

*Housing +
Sen. CTR at
Barr Property*

Honoring our Seniors

- a worthy use of the Barr Property

A joint proposal from the Friends Health Care Association
and the
Yellow Springs Senior Citizens

To the Morgan Family Foundation

December 2006

Introduction and Summary

The Friends Health Care Association (Friends Care) and the Yellow Springs Senior Citizens would like to respond to the generous invitation from the Morgan Family Foundation to submit a proposal to provide housing for seniors and a new Senior Center on the Barr property. We are established organizations that serve the needs and interests of the elderly in the Village. We view this invitation as a rare opportunity to honor older residents in the village and meet some pressing needs.

On its present campus, the Friends Care Community offers extended care in an excellent nursing home, a separate building for assisted living and several comfortable duplexes for independent living. What the community does not have at present is affordable apartments for independent seniors in a downtown location, a location preferred by a majority of older citizens. Several studies of the demographics and housing needs of Yellow Springs residents indicate a significant need for such apartments.

The Senior Citizen Center is now in an ideal central downtown location but space is crowded and incapable of accommodating the expanded services desired by its large and growing membership.

Both organizations serve similar groups, and already work together to provide elder services such as the Home Assistance Program. We seek to further develop this relationship.

Friends Care is ready to move on a plan to construct a senior apartment building with nominally 24 units that include studio, single bedroom and two bedroom apartments. Most apartments will rent at the market level, but up to one quarter of them may be subsidized to affordable levels. Occupants will have easy access to shopping and services down town, and also find organized senior activities at hand. These amenities are important to seniors who have limited mobility, or reduced strength and stamina. In addition, tenant parking will be available.

The Seniors are in the planning stage for a new center. In their present building, small group meeting spaces lack privacy, staff offices are crowded, and the Great Room is served by a kitchen too small for large group meals. Parking is notably inadequate for staff, members, and those who attend larger meetings. Their needs are clear but specific plans are not yet in place. Our proposal is to provide space on the Barr property for a building with about 7000 square feet of floor space and parking for 25 cars.

There is adequate space for the two buildings and parking spaces without crowding. We will strive for a park-like setting that preserves the mature trees already there. Buildings will fit in with traditional brick structures in the area. Energy efficiency will be incorporated in building design.

Arthur Morgan was a moving force behind both the Senior Citizens and a local nursing home. We imagine he would strongly support the expansion of these two vital resources.

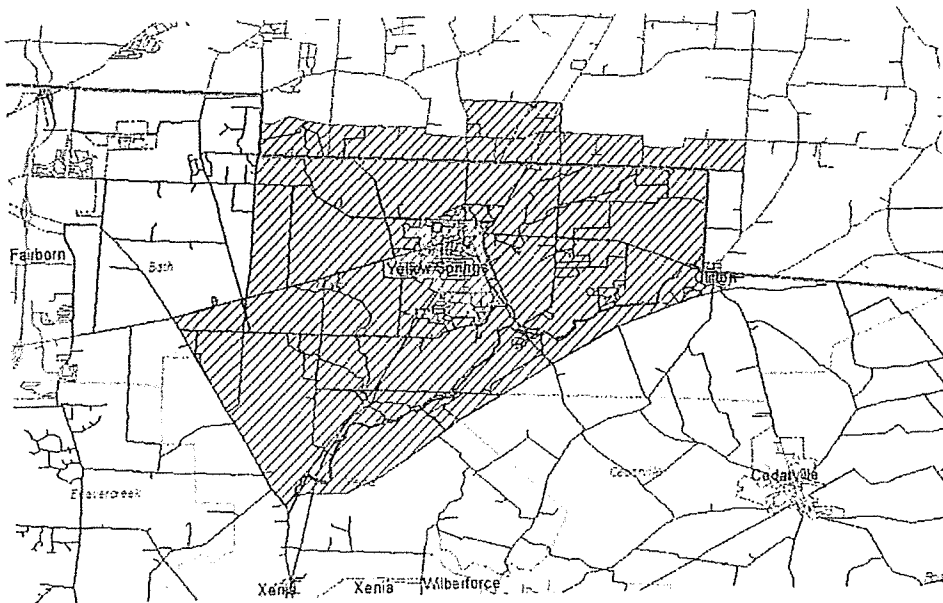
Explaining the need

The 2005 Strategic Plan of Friends Care Long Range Planning Committee included an extensive survey of the older population in our market area. Pertinent parts of that plan are summarized here. The Senior Citizens wrote a position paper on the need for better facilities that was submitted to The Morgan Family Foundation in September 2006, parts of which are summarized here. We also outline some advantages to the Village of Yellow Springs.

2004 Survey results

A telephone survey was conducted by the Wright State Center for Urban and Public affairs in our market area, which is taken to be Yellow Springs and 2 miles beyond.

Figure 10: Friends Care Center Market Area Today



There are 3156 households in this area, of which 679 have residents 55 or older (22%). The survey reached 322 of these households, a respectable sample; for the results to be statistically significant we needed at least 249.

Some specific responses:

1. 48% said that the housing needs for those of retirement age were not being met.
2. 57% would be interested in leasing or renting a home or apartment in future.
3. 70% were retired.
4. 60 % were unmarried women.

(Interestingly, these first 4 responses have the same percentages found in a 1994 report of the Friends Care long range planning committee.)

5. 82% said easy access to grocery shopping is important
6. 18% were either chronically ill or physically impaired.
7. 51 of the people surveyed planned to move, half of them in the next 2 years.

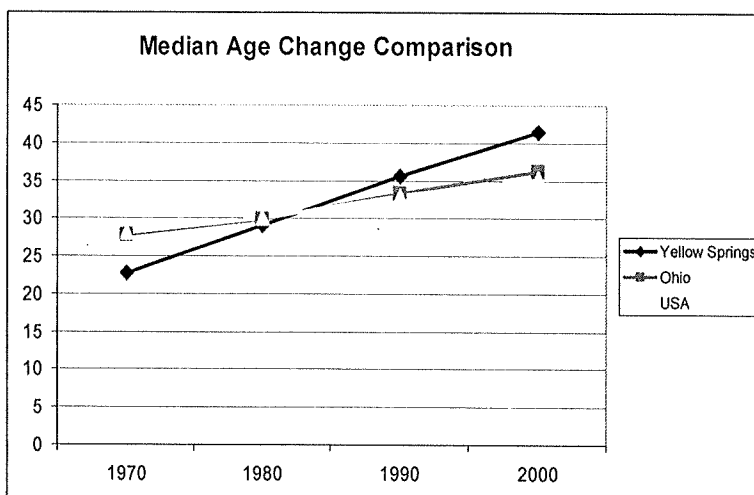
From these survey results we estimate that 25 people are currently potential applicants for space in senior apartments or Independent Living Units.

Our aging population

The population in and around Yellow Springs is part of the national trend toward aging. In our country people 65 and older make up 12% of the population, or 36 million people. The Census Bureau projects 80 million by 2050. People 85 and older number about 3 million and are projected to reach 19 million by 2050.

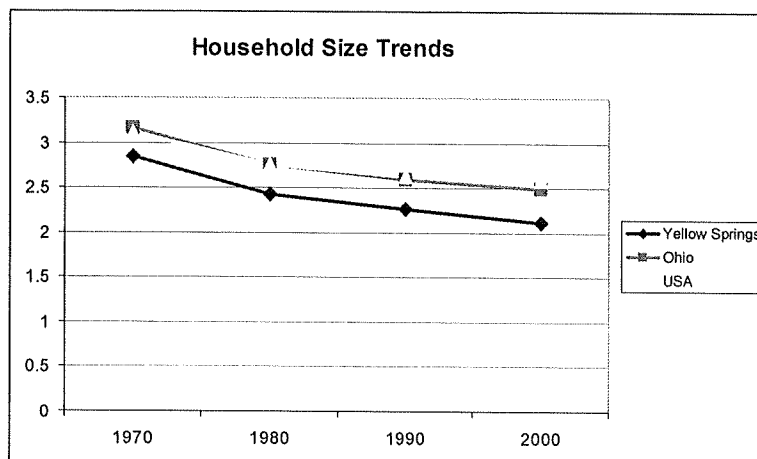
In Yellow Springs, people 65 and older were 7% of our population in 1970, and 17% in 2000. Projections are for this to reach 37% in 2010.

Over the last thirty years, the median age of Village residents has increased at a faster rate than either the State of Ohio or the country as a whole. There is no reason to think this trend will abate, which means that the number of retired persons in the Village will continue to grow and that the number of people in their 60's, 70's and older will constitute an even greater proportion of the population.



Many of these people have elected to remain in their homes even though their children have left for jobs in other parts of the state and country. The result is that we have fewer people in each of the housing units in the Village.

The average family size in Yellow Springs traditionally has been smaller than for families in other parts of the state or the nation. While household size has been decreasing for the country as a whole as people have elected to have fewer children, family size has decreased slightly faster in Yellow Springs.



What these demographic trends mean is that Yellow Springs has an increasing number of older citizens remaining in their homes. These people are comfortable here and want to continue to live in the Village. Many of these residents stay in their homes because of familiarity and a sense of continuity, but others stay in their houses only because there are few housing options that meet their needs. Although many of these people could afford smaller, more up-scale living arrangements, there is a significant number who are struggling to remain in their current homes. They may not be physically able to care for their property, and they do not have the financial resources to pay others to do the necessary maintenance. They are looking for a housing alternative that meets their needs and fits their budget.

Meeting the need

New senior apartments will enable our longstanding citizens to remain in Yellow Springs. These people shaped the village, remember our Village history, and carry the wisdom of long experience here. To lose our senior citizens for lack of affordable housing would constitute a major loss for the Village; moreover, it would signal a failure of the village to respond to the needs of its citizens. For those who want to stay in Yellow Springs, we know that the opportunity to live near the center of the Village in an apartment where maintenance problems and unexpected expenses are the responsibility of others is highly attractive. The Friends Care apartments on the Barr Property would provide exactly what these people are seeking.

An opportunity for Friends Care

Senior apartments further the mission of Friends Care, which is to offer maximum independence, dignity, respect and self-worth in a caring environment. They will also support Friends Care in maintaining the enterprise as a whole in the same way that Assisted Living and Independent Living do. We envision the senior apartments will generate a small but significant surplus of income over expenses. As nursing homes nationwide must cope with decreasing revenues from Medicare and Medicaid reimbursement, any part of Friends Care that generates a surplus will help to balance the budget. We anticipate that the apartment complex will be able to do this in addition to subsidizing rents for low income residents.

Rental rates and affordability

[I will write this paragraph after I hear from Pam and Jeff. Or maybe we can omit it]

Better facilities for the Senior Center

The current facility does not serve well any of the functions it must support. The small group meeting spaces are compromised by the foot traffic passing through them. With the exception of the Great Room, there is inadequate separation between offices and activity space. Noise carries from one area to another, limiting both the private enjoyment of group functions and committee and staff productivity. The Great Room is served by a small kitchen that is inadequate to the task of preparing the 40 to 50 meals often needed. And parking is a continuing problem. The facility is not what seniors in this community need and deserve. They need a larger center that is specifically designed to serve their current and future needs, including wheel chair use. To meet these needs the Senior Center needs to double its current active space to about 7000 square feet, and increased parking space is essential.

The Senior Citizens currently have 367 members. There is a wide range of services provided: transportation, health maintenance, support for caregivers and families, a Homemaker Program, an Emergency Room Reassurance Program, social services, loans of ambulatory equipment, computer and internet help, twice-weekly hot luncheons, monthly birthday luncheons, monthly potlucks and afternoon tea socials, handcraft sessions, outings to local events, bazaars and bake sales, and a lot of unscheduled socialization. The center houses the Home Assistance Program with joint support from Friends Care and the Greene County Council on Aging. Local non-profit organizations meet in the Great Room, e.g. Community Council, Leadership Institute, Antioch Writers Workshop, the Historical Society, and the Community Orchestra. There are seven part-time staff and seventy volunteers involved.

Although the Senior Citizens recognize their building problems, they have not made specific plans for meeting their needs at this time. They will need time for the membership respond to the idea and to consider the various aspects of moving to a new location.

Benefits to the village

The Friends Care apartments and a new Senior Center on the Barr Property will create a number of advantages for the Village:

First, keeping our seniors in the Village will insure that local businesses will directly benefit from their spending. Most of our older residents look to the Village businesses for the majority of their needs—groceries, prescription drugs, health services, dining opportunities—because they prefer not to drive out of town. The apartments, located near the center of the Village, will enable the residents to conveniently visit all of the local businesses on a regular basis.

Second, the residents of our apartments will continue to contribute to the tax revenues of the Village and the School District. While they will not be directly

paying property taxes, they will indirectly contribute to property tax through their rent. Most of these residents will have pension income which is taxed to support the schools.

Third, when these residents move from their homes to the Friends Care apartments, their current homes will become available for new members of the community. These new residents will be employed and their wages will be taxed to support the Village. Many will be younger families with children and these children will help stabilize the school enrollment.

Fourth, the new Senior Center and the Friends Care apartments will use village utilities and thereby help pay for the fixed costs of the electric, water and sewer plants.

Fifth, construction will bring employment to the Village. The construction workers will spend part of their wages in the Village on such things as food and gasoline.

Sixth, in the opinion of Steven Conn, an urban planner at Ohio State who lives in Yellow Springs, activating the sidewalk on Xenia Avenue serves the important function of extending the downtown action up to the library. As it is right now, that is a "dead zone" in the central business district.

Seventh, a major portion of the commerce in the Village results from tourism. Tourists are attracted to an area for many reasons, but one of the more important is to be involved with other people. Visitors are attracted to an area if there is active street life, and the residents of the Friends Care apartments on the Barr Property will play a role in making the streets of the Village look welcoming to strangers.

What should be recognized is that the residents of the Friends Care apartments and a new Senior Center will not add significantly to the cost of Village services and may in fact increase Village revenues. The apartments and the Center are to be built in a geographically compact area already served by the Village and will not require street or utility extensions. The residents are older, but quite capable of living independently. When they reach a point that additional assistance is needed for daily living, they will have the opportunity to move to another level of Friends Care support.