

FISCAL IMPACT ANALYSIS REPORT

AGE-RESTRICTED TOWNHOME COMMUNITY & 10 SINGLE HOMES

IN THE
TOWN OF SCITUATE,
PLYMOUTH COUNTY, MASSACHUSETTS

prepared for:

TOLL BROTHERS, INC.
New England Division
134 Flanders Road, Suite 275
Westborough, MA 01581

prepared by:

Hannah Mazzaccaro, AICP

February 27, 2017

Summary of Fiscal Impacts from Proposed Age-Restricted Townhome Community & Single-Family Homes

The construction of **(142) age-restricted townhomes** and **(10) single-family homes** by Toll Brothers, on ± 70 acres between Hatherly and Tilden Roads will provide the Town of Scituate with almost **\$885,000 per year in net surplus tax revenue**. The new community will also provide revenues in construction fees and other taxes, and is projected to generate hundreds of jobs and millions of dollars of income in the local economy. This report, as summarized below, details the anticipated fiscal impacts of the development on the Town of Scituate’s budget.

See report below and attached Appendix for detailed calculations, methods, and data sources.

Projected Demographics

Proposed Number of New Homes	Total Residents: Age-Restricted Homes	New School Children: Age-Restricted Homes
(142) Age-Restricted Townhomes & (10) Single-Family Homes	227 (1.6 per DU)	0 (0 per home)
	Total Residents: Single Family Homes	New School Children: Single Family Homes
	36 (3.6 per home)	10 (1.0 per home)

Net Fiscal Impacts – Town of Scituate Budget

Taxing Entity	Annual Property Tax Revenue	Annual Cost of Services	Annual NET SURPLUS From New Homes
Town of Scituate	\$ 1,283,881 <i>(Average \$8,447 / Home)</i>	(\$ 399,210) <i>(Average \$2,626 / Home)</i>	\$ 884,671 <i>(Average \$5,820/ Home)</i>

Overall Community Economic Impacts

	Annual Benefits – During Construction	Annual Benefits – Recurring After Build-out
NET SURPLUS Real Estate Taxes Paid to Town of Scituate	\$ 295,000 – Year 1 \$ 590,000 – Years 2 & 3	\$ 884,671
BUILDING FEES Paid to Town of Scituate	\$2,528,868 TOTAL (± 842,956 per year for 3-year build-out)	-
Local Economic Impact – Increased Income and Tax Revenue	\$ 43 million over 3 years	\$ 6 million annually (business income, wages, and sales & income taxes)
Local Economic Impact – Job Creation	355 Construction Jobs 235 Local Jobs	105 Permanent Local Jobs

Summary of Proposed Development

Toll Brothers, Inc. proposes construction of a 142-unit age-restricted condominium townhome community on the subject property, on approximately 70 acres between Hatherly and Tilden Roads, north of Turner Boulevard and south of Longley Road, in the Town of Scituate, Massachusetts. The subject site includes land on the ocean side of Hatherly Road as well. The developer proposes deed-restrictions limiting residents of the age-restricted portion of the community (142 townhomes) to at least one person per household aged 55 or older, and prohibiting residents under the age of 18, in accordance with the Federal Housing for Older Persons Act.

In addition to the 142-unit age-restricted townhome community, Toll Brothers proposes construction of (10) single-family homes, each with a minimum lot size of 10,000 square feet, on lands peripheral to the main development site. These homes will not be age-restricted and are separate from the overall active adult community being proposed.

A Sketch Plan has been prepared by ESE Consultants for Toll Brothers. The major components of the plan are:

- **Active Adult Community of (142) Age-Restricted Condominium Townhomes**
- **(10) 4-Bedroom Single-Family Detached Homes (not age-restricted)**
- Clubhouse and recreation facilities on-site, limited to residents (not open to the public)
- Community Open Spaces, Natural Resource Preservation Areas, and private roads to be maintained by a Homeowners Association
- Connections to public sewer and public water service
- Stormwater Management Facilities to meet or exceed Massachusetts water quality and runoff quantity requirements
- Primary road access from Hatherly Road

Sales and Residential Demographics

1) Projected Sales and Comparable Communities:

Toll Brothers has a long history of building Active Adult communities throughout the United States, with age-restricted developments in the Northeast U.S. in Massachusetts, Connecticut, New York, New Jersey, and Pennsylvania.

Regency at Methuen is the largest Toll Brothers active adult community in Massachusetts (240 homes, completed 2014), so this report uses the community as a case study for residential demographics, possible community impacts, and sales data.

Based on recent local comparable real estate transactions, Toll Brothers will sell the active adult townhomes in Scituate for an average price of **\$560,000**. The larger single-family homes will sell for an average of **\$1.16 million**. These home prices are in line with the current median home price in Scituate of approximately \$280 per square foot.

2) Projected Demographics:

As of the 2010 Decennial Census (U.S. Census Bureau), the Town of Scituate has a population of **18,133 people living in 6,859 households**. The average household size in Scituate is 2.6 people.

Senior Community of (142) Age-Restricted Condominium Townhomes:

Toll Brothers' Active Adult Community development proposal will be age-restricted, with a deed restriction requiring at least one member of each household to be 55 or older, and restricting children under 18 from being full-time residents. This analysis uses an **average household size of 1.6 people per household**, based on the average demographic multiplier for age-restricted single homes in the Northeastern U.S., and consistent with Toll Brothers data from similar communities. Homeowner data at Regency at Methuen confirms that there are fewer than two residents per townhome on average.

According to National Association of Home Builders (NAHB) data, and corroborated by data collected by Rutgers Center for Urban Research Policy, the majority age range of residents of "Active Adult" communities (age-restricted but without continuing care

facilities) is 55 to 74 years. Toll Brothers confirms that their buyers in age-restricted communities in the Northeast primarily fall into the 55-74 age range.

Based on an average household size of 1.6 persons per home, the 142 age-restricted townhomes will be home to **227 residents, primarily between ages 55 and 74**. Not all residents will be new to Scituate; some residents will relocate from within the local area.

(10) 4-Bedroom Single-Family Detached Homes:

According to Rutgers University's 2006 study of all new housing in Massachusetts, single-family detached homes of above-average value with 4 bedrooms generate 3.55 people per home, including an average of .99 school-aged children (but only .83 public school students) per home.

This study rounds up the Rutgers multipliers to 3.6 people and 1.0 public school child per home; therefore the (10) homes will generate (36) residents, including (10) public school students, assuming a slightly higher-than-average household size.

The projected number of school children is an average; some households will have more than one school-aged child and some will have none; some homes will have children at home who are either younger or older than school age; and approximately 10% of school-aged children in the new homes will attend private schools. The projected 10 public school students will likely be spread evenly throughout K-12th grades. This will be an increase of approximately 6 new students at Wampatuck Elementary (K-6), 1 new student at Gates Intermediate (7 & 8), and 3 new students at Scituate High School (9-12).

Overall, the development of (152) new homes will house a total of 263 residents, including 10 new public school students.

3) Projected Household Incomes:

Based on data for typical Toll buyers and the projected home sales prices, it is expected that buyers of the proposed single-family homes will have incomes higher than the Town's average household income. According to the US Census Bureau's 2015 data for the Scituate zip code, the average household income is \$127,730.

The (142) townhomes for active adults are also expected to contribute significant financial resources to the local economy. According to a recent Gallup poll conducted throughout 2014, 73% of Baby Boomers (those born between 1946 and 1964) are employed full time at age 55, and 32% are still employed at age 68. According to the poll, by age 64, about half of all people – both men and women – retire or switch to part-time work. Given that the majority of the residents of an Active Adult community are between 55 and 74 years of age, with a median age of 64 years old, it is expected that approximately 50% of the future community's residents will be employed. According to US Census data for 2015, the average per capita income for adults older than 65 in Scituate zip code is \$65,685.

Assuming 50% (113) of the active adult residents are employed and earning the area median income for those over 65, and that the single homes will have average household incomes for Scituate, then **the new development will add \$8.7 million of personal income to the local economy**, which will lead to an increase in local spending, primarily on all types of services and on food (groceries and eating establishments).

Annual Revenues and Cost of Services at Build-Out

1) Real Estate Taxes to be Paid by New Homes:

Homeowners in Scituate pay local taxes on 100% of the market value of their homes, at a rate of \$14.09 per thousand dollars of home value. (This analysis uses the FY 2017 tax rate and 2017 budget expenditures, as though the homes were in place in 2017.) The (142) townhomes with average values of \$560,000, will pay an average of **\$7,890 per home** in property taxes to the town, totaling \$1.12 million. The (10) single homes, with average values of \$1.16 million, will pay an average of **\$16,344 per home**, totaling \$163,440.

The whole development of (152) new homes will add a total of \$1,283,881 annually to the local property tax revenue stream.

2) Cost of Public Services for New Homes:

This analysis uses the Per Capita Multiplier method to calculate the cost of public services, in order to compare those costs against the projected property taxes.

According to the Town of Scituate Fiscal Year 2018 Budget, the town spends a total of \$950 per person per year for public services paid for by the residential tax levy, not including public education costs. (This per capita cost factors out revenues paid by outside sources and about 4% of the property tax levy that is paid by commercial and industrial property owners).

The Massachusetts Department of Education reports that the total cost per pupil to educate a student in the Scituate schools is \$14,936 per year (2015 data). With (10) new public school students expected, the total increased cost to the school district is approximately \$149,360 per year; this will be offset entirely by the property taxes paid by the (152) proposed new homes.

Using the Per Capita Multiplier method, the proposed development will cost the Town of Scituate \$249,850 per year in property-tax-supported service costs, and Scituate Public Schools a total of \$149,360. The total annual property tax revenue from the new homes will be \$1,283,881, netting a public surplus of \$884,671 per year when the total cost of services is subtracted from the total property tax revenues.

3) Impacts on Levels of Service:

"Active Adult" communities, in which the majority of residents are between the ages of 55 and 74, have lower impacts on public services than typical single family homes do, in large part because of smaller household sizes with no school children. Many of the services provided in the 2017 budget will not be utilized by residents of the age-restricted community, such as waste disposal, playing fields and other family-oriented recreation, education, and other child and family services.

- **Private Services:** The new community will be served by private services and amenities such as trash removal, road maintenance, snow plowing, on-site social and recreational facilities, and open spaces.
- **School Children:** The largest municipal budget item in Scituate is the School District. The proposed active adult community will not add any new school children. This accounts for the majority of the fiscal surplus anticipated from the new development. The (10) school-aged children anticipated to live in the (10) single family homes will add a small number of new children to the local schools, and the total cost of educating them will be covered by the overall development's surplus tax revenues.
- **Lower Traffic Impacts:** Age-restricted communities have much lower traffic impacts on a per-household basis than typical single family developments. The Institute of Transportation Engineers (ITE) Trip Generation Manual data indicates that while a typical single-family home generates an average of 10.1 car trips daily, an active adult home generates only about 3.5 trips per day. Anticipating that at least half of future residents will be retired or working part time, the peak hour traffic demand of the new community will be much less than that of a typical subdivision. There will be very little school bus traffic generated by the small number of children expected to live in the (10) single-family homes, and half of the children will probably walk to the local elementary school.
- **Fire and Emergency Medical Services Impacts:** All of the proposed homes will be new construction equipped with required fire safety protections to meet building safety codes.

This report uses Regency at Methuen as a case study to project future fire and emergency services impacts. Regency at Methuen is a similar Toll Brothers community with a mix of (136) single homes and (104) townhomes which is fully occupied and built out and has been for three years.

Regency at Methuen had (51) emergency calls for fire and EMS for (240) homes in 2015, (15) of which were medical calls. This is an average of .21 calls per household per year, or a total of 4.25 calls per month (1.25 per month of which were medical calls). Only one (1) of the calls in 2015 was an actual fire requiring dispatch; 97% of the fire calls were false alarms handled by the alarm company, not requiring fire company dispatch.

Extrapolating the data from Regency at Methuen, the proposed active adult community will produce an additional 30 emergency calls *per year* (2.5 calls per month), and two-thirds of all the calls are likely to be false alarms. This increase – fewer than one new fire/EMS dispatch per month – is not enough to necessitate more service capacity. However, if there is already a need for more capacity to serve Scituate as a whole, the surplus tax revenue from the proposed community will be available to offset any cost increases (e.g. hiring more staff, purchasing new equipment).

- **Public Safety Impacts:** Looking again at Regency at Methuen data, there were 30 police reports filed for the streets within the active adult community in 2015. An average of 2.5 calls per month among 240 homes equates to .01 calls per home per month. Using this multiplier, the proposed active adult community in Scituate could generate 17 additional police dispatch calls per year (1.4 per month). The causes for police calls at Regency at Methuen in 2015 were suspicious activity, disturbance complaints, parking complaints, lost wallet, welfare checks (checking on a neighbor or family member's well-being), open door, missing items, lockouts, debris in roadway, and 2 motor vehicle stops. Again, this is not a significant enough increase to necessitate more service capacity, however if there is already a need for more capacity to serve Scituate as a whole, the increased tax revenue from the proposed community will be available to offset any cost increases (e.g. hiring more staff, purchasing new equipment).

Job Creation & Local Income

According to national data from 2015 residential developments collected by National Association of Homebuilders (NAHB), the construction of 100 new homes adds \$28,670,800 in local income and supports the creation of 394 new jobs. Almost \$20 million and 237 jobs are a direct result of the construction activity, while the other \$9 million and 157 jobs are created through the induced ripple effect of spending, income increases and tax increases in the local economy. In addition, current and historical data indicates that the ongoing annual effect of 100 new homes when they are occupied results in about \$4 million in annual local income, creating 70 permanent local jobs from construction of 100 new homes.

Extrapolating NAHB economic data, the 3-year construction phase for 152 new homes will generate:

- **355 direct construction jobs**
- **235 induced local jobs**
- **A total of 590 short-term jobs, boosting Scituate's local economy by \$43 million during the construction phase.**

When the homes are built out, 105 jobs will be supported on an ongoing basis, and the community will contribute \$6 million per year in sustainable local income, including business income, local wages and salaries, and local taxes.

Planning & Building Fees

The Town of Scituate charges a variety of fees for new development, to cover administrative costs. In addition to an initial \$500 Special Permit Filing Fee, and postage costs for abutter notifications, the new community will pay:

Building Permit, Utility, and Occupancy Fees:

Building Permits - Townhomes:	± 1,200 per home x 142 homes =	\$ 170,400
Building Permits – Single Homes:	± 2,500 per home x 10 homes =	\$ 25,000
<i>Developer is charged \$10 per \$1,000 of construction cost</i>		
Occupancy Permits:	\$30 per home x 152 =	\$ 4,560
Plumbing & Gas Appliance Fees:	\$150 per home inspection x 152 =	\$ 22,800
Electrical Permits:	\$175 per home inspection x 152 =	\$ 26,600
Water Permit Fees:	\$154 per home x 152 =	\$ 23,408
Water Connection Fees:	\$6,500 per home x 152 =	\$ 988,000
Sewer Permit Fees:		\$ 8,100
Sewer Connection Fees:		<u>\$ 1,260,000</u>
TOTAL FEES:		\$2,528,868

Other Revenue Sources

1) Personal Property Taxes:

This analysis only takes into account the property taxes paid on real estate. The Town of Scituate also collects taxes on vehicles, boats, business equipment, and other types of personal property as permitted by state law. According to the FY 2018 Town Budget, the total value of taxable personal property in Scituate in 2016 was \$41,692,030 / 6,859 households = an average of \$6,078 per household. The *average* personal property tax paid per household in Scituate in 2016 was \$86. This analysis estimates that the town will gain approximately **\$13,000 per year in personal property taxes, assuming an average amount of personal property per household.**

2) Real Estate Transfer Taxes (Stamp Tax / Excise Tax):

For each new home that is sold, a real estate transfer tax of \$4.56 per \$1,000 is paid to Plymouth County. Each townhome sale will pay an average tax of \$2,554; each single-family home will pay an average tax of \$5,290. Plymouth County will gain \$415,568 in taxes over the 3 year build-out period.

Scituate Community - Toll Brothers
(142) Age-Restricted & (10) Single-Family Homes

The following calculations model the impact of the new development on 2017 budgets, as though the homes were currently built out and paying taxes at the same rate as other residential properties.

A. Estimated Number of New Residents				
Unit Type	Quantity New Homes	Average Number of Residents Per Unit*		New Residents
2 & 3-Bedroom Age-Restricted Townhomes	142	1.6	=	227
4-Bedroom Detached Single Family Homes	10	3.6	=	36
Total Homes	152	Total New Residents	=	263

B. Estimated Number of New Public School Children				
Unit Type	Quantity New Homes	Average Number Public School Residents Per Unit**		New School Age Residents
2 & 3-Bedroom Age-Restricted Townhomes	142	0	=	0
4-Bedroom Detached Single Family Homes	10	1	=	10
Total Homes	152	Total New Pupils	=	10

*Source: "Residential Demographic Multipliers: Estimates of the Occupants of New Housing," by Rutgers University Center for Urban Research Policy, June 2006. Averages recorded in actual active adult communities ranged from 1.2 per unit for multifamily to 1.57 per unit for detached homes. This analysis uses the highest multiplier and rounds it up to 1.6 persons per unit. Similar Toll Brothers age-restricted communities report an average of fewer than 2 residents per home. A companion report by Rutgers CUPR analyzed 2005 ACS Census data for new development residential communities throughout Massachusetts, providing average number of residents and school-aged children per household, aggregated by house value and number of bedrooms. The multiplier for Massachusetts new homes with 4 bedrooms valued at more than \$768,500 (2005 dollars) is 3.55 persons per household, including .83 public school child per household on average. This analysis rounds up to 3.6 persons including 1.0 school child per single family home.

**Age-Restricted homes are limited to at least one householder 55 or older, with a restriction that prohibits full-time residents under the age of 18, in accordance with the Federal Housing for Older Persons Act (HOPA).

C. Estimated Taxable Value of New Homes				
	Number of New Homes	Average Market Value Per Home*		Total Market Value
2 & 3-Bedroom Age-Restricted Townhomes	142	\$ 560,000	=	\$ 79,520,000
4-Bedroom Detached Single Family Homes	10	\$ 1,160,000	=	\$ 11,600,000
Total Homes:	152	TOTAL MARKET VALUE:		\$ 91,120,000
x EQUALIZATION RATIO**:				1.00
TOTAL ASSESSED TAXABLE VALUE:				\$ 91,120,000

*Average home prices provided by Toll Brothers.

**All property in the Commonwealth of Massachusetts is assessed at 100% of fair market value.

D. Estimated Tax Revenue Generated by Proposed New Homes				
Receiving Entity	Tax Rate per \$1000 of Assessed Value (2017)*			Total Taxable Value
Town of Scituate (Including Schools)	\$ 14.09	=		\$ 91,120,000
TOTAL ANNUAL PROPERTY TAX REVENUE:				= \$ 1,283,881
Average Property Tax Per New Age-Restricted Townhome:				= \$ 7,890
Average Property Tax Per New Single Family Home:				= \$ 16,344

*Tax rates and other assumptions herein from Scituate Fiscal Year 2018 Town Budget, published on December 29, 2016.

E. Estimated Annual Cost of Services for New Residents				
	Average Cost Per Resident or Pupil**	Number of New Residents or Pupils		Total Annual Cost
Town of Scituate Per Capita Cost of Municipal Services Paid by Real Estate Taxes*	\$ 950	263	=	\$ 249,850
Scituate Public School District**	\$ 14,936	10	=	\$ 149,360
TOTAL ANNUAL COST OF PUBLIC SERVICES*:				\$ 399,210

*Per capita cost derived from Town of Scituate FY 2018 Town Budget, dated December 29, 2016. Calculation as follows: \$53,682,166 (Total FY 2017 Budgeted Tax Levy minus debt exclusions) minus 66.67% education costs (accounted for separately) = \$17,892,266 (Total Town Services Cost not including schools) minus approx. 4% covered by commercial and industrial taxpayers = **\$17,176,575 = FY 2017 Budget amount to be raised by residential property taxes for non-education expenses.** Dividing this number by the total population of Scituate equals the Per Capita Cost of Municipal Services Paid by Residential Property Taxes. According to the decennial US Census, the total population of Scituate was 18,133 people in 2010. **\$17,176,575 divided by 18,133 people = \$950 Per Capita Cost of Municipal Services.**

** Total Per Pupil Cost reported by Massachusetts Department of Elementary & Secondary Education for 2015.

Note: The Per Capita Multiplier cost of services calculation used herein was developed in the 1980's by the Rutgers University Center for Urban Policy Research, and has since become the industry standard method for computing public fiscal impacts of proposed development.

F. Projected Net Annual Fiscal Surplus for Town of Scituate				
	Annual Property Tax Revenue	Annual Public Cost		Annual Net Surplus
Town of Scituate (Including Schools)	\$ 1,283,881	\$ 399,210	=	\$ 884,671
AVERAGE Net Surplus Per Home:				= \$ 5,820

Rutgers University, Center for Urban Policy Research
Residential Demographic Multipliers
—
Estimates of the Occupants of New Housing

(Residents, School-Age Children, Public School-Age Children)
by State, Housing Type, Housing Size, and Housing Price

Prepared by:

Robert W. Burchell, Ph.D.

David Listokin, Ph.D.

William Dolphin, M.A.

Center for Urban Policy Research

Edward J. Bloustein School of Planning

and Public Policy

Rutgers, The State University of New Jersey

New Brunswick, New Jersey

June 2006

DESCRIPTION, DEFINITION, AND ORGANIZATION OF RESIDENTIAL DEMOGRAPHIC MULTIPLIERS

The national, state, and District of Columbia residential demographic multipliers are derived from the 2000 U.S. Census 5-Percent Public Use Microdata Sample (PUMS). The demographic multipliers include the following data fields and organization:

1. **Household Size (HS)**: Total persons per housing unit.
2. **Age distribution of the household members** organized into the following age categories: 0–4, 5–13, 14–17, 18–24, 25–44, 45–64, 65–74, 75+.
3. **Total school-age children (SAC)** or number of persons in the household of school age, defined as those 5 to 17 years old. (The SAC is the same as the combined number of household members in the 5–13 and 14–17 age categories.)
4. **Total public school-age children (PSAC)**, or the SAC who attend public schools.
5. **The SAC and PSAC by grade group** organized as follows: kindergarten (K)–grade 2, grades 3–6, grades 7–9, grades 10–12, and grade 9 by itself. The above data permit the analyst to tabulate the SAC and PSAC by differing school levels (e.g., K–6, 7–12, and 9–12).

The demographic fields shown above are differentiated by **housing type, housing size, housing price, and housing tenure**—four variables that have been found by Rutgers University to be associated with statistically significant differences in the HS, SAC, and PSAC. The multipliers are calculated for **new housing**, here defined as units enumerated in the 2000 census and built from 1990–2000.

The housing or structure types include the following: **single-family detached**; **single-family attached**, sometimes referred to as townhouses or townhomes; **larger (5-or-more-unit) multifamily buildings**, such as garden apartments or stacked flats; **smaller multifamily structures (2 to 4 units)**, such as a starter two-family home; and **mobile homes**. As the 2000 census, the source for the residential multipliers, does not have information on the stories in a housing structure (this was last available in the 1980 census), multiplier presentations cannot disaggregate multifamily housing into garden, mid-rise, and high-rise categories.

Housing-unit size is measured by the number of bedrooms, and data are presented for housing units ranging from **1 to 5 bedrooms**. There is an association between housing type and number of bedrooms, and the demographic multiplier tables present the common configurations for each housing type. For instance, demographic data are shown for 1- through 3-bedroom multifamily units and not for 4- to 5-bedroom units of this type because multifamily housing tends to be built with fewer rather than more bedrooms. The opposite is the case for single-family detached homes; in this instance, data are presented for 2- to 5-bedroom units as opposed to 1-bedroom units because detached housing is typically built with more rather than fewer bedrooms.

Housing is additionally classified by tenure: **ownership** or **rental**. According to the census, “A housing unit is owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. . . . All occupied housing units that are not owner-occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter-occupied.”

There is a further differentiation of the demographic profiles by housing value or rent. The census definitions for “value” and “rent” are shown on the Definitions page; with regard to the latter, the current study indicates the “gross rent” (rent with utilities) rather than the “contract rent.”

Values and gross rents reported in the 2000 census are updated to 2005 using a residential price inflation index available from the Federal Housing Finance Board. A separate price index is applied for the nation, for each of the 50 states, and for the District of Columbia.

The demographic profiles by 2005 housing values and gross rents are organized following a four-tiered classification: all **value or rent housing**, and then housing arrayed by **terciles (thirds) of value or rent** (units at the 1st–33rd percentile of value or rent; units at the 33rd through 66th percentile of value or rent; and units at the 67th–100th percentile of value or rent.)

**DEFINITIONS OF DATA CONTAINED IN THE U.S. CENSUS OF POPULATION AND HOUSING
PUBLIC USE MICRODATA SAMPLE (PUMS) 2000 AND OTHER MULTIPLIER TERMS**

TERMS	DEFINITION/COMMENT
<p>Bedrooms (BR)</p> <p>Housing Categories (Structure Type)</p>	<p>The number of rooms that would be listed as bedrooms if the house, apartment, or mobile home were listed on the market for sale or rent even if these rooms are currently used for other purposes.</p> <p>Single-family, detached. This is a 1-unit structure detached from any other house; that is, with open space on all four sides. Such structures are considered detached if they have an adjoining shed or garage.</p> <p>Single-family attached. This is a 1-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.</p> <p>2-4 units. These are units in structures containing 2, 3, or 4 housing units.</p> <p>5+ units. These are units in structures containing 5 or more housing units.</p> <p>Mobile home. Both occupied and vacant mobile homes to which no permanent rooms have been added are counted in this category. Mobile homes used only for business purposes or for extra sleeping space, and mobile homes for sale on a dealer's lot, at the factory, or in storage, are not counted in the housing inventory. In 1990, the category was "mobile home or trailer."</p>
<p>Household Size</p>	<p>The total number of persons in a housing unit.</p>
<p>Housing Tenure (Ownership or Rental)</p>	<p>A housing unit is owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. All occupied housing units that are not owner-occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter-occupied.</p>
<p>Housing Unit</p>	<p>A housing unit may be a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy as separate living quarters).</p>
<p>Housing Value (Rent)</p>	<p>Housing value is the census respondent's estimate of how much the property would sell for if it were for sale. In the current study, the value of a rented unit in a 1- to 4-unit structure is estimated to be 100 times the monthly gross rent, and all such units are included with owner-occupied units in calculating the multipliers. The housing value and rents indicated by the 2000 census were updated to 2005 using a residential price inflation index (available from the Federal Housing Finance Board) for the nation, for each state, and for the District of Columbia. Housing value or rent is categorized into a four-tier classification: all value (or rent) housing, and then housing units arrayed by terciles (thirds) of value (or rent).</p>
<p>Housing Rent (Contract Rent)</p>	<p>Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included.</p>
<p>Housing Rent (Gross Rent)</p>	<p>Gross rent is the contract rent plus the estimated average monthly cost of utilities (electric, gas, water and sewer) and fuels (oil, coal, kerosene, wood, and the like) if these are paid by the renter (or paid for the renter by someone else). In the current study, the monthly gross rents are indicated in the demographic table.</p>
<p>Insufficient Sample</p>	<p>This notation in a table means that fewer than 600 weighted observations were counted for a housing type/bedroom/value combination or for an entire housing type/bedroom combination.</p>
<p>Public School-Age Children (PSAC)</p>	<p>The school-age children attending public school.</p>
<p>Residential Demographic Multipliers</p>	<p>Multipliers show the population associated with different housing categories as well as housing differentiated by housing value, housing size (bedrooms), and housing tenure.</p>
<p>School-Age Children (SAC)</p>	<p>The household members of elementary and secondary school age, defined here as those 5 through 17 years of age.</p>

**MASSACHUSETTS (1--1) ALL PERSONS IN UNIT:
TOTAL PERSONS AND PERSONS BY AGE**

STRUCTURE TYPE /BEDROOMS/ VALUE (2005)/TENURE	TOTAL PERSONS	AGE							
		0-4	5-13	14-17	18-24	25-44	45-64	65-74	75+
Single-Family Detached, 2 BR									
All Values	2.25	0.14	0.20	0.06	0.11	0.79	0.61	0.20	0.13
Less than \$234,500	2.29	0.17	0.25	0.11	0.24	0.85	0.42	0.13	0.11
\$234,500 to \$320,000	2.25	0.12	0.20	0.06	0.07	0.85	0.55	0.23	0.18
More than \$320,000	2.19	0.14	0.16	0.01	0.06	0.64	0.89	0.22	0.07
Single-Family Detached, 3 BR									
All Values	3.07	0.37	0.52	0.14	0.10	1.32	0.49	0.08	0.03
Less than \$320,000	3.14	0.34	0.57	0.19	0.14	1.36	0.42	0.08	0.04
\$320,000 to \$469,500	3.08	0.41	0.51	0.12	0.09	1.38	0.46	0.07	0.03
More than \$469,500	2.92	0.32	0.47	0.10	0.07	1.10	0.71	0.12	0.03
Single-Family Detached, 4 BR									
All Values	3.71	0.45	0.89	0.21	0.13	1.37	0.58	0.05	0.03
Less than \$469,500	3.84	0.41	0.91	0.25	0.21	1.41	0.57	0.04	0.04
\$469,500 to \$768,500	3.70	0.48	0.90	0.20	0.11	1.41	0.53	0.05	0.02
More than \$768,500	3.55	0.43	0.83	0.16	0.11	1.21	0.73	0.06	0.02
Single-Family Detached, 5 BR									
All Values	4.49	0.45	1.21	0.39	0.23	1.29	0.74	0.11	0.05
Less than \$597,500	4.80	0.46	1.22	0.48	0.46	1.31	0.63	0.13	0.11
\$597,500 to \$1,067,000	4.47	0.51	1.22	0.33	0.17	1.37	0.71	0.13	0.04
More than \$1,067,000	4.21	0.32	1.17	0.45	0.11	1.12	0.93	0.07	0.03
Single-Family Attached, 2 BR									
All Values	1.98	0.11	0.13	0.03	0.10	0.60	0.66	0.20	0.15
Less than \$234,500	2.25	0.22	0.26	0.02	0.21	0.77	0.52	0.12	0.13
\$234,500 to \$384,000	1.85	0.07	0.09	0.05	0.05	0.57	0.71	0.18	0.13
More than \$384,000	1.86	0.04	0.02	0.01	0.05	0.36	0.77	0.37	0.24
Single-Family Attached, 3 BR									
All Values	2.82	0.22	0.42	0.21	0.17	1.01	0.58	0.15	0.06
Less than \$210,000	3.43	0.28	0.77	0.34	0.31	1.13	0.50	0.09	0.01
\$210,000 to \$384,000	2.63	0.25	0.31	0.14	0.11	1.11	0.54	0.07	0.10
More than \$384,000	2.38	0.10	0.15	0.17	0.08	0.72	0.74	0.36	0.06
Single-Family Attached, 4 BR									
All Values	3.68	0.50	0.87	0.24	0.11	1.06	0.63	0.19	0.08
Less than \$277,500									
\$277,500 to \$597,500									
More than \$597,500									
5+ Units--Own, 1 BR									
All Values	1.26	0.00	0.00	0.00	0.10	0.40	0.29	0.09	0.38
Less than \$234,500									
\$234,500 to \$384,000									
More than \$384,000									
5+ Units--Own, 2 BR									
All Values	1.67	0.06	0.06	0.03	0.07	0.46	0.52	0.23	0.25
Less than \$234,500	1.93	0.13	0.13	0.07	0.17	0.57	0.61	0.16	0.09
\$234,500 to \$384,000	1.59	0.04	0.02	0.01	0.05	0.45	0.51	0.26	0.25
More than \$384,000	1.53	0.00	0.04	0.01	0.00	0.34	0.44	0.24	0.45
5+ Units--Own, 3 BR									
All Values									
Less than \$277,500									
\$277,500 to \$384,000									
More than \$384,000									

**MASSACHUSETTS (1--2) ALL PERSONS IN UNIT:
TOTAL PERSONS AND PERSONS BY AGE**

STRUCTURE TYPE /BEDROOMS/ VALUE (2005)/TENURE	TOTAL PERSONS	AGE							
		0-4	5-13	14-17	18-24	25-44	45-64	65-74	75+
5+ Units–Rent, 1 BR									
All Values	1.39	0.04	0.04	0.02	0.12	0.42	0.16	0.18	0.41
Less than \$750	1.31	0.03	0.08	0.02	0.05	0.14	0.20	0.33	0.46
\$750 to \$1,500	1.46	0.04	0.02	0.03	0.12	0.49	0.20	0.16	0.40
More than \$1,500	1.38	0.04	0.03	0.00	0.18	0.64	0.08	0.06	0.36
5+ Units–Rent, 2 BR									
All Values	2.14	0.18	0.20	0.07	0.27	0.87	0.24	0.11	0.20
Less than \$1,300	2.40	0.32	0.31	0.11	0.43	0.75	0.24	0.13	0.12
\$1,300 to \$2,250	2.12	0.13	0.16	0.06	0.22	1.01	0.26	0.13	0.13
More than \$2,250	1.89	0.09	0.12	0.04	0.15	0.85	0.22	0.08	0.34
5+ Units–Rent, 3 BR									
All Values	2.98	0.35	0.63	0.10	0.35	1.14	0.39	0.00	0.02
Less than \$1,050					Insufficient Sample				
\$1,050 to \$1,800					Insufficient Sample				
More than \$1,800					Insufficient Sample				
2-4 Units, 1 BR									
All Values	2.26	0.17	0.27	0.16	0.23	0.75	0.47	0.11	0.10
Less than \$85,500	2.20	0.26	0.24	0.20	0.17	0.44	0.53	0.23	0.13
\$85,500 to \$138,500	2.15	0.12	0.25	0.16	0.27	0.79	0.52	0.00	0.05
More than \$138,500	2.43	0.12	0.32	0.12	0.24	1.03	0.36	0.11	0.12
2-4 Units, 2 BR									
All Values	2.28	0.20	0.29	0.14	0.21	0.86	0.38	0.09	0.11
Less than \$121,000	2.69	0.32	0.50	0.20	0.29	0.85	0.34	0.09	0.10
\$121,000 to \$192,000	2.22	0.21	0.19	0.12	0.23	1.05	0.31	0.04	0.07
More than \$192,000	1.89	0.05	0.19	0.08	0.09	0.61	0.52	0.16	0.19
2-4 Units, 3 BR									
All Values	3.29	0.28	0.67	0.27	0.39	1.15	0.42	0.05	0.05
Less than \$125,000	3.45	0.33	0.92	0.32	0.45	1.12	0.25	0.03	0.03
\$125,000 to \$234,500	3.53	0.28	0.77	0.33	0.38	1.17	0.52	0.06	0.01
More than \$234,500	2.79	0.24	0.25	0.15	0.34	1.16	0.49	0.04	0.13
Mobile, 2 BR									
All Values	1.81	0.02	0.10	0.03	0.10	0.20	0.62	0.49	0.26
Less than \$94,000					Insufficient Sample				
\$94,000 to \$145,000					Insufficient Sample				
More than \$145,000					Insufficient Sample				
Mobile, 3 BR									
All Values	2.43	0.19	0.38	0.17	0.02	0.58	0.58	0.42	0.10
Less than \$111,000					Insufficient Sample				
\$111,000 to \$147,500					Insufficient Sample				
More than \$147,500					Insufficient Sample				
Mobile, 4 BR									
All Values					Insufficient Sample				
Less than \$192,000					Insufficient Sample				
\$192,000 to \$1,067,000					Insufficient Sample				
More than \$1,067,000					Insufficient Sample				

**MASSACHUSETTS (2--1) ALL SCHOOL CHILDREN:
SCHOOL-AGE CHILDREN (SAC)**

STRUCTURE TYPE /BEDROOMS/ VALUE (2005)/TENURE	TOTAL SAC	GRADE				
		K-2	3-6	7-9	10-12	Gr. 9 Only
Single-Family Detached, 2 BR						
All Values	0.26	0.08	0.07	0.06	0.05	0.01
Less than \$234,500	0.36	0.10	0.08	0.10	0.09	0.02
\$234,500 to \$320,000	0.26	0.08	0.07	0.06	0.05	0.01
More than \$320,000	0.17	0.07	0.06	0.03	0.01	0.01
Single-Family Detached, 3 BR						
All Values	0.66	0.20	0.22	0.13	0.10	0.04
Less than \$320,000	0.76	0.22	0.25	0.15	0.14	0.05
\$320,000 to \$469,500	0.63	0.21	0.21	0.12	0.09	0.03
More than \$469,500	0.57	0.17	0.21	0.12	0.06	0.04
Single-Family Detached, 4 BR						
All Values	1.10	0.33	0.40	0.23	0.14	0.06
Less than \$469,500	1.16	0.30	0.41	0.25	0.19	0.06
\$469,500 to \$768,500	1.10	0.35	0.40	0.23	0.13	0.07
More than \$768,500	0.99	0.29	0.37	0.21	0.12	0.04
Single-Family Detached, 5 BR						
All Values	1.60	0.35	0.58	0.38	0.29	0.10
Less than \$597,500	1.70	0.33	0.56	0.45	0.36	0.12
\$597,500 to \$1,067,000	1.55	0.36	0.60	0.37	0.23	0.10
More than \$1,067,000	1.62	0.36	0.58	0.33	0.35	0.10
Single-Family Attached, 2 BR						
All Values	0.16	0.05	0.05	0.04	0.02	0.01
Less than \$234,500	0.28	0.10	0.11	0.06	0.01	0.01
\$234,500 to \$384,000	0.14	0.04	0.03	0.03	0.04	0.01
More than \$384,000	0.03	0.02	0.00	0.01	0.00	0.01
Single-Family Attached, 3 BR						
All Values	0.63	0.16	0.19	0.13	0.16	0.06
Less than \$210,000	1.11	0.27	0.35	0.23	0.27	0.07
\$210,000 to \$384,000	0.45	0.14	0.15	0.09	0.07	0.07
More than \$384,000	0.32	0.05	0.05	0.07	0.15	0.02
Single-Family Attached, 4 BR						
All Values	1.12	0.33	0.38	0.16	0.24	0.00
Less than \$277,500			Insufficient Sample			
\$277,500 to \$597,500			Insufficient Sample			
More than \$597,500			Insufficient Sample			
5+ Units-Own, 1 BR						
All Values	0.00	0.00	0.00	0.00	0.00	0.00
Less than \$234,500			Insufficient Sample			
\$234,500 to \$384,000			Insufficient Sample			
More than \$384,000			Insufficient Sample			
5+ Units-Own, 2 BR						
All Values	0.08	0.00	0.03	0.02	0.02	0.00
Less than \$234,500	0.21	0.02	0.08	0.05	0.06	0.01
\$234,500 to \$384,000	0.03	0.00	0.02	0.00	0.01	0.00
More than \$384,000	0.04	0.00	0.00	0.04	0.01	0.00
5+ Units-Own, 3 BR						
All Values			Insufficient Sample			
Less than \$277,500			Insufficient Sample			
\$277,500 to \$384,000			Insufficient Sample			
More than \$384,000			Insufficient Sample			

**MASSACHUSETTS (2--2) ALL SCHOOL CHILDREN:
SCHOOL-AGE CHILDREN (SAC)**

STRUCTURE TYPE /BEDROOMS/ VALUE (2005)/TENURE	TOTAL SAC	GRADE				
		K-2	3-6	7-9	10-12	Gr. 9 Only
5+ Units-Rent, 1 BR						
All Values	0.06	0.02	0.02	0.01	0.01	0.00
Less than \$750	0.10	0.02	0.04	0.02	0.02	0.00
\$750 to \$1,500	0.05	0.00	0.02	0.01	0.02	0.01
More than \$1,500	0.03	0.02	0.01	0.00	0.00	0.00
5+ Units-Rent, 2 BR						
All Values	0.27	0.07	0.07	0.08	0.05	0.02
Less than \$1,300	0.42	0.12	0.09	0.12	0.08	0.02
\$1,300 to \$2,250	0.23	0.07	0.08	0.05	0.04	0.03
More than \$2,250	0.16	0.03	0.04	0.06	0.03	0.01
5+ Units-Rent, 3 BR						
All Values	0.73	0.20	0.30	0.17	0.07	0.04
Less than \$1,050			Insufficient Sample			
\$1,050 to \$1,800			Insufficient Sample			
More than \$1,800			Insufficient Sample			
2-4 Units, 1 BR						
All Values	0.43	0.10	0.09	0.12	0.11	0.05
Less than \$85,500	0.43	0.11	0.07	0.10	0.14	0.05
\$85,500 to \$138,500	0.41	0.11	0.09	0.08	0.13	0.03
More than \$138,500	0.44	0.09	0.11	0.18	0.06	0.07
2-4 Units, 2 BR						
All Values	0.43	0.10	0.13	0.09	0.11	0.03
Less than \$121,000	0.70	0.17	0.23	0.15	0.14	0.06
\$121,000 to \$192,000	0.31	0.07	0.09	0.06	0.10	0.02
More than \$192,000	0.27	0.05	0.07	0.07	0.08	0.00
2-4 Units, 3 BR						
All Values	0.94	0.24	0.33	0.17	0.20	0.07
Less than \$125,000	1.24	0.39	0.39	0.22	0.24	0.07
\$125,000 to \$234,500	1.10	0.21	0.44	0.23	0.22	0.11
More than \$234,500	0.40	0.13	0.12	0.03	0.11	0.03
Mobile, 2 BR						
All Values	0.12	0.04	0.04	0.02	0.03	0.00
Less than \$94,000			Insufficient Sample			
\$94,000 to \$145,000			Insufficient Sample			
More than \$145,000			Insufficient Sample			
Mobile, 3 BR						
All Values	0.54	0.15	0.12	0.17	0.11	0.06
Less than \$111,000			Insufficient Sample			
\$111,000 to \$147,500			Insufficient Sample			
More than \$147,500			Insufficient Sample			
Mobile, 4 BR						
All Values			Insufficient Sample			
Less than \$192,000			Insufficient Sample			
\$192,000 to \$1,067,000			Insufficient Sample			
More than \$1,067,000			Insufficient Sample			

**MASSACHUSETTS (3--1) ALL PUBLIC SCHOOL CHILDREN:
SCHOOL-AGE CHILDREN IN PUBLIC SCHOOL (PSAC)**

STRUCTURE TYPE /BEDROOMS/ VALUE (2005)/TENURE	TOTAL PSAC	PUBLIC SCHOOL GRADE				
		K-2	3-6	7-9	10-12	Gr. 9 Only
Single-Family Detached, 2 BR						
All Values	0.24	0.07	0.07	0.05	0.04	0.01
Less than \$234,500	0.34	0.10	0.08	0.08	0.08	0.02
\$234,500 to \$320,000	0.23	0.07	0.07	0.05	0.04	0.01
More than \$320,000	0.14	0.06	0.06	0.02	0.01	0.01
Single-Family Detached, 3 BR						
All Values	0.57	0.16	0.20	0.12	0.09	0.03
Less than \$320,000	0.67	0.18	0.22	0.14	0.13	0.04
\$320,000 to \$469,500	0.55	0.17	0.20	0.11	0.08	0.03
More than \$469,500	0.48	0.13	0.19	0.10	0.05	0.03
Single-Family Detached, 4 BR						
All Values	0.93	0.25	0.36	0.21	0.12	0.06
Less than \$469,500	1.02	0.24	0.37	0.23	0.18	0.06
\$469,500 to \$768,500	0.93	0.26	0.36	0.21	0.11	0.07
More than \$768,500	0.83	0.23	0.34	0.18	0.07	0.04
Single-Family Detached, 5 BR						
All Values	1.34	0.28	0.49	0.33	0.24	0.09
Less than \$597,500	1.57	0.29	0.48	0.45	0.35	0.12
\$597,500 to \$1,067,000	1.31	0.28	0.52	0.31	0.20	0.08
More than \$1,067,000	1.17	0.25	0.46	0.25	0.21	0.09
Single-Family Attached, 2 BR						
All Values	0.15	0.05	0.05	0.03	0.02	0.01
Less than \$234,500	0.27	0.09	0.11	0.06	0.01	0.01
\$234,500 to \$384,000	0.13	0.04	0.03	0.03	0.04	0.01
More than \$384,000	0.02	0.02	0.00	0.00	0.00	0.00
Single-Family Attached, 3 BR						
All Values	0.58	0.13	0.18	0.13	0.14	0.05
Less than \$210,000	1.06	0.25	0.34	0.22	0.26	0.06
\$210,000 to \$384,000	0.39	0.09	0.15	0.09	0.06	0.07
More than \$384,000	0.26	0.03	0.03	0.07	0.14	0.02
Single-Family Attached, 4 BR						
All Values	0.95	0.24	0.38	0.12	0.21	0.00
Less than \$277,500			Insufficient Sample			
\$277,500 to \$597,500			Insufficient Sample			
More than \$597,500			Insufficient Sample			
5+ Units--Own, 1 BR						
All Values	0.00	0.00	0.00	0.00	0.00	0.00
Less than \$234,500			Insufficient Sample			
\$234,500 to \$384,000			Insufficient Sample			
More than \$384,000			Insufficient Sample			
5+ Units--Own, 2 BR						
All Values	0.08	0.00	0.03	0.02	0.02	0.00
Less than \$234,500	0.21	0.02	0.08	0.05	0.06	0.01
\$234,500 to \$384,000	0.03	0.00	0.02	0.00	0.01	0.00
More than \$384,000	0.04	0.00	0.00	0.04	0.00	0.00
5+ Units--Own, 3 BR						
All Values			Insufficient Sample			
Less than \$277,500			Insufficient Sample			
\$277,500 to \$384,000			Insufficient Sample			
More than \$384,000			Insufficient Sample			

**MASSACHUSETTS (3--2) ALL PUBLIC SCHOOL CHILDREN:
SCHOOL-AGE CHILDREN IN PUBLIC SCHOOL (PSAC)**

STRUCTURE TYPE /BEDROOMS/ VALUE (2005)/TENURE	TOTAL PSAC	PUBLIC SCHOOL GRADE				
		K-2	3-6	7-9	10-12	Gr. 9 Only
5+ Units–Rent, 1 BR						
All Values	0.06	0.01	0.02	0.01	0.01	0.00
Less than \$750	0.10	0.02	0.04	0.02	0.02	0.00
\$750 to \$1,500	0.05	0.00	0.02	0.01	0.02	0.01
More than \$1,500	0.02	0.02	0.01	0.00	0.00	0.00
5+ Units–Rent, 2 BR						
All Values	0.24	0.07	0.07	0.06	0.04	0.01
Less than \$1,300	0.39	0.12	0.09	0.10	0.07	0.01
\$1,300 to \$2,250	0.21	0.07	0.08	0.04	0.03	0.03
More than \$2,250	0.13	0.03	0.04	0.05	0.01	0.01
5+ Units–Rent, 3 BR						
All Values	0.73	0.20	0.30	0.17	0.07	0.04
Less than \$1,050			Insufficient Sample			
\$1,050 to \$1,800			Insufficient Sample			
More than \$1,800			Insufficient Sample			
2-4 Units, 1 BR						
All Values	0.42	0.10	0.09	0.11	0.11	0.05
Less than \$85,500	0.43	0.11	0.07	0.10	0.14	0.05
\$85,500 to \$138,500	0.41	0.11	0.09	0.08	0.13	0.03
More than \$138,500	0.42	0.09	0.11	0.16	0.06	0.07
2-4 Units, 2 BR						
All Values	0.39	0.09	0.12	0.09	0.09	0.03
Less than \$121,000	0.67	0.15	0.23	0.15	0.14	0.06
\$121,000 to \$192,000	0.26	0.06	0.07	0.06	0.07	0.02
More than \$192,000	0.24	0.05	0.07	0.05	0.07	0.00
2-4 Units, 3 BR						
All Values	0.85	0.19	0.30	0.17	0.19	0.07
Less than \$125,000	1.20	0.35	0.39	0.22	0.24	0.07
\$125,000 to \$234,500	0.94	0.11	0.38	0.23	0.22	0.11
More than \$234,500	0.34	0.12	0.12	0.03	0.08	0.03
Mobile, 2 BR						
All Values	0.06	0.02	0.00	0.02	0.03	0.00
Less than \$94,000			Insufficient Sample			
\$94,000 to \$145,000			Insufficient Sample			
More than \$145,000			Insufficient Sample			
Mobile, 3 BR						
All Values	0.54	0.15	0.12	0.17	0.11	0.06
Less than \$111,000			Insufficient Sample			
\$111,000 to \$147,500			Insufficient Sample			
More than \$147,500			Insufficient Sample			
Mobile, 4 BR						
All Values			Insufficient Sample			
Less than \$192,000			Insufficient Sample			
\$192,000 to \$1,067,000			Insufficient Sample			
More than \$1,067,000			Insufficient Sample			

Part Two

F. SPECIALIZED HOUSING RESIDENTIAL MULTIPLIERS

AGE-RESTRICTED HOUSING

AGE-RESTRICTED HOUSING: BACKGROUND AND DEMOGRAPHICS

As “baby boomers” age, growing numbers of age-restricted developments are emerging, both nationally as well as in New Jersey. These developments typically require that one member of the household be at least 55 years old and that all other members be at least 19 years of age.

While the *Public Use Microdata Sample* (PUMS) is an invaluable source for demographers, the PUMS does not allow specification of demographics for residents in age-restricted developments. In contrast, the *American Housing Survey* (AHS) does have a subset of data for “senior citizen communities,” including separate specification for “communities that are age-restricted to those 55+.”

The authors accessed the 2003 AHS for recently built housing (built 1990 to 2003) in age-restricted developments and tabulated those figures by region of the United States. The detailed AHS data are found in table II-F-1. For the Northeast, the average household sizes of newly built (1990 or newer) age-restricted housing were as follows: 1.57 for single-family detached homes, 1.39 for single family detached homes, and 1.20 for multifamily units.

Table II-F-1 gives further age cohort detail for the occupants of the age-restricted units. For instance, most of the occupants are 55 to 74 years of age, followed by those in the 75 through 84 year age cohort.

TABLE II-F-1
Total Persons (Household Size Multipliers) and Persons by Age in Age-Restricted Housing in the Northeast United States

STRUCTURE TYPE/ BEDROOMS/ VALUE/TENURE	TOTAL PERSONS	AGE							
		0-18	19-34	35-44	45-54	55-64	65-74	75-84	85+
PERSONS									
Single-Family Detached All Values, Bedrooms, and Tenure	1.57	0.00	0.01	0.08	0.00	0.67	0.44	0.37	0.00
Single-Family Attached All Values, Bedrooms, and Tenure	1.39	0.00	0.00	0.00	0.00	0.09	0.61	0.48	0.21
Multifamily All Values, Bedrooms, And Tenure	1.20	0.00	0.00	0.00	0.00	0.04	0.42	0.49	0.25
All Housing Categories¹ All Values, Bedrooms, and Tenure	1.38	0.00	0.00	0.02	0.00	0.28	0.53	0.40	0.14
PERCENTAGES									
Single-Family Detached All Values, Bedrooms, and Tenure	100%	0.00	0.01	0.05	0.00	0.43	0.28	0.23	0.00
Single-Family Attached All Values, Bedrooms, and Tenure	100%	0.00	0.00	0.00	0.00	0.06	0.44	0.35	0.15
Multifamily All Values, Bedrooms, and Tenure	100%	0.00	0.00	0.00	0.00	0.03	0.35	0.41	0.21
All Housing Categories All Values, Bedrooms, and Tenure	100%	0.00	0.00	0.01	0.00	0.21	0.39	0.29	0.10

Note: 1. Includes mobile homes.

Source: 2003 American Housing Survey.



METHUEN POLICE MEMORANDUM

DATE: WEDNESDAY, JANUARY 6, 2016
TO: CAPTAIN MCCARTHY
FROM: OFFICER GINA SCANLON
RE: TOLL BROTHERS CALLS FOR SERVICE

Captain McCarthy,

This memo is in request to calls for service for Toll Brothers Wheeler Street from January 1, 2015 to December 31, 2015.

Toll Brothers Development consists of the following Streets:

12 Wheeler Street
Hopkins Circle
Herrick Way
Emmons Way
Hartshorne Way
Sherwood Way

A search for calls for service to these streets revealed 81 calls for service in 2015.

The 81 calls for service are broken down into the following categories:

Alarm	35	Medical	15
Fire	1		
Suspicious Activity	7	Larceny	1
Disturbance	3	Keeper of the peace	1
Parking Complaint	3	Threats	1
Lost Wallet	2	Follow up	1
Welfare check	2	Lockout	1
MV stolen (dirtbike)	2	Open door	1
MV Stop	2	Notification	1
Debris in Roadway	1	911 Accidental	1

Respectfully Submitted,

Officer Gina R. Scanlon