

Parma Town Board meeting held on Tuesday, January 9, 2007 at the  
Parma Town Hall, 1300 Hilton Parma Corners Road, Hilton, New York.

**ATTENDANCE**

Supervisor	Richard Lemcke
Councilman	Kenneth Blackburn
Councilman	Joseph Reinschmidt
Councilman	Carm Carmestro
Councilman	James Smith

**OTHERS IN ATTENDANCE**

Roger Williams, Pat Buskey, John R. Eichas, John Schultz, Gene De Meyer, Garrick Maclaren, Maureen Kuchta, Robert H. Goodwin, Charlene Bowen, Linda Goodwin, Bill Iveson, Jim Frankenberger, John & Grace Dean, Dawn Blodgett, Gordon F. Smith, David L. Benoit, Craig Schmeer, Thomas J. McCarthy, Daniel Blodgett, Chet Edsall, Gary Oakden, Jim Beehler, Larry Speer, Lisa Weren, Cindy L. Palmer, Stanley E. Palmer, Elizabeth DeMeyer, Larry Gurslin,, and other members of the public.

**CALL TO ORDER**

Supervisor Lemcke called the meeting to order at 7:00 p.m. and led those present in the Pledge of Allegiance to the Flag, followed by a moment of silence. Supervisor Lemcke noted emergency exit procedures and noted that the meeting was being recorded.

**PUBLIC HEARING – REQUEST TO ANNEXATION OF 610 BURRITT ROAD TO VILLAGE OF HILTON**

Supervisor Lemcke opened the public hearing at 7:04 p. m. The following legal was read and published in the Suburban News and posted on the Town Hall bulletin board and at the Post Office.

**Legal Notice  
Town of Parma**

**Public Hearing on Annexation of Property into the Village of Hilton**

A petition for the annexation of territory to the Village of Hilton has been received. Territory is known as 610 Burritt Road consisting of approximately 45.144 acres (+/\_ ) of vacant land adjacent to Unionville Station Subdivision on the west side.

On January 9, 2007, at 7:00 p.m. the Parma Town Board will hold a public hearing at the Parma Town Hall; 1300 Hilton Parma Corners Road; Hilton, New York to review and consider this petition for annexation.

The current zoning for the property is rural residential. If annexed, the Village would zone said property Planned Residential District – S for senior housing.

Dated: December 14, 2006  
Donna K. Curry  
Parma Town Clerk

Supervisor Lemcke explained the order and process in which the public hearing would proceed and asked the petitioner, James Beehler to start with his presentation.

Mr. Beehler, of Beehler Construction, stated that he wished to build a Unionville type project to the Westside of the new assisted care facility. He also stated that he would like to be part of the Village to obtain a better tax break and services which include sewers.

James Frankenberger, 163 Hill Road, wanted to know the type of home to be built and what the Master Plan calls for. The proposal calls for single family senior housing. Supervisor Lemcke responded that the land is currently zoned Rural Residential which allows for 2 to 3 acre lot single family homes.

Eugene Ceccano, 685 Burritt Road, wanted to know about traffic access. It was noted that access would be through Unionville Station.

John Eichas, 452 Hill Road, referred to the parcel as not being zoned agricultural but is in an agricultural district. It was established that the land is currently being farmed. Supervisor Lemcke explained the agricultural exemption and if the land is currently receiving the agricultural exemption, there would be a penalty when the land use is changed.

John Dean, 684 Burritt Road, wanted to know the number of homes to be built. Mr. Beehler responded that it would be approximately 100 homes. Mr. Dean stated that there were surveyors on the site that stated that this was "a done deal" and that they were there to survey for road access from Burritt Road. Mr. Beehler responded that access to Burritt Road was possible in the future. Mr. Dean commented on traffic and how difficult it is to make left hand turns on to Route 259; the impact on business in the village and that there currently was not enough parking to accommodate the current shoppers. He also expressed concerns over the number of complaints that will be received due to the smells that result from farming. He also expressed concerns about emergency vehicles and sewer access. Supervisor Lemcke responded that the purpose of the public hearing was not to address road access. With regard to the smells resulting from farming, the Town, many years ago established a Right to Farm Ordinance which protects the farmer. He noted that sewer access would have to be obtained from the Village of Hilton.

Joyce Stell, 608 Burritt Road, wanted to know why the property has the address of 610 Burritt Road. There was discussion on landlocked parcels being assigned a number and that road frontage is not a determining factor. Mr. Beehler's father owns 600 Burritt Road and should there be a request for access out to Burritt Road a possible easement could be obtained.

Chet Edsall, 570 Burritt Road, stated that there is a dip in the roadway to the west of the Stell's and he is concerned about accidents.

Garrick Maclaren, 69 Hill Road, expressed his concern for future building toward the west and how this can expand to Hill Road. Supervisor Lemcke stated that this request is just for the 45 acres stated.

Robert Goodwin, 181 Hill Road, stated that he felt the tax benefit would be to the Village and not to the Town. Supervisor Lemcke responded that there would still be revenue generated for the Town. Based on numbers provided by the Assessor there would be a loss of \$23.00 in Town taxes for a property with an assessed value of 85,000. A copy of the comparison information provided by the Assessor will be included in the minutes. *\*\* See end of Minutes.*

David Benoit, 88 Hill Road, wanted to know what the large building under construction was and what could be built if the parcel stayed as it is. Supervisor Lemcke responded that if this land was to be developed as it is currently zoned, Mr. Beehler could build 20-30 single family homes on 2-3 acre lots.

Tom McCarthy, 143 Hill Road, expressed concern for the size and the excessive lighting from the newly constructed building. He wanted to know if what Mr. Beehler is proposing would be similar. Mr. Beehler responded that there would be regular street lighting and that he is only proposing single family homes.

Charleen Bowen, 159 Hill Road, stated that the current lighting situation and the addition of more homes would be a distraction for the whole area. Supervisor Lemcke stated that subdivision lighting would have to be met and that concerns over the current lighting situation should be directed to the Village of Hilton.

Robert Goodwin, 181 Hill Road, commented that Unionville was annexed to the Village 10 years ago. He wanted to know what would prevent the building of another large structure as is currently being built. Supervisor Lemcke reiterated that the issue tonight is whether or not to allow annexation and not the use of the property. A general response was that it was an issue for discussion because it would be a consequence of annexation that would directly affect the surrounding property owners.

Gordon Smith, 103 Hill Road, stated that when he wanted to put a deck on the front of his house he had to notify everyone around him. He expressed his dissatisfaction that property owners were not notified that this building was going up and his frustration that anything could be built that they want. Supervisor Lemcke confirmed that the Town requires notification within 500 feet and that the Village of Hilton may not have such a requirement.

Pat Buskey, 24 Hill Road, expressed that there should be concern for all the things mentioned. He specifically expressed his concern for lighting, notification, the number and type of housing to be built, the possibility of an additional 66 acres proposed for similar development south of Unionville Station on Route 259, and rush hour traffic. Mr. Buskey felt that all of these points were relevant to the annexation and that if the property is annexed to the Village of Hilton all control goes to them. If annexation is not allowed, the Town – property owners still have a voice. The question was raised as to whether there would be a homeowners association. Mr. Beehler responded that he would be looking into the same company that manages Unionville Station. Councilman Reinschmidt wanted clarification that as the owner of the development he would be establishing a new homeowners association. Mr. Beehler responded yes but he would be hiring someone else to manage it for him.

Supervisor Lemcke noted that a letter from Larry Gurslin had been submitted to Town Board members. The Town Clerk was asked to read the letter and have it included as part of the minutes. There was discussion on whether the letter was written as Mayor or as a private citizen. *\*\*See end of the minutes for text of the letter and accompanying information.*

David Benoit, 88 Hill Road, invited each member to drive down Hill Road to see if they would want this in their neighborhood. Mr. Beehler stated that he would not use the same kind of lighting and that he is in the business to build homes.

James Frankenberger, 163 Hill Road, asked what will stop it from happening again and heard there was a possibility of an easement out to Hill Road. He wanted to know if this project would be required to have another exit road. Supervisor Lemcke responded that the Town has stipulations for 20 homes on a single access but he could not speak to Village requirements.

Maureen Kuchta, 1108 Clarkson Parma TL Road, wanted clarification that it is the Town Board's responsibility to allow annexation. She also commented that this proposal does not encourage agriculture and expressed her concern that, if allowed, the Village of Hilton could do whatever they want with regard to use of the land. Ms. Kuchta also referred to a situation where the Town Board vote would have to be unanimous, if twenty percent or more of the affected property owners submitted a petition stating they were not in favor of the annexation. Supervisor Lemcke clarified that this was called a super majority.

John Eichas, 452 Hill Road, wanted to make clear that there is no access to Hill Road. He owns the property to the west.

Gary Oakden, 6 Shirleen Drive, wanted to clarify that if the Town did approve annexation that Mr. Beehler still has the right to proceed with the development of his property but it would be under a different set of guidelines – those of the Village of Hilton. He also noted that access to Hill Road was mentioned by a resident of the Village at their Public Hearing and not something suggested by the Village of Hilton.

Cindy Palmer, 490 Burritt Road, expressed that this development would make her property more valuable. She wanted to know if the Town and Village had an estimate as to the actual housing need and for the future senior population. Supervisor Lemcke noted that the current developer for Unionville Station estimates 3 years left of lots to be developed and that there is no way to know what the actual demand would be. A number would be speculative. There was discussion as to the actual demand, the number of proposed lots (117) based on the map provided and the possibility of the demand not being there and the resulting impact. It was noted that it is a risk that developers take. Supervisor Lemcke also noted that the Town Board is currently looking at a Senior Zoning that would be similar to what exists in the Village.

Craig Schmeer, 171 Hill Road, expressed concern that once construction is started all of these concerns will have to be dealt with. In particular, the access issue and if there is a slowdown in demand for this type of housing. He stated that we are the surrounding properties and what is there to stop them from switching to building something else. He also noted that we are the ones effected by what is built and the ability to control will be gone if the land is annexed to the Village. If the property is annexed to the Village, we no longer have a say and yet it affects us.

Supervisor Lemcke shared some of the history on the original annexation. It was noted that the Town Board believed in the need for senior housing and that unless the property was annexed there would be no access to sewers.

Chet Edsall, 570 Burritt Road, stated that it was his understanding that land adjoining the south side of Unionville Station has been bought by the same developer and that he is going to start building next year. Supervisor Lemcke responded that the Town has been approached by the developer and an unofficial presentation was made at a Town Board meeting.

Pat Buskey, 24 Hill Road, stated that it seemed like the Village Board was pushing for this at their public hearing. He understands the need for senior housing but feels that the estimated 3 years of housing still available is sufficient. In the interim alternate locations in the Town, north and east of the Village where high density zoning is already designated, should be looked at. Mr. Buskey expressed that this effectively becomes a way to spot zone allowing Rural Residential to change to High Density zoning by changing municipalities. There may currently be a high demand for senior housing but what happens when the baby boom slows and we have a glut of homes. He also raised the question of how far should this be allowed to go. He wanted to know where the Village ends and expressed his concern over the ability of the Village to control the future of this land and not the Town which represents the property owners surrounding the land. Mr. Buskey moved here for the rural setting and does not feel that annexation would be good for the Town.

Supervisor Lemcke noted that only the Village can annex land from the Town and that the Town cannot annex from the Village. He also explained spot zoning.

Grace Dean, 684 Burritt Road, expressed her concern as to a real need for additional senior homes. If the need being met was for Hilton seniors there would just be a shift in housing. She stated that we are drawing people in from other communities; which is like advertising for more people to come here and is not in line with keeping a rural community. She felt that this increases the tax base for the Village but that the Town does not get anything out of it. She expressed additional opinions against the annexation.

Supervisor Lemcke responded to those opinions and stated that it is Mr. Beehler's right to request annexation. He also noted that the parties present were the interested parties in tonight's hearing.

Maureen Kuchta, 1108 Clarkson Parma TL Road, commented that publishing the legal is not an effective way to notify the public of these kinds of meetings. She wondered if legals could be posted on the website.

Craig Schmeer, 171 Hill Road, wanted to know if an environmental impact study had been done. Supervisor Lemcke responded that this would be part of a planning board process and is not required for the annexation process.

Cindy Palmer, 490 Burrirt Road, wanted to know how the land could be developed if the annexation was refused. The homeowners would be building on bigger lots under Rural Residential zoning. This would allow approximately 20 homes. She also asked how the homes would be accessed by Town. The response was that they would enter through the Village.

Joyce Stell, 608 Burrirt Road, expressed her opinion that the additional traffic could not be handled by the current development and was concerned about emergencies. It was reiterated that there would be no access to Hill Road and if there was to be access to Burrirt Road it would be decided as part of the Planning process.

Garrick Maclaren, 69 Hill Road, made the observation that when Mr. Beehler presented he did not show those present what he was proposing. A map that provided to Councilman Smith was displayed to give perspective to the discussion.

Roger Williams, 613 Burrirt Road, stated that the Conservation Board has not seen much detail. He is concerned about the environmental impact on the gravel pit, drainage and the capacity on roads. He would like to see this reviewed first then be given consideration for annexation.

James Frankenberger, 163 Hill Road, expressed that he would like to see the Town Board take the next 2 to 3 years for current availability to finish and use the time to study further.

Pat Buskey, 24 Hill Road, asked that the map be rotated for a better North/South configuration and compared the map provided at the Village Public Hearing to better show the relationship of the property to those present and to show distances from Hill Road and what land surrounds the property to be annexed.

Mr. Beehler stated that this was a conceptual drawing only.

Gene DeMeyer, 782 Butcher Road, wanted clarification on any advantages to the Town. Supervisor Lemcke stated that it would accommodate senior housing as originally proposed and that the Town continues to support senior housing. There would also be a small loss in tax dollars.

Bill Iveson, 169 Hill Road, wanted to know if there was a study of how many residents in Unionville Station are originally from Hilton. Gary Oakden, 6 Shirleen Drive, stated that he is president of the homeowners association but was representing himself. He shared that at first the complex was drawing residents from the east side. The last 2 sections, however, are more local people that moved away and are coming back to be closer to family.

Cindy Palmer, 490 Burrirt Road, question why there wasn't a joint public hearing. Supervisor Lemcke stated that there were meeting date conflicts. She stated that she was not in favor of annexation and felt that there should be another joint meeting.

Dawn Blodgett, 112 Hill Road, stated that the new apartment complex is right behind her house. She is not in favor and wants to enjoy the rural surroundings and not the light shining in her back windows.

Mrs. Ceccano, 685 Burrirt Road, stated that she would rather see 20 houses than 117.

Supervisor Lemcke moved discussion to Town Board members. He reviewed that the Town is looking at its own planned community development, the true tax impact, that the plan provided is only a rough draft, and explained the current Rural Residential boundaries.

Councilman Blackburn had no questions.

Councilman Reinschmidt wanted clarification of how close the tip of the triangle portion of the property was to Burrirt Road. It was determined based on the zoning map grid that it was about 1,000 feet.

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Councilman Carmestro had no questions.

Councilman Smith expressed concern that the town loses a certain amount of control. He expressed that, although Mr. Beehler has good intentions, situations change and the Village will be the one dealing with it. Councilman Smith referenced a similar situation that the Planning Board had to address when the developer ran into some problems. In that situation the Town was able to control and in this scenario we lose control.

Councilman Reinschmidt asked if a change in municipal boundaries required a referral from County Planning. Larry Speer, 745 East Avenue and Village Board member stated that he was not aware that the County needed to be notified. This information comes from the time when his property was annexed to the Village.

Supervisor Lemcke closed the Public Hearing at 8:30 p.m. and summarized what has been presented and discussed.

Councilman Reinschmidt questioned the number of homes. As originally presented to the Town Board 80 houses were proposed. Discussion tonight indicated 100 and the rough site map shows 117. Mr. Beehler responded that the map is a preliminary plan showing 117. Supervisor Lemcke noted 117 for the record this evening.

Councilman Blackburn commented that the community has grown from 500-600 people in the Village to 16,000 including the Town. He respects the decision for growth and feels it is good for the community, seniors living independently and Monroe County. He felt that annexation would be a good thing. He is in favor of having a place for seniors and expressed that owner has the right to present to the Town the same as any other party.

Councilman Reinschmidt stated that he is not opposed to senior residential housing and that he views this as one of many in the area. He felt that as more is developed you create a bigger demand in the area where it is provided and questioned if this was the best place for it.

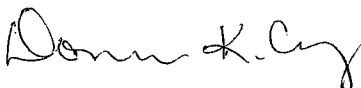
Councilman Blackburn added on to what Councilman Reinschmidt stated. It was his personal view that he has a responsibility to represent the total Town and wants to protect and take care of seniors. The Town currently does not have the amenities or the ability to provide services as the Village does.

**RESOLUTION NO. 30-2007** Motion by Councilman Carmestro, seconded by Councilman Smith, to deny the annexation request for 610 Burritt Road into the Village of Hilton.

Councilman Smith	Aye	
Councilman Carmestro	Aye	
Councilman Reinschmidt	Aye	
Councilman Blackburn	Nay	
Supervisor Lemcke	Aye	Motion to deny carried: Aye 4 Nay 1

There being no further business brought before the Town Board, Supervisor Lemcke made a motion to adjourn the meeting at 8:40 p.m., seconded by Councilman Carmestro and all were in favor.

Respectively submitted,



Donna K. Curry  
Parma Town Clerk

TOWN BOARD MEMBERS:

FYI

Subject: FW: Taxes

From: Don Wells [mailto:assessor@parmany.org]
Sent: Friday, January 05, 2007 5:54 PM
To: 'Jim Beehler'
Subject: RE: Taxes

Hi Jim,
Sorry I didn't get back to you yesterday. It's a very hectic time in the office this week because of the Tax Bills being sent out last week. The following is a comparison of the "TRUE TAX" breakdown for a property between the Town and the Village.

Property assessed for: 85,000 in both the Town and Village:

Table with 3 columns: Tax Type, Town, Village. Rows include School Tax, County Tax, Town Tax, Fire Tax, Village Tax, and TOTAL Taxes.

If you have anymore questions, don't hesitate to call, e-mail, or stop in. My office number is: 392-9455. Thanks, and have a good weekend Jim!

-----Original Message-----

From: Jim Beehler [mailto:jim@beehlerconstruction.com]
Sent: Wednesday, January 03, 2007 9:28 PM
To: Don Wells
Subject: Taxes

Hi Don Could you do a comparison of taxes of senior home on 0 lot line. Village of Hilton Compared to Town of Parma. Same House. Something I could take to next meeting? I would appreciate it , Thanks Jim

248 H  
Larry Gurslin  
165 West Avenue  
Hilton, New York 14468

January 7, 2007

To: Members of the Parma Town Board  
From: Larry Gurslin  
Subject: Annexation request, Beehler property

The purpose of this letter is to request your support of Mr. and Mrs. James Beehlers property for annexation into the Village of Hilton. The Hilton Village Board approved of their application for annexation last month and welcomes the additional expansion of Unionville Station for this type of housing for our seniors.

The following basic reasons is why the Village Board approved of the above:

- 1) There is a growing demand for senior housing as defined by the NYS homebuilders association for this one of four-different types. The one that Mr. Beehler proposes is for "active seniors". The patio style homes provide 2-bedrooms, 2-car garages, basements, first floor laundry, and a homeowners association. The demand is such that no homes are for sale in Unionville Station and when they do go on the market, they are sold within the month. While our community has other options for housing, no other place in Hilton-Parma has all of the features of which our seniors desire. Our senior population of 10-12% is growing each day and will continue for the next decade. Currently, people are on a waiting list to have their home built in Unionville Station.
- 2) It is a fact (study and research) that the senior population tends to shop locally. This obviously means more people doing more business in our community. We have seen local hardware stores go out of business in nearby Hamlin and Spencerport. The Spencerport IGA grocery store closed. We know that our one local grocery store is critical to providing goods and services to our population, and especially to our seniors. Supporting the annexation can only mean supporting our businesses.



3) There are no school buses that travel in Unionville Station. Senior housing contributes to school taxes yet uses very little of the districts services. Those currently in Unionville Station paid over \$88,000 in school taxes. I look forward as a taxpayer to this figure going up.

4) The proposed development will help to create jobs. Most of these jobs will be local and supportive of our economy. Building materials and labor will help over the next 10 years if this is approved. Maybe even a little landscaping....

5) The last reason that the Village Board approved of the annexation was that a preliminary finding confirmed that our sewer system would support this growth.

For all of the above, I do not foresee any major problem on why Mr. and Mrs. Beehler should be denied. Four people attended our public hearing. Three of them were in favor, one person living in Unionville Station thought the completion would benefit other future seniors, a lady from Burritt Rd supported it and thought a roadway should continue to Hill Road. The person who opposed it from Hill Road thought it violated zoning and referred to it as "spot zoning". He also expressed interest in having Parma remain rural.

The one question that we (the village Board) did not ask was that of projected future property tax revenue. It was not asked because we were not interested in the question of revenue as much as being concerned for meeting the demand for senior housing. Since our meeting, I have obtained from Don Wells and other Town of Parma staff, some property tax figures. You may want to make note of them if this topic concerns you. Last year's Unionville Station residents paid \$11,998 to the Town of Parma. The County/Town payment was \$84,505.

Per Don Wells:

Property assessed for 85,000 (condo-patio home) had a difference of \$358 between the village and town total taxes. However as we know, when you add in the extra out of pocket costs for other services, the seniors would benefit from being in the village.

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	Town	Village	Extra Service Est.
School:	\$1953	\$1953	Garbage \$300
County	642	821	S. lights 55
Town	231	208	Sewer fee 25
Fire	102	102	Sidewalk M, 100
Village	0	202	Street Clean 20
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Total	\$2928	\$3286	Est added \$ 500

The following was noted by Don Wells in services rendered. When you add to the Parma equation the cost of street lights (\$55-\$100 per property) sidewalk maintenance, versus maintenance provided (as part of taxes) in the village plus plowed sidewalks, weekly garbage pickup, street cleaning, leaf pick-up, drainage and sewer fees (\$5-\$50) depending on where the property is, recycling pick-up, including tires and batteries, dumpster service, yard waste removal, etc.

If the Beehlers were to develop their land as it is zoned today using Leith Lane as the entrance without sewers, they could construct about 20 + homes. These homes however would not surpass the tax dollar revenues of the senior development or support most of the above reasons of why we approved of it.

In conclusion, if the town was to adopt a similar housing district like the village for Beehlers land, It would not be efficient to have the Parma Highway department provide plowing to this locked-in piece of property. In talking to Mr. Beehler, I'm aware that he already expended (right or wrong) monies for a conceptual plan. He did this upon hearing a request from one member of the town board for such a map (or sketch) for review prior to annexation. Take a look at this map if time allows and provide us with your concerns or us suggestions. It is also my understanding that Mr. Beehler, a life long Parma building contractor, has reviewed the possibility of providing for an easement to Burritt Road, if the town so desires or feels its critical.

The Hilton-Parma community needs more senior housing, and I hope that your allowing the annexation will support this demand while strengthening our local economy.

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**MARKET AREA DEMOGRAPHICS & TRENDS**

When reviewing the boundaries set forth, only a few municipalities are actually included as part of the market draw area.

- The majority of the Town of Parma north of Route 104, including the Village of Hilton
- The entire Town of Hamlin
- The majority of the Town of Clarkson to the north of Route 104
- The northwesterly portion of the Town of Greece

When reviewing the demographic characteristics, it is important to have a general understanding of the Town of Parma and the Village of Hilton as a whole. The area is considered a fairly rural and agricultural community, which basically relies on the Greater Rochester area for its economic base. Parma/Hilton has grown over the last decade as general population patterns from the Greater Rochester area show a continued shift to suburban districts, and perhaps most importantly, to suburban districts that are even further from the Greater Metro area.

The recent residential development has exhibited a range extending from low-to-moderate priced single-family homes (\$100,000 to \$150,000), to more extensive upper end dwellings priced generally above \$200,000.

A demographic summary of the Town of Parma (including the village) and other areas is outlined as follows:

**DEMOGRAPHIC SUMMARIZATION\***

	<u>Twn. of Parma</u>	<u>Twn. of Hamlin</u>	<u>Twn. of Clarkson</u>	<u>Monroe County</u>
Households	5,283	3,255	2,034	286,512
Population	14,822	9,355	6,072	735,343
Median Household Income	\$46,500	\$42,000	\$48,000	\$35,337
Persons Per Household	2.88	2.93	3.01	2.67
Median Value of Owned Home	\$104,500	\$96,500	\$105,000	\$100,000
Median Monthly Rent	\$450	\$425	\$341	\$460
Median Year Built	1966	1973	1966	1957
Population Age 65+	1,489	607	723	95,669
Percent 65+	10%	6.5%	12%	13%
Median Age	37.4	34.1	35.9	36.1
Household With 65+	18.6%	14.8%	20%	23.1%
Rental Households	16.9%	22.2%	18.7%	34.9%

\* Some of the information pertaining to households and population is obtained from the 2000 census data. Income information is forecasted to current patterns based on available documentation from the 1990 census.

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**MARKET AREA DEMOGRAPHICS & TRENDS**

Population trends and projections as well as household formations are basic indicators of demand for elderly rental units. The following tables exhibit indicators of the positive trends in elderly population and household growth in the PHMA.

**AGE FORECASTS - PHMA**

<u>TOTAL</u>	<u>1990</u>	<u>2001</u>	<u>2006</u>
55+	9,614	12,720	15,309
65+	5,168	6,563	7,080
75+	1,803	2,844	3,050

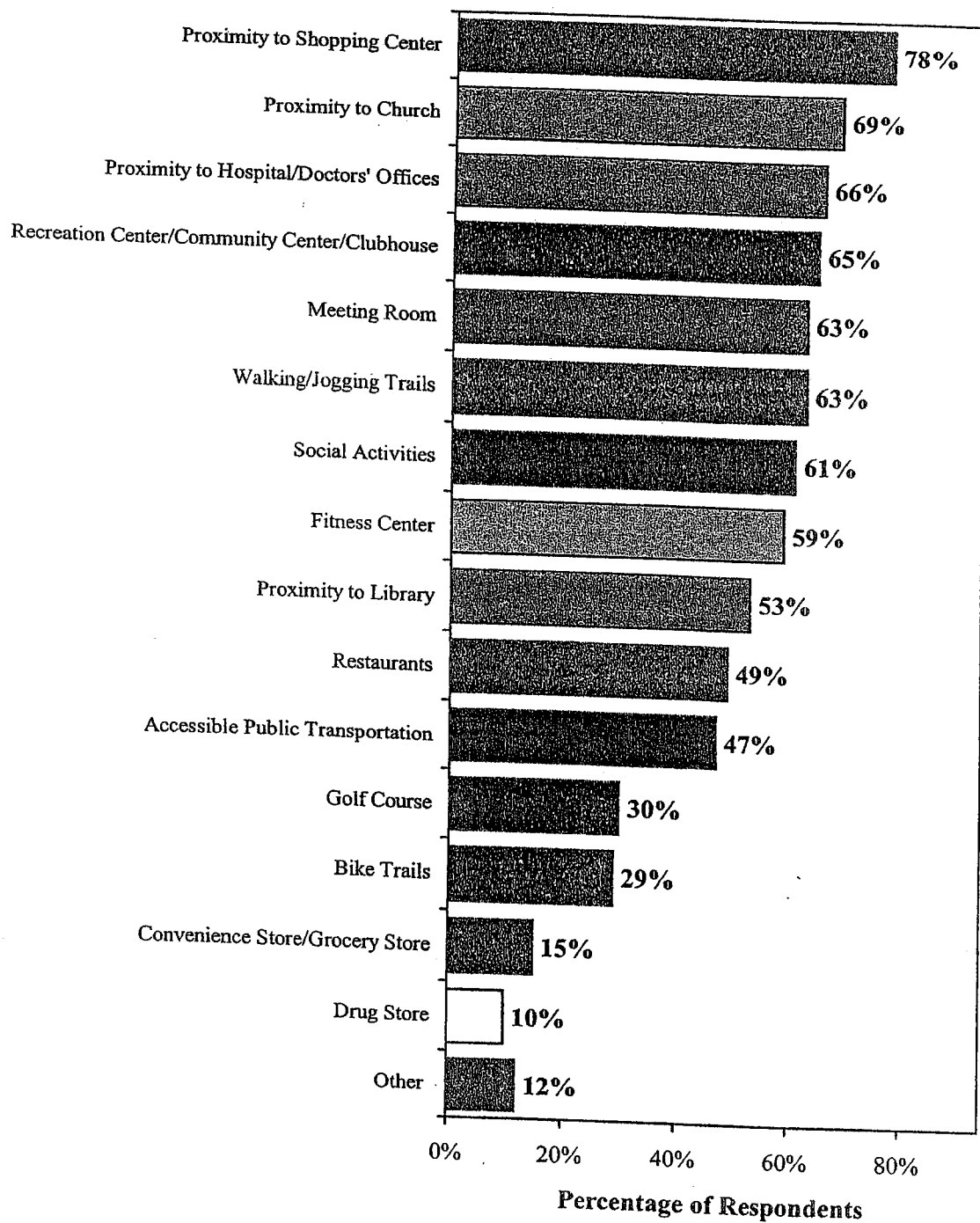
**BY AGE GROUPING - PHMA**

<u>Total</u>	<u>1990</u>		<u>2001</u>		<u>2006</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Total Population	59,444		67,265		69,926	
45 - 54	6,344		10,677		11,306	
Population Age 55+	9,614	100.0%	12,720	100.0%	15,309	100.0%
55 - 59	2,296	23.9%	3,642	28.6%	4,830	31.6%
60 - 64	2,150	22.4%	2,515	19.8%	3,399	22.2%
65 - 69	1,939	20.2%	2,007	15.8%	2,290	15.0%
70 - 74	1,426	14.8%	1,712	13.5%	1,740	11.4%
75 - 79	844	9.2%	1,368	10.8%	1,334	8.7%
80 - 84	521	5.4%	847	6.7%	951	6.2%
85+	398	4.1%	629	4.9%	765	5.0%

Important characteristics evident from this data include:

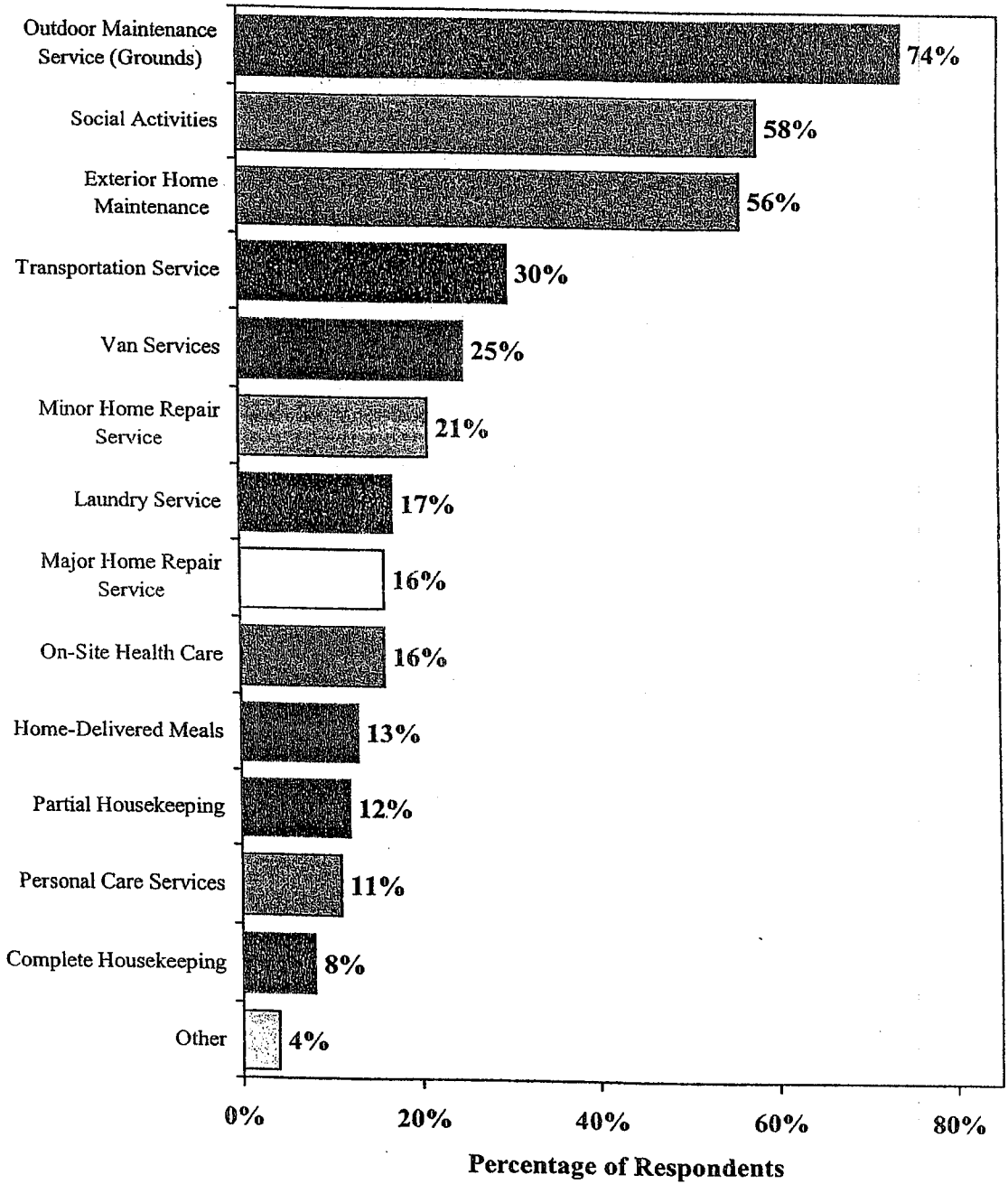
- Increasing percentage of elderly evident with the PHMA, as a comparison to the total population between the year 2001 and 2006; 20.35% versus 4% for the general population.
- Varying demographic characteristics with the elderly indicating a large portion of younger elderly or older elderly. This is evident by changes between 2001 and the year 2006, when the age 55 to 59 category increases with a higher percentage than the 75+ classification.
- Increases in each of the segments of elderly population, which is a pattern that is not consistent with some national trends. Nationally, the "middle aged" elderly show stabilized patterns, while the growth in the younger and older elderly households is consistent. Considering the significant growth anticipated in the younger group of senior households (55-65), this is a pattern that will continue going forth. The growth is also significant, something that will impact the overall demand for senior housing over the next few years.

Exhibit 8. Features/Location Amenities Included in 50+ Seniors Communities in 2002



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Exhibit 9. Services Provided in 50+ Seniors Communities Built in 2002



### Safety Features in Seniors Communities

Builders were asked to indicate which of the following safety features were included in the seniors communities they built during 2002 and which ones they planned to include in 2003:

- Strategically placed street lights
- Home security system
- Controlled community entrance/exit
- Sidewalks on both sides of the street
- Automated gates
- Security patrol
- Guarded gates

Strategically placed streetlights were the number-one security feature (69 percent) included in the 50+ seniors communities during 2002, followed by home security systems (52 percent) and controlled community entrance/exit (46 percent). The share of builders planning to include these safety features in 50+ communities during 2003 was quite similar to those who reported including them in 2002 (see Table B.15).

Exhibit 12. Safety Features Included in 50+ Seniors Communities in 2002

