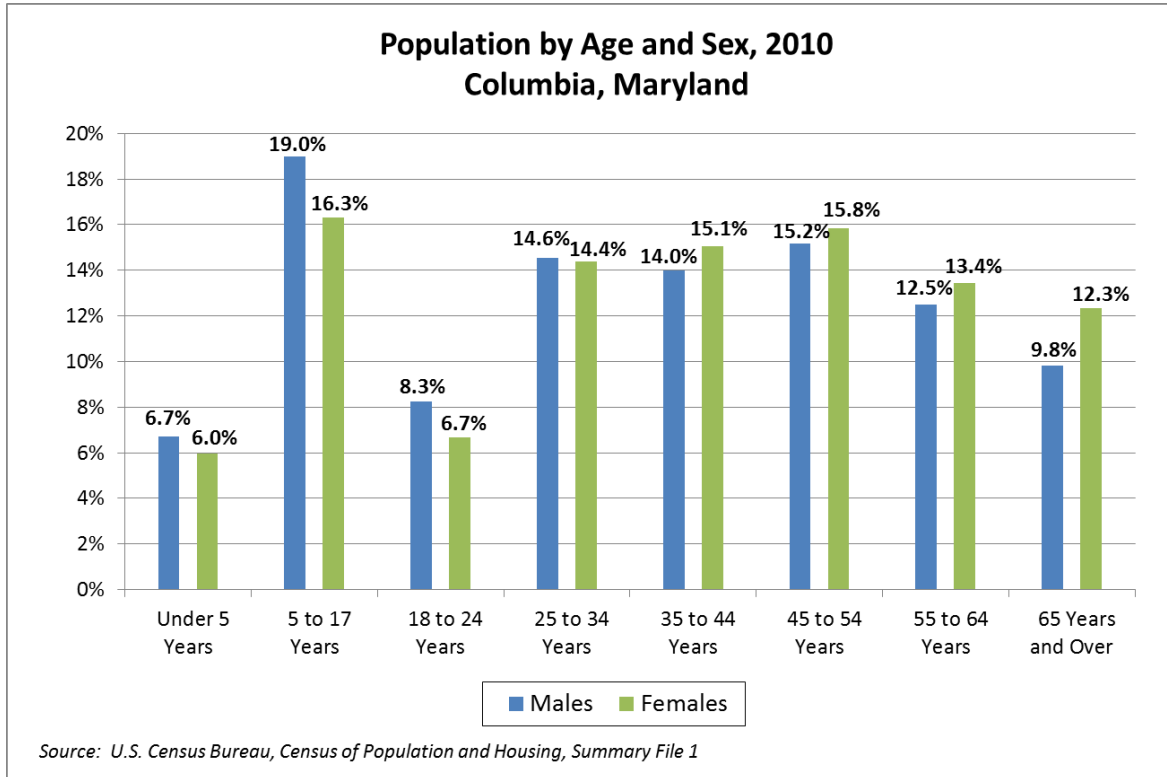
Columbia’s population has strong representation at both ends of the age spectrum, as shown in Table 2. In 2010, 23.9 percent were children under the age of 18 years. Nearly 16,000 out of a total 21,600 children were in the school-age population, those aged 5 to 17 years. Another 11.1 percent of the population consisted of those at or above traditional retirement age (those 65 years old and above – about 10,000 persons). Those approaching retirement, the 55 to 64 years old age cohort (numbering more than 11,700 persons) accounted for 13 percent of the population.

Over 44 percent of the population consists of those of the prime working age: 25 to 54 years old. One group somewhat underrepresented, 7.4 percent of the total, is that consisting of 18 to 24 year olds. Many in the latter group are presumably persons who have left their family homes and are pursuing educational or employment opportunities in places other than Columbia.

**Table 2: Population by Age and Gender (2010)**

	Total Population		Males		Females	
<b>All Ages</b>	<b>90,316</b>	<b>100.0%</b>	<b>43,436</b>	<b>100.0%</b>	<b>46,880</b>	<b>100.0%</b>
Under 5 Years	5,725	6.3%	2,923	6.7%	2,802	6.0%
5 to 17 Years	15,894	17.6%	8,249	19.0%	7,645	16.3%
18 to 24 Years	6,712	7.4%	3,586	8.3%	3,126	6.7%
25 to 34 Years	13,067	14.5%	6,322	14.6%	6,745	14.4%
35 to 44 Years	13,141	14.6%	6,075	14.0%	7,066	15.1%
45 to 54 Years	14,013	15.5%	6,595	15.2%	7,418	15.8%
55 to 64 Years	11,725	13.0%	5,427	12.5%	6,298	13.4%
65 Years and Over	10,037	11.1%	4,258	9.8%	5,779	12.3%
<b>MEDIAN AGE</b>	<b>37.9</b>		<b>36.0</b>		<b>39.4</b>	
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>						

Figure 3: Population by Age and Gender (2010)



There is generally a close balance between males and females in the population with a ratio of close to 1.08 females per one male. In the 65 and over age group that ratio increases to almost 1.36 females per male. A reverse of that pattern was found in the young adult group, those 18 to 24 years old. In this case there were 1.15 males per female.

The median age of the population is 37.9 years, with the median age for males 36.0 years and that for females 39.4 years. Columbia’s median ages are very close to those for Maryland, which are 38.0, 36.4 and 39.3 years respectively for the total population, males and females.

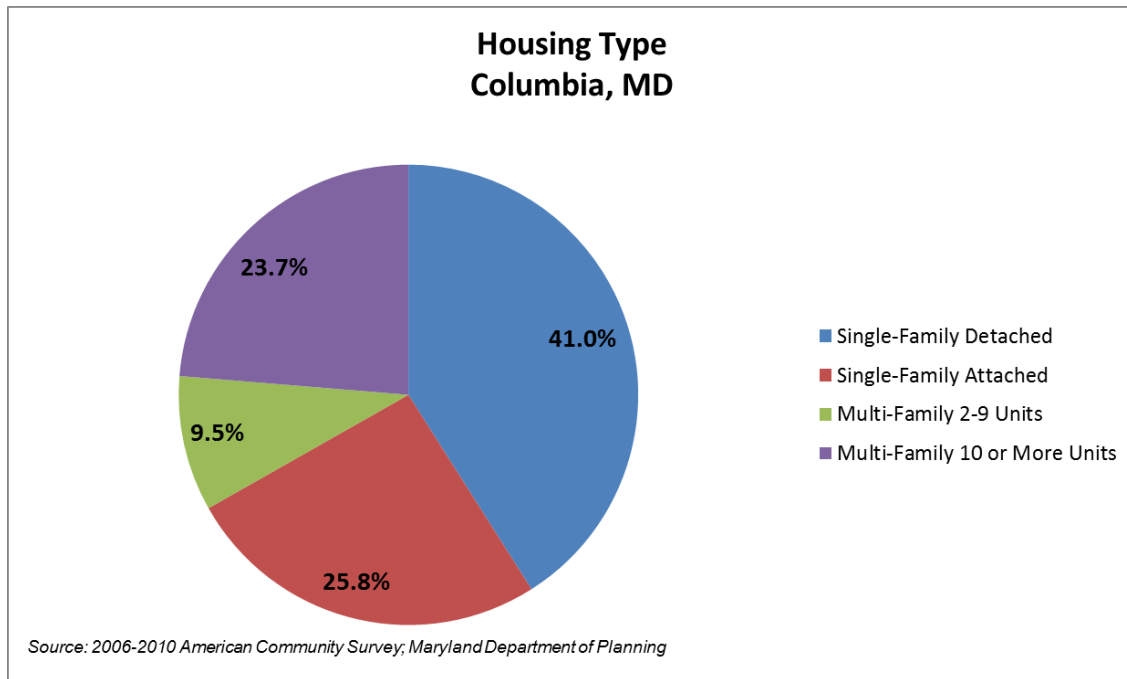
### ***Households and Housing Stock in Columbia***

As shown in Table 3 below, Columbia consisted of 35,812 households in 2010. With a household population of 89,827, the average household size was 2.51 persons. By comparison, the 2010 average household size for both Maryland and Howard County were higher at 2.61 and 2.72, respectively.

**Table 3: Total Population by Type of Residence**

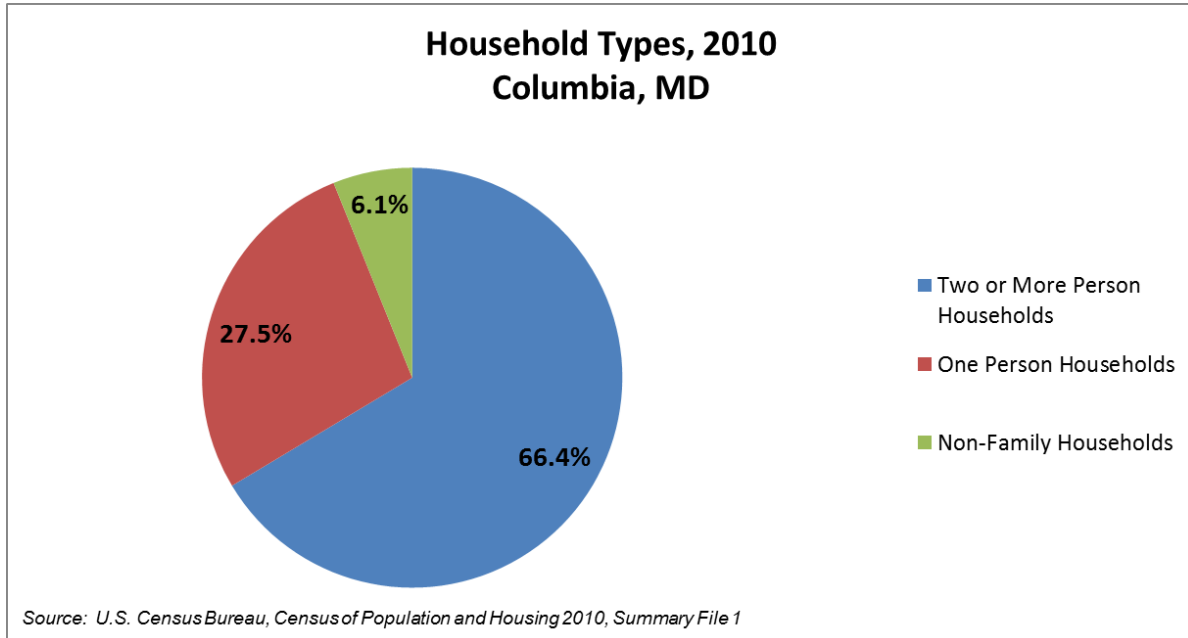
<b>Total Population</b>	<b>90,316</b>
Households	35,812
Household Population	89,827
Persons per Household	2.51
<b>Total Group Quarters Population</b>	<b>489</b>
Institutionalized Population	271
Correctional Institutions	10
Nursing Homes	261
Other Institutions	0
Noninstitutionalized Population	218
College Dormitories	0
Military Quarters	0
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>	

Based on available sample data from the Census Bureau's American Community Survey 2006 to 2010, Columbia residents had a wide range of choices in housing types as shown in Figure 4. Forty-one percent were in single-family detached units, nearly 26 percent were in single-family attached units (townhouses), and approximately one-third (33.2 percent) of all households living in multi-family apartment buildings. These included garden apartment buildings, with 2 to 9 units, accounting for 9.5 percent of the households, and almost a quarter (23.7 percent) living in buildings with ten or more units.

**Figure 4: Housing Types in Columbia**


### ***Household Type and Relationships***

Families, consisting of two or more related persons living together (by birth, marriage, or adoption) accounted for 23,770 (about two-thirds) of total households. The remaining one-third consisted of one-person households (9,862 individuals, 27.5 percent of all households) or other nonfamily households, unrelated persons living together, numbering 2,180 households (6 percent of the total). This information is shown in Figure 5. It is worth noting that one of every five (20.8 percent) household included one or more persons 65 years old and over. In fact, eight percent of Columbia’s households, representing 2,874 individuals, were those 65 or older living alone. See Figures 5 and 6, and Table 4 for more information.

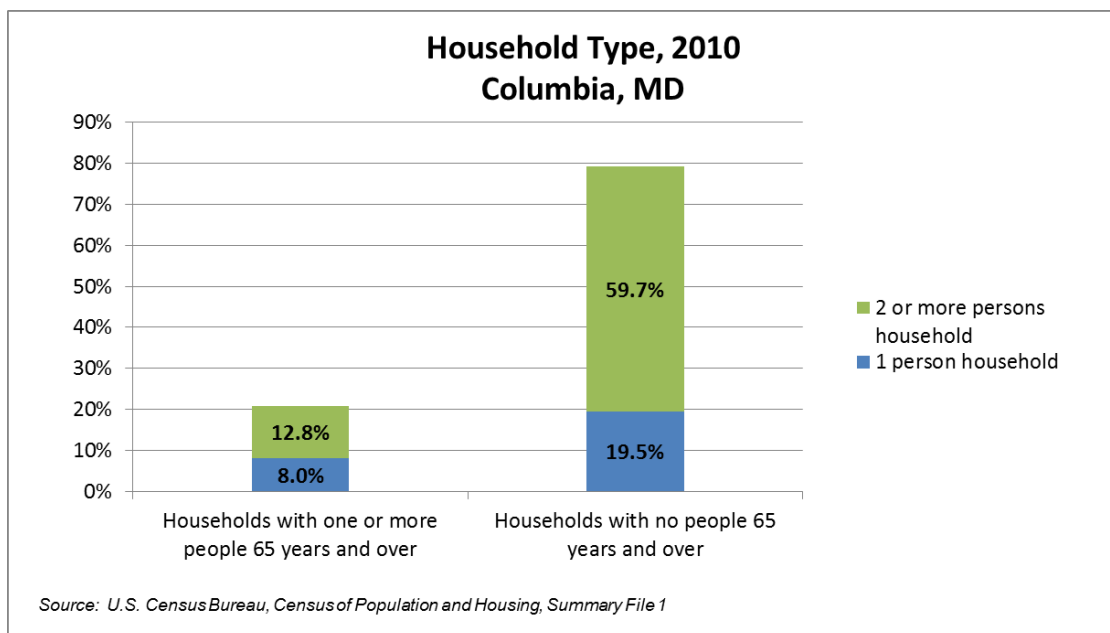
**Figure 5: Household Types (2010)**

**Table 4: Households by Presence of People 65+ Years, Household Type and Size**

	Number	Total
<b>Total Households:</b>	<b>35,812</b>	<b>100.0%</b>
One or more people 65 years and over:	7,459	20.8%
1-person household	2,874	8.0%
2-or-more-person household:	4,585	12.8%
Family households	4,389	12.3%
Nonfamily households	196	0.5%
No people 65 years and over:	28,352	79.2%
1-person household	6,988	19.5%
2-or-more-person household:	21,364	59.7%
Family households	19,380	54.1%
Nonfamily households	1,984	5.5%

*Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1*

**Figure 6: Households by Presence of People 65+ Years, Household Type and Size**



Looking at the family households in Table 5, we find that half (50.3 percent) had children under 18 living in the home. Those families included married couples (35.5 percent of all families), male-headed households with no spouse present (2.9 percent) and female-headed households with no spouse present (11.9 percent). It is noted that “traditional nuclear families” consisting of a married couple family with one or more children under 18 years of age comprised a little less than one fourth (23.6 percent) of all households in Columbia.

**Table 5: Household Type by Presence and Age of Related Children**

	Number	Total
<b>Total Families:</b>	<b>23,770</b>	<b>100.0%</b>
Husband-wife family:	18,190	76.5%
With related children under 18 years:	8,441	35.5%
Under 6 years only	2,196	9.2%
Under 6 years and 6 to 17 years	1,648	6.9%
6 to 17 years only	4,597	19.3%
No related children under 18 years	9,749	41.0%
Other family:	5,579	23.5%
Male householder, no wife present:	1,208	5.1%
With related children under 18 years:	682	2.9%
Under 6 years only	174	0.7%
Under 6 years and 6 to 17 years	92	0.4%
6 to 17 years only	416	1.8%
Female householder, no husband present:	4,371	18.4%
With related children under 18 years:	2,834	11.9%
Under 6 years only	463	1.9%
6 to 17 years only	1,886	7.9%
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>		



### ***Housing Occupancy in Columbia***

Columbia had a total of 37,315 housing units, according to the 2010 Census. Of that total, 35,812 were occupied and another four percent (1,503 units) were vacant. Almost half of those vacant units were on the market available for rent and, combined with those on the market for sale, 65.8 percent were available for new occupants. Further detail on vacancies is shown in Table 6.

**Table 6: Housing Units – Occupancy Status and Tenure**

<b>Occupancy Status</b>	<b>Number</b>	<b>Pct. Of Total</b>
Total Housing Units:	37,315	100.0%
Occupied	35,812	96.0%
Vacant	1,503	4.0%
<b>Tenure</b>	<b>Number</b>	<b>Pct. Of Total</b>
Total Occupied Housing Units:	35,812	100.0%
Owned with a mortgage or loan	20,484	57.2%
Owned free and clear	3,714	10.4%
Renter occupied	11,613	32.4%
<b>Vacancy Status</b>	<b>Number</b>	<b>Pct. Of Total</b>
Total Vacant Housing Units:	1,503	100.0%
For rent	702	46.7%
Rented, not occupied	48	3.2%
For sale only	287	19.1%
For seasonal, recreational, or occasional use	146	9.7%
For migrant workers	1	0.1%
Other vacant	266	17.7%

*Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1*

Homeownership in Columbia accounted for slightly more than two-thirds (67.6 percent) of all households in Columbia. A portion of those homeowners (15.3 percent of owners) lived in their homes free and clear of a mortgage. Based on a the Census Bureau’s American Community survey sample covering the period 2006 to 2010, the mean home value was \$430,010.

Rental housing was the choice of the other third of Columbia households. While we cannot report a median or mean rent – the Census Bureau set the top category at \$1,000 and above – we can say that about 79 percent were paying above \$1,000 in monthly rent. Furthermore, 38 percent of the renters reported that they were paying more than 35 percent of their income for rent; another 10 percent were spending between 30 and 35 percent of income for their rental housing.

Columbia’s homeowners were to be found primarily among householders aged 35 to 64, accounting for 46.8 percent of all owner-occupied households in the community. Another 12.8 percent of homeowners were age 65 or over, as shown in Table 7.

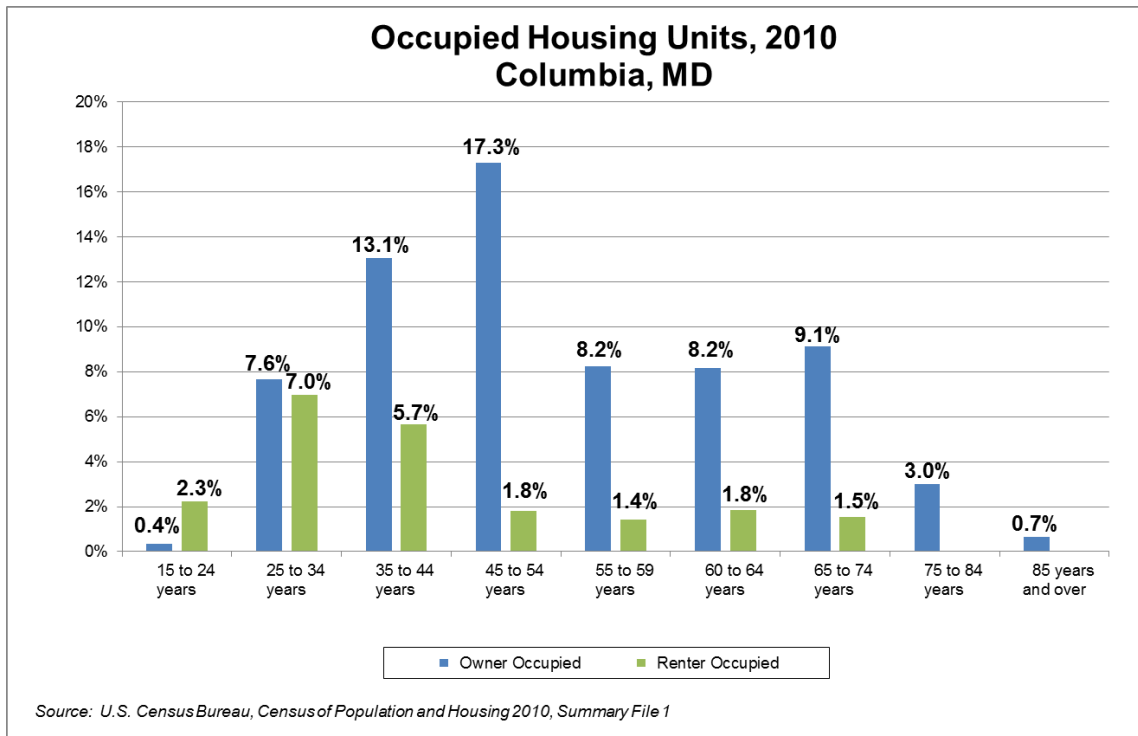
Renters were more noticeably concentrated in the 25 to 34, 35 to 44 and 45 to 54 householder age cohorts. They accounted for over two-thirds of all renters and nearly 22 percent of all Columbia occupied units. Senior citizens, those 65 and over, were a small group among the renters, accounting for five percent of all occupied units.

**Table 7: Occupied Housing Units – Tenure by Age of Householder**

	Number	Pct. Of Total
<b>Total Occupied Housing Units:</b>	<b>35,812</b>	<b>100.0%</b>
<b>Owner Occupied</b>	<b>24,199</b>	<b>67.6%</b>
15 to 24 years	127	0.4%
25 to 34 years	2,739	7.6%
35 to 44 years	4,682	13.1%
45 to 54 years	6,187	17.3%
55 to 59 years	2,951	8.2%
60 to 64 years	2,919	8.2%
65 to 74 years	3,275	9.1%
75 to 84 years	1,078	3.0%
85 years and over	240	0.7%
<b>Renter Occupied</b>	<b>11,613</b>	<b>32.4%</b>
15 to 24 years	806	2.3%
35 to 44 years	2,497	7.0%
45 to 54 years	2,034	5.7%
55 to 59 years	644	1.8%
65 to 74 years	655	1.8%
85 years and over	546	1.5%

Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1

Figure 7: Occupied Housing Units – Tenure by Age of Householder



### Household Finances

Table 8 documents the income distribution for Columbia households, based on sample data collected over the 2006 to 2010 period and reported by the Census Bureau’s American Community Survey (ACS). The shaded cells indicate values for which the margin of error (MOE), plus or minus, is relatively large indicating that the estimate may be unreliable, given the small sample size. Note also that, because of the limitation of Census geography when working with this sample data and because sample ACS sample data is available only rather than the 100 percent decennial Census count (SF1 data), the number of households in the distribution is larger than 35,812 households used in the analysis of the villages. (See Chapter 5: Methodology for a full discussion of the various Census data sets used in this analysis.)

**Table 8: Household Income Levels**

Household Income in the Past 12 Months	Number	MOE +/-
<b>Households</b>	<b>41,437</b>	<b>837</b>
Less than \$1,000	1,481	622
\$10,000 to \$14,999	656	766
\$15,000 to \$24,999	1,429	992
\$25,000 to \$34,999	2,027	1,002
\$35,000 to \$49,999	3,435	1,104
\$50,000 to \$74,999	6,827	702
\$75,000 to \$99,999	6,221	526
\$100,000 to \$149,999	9,057	636
\$150,000 or more	10,304	660
<b>Mean household income</b>	<b>\$112,940</b>	<b>\$4,029</b>
<i>Source: 2006 - 2010 American Community Survey: Maryland Department of Planning</i>		
<p>Note: The shaded cells indicate values for which the margin of error (MOE), plus or minus, is relatively large indicating that the estimate may be unreliable given the small sample size.</p>		

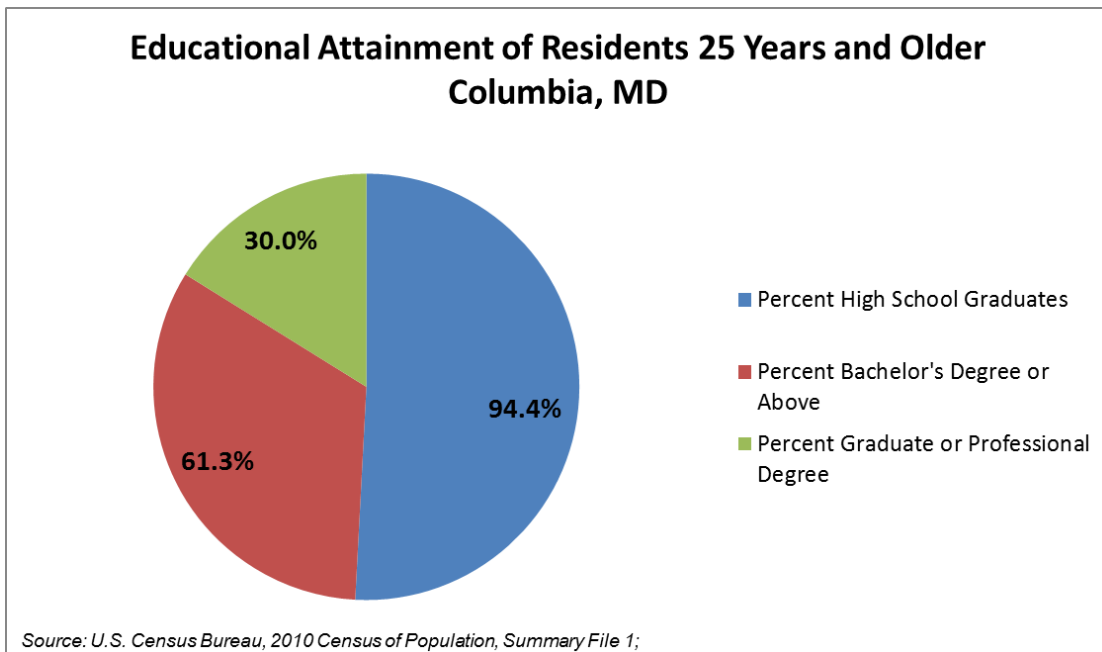
The mean household income for Columbia, over the 2006 to 2010 five-year survey span, was \$112,940 with a margin of error of (+/-) \$4,029. Relying only on the percentages within the income distribution, 21.8 percent of households had annual incomes of under \$50,000. Nearly half (46.7 percent) had incomes of over \$100,000 annually. Note that the largest share of households (24.9 percent) reported having incomes in the \$150,000 and more category.

Given the small sample size, there are not too many inferences that can be made regarding the incidence of poverty in Columbia. However, with the data available it seems reasonable to indicate that about 3.2 percent of families were estimated to be below the poverty level. The data also indicate that about 83 percent of those families had children less than 18 years of age in the home.

### ***Educational Attainment***

As shown in Figure 8, Columbia residents had a high degree of educational attainment with over 94 percent attaining high school graduation among those 25 and older, as shown in Figure 8. This is almost identical to the educational attainment rate for Howard County. About six in ten (61 percent) of that same population group had received a bachelor’s or higher degree. This compares favorably to Howard County’s rate of 58.3 percent and the Maryland rate of 36.1 percent. In addition, in Columbia, 30 percent of the 25+ group had earned graduate or professional degrees.

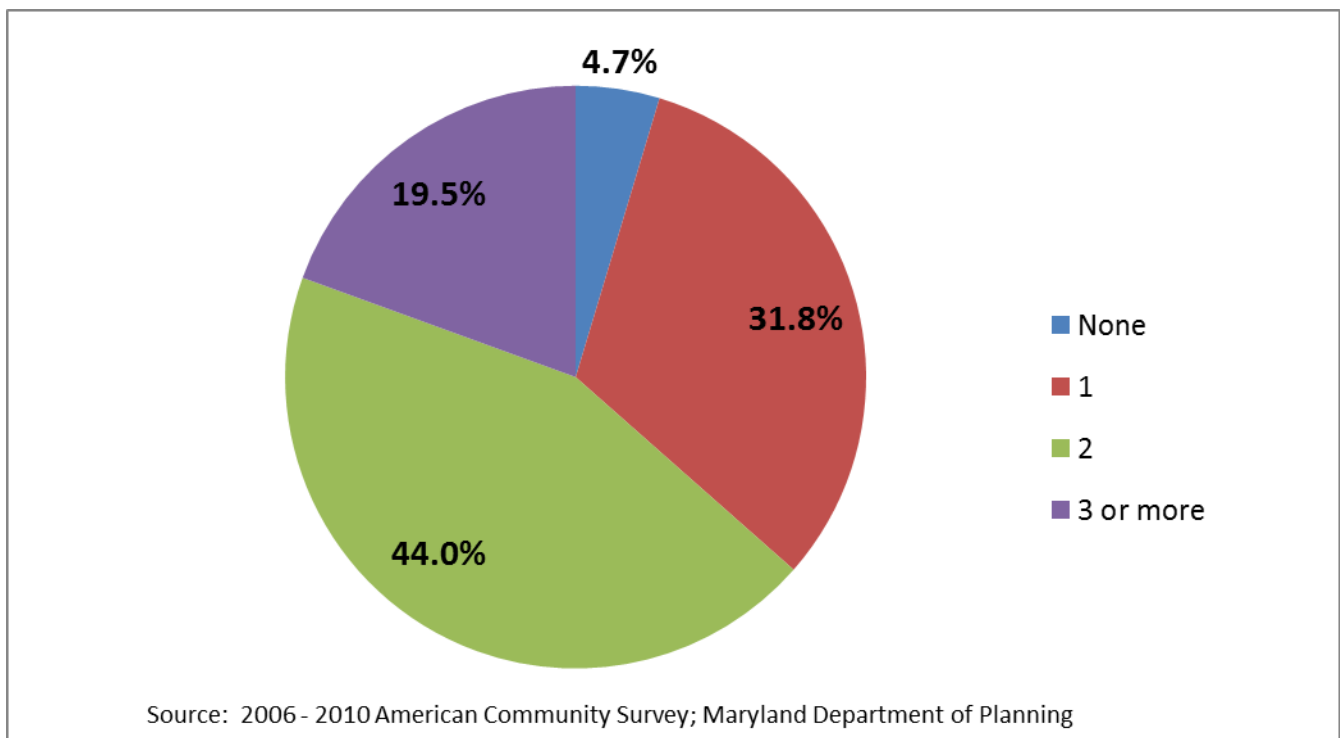
**Figure 8: Educational Attainment of Columbia Village Residents 25+ Years**



### Commuting Characteristics

Not every Columbia household had an automobile available; fewer than 5 percent reported owning no vehicles. The vast majority of households with autos or other vehicles often had two or three available: 44 percent reported having two vehicles and another 19 percent operated with three or more vehicles, as shown in Figure 9.

Figure 9: Automobile Ownership in Columbia



For 80 percent of Columbia’s employed residents, driving alone was the preferred means of travel to work. In addition, eight percent used carpooling, five percent used public transit (including taxis) and about 4.6 percent reported working at home. The remaining 2 percent either walked to work, bicycled or had some other means of getting to their jobs. The mean travel time to work was 30.9 minutes, which was slightly higher than the comparable statistic for Maryland and about 20 percent higher than the national mean travel time to work.

## ***Disability Characteristics***

The term disability is used to describe the presence of an impairment, an activity limitation and/or participation restrictions. Table 9 shows disability characteristics. The estimate of disability is eight percent of the population. This compares to approximately 10 percent for the State of Maryland and 12 percent at the national level. The incidence of disability increases with age, 28.7 percent of those 65 years and over are estimated to have a disability. This compares to rates of approximately 34 percent for Marylanders and almost 37 percent nationally. The term disability includes those with any of the following disabilities: hearing, vision, cognitive, learning, ambulatory, self-care or independent living disability.

**Table 9: Disability Status**

<b>Disability Status</b>	<b>Percent</b>
Percent with a Disability	8.0%
Percent under 18 years with a Disability	2.4%
Percent 19-64 years with a Disability	6.3%
Percent 65 years and over with a Disability	28.7%
Source: ACS 2009-2011, 3-year estimates, Columbia CDP Columbia Association, 2012	
Disability characteristics are available from the American Community Survey (ACS). However, because of the limitations of sample size, reliable information is not available at the block or block group level used elsewhere in this report. In addition, there were changes in the methodology for tabulating disability data over within the last several years, so that a comparable data set is not available for this Columbia analysis using the same time period and geography as used for the rest of the report. However, disability data is available for the three-year estimates (2009-2011) from ACS for the Census Designated Place called Columbia.	

### 3 COMPARATIVE ANALYSIS – VILLAGES *and* COLUMBIA

In this chapter, key indicators are provided to compare Columbia to each of the Columbia villages. Similarities and differences among the villages are highlighted.

#### ***Population and Households***

Columbia's villages provide a variety of sizes, ranging from its largest, Long Reach to its smallest village, Town Center. Town Center stands out further by having the smallest average household size, 1.74 persons per household. River Hill was at the other end of the scale with an average household size of 3.42, which was well above the average for all of Columbia at 2.51 persons per household.

#### ***Population by Age***

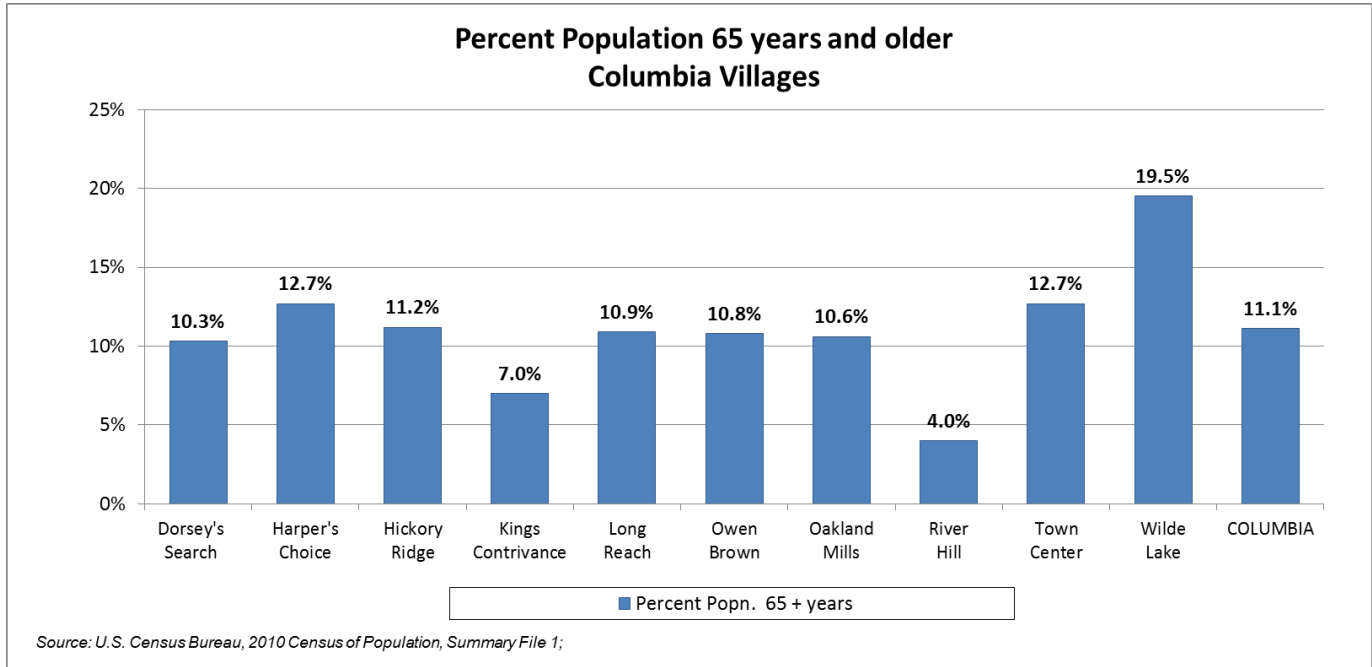
The median age of Columbia's residents was 37.9 years in 2010. This was very close to the median for Maryland which was 38.0 years. Most of the villages had median ages within a year, plus or minus, of Columbia's value. There were some exceptions. Oakland Mills had the lowest median age, 35.1, while Town Center and Wilde Lake had the highest median ages, 40.3 and 41.8 years, respectively.

In most of Columbia's villages, children under 18 years of age represented between 20 to 25 percent of the population. However, the Village of River Hill was exceptional with 36.1 percent of its population consisting of children under 18 years old.

Senior citizens, those 65 years old and over, accounted for 11.1 percent of Columbia's population. River Hill, with its high concentration of children, had the smallest portion of its population as seniors, only 4.0 percent. Wilde Lake, on the other hand, stood out with 19.5 percent of residents in the seniors' cohort. Figure 10 shows proportions of households 65 years and over by village.



**Figure 10: Percent of Population 65+ Years in Columbia Villages**



### ***Population by Race and Ethnicity***

The earlier commentary noted the remarkable diversity of Columbia’s population with regard to race and Hispanic/Latino ethnicity. Of course, there are also variations among the population distributions within individual villages.

Two of Columbia’s villages, Long Reach and Oakland Mills, had already reached “majority-minority” status as of the 2010 Census. That is, more than 50 percent of their respective populations consisted of members of non-white races. The Hispanic/Latino population, which can be of any race, was 9.2 percent of the Long Reach population and 16.4 percent of the Oakland Mills population.

Three other villages, Harper’s Choice, Owen Brown and Wilde Lake, were on the verge of reaching majority-minority status as well. Their percentages of population that were white came to 50.0, 52.4 and 52.7 respectively. Also, the Hispanic populations of these three villages were 9.2, 9.2 and 7.3 percent respectively. Since Hispanics or Latinos can be of any race, a share of their population counts were very likely to be included in the white population counts.

The Black or African American share of the population exceeded 30 percent in four of the villages: Harper's Choice (32.6 percent), Long Reach (30.4 percent), Oakland Mills (31.0 percent) and Wilde Lake (34.4 percent). The Asian population had its largest representation in River Hill where the community consisted of 26.5 percent of the residents. As previously noted, the Hispanic population accounted for 16.4 percent of the residents of Oakland Mills, the highest proportion of this ethnic community in any of Columbia's villages. Table 10 displays complete population and household characteristics for Columbia and the villages.

### ***Household Types***

About one in five (20.8 percent) of all Columbia households included at least one person aged 65 years or over. But, there were noticeable variations from this norm, looking village to village. Two villages had more than 30 percent of its households with one or more seniors: Town Center (30.4 percent) and Wilde Lake (32.7 percent). In contrast, River Hill, the village with a high proportion of children living in its homes, had only 9.7 percent of households with senior citizen occupants.

Households consisting of one person represented 27.5 percent of all Columbia households. Their presence in individual villages was roughly correlated with the housing types offered in the villages. For example, Town Center, with its high proportion of multi-family dwelling units, had the highest percentage of one-person households, 53.0 percent. River Hill, a village dominated by single-family detached homes had only 6.3 percent of its households as one-person households.

Looking at those households that were families (i.e., two or more related individuals), 76.5 percent included husband-wife couples. Most of the villages had similar proportions of husband-wife families. River Hill was a clear outlier with 89.3 percent of its families as husband-wife couples.

Families headed by females without a spouse present was another household category examined. For Columbia as a whole, this family type represented 18.4 percent of families. Most villages had female-headed families accounting for 18 to 24 percent of all families. Wilde Lake had the highest proportion at 24.6 percent; at the lower end of the scale were Dorsey's Search (15.8 percent) and River Hill (7.6 percent).

### ***Commuting Characteristics***

With Columbia's mean travel time to work at 30.9 minutes, according to the 2006 to 2010 American Community Survey, there is quiet a degree of variation across the villages. Workers living in Kings Contrivance averaged only 24.5 minutes in getting to work; those in Town Center

were at the high end on this measure at 38.5 minutes, with workers residing in Hickory Ridge close behind at 36.6 minutes.

The preferred mode of travel to work for Columbia workers was driving alone. There were eight percent who did carpool to work and roughly five percent each used transit or worked at home.

**Table 10: Comparative Population and Household Data for Columbia and its Ten Villages**

	DORSEY'S SEARCH	HARPER'S CHOICE	HICKORY RIDGE	KINGS CONTRIVANCE	LONG REACH	OWEN BROWN	OAKLAND MILLS	RIVER HILL	TOWN CENTER	WILDE LAKE	COLUMBIA
Population	5,541	7,646	11,357	8,500	13,931	9,785	8,639	6,752	3,108	4,956	90,316
Households	2,517	3,082	4,742	3,434	5,412	3,815	3,296	1,974	1,767	2,158	35,812
Household Population	5,541	7,620	11,160	8,487	13,893	9,761	8,612	6,752	3,079	4,950	89,827
Group Quarters Population	0	26	197	13	38	24	27	0	29	6	489
Persons per Household	2.2	2.5	2.4	2.5	2.6	2.6	2.6	3.4	1.74	2.29	2.51
% Population < 18 years	20.9%	22.7%	21.2%	22.7%	24.6%	23.5%	25.4%	36.1%	22.7%	20.8%	23.9%
% Population 65+ years	10.3%	12.7%	11.2%	7.0%	10.9%	10.8%	10.6%	4.0%	12.7%	19.5%	11.1%
Median Age	37.7	37.7	38.6	37.3	36.7	36.7	35.1	37.4	40.3	41.8	37.9
% White	67.3%	50.0%	58.5%	63.5%	48.1%	52.4%	48.6%	64.4%	57.8%	52.7%	56.6%
% Black	14.1%	32.6%	24.9%	18.8%	30.4%	27.7%	31.0%	6.0%	26.6%	34.4%	24.6%
% Asian	13.3%	9.0%	9.7%	11.6%	12.6%	10.9%	6.1%	26.5%	9.9%	5.4%	11.0%
% Hispanic/Latino	6.0%	9.2%	6.5%	6.0%	9.2%	9.2%	16.4%	2.4%	7.0%	7.3%	7.9%
% Senior Households	18.3%	22.7%	19.1%	22.7%	20.9%	20.3%	21.9%	9.7%	30.4%	32.7%	20.8%
% 1-Person Households	34.8%	26.7%	30.2%	26.7%	26.2%	25.1%	28.0%	6.3%	53.0%	33.8%	27.5%
% Husband-Wife Families	78.9%	70.8%	75.1%	79.4%	73.9%	70.1%	76.3%	89.3%	71.2%	69.0%	76.5%
% Female-Headed Families	15.8%	24.0%	19.7%	24.0%	20.6%	22.6%	18.4%	7.6%	22.8%	24.6%	18.4%
% Workers Carpooling	8.9%	5.7%	7.9%	7.4%	8.4%	9.0%	11.2%	6.4%	3.4%	7.2%	8.0%
% Workers Using Transit	4.6%	4.5%	5.0%	4.7%	4.3%	5.1%	7.1%	5.0%	7.5%	8.0%	5.2%
% Working at Home	6.0%	3.6%	4.6%	5.4%	4.5%	1.9%	5.9%	7.4%	5.1%	1.7%	4.6%
Mean Travel Time to Work (minutes)	31.4	28.3	36.6	24.5	31.5	27.9	28.0	33.1	38.5	29.8	30.9
<i>Sources: U.S. Census Bureau, 2010 Census of Population, Summary File 1; 2006-2010 American Community Survey</i>											

### ***Housing by Type of Structure***

There are wide variations in the range of housing options offered by the ten villages of Columbia. The widest difference was found in the housing mix in Town Center as compared to River Hill. In Town Center only one percent of the housing stock was single-family detached units while 78 percent was in multi-family apartment structures. River Hill had 82 percent in single-family detached; and nine percent were apartment units. More of the villages were closer to Long Reach and Wilde Lake, each having its housing stock in thirds of detached homes, townhomes and apartments. Table 11 displays comparative housing data for Columbia and the villages.

### ***Housing Occupancy***

Overall, there were about two owners to every renter in Columbia. This prevailing pattern did not hold in River Hill (about 13.5 owners to every renter) or Town Center, which had a preponderance of renters -- 61 percent of the stock was occupied by renters, 30 percent was owner-occupants, with the remaining 8.6 percent of the stock vacant.

On the subject of vacancies, Town Center was experiencing the highest rate of vacancy among the villages in 2010; most of the villages had vacancy rates between 3.0 and 4.5 percent, close to Columbia's vacancy rate of 4.0 percent. Other villages standing out were Wilde Lake (5.6 percent) and River Hill with almost no vacancies (0.9 percent).

### ***Housing Values, Rent Levels***

Housing values and rents were obtained from the American Community Survey collected over the period 2006 to 2010; they may not closely match current market conditions. With that qualification, we do see that there was a wide range in reported housing values. Town Center, with a preponderance of smaller households and smaller housing units, had a mean housing value of \$253,200. In contrast, River Hill, which had a housing stock consisting almost entirely of single-family detached homes, had a mean housing value of \$672,200, a ratio of 2.65 times the Town Center value.

There was not a mean rent value; in all cases that would have been above \$1,000 per month, the highest category of the rent distribution. Calculations were made of the percentage of renters paying more than \$1,000 monthly. Although there are relatively few renters in the village, River Hill had 94.5 percent of its renters paying above \$1,000. Harper's Choice (58.8 percent) had the lowest value on this measure.

### ***Household Income***

With a similar qualification related to the sample from which the data is derived, we see that households in River Hill, with mean household incomes of almost \$182,400, had almost twice the incomes reported by households in Oakland Mills with a mean household income of just under \$94,000. Other villages with values close to Oakland Mills were Wilde Lake (\$94,700), Owen Brown (\$96,900) and Town Center (\$98,000). The other villages tended to have mean household incomes closer to that of Columbia as a whole, \$112,900. Columbia and all the villages had substantially higher household incomes than the state of Maryland or the United States mean.

### ***Educational Attainment***

Educational attainment, which is measured for persons aged 25 and over, has relatively little variation across Columbia's villages. High school graduation had been reached by nearly all Columbians (94.4 percent) and all but one village recorded a rate of 93 percent or higher. The one exception was the Village of Owen Brown with a rate of 89.3 percent.

For those over 25 years old, 61.3 percent in Columbia had earned a Bachelor's degree or higher, a very high proportion. There were two villages with lower rates of college degrees: Owen Brown (51.7 percent) and Oakland Mills (54.4 percent). Another two villages had notably higher college graduation rates: Town Center (74.5 percent) and River Hill (78.6 percent). All of these rates are much higher than the national average.

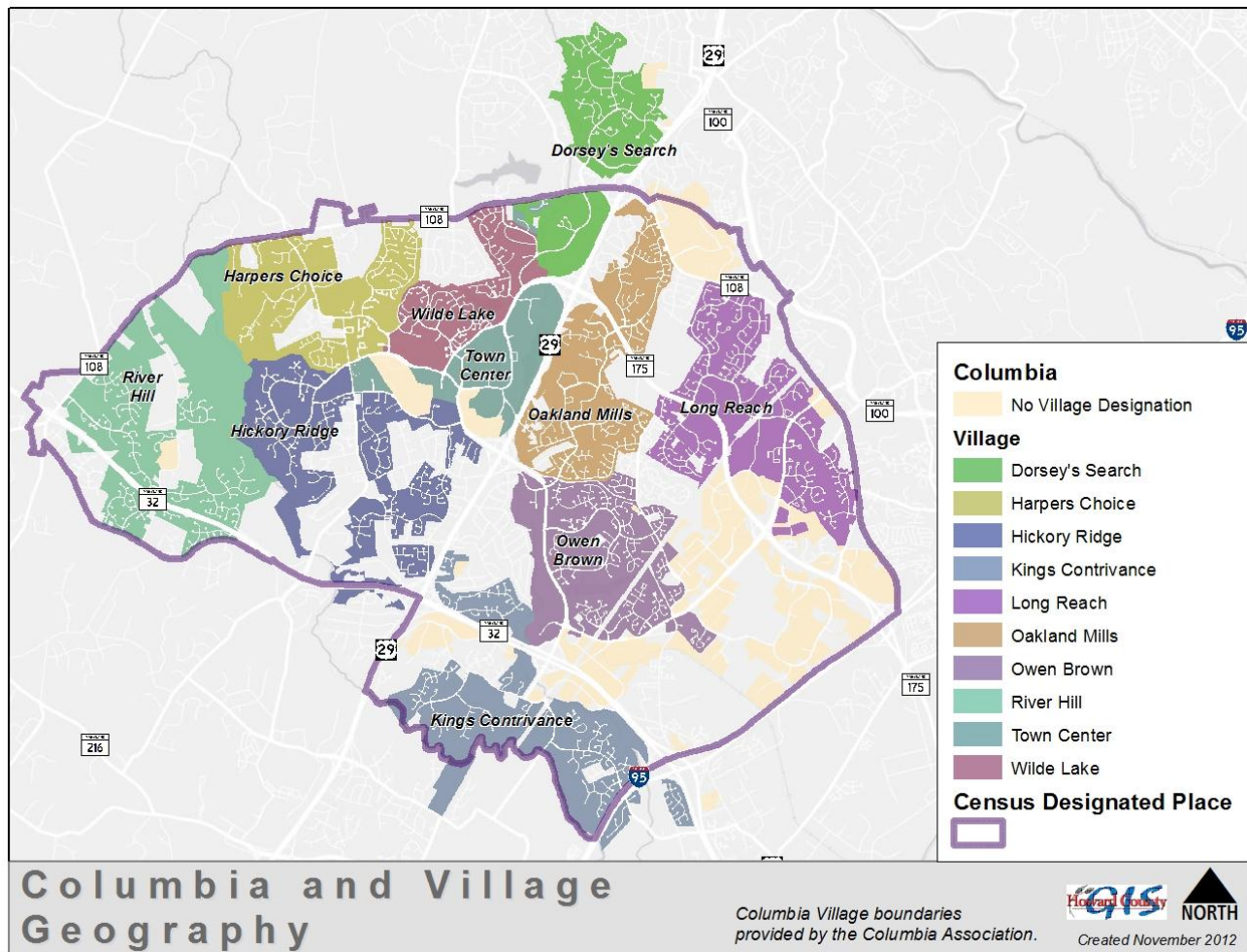
**Table 11: Comparative Housing Data for Columbia and its Ten Villages**

	DORSEY'S SEARCH	HARPER'S CHOICE	HICKORY RIDGE	KINGS CONTRIVANCE	LONG REACH	OWEN BROWN	OAKLAND MILLS	RIVER HILL	TOWN CENTER	WILDE LAKE	COLUMBIA
<b>Total Housing Units</b>	<b>2,627</b>	<b>3,212</b>	<b>4,965</b>	<b>3,564</b>	<b>5,649</b>	<b>3,937</b>	<b>3,430</b>	<b>1,993</b>	<b>1,933</b>	<b>2,285</b>	<b>37,315</b>
Units in Structure											
% 1-unit, detached HUs	38%	33%	39%	50%	35%	31%	58%	82%	1%	35%	41%
% 1-unit, attached HUs	19%	32%	22%	22%	34%	46%	10%	9%	21%	34%	26%
% 2 or more HUs	43%	35%	39%	28%	31%	23%	32%	9%	78%	31%	33%
% Owner-Occupied HUs	55.2%	60.2%	56.0%	66.3%	70.0%	68.8%	60.5%	92.3%	30.3%	70.7%	64.9%
% Renter-Occupied HUs	40.6%	35.8%	39.5%	30.1%	25.8%	28.1%	35.6%	68.0%	61.1%	23.7%	31.1%
% Vacant Housing Units	4.2%	4.0%	4.5%	3.6%	4.2%	3.1%	3.9%	0.9%	8.6%	5.6%	4.0%
Housing Mean Value	\$476,771	\$426,596	\$464,449	\$415,310	\$413,013	\$362,272	\$382,578	\$672,202	\$253,205	\$316,444	\$430,010
Percent Rent > \$1,000/mo.	83.4%	58.8%	83.2%	88.0%	72.3%	69.7%	79.4%	94.5%	96.8%	69.4%	78.9%
Mean Household Income	\$120,558	\$120,485	\$110,047	\$122,519	\$106,364	\$96,894	\$93,957	\$182,386	\$98,003	\$94,718	\$112,940
% Households < \$50,000 Income	15.0%	27.4%	8.1%	17.5%	20.7%	23.9%	31.5%	9.6%	22.5%	31.8%	21.8%
% Households > \$100,000 Income	50.9%	43.5%	24.5%	51.4%	44.9%	44.1%	35.3%	77.2%	38.6%	40.9%	46.7%
% Families in Poverty	1.0%	5.1%	0.2%	2.5%	2.3%	8.5%	6.8%	1.1%	1.5%	4.5%	3.2%
% High School Graduates	96.5%	94.1%	95.5%	94.7%	93.8%	89.3%	93.0%	98.2%	98.6%	93.7%	94.4%
% Bachelor's Degree or Above	64.4%	59.6%	63.4%	59.7%	61.0%	51.7%	54.9%	78.6%	74.5%	56.1%	61.3%
<i>Sources: U.S. Census Bureau, 2010 Census of Population, Summary File 1; JMT: Urban Information Associates, Inc.; 2006-2010 American Community Survey</i>											

## 4 VILLAGE PROFILES

This section of the report includes ten profiles, one for each of Columbia’s nine villages and Town Center. Figure 11 shows the Columbia and village boundaries with the Census Bureau’s Census Designated Place (CDP) boundary for Columbia.

**Figure 11: Columbia and Village Boundaries with CDP**





*Village Profile:***VILLAGE OF DORSEY'S SEARCH**

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This section of the report provides a demographic and socio-economic profile of the Village of Dorsey's Search in Columbia, Maryland. Given that the actual boundaries of Columbia and its villages are not defined by the Census, Columbia Association commissioned customized, rigorous, and replicable analyses to provide a profile of the village based on a best fit approach of the Census Bureau's data to Columbia's geography.

The information presented is based primarily on data collected by the US Census Bureau from two different data sets: the 2010 Census of Population and Housing (2010 Summary File 1 (SF1)), which is a 100 percent count of the nation's households; and data from the American Community Survey, providing an estimate of additional demographic and socio-economic characteristics compiled from an annual sample of households. The American Community Survey's data used in this report is based on the five-year estimate for the period from 2006 through 2010.

Columbia Association staff collaborated extensively with data and demographic experts at the Research Division of the Howard County Department of Planning and Zoning and at the Maryland's Department of Planning. Both of these county and state agencies routinely analyze census data. Columbia Association Consultant JMT Technology Group prepared the data at the village and Columbia-wide levels from the 2010 Census of Population and Housing at the request of the Columbia Association based on a methodology developed in collaboration with Howard County, the Maryland Department of Planning and the Columbia Association.

The second data set based on the Census Bureau's American Community Survey was compiled by analysts at the Maryland Department of Planning, who prepared aggregated data sets for the Columbia Association.

To derive the information for Columbia and each individual village from the 2010 Census of Population and Housing, an aggregation of Census Blocks that best fit for Columbia and each village was developed. Where Census Blocks extend beyond Columbia or a village, or over more than one village, the blocks were split based on actual housing unit counts from Howard County's dwelling unit GIS point file to determine percent splits. Technical assistance from the Howard County Research Division was also invaluable on this part of the project.

Overall, since Census Blocks are the smallest Census geography, these data represent the best approximation of the village demographics as of the 2010 Census. Socio-economic data such as income, educational attainment, household composition, housing values and cost, and journey to work statistics are based on sample data via the Census Bureau's American Community Survey

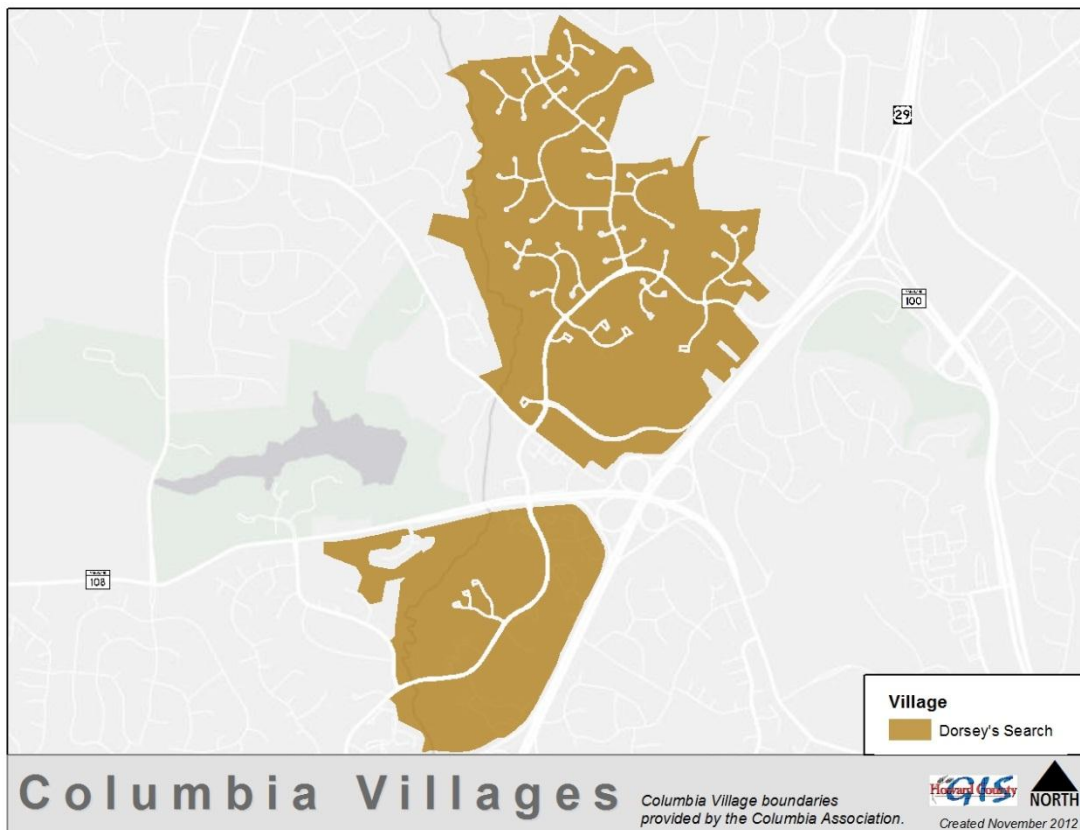
*Village Profile: Dorsey's Search*

and are only provided at the block group level (aggregation of blocks). Best fit of these block groups was made to the village level. The use of the American Community Survey is essential to provide information that goes beyond the information provided by the person and household counts in the Census of Population and Housing. The Maryland Department of Planning prepared the data sets. The Maryland Department of Planning also reported a margin of error associated with each data item and these are reflected in the tables in this report. A high margin of error indicates that the estimate may be unreliable due to the small sample size.

More details on how these data products were developed and used in this report are described in detail in Chapter 5: Methodology.

Figure 12 shows the boundaries of the Village of Dorsey's Search.

**Figure 12: Boundaries of the Village of Dorsey's Search**



Village Profile: *Dorsey's Search*

**Population, by Race and Ethnicity, in Dorsey's Search**

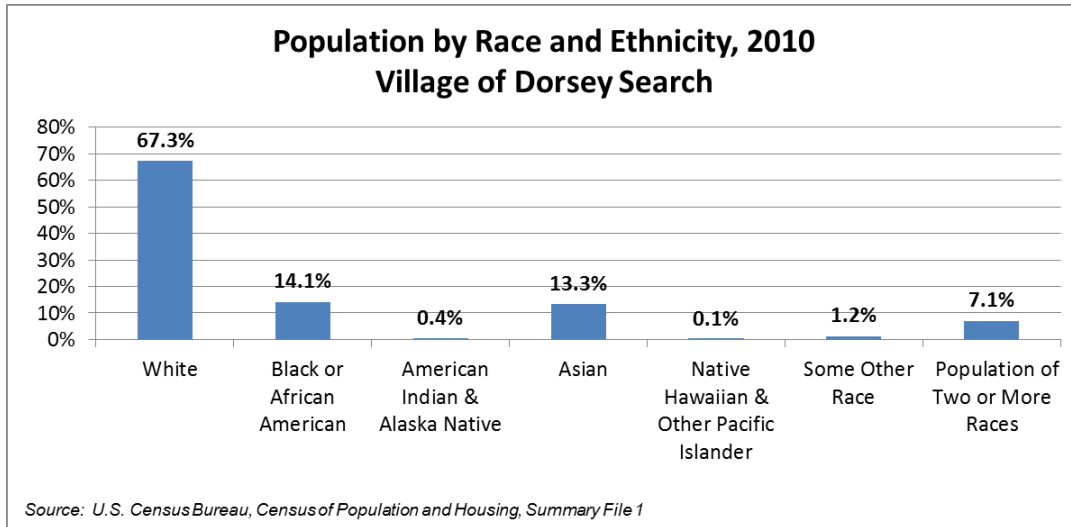
Dorsey's Search's population, as delineated in Table 12, was 5,541 at the time of the 2010 Census. Two-thirds of the village's population was white and the remaining third included several racial minorities. Blacks or African-Americans accounted for 14.1 percent of the population. Asians were 13.3 percent of the total. Another significant group was the 7.1 percent of the population who identified themselves as members of two or more races. Hispanics, who can be of any race, accounted for six percent of the population. Figure 13 shows these proportions in chart form.

**Table 12: Dorsey's Search Population, by Race and Ethnicity**

RACE AND HISPANIC ETHNICITY	NUMBER	% OF TOTAL
<b>Total Population</b>	5,541	100.0%
White	3,727	67.3%
Black or African American	784	14.1%
American Indian & Alaska Native	22	0.4%
Asian	737	13.3%
Native Hawaiian & Other Pacific Islander	5	0.1%
Some Other Race	65	1.2%
Population of Two or More Races	394	7.1%
Hispanic or Latino	330	6.0%
Non Hispanic or Latino	5,212	94.0%
<i>Source: U.S. Census Bureau, Census of Population and Housing (2010), Summary File 1</i>		

Village Profile: *Dorsey's Search*

**Figure 13: Village of Dorsey's Search Population by Race and Ethnicity (2010)**



**Population by Age and Gender in Dorsey's Search**

The 2010 Census indicates that the village has a significant number of younger householders as shown in Table 13. The single largest group consists of young adults aged 25 to 34. Their population of 1,036 accounted for 18.7 percent of the village population at the time of the Census. The senior population, those 65 years of age, is 571, 10.3 percent of the total population. More than twice that number, 20.9 percent of those living in Dorsey's Search are children under 18 years of age. The number of school age children, those 5 to 17 years old, is 792, or 14.3 percent of the total.

Village Profile: *Dorsey's Search*

The median age of the population is 37.7 years, with the median age for males 36.2 years and that for females 39.1 years. The village medians are very close to those for Maryland, which are 38.0, 36.4 and 39.3 years respectively for the total population, males and females.

**Household Composition**

More than a third (34.8 percent) of village households were one-person households. This figure includes the 223 households (8.8 percent of total) that consisted of persons 65 years old and over living alone. Family households, those comprised of two or more related persons, accounted for 57.7 percent of all households.

Considering only family households, almost half (47.6 percent) had children under 18 living in the home. Those families included married couples (35 percent of all families), male-headed households with no spouse present (3.1 percent) and female-headed households (9.5 percent).

**Table 13: Total Village of Dorsey's Search Population by Age and Gender**

POPULATION	TOTAL	% OF TOTAL	MALE	% OF TOTAL	FEMALE	% OF TOTAL
Total Population	5,541	100.0%	2,644	100.0%	2,897	100.0%
Under 5 Years	368	6.6%	180	6.8%	188	6.5%
5 to 17 Years	792	14.3%	403	15.3%	388	13.4%
18 to 24 Years	362	6.5%	190	7.2%	172	5.9%
25 to 34 Years	1,036	18.7%	507	19.2%	529	18.3%
35 to 44 Years	780	14.1%	363	13.7%	417	14.4%
45 to 54 Years	817	14.7%	396	15.0%	421	14.5%
55 to 64 Years	816	14.7%	381	14.4%	436	15.0%
65 Years and Over	571	10.3%	225	8.5%	346	11.9%
Median Age	37.7		36.2		39.1	
Source: U.S. Census Bureau, Census of Population and Housing (2010), Summary File 1						

Village Profile: *Dorsey's Search*

**Households and Housing Stock in Dorsey's Search**

As shown in Table 14 above, Dorsey Search consisted of 2,517 households in 2010. With the population at 5,541 the average household size was 2.20 persons. This is among the smaller household sizes recorded in Columbia; the average for Columbia as a whole was 2.51 in 2010. There were no persons recorded as living in group quarters.

Based on the available sample data, village residents were living in the following housing types: 38 percent in single-family detached units; 19 percent in single-family attached units (townhouses); and the largest group, 42 percent, in multi-family apartment units. More than a quarter (27 percent) were residing in apartment structures with ten or more dwelling units.

**Table 14 Total Village of Dorsey's Search Population by Type**

POPULATION	NUMBER
<b>Total Population</b>	<b>5,541</b>
Households	2,517
Household Population	5,541
Persons per Household	2.20
<b>Total Group Quarters Population</b>	<b>0</b>
Institutionalized Population	0
Correctional Institutions	0
Nursing Homes	0
Other Institutions	0
Noninstitutionalized Population	0
College Dormitories	0
Military Quarters	0
Other Noninstitutional Group Quarters	0
Source: U.S. Census Bureau, Census of Population and Housing (2010), Summary File 1	

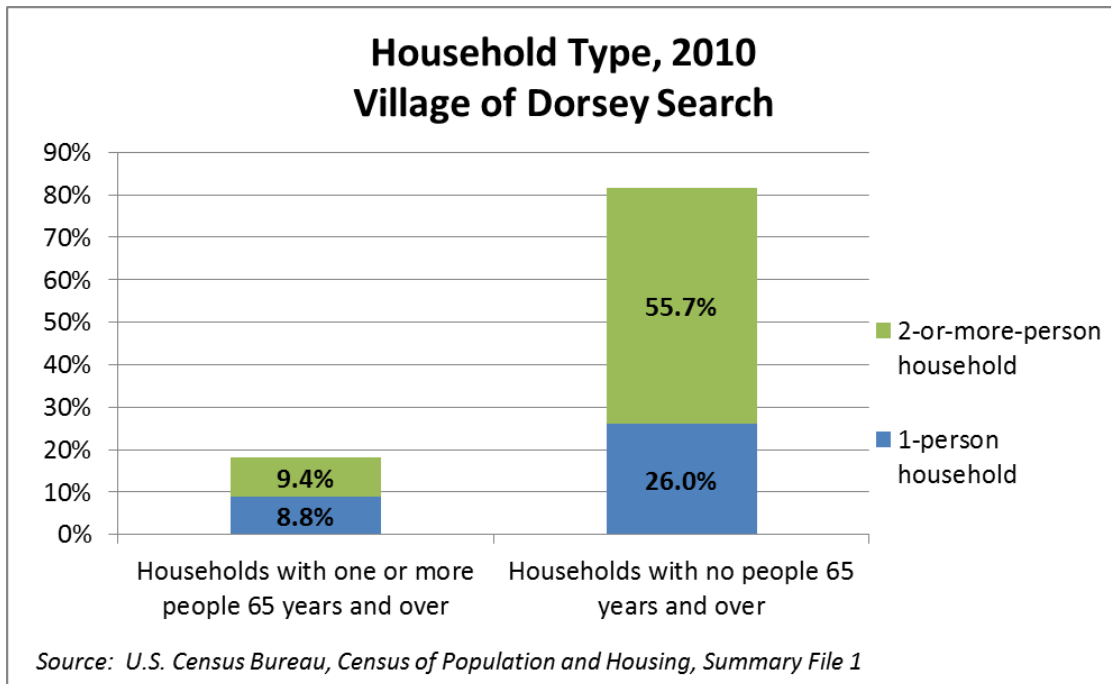
Village Profile: *Dorsey's Search*

**Table 15: Village of Dorsey's Search Households by Type (2010)**

HOUSEHOLDS	NUMBER	% OF TOTAL
<b>Total Households:</b>	<b>2,517</b>	<b>100.0%</b>
Households with 1+ persons 65+ years:	460	18.3%
1-Person Households	223	8.8
2-Person Households:	237	9.4%
Family Households	228	9.1%
Nonfamily Households	9	0.3%
Households with no persons 65+ years:	2,057	81.7%
1-Person Households	654	26.0%
2-Person Households:	1,403	55.7%
Family Households	1,224	48.6%
Nonfamily Households	179	7.1%

*Source: U.S. Census Bureau, Census of Population and Housing (2010), Summary File 1*

**Figure 14: Village of Dorsey's Search Households by Type (2010)**

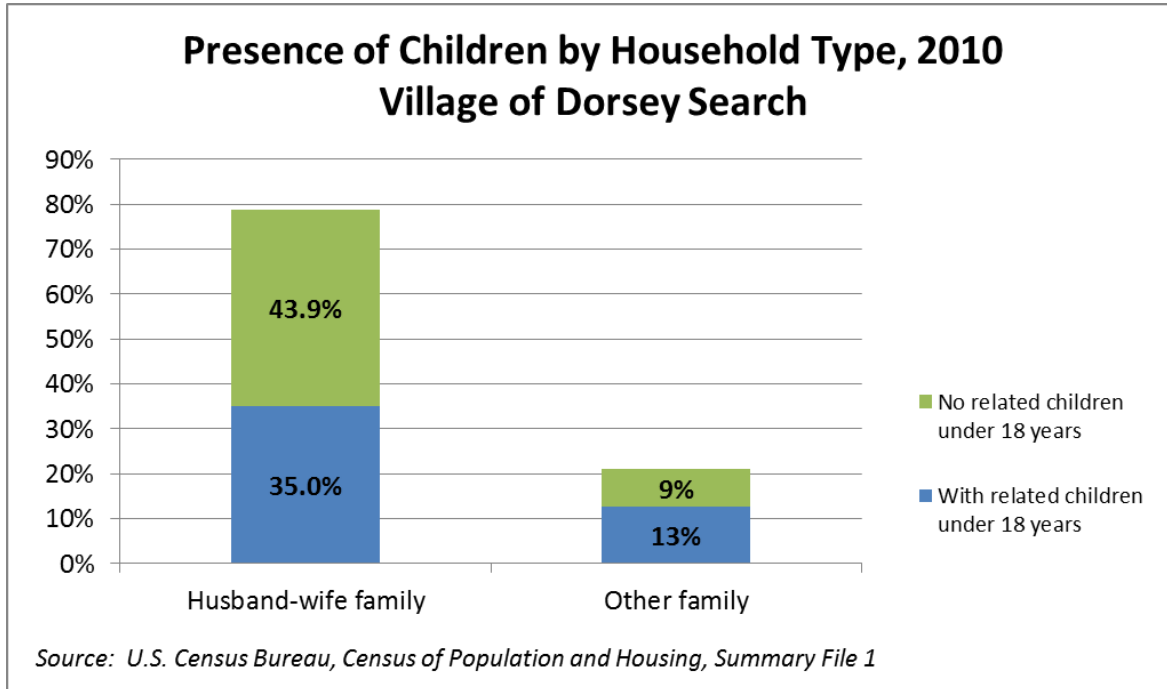


Village Profile: *Dorsey's Search*

**Table 16: Village of Dorsey's Search Composition of Families (2010)**

FAMILIES	NUMBER	% OF TOTAL
<b>Total Families:</b>	<b>1,453</b>	<b>100.0%</b>
Husband-Wife Family:	1,146	78.9%
With Related Children > 18 years:	509	35.0%
> 6 years only	173	11.9%
> 6 years and 6 to 17 years	95	6.5%
6 to 17 years only	241	16.6%
No Related Children > 18 years	637	43.9%
Other family:	307	21.1%
Male Householder, No Wife Present:	76	5.3%
With Related Children > 18 years:	45	3.1%
> 6 years only	11	0.8%
> 6 years and 6 to 17 years	4	0.2%
6 to 17 years only	30	2.1%
No Related Children > 18 years	32	2.2%
Female Householder, No Husband Present:	230	15.8%
With Related Children > 18 years:	138	9.5%
> 6 years only	27	1.9%
> 6 years and 6 to 17 years	11	0.8%
6 to 17 years only	100	6.9%
No Related Children > 18 years	92	6.3%
	<b>NUMBER</b>	<b>% OF TOTAL HOUSEHOLDS</b>
Nonfamily Households:	1,064	42.3%
Male Householder	462	18.4%
Female Householder	602	23.9%
<i>Source: U.S. Census Bureau, Census of Population and Housing (2010), Summary File 1</i>		



Village Profile: *Dorsey's Search*
**Figure 15: Presence of Children by Household Type, Village of Dorsey's Search (2010)**

***Housing Occupancy in Dorsey's Search***

Dorsey's Search had 2,627 housing units, according to the 2010 Census. Of that total, 2,517 were occupied and 110 were vacant, as shown in Table 17 below. Half of those vacant units were available for rent. At 4.2 percent, the vacancy rate was very similar to that for Columbia as a whole (4.0 percent). Table 17 shows details on housing occupancy.

Village Profile: *Dorsey's Search*

**Table 17: Village of Dorsey's Search Housing Occupancy Status (2010)**

OCCUPANCY STATUS	NUMBER	% OF TOTAL
<b>Total Housing Units:</b>	<b>2,627</b>	<b>100.0%</b>
Occupied	2,517	95.8%
Vacant	110	4.2%
<b>Tenure</b>		
Total Occupied Housing Units:	2,517	100.0%
Owned with a Mortgage or Loan	1,242	49.4%
Owned Free and Clear	209	8.3%
Renter Occupied	1,066	42.3%
<b>Vacancy Status</b>		
Total Vacant Housing Units:	110	100.0%
For Rent	55	49.9%
Rented, not Occupied	7	6.3%
For Sale Only	17	15.8%
Sold, not Occupied	4	3.4%
For Seasonal, Recreational or Occasional Use	10	9.1%
For Migrant Workers	0	0.0%
Other Vacant	17	15.4%

Source: U.S. Census Bureau, Census of Population and Housing (2010), Summary File 1

Rental housing is an important component of Dorsey's Search, with more than 4 in ten (42.3 percent) units renter-occupied. The 57.7 percent of the owner-occupants included 209 households who owned their homes free and clear of a mortgage. The reported mean housing value, \$476,800, was second highest of all of Columbia's villages, behind only River Hill (\$672,200). For renters, more than four out of five (83.4 percent) faced rents of over \$1,000/month. Both housing values and rent levels are based on sample data collected over the period of 2006 to 2010.

The greatest concentration of home owners is to found among householders aged 35 to 54, accounting for a quarter of all occupants in the village, as shown in Table 18 below.. Just over 9 percent of householders were age 65 or over. Renters were very noticeably concentrated in the 25 to 34 age group. They accounted for a third of all renters and 14.4 percent of all village occupied units. Senior citizens, those 65 and over, were a small group among the renters, accounting for 7 percent of all occupied units. Table 18 shows occupied housing by age and Figure 16 shows house tenure (renter or ownership) for Dorsey's Search.

Village Profile: *Dorsey's Search*

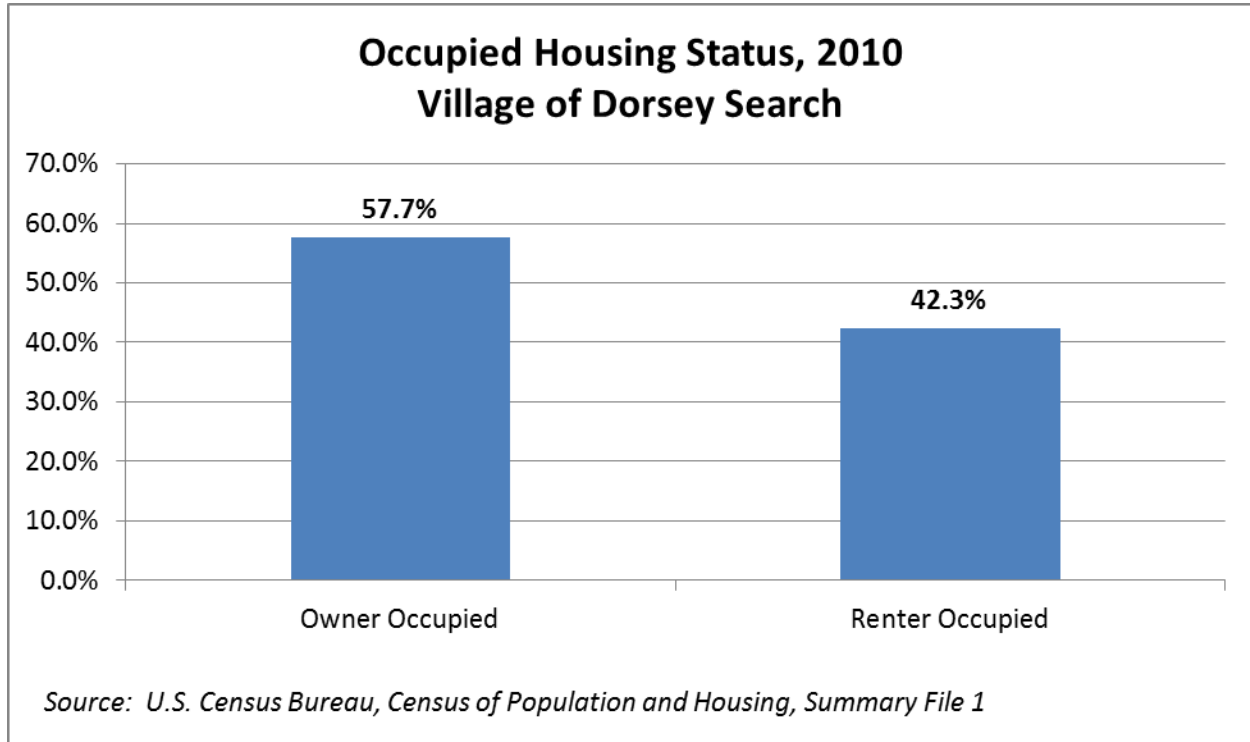
**Table 18: Village of Dorsey's Search Occupied Housing by Age (2010)**

OCCUPIED HOUSING UNITS	NUMBER	% OF TOTAL
<b>Total Occupied Housing:</b>	<b>2,517</b>	<b>100.0%</b>
<b>Owner Occupied:</b>	<b>1,451</b>	<b>57.7%</b>
Householder 15 to 24 Years	9	0.4%
Householder 25 to 34 Years	188	7.5%
Householder 35 to 44 Years	271	10.8%
Householder 45 to 54 Years	365	14.5%
Householder 55 to 59 Years	171	6.8%
Householder 60 to 64 Years	211	8.4%
Householder 65 to 74 Years	184	7.3%
Householder 75 to 84 Years	38	1.5%
Householder 85 Years and Over	14	0.5%
<b>Renter Occupied:</b>	<b>1,066</b>	<b>42.3%</b>
Householder 15 to 24 Years	80	3.2%
Householder 25 to 34 Years	362	14.4%
Householder 35 to 44 Years	185	7.3%
Householder 45 to 54 Years	159	6.3%
Householder 55 to 59 Years	50	2.0%
Householder 60 to 64 Years	56	2.2%
Householder 65 to 74 Years	53	2.1%
Householder 75 to 84 Years	67	2.7%
Householder 85 Years and Over	55	2.2%

Source: U.S. Census Bureau, Census of Population and Housing (2010), Summary File 1

Village Profile: *Dorsey's Search*

Figure 16: Village of Dorsey's Search Occupied Housing Status (2010)



**Household Finances in Dorsey's Search**

Table 19 provides the income distribution for Dorsey's Search households, based on ACS sample data collected over the 2006 to 2010 period.

Village Profile: *Dorsey's Search*

**Table 19: Village of Dorsey Search Income Distribution by Households (2010)**

HOUSEHOLDS	NUMBER	MOE* + / -
<b>Total Households</b>	<b>4,040</b>	<b>231</b>
Less than \$1,000	74	187
\$10,000 to \$14,999	59	134
\$15,000 to \$24,999	90	340
\$25,000 to \$34,999	147	265
\$35,000 to \$49,999	236	327
\$50,000 to \$74,999	812	245
\$75,000 to \$99,999	567	137
\$100,000 to \$149,999	956	188
\$150,000 or More	1,099	213
Mean Household Income	\$120,558	\$11,094
<i>Source: 2006-2010 American Community Survey; Maryland Department of Planning</i>		
Note: The shaded cells indicate values for which the margin of error (MOE), plus or minus, is relatively large, indicating that the estimate may be unreliable given the small sample size.		

At \$120,600, Dorsey’s Search had one of the higher mean household income figures; the comparable figure for Columbia was \$112,900. Note that the largest number of households reported having incomes in the \$150,000 and more category.

Given the small sample size, there are not too many inferences that can be made regarding the incidence of poverty in the village. However, with the data available it seems reasonable to indicate that only 1.0 percent of families were estimated to be below the poverty level.

***Educational Attainment***

Dorsey’s Search residents had a high degree of educational attainment 96.5 percent attaining high school graduation among those 25 and older. Almost two-thirds (64.4 percent) of that same population group had received a bachelor’s or higher degree. Indeed, a third of the 25+ group had earned graduate or professional degrees.

*Village Profile: **Dorsey's Search******Commuting Characteristics***

Almost all (97 percent) village households owned autos; 64 percent owned two or more vehicles. Dorsey's Search workers are among those more willing to use carpooling to work; 8.9 percent reported using that means of travel to work. They are less likely to use transit (4.6 percent) and another 6 percent work at home, above the Columbia average of 4.6 percent. The mean travel time to work is 31.4 minutes.

***Comparative Data***

For further understanding of Dorsey's Search in relation to Columbia's other villages, selected items of comparative data are found in Chapter 3: Comparative Analysis – Villages and Columbia.

*Village Profile:***VILLAGE OF HARPER'S CHOICE**

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This section of the report provides a demographic and socio-economic profile of the Village of Harper's Choice in Columbia, Maryland. Given that the actual boundaries of Columbia and its villages are not defined by the Census, Columbia Association commissioned customized, rigorous, and replicable analyses to provide a profile of the village based on a best fit approach of the Census Bureau's data to Columbia's geography.

The information presented is based primarily on data collected by the US Census Bureau from two different data sets: the 2010 Census of Population and Housing (2010 Summary File 1 (SF1)), which is a 100 percent count of the nation's households; and data from the American Community Survey, providing an estimate of additional demographic and socio-economic characteristics compiled from an annual sample of households. The American Community Survey's data used in this report is based on the five-year estimate for the period from 2006 through 2010.

Columbia Association staff collaborated extensively with data and demographic experts at the Research Division of the Howard County Department of Planning and Zoning and at the Maryland's Department of Planning. Both of these county and state agencies routinely analyze census data. Columbia Association Consultant JMT Technology Group prepared the data at the village and Columbia-wide levels from the 2010 Census of Population and Housing at the request of the Columbia Association based on a methodology developed in collaboration with Howard County, the Maryland Department of Planning and the Columbia Association.

The second data set based on the Census Bureau's American Community Survey was compiled by analysts at the Maryland Department of Planning, who prepared aggregated data sets for the Columbia Association.

To derive the information for Columbia and each individual village from the 2010 Census of Population and Housing, an aggregation of Census Blocks that best fit for Columbia and each village was developed. Where Census Blocks extend beyond Columbia or a village, or over more than one village, the blocks were split based on actual housing unit counts from Howard County's dwelling unit GIS point file to determine percent splits. Technical assistance from the Howard County Research Division was also invaluable on this part of the project.

Overall, since Census Blocks are the smallest Census geography, these data represent the best approximation of the village demographics as of the 2010 Census. Socio-economic data such as income, educational attainment, household composition, housing values and cost, and journey to work statistics are based on sample data via the Census Bureau's American Community Survey

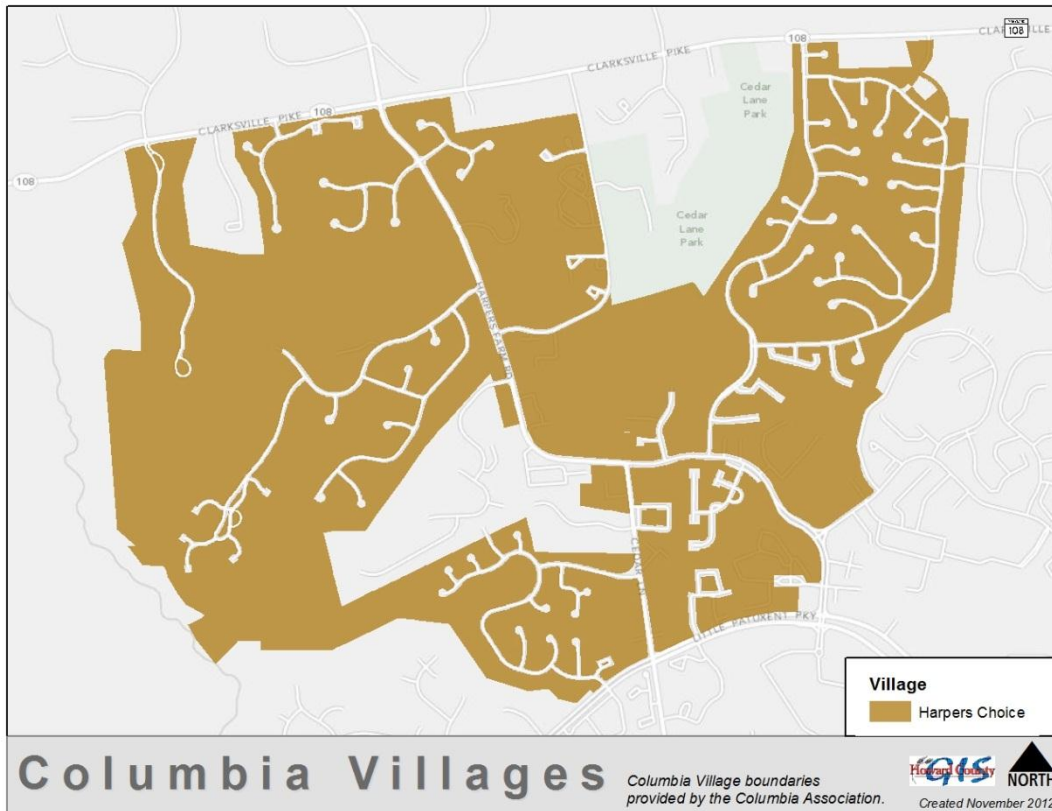
Village Profile: *Harper's Choice*

and are only provided at the block group level (aggregation of blocks). Best fit of these block groups was made to the village level. The use of the American Community Survey is essential to provide information that goes beyond the information provided by the person and household counts in the Census of Population and Housing. The Maryland Department of Planning prepared the data sets. The Maryland Department of Planning also reported a margin of error associated with each data item and these are reflected in the tables in this report. A high margin of error indicates that the estimate may be unreliable due to the small sample size.

More details on how these data products were developed and used in this report are described in detail in Chapter 5: Methodology.

Figure 17 shows the boundaries of the Village of Harper's Choice.

**Figure 17: Boundaries of the Village of Harper's Choice**





Village Profile: *Harper's Choice*

**Population, by Race and Ethnicity, in Harper's Choice**

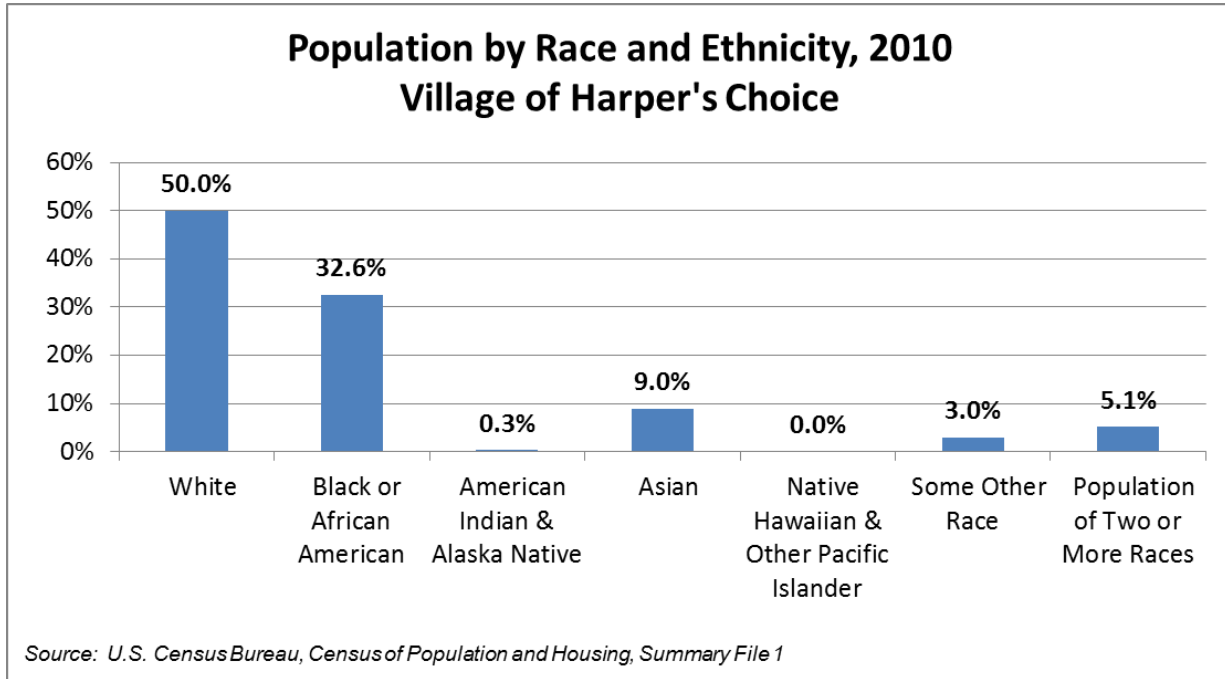
At the time of the 2010 Census, the village had a total population of 7,646. The population of Harper's Choice reflected the growing racial and ethnic diversity evident throughout the Columbia community. Almost exactly one-half of the population is non-white; about one of every 11 persons is Hispanic or Latino and almost as many are Asian. Since Hispanics can be of any race, a portion of the white population is Hispanic and the village now has a majority of its population made up of a combination of minority groups. A summary of the village population, by race and ethnicity is presented in Table 20 and Figure 18 below.

**Table 20: Village of Harper's Choice Population by Race and Ethnicity (2010)**

Race and Hispanic Ethnicity	Number	Pct. Of Total
<b>Total Population</b>	7,646	100.0%
White	3,824	50.0%
Black or African American	2,489	32.6%
American Indian & Alaska Native	24	0.3%
Asian	685	9.0%
Native Hawaiian & Other Pacific Islander	1	0.0%
Some Other Race	229	3.0%
Population of Two or More Races	394	5.1%
Hispanic or Latino	707	9.2%
Non Hispanic or Latino	6,939	90.8%
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>		

Village Profile: *Harper's Choice*

Figure 18: Village of Harper's Choice Population by Race and Ethnicity (2010)



**Population by Age and Gender in Harper's Choice**

The population of Harper's Choice is relatively young as shown in Table 21. Over 22 percent of those living in the village are children under 18 years of age. The number of school age children, those 5 to 17 years old, is 1,238, or 16.2 percent of the total.

Village Profile: *Harper's Choice*

**Table 21: Village of Harper's Choice Population by Age and Gender (2010)**

Population	Total	Pct. Of Total	Male	Pct. Of Total	Female	Pct. Of Total
<b>Total Population</b>	7,646	100.0%	3,617	100.0%	4,029	100.0%
Under 5 Years	498	6.5%	265	7.3%	233	5.8%
5 to 17 Years	1,238	16.2%	617	17.1%	621	15.4%
18 to 24 Years	639	8.4%	342	9.5%	297	7.4%
25 to 34 Years	1,163	15.2%	541	14.9%	623	15.5%
35 to 44 Years	1,060	13.9%	499	13.8%	560	13.9%
45 to 54 Years	1,119	14.6%	498	13.8%	621	15.4%
55 to 64 Years	960	12.6%	415	11.5%	544	13.5%
65 Years and Over	970	12.7%	440	12.2%	530	13.2%
<b>Median Age</b>	<b>37.7</b>		<b>35.9</b>		<b>39.3</b>	
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>						

The median age of the population is 37.7 years, with the median age for males 35.9 years and that for females 39.4 years.

The number of those 65 years and older is 970 – 12.7 percent of the population. Those approaching traditional retirement age, aged 55 to 64 years, represent a similarly sized cohort: 960. Together, those 55 and over represent more than a quarter (25.3 percent) of the population.

***Households and Housing Stock in Harper's Choice***

Harper's Choice has an estimated 3,204 housing units and a household population of 7,621, as shown in Table 22. Only 26 individuals live in group quarters. The Village's 3,082 households live in about equal thirds of the community's three housing types: single-family detached homes, townhouses and multi-family apartment buildings. An estimated 122 vacant units were vacant, for an overall vacancy rate of 3.8 percent about the same as the rate for Columbia.

Slightly more than a third (36.7 percent) of the households are renters; 63.3 percent of households are owners. The average household size, 2.47 persons per household, is slightly lower than that for Columbia.

Village Profile: *Harper's Choice*

**Table 22: Village of Harper's Choice Population by Type (2010)**

HOUSEHOLDS	NUMBER
<b>Total Population</b>	<b>7,646</b>
Households	3,082
Household Population	7,620
Persons per Household	2.47
<b>Total Group Quarters Population</b>	<b>26</b>
Institutionalized Population	3
Correctional Institutions	3
Nursing Homes	0
Other Institutions	0
Noninstitutionalized Population	23
College Dormitories	0
Military Quarters	0
Other Noninstitutional Group Quarters	23
Source: U.S. Census Bureau, Census of Population and Housing (2010), Summary File 1	

**Household Composition in Harper's Choice**

About one-quarter (25.8 percent) of village households were one-person households. Family households, those comprised of two or more related persons, accounted for 67.9 percent of all households. Table 23 and Figure 19 show Harper's Choice households by type.

Just over one-half (50.8 percent) of all households had no children under 18 in the home. Of those households with children under 18 living with them, 30.4 percent were married-couples, 16.1 percent were headed by females without a spouse and 2.7 percent were male householders without a spouse.

More than one in every five (22.9 percent) of households had someone over 65 years of age living in the home; 7 percent of all households consisted of a person 65 years or older living alone. Table 24 provides information on family composition and Figure 20 shows information on the presence of children.

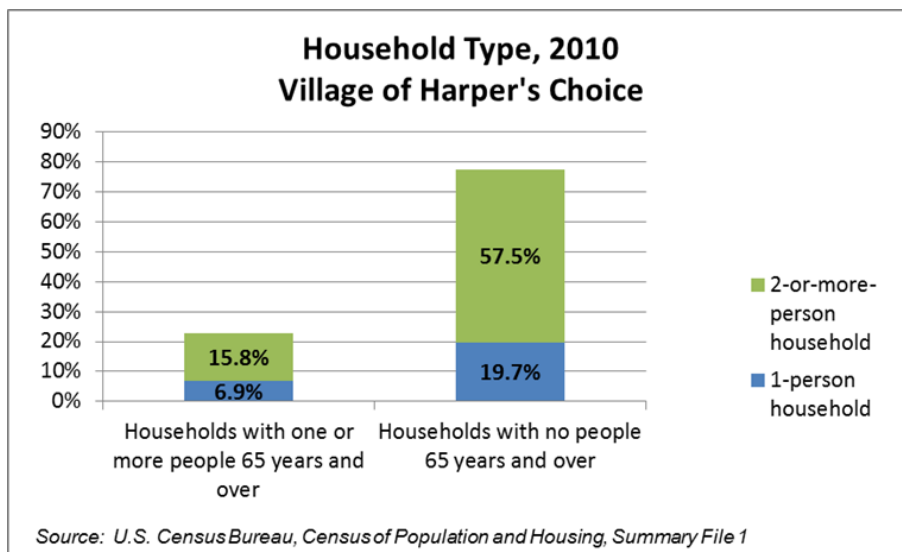
Village Profile: *Harper's Choice*

**Table 23: Village of Harper's Choice Households by Type (2010)**

Households	Number	Pct. Of Total
<b>Total Households:</b>	<b>3,082</b>	<b>100.0%</b>
Households with one or more people 65 years and over:	701	22.7%
1-person household	214	6.9%
2-or-more-person household:	487	15.8%
Family households	465	15.1%
Nonfamily households	23	0.7%
Households with no people 65 years and over:	2,381	77.3%
1-person household	609	19.7%
2-or-more-person household:	1,773	57.5%
Family households	1,594	51.7%
Nonfamily households	178	5.8%

Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1

**Figure 19: Village of Harper's Choice Households by Type (2010)**



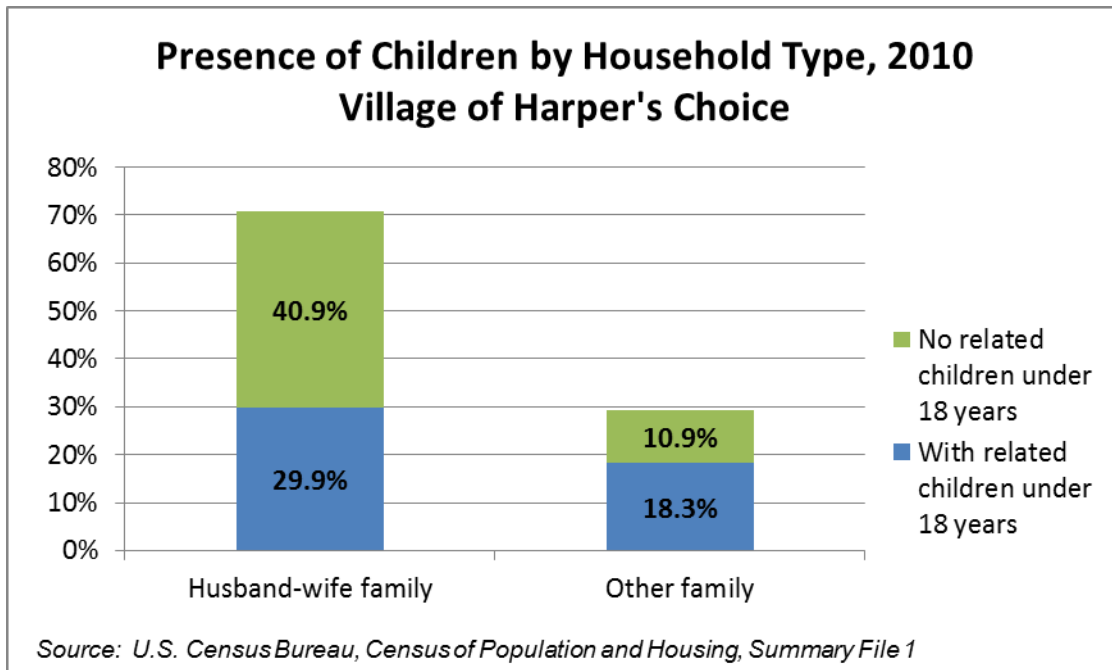
Village Profile: *Harper's Choice*

**Table 24: Village of Harper's Choice Composition of Families (2010)**

Families	Number	Pct. Of Total
<b>Total Families:</b>	<b>2,059</b>	<b>100.0%</b>
Husband-wife family:	1,457	70.8%
With related children under 18 years:	615	29.9%
Under 6 years only	184	8.9%
Under 6 years and 6 to 17 years	120	5.8%
6 to 17 years only	311	15.1%
No related children under 18 years	842	40.9%
Other family:	602	29.2%
Male householder, no wife present:	108	5.3%
With related children under 18 years:	55	2.7%
Under 6 years only	16	0.8%
Under 6 years and 6 to 17 years	4	0.2%
6 to 17 years only	34	1.7%
No related children under 18 years	53	2.6%
Female householder, no husband present:	494	24.0%
With related children under 18 years:	322	15.6%
Under 6 years only	56	2.7%
Under 6 years and 6 to 17 years	56	2.7%
6 to 17 years only	210	10.2%
No related children under 18 years	172	8.3%
	Number	Pct. Of Total HHs
Nonfamily households:	1,023	33.2%
Male householder	455	14.8%
Female householder	568	18.4%
Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1		

Village Profile: *Harper's Choice*

Figure 20: Presence of Children by Household Type, Village of Harper's Choice (2010)



**Housing Occupancy in Harper's Choice**

The detail presented in Table 25 indicates that the nearly two-thirds of households who are homeowners fall into two groups: those with a mortgage or loan or the roughly one-sixth of owners who are free and clear of a mortgage. For all owners, the mean housing value was estimated at \$426,600, just about the same as Columbia's mean housing value of \$430,000.

The sample size is too small for a reliable set of figures for renters, but it is safe to say that the median monthly rent is over \$1,000 and fewer than one in four renters spends less than \$750 in monthly rent. For renters, it is estimated that only 58.8 percent incur rents above the \$1,000/month level, the lowest rate across Columbia's villages

Village Profile: *Harper's Choice*

**Table 25: Village of Harper's Choice Housing Occupancy Status (2010)**

<b>Occupancy Status</b>	<b>Number</b>	<b>Pct. Of Total</b>
Total Housing Units:	3,212	100.0%
Occupied	3,082	96.0%
Vacant	130	4.0%
<b>Tenure</b>	<b>Number</b>	<b>Pct. Of Total</b>
Total Occupied Housing Units:	3,082	100.0%
Owned with a mortgage or loan	1,578	51.2%
Owned free and clear	356	11.6%
Renter occupied	1,148	37.3%
<b>Vacancy Status</b>	<b>Number</b>	<b>Pct. Of Total</b>
Total Vacant Housing Units:	130	100.0%
For rent	65	49.7%
Rented, not occupied	2	1.8%
For sale only	23	17.7%
Sold, not occupied	4	3.0%
For seasonal, recreational, or occasional use	9	6.8%
For migrant workers	0	0.0%
Other vacant	27	20.9%

*Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1*

As we have seen in other villages, owner-occupants in Harpers Choice are clustered in two groups: those in prime working years, ages 35 to 54, and those over 65. As seen in Table 26, renter occupants present a different pattern. The cohort with the single greatest number of renters is the 25 to 34 age group. Figure 21 shows the relation of owners versus renter - occupied housing



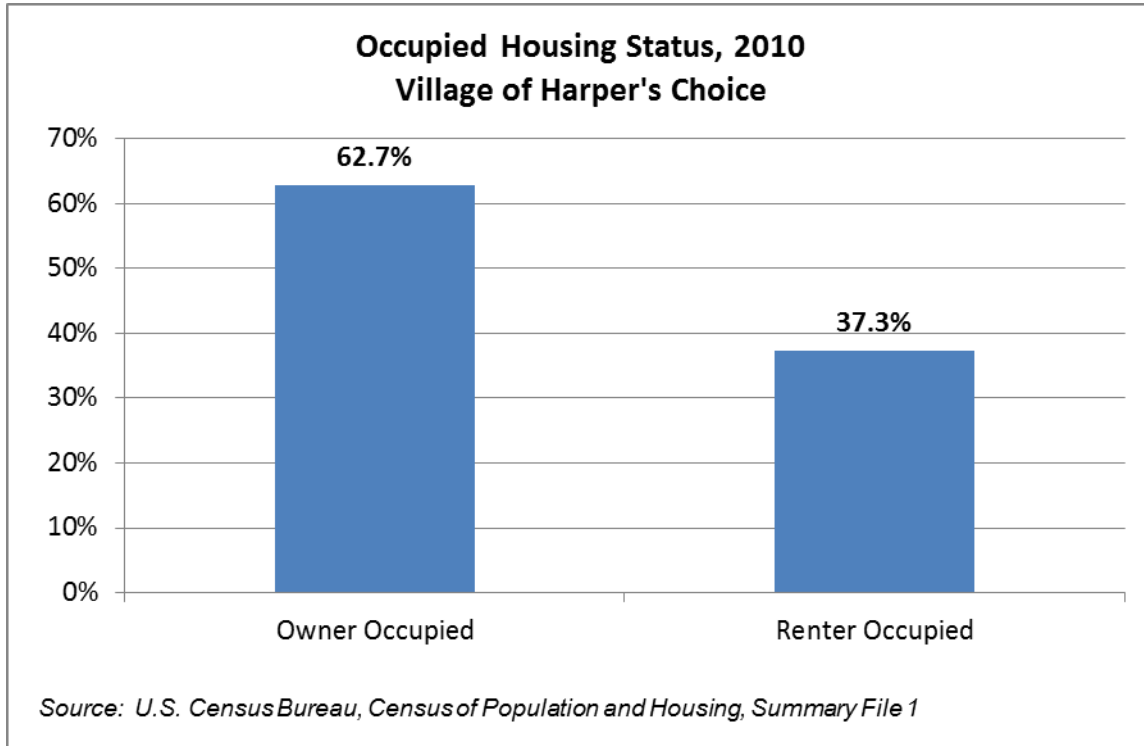
Village Profile: *Harper's Choice*

**Table 26: Village of Harper's Choice Occupied Housing by Age (2010)**

Occupied Housing Units	Number	Pct. Of Total
<b>Total Occupied Housing Units:</b>	<b>3,082</b>	<b>100.0%</b>
<b>Owner Occupied:</b>	<b>1,934</b>	<b>62.7%</b>
Householder 15 to 24 years	10	0.3%
Householder 25 to 34 years	213	6.9%
Householder 35 to 44 years	316	10.2%
Householder 45 to 54 years	426	13.8%
Householder 55 to 59 years	236	7.7%
Householder 60 to 64 years	223	7.2%
Householder 65 to 74 years	365	11.8%
Householder 75 to 84 years	122	4.0%
Householder 85 years and over	24	0.8%
<b>Renter Occupied:</b>	<b>1,148</b>	<b>37.3%</b>
Householder 15 to 24 years	89	2.9%
Householder 25 to 34 years	305	9.9%
Householder 35 to 44 years	289	9.4%
Householder 45 to 54 years	249	8.1%
Householder 55 to 59 years	78	2.5%
Householder 60 to 64 years	41	1.3%
Householder 65 to 74 years	71	2.3%
Householder 75 to 84 years	16	0.5%
Householder 85 years and over	10	0.3%
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>		

Village Profile: *Harper's Choice*

Figure 21: Village of Harper's Choice Occupied Housing Status (2010)



**Household Finances in Harper's Choice**

The average income reported by households living in Harper's Choice over the 2006 to 2010 survey period was just under \$120,500, as shown in Table 27. This value was slightly higher than that for Columbia as a whole: \$112,900.

Village Profile: *Harper's Choice*

**Table 27: Village of Harper's Choice Income Distribution by Households (2010)**

Income	Number	%MOE +/-
Households	3,230	7.8%
Less than \$1,000	140	107.6%
\$10,000 to \$14,999	95	213.7%
\$15,000 to \$24,999	123	215.1%
\$25,000 to \$34,999	218	144.6%
\$35,000 to \$49,999	309	111.0%
\$50,000 to \$74,999	525	41.6%
\$75,000 to \$99,999	416	32.2%
\$100,000 to \$149,999	644	27.1%
\$150,000 or more	760	20.0%
Mean household income	\$120,485	14.9%
<i>Source: 2006 - 2010 American Community Survey; Maryland Department of Planning</i>		
Note: The shaded cells indicate values for which the margin of error (MOE), plus or minus, is relatively large indicating that the estimate may be unreliable given the small sample size.		

Because the incidence of poverty is generally low and, given the small sample size, there are not too many inferences that can be made. However, poverty is present. The data do suggest that about five percent of Harper's Choice households with children under 18 live below the poverty level.

**Commuting Characteristics**

Automobile ownership was not quite universal; the sample data suggests about five percent of households did not own their own auto. However, nearly 60 percent of all households own two or more vehicles. For commuting to work, driving alone by auto was reported by 82 percent of households. All other means of commuting to work – carpooling, transit, walking or working at home – had margins of error too great to report with confidence. The mean travel time to work was 28.3 minutes.

*Village Profile: **Harper's Choice******Educational Attainment***

A high percentage of Harper's Choice residents are college graduates. Nearly six out of ten (59.6 percent) persons 25 years or older reported having earned at least a Bachelor's degree; 30.3 percent had attained a graduate or professional degree. For those over 25, 94.1 percent had obtained at least a high school diploma.

***Comparative Data***

For further understanding of Harper's Choice in relation to Columbia's other villages, selected items of comparative data are found in Chapter 3: Comparative Analysis – Villages and Columbia.

*Village Profile:***VILLAGE OF HICKORY RIDGE**

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This section of the report provides a demographic and socio-economic profile of the Village of Hickory Ridge in Columbia, Maryland. Given that the actual boundaries of Columbia and its villages are not defined by the Census, Columbia Association commissioned customized, rigorous, and replicable analyses to provide a profile of the village based on a best fit approach of the Census Bureau's data to Columbia's geography.

The information presented is based primarily on data collected by the US Census Bureau from two different data sets: the 2010 Census of Population and Housing (2010 Summary File 1 (SF1)), which is a 100 percent count of the nation's households; and data from the American Community Survey, providing an estimate of additional demographic and socio-economic characteristics compiled from an annual sample of households. The American Community Survey's data used in this report is based on the five-year estimate for the period from 2006 through 2010.

Columbia Association staff collaborated extensively with data and demographic experts at the Research Division of the Howard County Department of Planning and Zoning and at the Maryland's Department of Planning. Both of these county and state agencies routinely analyze census data. Columbia Association Consultant JMT Technology Group prepared the data at the village and Columbia-wide levels from the 2010 Census of Population and Housing at the request of the Columbia Association based on a methodology developed in collaboration with Howard County, the Maryland Department of Planning and the Columbia Association.

The second data set based on the Census Bureau's American Community Survey was compiled by analysts at the Maryland Department of Planning, who prepared aggregated data sets for the Columbia Association.

To derive the information for Columbia and each individual village from the 2010 Census of Population and Housing, an aggregation of Census Blocks that best fit for Columbia and each village was developed. Where Census Blocks extend beyond Columbia or a village, or over more than one village, the blocks were split based on actual housing unit counts from Howard County's dwelling unit GIS point file to determine percent splits. Technical assistance from the Howard County Research Division was also invaluable on this part of the project.

Overall, since Census Blocks are the smallest Census geography, these data represent the best approximation of the village demographics as of the 2010 Census. Socio-economic data such as income, educational attainment, household composition, housing values and cost, and journey to work statistics are based on sample data via the Census Bureau's American Community Survey

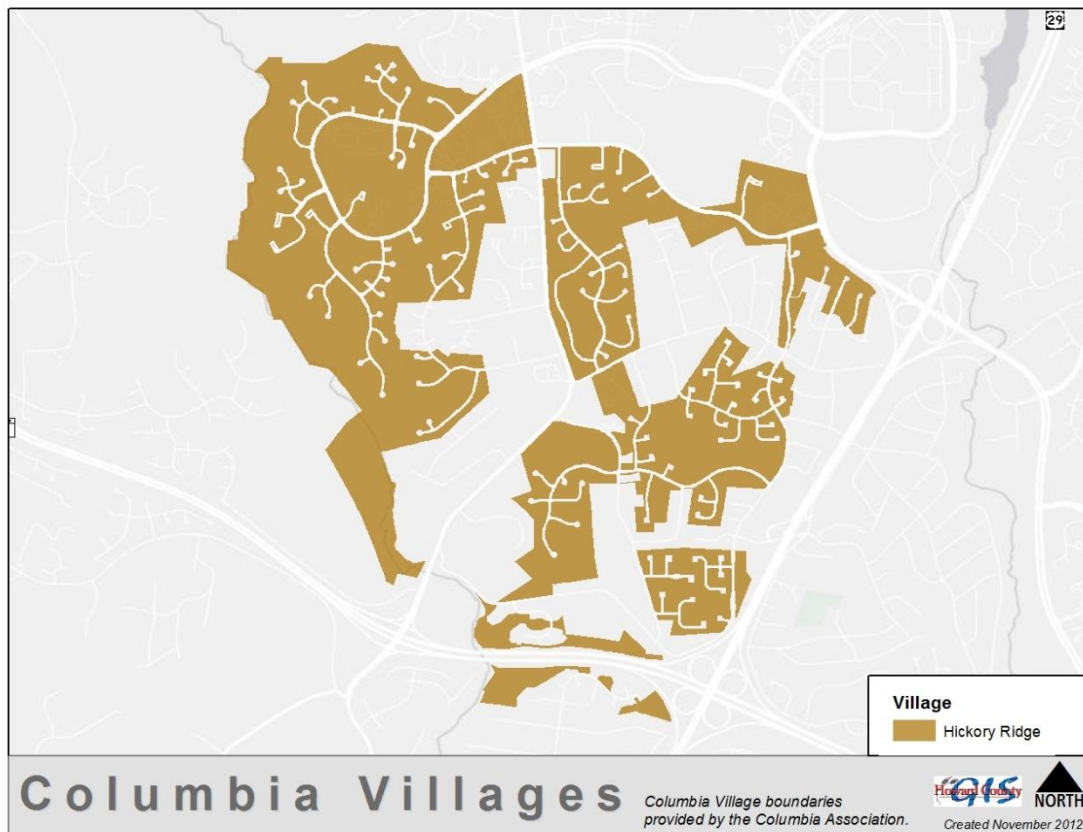
Village Profile: *Hickory Ridge*

and are only provided at the block group level (aggregation of blocks). Best fit of these block groups was made to the village level. The use of the American Community Survey is essential to provide information that goes beyond the information provided by the person and household counts in the Census of Population and Housing. The Maryland Department of Planning prepared the data sets. The Maryland Department of Planning also reported a margin of error associated with each data item and these are reflected in the tables in this report. A high margin of error indicates that the estimate may be unreliable due to the small sample size.

More details on how these data products were developed and used in this report are described in detail in Chapter 5: Methodology.

Figure 22 shows the boundaries of the Village of Hickory Ridge.

**Figure 22: Boundaries of the Village of Hickory Ridge**



Village Profile: **Hickory Ridge**

**Population, by Race and Ethnicity, in Hickory Ridge**

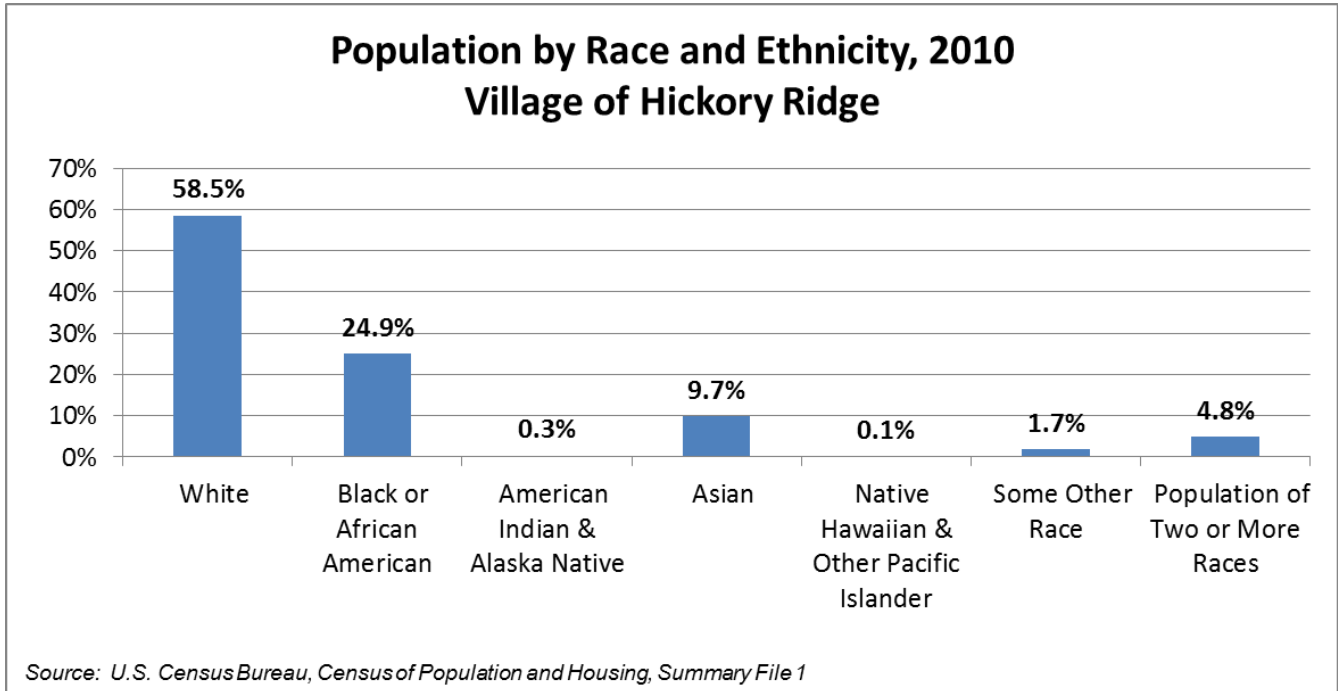
As in most of Columbia’s villages, the population of Hickory Ridge includes many distinct groups. The white population accounts for 58.5 percent of the village total. Blacks or African-Americans make up nearly a quarter (24.9 percent) of the population. The more than 1,100 members of the Asian community make up one-tenth (9.7 percent) of the total. Another group, representing nearly 5 percent of the village population consists of individuals identifying themselves as members of two or more races. Hispanics, who can be of any race, accounted for 6.5 percent of the population, slightly lower than Columbia’s figure of 7.9 percent. A summary of the Village population, by race and ethnicity is presented in Table 28 below.

**Table 28: Village of Hickory Ridge Population by Race and Ethnicity (2010)**

Race and Hispanic Ethnicity	Number	Pct. Of Total
<b>Total Population</b>	11,357	100.0%
White	6,646	58.5%
Black or African American	2,828	24.9%
American Indian & Alaska Native	32	0.3%
Asian	1,103	9.7%
Native Hawaiian & Other Pacific Islander	6	0.1%
Some Other Race	196	1.7%
Population of Two or More Races	545	4.8%
Hispanic or Latino	743	6.5%
Non Hispanic or Latino	10,614	93.5%
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>		

Village Profile: *Hickory Ridge*

Figure 24: Village of Hickory Ridge Population by Race and Ethnicity (2010)



**Population by Age and Gender in Hickory Ridge**

The age distribution of the Hickory Ridge population is very interesting for the fact that it has a strong component of children, a senior citizen population reflecting that of Columbia as a whole, and a fairly even distribution across the 25 to 64 age cohorts.

Children under 18 years of age comprised 21.2 percent of the population; those in the school-age population, ages 5 to 17, were 15.5 percent of the population. Seniors, those aged 65 and over, were 11.2 percent of the population, almost matching Columbia’s figure of 11.1 percent. Only the young adults, those aged 18 to 24, are not a big part of the picture, likely pursuing education and employment opportunities in the wider world.

The full distribution of the population by age groups is presented in Table 29.



Village Profile: *Hickory Ridge*

**Table 29: Village of Hickory Ridge Population by Age and Gender (2010)**

Population	Total	Pct. Of Total	Male	Pct. Of Total	Female	Pct. Of Total
<b>Total Population</b>	11,357	100.0%	5,365	100.0%	5,991	100.0%
Under 5 Years	642	5.7%	317	5.9%	325	5.4%
5 to 17 Years	1,760	15.5%	908	16.9%	852	14.2%
18 to 24 Years	926	8.2%	506	9.4%	421	7.0%
25 to 34 Years	1,779	15.7%	835	15.6%	943	15.7%
35 to 44 Years	1,591	14.0%	726	13.5%	865	14.4%
45 to 54 Years	1,773	15.6%	797	14.9%	976	16.3%
55 to 64 Years	1,615	14.2%	752	14.0%	862	14.4%
65 Years and Over	1,271	11.2%	524	9.8%	747	12.5%
<b>Median Age</b>	38.6		36.6		40.3	
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>						

The median age of the population is 38.6 years, with the median age for males 36.6 years and that for females 40.3 years. The Village medians are very close to those for Maryland, which are 38.0, 36.4 and 39.3 years, respectively, for the total population, males and females.

***Households and Housing Stock in Hickory Ridge***

There were an estimated 4,965 housing units and a household population of 11,160 living in 4,742 occupied housing units. The average household size was 2.35 persons, compared to 2.51 for Columbia as a whole. Hickory Ridge had 197 persons living in group quarters, with the largest number – 126 – being residents of nursing homes, as shown in Table 30 below.

As noted earlier, the residents of Hickory Ridge have a wide variety of housing types to choose from. In terms of the Census categories used to describe the housing stock, we see the following picture: 39 percent of village households lived in single-family detached homes; 22 percent were residing in single-family attached homes (townhouses); the remaining 39 percent were living in multi-family apartment homes.

Village Profile: *Hickory Ridge*

**Table 30: Village of Hickory Ridge Population by Type (2010)**

HOUSEHOLDS	NUMBER
<b>Total Population</b>	<b>11,357</b>
Households	4,742
Household Population	11,160
Persons per Household	2.35
<b>Total Group Quarters Population</b>	<b>197</b>
Institutionalized Population	128
Correctional Institutions	1
Nursing Homes	126
Other Institutions	0
Noninstitutionalized Population	69
College Dormitories	0
Military Quarters	0
Other Noninstitutional Group Quarters	69
Source: U.S. Census Bureau, Census of Population and Housing (2010), Summary File 1	

***Household Composition in Hickory Ridge***

The village includes many households consisting of one person. Just over 30 percent of all households are one-person households. Included in this total are 354 seniors, persons 65 or over, who were living alone. The latter group represented 7.5 percent of all households.

Family households, those with two or more related persons living together, constituted 62.2 percent of all households. Looking at family households, based on the information in Table 32, 57.7 percent of all families had one or more children under 18 in the home. They included married couples (31.9 percent of all families; 12.9 percent by female-headed families with no spouse present and 2.9 percent for male-headed families without spouse present

A total of 1,390 families had children under 18. The village’s total population of children was 2,402, indicating an average of 1.73 children in each family with someone under 18.

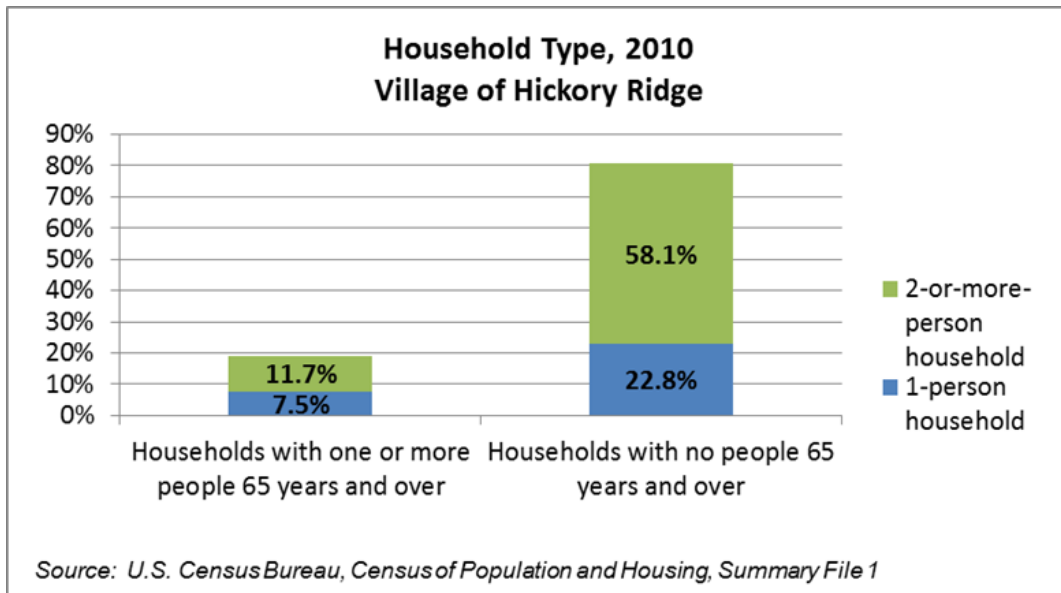
Village Profile: *Hickory Ridge*

**Table 31: Village of Hickory Ridge Households by Type (2010)**

Households	Number	Pct. Of Total
<b>Total Households:</b>	<b>4,742</b>	<b>100.0%</b>
Households with one or more people 65 years and over:	906	19.1%
1-person household	354	7.5%
2-or-more-person household:	552	11.7%
Family households	525	11.1%
Nonfamily households	28	0.6%
Households with no people 65 years and over:	3,835	80.9%
1-person household	1,079	22.8%
2-or-more-person household:	2,756	58.1%
Family households	2,425	51.1%
Nonfamily households	331	7.0%

Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1

**Figure 25: Village of Hickory Ridge Households by Type (2010)**



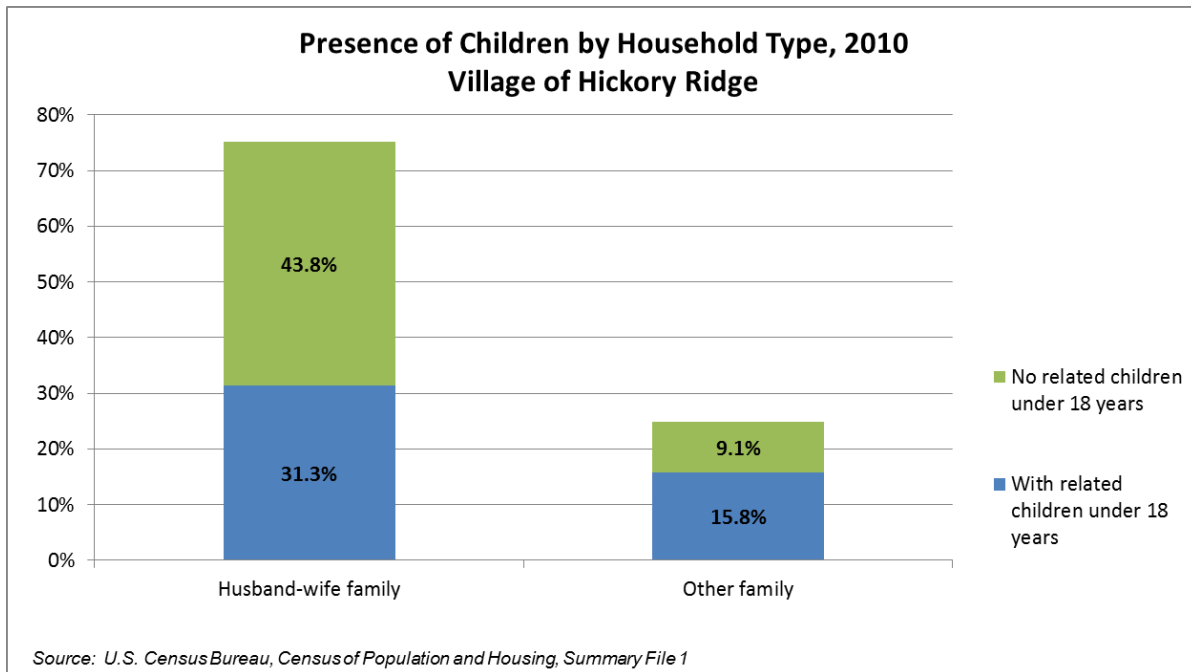
Village Profile: *Hickory Ridge*

**Table 32: Village of Hickory Ridge Composition of Families (2010)**

Families	Number	Pct. Of Total
<b>Total Families:</b>	<b>2,949</b>	<b>100.0%</b>
Husband-wife family:	2,215	75.1%
With related children under 18 years:	924	31.3%
Under 6 years only	243	8.2%
Under 6 years and 6 to 17 years	168	5.7%
6 to 17 years only	514	17.4%
No related children under 18 years	1,291	43.8%
Other family:	735	24.9%
Male householder, no wife present:	154	5.2%
With related children under 18 years:	86	2.9%
Under 6 years only	24	0.8%
Under 6 years and 6 to 17 years	4	0.1%
6 to 17 years only	57	1.9%
No related children under 18 years	68	2.3%
Female householder, no husband present:	581	19.7%
With related children under 18 years:	380	12.9%
Under 6 years only	67	2.3%
Under 6 years and 6 to 17 years	63	2.1%
6 to 17 years only	251	8.5%
No related children under 18 years	200	6.8%
	<b>Number</b>	<b>Pct. Of Total HHs</b>
Nonfamily households:	1,793	37.8%
Male householder	744	15.7%
Female householder	1,049	22.1%
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>		

Village Profile: *Hickory Ridge*

**Figure 26: Presence of Children by Household Type, Village of Hickory Ridge (2010)**



**Housing Occupancy in Hickory Ridge**

As shown in Table 33, the village’s 4,742 occupied housing units, 58.6 percent were owner-occupied and 41.4 percent were renter-occupied. Almost 14 percent of the owners had their homes free and clear of a mortgage. The mean housing value, based on American Community Survey sample data covering the 2006 to 2010 period, was \$464,400, making one of the higher priced communities in Columbia. The village’s mean housing value was eight percent above Columbia’s mean housing value of \$430,000. The great proportion of renters, 83.2 percent, paid rents above \$1,000/month. For all of Columbia the comparable figure was 78.9 percent. There were 223 vacant housing units, 4.5 percent of the total, in 2010; most of these units were on the market for sale and rent, as shown in Table 33 below.

Village Profile: *Hickory Ridge*

**Table 33: Village of Hickory Ridge Housing Occupancy Status (2010)**

<b>Occupancy Status</b>	<b>Number</b>	<b>Pct. Of Total</b>
<b>Total Housing Units:</b>	<b>4,965</b>	<b>100.0%</b>
Occupied	4,742	95.5%
Vacant	223	4.5%
<b>Tenure</b>	<b>Number</b>	<b>Pct. Of Total</b>
<b>Total Occupied Housing Units:</b>	<b>4,742</b>	<b>100.0%</b>
Owned with a mortgage or loan	2,396	50.5%
Owned free and clear	385	8.1%
Renter occupied	1,961	41.4%
<b>Vacancy Status</b>	<b>Number</b>	<b>Pct. Of Total</b>
<b>Total Vacant Housing Units:</b>	<b>223</b>	<b>100.0%</b>
For rent	126	56.4%
Rented, not occupied	4	1.7%
For sale only	49	22.1%
Sold, not occupied	1	0.4%
For seasonal, recreational, or occasional use	22	9.6%
For migrant workers	0	0.0%
Other vacant	22	9.8%

*Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1*

As shown in Table 34, the greatest concentrations of homeowners are found in the 35 through 54 year age groups. As we find in some of the other villages, the greatest number of renters is clustered in the 25 through 34 year age cohort. Homeowners who are seniors account for 10.6 percent of all occupied housing units. However, seniors are much less of a presence in the rental units, accounting for 5.8 percent of occupied rental units. Figure 27 shows the proportion of renter- and owner-occupied housing.

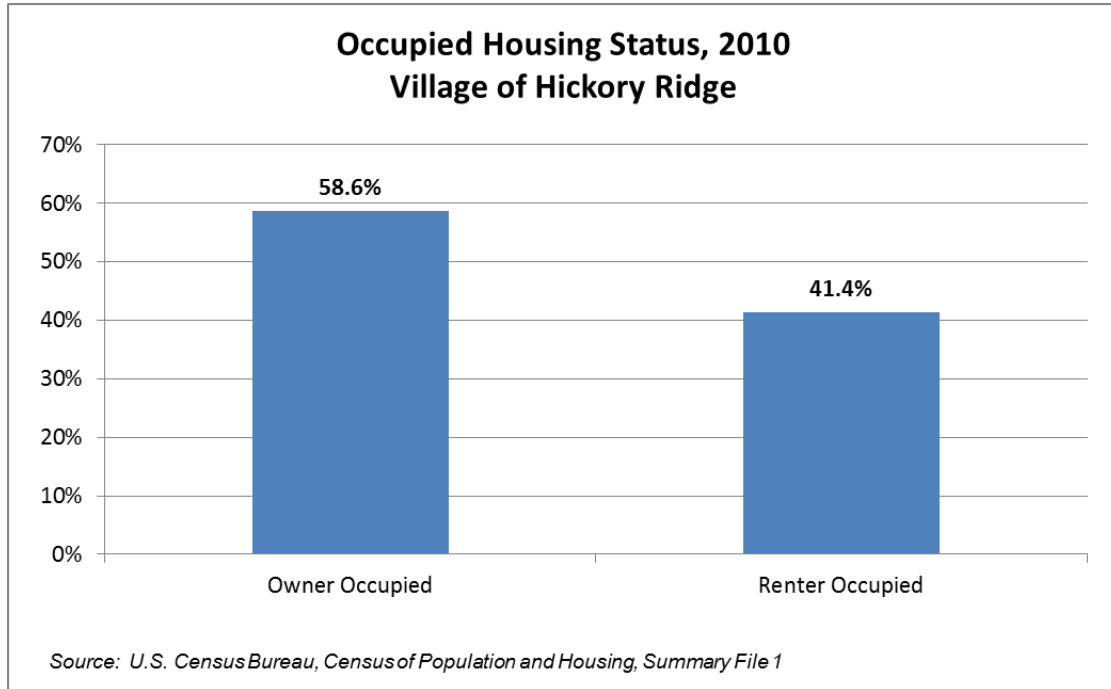
Village Profile: *Hickory Ridge*

**Table 34: Village of Hickory Ridge Occupied Housing by Age (2010)**

Occupied Housing Units	Number	Pct. Of Total
<b>Total Occupied Housing Units:</b>	<b>4,742</b>	<b>100.0%</b>
<b>Owner Occupied:</b>	<b>2,781</b>	<b>58.6%</b>
Householder 15 to 24 years	10	0.2%
Householder 25 to 34 years	311	6.6%
Householder 35 to 44 years	520	11.0%
Householder 45 to 54 years	676	14.3%
Householder 55 to 59 years	382	8.1%
Householder 60 to 64 years	376	7.9%
Householder 65 to 74 years	357	7.5%
Householder 75 to 84 years	123	2.6%
Householder 85 years and over	26	0.5%
<b>Renter Occupied:</b>	<b>1,961</b>	<b>41.4%</b>
Householder 15 to 24 years	151	3.2%
Householder 25 to 34 years	565	11.9%
Householder 35 to 44 years	404	8.5%
Householder 45 to 54 years	349	7.4%
Householder 55 to 59 years	136	2.9%
Householder 60 to 64 years	79	1.7%
Householder 65 to 74 years	90	1.9%
Householder 75 to 84 years	95	2.0%
Householder 85 years and over	91	1.9%
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>		

Village Profile: *Hickory Ridge*

Figure 27: Village of Hickory Ridge Occupied Housing Status (2010)



**Household Finances in Hickory Ridge**

Table 35 provides information of the household income distribution in the village. Although the small American Community Survey sample results in higher margins of error (MOE) for lower income categories, the table makes clear that nearly half of households had incomes in the categories of \$100,000 to \$149,999, and \$150,000 and above. The mean household income figure of \$110,000 is very close to the mean income for Columbia’s households (\$112,940).



Village Profile: *Hickory Ridge*

**Table 35: Village of Hickory Ridge Income Distribution by Households (2010)**

Income	Number	MOE +/-
Households	6,803	330
Less than \$1,000	217	204
\$10,000 to \$14,999	84	341
\$15,000 to \$24,999	236	374
\$25,000 to \$34,999	330	461
\$35,000 to \$49,999	551	460
\$50,000 to \$74,999	1,248	321
\$75,000 to \$99,999	1,058	229
\$100,000 to \$149,999	1,385	245
\$150,000 or more	1,694	279
Mean household income	\$110,047	\$9,022
<i>Source: 2006 - 2010 American Community Survey; Maryland Department of Planning</i>		
<p>Note: The shaded cells indicate values for which the margin of error (MOE), plus or minus, is relatively large indicating that the estimate may be unreliable given the small sample size.</p>		

Consistent with the high levels of income reported for the community, the reported poverty rate for families is very low.

***Commuting Characteristics***

Automobile ownership was not quite universal; the sample data suggests about six percent of households did not own their own auto. However, nearly 60 percent of all households own two or more vehicles. For commuting to work, driving alone by auto was reported by 80 percent of households. Other workers used carpooling (8 percent), transit (5 percent), and more than four percent reported working at home. The mean travel time to work was 36.6 minutes.

*Village Profile: **Hickory Ridge***

### ***Educational Attainment***

A high percentage of Hickory Ridge residents are college graduates. More than six out of ten (63 percent) persons 25 years or older reported having earned at least a Bachelor's degree; 30 percent had attained a graduate or professional degree. For those over 25, 96 percent had obtained at least a high school diploma.

### ***Comparative Data***

For further understanding of Hickory Ridge in relation to Columbia's other villages, selected items of comparative data are found in Chapter 3: Comparative Analysis – Villages and Columbia.

*Village Profile:***VILLAGE OF KINGS CONTRIVANCE**

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This section of the report provides a demographic and socio-economic profile of the Village of Kings Contrivance in Columbia, Maryland. Given that the actual boundaries of Columbia and its villages are not defined by the Census, Columbia Association commissioned customized, rigorous, and replicable analyses to provide a profile of the village based on a best fit approach of the Census Bureau's data to Columbia's geography.

The information presented is based primarily on data collected by the US Census Bureau from two different data sets: the 2010 Census of Population and Housing (2010 Summary File 1 (SF1)), which is a 100 percent count of the nation's households; and data from the American Community Survey, providing an estimate of additional demographic and socio-economic characteristics compiled from an annual sample of households. The American Community Survey's data used in this report is based on the five-year estimate for the period from 2006 through 2010.

Columbia Association staff collaborated extensively with data and demographic experts at the Research Division of the Howard County Department of Planning and Zoning and at the Maryland's Department of Planning. Both of these county and state agencies routinely analyze census data. Columbia Association Consultant JMT Technology Group prepared the data at the village and Columbia-wide levels from the 2010 Census of Population and Housing at the request of the Columbia Association based on a methodology developed in collaboration with Howard County, the Maryland Department of Planning and the Columbia Association.

The second data set based on the Census Bureau's American Community Survey was compiled by analysts at the Maryland Department of Planning, who prepared aggregated data sets for the Columbia Association.

To derive the information for Columbia and each individual village from the 2010 Census of Population and Housing, an aggregation of Census Blocks that best fit for Columbia and each village was developed. Where Census Blocks extend beyond Columbia or a village, or over more than one village, the blocks were split based on actual housing unit counts from Howard County's dwelling unit GIS point file to determine percent splits. Technical assistance from the Howard County Research Division was also invaluable on this part of the project.

Overall, since Census Blocks are the smallest Census geography, these data represent the best approximation of the village demographics as of the 2010 Census. Socio-economic data such as income, educational attainment, household composition, housing values and cost, and journey to work statistics are based on sample data via the Census Bureau's American Community Survey

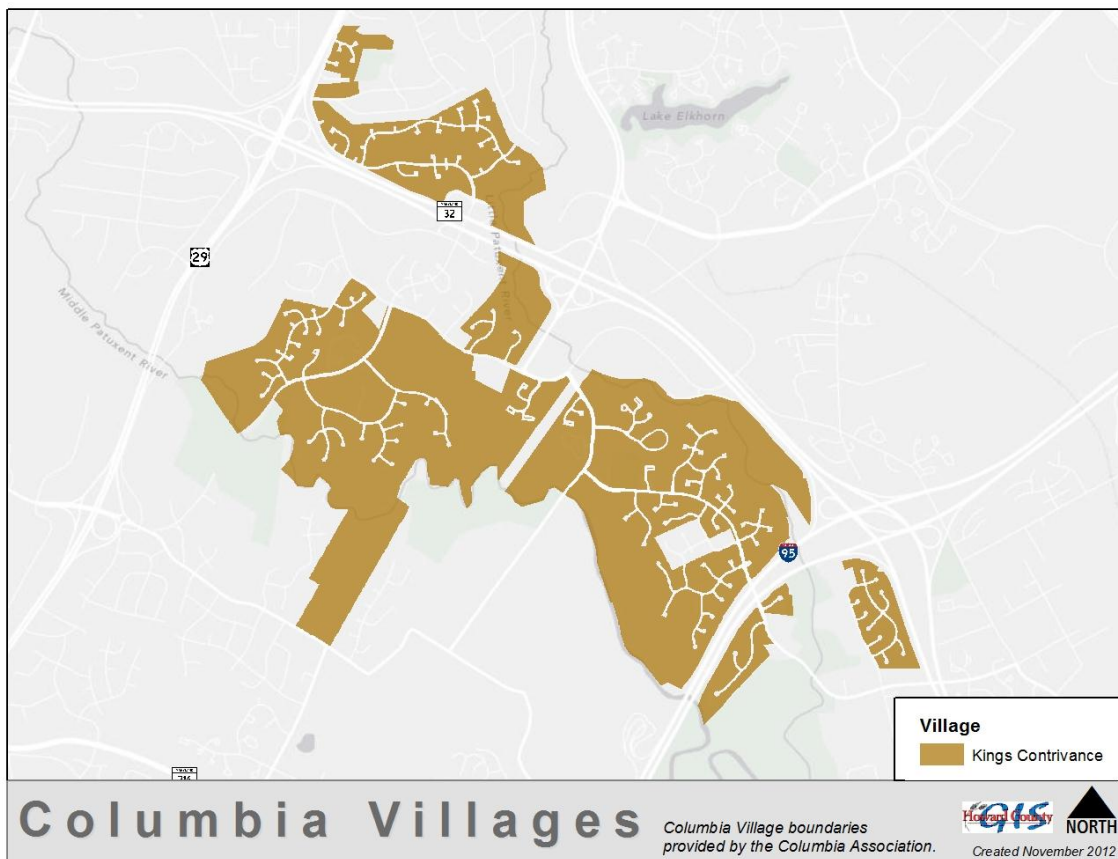
*Village Profile: Kings Contrivance*

and are only provided at the block group level (aggregation of blocks). Best fit of these block groups was made to the village level. The use of the American Community Survey is essential to provide information that goes beyond the information provided by the person and household counts in the Census of Population and Housing. The Maryland Department of Planning prepared the data sets. The Maryland Department of Planning also reported a margin of error associated with each data item and these are reflected in the tables in this report. A high margin of error indicates that the estimate may be unreliable due to the small sample size.

More details on how these data products were developed and used in this report are described in detail in Chapter 5: Methodology.

Figure 28 shows the boundaries of Kings Contrivance.

**Figure 28: Boundaries of the Village of Kings Contrivance**



Village Profile: *Kings Contrivance*

**Population, by Race and Ethnicity, in Kings Contrivance**

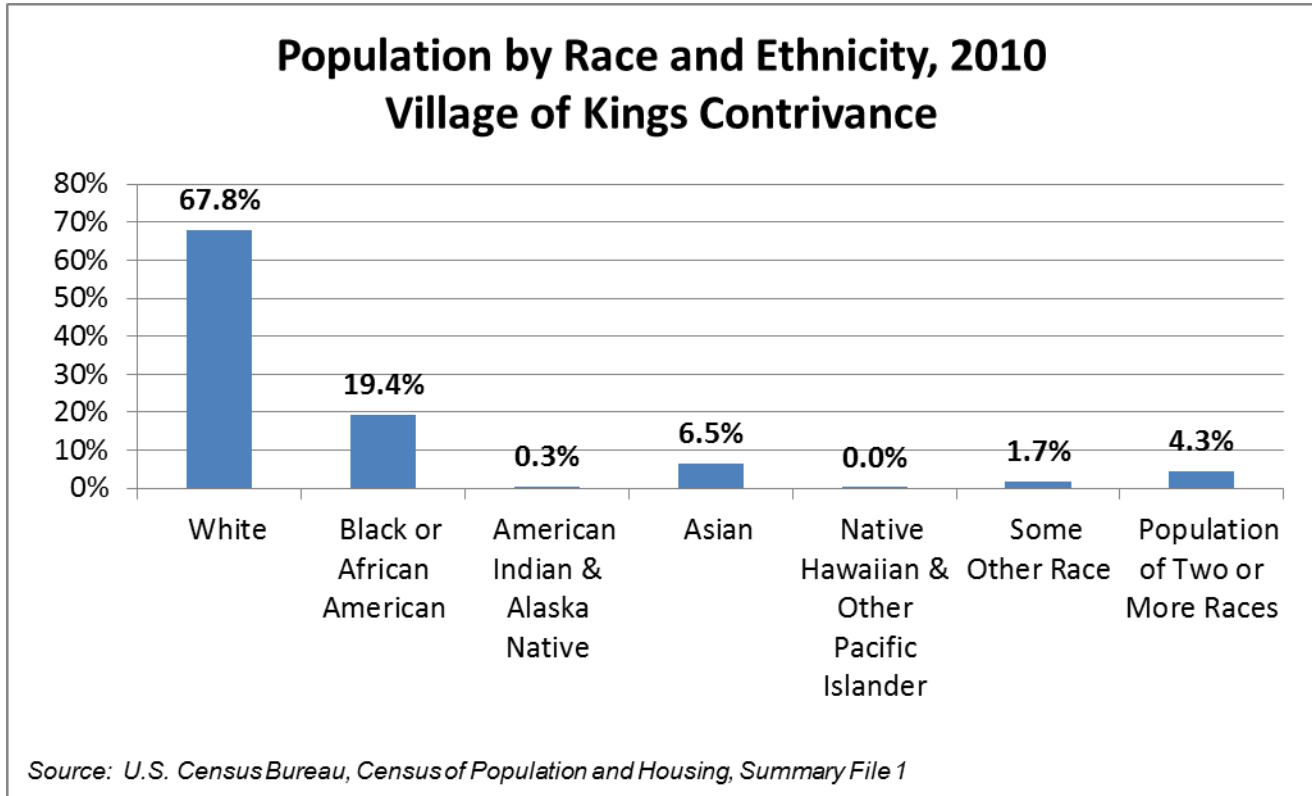
A total of 8,500 residents were living in Kings Contrivance at the time of the 2010 Census. Two-thirds (67.8 percent) of the residents are white. Blacks or African-Americans account for almost one of every five (19.4 percent) members of the community. A smaller minority group, Asians, represent 6.5 percent of village residents. Hispanics, who can be of any race, are 4.9 percent of the population. A summary of the village population, by race and ethnicity is presented in Table 36 and displayed in Figure 29.

**Table 36: Village of Kings Contrivance Population by Race and Ethnicity (2010).**

Race and Hispanic Ethnicity	Number	Pct. Of Total
<b>Total Population</b>	8,500	100.0%
White	5,761	67.8%
Black or African American	1,649	19.4%
American Indian & Alaska Native	28	0.3%
Asian	550	6.5%
Native Hawaiian & Other Pacific Islander	2	0.0%
Some Other Race	144	1.7%
Population of Two or More Races	367	4.3%
Hispanic or Latino	420	4.9%
Non Hispanic or Latino	8,080	95.1%
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>		

Village Profile: *Kings Contrivance*

Figure 29: Village of Kings Contrivance Population by Race and Ethnicity (2010)



**Population by Age and Gender in Kings Contrivance**

The Village of Kings Contrivance had a 2010 population with 64 percent concentrated in the prime working ages of 25 to 64. The senior population, those 65 years of age and over, is only seven percent of the total population. Over 22 percent of those living in the village are children under 18 years of age. The number of school age children, those 5 to 17 years old, is 16.7 percent of the total.

Village Profile: *Kings Contrivance*

**Table 37: Village of Kings Contrivance Population by Age and Gender (2010)**

Population	Total	Pct. Of Total	Male	Pct. Of Total	Female	Pct. Of Total
<b>Total Population</b>	8,500	100.0%	4,163	100.0%	4,337	100.0%
Under 5 Years	514	6.0%	283	6.8%	231	5.3%
5 to 17 Years	1,420	16.7%	741	17.8%	678	15.6%
18 to 24 Years	704	8.3%	366	8.8%	338	7.8%
25 to 34 Years	1,328	15.6%	640	15.4%	688	15.9%
35 to 44 Years	1,238	14.6%	572	13.7%	666	15.4%
45 to 54 Years	1,361	16.0%	640	15.4%	721	16.6%
55 to 64 Years	1,340	15.8%	649	15.6%	692	15.9%
65 Years and Over	595	7.0%	272	6.5%	323	7.4%
<b>Median Age</b>	<b>37.3</b>		<b>35.9</b>		<b>38.5</b>	
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>						

The median age of the population is 37.3 years, with the median age for males 35.9 years and that for females 38.5 years. The village medians compare very closely to those for Maryland, which are 38.0, 36.4 and 39.3 years respectively for the total population, males and females.

***Households and Housing Stock in Kings Contrivance***

Based on the 2010 Census report there were an estimated 3,564 housing units and a household population of 8,487. The village’s average household size of 2.47 was close to that of Columbia as a whole, 2.51 persons per household. Only 13 individuals lived in group quarters, as shown in Table 38.

The Village’s 3,434 households live in the community’s three distinct housing types: half in single-family detached homes, 22 percent in townhouses and 28 percent in multi-family apartment buildings. There were an estimated 130 vacant units, for an overall vacancy rate of 3.6 percent.

Village Profile: *Kings Contrivance*

**Table 38: Village of Kings Contrivance Population by Type (2010)**

HOUSEHOLDS	NUMBER
<b>Total Population</b>	<b>8,500</b>
Households	3,434
Household Population	8,487
Persons per Household	2.47
<b>Total Group Quarters Population</b>	<b>13</b>
Institutionalized Population	0
Correctional Institutions	0
Nursing Homes	0
Other Institutions	0
Noninstitutionalized Population	13
College Dormitories	0
Military Quarters	0
Other Noninstitutional Group Quarters	13
Source: U.S. Census Bureau, Census of Population and Housing (2010), Summary File 1	

***Household Composition in Kings Contrivance***

More than one-quarter (26.6 percent) of village households were one-person households. Family households, those comprised of two or more related persons, accounted for 66.3 percent of all households.

Just under one-half (47.6 percent) of all families had no children under 18 in the home. Of those families with children under 18 living with them, 34.7 percent were married-couples, 11.0 percent were headed by females without a spouse and 1.9 percent was male householders without a spouse.

Relatively few (13.3 percent) of households had someone over 65 years of age living in the home; 3.9 percent of all households consisted of a person 65 years or older living alone. Table 39 and Figure 30 provide details on family composition and presence of children in Kings Contrivance.



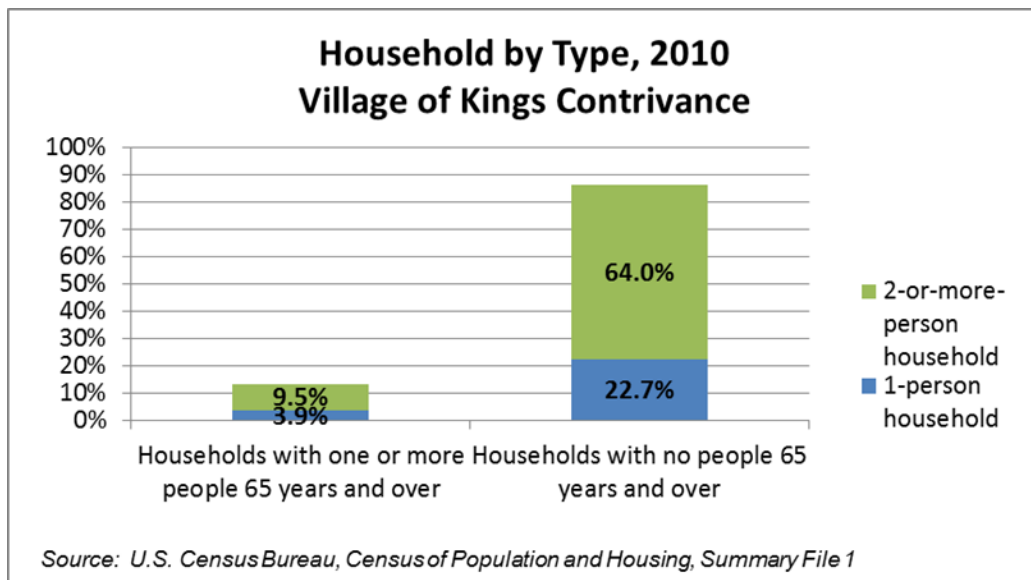
Village Profile: *Kings Contrivance*

**Table 39: Village of Kings Contrivance Households by Type (2010)**

Households	Number	Pct. Of Total
<b>Total Households:</b>	<b>3,434</b>	<b>100.0%</b>
Households with one or more people 65 years and over:	458	13.3%
1-person household	133	3.9%
2-or-more-person household:	325	9.5%
Family households	311	9.1%
Nonfamily households	14	0.4%
Households with no people 65 years and over:	2,976	86.7%
1-person household	780	22.7%
2-or-more-person household:	2,197	64.0%
Family households	1,965	57.2%
Nonfamily households	231	6.7%

Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1

**Figure 30: Village of Kings Contrivance Households by Type (2010)**



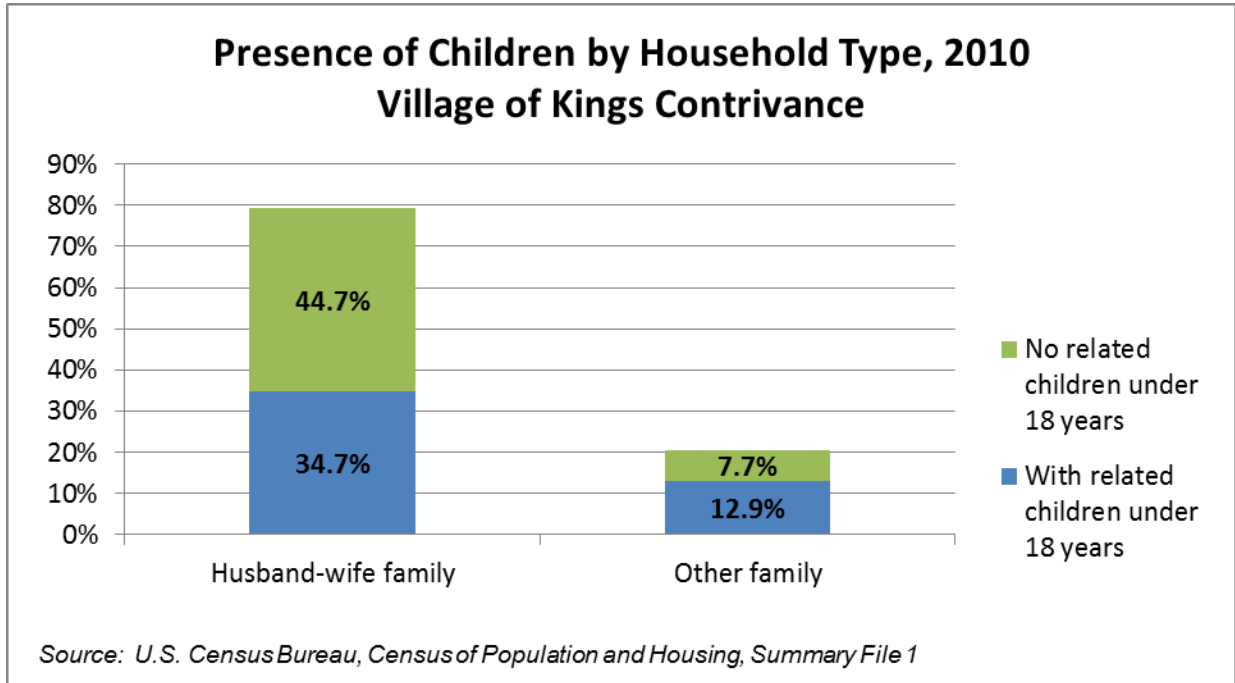
Village Profile: *Kings Contrivance*

**Table 40: Village of Kings Contrivance Composition of Families (2010)**

Families	Number	Pct. Of Total
<b>Total Families:</b>	<b>2,277</b>	<b>100.0%</b>
Husband-wife family:	1,808	79.4%
With related children under 18 years:	790	34.7%
Under 6 years only	221	9.7%
Under 6 years and 6 to 17 years	147	6.5%
6 to 17 years only	421	18.5%
No related children under 18 years	1,018	44.7%
Other family:	469	20.6%
Male householder, no wife present:	89	3.9%
With related children under 18 years:	43	1.9%
Under 6 years only	13	0.6%
Under 6 years and 6 to 17 years	2	0.1%
6 to 17 years only	28	1.2%
No related children under 18 years	46	2.0%
Female householder, no husband present:	380	16.7%
With related children under 18 years:	251	11.0%
Under 6 years only	37	1.6%
Under 6 years and 6 to 17 years	43	1.9%
6 to 17 years only	171	7.5%
No related children under 18 years	129	5.7%
	<b>Number</b>	<b>Pct. Of Total HHs</b>
Nonfamily households:	1,157	33.7%
Male householder	552	16.1%
Female householder	606	17.6%
Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1		

Village Profile: **Kings Contrivance**

Figure 31: Presence of Children by Household Type, Village of Kings Contrivance (2010)



**Housing Occupancy in Kings Contrivance**

As shown in Table 41, almost seven of every ten households in Kings Contrivance is a homeowner, as shown in Table 41. About 15 percent of those homeowners own their homes free and clear of a mortgage. With a mean housing value of \$415,300, homes in Kings Contrivance are valued at just slightly below the Columbia mean of \$430,000.

Village Profile: *Kings Contrivance*

**Table 41: Village of Kings Contrivance Housing Occupancy Status (2010)**

<b>Occupancy Status</b>	<b>Number</b>	<b>Pct. Of Total</b>
Total Housing Units:	3,564	100.0%
Occupied	3,434	96.4%
Vacant	130	3.6%
<b>Tenure</b>	<b>Number</b>	<b>Pct. Of Total</b>
Total Occupied Housing Units:	3,434	100.0%
Owned with a mortgage or loan	2,002	58.3%
Owned free and clear	360	10.5%
Renter occupied	1,072	31.2%
<b>Vacancy Status</b>	<b>Number</b>	<b>Pct. Of Total</b>
Total Vacant Housing Units:	130	100.0%
For rent	68	52.4%
Rented, not occupied	5	3.9%
For sale only	23	18.0%
Sold, not occupied	2	1.4%
For seasonal, recreational, or occasional use	13	9.8%
For migrant workers	1	0.8%
Other vacant	18	13.8%

*Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1*

As seen in Table 42, renters in the village tend to be concentrated among the youngest householders. A third of all renter householders are found in the 25 to 34 age cohort. Figure 32 shows the proportion of renters and owners. Based on the limited sampling data, rents are relatively high. An estimated 88 percent of renter households pay above the \$1,000/ month level; the comparable measure for all Columbia renters was 79 percent.

It should be kept in mind that all housing prices and rent levels are based on sampling over the 2006 to 2010 period and may not reflect current conditions in the housing market.

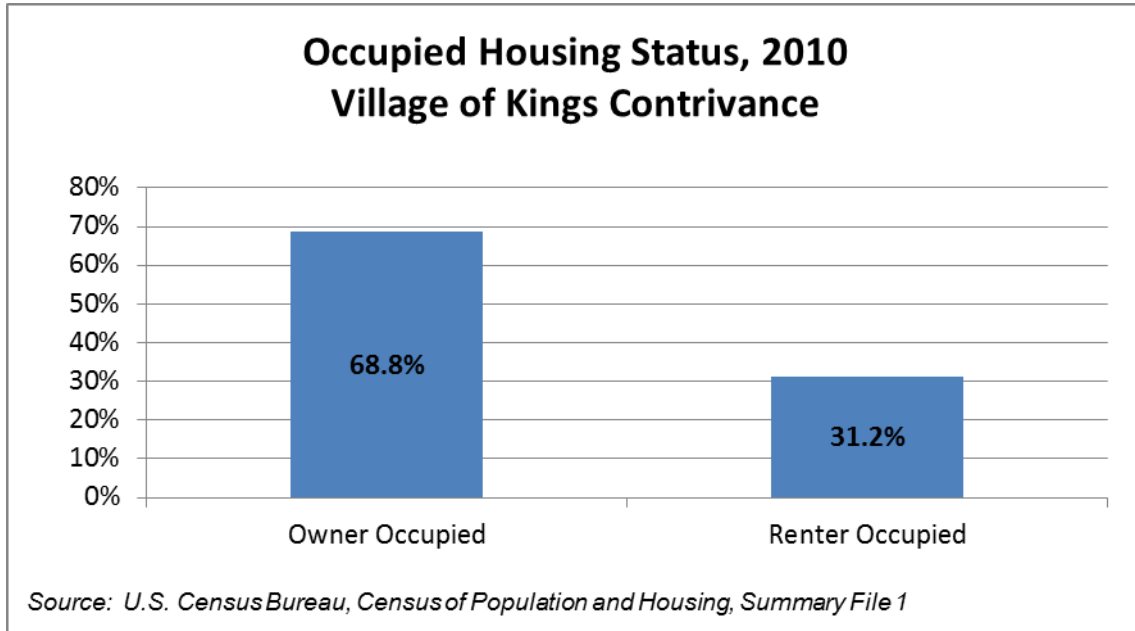
Village Profile: *Kings Contrivance*

**Table 42: Village of Kings Contrivance Occupied Housing by Age (2010)**

Occupied Housing Units	Number	Pct. Of Total
<b>Total Occupied Housing Units:</b>	<b>3,434</b>	<b>100.0%</b>
<b>Owner Occupied:</b>	<b>2,362</b>	<b>68.8%</b>
Householder 15 to 24 years	9	0.3%
Householder 25 to 34 years	279	8.1%
Householder 35 to 44 years	441	12.9%
Householder 45 to 54 years	629	18.3%
Householder 55 to 59 years	351	10.2%
Householder 60 to 64 years	339	9.9%
Householder 65 to 74 years	242	7.1%
Householder 75 to 84 years	59	1.7%
Householder 85 years and over	12	0.4%
<b>Renter Occupied:</b>	<b>1,072</b>	<b>31.2%</b>
Householder 15 to 24 years	106	3.1%
Householder 25 to 34 years	365	10.6%
Householder 35 to 44 years	250	7.3%
Householder 45 to 54 years	190	5.5%
Householder 55 to 59 years	54	1.6%
Householder 60 to 64 years	45	1.3%
Householder 65 to 74 years	45	1.3%
Householder 75 to 84 years	14	0.4%
Householder 85 years and over	3	0.1%
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>		

Village Profile: *Kings Contrivance*

Figure 32: Village of Kings Contrivance Occupied Housing Status (2010)



**Household Finances in Kings Contrivance**

Table 43 provides the income distribution for Kings Contrivance households, based on sample data collected over the 2006 to 2010 period. The shaded cells in Table 43 indicate values for which the margin of error (MOE), plus or minus, is relatively large.

Village Profile: *Kings Contrivance*

**Table 43: Village of Kings Contrivance Income Distribution by Households (2010)**

Income	Number	MOE +/-
Households	4,906	294
Less than \$1,000	88	227
\$10,000 to \$14,999	39	288
\$15,000 to \$24,999	168	348
\$25,000 to \$34,999	156	346
\$35,000 to \$49,999	409	364
\$50,000 to \$74,999	793	244
\$75,000 to \$99,999	731	165
\$100,000 to \$149,999	1,066	216
\$150,000 or more	1,456	239
Mean household income	\$122,519	\$13,992
<i>Source: 2006 - 2010 American Community Survey; Maryland Department of Planning</i>		
<p>Note: The shaded cells indicate values for which the margin of error (MOE), plus or minus, is relatively large indicating that the estimate may be unreliable given the small sample size.</p>		

At \$122,500, the mean reported household income for Kings Contrivance is among the highest for Columbia’s villages, second only to River Hill with a mean household income of \$182, 400. The corresponding figure for all of Columbia was \$112,900. Based on the sample data – which covers an area larger than delineated in the map in Figure 28 – 30 percent of all households had an income above \$150,000.

Even among this relative affluence, there was poverty. The sample data suggests the 2.5 percent of all families lived below the poverty level. The comparable figure for Columbia was only slightly higher at 3.2 percent.

*Village Profile: **Kings Contrivance******Commuting Characteristics***

Almost all Kings Contrivance households report owning an automobile; about 4 percent of households did not own their own auto. An estimated 69 percent of all households own 2 or more vehicles. For commuting to work, driving alone by auto was reported by 80 percent of households. Some 7.4 percent reported that they used carpooling to get to work; 4.7 percent used transit and another 5.4 percent worked at home. The mean travel time to work was 24.5 minutes, the shortest travel time reported among Columbia's villages.

***Educational Attainment***

A high percentage of Kings Contrivance residents are college graduates. Nearly six out of ten (59 percent) persons 25 years or older reported having earned at least a Bachelor's degree; 25 percent had attained a graduate or professional degree. For those over 25, 96 percent had obtained at least a high school diploma.

***Comparative Data***

For further understanding of Kings Contrivance in relation to Columbia's other villages, selected items of comparative data are found in Chapter 3: Comparative Analysis – Villages and Columbia.



*Village Profile:***VILLAGE OF LONG REACH**

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This section of the report provides a demographic and socio-economic profile of the Village of Long Reach in Columbia, Maryland. Given that the actual boundaries of Columbia and its villages are not defined by the Census, Columbia Association commissioned customized, rigorous, and replicable analyses to provide a profile of the village based on a best fit approach of the Census Bureau's data to Columbia's geography.

The information presented is based primarily on data collected by the US Census Bureau from two different data sets: the 2010 Census of Population and Housing (2010 Summary File 1 (SF1)), which is a 100 percent count of the nation's households; and data from the American Community Survey, providing an estimate of additional demographic and socio-economic characteristics compiled from an annual sample of households. The American Community Survey's data used in this report is based on the five-year estimate for the period from 2006 through 2010.

Columbia Association staff collaborated extensively with data and demographic experts at the Research Division of the Howard County Department of Planning and Zoning and at the Maryland's Department of Planning. Both of these county and state agencies routinely analyze census data. Columbia Association Consultant JMT Technology Group prepared the data at the village and Columbia-wide levels from the 2010 Census of Population and Housing at the request of the Columbia Association based on a methodology developed in collaboration with Howard County, the Maryland Department of Planning and the Columbia Association.

The second data set based on the Census Bureau's American Community Survey was compiled by analysts at the Maryland Department of Planning, who prepared aggregated data sets for the Columbia Association.

To derive the information for Columbia and each individual village from the 2010 Census of Population and Housing, an aggregation of Census Blocks that best fit for Columbia and each village was developed. Where Census Blocks extend beyond Columbia or a village, or over more than one village, the blocks were split based on actual housing unit counts from Howard County's dwelling unit GIS point file to determine percent splits. Technical assistance from the Howard County Research Division was also invaluable on this part of the project.

Overall, since Census Blocks are the smallest Census geography, these data represent the best approximation of the village demographics as of the 2010 Census. Socio-economic data such as income, educational attainment, household composition, housing values and cost, and journey to work statistics are based on sample data via the Census Bureau's American Community Survey

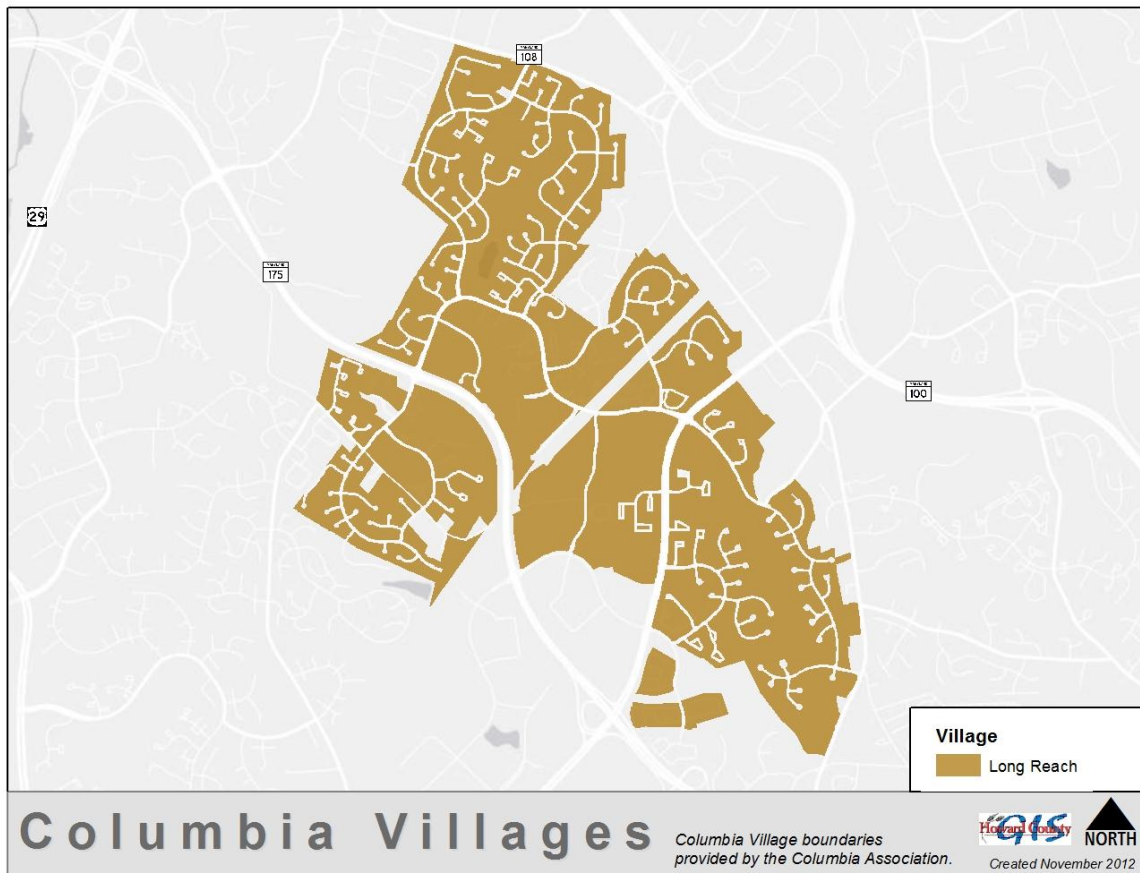
*Village Profile: Long Reach*

and are only provided at the block group level (aggregation of blocks). Best fit of these block groups was made to the village level. The use of the American Community Survey is essential to provide information that goes beyond the information provided by the person and household counts in the Census of Population and Housing. The Maryland Department of Planning prepared the data sets. The Maryland Department of Planning also reported a margin of error associated with each data item and these are reflected in the tables in this report. A high margin of error indicates that the estimate may be unreliable due to the small sample size.

More details on how these data products were developed and used in this report are described in detail in Chapter 5: Methodology.

Figure 33 shows the boundaries of the Village of Long Reach.

**Figure 33: Boundaries of the Village of Long Reach**



Village Profile: **Long Reach**

**Population, by Race and Ethnicity, in Long Reach**

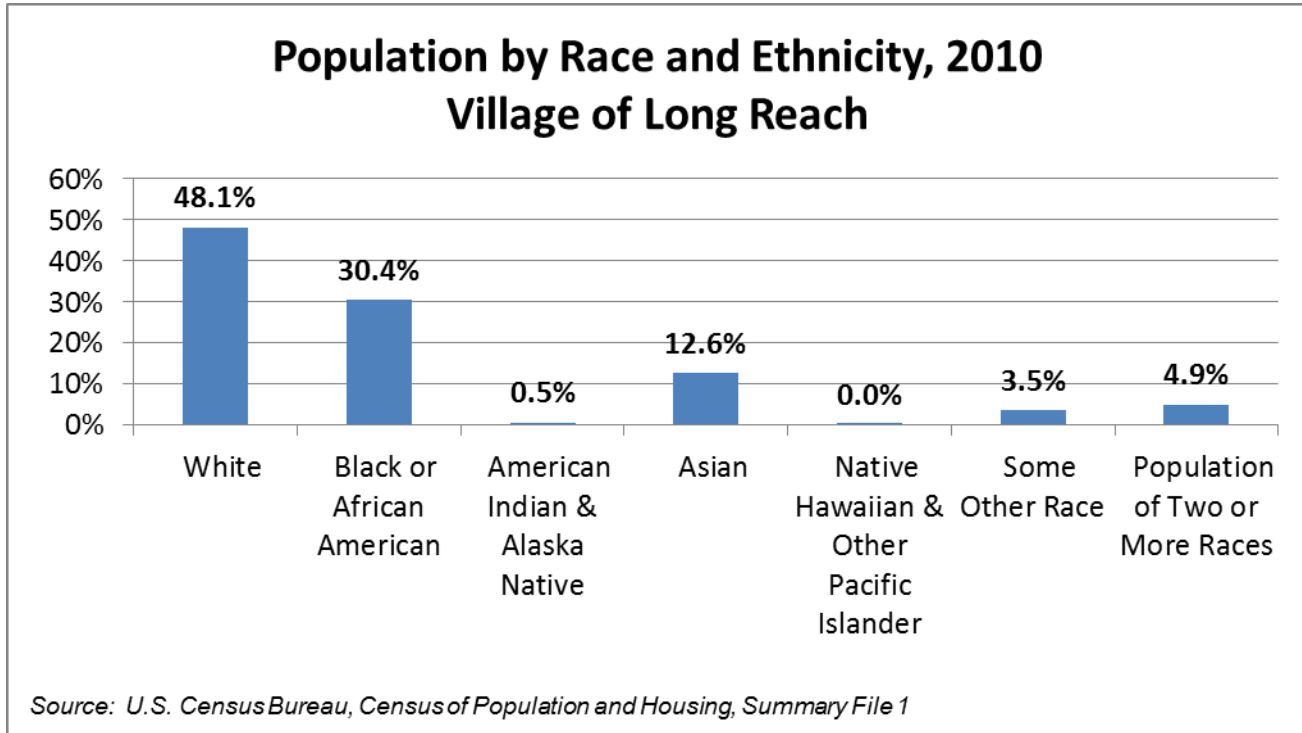
As is the case for many of Columbia’s villages, Long Reach’s population is marked by its diversity. Its non-white population in 2010 represented a majority; at 51.9 percent, that was the highest of the ten villages. Long Reach’s African-American population accounted for 30.4 percent and Asian-Americans were an additional 12.6 percent. Also, Hispanics, who can be of any race, were 9.2 percent of the population. Nearly 5 percent of the population reported being of two or more races. A summary of the village population, by race and ethnicity is presented in Table 44 below and illustrated in Figure34.

**Table 44: Village of Long Reach Population by Race and Ethnicity (2010)**

Race and Hispanic Ethnicity	Number	Pct. Of Total
<b>Total Population</b>	13,931	100.0%
White	6,705	48.1%
Black or African American	4,236	30.4%
American Indian & Alaska Native	69	0.5%
Asian	1,748	12.6%
Native Hawaiian & Other Pacific Islander	1	0.0%
Some Other Race	489	3.5%
Population of Two or More Races	683	4.9%
Hispanic or Latino	1,276	9.2%
Non Hispanic or Latino	12,655	90.8%
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>		

Village Profile: *Long Reach*

Figure 34: Village of Long Reach Population by Race and Ethnicity (2010)



**Population by Age and Gender in Long Reach**

The Village of Long Reach has a relatively younger population; almost one-quarter of its residents (24.6 percent) are children, aged 18 years and under, as shown in Table 45. The senior population, those over 65 years of age, is 1,525, 10.9 percent of the total population. The median age of the community is 36.7 years, with the median for males at 34.7 years and that for females at 38.4 years. These values are slightly lower than those for Maryland, which are 38.0, 36.4 and 39.3 years respectively for the total population, males and females. Table 45 provides age and gender details for Long Reach.

Village Profile: *Long Reach*

**Table 45: Village of Long Reach Population by Age and Gender (2010)**

Population	Total	Pct. Of Total	Male	Pct. Of Total	Female	Pct. Of Total
<b>Total Population</b>	13,931	100.0%	6,720	100.0%	7,211	100.0%
Under 5 Years	1,035	7.4%	548	8.1%	488	6.8%
5 to 17 Years	2,393	17.2%	1,272	18.9%	1,121	15.5%
18 to 24 Years	972	7.0%	515	7.7%	457	6.3%
25 to 34 Years	2,211	15.9%	1,055	15.7%	1,156	16.0%
35 to 44 Years	2,102	15.1%	979	14.6%	1,123	15.6%
45 to 54 Years	2,004	14.4%	926	13.8%	1,078	15.0%
55 to 64 Years	1,689	12.1%	776	11.6%	912	12.7%
65 Years and Over	1,525	10.9%	649	9.7%	876	12.1%
Median Age	36.7		34.7		38.4	
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>						

***Households and Housing Stock in Long Reach***

The 2010 Census reported a total of 5,649 housing units in the Village of Long Reach. The household population of 13,893 lived in 5,412 occupied units, with average household size being 2.57. That was just slightly under Columbia’s average household size of 2.51. Only 38 persons were counted as residents of group quarters, 12 in a nursing home setting and the balance in other non-institutional quarters. Table 46 provides details on Long Reach households.

Based on the available sample data, Long Reach households were found in almost equal numbers in each of the three types of housing offered in the village. Residents of single-family detached homes accounted for 35 percent of the total; townhouse (single-family attached) dwellers represented 34 percent of the total; and the remaining 31 percent occupied homes in multi-family apartment structures.

Village Profile: *Long Reach*

**Table 46: Village of Long Reach Population by Type (2010)**

HOUSEHOLDS	NUMBER
<b>Total Population</b>	<b>13,931</b>
Households	5,412
Household Population	13,893
Persons per Household	2.57
<b>Total Group Quarters Population</b>	<b>38</b>
Institutionalized Population	12
Correctional Institutions	0
Nursing Homes	12
Other Institutions	0
Noninstitutionalized Population	26
College Dormitories	0
Military Quarters	0
Other Noninstitutional Group Quarters	26
Source: U.S. Census Bureau, Census of Population and Housing (2010), Summary File 1	

***Household Composition in Long Reach***

Family households, those comprised of two or more related persons, accounted for 68.1 percent of all households.

Just over one-half (51.1 percent) of all families had children under 18 in the home. Of those households with children under 18 living with them, 34.6 percent were married-couples, 13.3 percent were headed by females without a spouse and 3.3 percent were male householders without a spouse.

More than one in every five (20.9 percent) of households had someone over 65 years of age living in the home; 7.3 percent of all households consisted of a person 65 years or older living alone. Table 47 and Figure 35 summarize Long Reach households by type. Table 48 and Figure 36 provide information on family composition and presence of children.

Village Profile: *Long Reach*

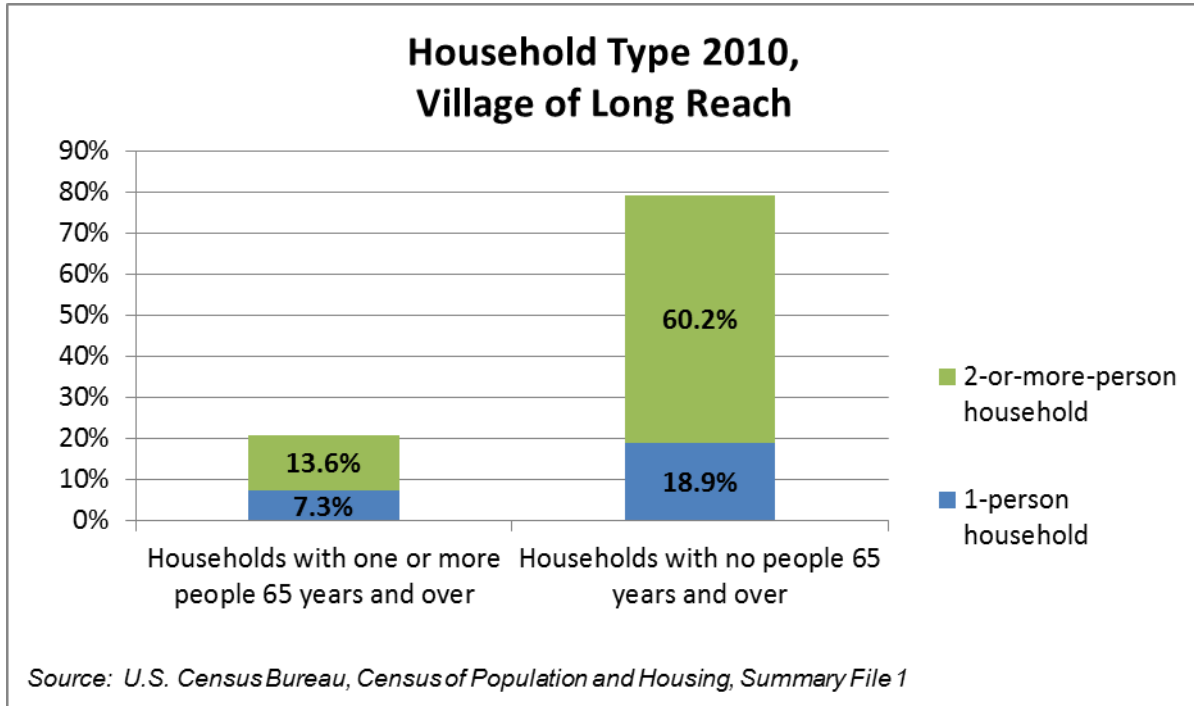
**Table 47: Village of Long Reach Households by Type (2010)**

Households	Number	Pct. Of Total
<b>Total Households:</b>	<b>5,412</b>	<b>100.0%</b>
Households with one or more people 65 years and over:	1,130	20.9%
1-person household	396	7.3%
2-or-more-person household:	734	13.6%
Family households	711	13.1%
Nonfamily households	23	0.4%
Households with no people 65 years and over:	4,282	79.1%
1-person household	1,024	18.9%
2-or-more-person household:	3,258	60.2%
Family households	2,979	55.0%
Nonfamily households	279	5.2%

Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1

Village Profile: *Long Reach*

Figure 35: Village of Long Reach Households by Type (2010)





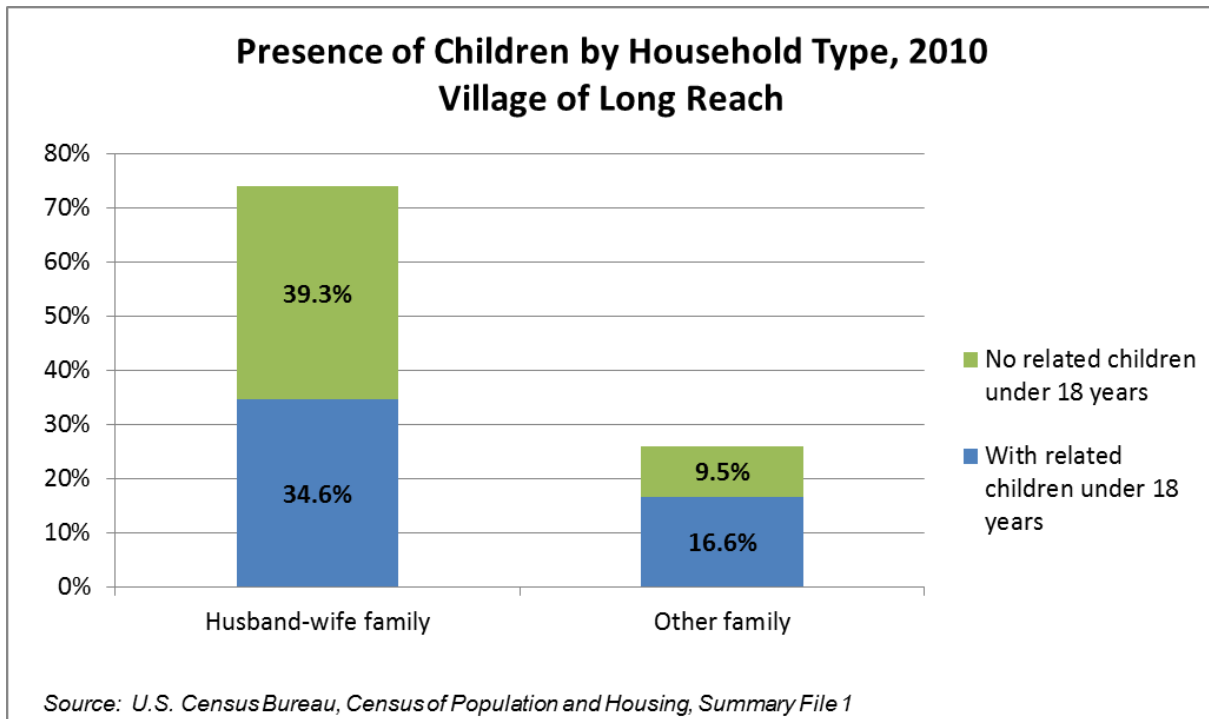
Village Profile: *Long Reach*

**Table 48: Village of Long Reach Composition of Families (2010)**

Families	Number	Pct. Of Total
<b>Total Families:</b>	<b>3,690</b>	<b>100.0%</b>
Husband-wife family:	2,729	73.9%
With related children under 18 years:	1,277	34.6%
Under 6 years only	397	10.8%
Under 6 years and 6 to 17 years	255	6.9%
6 to 17 years only	626	17.0%
No related children under 18 years	1,451	39.3%
Other family:	961	26.1%
Male householder, no wife present:	202	5.5%
With related children under 18 years:	123	3.3%
Under 6 years only	29	0.8%
Under 6 years and 6 to 17 years	27	0.7%
6 to 17 years only	67	1.8%
No related children under 18 years	79	2.1%
Female householder, no husband present:	759	20.6%
With related children under 18 years:	489	13.3%
Under 6 years only	76	2.1%
Under 6 years and 6 to 17 years	101	2.7%
6 to 17 years only	312	8.5%
No related children under 18 years	270	7.3%
		<b>Pct. Of</b>
		<b>Number Total HHs</b>
Nonfamily households:	1,722	31.8%
Male householder	717	13.2%
Female householder	1,005	18.6%
Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1		

Village Profile: *Long Reach*

Figure 36: Presence of Children by Household Type, Village of Long Reach (2010)



**Housing Occupancy in Long Reach**

As show in Table 49, the Village of Long Reach has a large community of homeowners. Seventy-one percent of households owned their home; nearly 13 percent of that group owned their home free and clear of a mortgage. The mean home value in the village, as obtained from the 2006 to 2010 sample, was \$413,000, just slightly below the mean value for all of Columbia’s homes of \$430,000.

The 29 percent of village households who were renters were not subjected to the highest rent levels, compared to other Columbia villages. Of those paying monthly rent, 72.3 percent paid over \$1,000/month. Owen Brown and Wilde Lake were the only villages that were below 70 percent on that measure.

There were 238 vacant units reported, for a vacancy rate of 4.2 percent. The overall vacancy rate for Columbia was similar at four percent. A majority of the vacant units were on the market for sale or rent.

Village Profile: *Long Reach*

**Table 49: Village of Long Reach Housing Occupancy Status (2010)**

Occupancy Status	Number	Pct. Of Total
Total Housing Units:	5,649	100.0%
Occupied	5,412	95.8%
Vacant	238	4.2%
<b>Tenure</b>	<b>Number</b>	<b>Pct. Of Total</b>
Total Occupied Housing Units:	5,412	100.0%
Owned with a mortgage or loan	3,456	63.9%
Owned free and clear	499	9.2%
Renter occupied	1,457	26.9%
<b>Vacancy Status</b>	<b>Number</b>	<b>Pct. Of Total</b>
Total Vacant Housing Units:	238	100.0%
For rent	68	28.6%
Rented, not occupied	11	4.6%
For sale only	58	24.3%
Sold, not occupied	17	7.3%
For seasonal, recreational, or occasional use	9	3.7%
For migrant workers	0	0.0%
Other vacant	75	31.5%

*Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1*

Table 50 indicates that the homeowners were highly concentrated in the 25 to 54 age cohorts, with the highest group being the 45 to 54 age cohort (17.2 percent of all occupied units). Renters were also to be found clustered in the 25 to 54 age range, but in this case the highest concentration was in the younger population, householders aged 25 to 34 (7.5 percent of occupied units). Figure 37 shows the distribution of renter- and owner-occupied households.

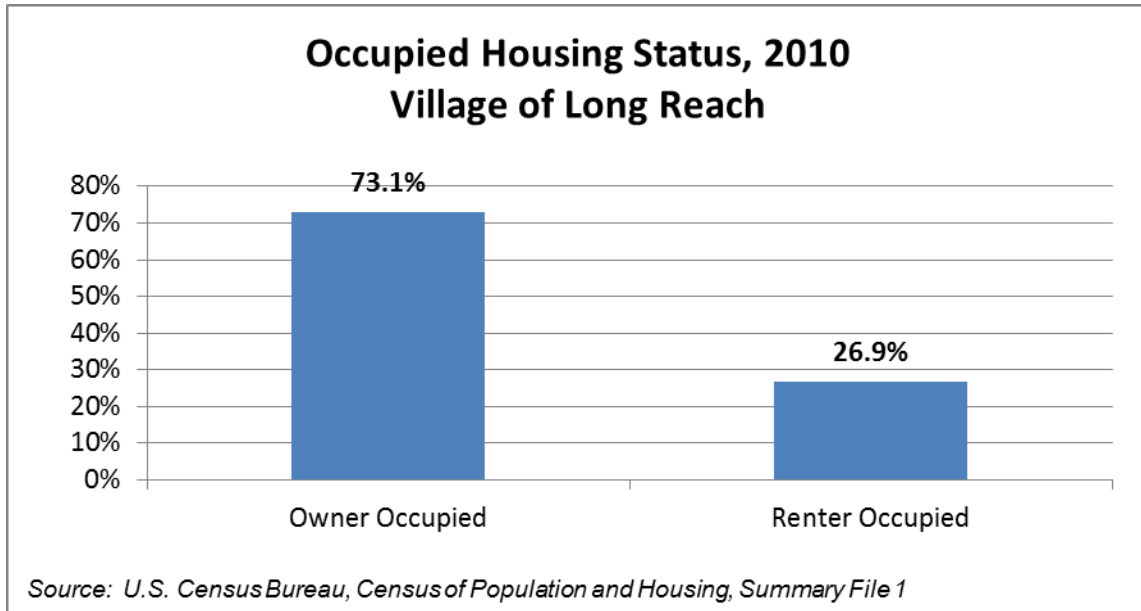
Village Profile: *Long Reach*

**Table 50: Village of Long Reach Occupied Housing by Age (2010)**

Occupied Housing Units	Number	Pct. Of Total
<b>Total Occupied Housing Units:</b>	<b>5,412</b>	<b>100.0%</b>
<b>Owner Occupied:</b>	<b>3,955</b>	<b>73.1%</b>
Householder 15 to 24 years	31	0.6%
Householder 25 to 34 years	592	10.9%
Householder 35 to 44 years	823	15.2%
Householder 45 to 54 years	933	17.2%
Householder 55 to 59 years	461	8.5%
Householder 60 to 64 years	437	8.1%
Householder 65 to 74 years	515	9.5%
Householder 75 to 84 years	142	2.6%
Householder 85 years and over	20	0.4%
<b>Renter Occupied:</b>	<b>1,457</b>	<b>26.9%</b>
Householder 15 to 24 years	69	1.3%
Householder 25 to 34 years	407	7.5%
Householder 35 to 44 years	321	5.9%
Householder 45 to 54 years	252	4.7%
Householder 55 to 59 years	64	1.2%
Householder 60 to 64 years	72	1.3%
Householder 65 to 74 years	117	2.2%
Householder 75 to 84 years	117	2.2%
Householder 85 years and over	38	0.7%
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>		

Village Profile: *Long Reach*

**Figure 37: Village of Long Reach Occupied Housing Status (2010)**



Village Profile: *Long Reach*

**Household Finances in Long Reach**

The average income reported by households living in Long Reach over the 2006 to 2010 survey period was \$106,364, as indicated in Table 51. This value was slightly lower than that for Columbia as a whole: \$112,900.

**Table 51: Village of Long Reach Income Distribution by Households (2010)**

Income	Number	MOE +/-
Households	6,939	340
Less than \$1,000	198	303
\$10,000 to \$14,999	75	342
\$15,000 to \$24,999	291	397
\$25,000 to \$34,999	339	405
\$35,000 to \$49,999	533	468
\$50,000 to \$74,999	1,159	224
\$75,000 to \$99,999	1,232	245
\$100,000 to \$149,999	1,734	288
\$150,000 or more	1,378	252
Mean household income	\$106,364	\$9,109
<i>Source: 2006 - 2010 American Community Survey; Maryland Department of Planning</i>		
<p>Note: The shaded cells indicate values for which the margin of error (MOE), plus or minus, is relatively large indicating that the estimate may be unreliable given the small sample size.</p>		

*Village Profile: **Long Reach***

### ***Commuting Characteristics***

While three percent of all households did not own a vehicle, 66 percent owned two or more. For Long Reach workers, carpooling was the preferred mode of travel to work for 8.4 percent. Transit was used by another 4.3 percent and 4.5 percent worked at home. The latter figure was comparable to that for Columbia, 4.6 percent. The mean travel time to work was 31.5 minutes.

### ***Educational Attainment***

A high percentage of Long Reach residents are college graduates. More than six out of ten (61 percent) persons 25 years or older reported having earned at least a Bachelor's degree; 29 percent had attained a graduate or professional degree. For those over 25, 93.8 percent had obtained at least a high school diploma.

### ***Comparative Data***

For further understanding of Long Reach in relation to Columbia's other villages, selected items of comparative data are found in Chapter 3: Comparative Analysis – Villages and Columbia.

*Village Profile:***VILLAGE OF OAKLAND MILLS**

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This section of the report provides a demographic and socio-economic profile of the Village of Oakland Mills in Columbia, Maryland. Given that the actual boundaries of Columbia and its villages are not defined by the Census, Columbia Association commissioned customized, rigorous, and replicable analyses to provide a profile of the village based on a best fit approach of the Census Bureau's data to Columbia's geography.

The information presented is based primarily on data collected by the US Census Bureau from two different data sets: the 2010 Census of Population and Housing (2010 Summary File 1 (SF1)), which is a 100 percent count of the nation's households; and data from the American Community Survey, providing an estimate of additional demographic and socio-economic characteristics compiled from an annual sample of households. The American Community Survey's data used in this report is based on the five-year estimate for the period from 2006 through 2010.

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Overall, since Census Blocks are the smallest Census geography, these data represent the best approximation of the village demographics as of the 2010 Census. Socio-economic data such as income, educational attainment, household composition, housing values and cost, and journey to work statistics are based on sample data via the Census Bureau's American Community Survey



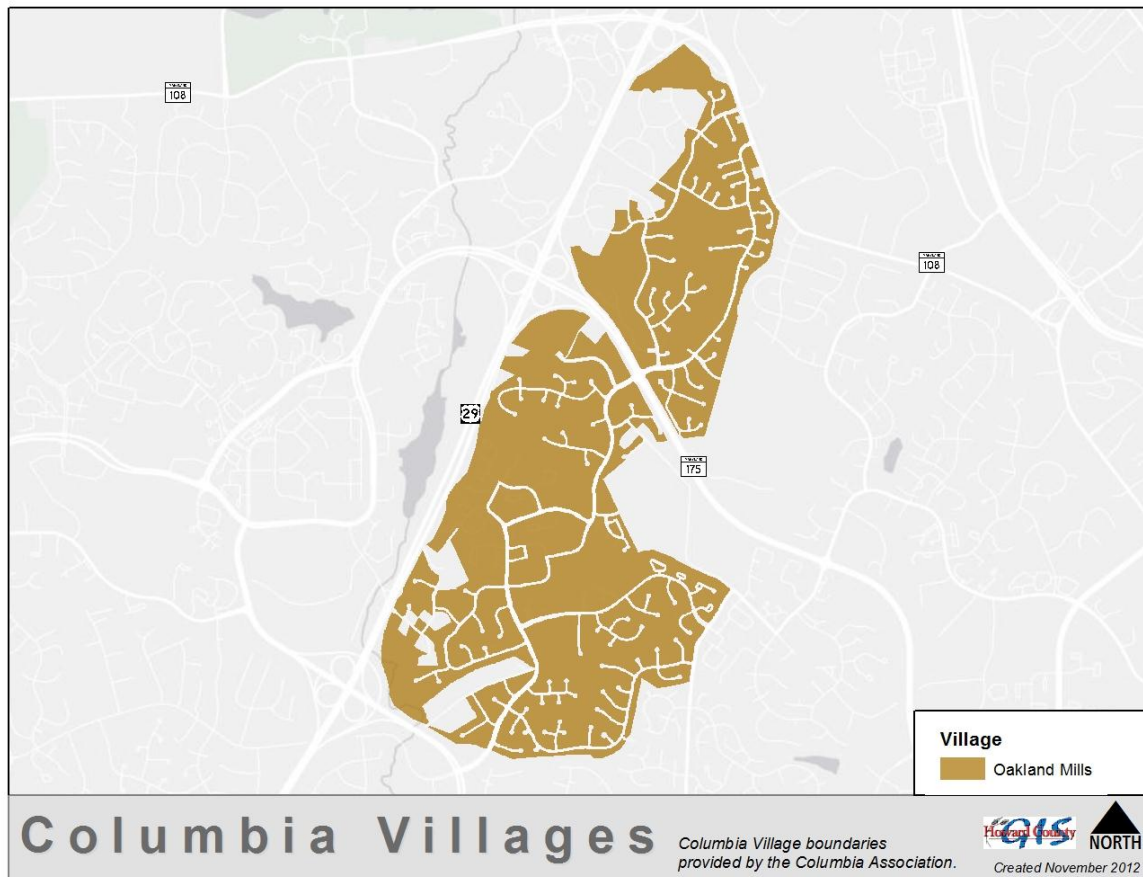
*Village Profile: Oakland Mills*

and are only provided at the block group level (aggregation of blocks). Best fit of these block groups was made to the village level. The use of the American Community Survey is essential to provide information that goes beyond the information provided by the person and household counts in the Census of Population and Housing. The Maryland Department of Planning prepared the data sets. The Maryland Department of Planning also reported a margin of error associated with each data item and these are reflected in the tables in this report. A high margin of error indicates that the estimate may be unreliable due to the small sample size.

More details on how these data products were developed and used in this report are described in detail in Chapter 5: Methodology.

Figure 38 shows the boundaries of the Village of Oakland Mills.

**Figure 38: Boundaries of the Village of Oakland Mills**



Village Profile: **Oakland Mills**

**Population, by Race and Ethnicity, in Oakland Mills**

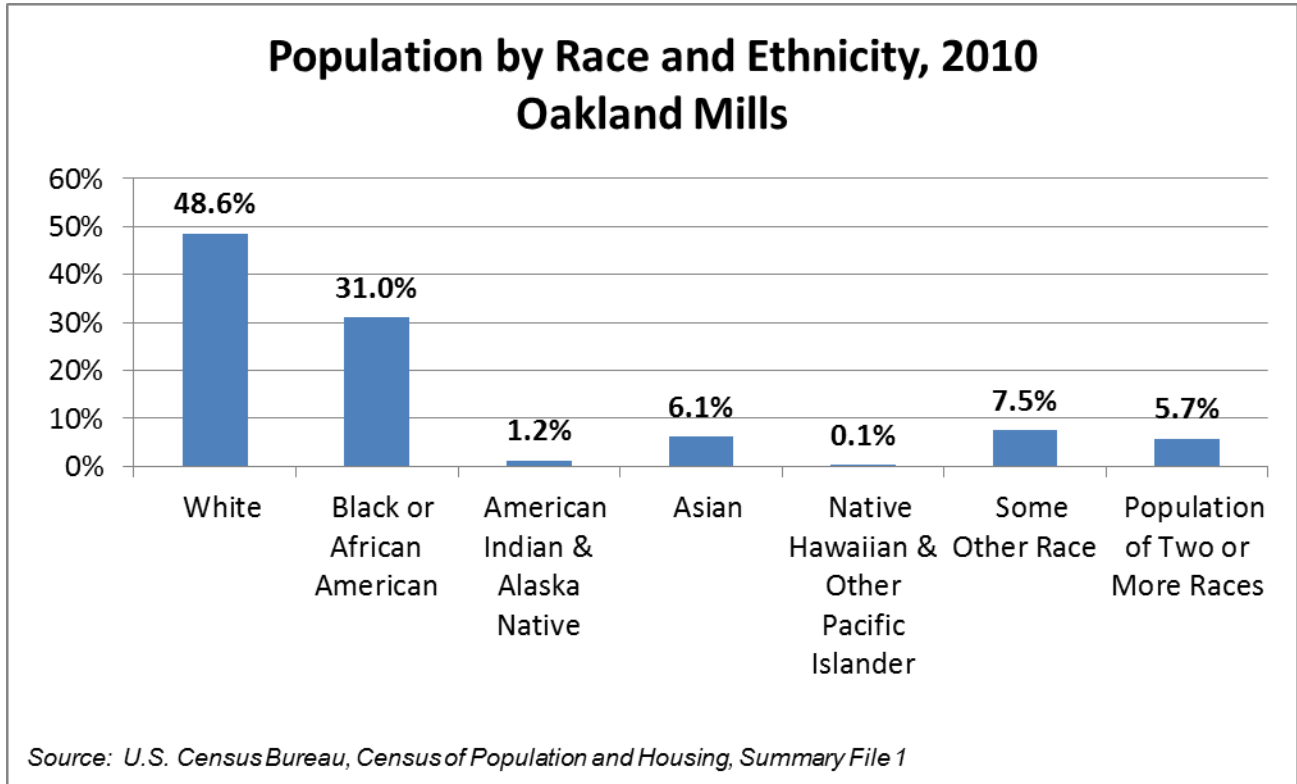
Oakland Mills takes pride in its diversity. It is one of the villages of Columbia in which a majority of its population is included among its non-white minorities. The other village with is Long Reach. Oakland Mills had a total population of 8,639 according to the 2010 Census. The largest minority group represented in the village was African-Americans, constituting 31 percent of the total population. Asians were 6.1 percent of the total. Nearly as many, 5.7 percent of the population was individuals who identified themselves as members of two or more races. As a separate category to these groups, Hispanics, who may be of any race, represented 16.4 percent of the village population. That was the highest percentage for any of the villages in Columbia; the overall proportion of Hispanics in Columbia’s population was 7.9 percent. A summary of the village population, by race and ethnicity is presented in Table 52 and Figure 39.

**Table 52: Village of Oakland Mills Population by Race and Ethnicity (2010)**

Race and Hispanic Ethnicity	Number	Pct. Of Total
<b>Total Population</b>	8,639	100.0%
White	4,195	48.6%
Black or African American	2,675	31.0%
American Indian & Alaska Native	100	1.2%
Asian	527	6.1%
Native Hawaiian & Other Pacific Islander	5	0.1%
Some Other Race	644	7.5%
Population of Two or More Races	492	5.7%
Hispanic or Latino	1,418	16.4%
Non Hispanic or Latino	7,220	83.6%
Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1		

Village Profile: *Oakland Mills*

Figure 39: Village of Oakland Mills Population by Race and Ethnicity (2010)



**Population by Age and Gender in Oakland Mills**

The Village of Oakland Mills has Columbia’s youngest population, as measured by the median age. For the total population that median was 35.1 years, with corresponding values of 33.4 and 36.8 years, for males and females, respectively, as show in Table 53. The village population median ages are about three years younger than Columbia as a whole. The village medians also lower than those for Maryland, which are 38.0, 36.4 and 39.3 years respectively for the total population, males and females. Table 53 provides a summary of the village population by age and gender.

The relatively young population shows up as well in the number of school-age children. Those aged 5 to 17 years old account for 17.8 percent of the village population. All children under 18 years of age account for more than a quarter (25.8 percent) of the population.

The senior population, those aged 65 years and over, are about one tenth (10.8 percent) of all village residents.

Village Profile: *Oakland Mills*

**Table 53: Village of Oakland Mills Population by Age and Gender (2010)**

Population	Total	Pct. Of Total	Male	Pct. Of Total	Female	Pct. Of Total
<b>Total Population</b>	8,639	100.0%	4,298	100.0%	4,341	100.0%
Under 5 Years	656	7.6%	343	8.0%	314	7.2%
5 to 17 Years	1,539	17.8%	805	18.7%	735	16.9%
18 to 24 Years	724	8.4%	407	9.5%	317	7.3%
25 to 34 Years	1,391	16.1%	710	16.5%	682	15.7%
35 to 44 Years	1,270	14.7%	611	14.2%	659	15.2%
45 to 54 Years	1,129	13.1%	547	12.7%	583	13.4%
55 to 64 Years	1,010	11.7%	438	10.2%	572	13.2%
65 Years and Over	918	10.6%	438	10.2%	480	11.1%
<b>Median Age</b>	35.1		33.4		36.8	
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>						

***Households and Housing Stock in Oakland Mills***

Oakland Mills had a total of 3,431 housing units at the time of the 2010 Census. The household population of 8,612 occupied 3,296 units. The average household size of 2.61 was second highest among Columbia’s villages; only Town Center with an average household size of 3.42 was higher. There were 27 individuals who lived in group quarters, as shown in Table 54.

In addition to having larger households, the village has a large proportion of its housing in single-family detached homes. The 58 percent who lived in those detached homes were surpassed only by River Hill with 82 percent. Another ten percent in Oakland Mills live in single-family attached units (townhomes). The remaining third (31 percent) of households live in multi-family apartment units. There were 136 vacant units for a vacancy rate of 3.9 percent, comparable to the overall rate for Columbia of 4.0 percent.

Village Profile: *Oakland Mills*

**Table 54: Village of Oakland Mills Population by Type (2010)**

HOUSEHOLDS	NUMBER
<b>Total Population</b>	<b>8,639</b>
Households	3,296
Household Population	8,612
Persons per Household	2.61
<b>Total Group Quarters Population</b>	<b>27</b>
Institutionalized Population	3
Correctional Institutions	3
Nursing Homes	0
Other Institutions	0
Noninstitutionalized Population	24
College Dormitories	0
Military Quarters	0
Other Noninstitutional Group Quarters	24
Source: U.S. Census Bureau, Census of Population and Housing (2010), Summary File 1	

***Household Composition in Oakland Mills***

About one-quarter (25.1 percent) of village households were one-person households. Family households, those comprised of two or more related persons, accounted for 69 percent of all households.

Just over one-half (51.5 percent) of all households had children under 18 in the home. Of those households with children under 18 living with them, 32.5 percent were married-couples, 15 percent were headed by females without a spouse and 4 percent were male householders without a spouse.

One in every five (20.3 percent) of households had someone over 65 years of age living in the home; 5.5 percent of all households consisted of a person 65 years or older living alone. Table 55 and Figure 40 summarize village households by type. Table 56 and Figure 41 summarize information on village families and the presence of children.

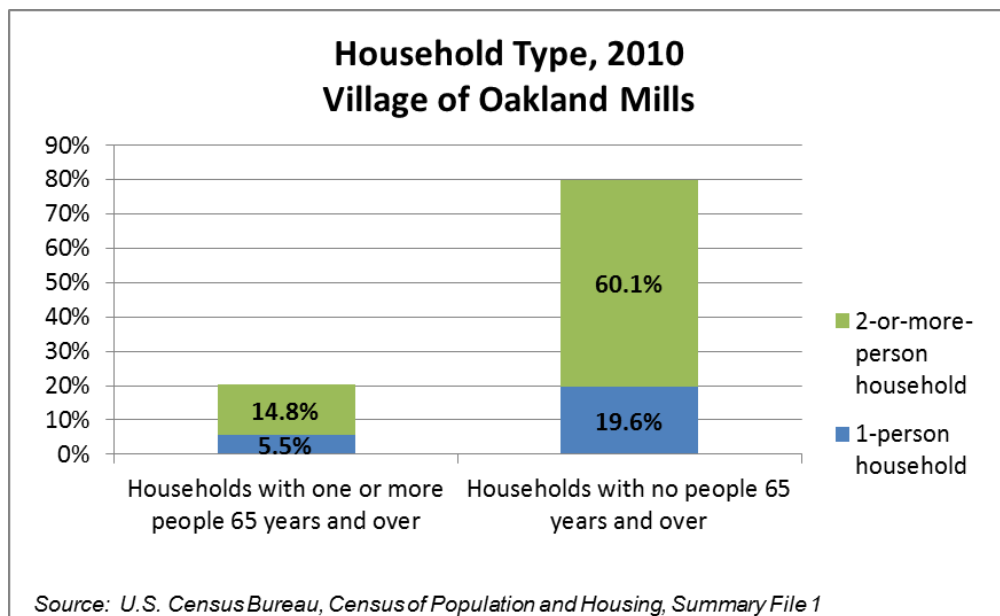
Village Profile: **Oakland Mills**

**Table 55: Village of Oakland Mills Households by Type (2010)**

Households	Number	Pct. Of Total
<b>Total Households:</b>	<b>3,296</b>	<b>100.0%</b>
Households with one or more people 65 years and over:	668	20.3%
1-person household	181	5.5%
2-or-more-person household:	488	14.8%
Family households	466	14.1%
Nonfamily households	22	0.7%
Households with no people 65 years and over:	2,628	79.7%
1-person household	648	19.6%
2-or-more-person household:	1,980	60.1%
Family households	1,809	54.9%
Nonfamily households	171	5.2%

Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1

**Figure 40: Village of Oakland Mills Households by Type (2010)**



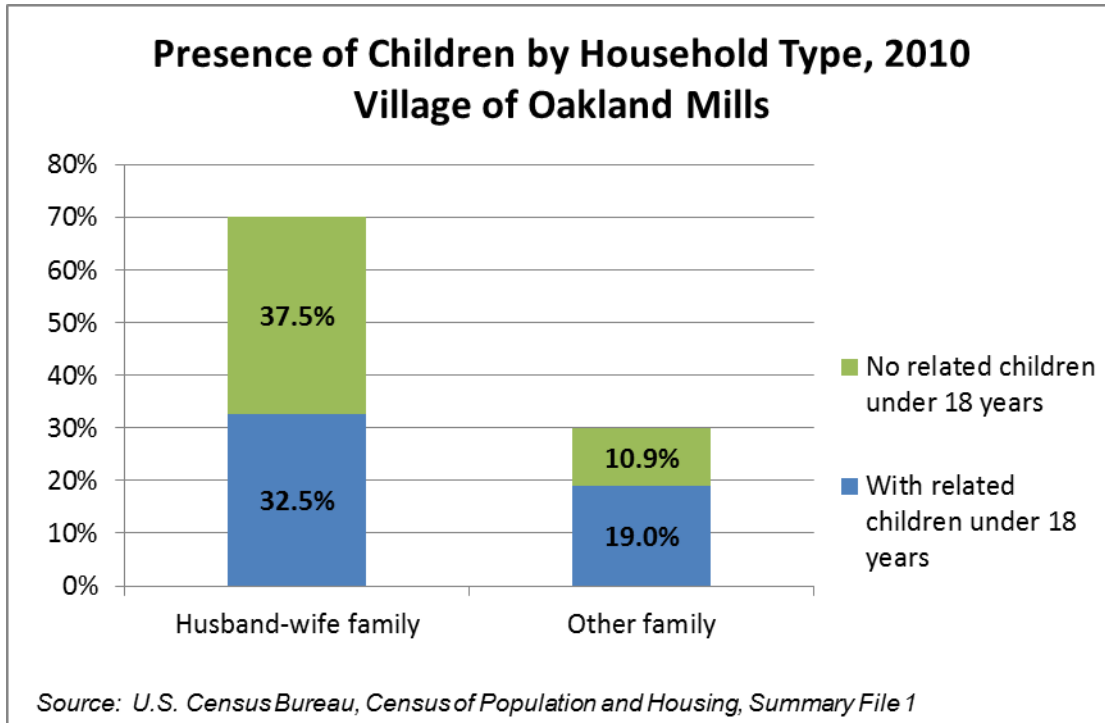
Village Profile: *Oakland Mills*

**Table 56: Village of Oakland Mills Composition of Families (2010)**

Families	Number	Pct. Of Total
<b>Total Families:</b>	<b>2,275</b>	<b>100.0%</b>
Husband-wife family:	1,595	70.1%
With related children under 18 years:	741	32.5%
Under 6 years only	213	9.3%
Under 6 years and 6 to 17 years	170	7.5%
6 to 17 years only	358	15.7%
No related children under 18 years	854	37.5%
Other family:	681	29.9%
Male householder, no wife present:	166	7.3%
With related children under 18 years:	91	4.0%
Under 6 years only	30	1.3%
Under 6 years and 6 to 17 years	14	0.6%
6 to 17 years only	47	2.1%
No related children under 18 years	75	3.3%
Female householder, no husband present:	515	22.6%
With related children under 18 years:	342	15.0%
Under 6 years only	62	2.7%
Under 6 years and 6 to 17 years	69	3.0%
6 to 17 years only	212	9.3%
No related children under 18 years	173	7.6%
	Number	Pct. Of Total HHs
Nonfamily households:	1,021	31.0%
Male householder	513	15.6%
Female householder	507	15.4%
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>		

Village Profile: *Oakland Mills*

Figure 41: Presence of Children by Household Type, Village of Oakland Mills (2010)



**Housing Occupancy in Oakland Mills**

The community consists of nearly two-thirds (62.9 percent) homeowners and the balance renters. Almost one in five of the homeowners own their homes free and clear of a mortgage. The mean housing value in the village was \$382,600, based on the available sample data. This was about 11 percent below the comparable value for Columbia of \$430,000. In the case of renters, 79.4 percent paid over \$1,000/ month for rent, a figure very comparable to Columbia as a whole.

As seen in Table 57, there were 134 vacant units, for a vacancy rate of 3.9 percent; Columbia' vacancy rate was 4.0 percent. Units on the market for rent made up the largest cluster, 77 units, of vacancies.



Village Profile: *Oakland Mills*

**Table 57: Village of Oakland Mills Housing Occupancy Status (2010)**

<b>Occupancy Status</b>	<b>Number</b>	<b>Pct. Of Total</b>
Total Housing Units:	3,430	100.0%
Occupied	3,296	96.1%
Vacant	134	3.9%
<b>Tenure</b>	<b>Number</b>	<b>Pct. Of Total</b>
Total Occupied Housing Units:	3,296	100.0%
Owned with a mortgage or loan	1,663	50.4%
Owned free and clear	412	12.5%
Renter occupied	1,222	37.1%
<b>Vacancy Status</b>	<b>Number</b>	<b>Pct. Of Total</b>
Total Vacant Housing Units:	134	100.0%
For rent	77	57.2%
Rented, not occupied	4	3.0%
For sale only	19	13.9%
Sold, not occupied	2	1.8%
For seasonal, recreational, or occasional use	6	4.5%
For migrant workers	0	0.0%
Other vacant	26	19.7%

*Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1*

Oakland Mills homeowners clustered in two age groups, those in the 35 to 54 age cohorts and those aged 65 and above, as show in Table 58. The picture was somewhat different for renters. They were to be found principally in the 25 to 44 age cohorts. Unlike some neighboring villages, senior citizens occupied very few of the rental units. Table 58 summarizes housing occupancy by age group. Figure 42 shows the proportion of renter and owners.

Village Profile: *Oakland Mills*

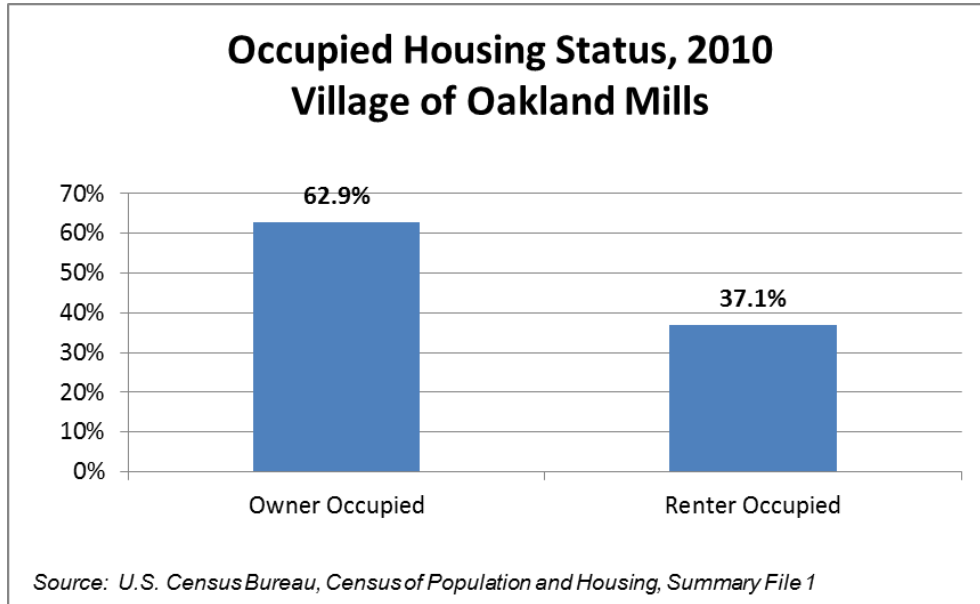
**Table 58: Village of Oakland Mills Occupied Housing by Age (2010)**

Occupied Housing Units	Number	Pct. Of Total
<b>Total Occupied Housing Units</b>	<b>3,296</b>	<b>100.0%</b>
<b>Owner Occupied:</b>	<b>2,075</b>	<b>62.9%</b>
Householder 15 to 24 years	15	0.5%
Householder 25 to 34 years	231	7.0%
Householder 35 to 44 years	381	11.6%
Householder 45 to 54 years	428	13.0%
Householder 55 to 59 years	240	7.3%
Householder 60 to 64 years	244	7.4%
Householder 65 to 74 years	394	11.9%
Householder 75 to 84 years	125	3.8%
Householder 85 years and over	16	0.5%
<b>Renter Occupied:</b>	<b>1,222</b>	<b>37.1%</b>
Householder 15 to 24 years	131	4.0%
Householder 25 to 34 years	389	11.8%
Householder 35 to 44 years	308	9.3%
Householder 45 to 54 years	223	6.8%
Householder 55 to 59 years	70	2.1%
Householder 60 to 64 years	47	1.4%
Householder 65 to 74 years	41	1.2%
Householder 75 to 84 years	11	0.3%
Householder 85 years and over	3	0.1%

Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1

Village Profile: **Oakland Mills**

**Figure 42: Village of Oakland Mills Occupied Housing Status (2010)**



**Household Finances in Oakland Mills**

Table 59 provides the income distribution of Oakland Mills households, based on American Community Survey sample data collected over the years 2006 to 2010. Because the sample is small for geographic areas such as the Village of Oakland Mills, many of the estimates have a high margin of error (MOE). Those estimates with large MOEs are shaded in the table.

Village Profile: *Oakland Mills*

**Table 59: Village of Oakland Mills Income Distribution by Households (2010)**

Income	Number	MOE +/-
Households	4,088	287
Less than \$1,000	224	224
\$10,000 to \$14,999	23	285
\$15,000 to \$24,999	171	373
\$25,000 to \$34,999	338	374
\$35,000 to \$49,999	530	373
\$50,000 to \$74,999	668	218
\$75,000 to \$99,999	693	163
\$100,000 to \$149,999	765	167
\$150,000 or more	676	197
Mean household income	\$93,957	\$11,277
<i>Source: 2006 - 2010 American Community Survey; Maryland Department of Planning</i>		
<p>Note: The shaded cells indicate values for which the margin of error (MOE), plus or minus, is relatively large indicating that the estimate may be unreliable given the small sample size.</p>		

At just under \$94,000, Oakland Mills had the lowest mean household income of all of Columbia’s villages, although it was just slightly below the levels reported for Wilde Lake, Owen Brown and Town Center. The mean household income for all of Columbia was \$112,900.

About a third (31.5 percent) of the households had incomes below \$50,000. Although the data on the incidence of poverty is subject to a relatively high margin of error, the available information suggests that 6.8 percent of families were living below the poverty level. That was about double the rate (3.2 percent) for all of Columbia.

*Village Profile: **Oakland Mills******Commuting Characteristics***

All but seven percent of Oakland Mills households were auto owners. Indeed, 63 percent owned two or more vehicles. Compared to their neighbors in other Columbia villages they reported that were more likely to make use of carpooling. Workers reported that carpooling was their mode of transportation to work 11.2 percent of the time. Another 7.1 percent reported using transit to travel to work. Those working at home accounted for another 5.9 percent. The mean travel time to work was 28 minutes; the mean time for all Columbia residents who work was 30.9 minutes.

***Educational Attainment***

A majority of Oakland Mills residents over the age of 25 are college graduates, with 54.9 percent reporting having earned a bachelor's or higher degree. Ninety-three percent of residents had received high school diplomas.

***Comparative Data***

For further understanding of Oakland Mills in relation to Columbia's other villages, selected items of comparative data are found in Chapter 3: Comparative Analysis – Villages and Columbia.

*Village Profile:***VILLAGE OF OWEN BROWN**

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This section of the report provides a demographic and socio-economic profile of the Village of Owen Brown in Columbia, Maryland. Given that the actual boundaries of Columbia and its villages are not defined by the Census, Columbia Association commissioned customized, rigorous, and replicable analyses to provide a profile of the village based on a best fit approach of the Census Bureau's data to Columbia's geography.

The information presented is based primarily on data collected by the US Census Bureau from two different data sets: the 2010 Census of Population and Housing (2010 Summary File 1 (SF1)), which is a 100 percent count of the nation's households; and data from the American Community Survey, providing an estimate of additional demographic and socio-economic characteristics compiled from an annual sample of households. The American Community Survey's data used in this report is based on the five-year estimate for the period from 2006 through 2010.

Columbia Association staff collaborated extensively with data and demographic experts at the Research Division of the Howard County Department of Planning and Zoning and at the Maryland's Department of Planning. Both of these county and state agencies routinely analyze census data. Columbia Association Consultant JMT Technology Group prepared the data at the village and Columbia-wide levels from the 2010 Census of Population and Housing at the request of the Columbia Association based on a methodology developed in collaboration with Howard County, the Maryland Department of Planning and the Columbia Association.

The second data set based on the Census Bureau's American Community Survey was compiled by analysts at the Maryland Department of Planning, who prepared aggregated data sets for the Columbia Association.

To derive the information for Columbia and each individual village from the 2010 Census of Population and Housing, an aggregation of Census Blocks that best fit for Columbia and each village was developed. Where Census Blocks extend beyond Columbia or a village, or over more than one village, the blocks were split based on actual housing unit counts from Howard County's dwelling unit GIS point file to determine percent splits. Technical assistance from the Howard County Research Division was also invaluable on this part of the project.

Overall, since Census Blocks are the smallest Census geography, these data represent the best approximation of the village demographics as of the 2010 Census. Socio-economic data such as income, educational attainment, household composition, housing values and cost, and journey to work statistics are based on sample data via the Census Bureau's American Community Survey

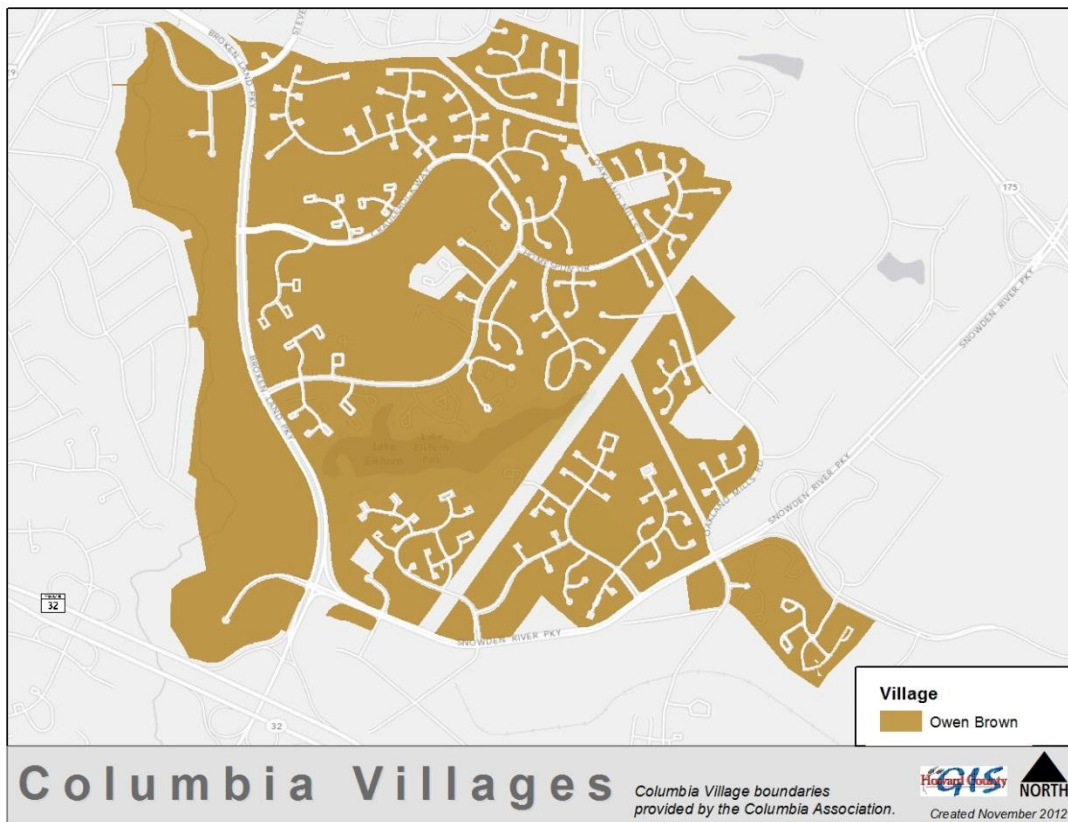
*Village Profile: Owen Brown*

and are only provided at the block group level (aggregation of blocks). Best fit of these block groups was made to the village level. The use of the American Community Survey is essential to provide information that goes beyond the information provided by the person and household counts in the Census of Population and Housing. The Maryland Department of Planning prepared the data sets. The Maryland Department of Planning also reported a margin of error associated with each data item and these are reflected in the tables in this report. A high margin of error indicates that the estimate may be unreliable due to the small sample size.

More details on how these data products were developed and used in this report are described in detail in Chapter 5: Methodology.

Figure 43 shows the boundaries of the Village of Owen Brown.

**Figure 43: Boundaries of the Village of Owen Brown**



Village Profile: **Owen Brown**

**Population, by Race and Ethnicity, in Owen Brown**

Owen Brown’s population at the time of the 2010 Census was 9,785. The demographic characteristics of the village were very close to those of Columbia as a whole. The white population comprised 52.4 percent of the total; Columbia’s was 56.6 percent. African-Americans represented 27.7 percent of the village total (Columbia, 24.6 percent). Similarly for Asians, who accounted for 10.9 percent (Columbia, 11.0 percent)? Hispanics, who can be of any race, were 9.2 percent of the village total (Columbia, 7.9 percent). A summary of the village population, by race and ethnicity is presented in Table 60 and Figure 44.

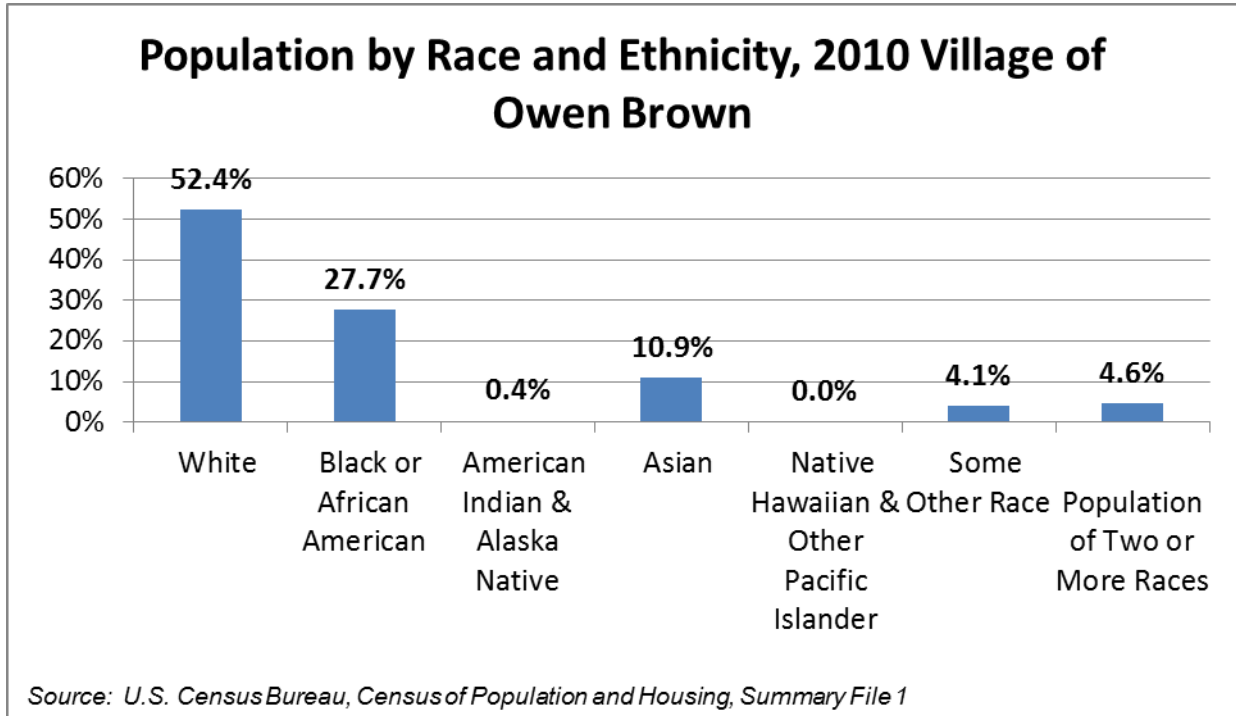
**Table 60: Village of Owen Brown Population by Race and Ethnicity (2010)**

Race and Hispanic Ethnicity	Number	Pct. Of Total
<b>Total Population</b>	9,785	100.0%
White	5,124	52.4%
Black or African American	2,707	27.7%
American Indian & Alaska Native	39	0.4%
Asian	1,064	10.9%
Native Hawaiian & Other Pacific Islander	4	0.0%
Some Other Race	399	4.1%
Population of Two or More Races	448	4.6%
Hispanic or Latino	902	9.2%
Non Hispanic or Latino	8,882	90.8%
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>		



Village Profile: *Owen Brown*

Figure 44: Village of Owen Brown Population by Race and Ethnicity (2010)



**Population by Age and Gender in Owen Brown**

The Village of Owen Brown is one of the youngest in Columbia, as measured by median age, which was 36.7 for the overall population; the same measure was 34.9 for males and 38.3 for females. The comparable values for Columbia were 37.9, 36.0 and 39.4 years, respectively.

Children under 18 accounted for nearly one quarter of the population (23.5 percent). One of every six residents (16.4 percent) was school-aged children, those 5 to 17 years old. At the other end of the age spectrum, those aged 65 years or older represented slightly more than one of every ten village residents (10.9 percent). The latter figure was comparable to that for Columbia at 11.1 percent. Table 61 summarizes the village population by age and gender.

Village Profile: *Owen Brown*

**Table 61: Village of Owen Brown Population by Age and Gender (2010)**

Population	Total	Pct. Of Total	Male	Pct. Of Total	Female	Pct. Of Total
<b>Total Population</b>	9,785	100.0%	4,678	100.0%	5,107	100.0%
Under 5 Years	673	6.9%	308	6.6%	365	7.1%
5 to 17 Years	1,623	16.6%	835	17.8%	788	15.4%
18 to 24 Years	728	7.4%	386	8.2%	342	6.7%
25 to 34 Years	1,629	16.7%	817	17.5%	812	15.9%
35 to 44 Years	1,435	14.7%	699	14.9%	736	14.4%
45 to 54 Years	1,317	13.5%	608	13.0%	710	13.9%
55 to 64 Years	1,319	13.5%	597	12.8%	723	14.2%
65 Years and Over	1,060	10.8%	429	9.2%	631	12.4%
Median Age	36.7		34.9		38.3	
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>						

***Households and Housing Stock in Owen Brown***

As recorded in the 2010 Census, the village had 3,815 occupied housing units with a household population of 9,761. Only 24 individuals were counted as residents of group quarters, as shown in Table 62. The average household size was 2.56 persons, very similar to the measure for Columbia, 2.51 persons/ household.

Based on sample data, we have some sense of the housing types comprising the village’s housing stock. Nearly half (46 percent) of the housing units were single-family attached homes (townhomes). Nearly one-third (31 percent) were single-family detached residences. The balance was multi-family apartment residences.

Village Profile: *Owen Brown*

**Table 62: Village of Owen Brown Population by Type (2010)**

HOUSEHOLDS	NUMBER
<b>Total Population</b>	<b>9,785</b>
Households	3,815
Household Population	9,761
Persons per Household	2.56
<b>Total Group Quarters Population</b>	<b>24</b>
Institutionalized Population	8
Correctional Institutions	0
Nursing Homes	8
Other Institutions	0
Noninstitutionalized Population	16
College Dormitories	0
Military Quarters	0
Other Noninstitutional Group Quarters	16
Source: U.S. Census Bureau, Census of Population and Housing (2010), Summary File 1	

***Household Composition in Owen Brown***

More than one-quarter (28 percent) of village households were one-person households. Family households, those comprised of two or more related persons, accounted for 72 percent of all households. While the village has a relatively younger population, more than one in five (21.1 percent) households included a person or persons 65 years old or over. Almost one in ten households (.8 percent) consisted of a person 65 or over living alone, as shown in Table 63.

Looking at family households, three-quarters (76.3 percent) consist of married couples and of those slightly under half had children under 18 years old. Counting families headed by both males and females, nearly half (49.1 percent) of all village families had children under 18 living with them. Table 63 and Figure 45 summarize village households by type. Table 64 and Figure 46 provide details on the composition of families and the presence of children.

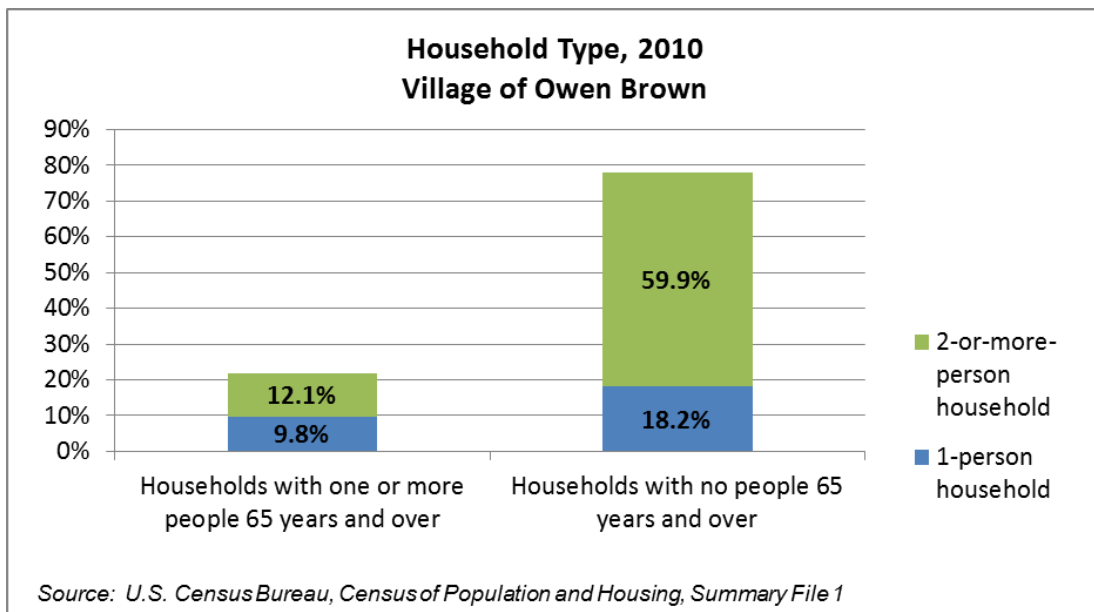
Village Profile: *Owen Brown*

**Table 63: Village of Owen Brown Households by Type (2010)**

Households	Number	Pct. Of Total
Total Households:	<b>3,815</b>	<b>100.0%</b>
Households with one or more people 65 years and over:	835	21.9%
1-person household	374	9.8%
2-or-more-person household:	462	12.1%
Family households	430	11.3%
Nonfamily households	32	0.8%
Households with no people 65 years and over:	2,979	78.1%
1-person household	695	18.2%
2-or-more-person household:	2,285	59.9%
Family households	2,058	53.9%
Nonfamily households	227	5.9%

Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1

**Figure 45: Village of Owen Brown Households by Type (2010)**



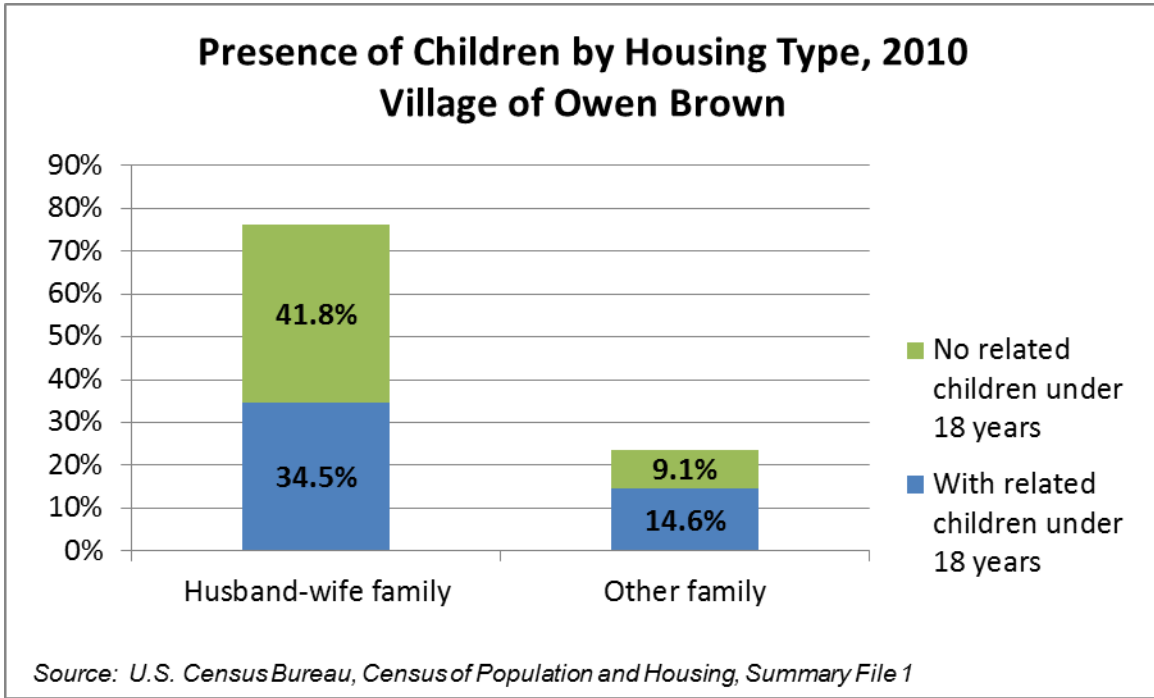
Village Profile: *Owen Brown*

**Table 64: Village of Owen Brown Composition of Families (2010)**

Families	Number	Pct. Of Total
<b>Total Families:</b>	<b>2,488</b>	<b>100.0%</b>
Husband-wife family:	1,898	76.3%
With related children under 18 years:	859	34.5%
Under 6 years only	273	11.0%
Under 6 years and 6 to 17 years	192	7.7%
6 to 17 years only	395	15.9%
No related children under 18 years	1,039	41.8%
Other family:	590	23.7%
Male householder, no wife present:	131	5.3%
With related children under 18 years:	75	3.0%
Under 6 years only	21	0.8%
Under 6 years and 6 to 17 years	19	0.8%
6 to 17 years only	35	1.4%
No related children under 18 years	56	2.3%
Female householder, no husband present:	458	18.4%
With related children under 18 years:	289	11.6%
Under 6 years only	45	1.8%
Under 6 years and 6 to 17 years	46	1.8%
6 to 17 years only	198	8.0%
No related children under 18 years	169	6.8%
	Number	Pct. Of Total HHs
Nonfamily households:	1,327	34.8%
Male householder	547	14.3%
Female householder	780	20.4%
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>		

Village Profile: *Owen Brown*

Figure 46: Presence of Children by Household Type, Village of Owen Brown (2010)



**Housing Occupancy in Owen Brown**

The village is predominantly a community of homeowners. Seventy-one percent of all occupied units are owner-occupied, with a high percentage owning free and clear of a mortgage. Housing values are relatively lower in Owen Brown; its \$362,272 mean housing value was second lowest after Town Center. Rents are also somewhat more affordable in the village. For those paying a monthly rent, only 69.7 percent pay more than \$1,000/month. With the exception of Harper’s Choice (58.8 percent) and Wilde Lake (69.4 percent), every other village was above the 70 percent mark.

There is a relatively low vacancy rate – 122 units, 3.1 percent of the total was vacant at the time of the 2010 Census. The largest group of vacant units was those on the market for rent. Table 65 summarizes housing occupancy data for Owen Brown.

Village Profile: *Owen Brown*

**Table 65: Village of Owen Brown Housing Occupancy Status (2010)**

Occupancy Status		
Occupancy Status	Number	Pct. Of Total
Total Housing Units:	3,937	100.0%
Occupied	3,815	96.9%
Vacant	122	3.1%
Tenure		
Tenure	Number	Pct. Of Total
Total Occupied Housing Units:	3,815	100.0%
Owned with a mortgage or loan	2,341	61.4%
Owned free and clear	368	9.7%
Renter occupied	1,106	29.0%
Vacancy Status		
Vacancy Status	Number	Pct. Of Total
Total Vacant Housing Units:	122	100.0%
For rent	46	37.6%
Rented, not occupied	6	4.8%
For sale only	28	23.0%
Sold, not occupied	6	4.9%
For seasonal, recreational, or occasional use	8	6.5%
For migrant workers	0	0.0%
Other vacant	28	23.2%
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>		

Table 66 below indicates that the greatest number of homeowners is clustered in the 25 to 54 year age groups. Those same groups also account for a large portion of rental occupants. But, it is also significant note a large number (287) renters who are age 65 and above. Indeed, 197 of the latter group are above age 75. Figure 47 shows the proportion of renter- and owner- occupied housing.

Village Profile: *Owen Brown*

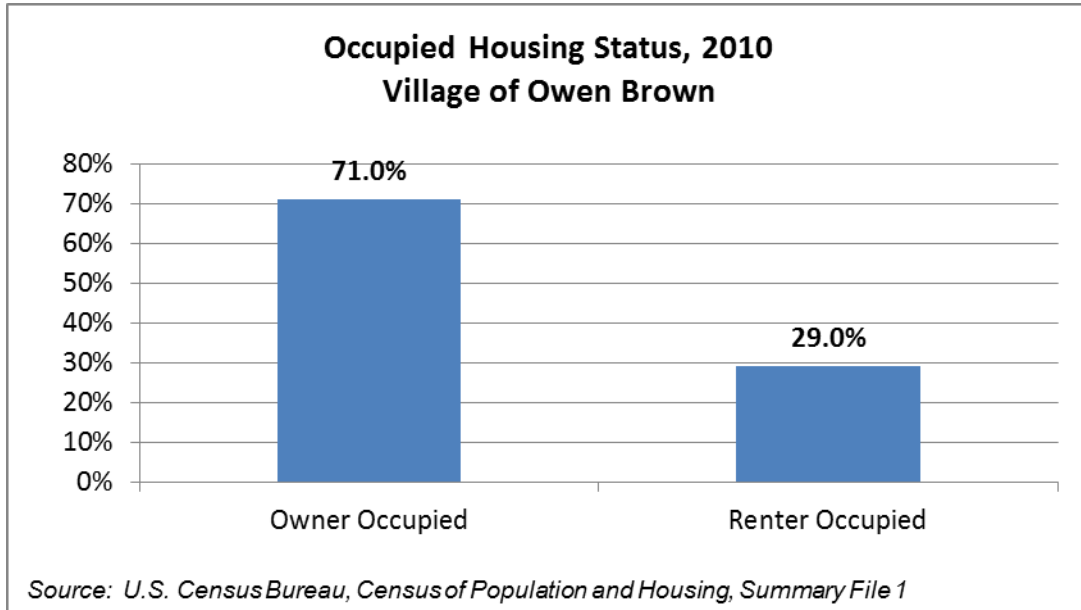
**Table 66: Village of Owen Brown Occupied Housing by Age (2010)**

Occupied Housing Units	Number	Pct. Of Total
<b>Total Occupied Housing Units:</b>	<b>3,815</b>	<b>100.0%</b>
<b>Owner Occupied:</b>	<b>2,709</b>	<b>71.0%</b>
Householder 15 to 24 years	22	0.6%
Householder 25 to 34 years	408	10.7%
Householder 35 to 44 years	545	14.3%
Householder 45 to 54 years	624	16.3%
Householder 55 to 59 years	305	8.0%
Householder 60 to 64 years	369	9.7%
Householder 65 to 74 years	342	9.0%
Householder 75 to 84 years	76	2.0%
Householder 85 years and over	19	0.5%
<b>Renter Occupied:</b>	<b>1,106</b>	<b>29.0%</b>
Householder 15 to 24 years	48	1.2%
Householder 25 to 34 years	274	7.2%
Householder 35 to 44 years	216	5.7%
Householder 45 to 54 years	162	4.2%
Householder 55 to 59 years	63	1.7%
Householder 60 to 64 years	56	1.5%
Householder 65 to 74 years	94	2.5%
Householder 75 to 84 years	117	3.1%
Householder 85 years and over	76	2.0%
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>		



Village Profile: *Owen Brown*

**Figure 47: Village of Owen Brown Occupied Housing Status (2010)**



***Household Finances in Owen Brown***

Table 67 provides the income distribution of Owen Brown households, based on sample data collected over the years 2006 – 2010. Because the sample is thin for small geographic areas, many of the estimates have a high margin of error (MOE). Those estimates with large MOEs are shaded in the table.

Village Profile: *Owen Brown*

**Table 67: Village of Owen Brown Income Distribution by Households (2010)**

Income	Number	MOE +/-
Households	4,481	257
Less than \$1,000	282	184
\$10,000 to \$14,999	198	164
\$15,000 to \$24,999	116	294
\$25,000 to \$34,999	179	266
\$35,000 to \$49,999	297	256
\$50,000 to \$74,999	786	200
\$75,000 to \$99,999	647	173
\$100,000 to \$149,999	1,053	214
\$150,000 or more	923	176
Mean household income	\$96,894	\$8,933
<i>Source: 2006 - 2010 American Community Survey; Maryland Department of Planning</i>		
<p>Note: The shaded cells indicate values for which the margin of error (MOE), plus or minus, is relatively large indicating that the estimate may be unreliable given the small sample size.</p>		

The mean household income recorded was slightly less than \$97,000. That figure was the second lowest among Columbia’s villages, coming in just ahead of the \$94,700 figure estimated for Wilde Lake. Even with that relatively lower mean household income estimate, it should be noted that more than one in five households reported incomes over \$150,000.

There are some contradictory indications with respect to household income in the village. Or, at least, the picture is complex. Along with many households above \$100,000 or \$150,000 annual income levels, there may be a more than incidental level of poverty. While the small sample size limits the inferences we can make, the data suggest that 8.5 percent of families live below the poverty level.

*Village Profile: **Owen Brown***

### ***Educational Attainment***

Owen Brown residents above the age of 25 reported completing high school at a rate of 89.3 percent. The percentage of those earning a bachelor's or higher degree was 51.7 percent.

### ***Commuting Characteristics***

Owen Brown residents in the work force use carpooling slightly above the Columbia average (nine percent compared to eight percent). They use transit at 5.1 percent (v. 5.2 percent for Columbia). And, they are far less likely to work at home (1.9 percent v. 4.6 percent for Columbia). Workers experienced a mean travel time to work of 27.9 minutes.

### ***Comparative Data***

For further understanding of Owen Brown in relation to Columbia's other villages, selected items of comparative data are found in Chapter 3: Comparative Analysis – Villages and Columbia.

*Village Profile:***VILLAGE OF RIVER HILL**

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This section of the report provides a demographic and socio-economic profile of the Village of River Hill in Columbia, Maryland. Given that the actual boundaries of Columbia and its villages are not defined by the Census, Columbia Association commissioned customized, rigorous, and replicable analyses to provide a profile of the village based on a best fit approach of the Census Bureau's data to Columbia's geography.

The information presented is based primarily on data collected by the US Census Bureau from two different data sets: the 2010 Census of Population and Housing (2010 Summary File 1 (SF1)), which is a 100 percent count of the nation's households; and data from the American Community Survey, providing an estimate of additional demographic and socio-economic characteristics compiled from an annual sample of households. The American Community Survey's data used in this report is based on the five-year estimate for the period from 2006 through 2010.

Columbia Association staff collaborated extensively with data and demographic experts at the Research Division of the Howard County Department of Planning and Zoning and at the Maryland's Department of Planning. Both of these county and state agencies routinely analyze census data. Columbia Association Consultant JMT Technology Group prepared the data at the village and Columbia-wide levels from the 2010 Census of Population and Housing at the request of the Columbia Association based on a methodology developed in collaboration with Howard County, the Maryland Department of Planning and the Columbia Association.

The second data set based on the Census Bureau's American Community Survey was compiled by analysts at the Maryland Department of Planning, who prepared aggregated data sets for the Columbia Association.

To derive the information for Columbia and each individual village from the 2010 Census of Population and Housing, an aggregation of Census Blocks that best fit for Columbia and each village was developed. Where Census Blocks extend beyond Columbia or a village, or over more than one village, the blocks were split based on actual housing unit counts from Howard County's dwelling unit GIS point file to determine percent splits. Technical assistance from the Howard County Research Division was also invaluable on this part of the project.

Overall, since Census Blocks are the smallest Census geography, these data represent the best approximation of the village demographics as of the 2010 Census. Socio-economic data such as income, educational attainment, household composition, housing values and cost, and journey to work statistics are based on sample data via the Census Bureau's American Community Survey

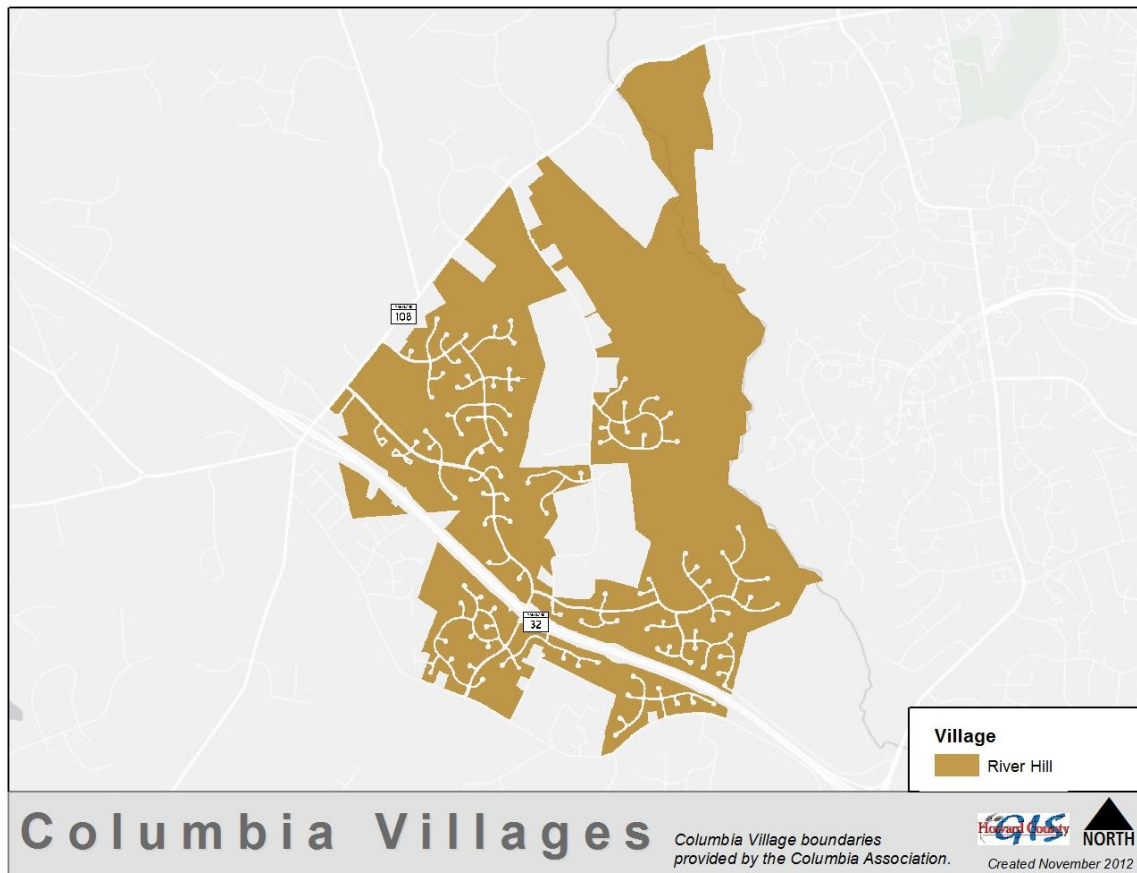
*Village Profile: River Hill*

and are only provided at the block group level (aggregation of blocks). Best fit of these block groups was made to the village level. The use of the American Community Survey is essential to provide information that goes beyond the information provided by the person and household counts in the Census of Population and Housing. The Maryland Department of Planning prepared the data sets. The Maryland Department of Planning also reported a margin of error associated with each data item and these are reflected in the tables in this report. A high margin of error indicates that the estimate may be unreliable due to the small sample size.

More details on how these data products were developed and used in this report are described in detail in Chapter 5: Methodology.

Figure 48 shows the boundaries of the Village of River Hill.

**Figure 48: Boundaries of the Village of River Hill**



Village Profile: **River Hill**

**Population, by Race and Ethnicity, in River Hill**

River Hill is the newest and the last of Columbia’s ten villages to be developed. The population is diverse, including Columbia’s largest population of Asian heritage. The village population at the time of the 2010 Census was 6,752. The white population of the village, 4,350, represented 64.2 percent of the community’s residents. The Asian population of nearly 1,800 accounted for 26.4 percent of the village. Blacks, numbering just over 400 represented another 6.0 percent of the total.

Hispanics, who can be of any race, were a smaller group in River Hill than elsewhere in Columbia, accounting for only 2.4 percent of the population.

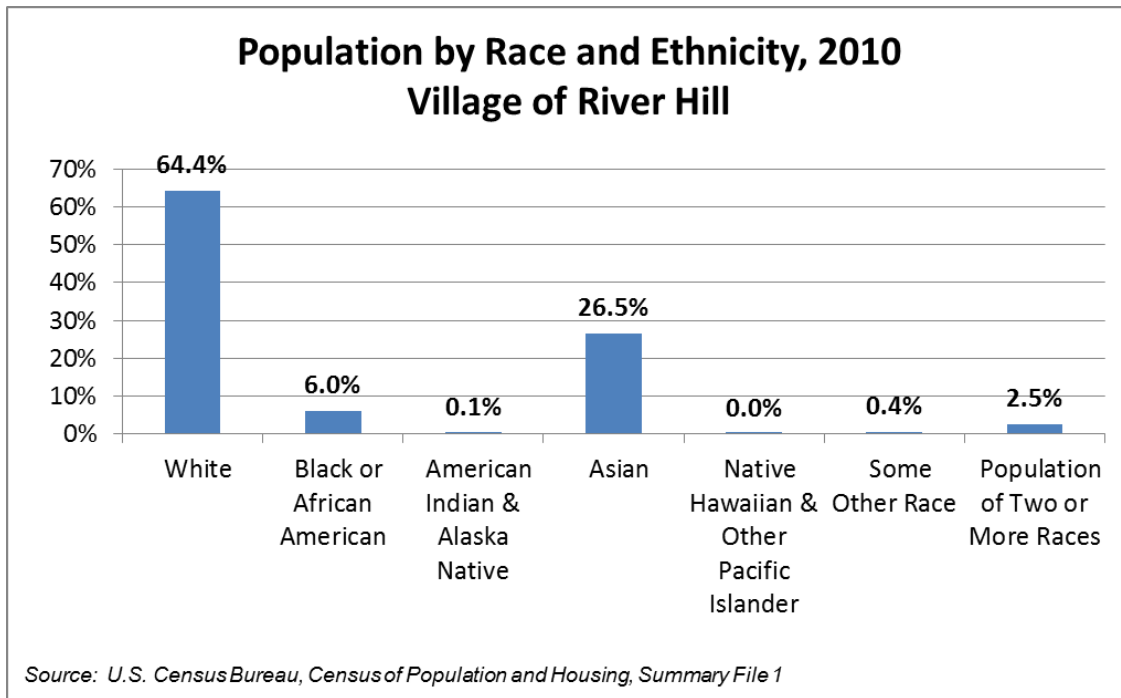
A summary of the Village population, by race and ethnicity is presented in Table 68 below.

**Table 68: Village of River Hill Population by Race and Ethnicity (2010)**

Race and Hispanic Ethnicity	Number	Pct. Of Total
<b>Total Population</b>	8,639	100.0%
White	4,350	64.4%
Black or African American	406	6.0%
American Indian & Alaska Native	4	0.1%
Asian	1,791	26.5%
Native Hawaiian & Other Pacific Islander	1	0.0%
Some Other Race	28	0.4%
Population of Two or More Races	172	2.5%
Hispanic or Latino	162	2.4%
Non Hispanic or Latino	6,590	97.6%
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>		

Village Profile: **River Hill**

**Figure 49: Village of River Hill Population by Race and Ethnicity (2010)**



**Population by Age and Gender in River Hill**

The most remarkable item of note in the age distribution of the River Hill population is the very high concentration of school-age children, as shown in Table 69. Those in the K-12 cohort, children aged 5 through 17, constitute over 30 percent of the village. All children under 18 years of age represent 35.3 percent of the population. The greater presence of children is also reflected in the high, for Columbia, average household size – 3.42 persons per household. The full distribution of the population by age groups is presented in Table 69.

The table shows that young adults, those between 18 and 35, have a very small presence in the village. Those in their prime working years, ages 35 through 54, are 44.3 percent of the total population. Older population groups, both those 55 to 64 years and seniors aged 65 and over, account for smaller shares of the population than elsewhere in Columbia, 7.2 percent and 4.1 percent respectively.

Village Profile: *River Hill*

**Table 69: Village of River Hill Population by Age and Gender (2010)**

Population	Total	Pct. Of Total	Male	Pct. Of Total	Female	Pct. Of Total
<b>Total Population</b>	6,752	100.0%	3,363	100.0%	3,389	100.0%
Under 5 Years	327	4.8%	155	4.6%	173	5.1%
5 to 17 Years	2,115	31.3%	1,092	32.5%	1,024	30.2%
18 to 24 Years	404	6.0%	228	6.8%	176	5.2%
25 to 34 Years	251	3.7%	121	3.6%	129	3.8%
35 to 44 Years	1,158	17.2%	490	14.6%	669	19.7%
45 to 54 Years	1,668	24.7%	835	24.8%	833	24.6%
55 to 64 Years	557	8.3%	313	9.3%	245	7.2%
65 Years and Over	270	4.0%	130	3.9%	140	4.1%
<b>Median Age</b>	37.4		36.8		37.9	
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>						

The median age of the population is 37.4 years, with the median age for males 36.8 years and that for females 37.9 years. The Village medians are very close to those for Maryland, which are 38.0, 36.4 and 39.3 years respectively for the total population, males and females.

***Households and Housing Stock in River Hill***

There were an estimated 1,974 households and a household population of 6,752 living in 1,974 occupied housing units. Although people living in group quarters are not a major factor in any of Columbia’s villages, River Hill is notable for having not one person in group quarters. Table 70 summarizes the village’s households.

The village’s households live predominantly (82 percent) in single-family detached homes. The balance lived in single-family attached (townhomes) or multi-family apartments, at the rate of nine percent each.



Village Profile: *River Hill*

**Table 70: Village of River Hill Population by Type (2010)**

HOUSEHOLDS	NUMBER
<b>Total Population</b>	<b>6,752</b>
Households	1,974
Household Population	6,752
Persons per Household	3.42
<b>Total Group Quarters Population</b>	<b>0</b>
Institutionalized Population	0
Correctional Institutions	0
Nursing Homes	0
Other Institutions	0
Noninstitutionalized Population	0
College Dormitories	0
Military Quarters	0
Other Noninstitutional Group Quarters	0
Source: U.S. Census Bureau, Census of Population and Housing (2010), Summary File 1	

***Household Composition in River Hill***

The presence of children is a predominant characteristic when describing River Hill households. First, 89.3 percent of all families were married couples. Fully 68.4 percent of all families had children younger than 18 years of age; 62.7 percent of those were husband-wife families, 5.6 percent were female-headed families and 0.1 percent were male-headed families.

A total of 1,292 families had children under 18. The village’s total population of children was 2,442, meaning that there was an average of nearly 2 children in each family with someone under 18.

Unlike many other of Columbia’s villages there were very few one-person households. A total of 124 households consisted of a single person. Twenty-four of those (1.2 percent) were persons 65 years old or over. Table 71 and Figure 50 summarize the village’s households by type. Table 72 and Figure 51 provide details on the composition of families and the presence of children.

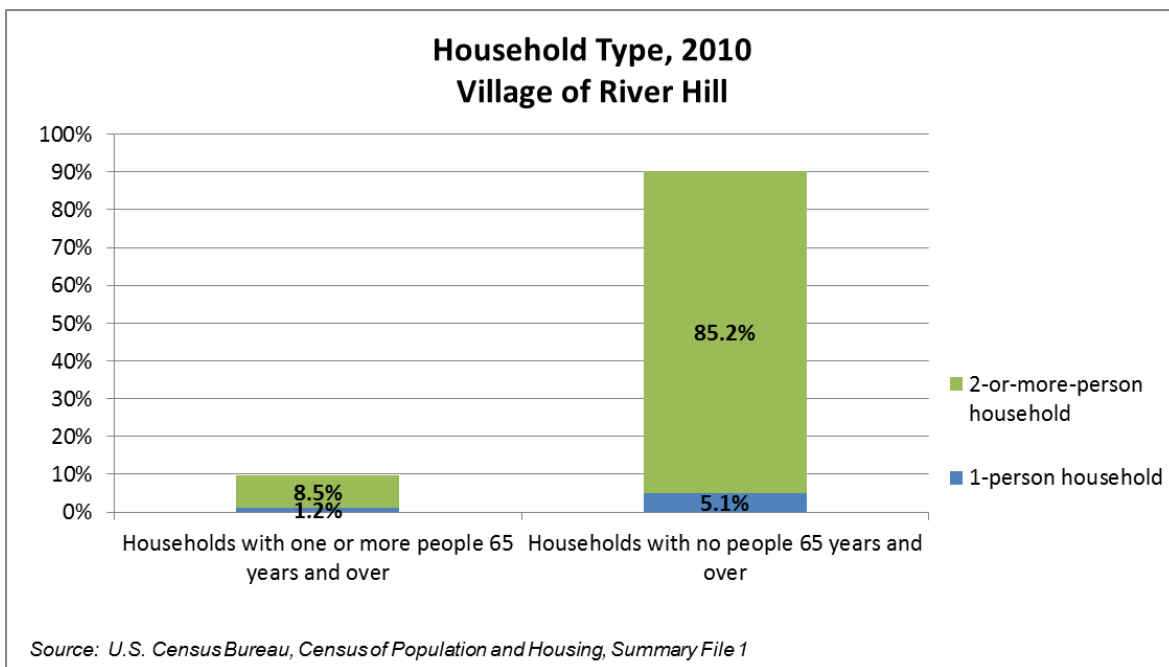
Village Profile: **River Hill**

**Table 71: Village of River Hill Households by Type (2010)**

Households	Number	Pct. Of Total
<b>Total Households:</b>	<b>1,974</b>	<b>100.0%</b>
Households with one or more people 65 years and over:	192	9.7%
1-person household	24	1.2%
2-or-more-person household:	168	8.5%
Family households	166	8.4%
Nonfamily households	2	0.1%
Households with no people 65 years and over:	1,782	90.3%
1-person household	100	5.1%
2-or-more-person household:	1,682	85.2%
Family households	1,661	84.1%
Nonfamily households	21	1.1%

Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1

**Figure 50: Village of River Hill Households by Type (2010)**



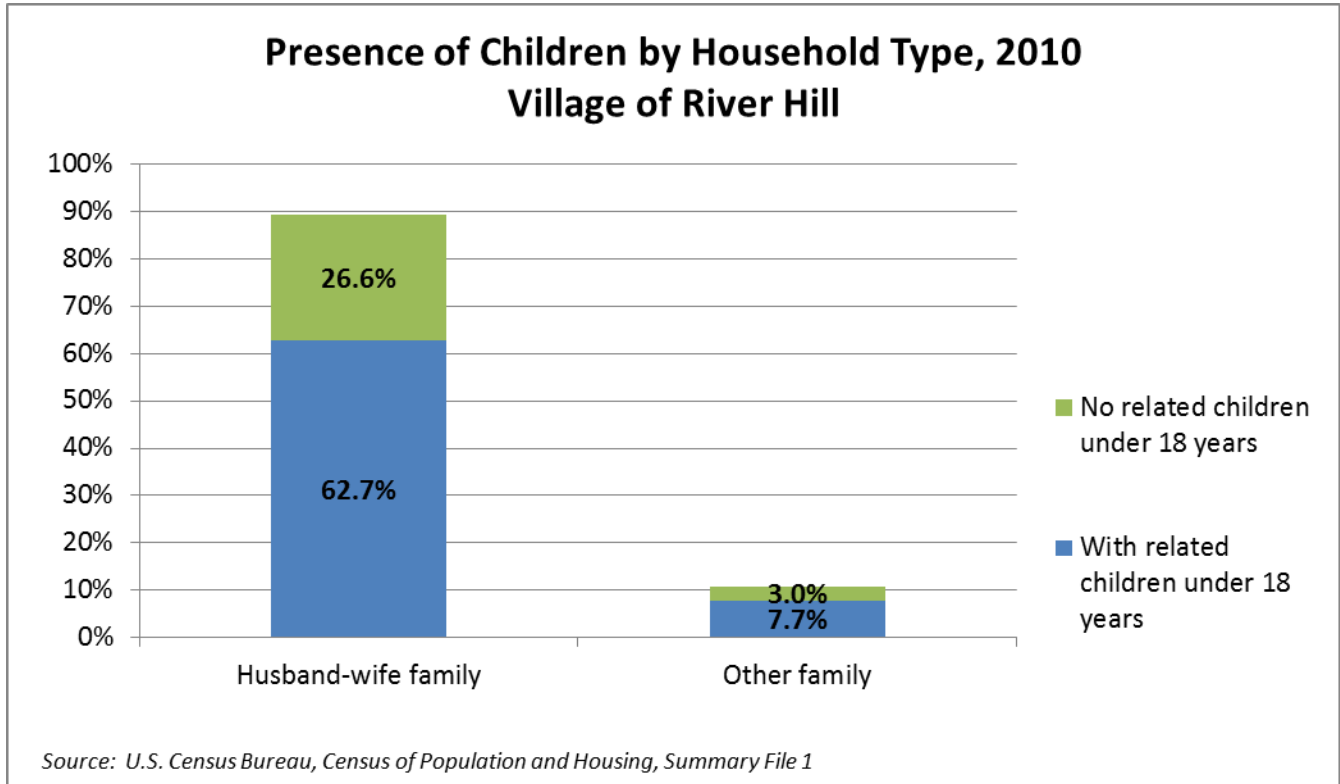
Village Profile: *River Hill*

**Table 72: Village of River Hill Composition of Families (2010)**

<b>Families</b>	<b>Number</b>	<b>Pct. Of Total</b>
<b>Total Families:</b>	<b>1,827</b>	<b>100.0%</b>
Husband-wife family:	1,632	89.3%
With related children under 18 years:	1,146	62.7%
Under 6 years only	116	6.4%
Under 6 years and 6 to 17 years	200	10.9%
6 to 17 years only	830	45.4%
No related children under 18 years	486	26.6%
Other family:	196	10.7%
Male householder, no wife present:	57	3.1%
With related children under 18 years:	38	2.1%
Under 6 years only	1	0.1%
Under 6 years and 6 to 17 years	3	0.2%
6 to 17 years only	34	1.9%
No related children under 18 years	19	1.0%
Female householder, no husband present:	139	7.6%
With related children under 18 years:	103	5.6%
Under 6 years only	4	0.2%
Under 6 years and 6 to 17 years	6	0.3%
6 to 17 years only	94	5.1%
No related children under 18 years	36	2.0%
<b>Nonfamily households:</b>	<b>23</b>	<b>1.1%</b>
Male householder	12	0.6%
Female householder	11	0.6%
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>		

Village Profile: **River Hill**

Figure 51: Presence of Children by Household Type, Village of River Hill (2010)



**Housing Occupancy in River Hill**

As summarized in Table 73, more than nine of every ten households live in owner-occupied units; the 92.3 percent of households owning their homes in River Hill is well above Columbia’s overall rate of homeownership, 64.9. In addition to having very few renter-occupied dwellings, the village had the lowest rate of vacancy. Just 19 housing units, under one percent of the total, were vacant in 2010; nine of those 19 were already sold or rented, but not yet occupied, as shown in Table 73.

Village Profile: *River Hill*

**Table 73: Village of River Hill Housing Occupancy Status (2010)**

Occupancy/Tenure Status	Number	Pct. Of Total
Total Housing Units:	1,993	100.0%
Occupied	1,974	99.1%
Vacant	19	0.9%
Total Occupied Housing Units:	1,974	100.0%
Owned with a mortgage or loan	1,688	85.5%
Owned free and clear	151	7.7%
Renter occupied	135	6.8%
Total Vacant Housing Units:	19	100.0%
For rent	6	31.9%
Rented, not occupied	0	0.0%
For sale only	5	25.8%
Sold, not occupied	3	14.0%
For seasonal, recreational, or occasional use	3	13.6%
For migrant workers	0	0.0%
Other vacant	3	14.7%

Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1

As shown in Table 74, nearly four of every five (79 percent) of all homeowners are found in the 35 through 59 year age groups. The much smaller number of renters is clustered in the 25 through 54 year age cohorts. Figure 52 summarizes the proportion of renters and owners.

Village Profile: *River Hill*

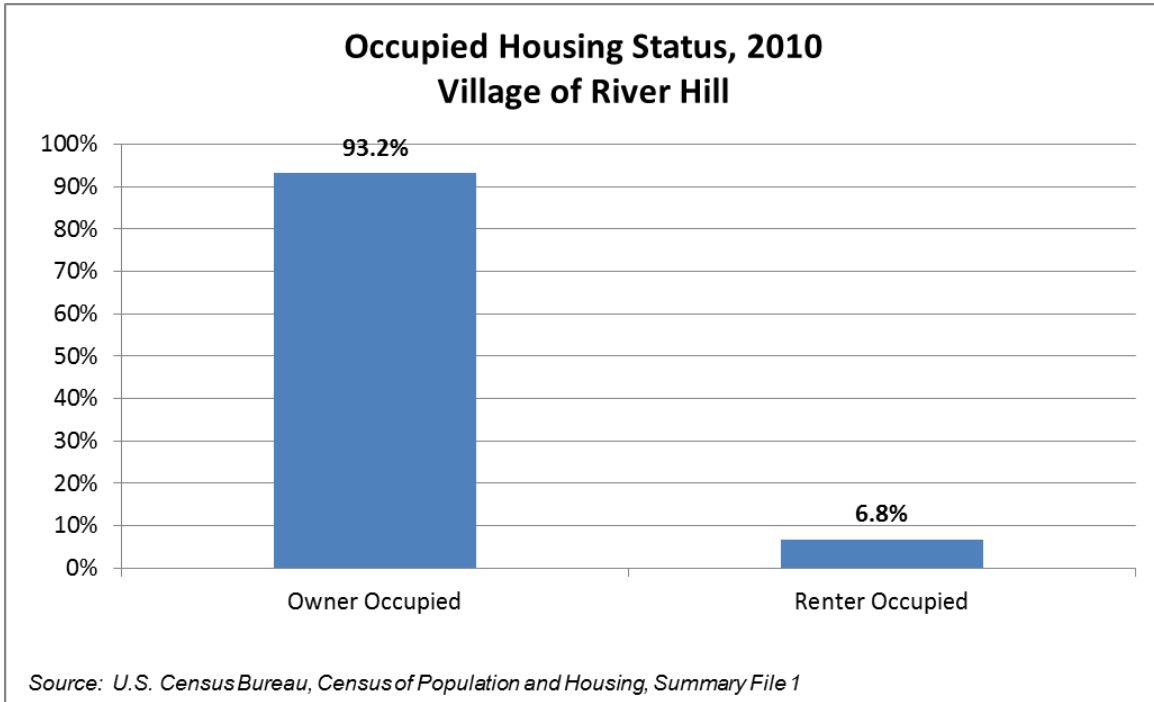
**Table 74: Village of River Hill Occupied Housing by Age (2010)**

Occupied Housing Units	Number	Pct. Of Total
<b>Total Occupied Housing Units:</b>	<b>1,974</b>	<b>100.0%</b>
<b>Owner Occupied:</b>	<b>1,840</b>	<b>93.2%</b>
Householder 15 to 24 years	2	0.1%
Householder 25 to 34 years	56	2.8%
Householder 35 to 44 years	491	24.8%
Householder 45 to 54 years	860	43.6%
Householder 55 to 59 years	213	10.8%
Householder 60 to 64 years	105	5.3%
Householder 65 to 74 years	75	3.8%
Householder 75 to 84 years	34	1.7%
Householder 85 years and over	5	0.2%
<b>Renter Occupied:</b>	<b>135</b>	<b>6.8%</b>
Householder 15 to 24 years	0	0.0%
Householder 25 to 34 years	12	0.6%
Householder 35 to 44 years	60	3.1%
Householder 45 to 54 years	48	2.5%
Householder 55 to 59 years	4	0.2%
Householder 60 to 64 years	4	0.2%
Householder 65 to 74 years	2	0.1%
Householder 75 to 84 years	3	0.1%
Householder 85 years and over	1	0.0%

*Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1*

Village Profile: **River Hill**

**Figure 52: Village of River Hill Occupied Housing Status (2010)**



**Household Finances in River Hill**

Table 75 provides information of the household income distribution in the village. Although the thin sample results in higher margins of error (MOE) for lower income categories, the table makes clear that the majority of households had incomes above \$150,000. Indeed, the mean household income figure of \$182,386 is the highest among Columbia’s ten villages and 61.5 percent higher than the mean income for Columbia’s households (\$112,840).

Village Profile: *River Hill*

**Table 75: Village of River Hill Income Distribution by Households (2010)**

Income	Number	MOE
Households	2,688	116
Less than \$1,000	31	183
\$10,000 to \$14,999	0	220
\$15,000 to \$24,999	46	257
\$25,000 to \$34,999	107	230
\$35,000 to \$49,999	72	316
\$50,000 to \$74,999	156	194
\$75,000 to \$99,999	197	76
\$100,000 to \$149,999	523	125
\$150,000 or more	1,536	186
Mean household income	\$182,386	\$19,044
<i>Source: 2006 - 2010 American Community Survey; Maryland Department of Planning</i>		
<p>Note: The shaded cells indicate values for which the margin of error (MOE), plus or minus, is relatively large indicating that the estimate may be unreliable given the small sample size.</p>		

Consistent with the high levels of income reported for the community, the reported poverty rate for families is very low.

Owners of homes in River Hill reported an average of \$426,600 in their home values. The sample size is too thin for a reliable set of figures for renters, but it is safe to say that the median monthly rent is over \$1,000 and fewer than one in four renters spends less than \$750 in monthly rent.

Renters were much more likely to be households headed by younger persons. Among all owner-occupants, 11.4 percent were households with householders under 35; for renter-occupied units, householders under 35 accounted for 33.6 percent of the total.

Automobile ownership was not quite universal; the sample data suggests about five percent of households did not own their own auto. However, nearly 60 percent of all households own two



*Village Profile: **River Hill***

or more vehicles. For commuting to work, driving alone by auto was reported by 82 percent of households. All other means of commuting to work – carpooling, transit, walking or working at home – had margins of error too great to report with confidence.

***Educational Attainment***

A high percentage of River Hill residents are college graduates. Nearly six out of ten (59.6 percent) persons 25 years or older reported having earned at least a Bachelor's degree; 30.3 percent had attained a graduate or professional degree. For those over 25, 94.1 percent had obtained at least a high school diploma.

***Comparative Data***

For further understanding of River Hill in relation to Columbia's other villages, selected items of comparative data are found in Chapter 3: Comparative Analysis – Villages and Columbia.

*Profile:***TOWN CENTER**

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This section of the report provides a demographic and socio-economic profile of Town Center in Columbia, Maryland. Given that the actual boundaries of Columbia and its villages are not defined by the Census, Columbia Association commissioned customized, rigorous, and replicable analyses to provide a profile of the village based on a best fit approach of the Census Bureau's data to Columbia's geography.

The information presented is based primarily on data collected by the US Census Bureau from two different data sets: the 2010 Census of Population and Housing (2010 Summary File 1 (SF1)), which is a 100 percent count of the nation's households; and data from the American Community Survey, providing an estimate of additional demographic and socio-economic characteristics compiled from an annual sample of households. The American Community Survey's data used in this report is based on the five-year estimate for the period from 2006 through 2010.

Columbia Association staff collaborated extensively with data and demographic experts at the Research Division of the Howard County Department of Planning and Zoning and at the Maryland's Department of Planning. Both of these county and state agencies routinely analyze census data. Columbia Association Consultant JMT Technology Group prepared the data at the village and Columbia-wide levels from the 2010 Census of Population and Housing at the request of the Columbia Association based on a methodology developed in collaboration with Howard County, the Maryland Department of Planning and the Columbia Association.

The second data set based on the Census Bureau's American Community Survey was compiled by analysts at the Maryland Department of Planning, who prepared aggregated data sets for the Columbia Association.

To derive the information for Columbia and each individual village from the 2010 Census of Population and Housing, an aggregation of Census Blocks that best fit for Columbia and each village was developed. Where Census Blocks extend beyond Columbia or a village, or over more than one village, the blocks were split based on actual housing unit counts from Howard County's dwelling unit GIS point file to determine percent splits. Technical assistance from the Howard County Research Division was also invaluable on this part of the project.

Overall, since Census Blocks are the smallest Census geography, these data represent the best approximation of the village demographics as of the 2010 Census. Socio-economic data such as income, educational attainment, household composition, housing values and cost, and journey to work statistics are based on sample data via the Census Bureau's American Community Survey

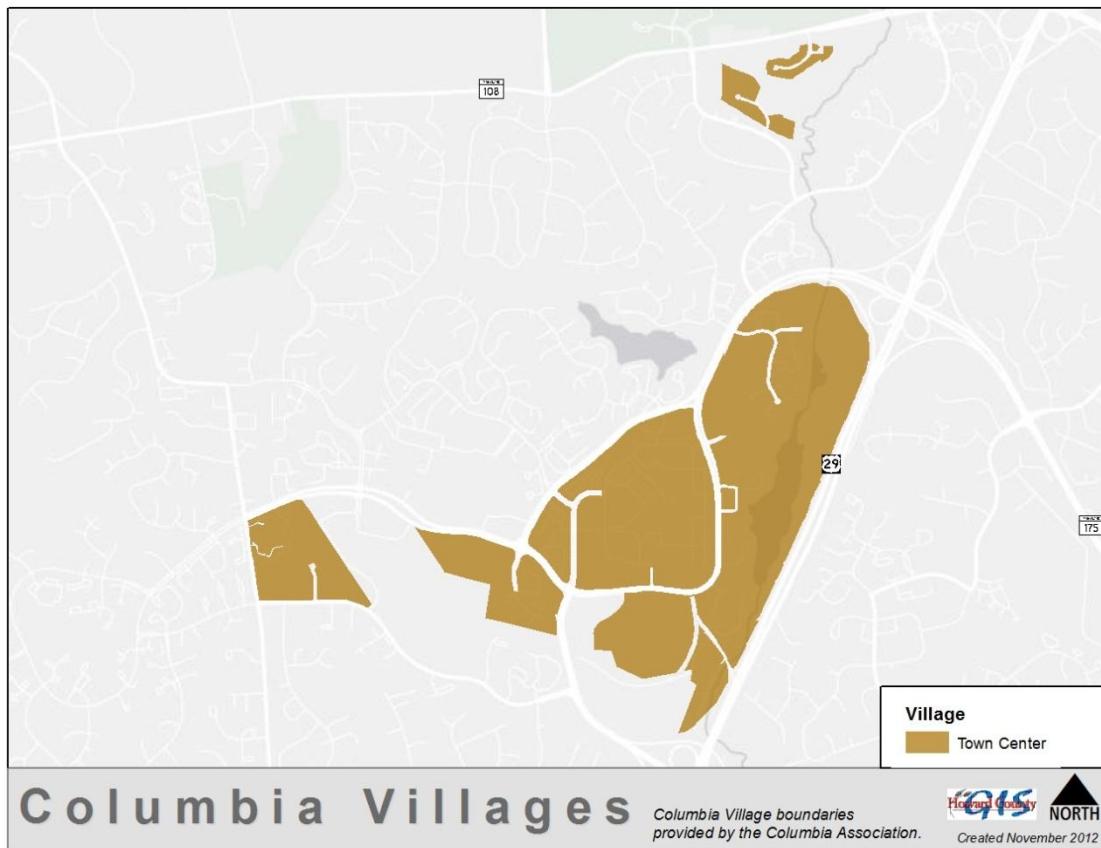
Profile: **Town Center**

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More details on how these data products were developed and used in this report are described in detail in Chapter 5: Methodology.

Figure 53 shows the boundaries of Town Center.

**Figure 53: Boundaries of Town Center**



Profile: **Town Center**

**Population, by Race and Ethnicity, in Town Center**

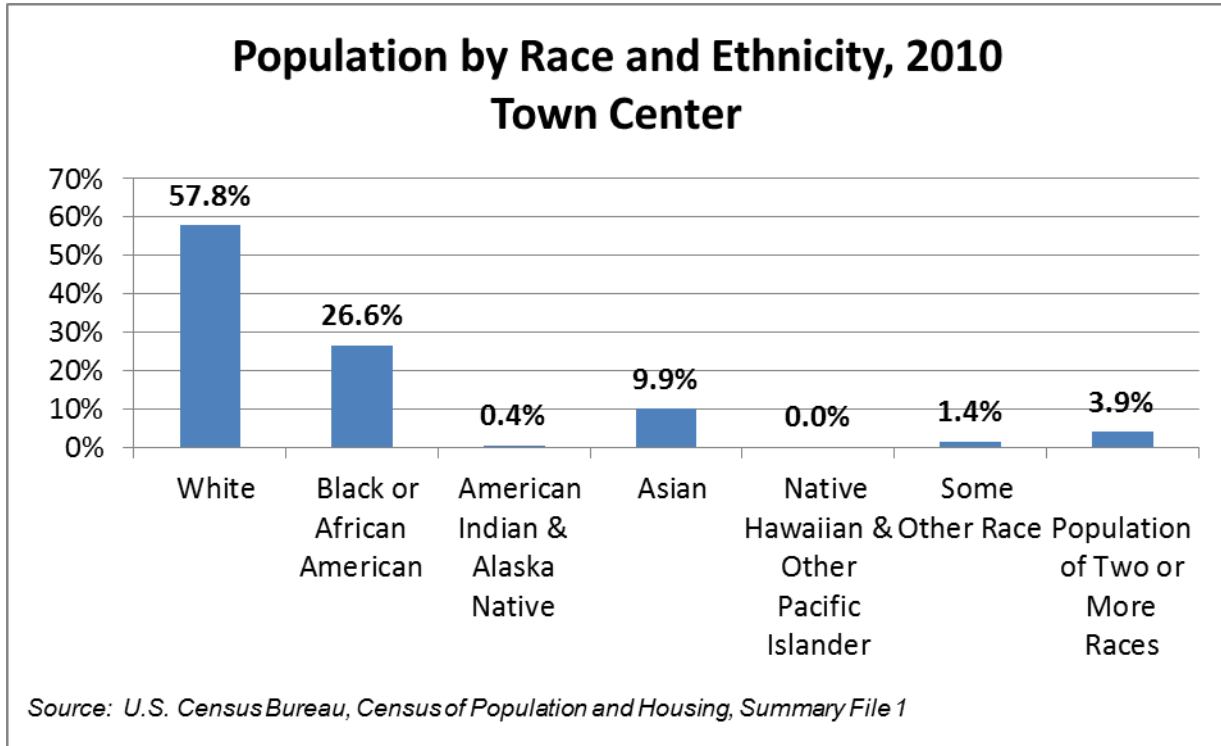
With development continuing in Town Center, the population today is certain to be higher than that recorded in the 2010 Census. At the time of the Census, Town Center had a total population of 3,108. The white population of nearly 1,800 represented a majority (57.8 percent) of the village total. Non-white minorities include African-Americans (26.6 percent) and Asians (9.9 percent). Hispanics, who can be of any race, accounted for 7.0 percent of the population. A summary of the Village population, by race and ethnicity is presented in Table 76 and Figure 54.

**Table 76: Town Center Population by Race and Ethnicity (2010)**

Race and Hispanic Ethnicity	Number	Pct. Of Total
<b>Total Population</b>	3,108	100.0%
White	1,797	57.8%
Black or African American	828	26.6%
American Indian & Alaska Native	11	0.4%
Asian	309	9.9%
Native Hawaiian & Other Pacific Islander	0	0.0%
Some Other Race	42	1.4%
Population of Two or More Races	121	3.9%
Hispanic or Latino	216	7.0%
Non Hispanic or Latino	2,892	93.0%
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>		

Profile: **Town Center**

Figure 54: Town Center Population by Race and Ethnicity (2010)



**Population by Age and Gender in Town Center**

As summarized in Table 77, the 2010 Census confirms that Town Center does have a somewhat older population, with nearly one-third (31.6 percent) of its residents over the age of 55. The senior population, those over 65 years of age, 21.3 percent of the total population. Still, nearly 15 percent of those living in Town Center are children under 18 years of age. The number of school age children, those 5 to 17 years old, is 10.1 percent of the total.

Profile: *Town Center*

**Table 77: Town Center Population by Age and Gender (2010)**

Population	Total	Pct. Of Total	Male	Pct. Of Total	Female	Pct. Of Total
<b>Total Population</b>	3,108	100.0%	1,394	100.0%	1,715	100.0%
Under 5 Years	144	4.6%	82	5.9%	62	3.6%
5 to 17 Years	313	10.1%	144	10.3%	169	9.8%
18 to 24 Years	191	6.1%	92	6.6%	99	5.8%
25 to 34 Years	660	21.2%	332	23.8%	329	19.2%
35 to 44 Years	461	14.8%	203	14.6%	258	15.1%
45 to 54 Years	356	11.5%	176	12.6%	180	10.5%
55 to 64 Years	320	10.3%	135	9.7%	184	10.7%
65 Years and Over	663	21.3%	230	16.5%	433	25.3%
<b>Median Age</b>	40.3		37.3		42.7	
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>						

The median age of the population is 40.3 years, with the median age for males 37.3 years and that for females 42.7 years. The village population median ages are about three years older than Howard County as a whole. The village medians were also higher than those for Maryland, which are 38.0, 36.4 and 39.3 years, respectively, for the total population, males and females.

***Households and Housing Stock in Town Center***

As shown in Table 78, Town Center consisted of 1,767 households in 2010. The group quarters population consisted of 29 nursing home residents. With many in the community living in multi-family structures, it may not be surprising to find that the average household size, 1.74 persons, is the lowest to be found among Columbia’s villages. The average for Columbia as a whole was 2.51 in 2010.

Profile: *Town Center*

**Table 78: Town Center Population by Type (2010)**

HOUSEHOLDS	NUMBER
<b>Total Population</b>	<b>3,108</b>
Households	1,767
Household Population	3,079
Persons per Household	1.74
<b>Total Group Quarters Population</b>	<b>29</b>
Institutionalized Population	29
Correctional Institutions	0
Nursing Homes	29
Other Institutions	0
Noninstitutionalized Population	0
College Dormitories	0
Military Quarters	0
Other Noninstitutional Group Quarters	0

Source: U.S. Census Bureau, Census of Population and Housing (2010), Summary File 1

***Household Composition in Town Center***

A majority (53.0 percent) of village households were one-person households. No other village had more than 35 percent of its total as one-person households. Family households, those comprised of two or more related persons, accounted for only 38.8 percent of all households.

Only 280 (15.8 percent) of all households had children under 18 in the home. Of those households with children younger than 18 living with them, 149 were married-couples, 106 were headed by females without a spouse and 25 were male householders without a spouse.

Almost one in every three (30.4 percent) of households had someone over 65 years of age living in the home; fully 21.7 percent of all households consisted of a person 65 years or older living alone. Table 79 and Figure 55 summarize Town Center households. Table 80 and Figure 56 provide information on family composition and the presence of children.

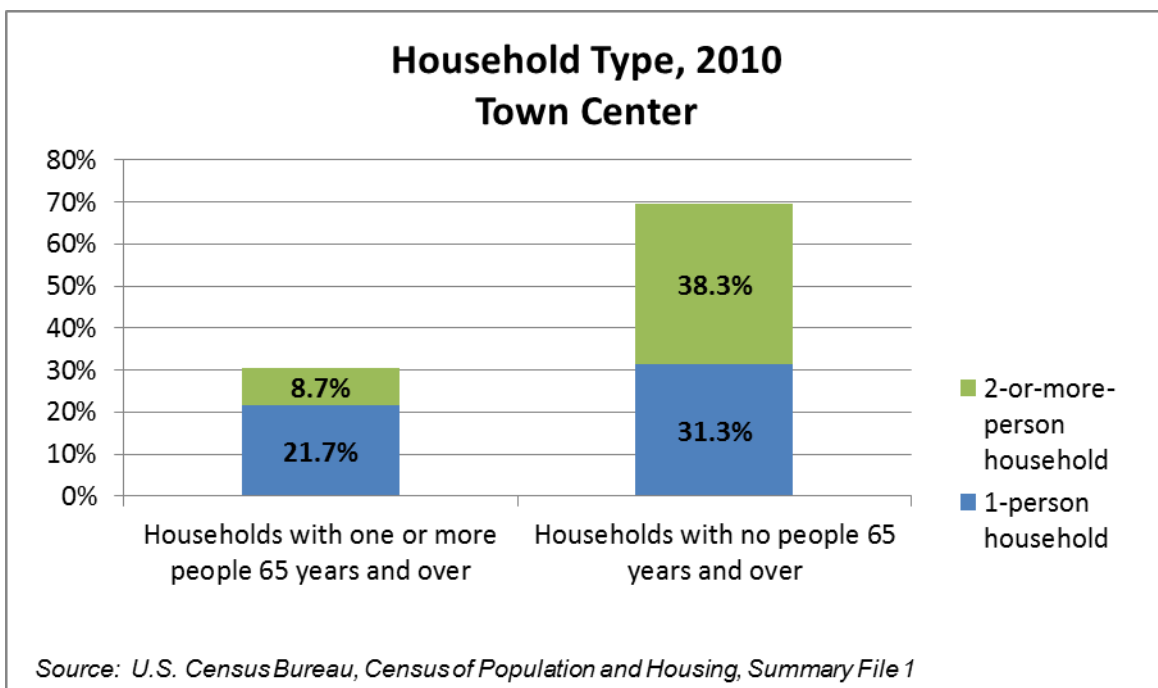
Profile: *Town Center*

**Table 79: Town Center Households by Type (2010)**

Households	Number	Pct. Of Total
<b>Total Households:</b>	<b>1,767</b>	<b>100.0%</b>
Households with one or more people 65 years and over:	538	30.4%
1-person household	384	21.7%
2-or-more-person household:	154	8.7%
Family households	147	8.3%
Nonfamily households	6	0.3%
Households with no people 65 years and over:	1,230	69.6%
1-person household	553	31.3%
2-or-more-person household:	677	38.3%
Family households	532	30.1%
Nonfamily households	145	8.2%

Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1

**Figure 55: Town Center Households by Type (2010)**





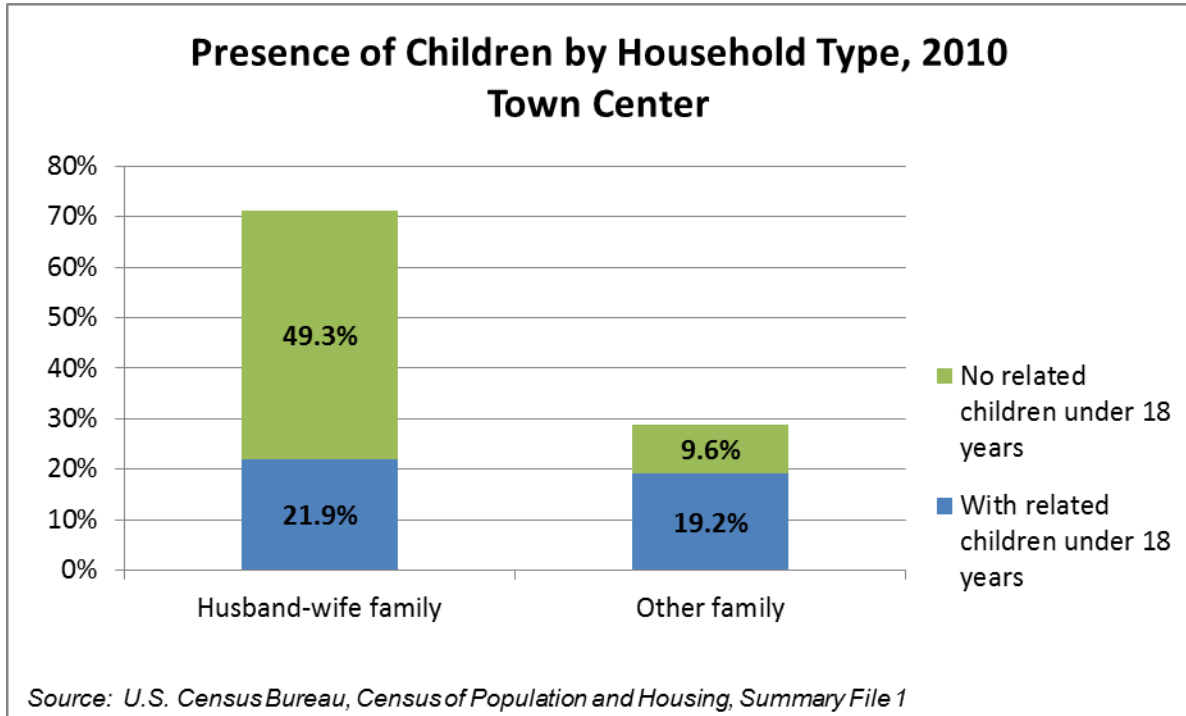
Profile: *Town Center*

**Table 80: Town Center Composition of Families (2010)**

Households	Number	Pct. of Total Families
<b>Total Families:</b>	<b>680</b>	<b>100.0%</b>
Husband-wife family:	484	71.2%
With related children under 18 years:	149	21.9%
Under 6 years only	67	9.8%
Under 6 years and 6 to 17 years	25	3.7%
6 to 17 years only	57	8.4%
No related children under 18 years	335	49.3%
Other family:	196	28.8%
Male householder, no wife present:	41	6.1%
With related children under 18 years:	25	3.6%
Under 6 years only	4	0.5%
Under 6 years and 6 to 17 years	4	0.6%
6 to 17 years only	17	2.5%
No related children under 18 years	17	2.4%
Female householder, no husband present:	155	22.8%
With related children under 18 years:	106	15.6%
Under 6 years only	14	2.1%
Under 6 years and 6 to 17 years	18	2.6%
6 to 17 years only	75	11.0%
No related children under 18 years	49	7.1%
	Number	Pct. Of Total HHs
Nonfamily households:	1088	61.6%
Male householder	463	26.2%
Female householder	625	35.4%
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>		

Profile: *Town Center*

Figure 56: Presence of Children by Household Type, Town Center (2010)



***Housing Occupancy in Town Center***

As shown in Table 81, Town Center had 1,933 housing units, according to the 2010 Census. Of that total, 1,767 were occupied and 166 were vacant. At 8.6 percent, the vacancy rate was the highest of all of Columbia’s villages, and it is more than double the rate for Columbia as a whole (4.0 percent). The largest group of vacant units was the 105 available for rent, as shown in Table 81.

Profile: *Town Center*

**Table 81: Town Center Housing Occupancy Status (2010)**

<b>Occupancy Status</b>	<b>Number</b>	<b>Pct. Of Total</b>
Total Housing Units:	1,933	100.0%
Occupied	1,767	91.4%
Vacant	166	8.6%
<b>Tenure</b>	<b>Number</b>	<b>Pct. Of Total</b>
Total Occupied Housing Units:	1,767	100.0%
Owned with a mortgage or loan	473	26.8%
Owned free and clear	114	6.4%
Renter occupied	1,181	66.8%
<b>Vacancy Status</b>	<b>Number</b>	<b>Pct. Of Total</b>
Total Vacant Housing Units:	166	100.0%
For rent	105	63.4%
Rented, not occupied	7	4.2%
For sale only	8	4.8%
Sold, not occupied	2	0.9%
For seasonal, recreational, or occasional use	32	19.0%
For migrant workers	0	0.0%
Other vacant	13	7.6%

*Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1*

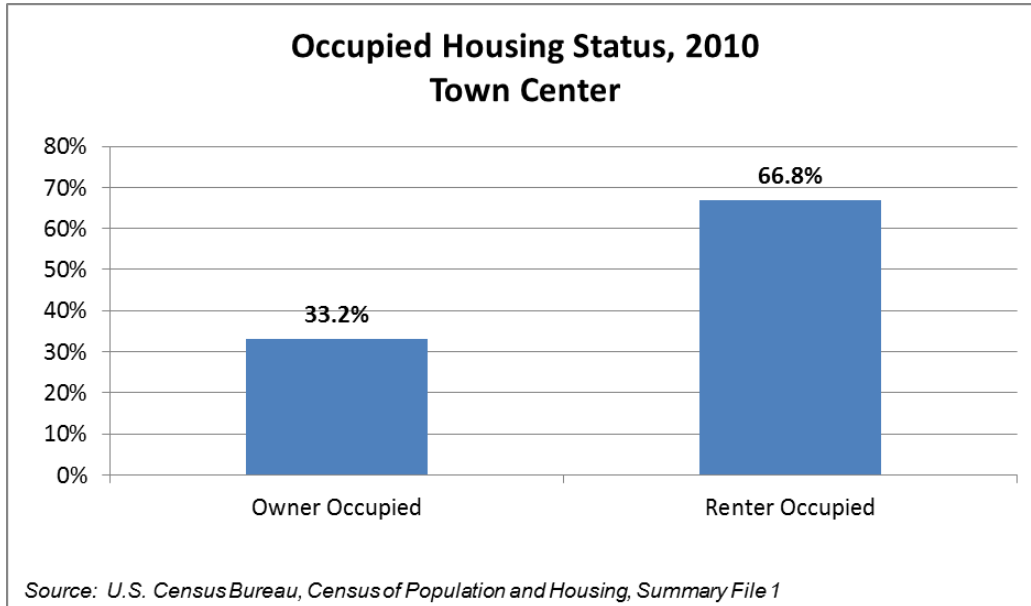
Town Center is also distinguished from its neighboring villages by its high rate of rental occupancy. There were 1,295 renters, 66.8 percent of the total housing units, compared to 587 owner-occupants.

On average these housing units were smaller than most found in Columbia. Accordingly, the mean housing value in 2010 was \$253,205. On the other hand, renters paid relatively high monthly rents. Almost all renters (96.8 percent) were paying over \$1,000/ month. For all of Columbia, the comparable rate was 78.9 percent. Table 82 provides details on housing units by age group and Figure 57 shows the proportions of renters and owners.

Profile: *Town Center*

**Table 82: Town Center Occupied Housing by Age (2010)**

Occupied Housing Units	Number	Pct. Of Total
<b>Total Occupied Housing Units:</b>	<b>1,767</b>	<b>100.0%</b>
<b>Owner Occupied:</b>	<b>587</b>	<b>33.2%</b>
Householder 15 to 24 years	4	0.2%
Householder 25 to 34 years	91	5.1%
Householder 35 to 44 years	116	6.6%
Householder 45 to 54 years	98	5.5%
Householder 55 to 59 years	48	2.7%
Householder 60 to 64 years	67	3.8%
Householder 65 to 74 years	95	5.4%
Householder 75 to 84 years	29	1.7%
Householder 85 years and over	39	2.2%
<b>Renter Occupied:</b>	<b>1,181</b>	<b>66.8%</b>
Householder 15 to 24 years	61	3.5%
Householder 25 to 34 years	308	17.4%
Householder 35 to 44 years	188	10.6%
Householder 45 to 54 years	163	9.2%
Householder 55 to 59 years	50	2.8%
Householder 60 to 64 years	57	3.2%
Householder 65 to 74 years	65	3.7%
Householder 75 to 84 years	114	6.4%
Householder 85 years and over	175	9.9%
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>		

Profile: **Town Center****Figure 57: Town Center Occupied Housing Status (2010)**

Profile: *Town Center*

**Household Finances in Town Center**

Table 83 provides the income distribution for Town Center households, based on sample data collected over the 2006 to 2010 period.

**Table 83: Town Center Income Distribution by Households (2010)**

Income	Number	MOE
Households	1,649	218
Less than \$1,000	64	44
\$10,000 to \$14,999	61	149
\$15,000 to \$24,999	61	44
\$25,000 to \$34,999	77	137
\$35,000 to \$49,999	108	143
\$50,000 to \$74,999	282	114
\$75,000 to \$99,999	359	143
\$100,000 to \$149,999	323	129
\$150,000 or more	314	133
Mean household income	\$98,003	\$22,687
<i>Source: 2006 - 2010 American Community Survey; Maryland Department of Planning</i>		
<p>Note: The shaded cells indicate values for which the margin of error (MOE), plus or minus, is relatively large indicating that the estimate may be unreliable given the small sample size.</p>		

With its smaller and relatively older residents, it may not be unexpected that the mean household income at \$98,000 is among the lowest values across Columbia’s villages. Because the incidence of poverty is generally low and, given the small sample size, there are not too many inferences that can be made. However, with the data available it seems reasonable to indicate a low rate of poverty for families. Only 1.5 percent of families were estimated to be below the poverty level.

*Profile: **Town Center***

### ***Educational Attainment***

Town Center residents had a high degree of educational attainment with near universal (98.6 percent) high school graduation among those 25 and older. Almost three of four (74.5 percent) of that same population group had received a bachelor's or higher degree.

### ***Commuting Characteristics***

The data shows that Town Center residents who are in the work force travel farther, on average, than their neighbors in Columbia's other villages. The mean travel time to work is 38.5 minutes. Town Center workers are least likely to carpool; only 3.4 percent use that means of travel to work. They are more likely to use transit (8.5 percent) and another 5.1 percent work at home, only slightly above the Columbia average of 4.6 percent.

### ***Comparative Data***

For further understanding of Town Center in relation to Columbia's other villages, selected items of comparative data are found in Chapter 3: Comparative Analysis – Villages and Columbia.

*Village Profile:***VILLAGE OF WILDE LAKE**

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This section of the report provides a demographic and socio-economic profile of the Village of Wilde Lake in Columbia, Maryland. Given that the actual boundaries of Columbia and its villages are not defined by the Census, Columbia Association commissioned customized, rigorous, and replicable analyses to provide a profile of the village based on a best fit approach of the Census Bureau's data to Columbia's geography.

The information presented is based primarily on data collected by the US Census Bureau from two different data sets: the 2010 Census of Population and Housing (2010 Summary File 1 (SF1)), which is a 100 percent count of the nation's households; and data from the American Community Survey, providing an estimate of additional demographic and socio-economic characteristics compiled from an annual sample of households. The American Community Survey's data used in this report is based on the five-year estimate for the period from 2006 through 2010.

Columbia Association staff collaborated extensively with data and demographic experts at the Research Division of the Howard County Department of Planning and Zoning and at the Maryland's Department of Planning. Both of these county and state agencies routinely analyze census data. Columbia Association Consultant JMT Technology Group prepared the data at the village and Columbia-wide levels from the 2010 Census of Population and Housing at the request of the Columbia Association based on a methodology developed in collaboration with Howard County, the Maryland Department of Planning and the Columbia Association.

The second data set based on the Census Bureau's American Community Survey was compiled by analysts at the Maryland Department of Planning, who prepared aggregated data sets for the Columbia Association.

To derive the information for Columbia and each individual village from the 2010 Census of Population and Housing, an aggregation of Census Blocks that best fit for Columbia and each village was developed. Where Census Blocks extend beyond Columbia or a village, or over more than one village, the blocks were split based on actual housing unit counts from Howard County's dwelling unit GIS point file to determine percent splits. Technical assistance from the Howard County Research Division was also invaluable on this part of the project.

Overall, since Census Blocks are the smallest Census geography, these data represent the best approximation of the village demographics as of the 2010 Census. Socio-economic data such as income, educational attainment, household composition, housing values and cost, and journey to work statistics are based on sample data via the Census Bureau's American Community Survey



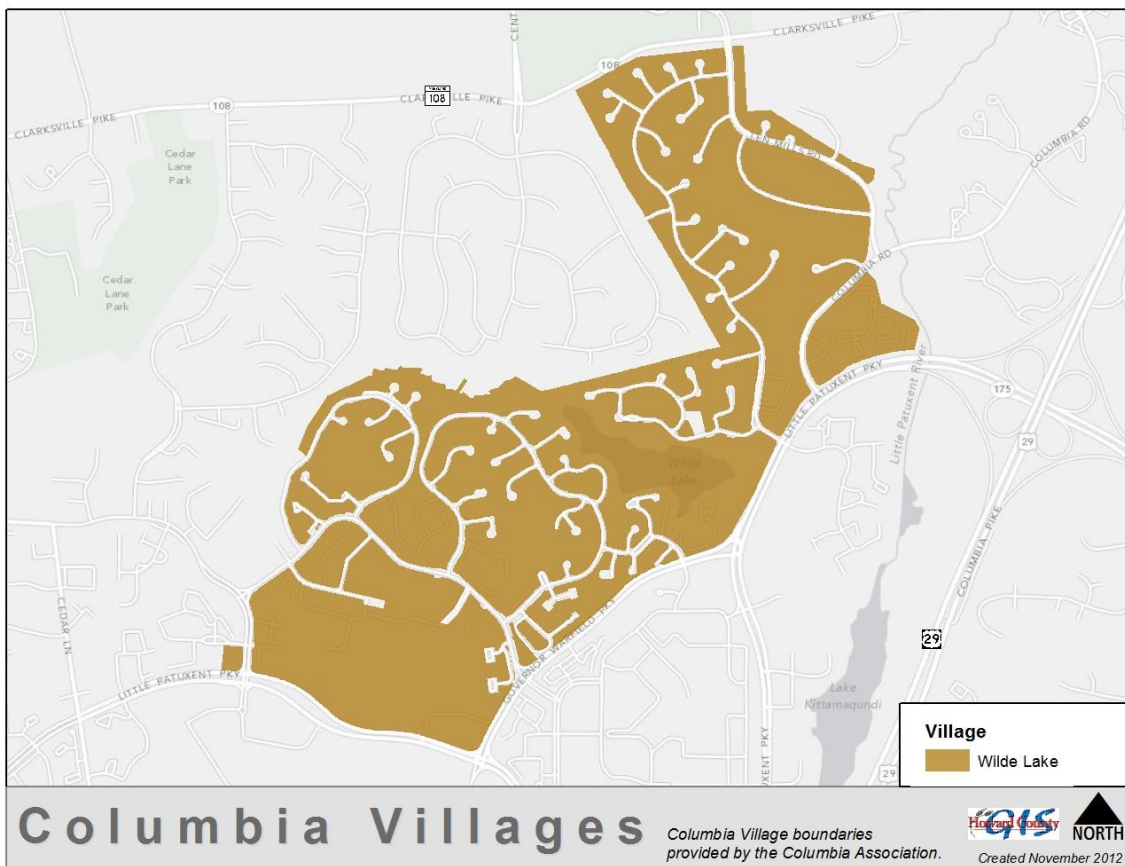
*Village Profile: **Wilde Lake***

and are only provided at the block group level (aggregation of blocks). Best fit of these block groups was made to the village level. The use of the American Community Survey is essential to provide information that goes beyond the information provided by the person and household counts in the Census of Population and Housing. The Maryland Department of Planning prepared the data sets. The Maryland Department of Planning also reported a margin of error associated with each data item and these are reflected in the tables in this report. A high margin of error indicates that the estimate may be unreliable due to the small sample size.

More details on how these data products were developed and used in this report are described in detail in Chapter 5: Methodology.

Figure 58 shows the boundaries of the Village of Wilde Lake.

**Figure 58: Boundaries of the Village of Wilde Lake**



Village Profile: **Wilde Lake**

**Population, by Race and Ethnicity, in Wilde Lake**

At the time of the 2010 Census, Wilde Lake had a total population of 4,956. Slightly more than half (52.7 percent) of the residents were white. The second largest group was Black or African-American, 34.4 percent of the total. Two other groups each accounted for about 5 percent of the village population: Asians at 5.4 percent and individuals who identified themselves as members of two or more races, 4.6 percent.

Hispanics, who can be of any race, were 7.3 percent of Wilde Lake’s population.

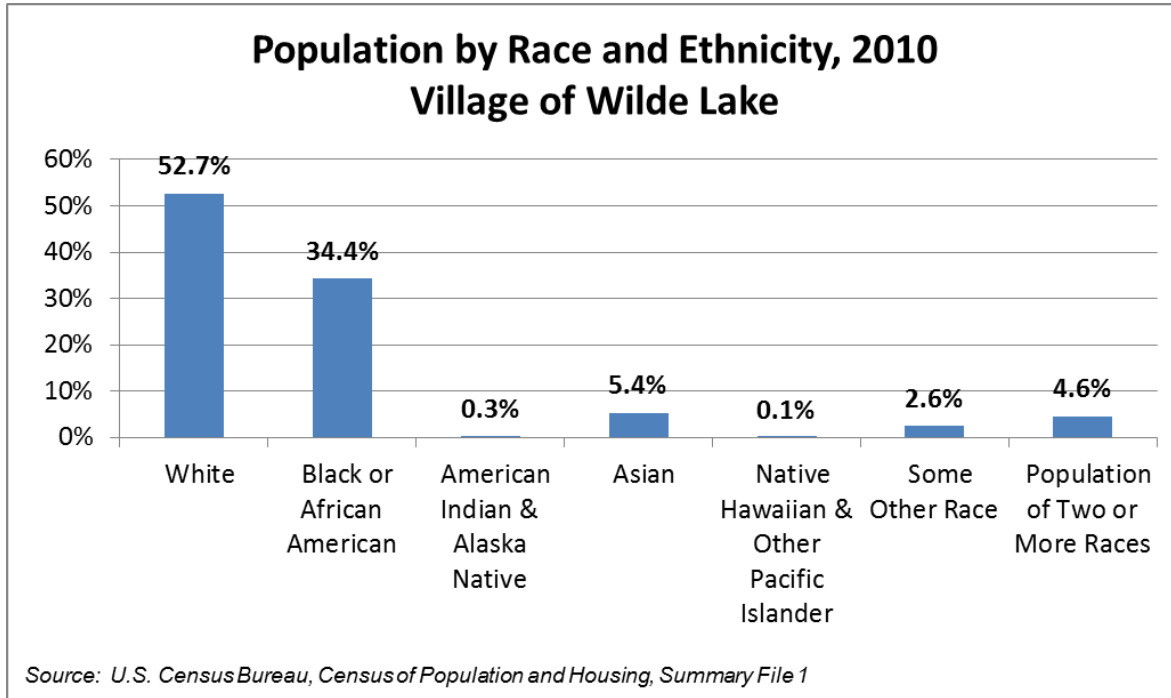
A summary of the village population, by race and ethnicity is presented in Table 84 and Figure 59.

**Table 84: Village of Wilde Lake Population by Race and Ethnicity (2010)**

Race and Hispanic Ethnicity	Number	Pct. Of Total
<b>Total Population</b>	4,956	100.0%
White	2,612	52.7%
Black or African American	1,703	34.4%
American Indian & Alaska Native	16	0.3%
Asian	266	5.4%
Native Hawaiian & Other Pacific Islander	4	0.1%
Some Other Race	127	2.6%
Population of Two or More Races	229	4.6%
Hispanic or Latino	362	7.3%
Non Hispanic or Latino	4,594	92.7%
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>		

Village Profile: *Wilde Lake*

Figure 59: Village of Wilde Lake Population by Race and Ethnicity (2010)



**Population by Age and Gender in Wilde Lake**

The Village of Wilde Lake has an older population, with nearly one-third (32.3 percent) of its residents over the age of 55, as shown in Table . The senior population, those over 65 years of age, was reported as 966, 19.5 percent of the total population. Over 20 percent of those living in the Village are children under 18 years of age. The number of school age children, those 5 to 17 years old, is 15 percent of the total.

Village Profile: *Wilde Lake*

**Table 85: Village of Wilde Lake Population by Age and Gender (2010)**

Population	Total	Pct. Of Total	Male	Pct. Of Total	Female	Pct. Of Total
<b>Total Population</b>	4,956	100.0%	2,256	100.0%	2,700	100.0%
Under 5 Years	290	5.8%	142	6.3%	148	5.5%
5 to 17 Years	746	15.0%	401	17.8%	345	12.8%
18 to 24 Years	359	7.2%	165	7.3%	194	7.2%
25 to 34 Years	641	12.9%	284	12.6%	356	13.2%
35 to 44 Years	647	13.1%	287	12.7%	360	13.3%
45 to 54 Years	674	13.6%	306	13.6%	368	13.6%
55 to 64 Years	634	12.8%	273	12.1%	362	13.4%
65 Years and Over	966	19.5%	399	17.7%	567	21.0%
<b>Median Age</b>	41.8		39.8		43.5	
<i>Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1</i>						

The median age of the population is 41.8 years, with the median age for males 39.8 years and that for females 43.5 years. The village population median ages are about four years older than Howard County as a whole. The village medians are also higher than those for Maryland, which are 38.0, 36.4 and 39.3 years respectively for the total population, males and females.

***Households and Housing Stock in Wilde Lake***

There were an estimated 2,285 housing units and a household population of 4,950 in the 2010 Census, as shown in Table 86. The average household size of 2.29 was smaller than that for Columbia as a whole, 2.51 persons per household. The village’s 2,158 households lived in about equal thirds of the community’s three housing types: single-family detached homes, townhouses and multi-family apartment buildings. There were an estimated 126 vacant units, for an overall vacancy rate of 5.5 percent.

Village Profile: *Wilde Lake*

**Table 86: Village of Wilde Lake Population by Type (2010)**

HOUSEHOLDS	NUMBER
<b>Total Population</b>	<b>4,956</b>
Households	2,158
Household Population	4,950
Persons per Household	2.29
<b>Total Group Quarters Population</b>	<b>6</b>
Institutionalized Population	0
Correctional Institutions	0
Nursing Homes	0
Other Institutions	0
Noninstitutionalized Population	6
College Dormitories	0
Military Quarters	0
Other Noninstitutional Group Quarters	6
Source: U.S. Census Bureau, Census of Population and Housing (2010), Summary File 1	

***Household Composition in Wilde Lake***

Table 87 indicates that Wilde Lake households include one-third (33.9 percent) having one person living alone. Included in that percentage was 280 senior citizens, aged 65 and over, living alone. Figure 60 shows the proportion of households with those 65 and over.

There are, of course, many family households in the village, households with two or more related individuals making up the living unit. In Table 88 we see that families with children under 18 years of age accounted for 44.2 percent of all families, a percentage lower than in most of Columbia. Within that set of families, 24.7 percent were married couples, 16.0 percent were female-headed households without spouse present and 3.5 percent were male-headed households without spouse present. The balance of all village households was the 5.2 percent of the total that were non-family households, excluding the one-person households. Figure 61 summarize the presence of children in households.

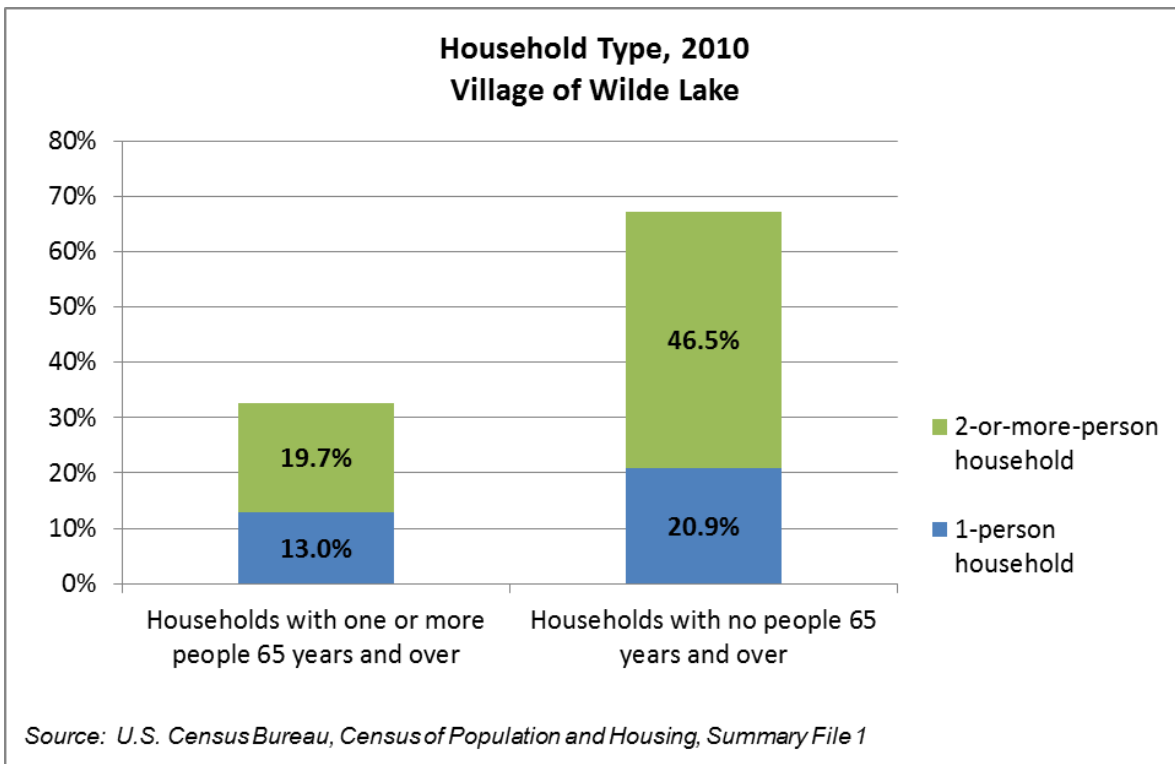
Village Profile: **Wilde Lake**

**Table 87: Village of Wilde Lake Households by Type (2010)**

Households	Number	Pct. Of Total
<b>Total Households:</b>	<b>2,158</b>	<b>100.0%</b>
Households with one or more people 65 years and over:	705	32.7%
1-person household	280	13.0%
2-or-more-person household:	426	19.7%
Family households	404	18.7%
Nonfamily households	22	1.0%
Households with no people 65 years and over:	1,452	67.3%
1-person household	450	20.9%
2-or-more-person household:	1,002	46.5%
Family households	912	42.3%
Nonfamily households	91	4.2%

Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1

**Figure 60: Village of Wilde Lake Households by Type (2010)**



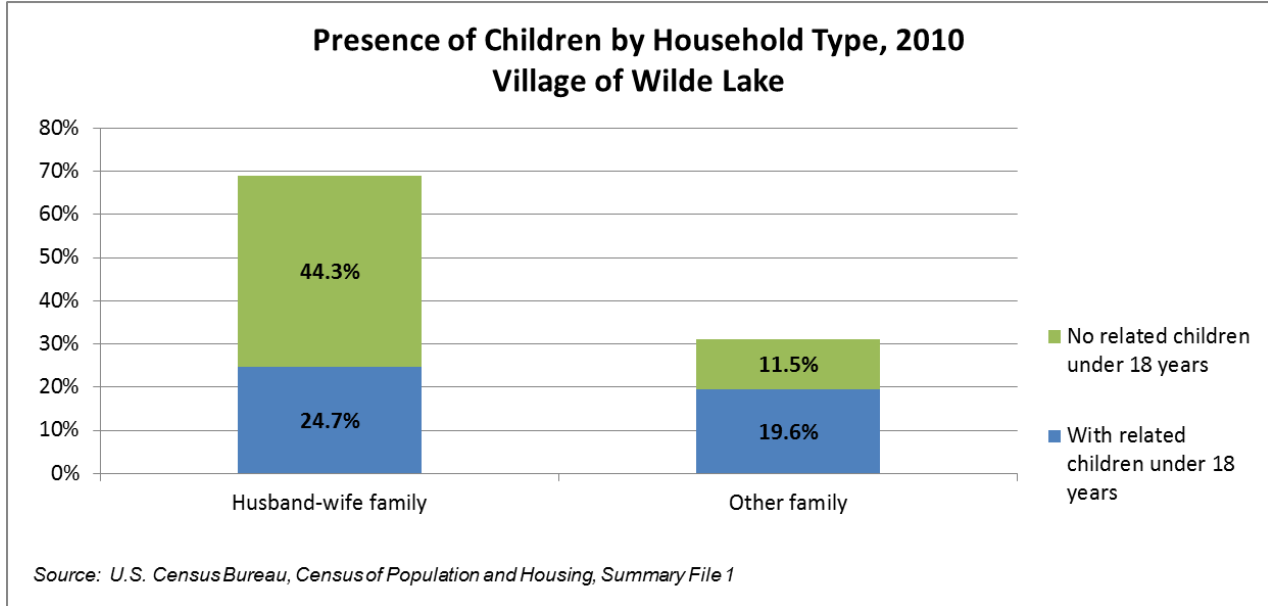
Village Profile: *Wilde Lake*

**Table 88: Village of Wilde Lake Composition of Families (2010)**

Families	Number	Pct. Of Total
<b>Total Families:</b>	<b>1,315</b>	<b>100.0%</b>
Husband-wife family:	907	69.0%
With related children under 18 years:	325	24.7%
Under 6 years only	79	6.0%
Under 6 years and 6 to 17 years	78	5.9%
6 to 17 years only	168	12.8%
No related children under 18 years	582	44.3%
Other family:	408	31.0%
Male householder, no wife present:	84	6.4%
With related children under 18 years:	46	3.5%
Under 6 years only	16	1.2%
Under 6 years and 6 to 17 years	5	0.4%
6 to 17 years only	25	1.9%
No related children under 18 years	38	2.9%
Female householder, no husband present:	324	24.6%
With related children under 18 years:	211	16.0%
Under 6 years only	49	3.7%
Under 6 years and 6 to 17 years	35	2.7%
6 to 17 years only	127	9.6%
No related children under 18 years	113	8.6%
	Number	Pct. Of Total HHs
Nonfamily households:	843	39.1%
Male householder	304	14.1%
Female householder	539	25.0%
Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1		

Village Profile: *Wilde Lake*

**Figure 61: Presence of Children by Household Type, Village of Wilde Lake (2010)**



**Housing Occupancy in Wilde Lake**

Three-quarters of Wilde Lake households were homeowners. Eighteen percent owned their homes free and clear of a mortgage, as shown in Table 89. The latter circumstance might be attributable to Wilde Lake’s pioneering status within Columbia and some of the original residents still in place. The mean housing value, based on a sample of households covering the 2006 to 2010 time period, was \$316,400. This figure was lower than for all of Columbia’s villages other than Town Center (\$253,200).



Village Profile: *Wilde Lake*

**Table 89: Village of Wilde Lake Housing Occupancy Status (2010)**

<b>Occupancy Status</b>	<b>Number</b>	<b>Pct. Of Total</b>
Total Housing Units:	2,285	100.0%
Occupied	2,158	94.4%
Vacant	127	5.6%
<b>Tenure</b>	<b>Number</b>	<b>Pct. Of Total</b>
Total Occupied Housing Units:	2,158	100.0%
Owned with a mortgage or loan	1,210	56.1%
Owned free and clear	406	18.8%
Renter occupied	541	25.1%
<b>Vacancy Status</b>	<b>Number</b>	<b>Pct. Of Total</b>
Total Vacant Housing Units:	127	100.0%
For rent	30	23.8%
Rented, not occupied	0	0.0%
For sale only	33	25.9%
Sold, not occupied	9	7.4%
For seasonal, recreational, or occasional use	29	23.1%
For migrant workers	0	0.0%
Other vacant	25	19.7%

*Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1*

Table 90 below presents occupancy by age groups. In the case of owner-occupants, there were two distinct groupings. There were those in prime working years, the 35 to 54 year old age cohorts that accounted for 24.5 percent of all occupied units in the village. Then there were the seniors, those 65 and over, who accounted for another 26.9 percent of all occupied units. The renters were more concentrated in the younger cohorts, starting with the 25 to 34 age group. Renter householders, ages 25 to 54, accounted for another 18.4 percent of all occupied units. Figure 62 shows the proportion of owner- and renter- occupied units.

Village Profile: *Wilde Lake*

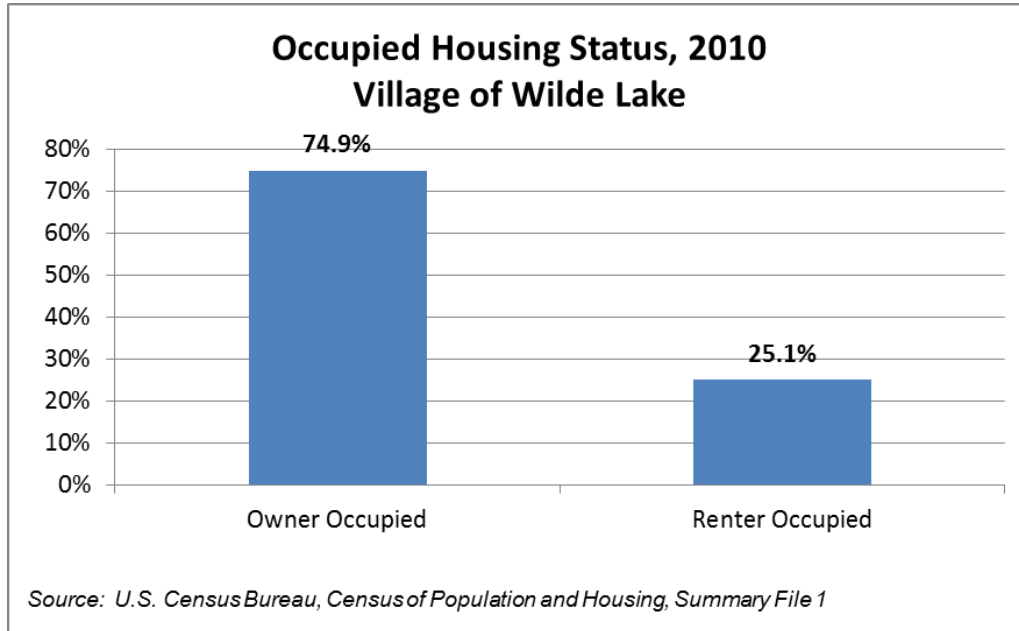
**Table 90: Village of Wilde Lake Occupied Housing by Age (2010)**

Occupied Housing Units	Number	Pct. Of Total
<b>Total Occupied Housing Units:</b>	<b>2,158</b>	<b>100.0%</b>
<b>Owner Occupied:</b>	<b>1,616</b>	<b>74.9%</b>
Householder 15 to 24 years	7	0.3%
Householder 25 to 34 years	166	7.7%
Householder 35 to 44 years	228	10.6%
Householder 45 to 54 years	299	13.9%
Householder 55 to 59 years	155	7.2%
Householder 60 to 64 years	183	8.5%
Householder 65 to 74 years	334	15.5%
Householder 75 to 84 years	207	9.6%
Householder 85 years and over	38	1.8%
<b>Renter Occupied:</b>	<b>541</b>	<b>25.1%</b>
Householder 15 to 24 years	31	1.4%
Householder 25 to 34 years	135	6.3%
Householder 35 to 44 years	134	6.2%
Householder 45 to 54 years	128	5.9%
Householder 55 to 59 years	39	1.8%
Householder 60 to 64 years	25	1.2%
Householder 65 to 74 years	29	1.3%
Householder 75 to 84 years	12	0.6%
Householder 85 years and over	8	0.4%

Source: U.S. Census Bureau, Census of Population and Housing, 2010, Summary File 1

Village Profile: **Wilde Lake**

**Figure 62: Village of Wilde Lake Occupied Housing Status (2010)**



**Household Finances in Wilde Lake**

The average income reported by households living in Wilde Lake over the 2006 to 2010 survey period was \$94,700. Only Owen Brown with a mean household income of just under \$94,000 reported a lower mean household income value among all of Columbia’s villages. The comparable figure for Columbia was \$112,900.

As seen in Table 91, the modal value for household income was the \$100,000 to \$149,999 category.

Village Profile: *Wilde Lake*

**Table 91: Village of Wilde Lake Income Distribution by Households (2010)**

Income	Number	MOE +/-
Households	2,633	252
Less than \$1,000	163	154
\$10,000 to \$14,999	22	181
\$15,000 to \$24,999	127	294
\$25,000 to \$34,999	136	234
\$35,000 to \$49,999	390	326
\$50,000 to \$74,999	398	187
\$75,000 to \$99,999	321	130
\$100,000 to \$149,999	608	206
\$150,000 or more	468	216
Mean household income	\$94,718	\$16,313
<i>Source: 2006 - 2010 American Community Survey; Maryland Department of Planning</i>		
<p>Note: The shaded cells indicate values for which the margin of error (MOE), plus or minus, is relatively large indicating that the estimate may be unreliable given the small sample size.</p>		

Because the incidence of poverty is generally low and, given the small sample size, there are not too many inferences that can be made. However, poverty is present. The data do suggest that about 5 percent of Wilde Lake families live below the poverty level.

*Village Profile: **Wilde Lake***

### ***Commuting Characteristics***

More than 97 percent of village households were estimated to own automobiles. About 54 percent reported owning two or more vehicles. And, for those in the work force, traveling in a single-occupant vehicle was the mode of travel to work chosen by 81 percent. An estimated 7 percent used carpooling, eight percent made use of public transit and less than two percent were estimated to work at home. The mean travel time to work was 29.8 minutes, about a minute less than the time reported by all Columbia workers.

### ***Educational Attainment***

About 94 percent of Wilde Lake residents, aged 25 and older, reported having earned a high school diploma. Considering that same age group, 56 percent have received Bachelor's degrees or higher. That includes the 31 percent who obtained graduate or professional degrees.

### ***Comparative Data***

For further understanding of Wilde Lake in relation to Columbia's other villages, selected items of comparative data are found in Chapter 3: Comparative Analysis – Villages and Columbia.

## 5 METHODOLOGY

### *Demographic Description of Columbia and Columbia's Villages*

The Columbia Association set out to develop a demographic profile of the planned community of Columbia, Maryland and each of Columbia's villages based on data from the 2010 Decennial Census and the American Community Survey data covering the period 2006 to 2010.

Given that the actual boundaries of Columbia and its villages are not defined by the Census Bureau, Columbia Association commissioned customized, rigorous, and replicable analyses to provide a profile of the village based on a best fit approach of the Census Bureau's data to Columbia's geography.

The information presented is based primarily on data collected by the US Census Bureau from two different data sets. The first is from the 2010 Census of Population and Housing (2010 Summary File 1 (SF1)), which is a 100 percent count of the nation's households. For the SF1 data (100 percent counts) one demographic data set was prepared by the staff of the Maryland Department of Planning and a second by a consultant, JMT Technology Group. These were both considered and examined to decide how best to document and analyze the Census data for Columbia's villages. The Columbia Association collaborated on both data sets with the staff of the Howard County Department of Planning and Zoning.

Another data set was considered and that was from the Census Bureau's American Community Survey. This provides an estimate of additional demographic and socio-economic characteristics compiled from an annual sample of households. For the American Community Survey data, this report used the five-year estimate for the period from 2006 through 2010. This data set provides a wider range of socio-economic indicators. It was prepared by the Maryland Department of Planning from the sample data available in the American Community Survey.

### *Description of the Data Sets*

Summary File 1 (SF1) contains the 100-percent data, which is the information compiled from the questions asked about each individual person and every housing unit in the United States. The resulting data is available at the finest geographic level, the Census block. Population items include the following:

- Age
- Gender
- Race
- Hispanic or Latino ethnicity

- Household relationship
- Group quarters information, counting individuals living in institutional and non-institutional group residences.

Housing items include:

- Occupancy status
- Vacancy status
- Tenure (owner occupied or renter occupied).

In preparing its data set, analysts from the Maryland Department of Planning aggregated whole blocks to approximate village boundaries. In the second data set, consultant JMT Technology Group split blocks and allocated the data on a percentage basis, using actual housing unit counts in each portion of the splits based on the Howard County Department of Planning and Zoning's housing unit GIS point file to determine percent splits. The rationale for these splits was to provide a better geographic fit to the village boundaries.

American Community Survey. A third socio-economic data set was prepared by the Maryland Department of Planning using the 2006 to 2010 American Community Survey (ACS) data. The ACS is the U.S. Census Bureau's continual statistical survey that now fills the role formerly played by the "long form" of the decennial Census. The ACS is sent monthly to about 250,000 households across the nation. After follow-up to obtain complete responses from about two-thirds of the initial sample, approximately 3-million surveys are aggregated annually to give a portrait of the country's socio-economic features.

The use of the ACS is essential to provide information that goes beyond the basic facts provided by the person and household counts in SF1. The following are the key categories of information from the ACS that have been assembled for this report about Columbia and its villages:

- Household income
- Poverty status of families
- Educational attainment
- Housing, by structure type
- House value
- Monthly rent
- Commuting, mode of travel to work
- Vehicles available

The smallest geographic level available with ACS data is the Block Group, an aggregation of Census Blocks. In this case, the Maryland Department of Planning aggregated Block Group data to approximate village boundaries. Maryland Department of Planning also reported a margin of

error associated with each data item. A high margin of error indicates that the estimate may be unreliable due to the small sample size. The three data sets provided for this Columbia demographic report and their essential features are summarized in Table 92 and are also compared to the Census Bureau’s “Census Designated Place” of Columbia, a much larger areas than Columbia.

**Table 92: Alternative Data Sets for Columbia and Columbia’s Villages**

ANALYSIS NAME	AREA OF ANALYSIS	SOURCE	TECHNIQUE	LEVEL OF DETAIL	COMMENT
JMT Villages by Split Blocks	Columbia MD's 10 Villages and Columbia overall	2010 Census Blocks	Census blocks were split and allocated to best approximate village boundaries	SF1 level of detail. (Population, age, race, hispanic origin, housing tenure.)	Used county's dwelling unit GIS point file to determine percent splits; provides good estimates of housing units.
MDP - Villages by Block	Columbia MD's 10 Villages	2010 Census Blocks	Best fit census blocks to village boundaries - no splits	SF1 level of detail. (Population, age, race, hispanic origin, housing tenure.)	Block group data used without modification but whole blocks are not a great fit with village boundaries.
MDP - Columbia & Villages	Columbia overall and villages	Census Bureau American Community Survey (ACS) 5-yr estimates ('06-'10) Block Groups	Best fit census block groups to Columbia and to villages -no splits	Socio-economic profile	ACS provides socio-economic data that is not in the SF1 dataset. However, in some instacnes it introduces an unreliability factor given small sample size. In those cases, margins of error should be noted. Block groups are not a great fit for villages; better for Columbia overall.
Columbia Designated Place (CDP) – US Census	Census Designated Place of “Columbia”	Census Bureau	One set of numbers for the defined- CDP area	Population, age, race, dwellings, housing stock, etc.)	The CDP does not match the actual boundaries of Columbia. It is different in 2 ways: It is one-third larger and it does not include Columbia north of Rt. 108. Similar data not available for villages.
<i>Source: Columbia Association in collaboration with Maryland Department of Planning and Howard County Department of Planning and Zoning-- comparison of various data sets and analysis</i>					



### ***The Data Decision***

The first decision that was made concerned which of the SF1 data sets to use: the one based on whole blocks or the one based on split blocks. A second consideration involved the integration of the socio-economic data set into the analysis, given that its time frame (2006 to 2010) is different than the Census 2010 data.

A case could be made for either of the two files derived from the SF1 data. The Maryland Department of Planning data set, involving no split blocks, maintains the data (without modification) of the original Census information. However, the boundaries do not mesh well with actual village boundaries. The JMT data using SF1 data and split blocks, however, are explicitly designed to capture the geographic contours of Columbia's villages based on housing unit proportions derived from the Howard County Department of Planning and Zoning's dwelling unit GIS point file.

After examining the data derived from these two analyses and, as shown in Table 92 below, the Maryland Department of Planning data based on Census Blocks, which captures a larger geographic area not actually in each village, has higher population and household counts per village as compared to the JMT data, which uses split Census Blocks to best fit village geography. Also included in the table are the household counts obtained from the ACS data from the Block Groups, with even higher counts than contained in the first two data sets because of the use of the larger Census Block Groups, which include additional lands outside of the villages and Columbia.

**Table 93: Comparison of Population and Household Counts from the SF1 and American Community Survey, 2006-2010 Data Sets**

Columbia Village	POPULATION		HOUSEHOLDS		
	Whole Blocks	Splits Blocks	Whole Blocks	Splits Blocks	Block Groups
	SF1	SF1-JMT	SF1	SF1-JMT	ACS0610
Dorsey's Search	5,935	5,541	2,697	2,517	4,040
Harper's Choice	7,987	7,646	3,163	3,082	3,230
Hickory Ridge	15,426	11,357	6,290	4,742	6,803
King's Contrivance	9,806	8,500	3,889	3,434	4,906
Long Reach	16,383	13,931	6,255	5,412	6,939
Oakland Mills	8,699	8,639	3,318	3,296	4,088
Owen Brown	10,399	9,785	4,043	3,815	4,481
River Hill	7,480	6,752	2,178	1,974	2,668
Town Center	3,183	3,108	1,796	1,767	1,649
Wilde Lake	5,016	4,956	2,182	2,158	2,633
"No Village"	NA	10,101	NA	3,614	NA
<b>COLUMBIA</b>	<b>90,314</b>	<b>90,316</b>	<b>35,811</b>	<b>35,811</b>	<b>41,437</b>
NA: Not Applicable					
Source: Urban Information Associates, Inc., based on data compiled by Maryland Department of Planning and JMT.					

Since it is often said that there are times when pictures tell the story better than written descriptions, a series of maps is presented in the next few pages to show the various Census geographies and their relationship to the village boundaries.<sup>1</sup>

<sup>1</sup> Almost all housing in Columbia is contained within a village. There are very few housing units approximately 78 units that are located on lien-paying property and not incorporated into one of the villages.

Figure 63 shows the villages and other Columbia lands not within villages.

**Figure 63: Columbia and Village Geography**

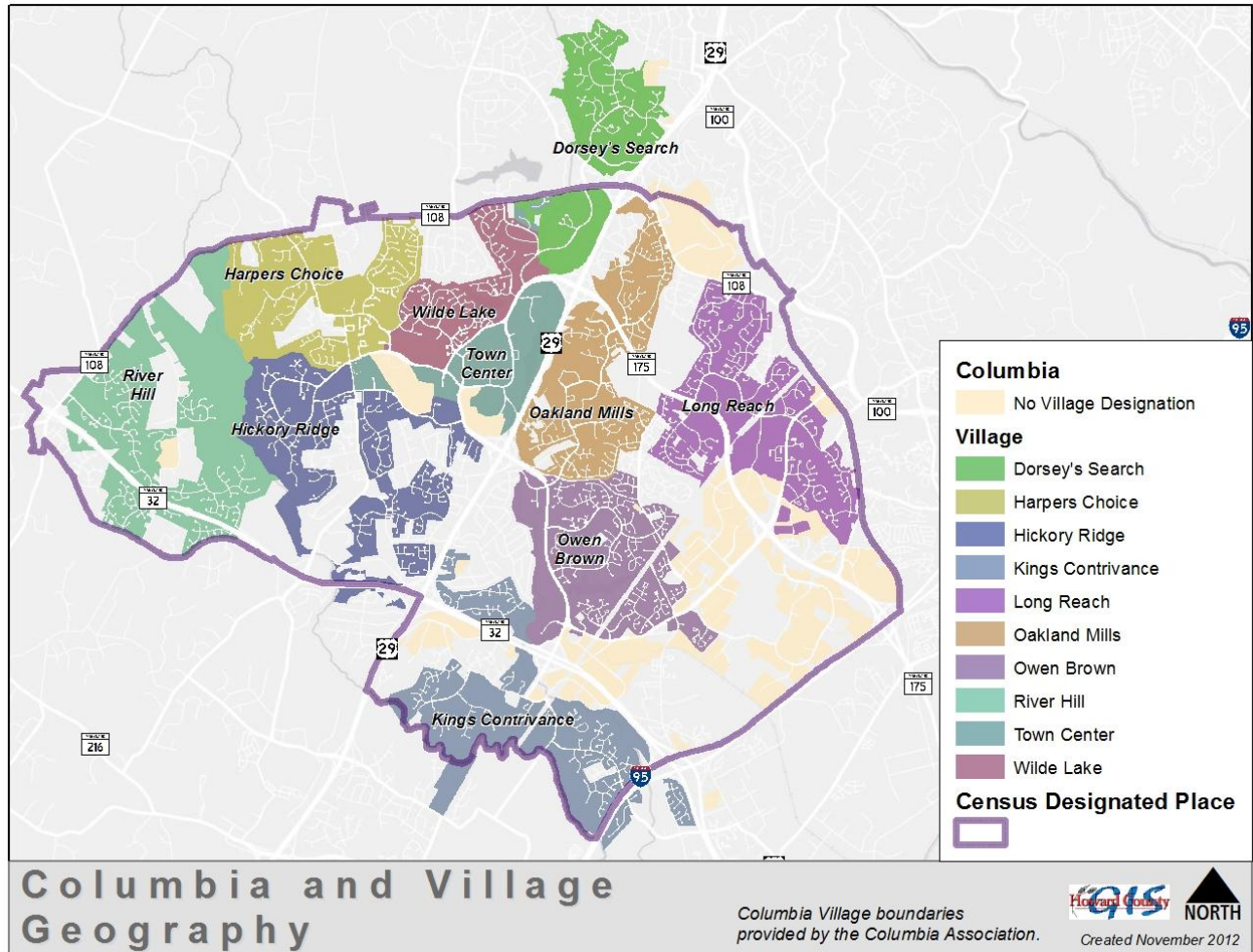


Figure 64 shows the villages overlaid with Census Blocks and includes the Census Designated Place boundary for reference. Figure 65 shows the villages overlaid with Census Block Groups. Note that the Block Group boundaries, in a number of cases, extend well beyond the delineated village boundaries and explain why the ACS data has some notably higher household counts. However, this is the smallest level of geography for which the American Community Survey data is available. These figures help to explain the geographic areas that result in the variations in the population and household counts obtained from the three data sets.

**Figure 64: Columbia Villages by 2010 Census Blocks**

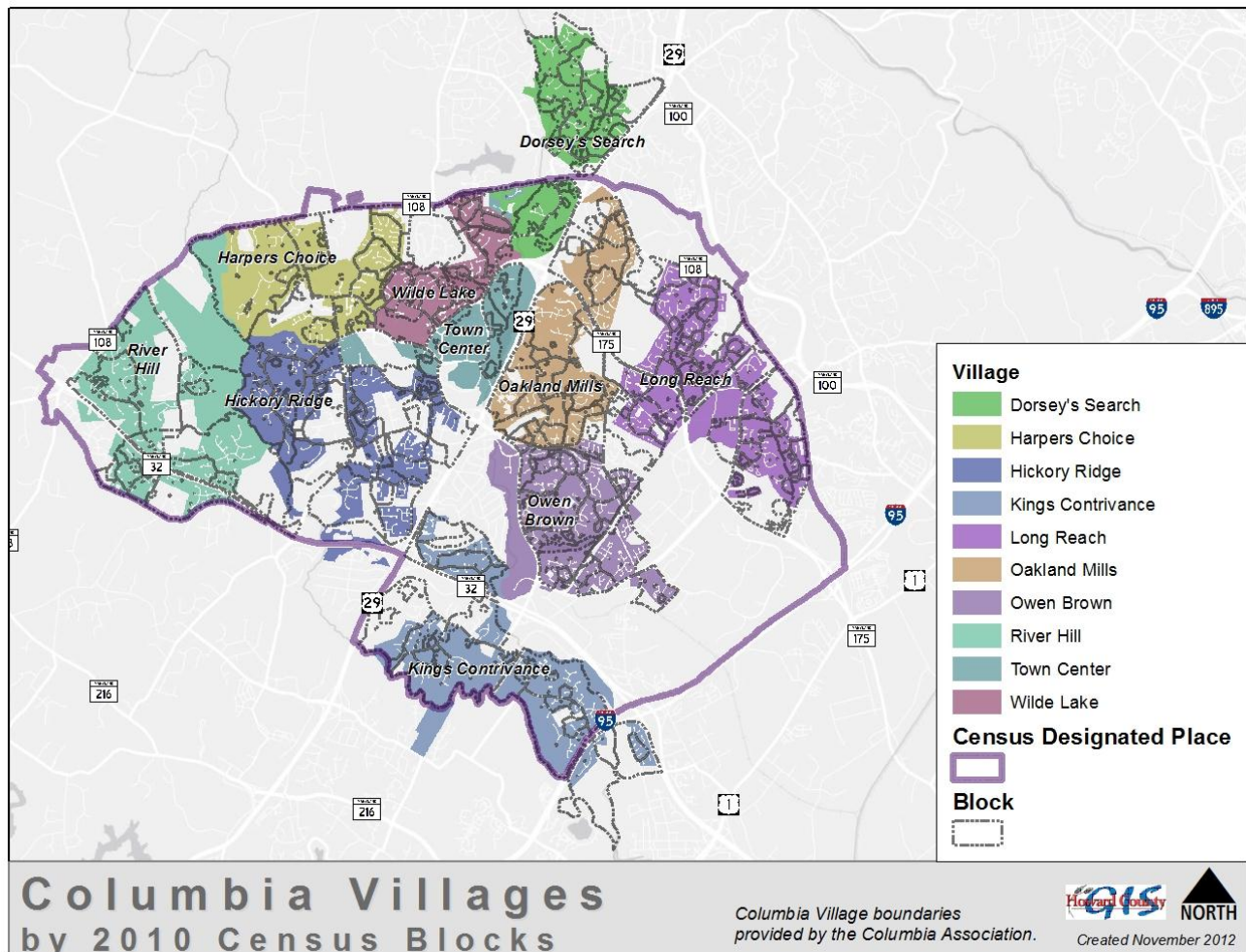
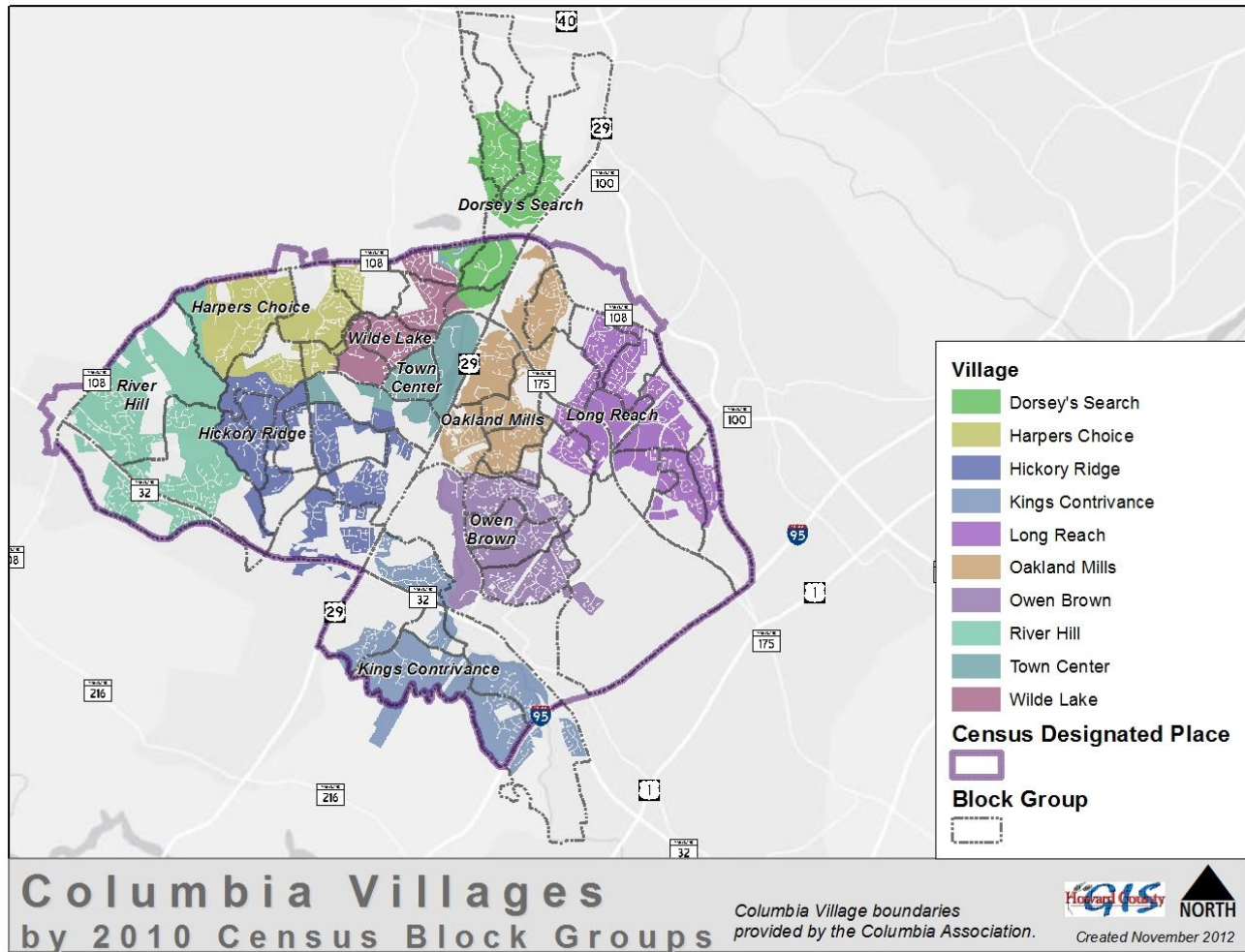


Figure 65: Columbia Villages by 2010 Census Block Groups



Ultimately, the decision regarding the data to be used in the narrative descriptions of Columbia and the villages was made based on consideration of the purpose for developing the information as well as the intended audience. In developing this report, we assumed that the primary audience is the Columbia Association, Columbia’s ten villages, and others with interest in these areas. With that in mind, it was decided to use the SF1 data set that corresponds most closely to the respective actual village boundaries, namely the JMT set using data at the block level with blocks split based on actual housing unit data, which have been routinely documented by the Howard County Department of Planning and Zoning for many years. Note, however, that the ACS data set prepared by the Maryland Department of Planning using Block Groups were used in this

report in addition to the data from the 2010 Census at the block level to obtain certain data on household composition and housing not elsewhere available at the SF1 block level.

As noted before, the ACS data is essential to gain a broader picture of the social and economic features of Columbia's residents and its housing, but the information has to be interpreted carefully. The ACS data set used in this report covers data for the period 2006 to 2010, rather than one particular year (2010). This five-year collection of survey responses is necessary to obtain sample sizes sufficient to report data at the level of the block group.

Important note: The multiyear estimates provided by the ACS are not an average of the 1-year estimates for the period; the estimates have to be considered as descriptions of the average characteristics of an area over the five-year time period.

Another consideration is the effect of inflation. Any dollar-valued items are inflation adjusted to the most recent year for the period, in this case 2010, an important reason for using the 2006 to 2010 five-year period. This inflation adjustment, made by the Census Bureau, covers reported values for household income, housing value and rent. The adjustment uses inflation factors based on the Consumer Price Index (CPI). This adjustment is designed to put the data into dollars of equal purchasing power.

In the ACS data provided, estimates are presented along with the margin of error in cases where the sample size is small. Cases in which the margins of error are large relative to the estimates are highlighted.

With all of these considerations in mind, it was decided that using a combination of the split block SF1 data files and the percentage values derived from the ACS data can provide a robust picture of the Columbia community at the beginning of the current decade.

Note: This report does not seek to analyze trends over time. That is, it provides a profile of Columbia and the villages for 2010. Comparison to 2000 at the same level of detail was not deemed feasible given the change in Census geography from 2000 to 2010. Howard County's Department of Planning and Zoning has developed a number of reports to look at county trends, which are helpful to those seeing more information on decade to decade changes as well as projections for future decades.



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**COLUMBIA, MARYLAND**

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*a* DEMOGRAPHIC *and* SOCIO-ECONOMIC PROFILE



*ColumbiaAssociation.org*