

LAKEWOOD TOWNSHIP

Senior Community Needs Sub-Committee Report to the Lakewood Township Master Plan Committee: 2016

FINAL

1/15/2017

As part of that prestigious Master Plan Committee, multiple Subcommittees were formed to help determine current conditions, based on subject matter, conduct research, and make recommendations regarding the future of Lakewood Township. In this venue, the Senior Community Needs Subcommittee of the Master Plan Committee was established.

Township of Lakewood
Master Plan Committee 2016, Sub Committee
Senior Community Needs

BACKGROUND:

Lakewood Township has empanelled a Master Plan Committee to prepare the 2016 Master Plan. The previous Master Plan Committee was established to conduct the 2006 Master Plan. This Master Plan was augmented by a series of updates. They are as follows:

2007 Master Plan Re-Examination,
2008 Addendum to the Re-Examination Report,
2009 Smart Growth Plan was not adopted, but continued to be revised, yielding,
2013 Smart Growth Plan which was adopted.
2014 Amendment to the Re-Examination Report
2014 Master Plan Amendment
2016 Lakewood – Recommendation Report Draft

As part of that prestigious Master Plan Committee, multiple Subcommittees were formed to help determine current conditions, based on subject matter, conduct research, and make recommendations regarding the future of Lakewood Township. In this venue, the Senior Community Needs Subcommittee of the Master Plan Committee was established.

The difficult but necessary research, discussions, planning, and negotiations needed to adequately address the needs of the 2016 Master Plan Committee is an awesome project of major proportions. Like all major projects such as this, the leadership has elected to divide the project into multiple component parts, where each component part will be addressed by subcommittees. Subcommittees will address their part of the project and the chair and vice chair will deliver the results to the Committee leadership for further analysis and discussion. Reverse feedback will occur from the leadership back to the subcommittee for further discussion.

The new Master Plan, when approved by the Master Plan Committee and then the Planning Board and subsequently by the Township Committee, will become a guide for Lakewood's Zoning and Planning Board decisions regarding growth and orderly development of properties within Lakewood Township.

The Township Committee will then prepare ordinances for the recommendations when or if appropriate, to write into law, the recommendations.

SUBCOMMITTEES:

The leadership has approved these seven (7) subcommittees as component parts of the whole Master Plan Committee project:

1. Housing Density
2. Parks & Open Space
3. Transportation
4. Downtown
5. Land for Schools
6. Traffic Control / Infrastructure Repair & Improvements
7. Senior Community Needs - **Subcommittee Members are:**
 - a. Bill Hobday, Chairman – iPhone 732-232-7812
 - b. Mike McLaughlin, Vice Chairman
 - c. Ben Heineman
 - d. Moshe Lankry

Township of Lakewood
Master Plan Committee 2016, Sub Committee
Senior Community Needs

The members of the Senior Community Needs Subcommittee of the 2016 Master Plan Committee have been selected to give of their time, talents, and dedication to the Township of Lakewood to assist with the formation of a new Master Plan.

The members of the Senior Community Needs Subcommittee will need to familiarize themselves with the Lakewood Smart Growth Plan of June 2013, and the 2006 Master Plan Committee, Subcommittee report on Seniors.

Upon becoming familiar with the study and the previous report, the committee can begin discussion as to what worked, what did not work, and how or to what extent the subcommittee can make recommendations for a positive change to the document.

DECLARATIVES:

The Senior Community Needs Subcommittee shall be known as SCNS in this document. The Age Restricted Communities shall be known as ARC in this document.

WORKING DATA TABLES

See Appendix 1 – Homes and Residents

See Appendix 2 - Taxes

PARAMETERS TO BE USED BY SCNS:

1. The approximate number of existing homes and residents in ARC in 2006 and 2016.
2. The approximate proportion of residents residing in ARC to the total population of Lakewood residents in 2006 and 2016.
3. Taxation of property in ARC and % of Lakewood Tax Base in 2006 and 2016.
4. Municipal Services provided to and for Age Restricted Communities.
5. Emergency services and equipment within close proximity.
6. Availability of shopping in close proximity.
7. Availability of houses of worship in close proximity.
8. Availability of restaurants and entertainment facilities in close proximity.
9. The quality of Healthcare Facilities, Senior Services and Social Services.
10. The availability of local and long distant mass transportation.
11. The general quality of life for seniors that reside in ARC.
12. The most pressing needs of residents of ARC.

RECOMMENDATIONS:

1. See Appendix 1.
2. See Appendix 1.
3. See Appendix 2.
4. Each ARC has a Municipal Agreement (MA) which is updated annually. The MA forms the basis of agreement between the ARC and Lakewood Township for Municipal Services for the calendar year.
5. Emergency Services in Lakewood Township are excellent. Response time is measured to be between 4-6 minutes.
6. Shopping for ARC residents is limited to shopping centers and strip malls in the surrounding communities of Brick, Toms River, Jackson, and Howell. There are no big box stores in Lakewood. There are no non-kosher food supermarkets in Lakewood. Travel to and from shopping areas is mostly limited to personal vehicles. Some, but not

Township of Lakewood
Master Plan Committee 2016, Sub Committee
Senior Community Needs

- all ARC's own and operate a community bus for residents to address shopping needs.
7. There are many houses of worship in and around Lakewood Township. Travel to and from the houses of worship is limited to personal vehicles.
 8. There are some restaurants in Lakewood Township; however, residents typically drive to the surrounding communities of Brick, Toms River, Jackson, Manchester, Freehold, and Howell. The Strand Theatre is under-utilized by residents of ARC. Traffic, parking, and Congestion in downtown Lakewood is a show stopper. ARC residents travel to the surrounding communities of Brick, Toms River, Jackson, and Howell.
 9. The quality of local Healthcare Facilities is underutilized. If hospitalization or emergency care is needed, ARC residents typically elect to go to Ocean Medical Center in Brick or Community Medical Center in Toms River. The choice of facilities for major medical emergencies are Jersey Shore University Medical Center in Neptune. Monmouth Medical Center, Southern Campus is under-utilized while it rebuilds its reputation. Senior Services and Social Services are generally under-utilized, with the exception of Ocean Ride. Ocean Ride is utilized well for medical appointments when there is ample time for scheduling and availability of the service.
 10. Mass transportation is available at the Lakewood and Toms River Bus stations. ARC residents typically elect to use the Bus Station at Toms River. Private vehicles are needed to travel to the bus stations. NJ Transit and Academy maintain bus stops along US RT 9, but it is rare, if ever that ARC residents use this service.
 11. The general quality of life in ARCs is good. Each ARC has one or more clubhouse facility on site for community gatherings and social events. Activities are abundant in the ARCs and most have an Activities Director to orchestrate the timing and placement of all activities within the ARC. There is an abundance of Clubs and Groups that gather inside the ARC. There is also an abundance of outside the gates activities that are part of but limited to trips to near and far away places, Broadway Theatre, Dinner Parties, Sports Events, and trips to Atlantic City.
 12. The most pressing issue is to settle down the development on Cross Street and Massachusetts Ave. Properties that abut to the Fairways has been and is a major issue with residents. Unresolved issue remain with the following properties that must be addressed.
 - a. Lakewood Township needs to repurpose the 6.4 acres at 1536 Mass Ave. This property abuts to the Fairways, and needs to be deeded to a Land Trust for preservation as a natural area. The property is zoned R-40B,
 - b.. The two Lombardy Properties on Mass Ave are for sale. These single family residential homes abut to Fairways. The property is zoned R-40B.

RECOMMENDATIONS FROM RESIDENTS OF ARC:

1. Support Lakewood Township agreement for Snow/Ice Remediation for ARC.
2. Support Ordinance 2015-36 - Schools NOT Permitted in R-40B Zone.
3. Support NO VARIANCES for R-40B Zone.
4. Widen Cross Street to 3 or 4 lanes from US RT 9 to Jackson Township boarder.
5. Add a traffic light at Augusta Boulevard and Cross Street.
6. Widen Massachusetts Ave to 4 lanes from Prospect Street to RT 70.
7. Address local transportation needs for seniors for medical appointments.
8. Advocate deeding 1536 Mass Ave to the Green Acres Program.

Township of Lakewood
Master Plan Committee 2016, Sub Committee
Senior Community Needs

9. Advocate that the property at 300/350 Cross Street be acquired by Lakewood Township and dedicated to a Public Safety Facility with Police, Fire, and EMS annex stations.

RESPONSES and RECOMMENDATIONS:

1. Lakewood Township has a policy to reimburse ARC for Snow/Ice Remediation at the price that it would have cost the Township to conduct the remediation. The amount of reimbursement is calculated by the Township after each Snow/Ice event, however, the actual reimbursement is held for long periods of time, and the reimbursement amount is far below the actual cost to each ARC. This is unfair because private contractors require payment for services rendered when work is completed.

Residents of ARCs pay for Lakewood Snow & Ice remediation equipment, personnel, and products through taxes, but do not receive the benefits of these services. State Statutes require the municipality to conduct Snow/Ice remediation for these communities or reimburse the communities for the cost that the municipality would have encored if they would have conducted the work.

RECOMMENDATION:

The Township of Lakewood should enter into an agreement with ARC to work with commercial contractors to conduct the snow & ice remediation events where the approved contractor works directly for the ARC and bills Lakewood directly for the Snow/Ice remediation service. Lakewood needs to work with each ARC to select Snow/Ice Remediation Contractors to insure the best price for services rendered in a fashion consistent with the quality of work conducted by the Lakewood DPW.

Toms River Township has entered into agreement with the ARC in that town to allow them to recommend a contractor that has an option to negotiate a price and payment for Snow/Ice Remediation with the Township, but they render services and are under the management of the ARC who sets the rules for Snow/Ice Remediation.

This is a good model for Lakewood to adopt, as it would meet the needs of all taxpayers without increasing the size of the Lakewood DPW. Lakewood and Contractor agree to terms and conditions of payment for services. Approved contractor works for the ARC, but submits billing to Lakewood, in place of reimbursement, replacing reimbursement.

Bifurcated applications where applicant gains approval for a use only, must be eliminated. This two step process does not provide the Boards with enough information to make an informed decision regarding the intent of applicant. Applicant then returns months or years later with unreasonable variance requests and positions the request on a pre existing approval. This must stop.

RECOMMENDATION.

The issue of granting unreasonable variances to applicant is a whole town problem that must be dealt with by the Governing Body, Stakeholders in good government practices, Action Groups and Individuals that represent all segments of the population. It is clear that there is strength in numbers and that no individual segment of the population can be successful, however by joining together in a common cause there can and will be a successful outcome.

Township of Lakewood
Master Plan Committee 2016, Sub Committee
Senior Community Needs

The Township Committee needs to address the issue with strength and purpose by only appointing board members that are resolved to help maintain and manage the quality of life in Lakewood Township. The Board members must maintain the best interest of the residents of Lakewood Township, and avoid catering to the interests of those that would propose excessive density and/or variances that change the nature of existing neighborhoods for personal gain at the expense of the current residents.

More attention must be given to the Ocean County Planning Board in their deliberations. Many roadways in Lakewood Township are County Roads where approval is needed by the County of Ocean when roadway safety is in question. In all cases, there is a great need for collaboration between the decision making entities in adjoining municipalities.

3. There is an absolute need to protect ARC's from unwanted and undesirable uses on properties that abut to ARCs. Schools and ARCs are not a good mix.

RECOMMENDATION.

Develop a new ordinance where schools of any kind are a not-permitted use on any property that abuts to properties owned by ARCs.

OBSERVATIONS:

The subcommittee made several observations at the outset which it considered of sufficient importance to identify as "assumptions" or statements that bear on the Township and its senior population. These include, but are not limited to:

1. Baby boomers have a significant impact on senior growth in Lakewood because the Age Restricted Communities became available to coincide with the retirement age of the boomers. Boomers are the majority of residence in our Age Restricted Communities.
2. As available land diminishes, the question arises "Is there a next phase of senior growth multi-family, vertical housing?" The three stories Covington Community is cited as an example in the November 2005 Ordinance establishing age-restricted multi-family in the B-5 zone. The realization is that the diminishing amount of land causes developers to develop up rather than out.
3. Open space and preservation are universal concerns among seniors. Not one square foot of Lakewood land has been set aside in Ocean County Land Trust or in Green Acres.
4. The exodus of the middle class with school children, and its impact on the Public Schools and the taxes paid by those on fixed income is of great concern. Most of Lakewood's middle class do not use the Public Schools, electing to utilize Private Schools instead.
5. Ordinances allowing Private Schools in the industrial park are viewed both as a safety hazard and loss of tax revenue from ratable displaced by tax exempt properties - a source of concern to fixed-income seniors.
6. Does today's Lakewood encourage and attract its seniors to participate in Community Life? What are the Social and Economic consequences to a community that fails to engage its seniors?
7. Is overbuilding without the needed support infrastructure a deterrent to the residents of Lakewood Township? This is manifest in the issue that many seniors do not/cannot drive in Lakewood Township because of heavy congestion and other traffic concerns on virtually every roadway.

Township of Lakewood
Master Plan Committee 2016, Sub Committee
Senior Community Needs

8. Is it really necessary to permit schools to be placed on properties abutting to Age Restricted Communities? Seniors are mostly retired people on fixed income that treasure the quality of life in an Age Restricted Community.
9. When this peace and tranquility is disturbed by unjust rulings by the Zoning and Planning Boards, the net effect is to pit the residents of Senior Communities against Lakewood Township. This often leads to litigation in Superior Court. There must be some respect for residents of Age Restricted Communities that pay very high school district taxes, but have no child in any of Lakewood's schools.

Concerns and Recommendations

Working off the foregoing Observations, the subcommittee identified five major areas of concern. Member dialogue and other ARC resident input along with the 2006 Master Plan and subsequent UDO (Ordinances) formed the basis for the recommendations.

1. **Over-development** is the major concern. This concern focuses on both the impact of density on traffic and other quality of life issues (including the "character of the town" and the loss of green space). Of particular concern, is increased roadways' congestion impacting access of medical personnel to heavily populated ARC, movement of patients to medical facilities. Emergency evacuation is a related concern.

The Subcommittee also feels that the Ordinance permitting multi-family residential in the Central Business zone (B-2) contributes unnecessarily to density in this zone. With a density of 22 dwelling units per gross acre and allowable height of 65 feet, such development in this area would further flood our major north-south artery (Route 9) and neighboring roads with traffic in the Downtown area. It would also surround the Downtown with building far more suitable for a city landscape, a further deterrent to seniors' participating in the life of "inner Lakewood."

RECOMMENDATION:

Remove the multi-family provision from this section of the Ordinance relating to residential housing in the B-2 zone.

2. **Investor Speculation** in ARC homes. Committee members identified a growing trend from owner-occupied to Rental in some communities. Coventry is today estimated to be over 50% rental.

Estimates at Horizons at Woodlake exceed 25% rental. The adult communities of Leisure Village East and Original Leisure Village are estimated to be 15% rental.

While rental is prohibited under the Public Offering Statement at Country Place, there are homes rented by absentee landlords. For most seniors, their "home is my castle" convictions collide with a neighboring rental property that may not be maintained in a fashion that meets the standard of those that are owner occupied. Now, A Country Place is governed by a Board of directors that carry the Tenants of the Jewish Orthodox religion into the community, changing forever the nature of the secular community to a religious community.

3. **Circulation.**

Township of Lakewood
Master Plan Committee 2016, Sub Committee
Senior Community Needs

Though related to the issue of development, movement in Lakewood was covered as a separate and significant issue for seniors. Most of it focused on the ability to move from ARCs to medical facilities, particularly in times of medical or other emergency. Several specific recommendations were made:

RECOMMENDATION:

- a) Widen Cross Street and Massachusetts Avenue.
- b) Allow left turns at the intersection at RT 70 and New Hampshire Avenue with left turn arrows. This would provide easy access for vehicles that need to go north or south at the intersection. It further will help immensely with the dangerous intersection at Chestnut Street and New Hampshire Avenue.
- c) Link the stretch of Oak Street from Airport Road west into the stretch that joins Route 9. This is perceived as a viable alternative from ARCs Four Seasons, Lion's Head Woods, Leisure Village East, and Original Leisure Village to Monmouth Medical Center, Southern Campus and satellite medical facilities on Route 9.
- d) Explore extending New Hampshire Avenue north to link up with Route 9 at the Howell border. This would provide greater mobility for residents and reduce traffic on Clifton Avenue.

Dwindling areas of Green Space.

Seniors who reside in ARCs have a long "institutional memory" of the Lakewood that existed decades ago. For most, whether they were among the residents of the Original Leisure Village, the Northeast's first gated "Retirement Community" or the more recent developments, there is a universal response to the developers that bulldoze and clear cut under ordinances that offer the alternative of tree replacement based on caliper and species.

It was the consensus of the subcommittee that any vision of Lakewood's future must translate these concerns into more stringent restrictive and protective Ordinances. There has been no County action in placing any lands into protective Trusts. It is felt that the Township must continue to actively lobby Ocean County in this regard and to offer Township lands where possible to such Trusts.

RECOMMENDATION:

Place in a Lands Trust the acreage on Massachusetts Avenue next and just south of the Fairways front gate. This land, is currently owned by Lakewood Township and is currently zoned R-40B.

Any development of this property, will create a dispute between the Age restricted Communities and Lakewood Township. Massachusetts Avenue is a high-density corridor with the associated impacts to the seniors of The Fairways, Enclave, and Lake Ridge that are located along that corridor.

4. Seniors in the Life of the Lakewood Community.

Township of Lakewood
Master Plan Committee 2016, Sub Committee
Senior Community Needs

With a significant population, seniors should comprise a part of the social and economic life of the community. This Subcommittee feels that there is greater opportunity to more aggressively involve the senior population in the life of its community.

First focus should be the Lakewood Downtown. With a major entertainment venue in the Strand, steps should be taken to develop a more senior-friendly environment with restaurants, coffee shops that offer before-and after-theater dining opportunities. Development efforts should focus on integrating the ethnic character of Lakewood into those dining opportunities. The appearance of Clifton Avenue storefronts is also cited as in need of higher code standards.

The Lake Carosaljo recreation area remains as pristine as it was a century ago and yet is severely underutilized by seniors.

The Lakewood branch of the Ocean County Library is similarly underutilized by the senior population. The library reports that seniors are 7% of borrowers vs. 23% that seniors represent as a percentage of the Lakewood total population.

Many of the more than 5,000 seniors in the Shorrock Age Restricted Communities use the Brick library.

Despite the fact that the Brick library is 3 miles closer than Lakewood's library, the long wait at the Route 70/Chambers Bridge Road light makes the Lakewood library a more favorable choice in travel time and gas consumption. Reports from seniors in that Shorrock corridor indicate they would use the Lakewood library if its facilities and parking were to be expanded.

RECOMMENDATION:

The Lakewood "Friends of the Library," formerly consisting largely of seniors, is defunct for lack of members. Many residents of ARCs now affiliate with the "Friends" in other Township libraries – Toms River, Manchester, and Brick.

Perceptions of a less-than-senior-friendly downtown are also a deterrent to active participation in the community's civic life – whether it is in attending a School Board meeting or an event at the Strand.

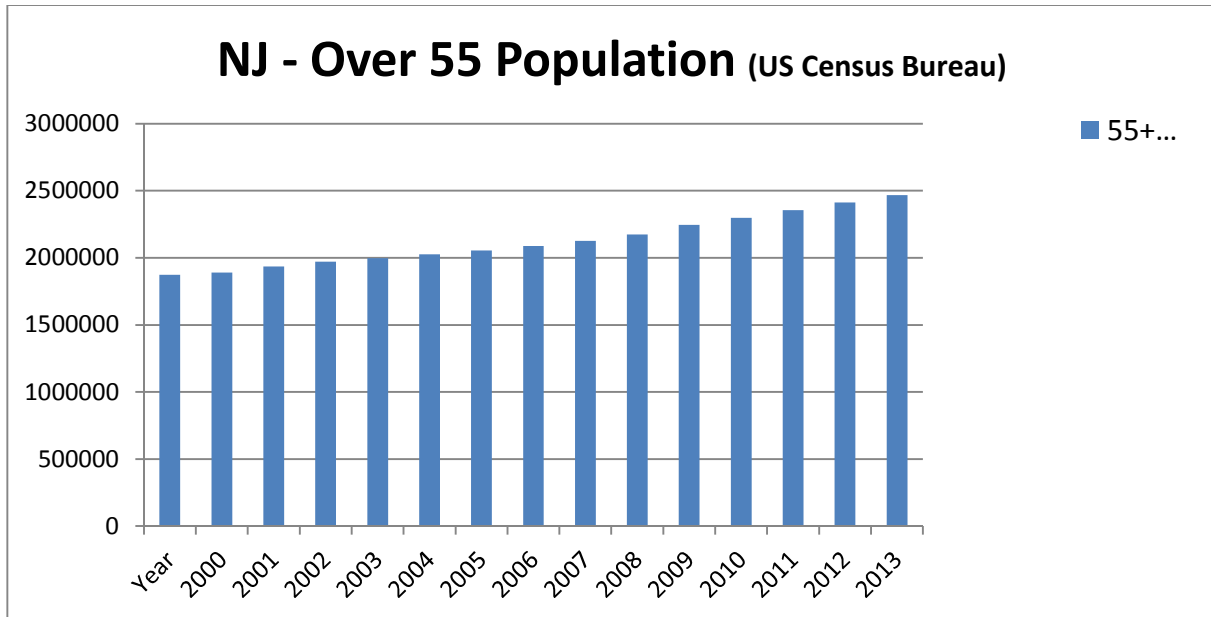
To focus on the role of the ever-changing senior population of Lakewood as part of the vision for a community's future, this Subcommittee believes it is essential to weigh carefully the potential social, economic and civic good seniors can contribute. It must also plan for infrastructure and attitude that will encourage greater participation for Lakewood's seniors in the full life of their community.

From a purely economic perspective and given the amount of senior housing in Lakewood, weight must be given to the foregoing senior issues if adult community properties are to retain their values and thus ensure that the Township ratable base is protected against declines in tax revenues.

Issues Facing Seniors in Lakewood and in the State of New Jersey

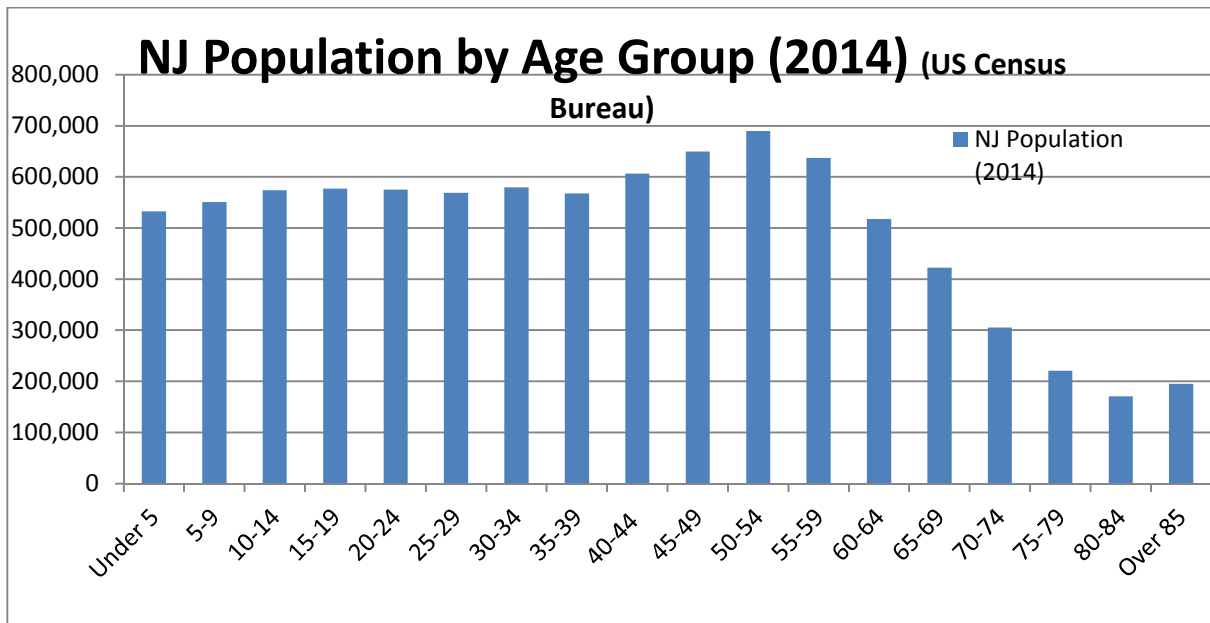
Township of Lakewood
Master Plan Committee 2016, Sub Committee
Senior Community Needs

1. Decreasing Demand on Senior Communities
2. Domestic Migration – National & Regional Ranking
3. Property Taxes – National & Regional Ranking
4. Cost of Retirees Leaving NJ
5. How Domestic Migration Hurts NJ
6. In Lakewood, Ocean County, where at least 8 senior communities are located and over ??% of the population are seniors, the median household income is \$????? in accordance with 2014 Census Bureau data. In Jersey City, the median household income is \$58,907. Jersey City gets \$270 million in equalization aid for schools, Lakewood gets ?????.
7. In comparison, the current Senior Freeze program costs the state only \$227M last year.
8. Why does Jersey City with higher median household income than the US average get any equalization aid?
9. In Jersey City, homes that sold between \$400,000 - \$600,000 are paying an average of \$8,956 in taxes, whereas in Lakewood the average property taxes are \$?????.
10. In the last four years, the 55+ population in NJ increased by 55,000 annually. This is despite the fact that about 34,000 retirees moved out of state every year. There are now nearly 2.5 million people in NJ over 55 years of age.



Classic case of supply vs. demand! Even if only a fraction of the new retirees want to move to 55+ communities, the market value of homes at these 55+ communities may continue to increase until they become unaffordable to those on fixed income.

Township of Lakewood
Master Plan Committee 2016, Sub Committee
Senior Community Needs



The ASSETS of living in New Jersey

1. Four seasons
2. Not too cold, not too hot or humid
3. Not too much rain or snow, but not dry either
4. Beautiful beaches
5. Garden state
6. Lakes, trees, farms & beautiful scenery
7. Theaters, arts, many cultural activities
8. Proximity to New York City and Philadelphia along with all their urban attractions
9. Atlantic City, a popular gambling destination
10. Several major airports, making it easier to fly to both domestic and international destinations

THEN WHY ARE SENIORS FLEEING NEW JERSEY:

1. The US Average of all taxes, fees, charges and other revenues of the states, the counties and the towns from their own sources, (in other words what the residents pay to the state, the counties and the towns in taxes and fees) not including federal sources, was \$6,661 per capita in 2013.
2. NJ average for the same state revenues was \$8,207 per capita, 23.2% higher than US Average.
3. For working people, New Jersey is more favorable due to higher personal income. The mean income per capita is \$44,765 for US and \$55,386 for NJ, 23.7% higher than US average. The US average for state revenues comes to 14.88% of income. In NJ it is 14.82% which is the same as the US average. In Oregon, the most popular state, it is 15.92% of income.
4. For fixed income earners, such as retirees, the latter data does not apply since their income will be the same wherever they go. A NJ couple retiring in Florida will, for example, save \$5,300 a year on the average based on the difference in taxes and fees.
5. New Jersey has by far the highest property taxes in the nation with \$8,197 in 2013 and more than \$8,500 in 2015. US average in 2013 was \$3,818.

Township of Lakewood
Master Plan Committee 2016, Sub Committee
Senior Community Needs

6. As a percentage of income, NJ is still the highest rank state in the nation with 5.4% of the income. US average was 3.22%.

Question: How much does it cost NJ when a retired couple leaves the state?

1. Based on NJ 2013 tax returns a couple over 65 reports a gross income of **\$65,000** per year.
2. Based on total Medicare spending as reported at cms.gov, Medicare spending per household is estimated to be **\$23,000** per year.
3. Let us assume on average a retired couple spends half of their savings or **\$10,000** per year.
4. They sell their home in NJ worth **\$350,000** before they leave.
5. New Jersey's total personal income is \$500 billion per year.
6. \$31 billion is 6.2% of the total income. Every year NJ loses 6.2% of the total personal income with retirees leaving.
7. High Property Taxes deters those thinking of moving to NJ.
8. High Property Taxes slows down construction.
9. High Property Taxes encourages retirees to leave the state which hurts NJ since their presence offers many benefits:
 - a. Residents of ARCs have no children in the School System, requiring no school growth which is about 60% of the property tax.
 - b. They are rarely violent, resulting in negligible increased police force.
 - c. They are rarely first-time buyers.
 - d. High Property Taxes discourage immunities that add to the home value.
 - e. They are generally big spenders that cater to restaurants, retail outlets, and social activities.
10. Between 2010 and 2014, about 34,000 retirees, on average, moved out of state every year. This costs NJ minimum \$31B a year in lost personal income.
11. Senior citizens do not have children in school and 60% of the local budgets are for school expenses. This should be an incentive for the state to keep the retirees at home in New Jersey.
12. Yet residents in many of the ARCs pay high property taxes and Association dues.
13. **The retirees are the golden eggs for Lakewood and the state economy; they should be encouraged with incentives to stay here.**
14. Property Taxes are a state-wide problem and have to be resolved at the state, county and local level.
15. It is the Senior Citizens that cost very little to the state that are leaving NJ in large numbers not the rich.
16. Every year the state loses at least \$31B with the departure of senior citizens.
17. There are nearly 2.5 million people in NJ over the age of 55; that makes 35.6% of the adult population.
18. It is time for the State Legislature, County government, and Municipal government to do something for the senior citizens. It is to the interest of the state, county, and municipal government, and the younger generation.
19. **It is far more costly and fiscally dangerous to let the domestic migration out of New Jersey accelerate to epic proportions.**
20. **ACTION IS NEEDED NOW.**

Township of Lakewood
Master Plan Committee 2016, Sub Committee
Senior Community Needs

APPENDIX 1 HOMES AND RESIDENTS:

APP 1 - HOMES & RES ARC NAMES	2006 NUMBER HOMES	2006 NUMBER RESIDENTS	2016 NUMBER HOMES	2016 NUMBER RESIDENTS	06 v 16 DIFF HOMES	06 v 16 DIF RESIDENTS
A Country Place	376	696	376	676	-	(20)
Covington Place	30	56	210	416	180	360
Enclave at Fairways	233	419	349	628	116	209
Fairways at Lake Ridge	1,024	1,843	1,098	2,013	74	170
Four Seasons at Lakewood	1,319	2,374	1,319	3,335	-	961
Horizons at Woodlake	117	210	208	375	91	165
Leisure Village East	1,412	2,542	1,412	2,500	-	(42)
Lions Head Woods	281	505	281	505	-	-
Original Leisure Village	2,433	4,380	2,433	4,306	-	(74)
Pine River Village	4	7	88	158	84	151

Township of Lakewood
Master Plan Committee 2016, Sub Committee
Senior Community Needs

Totals	7,229	13,032	7,774	14,912	545	1,880
Lakewood Township	18,350	91,750	20,803	104,015	2,453	12,265
PCT of Total	39%	14%	37%	14%	22%	15%
NOTE: ARC = AGE RESTRICTED COMMUNITY						
NOTE: NUMBER OF RESIDENTS FOR 2006 AND 2016 ARE ESTIMATED.						

APPENDIX 2 – TAXES:

APPENDIX 2 - TAXES	2006	2006	2016	2016	2006 v 2016	2006 v 2016
ARC	NUMBER	AMOUNT	NUMBER	AMOUNT	DIFF	DIF
NAMES	HOMES	ARC TAX	HOMES	ARC TAX	TAX	PCT
A Country Place	376	-	376	1,138,027	1,138,027	
Covington Place	30	-	210	648,676	648,676	
Enclave at Fairways	233	-	349	3,034,123	3,034,123	
Fairways at Lake Ridge	1,024	-	1,098	6,724,450	6,724,450	
Four Seasons at Lakewood	1,319	-	1,319	7,168,978	7,168,978	
Horizons at Woodlake	117	-	208	1,566,003	1,566,003	
Leisure Village East	1,412	-	1,412	2,357,868	2,357,868	
Lions Head Woods	281	-	281	1,134,789	1,134,789	
Original Leisure Village	2,433	-	2,433	3,208,488	3,208,488	
Pine River Village	4	-	88	861,742	861,742	
Totals	7,229	-				

Township of Lakewood
 Master Plan Committee 2016, Sub Committee
 Senior Community Needs

			7,774	27,843,142	27,843,142	
Lakewood Township	18,350	-	20,803	189,027,755	189,027,755	0
PCT of TOTAL	39%		37%	15%	15%	
NOTE: ARC = AGE RESTRICTED COMMUNITY						
NOTE: 2006 TAX AMOUNTS ARE BEING RESEARCHED.						