

## TABLE OF CONTENTS

	Page
Docket Entries .....	v
Complaint .....	1
Exhibit attached:	
A. Amended Zoning Ordinance of the Town of Pen- field .....	38
Notice of Motion to Dismiss Complaint .....	117
Motion to Dismiss Complaint .....	120
Affidavit of James M. Hartman .....	124
Notice of Motion .....	134
Motion to Intervene as Plaintiff .....	137
Affidavit of Sanford Liebschutz .....	139
Intervenor Affidavit Complaint .....	144
Motion and Notice of Motion .....	165
Affidavit of John C. Mitchell .....	170
Exhibit attached:	
1. Charter Membership List .....	177
Affidavit of Robert J. Warth .....	180
Exhibits attached:	
A. Facts about Rochester Housing .....	196
B. Housing Site Proposal .....	201
C. Correspondence .....	218
D. News Article .....	232
E. Proposal Regarding Low-Income Housing .....	233
F. Summary Report .....	245
G. Charter Membership List .....	321
H. Correspondence .....	324
I. Statement to Ways and Means Committee .....	328
J. Resolution .....	334
K. Letter to County Legislator, dated 5-5-71 .....	336
L. Suggestions by Special Committee on Housing .....	338

Exhibits attached to Warth Affidavit (cont'd)	Page
M. Letter to Chairman, Political Action Committee, dated 6-9-71 .....	340
N. Report to County Legislature from Special Housing Committee .....	343
O. News Release .....	348
P. Resolution .....	352
Q. Metro-Act Proposal to the Penfield Town Board	357
Affidavit of Andalino Ortiz .....	362
Exhibit attached:	
A. Summary of Rental Information in Town of Penfield .....	402
Affidavit of Clara Broadnax .....	404
Affidavit of Angela Reyes .....	422
Affidavit of Rosa Sinkler .....	435
Affidavit of Warth, Reichert, Vinkey and Harris .....	456
Exhibits attached:	
A. Report of Housing Task Force on Moderate Income Housing .....	487
Appendices:	
A. Penfield Housing Task Force "Charter"	524
B. "Moderate Income" Ranges .....	527
C. "Opinion Survey — Tabulated Question- naire" .....	528
D. Ten Year Housing Targets for Monroe County .....	544
E. Excerpts from 1970 Census of Population and Housing .....	549
F. Distribution of Housing Units in Monroe County (1970) .....	551
G. Cost of Extra Features — Value Ratio Curve .....	552
H. Land Acquisition Cost Analyses and Land Development Cost Analyses .....	553

Exhibits attached to Warth et al. Affidavits (cont'd)	Page
Appendices (cont'd)	
I. Penfield Zoning Ordinance, Housing Sections Summary	555
J. Estimate of Housing Costs in Penfield's Proposed P.U.D.s	561
K. Sections 235, 236 Summary	564
L. Section 235 Regulations	566
M. Comparison of Tax Rate Impacts of a High Density Development and a Low Density Development on a School District	573
B. Chart of U.S. Government Outlays for Ten Year Period	582
C. Charts Showing Population by Race	583
D. Tax Information on the Town of Penfield	589
E. Exempt Property Totals	600
F. News Article	606
G. City of Rochester Tax Rates	607
H. News Article from the Times-Union, 4-26-72	608
I. News Article from the Penfield Press, 6-1-72	609
J. News Article from Rochester Democrat and Chronicle, 6-6-72	610
K. News Article from Rochester Democrat and Chronicle, 6-4-72	611
L. News Article from the Times-Union, 6-6-72	612
M. News Article on Housing	613
N. News Article on Crime Statistics	614
Affidavit of Ann McNabb	615
Exhibits attached:	
A. Town Zoning and the Housing Shortage	643
B. A Model Planned Unit Development Article for a Town Zoning Ordinance	697
C. Planning Board Minutes, 6-9-70	756
D. Planning Board Minutes, 8-25-70	758
E. Planning Board Minutes, 5-10-71	768

Exhibits attached to McNabb Affidavit (cont'd)	Page
F. Report on Proposed Zoning Actions, 6-24-71 . . . .	772
G. Planning Board Minutes, 7-12-71 . . . . .	777
H. Description of Planned Unit Development . . . . .	779
I. Publicity and Minutes of Public Hearing regarding PUD . . . . .	800
J. Notice of Adoption of Amendment to Penfield Zoning Ordinance . . . . .	818
K. Resolution, Penfield Town Board, 1-3-72 . . . . .	828
L. Monroe County Executive Committee recommends disapproval of re-zoning change . . . . .	838
M. News Article, Penfield Press, 5-25-72 . . . . .	840
N. Press Release . . . . .	841
O. Proposal of Cooperative Homeownership for Penfield . . . . .	849
P. Soil Review of Proposed Apartment Site . . . . .	860
Q. Traffic Survey . . . . .	864
R. Brief from Robert J. Anderson, consultant . . . . .	866
S. Resolution of Penfield Planning Board, 9-9-69 . .	881
T. Resolution of Penfield Town Board, 1-12-70	883
U. Proposal of O'Brien Homes, Inc. . . . .	885
V. Minutes of Penfield Planning Board, 10-12-71 . .	897
W. Minutes of Penfield Planning Board, 3-27-72 and 4-24-72 . . . . .	900
X. Omitted here as contents appear herein as part of Exhibit W . . . . .	908
Y. Resolution for Rezoning, Penfield Town Board, 9-7-71 . . . . .	909
Z. Legal Notice . . . . .	920
AA. Minutes of Planning Board, 3-13-72 . . . . .	921
Affidavit of Kling, Taddiken and Farley . . . . .	925
U. S. District Court Opinion . . . . .	948
U. S. Court of Appeals Opinion . . . . .	953

IMPACT ON PENFIELD

This section will review the impact of the recommendations of this Task Force on various public services in the Town. Certain services can be handled with relative ease. For example, in telephone conversations officials at Rochester Gas and Electric Company, Rochester Telephone Company and the Monroe County Water Authority assured the Task Force that the gas, electric, telephone and water services will be readily extended to all housing developments in the Town of Penfield.

Sanitary Sewers

In contrast the sanitary sewer situation is too complicated to be dealt with effectively within the scope of the activities of this Task Force. At present there is insufficient capacity to handle 2000 additional dwelling units in Penfield, regardless of their location or cost. In fact, certain approved developments cannot start construction until portions of the sanitary sewer problem are resolved. The Town Board is aware of these problems and is evaluating solutions. This Task Force assumes that satisfactory solutions will be identified and that the appropriate action will be taken to permit the normal growth of Penfield as well as the construction of the recommended moderate income housing.

Roads, Traffic and Shopping

The Penfield Conservation Board has as one of its responsibilities the evaluation of Penfield's road network and traffic patterns. As specific proposals for moderate income housing are presented to

## EXHIBIT A

the Planning Board and Town Board, this Task Force asks that the Conservation Board analyze the anticipated impact of each development on the traffic load and patterns. Properly located housing and properly planned roads will present no major problems.

Our concern regarding shopping is less with quantity than with quality. It is reasonably certain that proposals for shopping centers and commercial services will be forthcoming as housing, either moderate or high income, expands. The Town Board and Planning Board must be careful that only well designed, attractive shopping areas, such as Browncroft Corners, be approved. A repeat of the Panorama Plaza situation must be avoided.

#### Public Transportation

At the present time a moderate amount of public transportation to and from the town of Penfield exists.

Trailways has approximately 17 buses/day from downtown Rochester to Penfield. They travel along Penfield Road to Fairport/ Webster Road, to Whalen Road, to Five Mile Line Road. The first bus leaves Rochester at 6:40 A.M. and the last at 9:30 P.M. The fare from Rochester to Penfield is \$.50. This service has some variation on weekends.

The R.T.S. route to Webster crosses Penfield on Browncroft Blvd. and Creek Street. Also, R.T.S. has a number of

## EXHIBIT A

charter buses from Penfield to Kodak.

R.T.S. is looking into "Park and Ride" service from Panorama Plaza to Rochester and from Fairport along State Route 250 to Xerox in Webster. Both Park and Ride projects are in the planning stages and will be put into service if the need exists.

School System - Capacity

In discussions with Penfield School Board members and Administrators it was concluded that public school age children from the moderate income housing developments already proposed could be handled within present facilities. They were aware that the bulk of the increase from present proposals would be in the area now served by Harris Hill School.

They indicated that the increase in school population from moderate income housing would be gradual as not all the homes would be built at one time. This would help assimilation. Also, they indicated the proposed Middle School reorganization plan would provide increased capacity at Harris Hill. Lastly, if in the future the increase could not be handled by Harris Hill, the lines within the School District could be redrawn. This has occurred over the years as the population has grown.

Both board members and administrators asked that they be kept informed of proposed housing developments as early as possible, so that their plans for the

## EXHIBIT A

school system can always reflect latest information. The Webster School System must also be advised of proposed developments in the areas of the Town of Penfield which it covers.

School System - Tax Impact

It is possible to measure the impact of a moderate income development on school taxes, and to compare this impact with that of a "normal" development. Since, however, the New York State School State Aid formula is dependent on some factors that are three years old, these impacts can accurately be calculated by assuming the two developments were constructed three years ago. Since we know the actual district assessed valuation and state aid in those years, the changes caused by either a moderate income (high density) development or a high income (low density) development can be calculated.

The data in the following comparison has been compiled and the computations prepared by the Center for Governmental Research Inc. (See Appendix M on page 48 for detailed computations.)



521

EXHIBIT A

<u>Assumptions</u>	<u>High Density Development</u>	<u>Low Density Development</u>
Area	37 acres	37 acres
Density per acre	9.5	1.75
Number of dwelling units	350	65
Selling Price/Unit	\$ 18,400.00	\$ 37,500.00
Public school-age children per dwelling unit	.5	1.75
Number of these children	175	115
Net Cost/pupil	\$ 1,308.16	\$ 1,308.16
Total additional cost	\$228,928.00	\$ 150,438.40
Average full value tax rate	\$ 22.98	\$ 22.98
Average assessed value tax rate	62.112	62.112
Assessed Valuation	\$2,382,800.00	\$ 901,875.00
Property Tax Paid	\$147,872.00	\$ 55,980.00

<u>Effect on School Property Tax Rate</u>	<u>High density Development</u>	<u>Low Density Development</u>
Full Value Tax Rate	+.21	+.43
1 year old development	+.21	+.43
2 year old development	-.06	+.15
3 year old (& subsequent years)	-.02	-.01
Assessed Value Tax Rate		
1 year old development	+.594	+1.17
2 year old development	-.162	+.405
3 year old (& subsequent years)	-.054	-.0297

## EXHIBIT A

The conclusions from the above are:

1. Both developments cause an increase in the school property tax rate in the Penfield School District in the first year.
2. The increase caused by the high income (low density) development is twice as high as the increase caused by the moderate income development in the first year. (\$1.17 per/1000 vs. .59 per/1000).
3. The moderate income development (high density) causes a decrease in the school property tax rate in the second and subsequent years.
4. The residents in the moderate income development are paying their "fair share" - in fact, better than the residents in the high income development.

APPENDIX APENFIELD HOUSING TASK FORCE "CHARTER"Preamble

The Penfield Town Board recognizes that a shortage of moderate income housing exists in the County of Monroe, and that the Town of Penfield has a responsibility to help alleviate that shortage. We hereby create the Penfield Housing Task Force and charge it with the following purpose.

Purpose

To analyze the various presently existing methods\* by which moderate income housing can be built in Penfield and to recommend the types and quantity that should be built. The recommendations of the Housing Task Force may also include: 1) Identification of general or specific locations for moderate income housing in Penfield, and 2) changes, if any, needed in the Penfield Zoning laws to permit the construction of the recommended moderate income housing.

\*The work "method" is intended to include two distinct factors: 1) types of construction (e.g. single family, duplex, multiplex, etc.) and, 2) ways in which moderate income housing can be authorized and financed by private and governmental institutions and organizations.

Scope

In preparing recommendations the Housing Task Force should consider the following subjects:

## EXHIBIT A

APPENDIX A (Cont'd)

- The opinions and attitudes of the people of Penfield.
- The probable impact the recommendations of the Task Force will have on the present residents of the Town.
- Penfield's present population, including: age, income, location of employment, mobility.
- Penfield's present housing, including: age of housing, property values, cost of construction, housing mix.
- Penfield's geography, including: important, unique, topographical features, drainage problem areas, etc.
- Penfield's public facilities, including: sewer system (before and after Pure Waters project, roads and highways, school systems (Penfield, Webster, parochial), shopping areas, parks, public transportation, public utilities, water supply.
- The Penfield Master Plan.
- Penfield's Zoning Ordinance, including the P.U.D. Ordinance and the Proposed Revised Zoning Ordinance prepared for the Town by the Monroe County Planning Council in 1966.
- All relevant information and data available from: Penfield Town Board, Penfield Planning Board, Penfield Zoning Board of Appeals, Penfield Conservation Board, various public and private resource centers (e.g. Rochester Center for

APPENDIX A (Cont'd)

Governmental and Community Research, Inc.), the previous Penfield Housing Committee (Heininger Committee), builders and builder's associations.

Composition

The Housing Task Force shall be comprised of residents of the Town of Penfield. The Chairman shall be Pierre Coste, 107 Woodhaven Drive. The Co-Chairman shall be Dr. J. Donald Hare, 52 Farmbrook Drive. Sub-committees of the Housing Task Force may be established as needed.

Funding

The Town of Penfield will provide funding in the amount of \$500.00 to the Housing Task Force. Funds will be released only with the approval of the Town Board after review of the specific purpose for which the funds are required. The funding is not intended as remuneration for Task Force members services, but rather to purchase such services as may be needed to carry out the Task Force's objectives.

Completion of Recommendations

The goal of the Housing Task Force will be to present its recommendations to the Penfield Town Board at its June 5, 1972 meeting.

## EXHIBIT A

- The Monroe County Planning Council suggests that the Moderate Income range is from \$5,500 to \$11,000, depending on family size.

As contrasted to Moderate Income, "Low Income" families are generally considered to be families who could qualify for public housing. The Rochester Housing Authority has the following net annual income limits for admission:

		<u>Low Income Limit</u>
One Person	-	\$4,200
Two Persons	-	\$5,200
Four Persons	-	\$5,900
Six Persons	-	\$6,800
Eight Persons	-	\$7,800

The F.H.A. (H.U.D.) limits, which are often used as moderate income limits, are set at 135% of the Public Housing limits.

528

EXHIBIT A

APPENDIX C

OPINION SURVEY - TABULATED QUESTIONNAIRE

Dear Penfield Resident,

We invite your participation in an opinion survey which will provide some basic information about the views of town residents on the subject of moderate income housing. Your honest opinions as a Penfield resident would be greatly appreciated.

At the regular meeting of March 6, 1972 the Penfield Town Board created the Penfield Housing Task Force. The task force was given the responsibility "to analyze the various existing methods by which moderate income housing can be built in Penfield and to recommend the types and quantity that should be built." A fundamental requirement was that the Task Force actively involve as many Penfield Residents as possible.

You are one of approximately 2,300 persons randomly selected from the Town's voter registration lists to participate in the survey. Results of the survey will be made public as part of the Housing Task Force's report to be presented at the June 5, 1972 meeting of the Town Board (Penfield Town Hall, 8:00 P.M.).

Please complete the enclosed questionnaire at your earliest convenience and return it to the Town Hall in the envelope provided. Tabulation of replies will begin shortly.



529

EXHIBIT A

APPENDIX C (Cont'd)

I M P O R T A N T

All replies will remain completely  
anonymous.  
Your participation is very important  
to the success of the survey.

Thank you for your interest.

Robert A. Peterson  
Survey Coordinator  
152 Willow Bend Drive  
Penfield, New York 14526

Penfield Housing Task Force

Philip Bailey	1912 Salt Road
Wendy Bickmore	1849 Blossom Road
Alan Bernstein	129 Shirewood
Pierre Costs	107 Woodhaven Drive
Roy Everson	2467 Penfield Road
Joseph Prate	38 Hitchcock Lane
Thomas Hammond	108 Henderson Drive
J. Donald Hare	52 Farmbrook
Clarence Heininger	2048 Five Mile Line Road
Max Holtzberg	50 Old Barn Circle
Thomas Johnston	29 Royal View
Evelyn Landon	56 Hilltop Drive
David O'Brien	2 Greenwood Cliff
Cornelia Patten	143 Brentwood Drive
Robert Peterson	152 Willow Bend Drive
Barbara Ruben	140 Holley Brook
George Shaw	1700 Jackson Road
Edith Wilcox	1736 Jackson Road

YALE LAW LIBRARY

APPENDIX C (cont.)SOME POINTS TO CONSIDER.

The Monroe County Planning Council forecasts a need for 80,000 additional housing units by 1980 in the County. Of these, about 35,000 will be required to house families in the moderate income ranges.

The FHA defines moderate income as yearly income approximately between \$5,000 and \$10,000 (another definition used \$6,000 to \$11,000).

Families in this income range can typically afford housing costing:

\$10,000 - \$25,000 for an owned dwelling  
\$100/mo. - \$200/mo. for a rented dwelling

Senior citizens, industrial and service workers, school teachers, policemen, minority workers, young married couples are the main users of this type of housing.

The 1970 Census shows 1,242 owner occupied housing units below \$25,000 and 825 renter occupied units below \$200/month and 800 mobil homes out of Penfield's total of 7,033 year-round housing units.

Present AA zoning (density and lot size requirements) and construction costs leave little chance that single family dwellings can be built for the moderate income range in Penfield.

Penfield was one of the first towns in this area to incorporate a Planned Unit Development (PUD) provision into its zoning ordinance. A PUD provides for a mixture

## EXHIBIT A

of single and multiple family dwellings and accessory facilities in a setting which attempts to preserve the natural features of the land.

One of the three PUD's under development in Penfield has encountered significant neighborhood resistance.

Urban Development Corporation ( a state corporation which is exempt from local zoning ordinances and has the authority to construct subsidized housing with tax abatement in areas it selects) has recently announced plans to construct a 350 unit town house and apartment complex in the vicinity of the intersection of Penfield Road and Nine Mile Point Road.

A law suit has been brought against the Town of Penfield claiming that the present zoning ordinance is discriminatory and unconstitutional.

Although racial bias may be a factor, much of the concern over moderate income housing centers around the economic issues of who pays for schools, sewers, etc. and the impact on property values.

EXHIBIT A

APPENDIX C  
(Cont.)  
TABULATED  
QUESTIONNAIRE

PLACE A CHECK MARK IN THE BOX INDICATING THE EXTENT TO WHICH YOU AGREE OR DISAGREE WITH THE STATEMENT

Number of replies
Percent of replies

NOT ANSWERING	Agree Strongly	Agree	No Opinion	Disagree	Disagree Strongly
---------------	----------------	-------	------------	----------	-------------------

1. Decent housing is the right of every citizen.

19	248	366	22	102	54	No
2	31	45	3	13	7	%

2. All families should have a choice of housing regardless of their income level.

24	107	263	25	247	145	No
3	13	32	3	30	18	%

3. A shortage of low and moderate income housing exists in Monroe County.

13	176	350	170	87	15	No
2	22	43	21	11	12	%

4. Moderate income housing is primarily needed by minority group families.

18	41	235	76	377	64	No
2	5	29	9	46	8	%

## EXHIBIT A

5. Housing is an economic issue-racial discrimination and civil rights are not part of the problem.

13	152	301	37	229	74	No
2	19	37	5	28	10	%

6. I would be more favorable toward an apartment house or town house project in my neighborhood if I knew the new residents had the same economic educational, and occupational background as my neighborhood now has.

16	91	304	83	217	100	No
2	11	37	10	27	12	%

7. I would be more favorable toward an apartment house or town house project in my neighborhood if I knew the residents would be contributing their "fair share" to finance such town services as schools, sewers, roads, etc.

16	278	320	23	20	34	No
2	34	47	3	10	4	%

8. Penfield has the responsibility to help alleviate the shortage of moderate income housing in Monroe County.

17	100	297	71	190	136	No
2	12	37	9	23	17	%

EXHIBIT A

9. The idea of living in a town house or condominium is appealing to me.

7	33	139	93	367	172	No
1	4	17	11	45	21	%

10. The idea of living in a town house or condominium would appeal to me when my family has grown up.

19	55	251	130	243	112	No
2	7	31	16	30	40	%

11. I approve of the federal government assisting a moderate income family in the purchase of a home by paying part of the interest cost of the mortgage.

15	50	168	43	275	261	No
2	6	21	5	34	32	%

<u>OPINION INDEX</u>	N/A	-110	-85	-60	-35	-10	+15	+40	+65	+90
		-90	-65	-40	-15	+10	+35	+60	+85	+110
(NUMBER)	1	40	66	80	103	119	110	205	60	27
(PERCENT)	0	5	8	10	13	15	14	25	7	3

EXHIBIT A

Not Answering  
Agree Strongly  
 Agree  
 No Opinion  
 Disagree  
Disagree Strongly

12. It is desirable to have communities which are a residential mix containing high, moderate and low income single family dwellings and moderate and low income multiple dwellings.

31	78	270	78	239	115	No
4	10	33	10	29	14	%

13. I approve of tax abatement of local property taxes to provide moderate income housing in Penfield.

47	26	130	80	259	269	No
6	3	16	10	32	33	%

14. Most people I know feel that when minority group families move into a neighborhood there follows a downgrading of neighborhood property values.

35	134	371	71	158	42	No
4	17	46	9	20	5	%

EXHIBIT A

Not Answering  
Agree Strongly  
 Agree  
 No Opinion  
 Disagree  
Disagree Strongly

15. Most people I know feel that when moderate income groups move into a neighborhood there follows a downgrading of neighborhood appearance and property values.

33	55	200	123	355	45	No
4	7	25	15	44	6	%

16. I would not object to the presence of moderate income dwellings within 1/4 mile from where I now live (visible from present residence)

32	63	277	51	239	149	No
4	8	34	6	29	18	%

17. I would not object to the presence of moderate income dwellings within 1/2 mile from where I now live (would pass by them frequently)

35	67	336	62	191	120	No
4	8	41	8	24	15	%



EXHIBIT A

Not Answering  
Agree Strongly  
 Agree  
 No Opinion  
 Disagree  
Disagree Strongly

18. I would not object to the presence of moderate income dwellings within 1 mile from where I now live (would pass by them occasionally).

33	78	431	61	116	92	No
4	10	53	8	14	11	%

19. Private builders can economically build and sell moderate income housing without government subsidy (money).

						No
NOT TABULATED						%

20. The recently announced UDC plan to build 350 low and moderate income apartments and town houses near Penfield Road and Nine Mile Point Road is a step in the right direction.

36	71	244	128	116	166	No
4	9	38	16	20	20	%

EXHIBIT A

Not Answering  
Agree Strongly  
 Agree  
 No Opinion  
 Disagree  
Disagree Strongly

21. There is no shortage of moderate income housing in Penfield.

37	33	141	169	307	124	No
5	4	17	20	38	15	%

22. I approve of tax abatement of local property taxes to provide moderate income housing in Penfield for the elderly.

17	133	386	54	140	81	No
2	16	48	7	17	10	%

23. The shortage of moderate income housing for factory workers is one of the reasons some corporations have left the Rochester area.

						No
NOT TABULATED						%

24. The only way moderate income housing could be built in Penfield is to modify the zoning ordinance to permit a greater number of dwelling units per acre.

						No
NOT TABULATED						%

EXHIBIT A

Not Answering  
Agree Strongly  
 Agree  
 No Opinion  
 Disagree  
Disagree Strongly

25. The Planning and Zoning Boards are obliged to enforce strict zoning laws in order to protect the property values of the existing property owners.

12	265	350	53	108	23	No
1	33	43	7	13	3	%

26. It would be a good idea for the town to formulate plans and take actions which would provide moderate income housing of the type and in the locations which best serves the progress of the town.

27	147	436	59	85	57	No
3	18	54	7	10	7	%

EXHIBIT A

Not answering  
Agree Strongly  
 Agree  
 No Opinion  
 Disagree  
Disagree Strongly

27. Senior citizens and young families are usually found in moderate income brackets.

					No
NOT TABULATED					%

28. Most Penfield residents I know would oppose any moderate income housing projects.

28	74	212	207	267	23	No
3	9	26	26	33	3	%

29. Property taxes are the best way to finance schools, roads, etc.

26	29	189	112	244	210	No
3	4	23	14	30	26	%

30. What alternative to the property tax would you suggest?

					No
NOT TABULATED					%

## EXHIBIT A

Not  
AnsweringCIRCLE THE SELECTED ANSWER

31. How long have you lived in Penfield?  
 26/3 a) Less than 1 year 20/3 b) 1-5  
 years 205/25 c) more than 5  
 years 557/69
32. How long do you expect to live in  
 Penfield?  
 59/7 a) Less than 1 year 28/3 b) 1-5  
 years 109/13 c) More than 5  
 years 615/76
33. What is your sex?  
 54/7 a) Male 390/49 b) Female 360/45
34. How old are you?  
 34/4 a) 18-25 62/8 b) 26-35 148/18  
 c) 36-45 218/27 d) 46-55 205/25  
 e) 56-65 93/11 f) 66 or older  
 50/6
35. The moderate income range lies  
 between (\$/yr.):  
 81/10 a) \$2,000-\$7,000 25/3 b) \$3,000-  
 \$8,000 63/8 c) \$5,000-\$10,000  
 226/28 d) \$7,000-\$12,000 234/29  
 e) \$3,000-\$13,000 27/3  
 f) \$7,000-\$10,000 156/19

## EXHIBIT A

36. What type of dwelling to you and your family reside in ?  
 28/3 a) Apartment 30/4 b) Town House 7/1  
 c) Private Home 709/88  
 d) Mobile Home 34/4 e) Other 2/0
37. Does your family own or rent present dwelling?  
 30/4 a) Own (includes mortgaged homes) 731/90  
 b) Rent or Lease 47/6
38. How many members of your immediate family are under age 18?  
 32/4 a) 0 279/34 b) 1-2 293/36  
 c) 3-4 167/21 d) 5 or more 40/5
39. Where does the principle wage earner in your family work?  
 111/14 a) Penfield 63/8 b) Webster 104/13  
 c) Other town in Monroe County 95/12  
 d) City of Rochester 422/52 e) Outside Monroe County 16/2
40. Do you feel that more housing should be available in the Town of Penfield for:
- |        |   |        |        |
|--------|---|--------|--------|
| 107/13 | Senior Citizens?                                      | a) yes | 607/75 |
|        |   | b) no  | 95/12  |
| 148/18 | Young Families?                                       | a) yes | 523/64 |
|        |   | b) no  | 140/17 |
| 177/22 | Minority Groups?                                      | a) yes | 345/43 |
|        |   | b) no  | 289/37 |
| 142/18 | Moderate income industrial and public service workers | a) yes | 513/63 |
|        |   | b) no  | 156/19 |

EXHIBIT A

41. Do you feel that you understand  
the main issues related to housing  
in the Town of Penfield?  
57/7 a) yes 556/69 b) no 197/24
42. Would you attend a public meeting  
to obtain more information and  
express your views?  
a) Yes b) No  
NOT TABULATED

## EXHIBIT A

## MONROE COUNTY PLANNING COUNCIL

## TEN YEAR HOUSING TARGETS FOR MONROE COUNTY

Monroe County should construct 80,000 new housing units between now and 1980. Some 55,000 of these are necessary to accommodate our growing population while the additional 25,000 are needed to replace existing housing which is either substandard already or bound to become so over the next 10 years. Of these 80,000 units, about 52,000 - 60,000 need to be for low and moderate income households, those earning \$11,000 per year or less for a family of four.

Housing Needed for Growth

There are currently 228,554 housing units in Monroe County serving a population of 711,917. The calculation for growth is based upon finding the number of housing units necessary for a 1980 projected population of 817,500 after accounting for persons living in group quarters and institutions and changing household sizes. The 1980 population estimate is that derived for Monroe County by the State Office of Planning Coordination in 1966 as part of a statewide effort. These estimates were revised in 1969; but in the opinion of the staff, the earlier work was better. The 1969 estimate by this state office was 807,300 so the higher estimate at least ensures meeting the lower as well. Both projections are well



# 545

## EXHIBIT A

under our own figures developed in 1962 which projected a 1980 population of 867,800. For the past five years we have been using instead the low estimates which range between 810,000 and 820,000..Thus, the 817,500 used in this exercise is quite reasonable.

Take 1970 population	711,917
Subtract inmates in institutions	7,345
Subtract persons in group quarters	<u>12,231</u>
Remainder is persons in housing units	692,341
Divide by 1970 occupied housing units	220,554
Result is persons per occupied housing unit - 1970	3.14

Since average household size is expected to decline from 2.7 to 2.5 in the next ten years, adjust the persons per occupied housing unit figure accordingly. Thus, in 1980, the population per occupied housing unit is estimated at 2.91.

Take projected 1980 population	817,500
Assume 1.03% are inmates	8,420
Assume 1.71% live in group quarters	<u>13,979</u>
Remainder is projected persons in housing units	795,101
Divide by 2.91 persons per occupied housing unit	2.91
Result is number of occupied housing units by 1980	273,230

# 546

## EXHIBIT A

Require a 3.5% vacancy rate for market flexibility	9,560
Total housing units needed in 1980	282,790
Total housing units existing in 1970	<u>228,554</u>
Needed additional housing units for growth	54,236

### Housing Needed to Replace Existing Sub- Standard Stock

In addition to building for growth, we must also replace the existing housing stock that is substandard. The report of the Rochester Center for Governmental and Community Research assumed that a reasonable estimate could be made by adding together all the dilapidated housing plus all the deteriorating housing which also lacks some plumbing facilities plus one-third of the deteriorating housing which still has all plumbing facilities. These terms were defined and used by the 1960 census. The 1960 figures for Monroe County were thus:

Dilapidated	3,833
Deteriorating and lacking some plumbing	2,792
1/3 of Deteriorating with all plumbing	<u>4,788</u>
	<u>11,413</u>

Unfortunately, the 1970 census does not use these definitions of housing quality. Instead, it measures various indices of quality, such as presence or

## EXHIBIT A

absence of various facilities, and leaves it to the user to define the categories of substandardness. The Research Center simply assumed that the 1960 figure was at least constant and used it as the 1968 estimate. Past history indicates that the rate of deterioration is 0.26% annually. Thus, between 1960 and 1970, 482 units per year became substandard. Since this just about equals the demolition of existing units in the County, housing is becoming substandard at the same rate that substandard housing is being demolished. As a result, the assumption by the Research Center seems quite reasonable as an assessment of the amount of existing housing stock which requires replacement.

To these 11,413 units should be added another 1,000 units for the relief of overcrowding. Again, the assumption that overcrowding is as serious in 1970 as it was in 1960 is a reasonable one; the 1970 census states that there are 9,879 housing units in Monroe County with greater than 1.01 persons per room, while the 1960 census showed 9,966 such units.

Housing Needed to Replace Existing Standard Housing Which Will Either Become Substandard or be Demolished over the Next 10 Years

As noted above, housing has been deteriorating at the rate of 0.26% per year. However, accelerated construction of a public nature, urban renewal and highway construction for instance, lead one to believe that this figure should be increased

## EXHIBIT A

somewhat. Another reason for doing this would be the observation that the housing stock is comparatively old. Over 50% of the stock is over 40 years old for instance. Thus, an ongoing replacement rate of 0.5% annually would be a decent estimate for this factor. This would call for 12,800 such units over the next 10 years.

Summation

In summary, the components of the 1980 housing targets are:

Units needed for growth	54,236
Units to replace existing substandard units	11,413
Units to relieve over- crowding	1,000
Units to replace existing units becoming sub- standard or being demolished	<u>12,800</u>

Total need between 1970 and 1980 79,449

To round off, say 80,000 units are needed; 55,000 for growth and 25,000 for replacement. If all of the replacement units and between 50-65% of the growth is required for low and moderate income families, then 52,000 to 60,000 of these 80,000 units should be directed at that market.

# 549

## EXHIBIT A

### APPENDIX E

#### Excerpts From

#### The 1970 Census of Population and Housing

1. Penfield population: 23,782
2. Housing Units: 7,039
3. Age of population:

Under 5	-	2076
5 - 14	-	5770
15 - 24	-	3113
25 - 34	-	3096
35 - 44	-	3477
45 - 54	-	3038
55 - 64	-	1788
65 +	-	1364
4. Population by race:

White	-	23625
Negro	-	60
Oriental	-	71
Indian	-	16
Other	-	10
5. Housing Units:

Owner occupied:	5681
Renter occupied:	1190
Vacant:	168
6. Housing Units:

One unit structures:	5123
Two + unit structures:	1110
Mobile homes:	800

550

EXHIBIT A

APPENDIX E (Cont'd)

7. Population Owner-Renter:  
     In owner occupied units: 20,653  
     In renter occupied units: 3,080

8. Value of owner occupied units:

Less than \$5,000	-	8
\$5,000-\$9,999	-	34
\$10,000-\$14,999	-	71
\$15,000-\$19,999	-	272
\$20,000-\$24,999	-	857
\$25,000-\$34,999	-	1860
\$35,000-\$49,999	-	1199
\$50,000 Or more	-	261

Note: Total of above is 4562 units.  
 Mobile homes are not included;  
 nor are homes with business or  
 medical offices on the  
 property.

9. Cost of renter occupied units:

<u>Cash Rent</u>		<u>No. Units</u>
\$99./mo or less	-	92
\$100-\$119/mo.	-	65
\$120-\$149/mo.	-	95
\$150-199/mo.	-	567
\$200-299/mo.	-	265
\$300 & up	-	12
No cash rent - (?)		43

Total: 1139

**APPENDIX F**

Distribution of housing units in Monroe County (1970)

Source: 1970 Census Data

	MONROE COUNTY (INCLUDES CITY)	MONROE COUNTY (EXCLUDES CITY)	PENFIELD	BRIGHTON	CHILI	CLARKSON	GATES	GREECE	HAMILIN	HENRIETTA	I RONDEQUOIT	MENUDON	OGDEN	PARMA	PERINTON	PITTSFORD	RIGA	RUSH	SWEDEN	WEBSTER	WHEATLAND	ROCHESTER (CITY)
LOW (UNITS)	20,876	3,127	92	97	126	122	113	364	95	96	485	99	96	138	368	191	68	87	197	173	123	17,746
MODERATE (UNITS)	88,474	29,099	1,350 <sup>x</sup>	1,241	1,364	359	2,022	7,154	455	1,262	5,057	423	870	832	1,935	1,244	461	161	930	1,463	454	59,376
HIGH (UNITS)	91,746	80,099	5,019	10,163	3,224	373	5,227	13,900	312	6,451	13,691	498	1,724	1,485	5,885	5,036	325	412	1,248	4,691	433	11,647
PERCENT OF TOTAL UNITS INCLUDED	88	92	91	93	92	78	94	95	70	93	96	72	85	84	90	93	76	75	85	90	81	84
TOTAL NUMBER OF HOUSING UNITS	229,899	122,328	7,053	12,315	5,106	1,090	7,821	22,611	1,227	8,459	20,007	1,413	3,157	2,922	9,057	7,010	1,124	879	2,800	6,913	1,254	105,511
LOW (PERCENT)	9	3	1	1	2	11	1	2	8	1	2	7	3	5	4	3	6	10	7	2	10	17
MODERATE (PERCENT)	39	24	19 <sup>a</sup>	10	27	33	26	32	37	15	25	30	27	28	21	18	41	18	33	21	36	56
HIGH (PERCENT)	40	65	71	82	63	34	67	61	25	77	69	35	55	51	65	72	29	47	45	67	35	11

**NOTES:**

ALL PERCENT ARE PERCENT OF TOTAL HOUSING UNITS. (PERCENT OF LOW+MOD+HIGH IS NOT EQUAL TO 100%)

THIS IS BECAUSE NOT 100% OF TOTAL HOUSING UNITS WERE ENUMERATED BY VALUE OR RENTAL.

EXCLUSIONS INCLUDE CERTAIN NON-RESIDENTIAL-USE BUILDINGS AND SOME FARMS.

"LOW" INCLUDES OWNER VALUE BELOW \$10,000, AND RENTAL BELOW \$80. PER MONTH.

"MODERATE" INCLUDES OWNER VALUE FROM \$10,000 TO \$20,000, AND RENTAL FROM \$80. TO \$150. PER MONTH.

"HIGH" INCLUDES OWNER VALUE ABOVE \$20,000, AND RENTAL ABOVE \$150. PER MONTH.

<sup>a</sup> PENFIELD MODERATE WOULD BE 550 UNITS OR 8 PERCENT IF TRAILERS (MOBILE HOMES) EXCLUDED.

MOBILE HOMES ARE ASSUMED TO FALL IN MODERATE CATEGORY, THEY WERE NOT ENUMERATED BY VALUE OR RENTAL IN CENSUS DATA.

551  
EXHIBIT A

# 552 EXHIBIT A

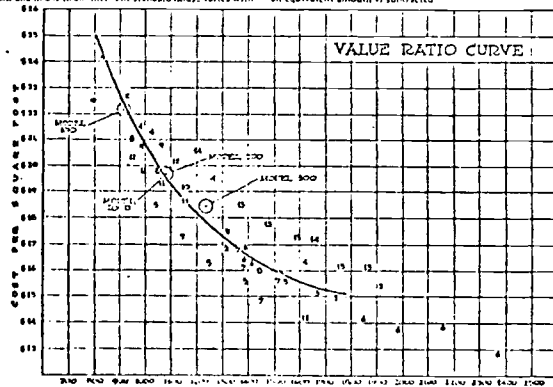
## APPENDIX A

### Cost of Extra Features

#### Value Ratio Curve

Standard Features	Features Below Standard	Dollar Amount Added To Sales Price	Features Above Standard	Dollar Amount Subtracted From Sales Price
Concrete Driveway	Asphalt Driveway	\$100	N.A.	N.A.
Front Lawn or Landscaping	No Lawn or Landscaping	\$150	Back Lawn or Landscaping	\$150
Front Sprinklers	No Sprinklers	\$150	Back Sprinklers	\$150
Partial Carpeting	No Carpeting	\$400	Complete Carpeting	\$250
One Fireplace/ Home	No Fireplace	\$650	Two or More Fireplaces	\$650 each
Wood Shake or Shingle Roof	Composition Roof	\$750	Tile Roof	\$500
Dishwasher	No Dishwasher	\$200	N.A.	N.A.
Two-Car Garage	One-Car Garage	\$900	Three or More Car Garage	\$800 each
	Two-Car Carport	\$400		
	One-Car Carport	\$1,600		
6,000 Square Foot Lot Size	Less than 6,000 Square Foot Lot Size	\$0.75/ Square Foot	More than 6,000 Square Foot Lot Size	\$0.75/ Square Foot
2 Baths if Home Less Than 2,000 Square Feet	1% or Fewer Baths	\$450/1% Bath \$600/Full Bath	2% or More Baths	\$450/1% Bath \$800/Full Bath
3 Baths if Home 2,000 or More Square Feet	2% or Fewer Baths	\$450/1% Bath \$800/Full Bath	3% or More Baths	\$450/1% Bath \$800/Full Bath
No Air Conditioning	N.A.	N.A.	Air Conditioning Evaporative Cooling	\$1,100
No Diaper	N.A.	N.A.	Partial Diaper	\$250
			Complete Diaper	\$500
Single Oven	N.A.	N.A.	Double Oven	\$200
No Self-Cleaning Oven	N.A.	N.A.	Self-Cleaning Oven	\$100
No Patio	N.A.	N.A.	Patio	\$200
No Wet Bar	N.A.	N.A.	Wet Bar	\$400
No Fencing	N.A.	N.A.	Fencing	\$450
No Bonus Area	Unfinished Bonus Area	\$2,000	N.A.	N.A.
	Partially Finished Bonus Area	\$500	N.A.	N.A.

Adjusted price analysis sheet lists most common features that vary from one house to another. The standard house values with price, dollars are added to model if it lacks an item, otherwise an equivalent amount is subtracted.



Value ratio curve is plotted from the average adjusted price of all competing models surveyed. Numbered points represent clarity individual models, points on the left of the curve represent better values than the competition offers.



APPENDIX H

LAND ACQUISITION ANALYSIS

\* LAND COST / BUILDING UNIT

INCL. ALL TAXES  
TRANSFER & ATTY. FEES

DENSITY - DWELLING UNITS/A

	2	4	6	8	10	12	14	16	18	20
2000	1,000	500	333	250	200	167	142	125	111	100
4000	2,000	1,000	667	500	400	333	286	250	222	200
6000	3,000	1,500	1,000	750	600	500	429	375	333	300
8000	4,000	2,000	1,333	1,000	800	667	571	500	444	400
10,000	5,000	2,500	1,667	1,250	1,000	833	714	625	556	500
12,000	6,000	3,000	2,000	1,500	1,200	1,000	857	750	667	600
14,000		3,500	2,333	1,750	1,400	1,167	1,000	875	778	700
16,000			2,667	2,000	1,600	1,333	1,143	1,000	889	800
18,000				2,250	1,800	1,500	1,286	1,125	1,000	900
20,000				2,500	2,000	1,667	1,429	1,250	1,111	1,000

EXHIBIT A  
**553**

554  
EXHIBIT A

LAND DEVELOPMENT ANALYSIS  
# DEVELOPMENT COST / DWELLING UNIT

#/A INCL. ALL FEES & ENGINEERING	DENSITY - DWELLING UNITS/A										
	2	4	6	8	10	12	14	16	18	20	
2000	1,000										
4000	2,000	1,000									
6000	3,000	1,500	1,000								
8000	4,000	2,000	1,333	1,000							
10,000	5,000	2,500	1,667	1,250	1,000						
12,000	6,000	3,000	2,000	1,500	1,200	1,000					
14,000	7,000	3,500	2,333	1,750	1,400	1,167	1,000				
16,000	8,000	4,000	2,667	2,000	1,600	1,333	1,143	1,000			
18,000	9,000	4,500	3,000	2,250	1,800	1,500	1,286	1,125	1,000		
20,000	10,000	5,000	3,333	2,500	2,000	1,667	1,429	1,250	1,111	1,000	
22,000	11,000	5,500	3,667	2,750	2,200	1,833	1,571	1,375	1,222	1,100	
24,000	12,000	6,000	4,000	3,000	2,400	2,000	1,714	1,500	1,333	1,200	

APPENDIX X

Penfield Zoning Ordinance, Housing Section Summary

<u>District</u>	<u>Uses</u>	<u>Accessory Uses</u>	<u>Area of Structures</u>	<u>Minimum Site Lots</u>	<u>Yards</u>	<u>Parking</u>	<u>Height</u>
Residential AA District	1 family dwelling, churches, schools, parks, playgrounds, boarders & lodgers (not to exceed 2), customary agricultural operations, public library, municipal buildings	private garage, professional offices, (when part of the personal residence)	not less than: 1300 sq ft (1 story) 1100 sq ft (1 1/2 story) 1500 sq ft (2 story)	at least: 100 ft width 200 ft depth 20,000 sq ft, except corner lots Note (1)	front yards (see Note 2) interior side and rear lot lines no less than 10 ft	-	-
Residential A District	all uses permitted as in AA District except boarders & lodgers not to exceed 4	same as AA District	not less than: 1000 sq ft (1 story) 1200 sq ft (1 1/2 story) 1300 sq ft (2 story)	at least: 100 ft width 150 ft depth 15,000 sq ft, except corner lots Note (3)	same as AA District	-	-
Apartments or multiple dwellings	apartment houses, multiple dwellings	-	500 sq ft (studio) 600 sq ft (1 bedroom) 800 sq ft (2 bedrooms) 950 sq ft (3 bedrooms) Density not to exceed 12.4 living units per acre	1500 sq ft for each apt living unit structure not to exceed 25% of the area of the lot	no nearer to street than height of bldg., no nearer than 80 ft in any case, Note (4)	1 1/2 spaces per living unit, 1 of which must be in an enclosed garage	-
Town Houses	Town Houses	private garages, group swimming pools, parks, playgrounds & play areas incl, structural facilities incidental to recreation area, maintenance buildings	Density not to exceed 9 dwelling units per acre. Buildings can occupy no more than 27% of gross acreage. Each unit must contain at least 1200 sq ft of habitable area.	must have at least 20 ft frontage	Front yards: no nearer than 15 ft to center line on private street on which it fronts, no nearer than 40 ft to center line on public road on which it fronts, side yards Note (5)	2 spaces per dwelling unit, 1 of which must be enclosed & covered	not to exceed 2 1/2 stories or 35 ft
Trailer Parks	All uses permitted as in residential A District, subject to all the conditions and uses permitted in such A District	such commercial uses as may be necessary to the operation of a trailer park; must be approved by the Zoning Board of Appeals		No addition to any trailer park shall be constructed within 250 ft of the line of any residential district of which area a 50 ft strip immediately adjoining said residential district shall be maintained as a landscaped buffer area.		-	-

EXHIBIT  
555  
A

# 556

## EXHIBIT A

### APPENDIX I (contd.)

#### NOTES

1. Corner lots (AA):   Width - 125 ft  
                                  Depth - 200 ft  
                                  Area - 25,000  
  sq.ft.
  
2. No structure nearer than:  
  
      108 ft. from center line of highway  
          (certain main streets)  
      90 ft. - other main streets  
      83 ft. - all other streets (see  
          section 29-10 - zoning  
          ordinance)
  
3. Corner lots (A):   Width - 125 ft.  
                                  Depth - 150 ft.  
                                  Area - 18,750  
  sq.ft.
  
4. Yards - Apartments or Multiple Dwell-  
ings: No structure in excess of 3  
      stories shall be nearer than 20 ft.  
      to any interior side or rear lot line.  
  
      No structure from 4 to 6 stories  
      inclusive shall be nearer than 30 ft.  
      to any interior side or rear lot line.  
  
      No structure 7 stories or more in  
      height shall be nearer than 40 ft.  
      to any interior side or rear lot line.

APPENDIX I  
(contd.)

5. Town Houses - Side Yards: Setback of 35 ft. required from center line of a private road.

Setback of 60 ft. required from center line of a public road.

Side yard setback of at least the height of highest adjacent building and no less than 20 ft. required between building groups.

Town Houses - Rear Setback: At least 30 ft. setback from any other structure or external boundary line.

APPENDIX I  
(cont.)

<u>District</u>	<u>Uses</u>	<u>Area of Structures</u>	
Planned Unit Development	Variety of residential types and non-residential uses. Contains both individual building sites and common property which are planned and developed as a unit. (a planned neighborhood)	<u>Minimum Area:</u> 100 acres of contiguous land	
		<u>Residential Uses:</u> May be of any type. Must be a variety as follows:	
		<u>Requirement</u>	<u>Type</u>
		<u>Minimum</u>	<u>Square Feet</u>
		<u>Minimum</u> - 10% by acreage	single family detached 1 story            1300 1½ story        1400 2 story           1500
		<u>Minimum</u> - 11% by acreage	single family detached 1 story            1000-1300 1½ story        1200-1400 2 story           1300-1500
		<u>Minimum</u> - 7 % by acreage	single family detached or double homes * 1 story            800-900 1½ story        1000-1100 2 story           1100-1200 double            900
		<u>Maximum</u> - 30% by acreage	single family detached ** 1 story            800-1000 1½ story        1050-1200 2 story           1150-1300
		<u>Maximum</u> - 27%	may contain multiple dwellings
		<u>Minimum</u> - 10%	must be set aside for recreational use
		<u>Maximum</u> - 2%	accessory commercial and service usage (see Note f)

\* Average density not to exceed 4 dwelling units per acre.

\*\* Average density not to exceed 3 dwelling units per acre. No structure nearer than 6 ft to interior side or rear lot line.

SEE NOTES FOR ADDITIONAL PUD REQUIREMENTS

# 559

## EXHIBIT A

### APPENDIX I (contd)

#### NOTES - PLANNED UNIT DEVELOPMENT (PUD)

- a) Horizontal Structures - including garages shall not occupy more than 20% of the land allocated to the multiple dwelling portion of the PUD.
- b) Parking - Each dwelling must have (2) adequate parking spaces, (1) of which shall be an enclosed garage.
- c) Average Density - 9 dwellings per acre for town houses,  
12 dwellings per acre for apartments.
- d) Distance between multiple unit buildings - not less than height of tallest building.
- e) Front Set Back -
  - State, county, major town roads - 100 ft. from highway line
  - Internal subdivision feeder & collector streets - 50 ft. from street line
  - Totally internal streets - 30 ft. from street line

APPENDIX I  
(cont.)

- f) Accessory Commercial and Service Uses - For those developments in excess of 100 acres, commercial and service uses of not over 2% of the total acreage are permitted (where such services are scaled primarily to serve the needs of the PUD).
  
- g) Customary Accessory or Associated Uses - such as private garages, storage spaces, recreational and community activities, churches, and schools shall be permitted or required as appropriate to the PUD.



# 561

## EXHIBIT A

### APPENDIX J

#### ESTIMATE OF HOUSING COSTS IN PENFIELD'S PROPOSED P.U.D.s

All builders interviewed emphasized the point that none of their price quotations were "carved in stone". Every day of delay forces prices higher.

#### WILLOW POND PUD - Standco

104 acres      5 Units per acre.      518 Units

<u>Low</u>	<u>High</u>	<u>Type</u>	<u>Sale or rent</u>	<u>Cost</u>
80		Elderly	Rent	\$43.00 mo. (sub.)
	44	Town houses	Sale	low 20s
	48	Town houses	Rent	??
	12	Garden Apts. (1 B.R.)	Rent	\$160-\$200 mo.
	121	Garden Apts. (2+B.R.)	Rent	\$200-\$300 mo.
	134	Duplexes	Sale	mid 20s
	12	0 Lot line	Sale	mid 20s
	17	Single-A	Sale	\$27,000- \$35,000
	50	Single-B-C	Sale	\$25,000- \$30,000
80	<u>438</u>			

EXHIBIT A

APPENDIX J (cont.)

BEACON HILLS - J.Audino

97 acres	3.13 units per acre	313 units
313 {	161 Singles {	134 above \$25,000 { 10% AA 16% A
	* 27 - \$22,130-	7% (840-1000
	\$24,900	sq.ft.- 2-B.R.some expandible)
	152 Quadraplexes - rental only -	\$200 mo. and up

\*7% of 97=6.79 x 4 units per a. = 27 homes.  
 (These homes were originally planned for  
 around \$19,800 - \$22,000 when 378 units  
 were allowed. \$172.90 a month would have  
 carried one of these. The \$24,900 home  
 would now cost \$189.85 a month (including  
 \$50 taxes) with a conventional mortgage.

# 563

## EXHIBIT A

### APPENDIX J (contd)

#### ROCK LAKE - J. Odenbach

168 acres 4.68 units per acre. 784 units

Open hearing of the Planning Board -  
March 22, 1971

AA-2 per acre	-	37	
A -3 per acre	-	76	
B -3 per acre	-	106	
C -4 per acre	-	90	
Town houses	-	136	(2-3 B.R.)
Apartments	-	336	(1-2 B.R.)
		<u>781</u>	

No specific costs were mentioned. Homes would range from the low 20s to the high 40s with "an effort to keep the mix toward the lower end".

Mr. Odenbach says that at the present density they cannot build the type of community they had planned, so they are virtually giving up the idea for the moment and are in no position to estimate costs of housing. Also the sewer problems would limit any ground breaking in the area till at least 1974.

**564**  
EXHIBIT A

APPENDIX K

FHA - Sections 235, 236 Summary

**INTEREST SUPPLEMENTS ON HOME MORTGAGES**

A program to enable lower-income families to buy a home or a membership in a cooperative housing project

**Nature of Program**

HUD makes monthly payments to the mortgagee to reduce interest costs to as low as 1 percent on a home mortgage insured by the Federal Housing Administration. The homeowner must pay at least 20 percent of his adjusted monthly income on the mortgage. Amounts of subsidies vary according to the income of the individual homeowner and the total amount of the mortgage payment at the market rate of interest. Family income and mortgage limits are established for eligibility in each locality. Assistance may be provided for new or substantially rehabilitated homes and, in a limited number of cases, for existing homes without rehabilitation.

**Applicant Eligibility**

The applicant may be anyone whose income qualifies him for the subsidy aid.

Application is made to a lending institution approved by FHA as a mortgagee.

**Information Source**

HUD area office or HUD-FHA insuring office.

**Legal Authority**

Section 235, National Housing Act (Public Law 73-479), as added by the Housing and Urban Development Act of 1968 (Public Law 90-448).

**Administering Office**

**Function**

Assistant Secretary for Housing  
Production and Mortgage Credit—  
FHA Commissioner

Aid development and  
construction

Assistant Secretary for Housing  
Management

Management and loan servicing  
for multifamily projects

**565**  
**EXHIBIT A**

**INTEREST SUPPLEMENTS ON RENTAL AND  
COOPERATIVE HOUSING MORTGAGES**

**A program to reduce costs on certain rental and cooperative housing projects designed for occupancy by low-income families**

**Nature of Program**

HUD makes monthly payments to mortgagees, on behalf of mortgagors, of a part of the interest on market-rate mortgages financing rental or cooperative housing projects for lower-income families. Interest-reduction payments may also be made on rental or cooperative housing projects owned by private nonprofit, limited dividend, or cooperative entities which are financed under a State or local program providing assistance through loans, loan insurance, or tax abatement.

Interest reduction payments cannot exceed the difference between the amount required for principal, interest, and mortgage insurance premium on a market-rate mortgage and the amount required for principal and interest on a mortgage at 1 percent interest. The purpose of the payments is to bring the monthly rental charges down to a level that low-income families can afford to pay with at least 25 percent of their adjusted monthly income.

**Applicant Eligibility**

Applicants for mortgages insured by the Federal Housing Administration and for interest-reduction payments may be nonprofit, limited-dividend, and cooperative entities.

Applications for insured mortgages are made to lending institutions approved by FHA as mortgagees.

Applications for interest-reduction payments where no FHA insurance is involved are made directly to the local FHA insuring office.

**Information Source**

HUD area office or HUD-FHA insuring office.

**Legal Authority**

Section 236, National Housing Act (Public Law 73-479), as added by the Housing and Urban Development Act of 1968 (Public Law 90-448).

<b>Administering Office</b>	<b>Function</b>
Assistant Secretary for Housing Production and Mortgage Credit— FHA Commissioner	Aid development and construction
Assistant Secretary for Hous-	Management and loan servicing

# 566

## EXHIBIT A

### APPENDIX L

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
BUFFALO AREA OFFICE  
560 MAIN STREET  
BUFFALO, NEW YORK 14202

### SECTION 235 REGULATIONS

To assist lower income families in acquiring homeownership through reduced interest cost.

Minimum Interest - 1%  
Maximum Interest - 7%

Maximum Term - 32 years (35 to 40 upon special authorization).

Minimum Term - 25 years, or 75% of remaining economic life of property.

Maximum Mortgage Amount - See Schedule A for Mortgage Amounts in your locality.

#### Eligible Properties

1. New or substantially rehabilitated single family dwellings approved by HUD prior to construction or rehabilitation.
2. Rehabilitated two-family dwelling to be owner-occupied, approved by HUD prior to rehabilitation.
3. One-family unit in a condominium, completed within past two years, (project must have been HUD insured if more than 11 units).

EXHIBIT A  
APPENDIX L (Cont'd)

4. An existing family dwelling or a family unit in an existing condominium which is to be occupied by a mortgagor of one of the following types:
  - a) A family displaced by Government action or major disaster.
  - b) A family moving from low-rent public housing.
  - c) A family with 5 or more minor persons living in the household.
5. Existing dwelling without regard to 1 through 4 above, limited to the availability of funds.

Refinancing transactions ineligible.

Sales price control - Property may not be sold to the purchaser for more than HUD Estimate of Value (including closing costs)

Minimum Investment - \$200.00 may be applied to pre-payable expenses.

Eligible Mortgagors

1. Family of two or more persons related by blood, marriage or operation of law who occupy the same unit.
2. A handicapped person (physical impairment which is expected to be of a long, continued and indefinite duration).

EXHIBIT A  
APPENDIX L (Cont'd)

3. Single person 62 years or age or older.

Mortgage Income Limits

1. Regular adjusted family income - See Schedule B.  
Adjusted family income is calculated as follows:

(Gross income of all working members of the family excluding temporary overtime ), less 5% (allowance for Social Security, withholding, etc.) and less \$300 for each minor child living in the household.)

Asset Limitations

1. Mortgagor UNDER Age 62\* - \$2,000.
2. Mortgagor OVER Age 62\* - \$5,000.

\*\* PLUS \$500 for each dependent child, plus applicant's share of mortgage payment. Auto and furniture not considered.

Assistance Payment - Lesser of the two:

1. The difference between the total monthly payment (mortgage insurance premium, principal, interest 7%, taxes, hazard insurance) and 20% of the mortgagor's adjusted monthly income.
2. The difference between the monthly payment, principal, interest 7%, and mortgage insurance premium under the mortgage and the monthly payment to the principal and interest that



EXHIBIT A  
APPENDIX L (Cont'd)

would require an interest rate of 1%,  
excluding HUD premium.

Re-Certification of Income - Minimum  
every two  
years.

Application Fee - \$40 Existing.  
\$50 Proposed.

How to Apply for Section 235 Mortgage  
Insurance:

1. Outstanding Conditional Commitment issued under Section 203(b) or Section 221(d)(2) may be converted to Section 235 Firm Commitments.
2. Approved mortgagees will submit application, Form 2900, with the usual exhibits and Form 3100, Application for Home Ownership Assistance under Section 235.

SPECIAL NOTE: Builders or sellers who anticipate the sale of homes under Section 235 may request the reservation of interest subsidy funds from this Office.

570

EXHIBIT A

SCHEDULE A.

MORTGAGE LIMITS.

<u>LOCALITY</u>	<u>1-Family</u>	<u>2-Family</u>
BUFFALO - Base City includes City of Buffalo, Grand Island, Counties of Erie, Wyoming, Orleans, Alleg- hany, Niagara and Genesee.	\$21,000*	\$30,000
ROCHESTER - Base City includes City of Rochester, Counties of Monroe, Wayne, Livingston, Ontario, Seneca and Yates.	\$21,000*	\$30,000
ELMIRA - Key Area includes Cities of Corning, Elmira and Counties of Stueben, Schuyler and Chemung.	\$21,000*	\$30,000
JAMESTOWN - Base City includes City of Jamestown, Counties of Chautauqua and Cattaraugus.	\$19,500	\$27,000

\*\*Single family limits can be increased up to a maximum of an additional \$3,000 on an individual case basis for homes of 4 or more bedrooms and five or more persons.

SCHEDULE B  
ADJUSTED FAMILY INCOME LIMITS

	<u>NUMBER OF PERSONS IN FAMILY</u>										
	<u>COUNTY OR LOCALITY</u>	1	2	3	4	5	6	7	8	9	10
	Alleghany	5,265	6,075	6,885	7,290	7,695	8,100	8,505	8,910	9,180	9,450
	Cattraugus	5,670	6,480	7,290	7,695	8,100	8,505	8,910	9,315	9,585	9,855
	Seneca										
	Nation	4,320	4,860	5,400	6,010	6,550	7,155	7,695	8,305	8,305	8,305
	Chautauqua	4,860	5,670	6,480	7,020	7,425	7,900	8,305	8,775	8,775	8,775
	Chemung	5,400	6,210	6,885	7,290	7,695	8,100	8,505	8,910	9,180	9,450
	Elmira	5,350	6,240	6,535	6,835	6,980	7,130	7,425	7,725	7,725	7,725
	Erie	5,995	6,480	7,290	8,335	8,335	9,545	9,545	10,225	10,495	10,735
	Lackawanna	5,130	5,400	6,210	6,480	6,885	7,290	7,560	7,830	7,830	7,830
	Genesee	5,265	6,480	7,155	7,695	8,235	8,775	9,180	9,585	9,585	9,585
	Livingston	5,940	6,750	7,560	7,965	8,370	8,775	9,180	9,585	9,855	10,125
	Monroe	5,670	7,020	7,560	7,965	8,505	9,180	9,855	9,990	10,125	10,395
	Niagara	5,400	6,480	7,290	7,830	8,370	8,910	9,450	9,800	9,990	10,260
	Ontario	6,075	6,885	7,695	8,100	8,505	8,910	9,315	9,720	9,990	10,260
	Orleans	5,940	6,750	7,560	7,965	8,370	8,775	9,180	9,585	9,855	10,125
	Schuyler	5,400	6,210	7,020	7,425	7,830	8,235	8,640	9,045	9,315	9,585

571  
EXHIBIT A

572  
EXHIBIT A

	1	2	3	4	5	6	7	8	9	10
Seneca	6,075	6,885	7,695	8,100	8,505	8,910	9,315	9,720	9,990	10,260
Steuben	5,130	5,940	6,750	7,155	7,560	7,965	8,370	8,775	9,045	9,315
Addison										
Campbell										
Corning										
Erwin										
Horby										
Lindly										
Wayne	5,940	6,750	7,560	7,965	8,370	8,775	9,180	9,585	9,855	10,125
Newark	5,130	6,750	7,290	7,695	8,100	8,505	8,010	9,315	9,315	9,315
Yates	5,400	6,210	7,020	7,425	7,830	8,235	8,640	9,045	9,315	9,585
Wyoming	5,345	6,345	7,155	7,560	7,965	8,370	8,775	9,180	9,450	9,720

Dated March, 1972

APPENDIX MCOMPARISON OF TAX RATE IMPACTS OF AHIGH DENSITY DEVELOPMENT AND ALOW DENSITY DEVELOPMENT ON A SCHOOL DISTRICT

To accurately determine the impact of a future residential development of any kind upon school taxes, one would require knowledge of all possible future changes in educational state aid formulas which largely determine the size of the local tax burden. Such knowledge, of course, does not exist. The only alternative available, therefore, is to estimate present tax impacts on the assumption that the residential development has already been built and that its children are already attending schools. In other words, what would this year's tax rate be if both a high density development, and an additional conventional development, had been built in the recent past?

The tax impact of any residential development with school children varies for three years until it reaches a point of stabilization. This is due to the present state aid formula system and the Monroe County Sales Tax distribution method which fully recognize additional full valuation and enrollment only two years after they have been added to a school district.

In the interim period the state aid formula provides a transitional "growth aid" for the first year and a similar amount for the second year resulting from the application of an adjusted aid ratio to increased

APPENDIX M (Cont'd)

operating expenses eligible for aid. In the third year after the construction of a residential project the tax impact will stabilize because its full valuation then has been incorporated into the computation of the aid ratio for that year and its enrollment has been included in the distribution formula for the Monroe County Sales Tax.

The calculations on the following pages demonstrate in detail the fiscal effects of the addition of the two developments.

## EXHIBIT A

APPENDIX M (Cont'd)

## 1. Computation of the Tax Base for a Low Density (1.75 unit/acre) Project.

a.	65 times \$37,500 =	\$ 2,437,500.00
b.	___ times \$ _____ =	\$ _____
c.	Sub total	\$ _____
d.	Minus present Full Value of site	\$ 30,810.81
e.	Net increase in Full Valuation	\$ 2,406,689.19
f.	Present Full Valuation of school district	\$197,375,244.00
g.	New Full Valuation	\$199,731,933.00

## Computation of per pupil costs multiplier

a.	Total 1971-72 appropriations/pupil	\$ 1,647.79
b.	Minus principal and interest on debt service/pupil	\$ 202.07
c.	Minus Operation and Maintenance of plant/pupil	\$ 132.06
d.	Minus board of education expense/pupil	\$ 5.50
e.	Minus other/pupil	\$ _____
f.	Net cost per additional pupil	\$ 1,308.16

Additional cost for 115 new pupils	\$ 150,438.40
------------------------------------	---------------

## EXHIBIT A

APPENDIX M (Cont'd)

## 2. Computation of the Tax Base for a High Density (9.5 units/acre) Project

a.	times \$	=	\$
b.	<u>350</u> times <u>\$18,400</u>	=	<u>\$ 6,440,000.00</u>
c.	Sub total		<u>\$</u>
d.	Minus present Full Value of site		<u>\$ 30,810.81</u>
e.	Net increase in Full Valuation		<u>\$ 6,409,189.19</u>
f.	Present Full Valuation of school district		<u>\$ 197,325,244.00</u>
g.	New Full Valuation		<u>\$ 203,734,433.00</u>

## Computation of per pupil costs multiplier.

a.	Total 1971-72 appropriations/pupil		<u>\$ 1,647.79</u>
b.	Minus principal and interest of debt service/pupil		<u>\$ 202.07</u>
c.	Minus Operation and Maintenance of plant/pupil		<u>\$ 132.06</u>
d.	Minus board of education expense/pupil		<u>\$ 5.50</u>
e.	Minus other/pupil		<u>\$</u>
f.	Net cost per additional pupil		<u>\$ 1,308.16</u>

Additional cost for 175 new pupils \$ ,228,928.00



577

EXHIBIT A

APPENDIX M (Cont'd)

3. a. Average Full Value	
Tax Rate/1000	\$ 22.98
b. Equalization Rate	\$ .37
c. Assessed Value	
Tax Rate/1000	
Assessed	\$ 62.112

Tax Impact in 1971-72 if project had been completed by first quarter of 1971-72.

	<u>Low Density Project</u>	<u>High Density Project</u>
1. Growth Aid		
a. Actual 1971-72	\$ -0-	\$ -0-
b. New	\$ 8,913.25	\$ 38,624.10
c. Increase	\$ 8,913.25	\$ 38,624.10
2. 1971-72 Tax Impact		
a. Gross add. cost	\$150,438.40	\$228,928.00
b. Growth aid incr.	\$ 8,913.25	\$ 38,624.10
c. Net cost increase	\$141,525.15	\$190,303.90
d. Net change in Full Value Tax Rate		
	+ .43	If on 71-72 rolls +.21
e. Net change in assessed value.		
Tax rate/1000 assessed value	+1.17	+ .594

# 573

## EXHIBIT A

### APPENDIX M (Cont'd)

Tax impact in 1971-72 if project had been completed by first quarter of 1970-71.

1. Aid ratio unchanged	0.571	0.571
2. Operating Expense Aid		
a. WADA for aid present	\$ <u>6,050.35</u>	\$ <u>6,050.35</u>
b. WADA for aid new	\$ <u>6,165.35</u>	\$ <u>6,225.35</u>
c. Operating exp. aid present	\$ <u>2,971,084.87</u>	\$ <u>2,971,084.87</u>
d. Operating exp. aid new	\$ <u>3,027,556.77</u>	\$ <u>3,057,028.37</u>
e. Aid increase	\$ <u>56,471.90</u>	\$ <u>85,935.50</u>
3. Building Aid. No change		No change
4. Transportation Aid		
a. Present	\$ <u>289,881.99</u>	\$ <u>289,881.99</u>
b. New	\$ <u>295,391.82</u>	\$ <u>298,266.52</u>
c. Aid increase	\$ <u>5,509.83</u>	\$ <u>8,384.53</u>
5. High Tax Rate Aid		
a. Present	\$ <u>22,135.79</u>	\$ <u>22,135.79</u>
b. New	\$ <u>24,661.52</u>	\$ <u>22,135.79</u>
c. Increase	\$ <u>2,525.73</u>	\$ <u>-0-</u>

## EXHIBIT A

APPENDIX M (Cont'd)

6.	1971-72		
	Tax Impact		
	a. Gross		
	Addit.		
	cost	\$ 150,438.40	\$ 228,928.00
	-Op.aid		
	incr.	\$ 56,471.90	\$ 85,935.50
	-Tr.aid		
	incr.	\$ 5,509.83	\$ 8,384.53
	-High tax		
	rate aid		
	incr.	\$ 2,525.73	\$ -0-
	b. Net		
	cost		
	increase	\$ 85,930.94	\$ 134,607.97
	c. Net		
	change in		
	full Value	+ .15	- .06
	d. Net change		
	in Assess-		
	ed Value		
	Tax Rate/		
	1000 Assess-		
	ed Value	+ .405	- .162

Tax Impact in 1971-72 if project had been completed by first quarter of 1969-70.

	<u>Low Density</u>	<u>High Density</u>
1. Aid ratio		
a. Present	<u>0.571</u>	<u>0.571</u>
b. New	<u>0.573</u>	<u>0.568</u>

## EXHIBIT A

APPENDIX M (Cont'd)

2. Op. Expense Aid.	<u>Low Density</u>	<u>High Density</u>
a. Present	\$2,971,084.87	\$2,971,084.87
b. New	<u>\$3,038,161.17</u>	<u>\$3,040,958.97</u>
c. Aid increase	\$ 67,076.30	\$ 69,874.10
3. Building Aid		
a. Present	\$ 513,883.51	\$ 513,883.51
b. New	<u>\$ 515,683.45</u>	<u>\$ 511,183.50</u>
c. Aid increase	\$ 1,799.94	\$ -2,699.91
4. Transportation Aid		
a. Present	\$ 289,881.99	\$ 289,881.99
b. New	<u>\$ 295,391.82</u>	<u>\$ 298,266.52</u>
c. Aid increase	\$ 5,509.83	\$ 8,384.53
5. High Tax Rate Aid		
a. Present	\$ 22,135.79	\$ 22,135.79
b. New	<u>\$ 34,787.86</u>	<u>\$ 17,657.23</u>
c. Aid increase	\$ 12,652.07	\$ -4,478.56
6. Additional Sales Tax allocation	\$ 9,048.20	\$ 13,769.00
7. 1971-72 Tax Impact.		
a. Gross Addit. cost	\$ 150,438.40	\$ 228,928.00
-Op. aid incr.	<u>\$ 67,076.30</u>	<u>\$ 69,874.10</u>

## EXHIBIT A

APPENDIX M (Cont'd)

	<u>Low Density</u>	<u>High Density</u>
-Build. aid incr.	\$ <u>1,799.94</u>	\$ <u>-2,699.91</u>
-Trans.aid incr.	\$ <u>5,509.83</u>	\$ <u>8,384.53</u>
-High tax rate aid	\$ <u>12,652.07</u>	\$ <u>-4,478.56</u>
-Sales tax incr.	\$ <u>9,048.20</u>	\$ <u>13,769.00</u>
b. Net increase (surplus)	\$ <u>54,352.05</u>	\$ <u>144,078.84</u>
c. Net change in Full Value	<u>-.01</u>	<u>-.02</u>
d. Net change in Assessed Value Tax Rate/1000 Assessed Value	<u>-.029</u>	<u>-.054</u>

## Summary

1971-72 Full Value Tax Rate Impacts

	<u>Low Density Project</u>	<u>High Density Project</u>
1st Year Project	+.43	+.21
2nd Year	+.15	-.06
3rd and Subsequent years	-.01	-.02

U.S. GOVERNMENT OUTLAYS FOR VARIOUS FUNCTIONS  
BY FISCAL YEAR  
(MILLIONS OF DOLLARS)

FUNCTION	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972*	1973*
555	155	170	198	37	81	391	478	948	871	1,280	1,243	1,674	2,066
550	191	589	-880	-185	288	2,644	2,616	4,076	1,961	2,965	3,357	4,039	4,844
ALL	97,795	106,813	111,311	118,584	118,430	134,652	158,254	178,833	184,548	196,588	211,425	236,610	246,257

\* ESTIMATED

- NOTES: ALL = TOTAL FEDERAL OUTLAYS FOR ALL PURPOSES  
 550 = TOTAL FEDERAL OUTLAYS FOR COMMUNITY DEVELOPMENT & HOUSING (INCLUDES HUD & OEO). NEGATIVE NUMBERS INDICATE INFLUENCE OF RECEIPTS FROM "MAINTENANCE OF HOUSING MORTGAGE MARKET (556)" AND DEDUCTIONS FOR OFFSETTING OTHER RECEIPTS.  
 555 = TOTAL FEDERAL OUTLAYS FOR LOW AND MODERATE INCOME HOUSING AIDS (INCLUDES SUBSIDIZED HOUSING PAYMENTS, SPECIAL ASSISTANCE, & REHABILITATION LOANS).

FY	TOTAL SUBSIDIZED NEW & REHAB. UNITS	REVISED GOAL	SOURCE - "THIRD ANNUAL RE- PORT ON HOUSING GOALS", JUNE 29, 1971, U.S. GOVERNMENT PRINTING OFFICE
1969	191,600	198,000	
1970	334,800	310,000	
1971	530,000	505,000	
1972	695,000	650,000	

V.F. VINKEY  
4/22/71

	Population by Race Monroe County, City and Towns 1960, 1964, 1970			
	<u>Total Pop.</u>	<u>White</u>	<u>1960</u> <u>Negro</u>	<u>Other</u>
Monroe County	586,387	561,321	23,184	882
City of Roch.	318,611	294,383	23,586	642
Balance of County	267,776	266,938	598	240
Brighton	27,849	27,762	51	36
Chili	11,237	11,195	23	19
Clarkson	2,339	2,297	41	1
Gates	13,755	13,738	5	12
Greece	48,670	48,616	12	42
Hamlin	2,755	2,704	40	11
Henrietta	11,598	11,574	11	13
Irondequoit	55,337	55,277	34	26
Mendon	3,902	3,894	5	3
Ogden	7,262	7,247	6	9
Parma	6,277	6,227	44	6
Penfield	12,601	12,572	23	6
Perinton	16,314	16,299	8	7
Pittsford	15,156	15,134	16	6
Riga	2,800	2,781	16	3

	1960 (cont'd.)			
	<u>Total Pop.</u>	<u>White</u>	<u>Negro</u>	<u>Other</u>
Rush	2,555	2,439	105	11
Sweden	7,224	7,186	37	1
Webster	16,434	16,406	10	18
Wheatland	3,711	3,590	111	10



	1964 <u>Total Pop.</u>	<u>White</u>	<u>Negro</u>	<u>Other</u>
Monroe County	625,128	591,634	32,561	933
City of Roch.	305,849	273,509	31,751	589
Balance of County	319,279	318,125	810	344
Brighton	29,898	29,759	59	80
Chile	13,068	13,016	42	10
Clarkson	2,807	2,744	60	3
Gates	16,405	16,385	12	8
Greece	59,059	58,995	24	40
Hamlin	3,152	3,077	57	18
Henrietta	17,821	17,751	51	19
Irondequoit	60,704	60,711	53	40
Mendon	4,177	4,175	2	0
Ogden	9,399	9,379	7	13
Parma	8,350	8,294	43	13
Penfield	17,337	17,288	22	27
Perinton	20,416	20,393	9	14
Pittsford	18,962	18,922	16	24
Riga	33,209	3,191	18	0
Rush	2,840	2,703	130	7
Sweden	8,377	8,289	82	6

1964 (cont'd.)

	<u>Total Pop.</u>	<u>White</u>	<u>Negro</u>	<u>Other</u>
Webster	19,284	19,050	27	7
Wheatland	4,014	3,903	96	15

586  
EXHIBIT C

1970

EXHIBIT C  
587

	<u>Total Pop.</u>	<u>White</u>	<u>Negro</u>	<u>Other</u>
Monroe County	711,917	655,821	52,218	3,878
City of Roch	296,233	244,118	49,647	2,468
Balance of County	415,684	411,703	2,571	1,410
Brighton	35,065	34,453	370	242
Chili	19,609	19,417	138	54
Clarkson	3,642	3,575	60	7
Gates	26,444	26,280	104	58
Greece	75,136	74,704	227	205
Hamlin	4,167	4,093	58	16
Henrietta	33,017	32,259	594	164
Irondequoit	63,675	63,355	170	150
Mendon	4,541	4,534	5	2
Ogden	11,736	11,656	54	26
Parma	10,748	10,652	81	15
Penfield	23,782	23,625	60	97
Perinton	31,568	31,446	38	84
Pittsford	25,058	24,879	102	77
Riga	3,746	3,697	33	16
Rush	3,287	3,137	142	8

1970 (cont'd.)

	<u>Total Pop.</u>	<u>White</u>	<u>Negro</u>	<u>Other</u>
Sweden	11,461	11,256	124	81
Webster	24,739	24,549	88	102
Wheatland	4,265	4,136	123	6

588  
EXHIBIT C

Re-Capitulation of the 1971-72 tax roll  
by Categories

Taxable and partially exempt properties

<u>Category</u>	<u>No of Accts</u>	<u>assessed value</u>
Residences	5143	\$47,484,450
Farms	322	3,312,900
Vacant Land	692	1,996,900
Trailer Parks	5	1,852,400
Shopping Centers	8	2,643,500
Commercial Bldgs.	116	3,428,800
Industries	13	911,400
Gas Stations	19	493,200
Apartments	15	4,597,600
Country Club & Recreational properties	2	165,300
Utilities	12	2,498,288
Special Franchise	4	2,268,605
Railroad	1	10,700
	<hr/>	<hr/>
Total	6352	\$71,664,043

589

EXHIBIT D

Taxable and partially exempt properties (Cont'd)

		<u>assessed value</u>
given by	Veteran exemptions on above	\$ 1,270,900
vet.bur.	Aged exemptions on above	262,250
(1500 ea)	Ministers' exemptions on above	4,500

Fully Exempt properties

590  
EXHIBIT D

Churches	13	\$ 1,141,600
Parsonages	12	107,000
Schools	12	4,521,200
School land vacant	7	38,100
Church land vacant	4	8,500
Miscellaneous vacant land	16	87,600
Exempt properties	<u>26</u>	<u>977,500</u>
Total	90	\$ 6,881,500

Re-Capitulation of the 1970-71 tax roll  
by Categories

Taxable and partially exempt properties

<u>Category</u>	<u>No of Accts</u>	<u>Assessed Value</u>
Residences	4924	\$45,568,800
Farms	322	3,235,500
Vacant land	731	2,274,200
Trailer Parks	5	1,811,900
Shopping Centers	6	2,147,200
Commercial Bldgs.	116	3,680,000
Industries	13	917,800
Gas Stations	21	540,100
Apartments	14	4,520,700
Country Club	1	70,400
Utilities	12	2,387,700
Special Franchise	4	1,996,452
Railroad	1	14,672
Total	6170	\$69,165,424
		1,237,900
		117,300
		3,000

591  
EXHIBIT D

aged exemptions on above	12,000
Ministers' exemptions on above	3,000

Fully exempt properties

Churches	12	\$ 756,000
Parsonages	12	107,000
Schools	12	3,897,000
School land vacant	6	74,600
Church land vacant	5	8,500
Miscellaneous vacant land	15	111,700
Exempt properties (Town, County parks, cemeteries, etc.)	<u>25</u>	<u>943,700</u>
Total	87	\$5,898,500

592  
EXHIBIT D



Re-Capitulation of the 1969-70 tax roll  
by Categories

Taxable and partially exempt properties

<u>Category</u>	<u>No of Accts</u>	<u>Assessed value</u>
593 EXHIBIT D Residences	4801	\$29,981,200
Farms	326	2,055,100
Vacant land	752	819,300
Trailer Parks	5	1,128,300
Shopping Centers	5	1,303,500
Commercial Bldgs.	101	2,076,100
Industries	13	653,800
Gas Stations	23	234,900
Apartments	13	2,647,700
Country Club	1	44,100
Utilities	13	1,235,900
Special Franchise	4	1,297,960
Railroad	1	11,696
	<hr/>	<hr/>
Total	6058	\$43,489,556
		Veterans exemptions on above 1,110,900
		Aged exemptions on above 72,000
		Ministers' exemptions on above 3,000

Ministers' exemptions on above

3,000

Fully exempt properties

Churches	12	\$ 459,200
Parsonages	11	62,400
Schools	12	2,890,700
School land	6	13,500
Church land	4	3,500
Miscellaneous vacant land	14	32,300
Exempt properties (Town, County parks, cemeteries, etc.)	<u>23</u>	<u>614,700</u>
Total	82	\$4,076,300

594

EXHIBIT D

Re-Capitulation of the 1968-69 tax roll  
by Categories

Taxable and partially exempt properties

595  
EXHIBIT D

<u>Category</u>	<u>No of Accts</u>	<u>Assessed value</u>
Residences	4669	\$28,417,000
Farms	301	1,844,000
Vacant land	771	855,700
Trailer Parks	5	1,172,600
Shopping Centers	5	1,296,300
Commercial Bldgs.	93	1,918,600
Industries	13	634,700
Gas Stations	21	218,900
Apartments	12	2,217,300
Country Club	1	38,100
Utilities	13	798,800
Special Franchise	4	1,280,186
Railroad	1	13,367
Total	5909	\$40,708,553
		Veterans exemptions on above 970,200
		Aged exemptions on above 73,750
		Ministers' exemptions on above 3,000

596

EXHIBIT D

	<u>Fully exempt properties</u>	
Churches	12	\$ 459,200
Parsonages	10	52,400
Schools	12	2,810,300
School land	6	13,500
Church land	3	2,700
Miscellaneous (Town, County parks, cemeteries, etc.)	<u>31</u>	<u>625,100</u>
Total	74	\$3,963,200

PROPERTY VALUES

The relationship which assessed value of a municipality bears to its full value is determined annually by the state in order to insure the equitable distribution of items which are levied or disbursed ad valorem among the various municipalities. This ratio of assessed to full value, or "equalization rate," for the Town of Penfield is shown for past years in Table. It is strongly

TABLE B

ASSESSED VALUE OF EXEMPT AND TAXABLE PROPERTY REAL & FRANCHISE,  
STATE AND COUNTY EQUALIZATION RATES, 1950 - 1965  
Town of Penfield, New York (Current Dollars)

593 EXHIBIT D	Tax Year	Taxable	Taxable	Total	Wholly Exempt Property	Equalization	
		Real Property	Franchise Property	Taxable Property		Rate (%) County	State
	1966	29,896,195	1,117,677	31,013,872		28	
	1965	28,619,595	1,065,933	29,685,528		28	28
	1964	26,079,021	974,996	27,054,017		29	28
	1963	24,248,420	875,284	25,123,704	2,282,700	30	29
	1962	22,418,960	806,475	23,225,435	2,168,800	34	30
	1961	20,125,660	686,185	20,811,845	1,963,800	37	34
	1960	14,916,860	738,892	15,655,752	1,225,700	39	30
	1959	13,033,460	713,817	13,747,277	948,400	38	38
	1958	12,032,660	632,872	12,665,532	857,700	38	38
	1957	10,780,960	544,292	11,325,252	764,400	35	38
	1956	9,333,140	469,326	9,802,466	447,900	49	49
	1955	8,249,660	496,215	8,745,875	464,724	49	49
	1954	7,822,560	417,600	8,240,160	294,400	90	90
	1953	7,117,652	335,120	7,452,772	294,400	80	80
	1952	6,368,570	310,760	6,679,330	294,400	80	80
	1951	5,755,130	284,360	6,039,490	294,400	80	80
	1950	5,196,188	267,400	5,463,588	294,400	80	80

TABLE B (Cont'd)

Source: Special Report of Municipal Affairs  
by the State Comptroller, 1950-1963:  
Proceedings of the Monroe County  
Board of Supervisors, 1949-1965;  
1964 & 1965 NYS equalization rates  
supplied by the Monroe County  
Department of Assessment and  
Taxation.

## EXEMPT PROPERTY TOTALS

as of July 1st,

	1962 - 1963	1963 - 1964	1964 - 1965
United States of America	3,970,770	3,970,770	3,970,770
State of New York	26,186,551	18,637,082	18,631,500
County of Monroe			
(Civic Center)	5,071,286	6,039,223	7,110,393
County of Monroe & City			
of Rochester	1,180,943	1,190,943	1,190,943
City of Rochester	31,736,315	32,188,445	30,862,764
City of Rochester - Land			
only	994,877	1,151,198	1,394,405
City of Rochester - Land			
& Buildings	317,890	273,050	363,250
Subway	6,693,764	6,695,274	6,695,274
Public Schools	28,103,502	32,140,652	28,539,892
Educational	22,018,480	23,124,510	25,514,100
Libraries	1,420,644	1,338,044	1,338,144
Character Building Agencies	4,039,330	4,049,950	4,049,950
Clubs and Associations	3,219,690	3,215,010	3,353,580
Charitable	11,063,042	10,663,810	10,669,330
Cemeteries	1,302,910	1,302,910	1,302,910



**601**  
EXHIBIT E

	1962 - 1963	1963 - 1964	1964 - 1965
Religious Communities	978,820	978,820	950,190
Churches	20,665,240	21,774,200	21,349,680
Parsonages	1,193,230	1,272,610	1,325,730
Clergymen, Residences	151,500	102,000	154,500
Paraplegic Pensioners	26,740	26,740	21,940
Fall Out Shelter		3,090	6,390
Housing Projects	0	0	0
	<u>170,345,524</u>	<u>170,138,331</u>	<u>168,795,635</u>
Pensioners	13,841,330	13,917,555	13,800,715
Grand Total	184,186,854	184,055,886	182,596,350

EXEMPT PROPERTY TOTALS

as of July 1st,

	1965 - 1966	1967 - 1968	1968 - 1969
United States of America	3,970,770	4,518,230	4,518,230
State of New York	18,713,379	14,846,086	14,855,847
County of Monroe (Civic Center)	8,169,287	8,957,677	11,041,425
County of Monroe & City of Rochester	174,660	174,660	174,660
City of Rochester	31,678,950	30,715,351	30,668,533
City of Rochester-Land only	1,046,257	3,228,231	4,752,361
City of Rochester-Land & Buildings	267,470	3,760,930	1,954,516
Subway	6,690,274	6,709,884	6,709,614
Public Schools	28,605,512	28,662,992	30,253,572
Educational	26,601,850	28,288,290	28,588,290
Libraries	1,420,644	1,420,644	1,420,644
Character Building Agencies	4,059,140	4,064,540	3,960,420
Clubs and Associations	3,369,980	3,141,480	3,077,030
Charitable	13,500,340	14,628,250	15,246,710
Cemeteries	1,326,810	1,326,810	1,326,810

602

EXHIBIT E

	1965 - 1966	1967 - 1968	1968 - 1969
Religious Communities	951,390	912,830	920,190
Churches	21,605,180	21,867,360	21,788,920
Parsonages	1,355,550	1,390,740	1,383,680
Clergymen, Residences	148,500	139,500	138,000
Paraplegic Pensioners	21,940	35,940	35,940
Fall Out Shelter	6,390	3,640	3,640
Housing Projects	0	6,055,919	7,335,179
	<hr/>		
	173,684,273	184,849,684	190,150,211
Pensioners	13,963,525	13,797,045	13,481,745
Grand Total	187,647,798	198,646,729	203,631,956
		Aged Exemptions	5,646,590
		Grand Total	209,278,546

EXEMPT PROPERTY TOTALS as of July 1st,	1969-70	1970-71	1971-72
United States of America	4,518,230	4,518,230	4,518,230
State of New York	14,034,187	12,848,792	14,956,298
County of Monroe (Civic Center)	12,892,785	23,250,975	23,096,465
County of Monroe & City of Rochester	174,660	1,111,000	1,111,000
City of Rochester	30,597,774	35,470,310	35,163,220
City of Rochester Land Only	3,348,275	3,589,200	2,281,854
City of Rochester Land & Bldgs.	928,136	1,926,836	1,002,700
Urban Renewal Land & Bldgs.			4,645,168
Subways	6,709,614	6,709,614	6,745,006
Public Schools	32,245,572	32,273,092	32,643,562
Urban Renewal Agencies			457,730
Educational	31,969,080	29,809,970	30,476,290
Libraries	1,999,670	1,987,670	2,014,970
Character Building Agencies	3,880,350	3,880,350	3,075,580
Clubs & Associations	3,086,930	3,563,530	2,609,430
Charitable	15,827,370	17,273,570	16,296,510
Cemeteries	1,326,810	1,326,810	1,321,730
Religious Communities	366,950	336,930	547,590

605

EXHIBIT E

	1969-70	1970-71	1971-72
Churches	21,811,940	21,945,160	21,663,130
Parsonages	1,466,260	1,438,160	1,664,010
Clergymen(Residence)	112,500	106,500	94,500
Paraplegic Pensioners	35,940	35,940	35,940
Pollution Control E.K.C.			1,225,000
Fall Out Shelters	3,640	3,640	3,640
Housing Projects	7,646,774	11,194,226	11,463,716
	<hr/>	<hr/>	<hr/>
	\$194,983,447	214,600,505	\$219,113,269
Pensioners	13,144,980	12,785,570	12,595,170
	<hr/>	<hr/>	<hr/>
	\$208,128,427	227,386,075	231,708,439
Aged Exemptions	4,493,460	4,903,110	5,214,530
	<hr/>	<hr/>	<hr/>
Grand Total	\$212,621,887	\$232,289,185	\$236,922,969

## ***City Tax Base Is Declining***

The Rochester city government will have less property to tax this year, and urban renewal is a major reason, the City Council was told last night.

The city's tax base declined by \$6,355, to \$760,468,000, largely because the amount of tax exempt property grew. City Manager Kermit E. Hill reported.

Exemptions increased by more than \$10.8 million, bringing total tax-exempt property to almost \$234 million.

CITY OF ROCHESTER TAX RATES

Figures in \$ per \$1000 assessed valuation  
Services not included

607 EXHIBIT G	<u>* Year</u>	<u>City Rate</u>	<u>School Rate</u>	<u>City Totals</u>	<u>Monroe County for City residents</u>	<u>Total Rate</u>
	1959	24.50	17.56	42.06	14.12	56.18
	60	24.30	21.09	45.39	14.23	59.62
	61	24.30	23.22	47.52	14.14	61.66
	62	24.30	24.10	48.40	14.55	62.95
	63	24.30	24.27	48.57	14.18	62.75
	64	24.30	24.27	48.57	15.78	64.35
	65	26.68	26.87	53.55	19.24	72.79
	66	27.59	27.87	55.46	19.63	75.09
	67	29.08	28.87	57.95	18.55	76.50
	68	29.08	29.47	58.55	18.12	76.67
	69	31.66	32.36	64.02	24.77	88.79
	1970	31.66	36.25	67.91	22.56	90.47
	71	33.68	42.68	76.36	27.16	103.52
	72	33.68	47.27	80.95	28.06	109.01

\* City & School rates are for Fiscal year -  
July to July ending in Year listed

HEB 4/72

# The City's Money Woes Grow

## Taxes Will Rise, Mayor Confirms

By TOM MINNERY

City and school taxes in Rochester will be increased for the next fiscal year, starting July 1, Mayor Stephen May confirmed last night.

He did not say what the new tax rates would be. Administrators officials apparently have not yet settled on a figure. The city tax rate now is \$33.68 per \$1,000 of assessed property value and the school tax rate is \$67.27.

City Manager Kermit Hill said yesterday he has informed the city employe unions that no money will be available in the new budget for salary increases.

City firefighters are scheduled to receive a salary increase July 1. The Locust Club, bargaining agent for policemen, and Local 1638, representing other employes, are currently negotiating new contracts to take effect July 1.

The City Council Republican majority announced earlier

this month that the estimated \$8 million budget deficit had been reduced to \$4 million. Runned cuts in fire and police ranks would not be necessary if unions worked through the next fiscal year with no increases, the councilmen said in a statement. All three unions rejected the offer.

Hill would not elaborate on the employe salary problem. He said he risked a charge of an unfair labor practice by commenting while negotiations continue.

Portions of the new city budget are nearly complete and will be sent out for printing in a few days. Hill said recently that the tax rates will be the last items figured.

The entire budget proposal must be finished to present to City Council May 15. A budget must be approved by June 16. Public hearings on both the school and city budgets will be held before they are adopted. Dates have not yet been announced.



609  
EXHIBIT I

47 PENFIELD PRESS, Penfield, N.Y., June 1, 1972

EIGHT PAGES IN ONE SECTION

## Moderate Income Housing Favored

The Penfield Housing Task Force, appointed by the Town Board to study housing needs in the town, has finished one of its tasks, an Opinion Survey of residents' attitudes toward moderate income housing in Penfield, and has published the results.

Pierre Coste of Woodhaven Drive, chairman of the Housing Task Force said results indicate that "a majority of the people of Penfield hold a generally favorable attitude toward moderate income housing in the town."

Coste added: "Actually the Opinion Survey was one part of the three month Task Force effort. We studied housing needs in the County, Penfield's "fair share" of these needs, styles of construction for moderate income housing, Penfield's Zoning Ordinance, and government housing programs. At this Monday's (June 5th) Penfield Town Board meeting the Housing Task Force will present its report which includes some specific recommendations for action by the Town Board. I hope we'll have a good turnout at the meeting so that questions can be raised and answered."

Peter Peterson, Survey Coordinator, stated: "We received 811 returns from the 2319 questionnaires mailed. We were very pleased with this 35% return." The questionnaire contained 29 statements to which Penfielders were asked if they "Agree Strongly," "Agree," "hold no opinion," "Disagree" or "Disagree Strongly" plus demographic questions. Peterson indicated that responses to eight of the statements were scored to form an Opinion Index. Analysis showed that 18 percent of the respondents had an Opinion Index in the neutral range while

36 per cent were in the negative range and 46 percent were in the positive range. Peterson commented that this difference is statistically significant and not random chance.

Pierre Coste, Housing Task Force Chairman, said: "I believe the survey accurately reflects the opinions of Penfielders in general. We sent questionnaires to every fifth person in the voter registration lists and the 811 returns seem to be representative of the people of Penfield. For example, 66% of the respondents live in a private home; 60% have lived in Penfield over five years and 55% were between 36 and 55 years of age. I think this reflects the heartland of Penfield residents."

Questions of opinion in which responses were 80% above or below the neutral range were summarized as follows:

81% would be more favorable to an apartment house or town house if it was known that residents were paying their "fair share" of town services.

88% feel decent housing is the right of every citizen.

76% feel the Planning and Zoning Boards are obliged to enforce strict zoning laws to protect existing property owners.

75% feel more housing is needed for senior citizens.

73% feel the Town should formulate plans and take actions which will provide moderate income housing which best serves the progress of the Town.

66% do not presently find the idea of living in a condominium appealing. This reduces to 44% if the family is grown up (quest. No. 10).

66% do not approve of federal mortgage assistance for moderate income families.

65% feel a shortage of moderate income housing exists in Monroe County.

65% do not approve of tax abatement of local property taxes to provide moderate income housing in Penfield (in general).

64% approve of tax abatement of local property taxes to provide moderate income housing in Penfield for the elderly (specifically).

64% feel more housing is needed for young families.

63% would not object to living within one mile of moderate income dwellings. This reduces to 43% if the distance is reduced to 1/4 mile (quest. No. 16).

63% feel more housing is needed for moderate income industrial and public service workers.

Among Personal Data Questions:

90% own their present dwelling.

88% reside in a private home.

76% expect to live in Penfield for more than five years.

69% have lived in Penfield for more than five years.

69% feel they understand the main issues.

Analysis is continuing to summarize written-in comments, to establish the significance of the fact sheet, and to further condense the cross tabulated question pairs. These results will be included in a follow up report.

6B ROCHESTER DEMOCRAT AND CHRONICLE Tuesday, June 6, 1971

# Moderate Income Housing Said Needed in Penfield

**BY BRAD KNICKERBOCKER**  
Penfield will have to allow construction of at least 2,000 moderate income housing units by 1980 to meet the "fair share" of the county's need for such housing, Town Board members were told last night. The Penfield Housing Task Force, appointed three

months ago by the board to analyze the need for moderate income housing and recommend the types and quantity that should be built, also advised the board to

- Permit and encourage the construction of a variety of housing styles, types of construction and house and

lot sizes.

- Adopt changes to the present zoning ordinance necessary to permit the broad variety of approaches to moderate income housing recommended.

- Acknowledge a preference for the construction of moderate income housing by

private industry, but consider government subsidized proposals as well.

- Encourage such housing in areas of the town in addition to the Penfield Road-Webster-Fairport Road area.

- Review and update the task force's recommendations every two years.

Task force chairman Pierre Coste said the group did not recommend specific changes in the town's zoning ordinance, but cautioned that, "higher densities per acre than those allowed by the present ordinance may be required."

He said the group could not

agree on a recommendation concerning the town's planned unit development ordinance. The ordinance originally called for a maximum density of 5.2 units per acre, but was reduced last year to 4.0 units per acre.

The Monroe County Planning Council recommends that

such ordinances contain no density requirement and Penfield Supervisor Irene L. Gosin said last April, "The concept of the planned unit development is flexible and if you restrict it, it tends to increase costs and make it inflexible."

Based on current figures for state aid to local schools, the

task force found that moderate income housing would cost taxpayers less than high income housing.

"The residents in the moderate income development," the report concluded, "are paying their 'fair share' better than the residents in the high income development."

# Penfield Homes Poll 'Surprise'

Pollsters in Penfield say more residents favor moderate-income housing there than oppose it.

Penfield Housing Task Force members and town officials said they were "surprised" and encouraged by the results of the task-force poll.

Thirty-five per cent of their 2,339 mail questionnaires were answered. Forty-nine per cent of those who answered had "positive" opinions of moderate-income housing, 36 per cent were "negative" and 15 per cent were "neutral."

The questions scored to find three percentages related to a low-income housing need in Penfield, the town's role in answering Monroe County's need for such housing, whether the person who answered objected to moderate-income housing near his home and whether the town should provide moderate-income housing "which best serves the progress of the town."

Thirty-two per cent agreed that "most people I know feel that when moderate-income groups move into a neighborhood there follows a downgrading of neighborhood appearance and property values."

The percentage jumped to 68 per cent when that question was asked about minority groups instead of moderate-income groups.

Forty-seven per cent said they object to moderate-income housing within one-quarter mile of their home. It dropped to 39 per cent when the housing was to be one-half mile away, and 23 per cent when moved a mile away.

Residents who answered split nearly evenly on whether the state Urban Development Corp's plan to build 350 low- and moderate-income subsidized apartments and town houses in Penfield is a "step in the right direction." But they overwhelmingly disapproved of property-tax abatements and federal government mortgage assistance to provide moderate-income housing.

Eighty-one per cent agreed they "would be more favorable toward an apartment-house or town-house project in my neighborhood if I knew the residents would be contributing their 'fair share' to finance such town services as schools, sewers, roads etc."

"I can't say it's an overwhelming mandate the way I read it," said Walter W. Peter, town councilman.

"Thing that clouds it is that people are not in favor of real-estate tax subsidies.

They're not in favor if it affects their taxes."

Dr. J. Donald Hare, town councilman and co-chairman of the task force, said, "By and large it's surprising and encouraging that there's a stronger positive feeling than negative."

"In general, (the task force members) feel that the town should join the other communities in Monroe County in helping to provide housing."

Irene L. Gossaj, Penfield supervisor, said, "I'm very agreeably surprised that the

town seems to be responsive to responsible moderate-income housing."

Pierre Coste, task force chairman, said the group's recommendations to the town board, won't be made public until tomorrow night's town board meeting, but he hinted it may recommend changes to the town's zoning and density laws.

Zoning laws, density requirements and construction costs, he said, now prohibit moderate-income housing in Penfield.

JUNE 4, 1972

16B

ROCHESTER DEMOCRAT AND CHRONICLE  
Sunday, 1972



# THE TIMES-UNION Suburb

## THE TAXPAYER Housing plan opponent Says, 'I can't afford it!'

By LINDA VAN KIRK  
Emory W. Miller is one person who was disturbed last night by the report made by the Penfield Housing Task Force.

The task force report recommended, among other things, that the town build no less than 2,000 additional moderate-income housing units by 1980.

Miller lives at 27 Hillary Lane in a \$40,000 home. He is a consultant for Explosives Engineering Services. He has four children, three of whom are in Penfield schools. He says he pays \$200 a month in taxes in the town.

And Miller does not want to see 2,000 more moderate-income housing units in Penfield by 1980.

"Who is going to pay for the moderate-income housing? Who is going to pay the taxes for sewers, services, roads and, worst of all, schools? The established residents are going to pay, that's who."

This is Miller's main concern — that more moderate-income housing will push his tax rate higher.

He takes issue not only with the task force's recommendations.

"I would take issue even with forming a task force to look into housing needs," he says. "I don't see why Per-

field should be picked as a place for moderate-income housing. In five or 10 years any moderate-income housing project will be a blight, a great, big 100-acre blight. Multi-family units are built out of tissue paper."

Miller says he will be at the next town board meeting to check on whether the task force's recommendations are accepted.

"I don't want Penfield to become a low-cost development community. If I wanted that, I could move to the center city," he says. "The task force is going to have to modify either its statistics or its values."

Penfield Supervisor Irene Gossin says that some modifications may be made in the recommendations but not necessarily at the next town board meeting.

"We'll be mulling this thing over pretty hard through the whole summer," she says. "I don't know if we'll act on the whole report. We may want to lift some particular recommendations out and act on them. At any rate, before we take any action, we'll hold public hearings."

Mrs. Gossin, who with the rest of the town board, commissioned the housing task force March 6, says the report clarified several things

It appears that people don't want to spend all their money on housing and that they're not adverse to living next to moderate-income units," she says. "The report also showed that moderate-income housing in general is apparently a lesser burden on schools than high-income housing. I would like to know more about that."

The recommendations of the 17-member task force, headed by Pierre Coste, were:

—That no less than 2,000 more moderate-income dwelling units be built in the town by 1980. (Moderate-income housing is defined as any unit that can be purchased for less than \$20,000 or rented for less than \$150 per month.)

—That the town board permit and encourage the construction of a variety of housing styles, types of construction, house and lot sizes in order to meet moderate-income housing needs.

—That the town board adopt changes in the zoning ordinance that would permit the construction of such a variety of housing.

—That the town board acknowledge a preference for the construction of moderate-income housing by private enterprise but consider government subsidized proposals as well.

—That moderate-income housing be encouraged in areas of the town in addition to the Penfield Road - Webster Fairport Road area. (There are currently 670 such units proposed for this area, including a project planned by the Urban Development Corporation.)

—That the recommendations of the task force be reviewed and updated in two years.

The task force found that 19 per cent of the housing in Penfield is in the moderate-income range. Of the suburban towns, only Brighton, Pittsford, Henrietta and Rush have lower percentages.

Coste says that single-family houses selling for \$20,000 or less would be "very difficult" to build. Consequently, the task force recommends the construction of town houses and multiplex units in this price range.

He says that although the group did not ask for any specific changes in the zoning ordinance, "higher densities than presently allowed may be required."

And he says that Penfield "does not have an overabundance of its fair share of housing at this time. We cannot adopt a philosophy of I'm ahead, let's pull up the rope."



Teachers Picket

These are some of the Penfield school teachers who protested yesterday at school district offices against the proposed budget and their dissatisfaction with what they call lack of progress on contract negotiations. Some teachers demonstrated again today and say they will continue until the June 13 annual meeting. District has been at an impasse in contract talks since May 25.

612  
EXHIBIT L