

AGING IN PLACE SURVEY RESPONSES

1. What currently describes your living situation?

- 391 a. Live in my own single family home
- 133 b. Live in my own townhouse or condominium
- 16 c. Live in my own apartment

- 87 d. Live at the Pines at Davidson
- 14 e. Live with family or others in their dwelling

2. At this point, what are your plans for where you will live as you get older? (Mark all options that apply to you)

- 474 a. I intend to stay where I currently live as long as possible.
- 67 b. I intend to stay in Davidson but move to another dwelling.
- 38 c. I intend to move to another community.
- 102 d. I intend to move into an assisted care center in Davidson (The Pines).

3. As you age, do you have concerns about retaining or finding housing that is affordable to you in Davidson?

- 227 Yes
- 374 No

4. If your answer was yes to the question above, which of the following is your primary concern?

- 90 Rent or House Payment
- 140 Taxes
- 77 Maintenance and utility costs
- 12 Other

“Other” includes:

- Affordable assisted living facility (5)
- Monthly HOA fees (3)
- Overdevelopment
- Long term care
- Cost of real estate
- Politicians
- Living on fixed income

- Crime (2)
- Medical insurance
- Traffic congestion
- Price escalation
- Cost of retirement
- Social security \$ amount

Do you currently experience difficulties with the following:	YES	YES, but I receive the help I need	NO
Do you have transportation problems in getting where you want to go?	48	14	
Do you have major financial problems?	34	4	
Do you know about interesting social, recreational and educational programs?	418	2	174
Do you need professional assistance such as legal help with preparing or changing your will, financial help to complete your taxes, or other services?	88	24	

6. Of all of these potential issues, which is likely to be the most difficult one for you as you grow older_?

- 167 Keeping my home properly repaired
- 37 Lack of recreational, social and educational programs
- 60 Housing that is affordable
- 22 Legal assistance issues
- 98 Transportation issues
- 14 Other: _____
- 298 Health Care issues
- 96 Financial issues

“Other” includes:

- Not being killed by increasing traffic
- Taxes (2)
- Losing independence
- Tax returns
- Payment of real estate taxes

- Safe areas to walk in Davidson
- Lack of stimulating cultural events
- Meals
- Griffith Street/Jetton roundabouts
- Getting old

7. Are you currently having any problems with your personal health care? Mark all responses that apply to you.
- 22 Difficulty in finding an appropriate physician.
 - 18 Difficulty in finding transportation to my health care appointments.
 - 35 Difficulty in paying my medical bills or prescriptions.
 - 12 Difficulty in getting the home care that I need.
 - 12 Difficulty in getting nutritious meals.

8. In the past year, have you had difficulty performing any of the following tasks by yourself?	YES	YES, but I receive the help I need	NO
Using the telephone	7	2	
Doing light housework, such as washing dishes or dusting	13	3	
Doing heavy housework, like vacuuming, scrubbing floors, or washing windows	68	14	
Preparing meals	19	3	
Shopping for personal items, such as groceries or clothing	18	2	
Walking	41	5	
Bathing or showering	19	2	
Doing yard work	74	24	
Managing money or keeping track of expenses or paying bills	22	6	

9. What is your age? 178 50-59 182 60-69 152 70-79 97 80-89 17 90 or above
10. What is your gender? 403 Female 247 Male
11. What is your race? 43 African-American 566 Caucasian 18 Other
12. How many years of formal schooling did you finish? 15 did not graduate high school 120 high school diploma 116 some college 326 graduated from college 201 have a graduate degree

Thank you for completing this survey. Please use the space below to comment on any of your responses to the survey or any ideas you have for the task force or about aging in Davidson.

COMMENTS, BY TOPIC:

Traffic/Transportation/Walking:

- My husband doesn't drive. I am hoping we will have a shuttle bus that will pick us up at the door by the time I'm no longer driving. Many small towns up north offer this service if you call a day ahead of time. They charge a small fee of course.
- I'm concerned about the lack of pathways to walk to town and all the traffic in the area. As I age I want to be able to walk or ride my bike to the store and to run errands. There really needs to be effort made to make the town truly a walking community. I hope all the new development has safe paths for walking and crossing.
- I love living here! I am hoping to always be able to walk or bike where I need to go so I hope that initiative continues. Keeping Davidson green and minimizing traffic flow would be wonderful. I live on Concord Road but keeping the speed limit monitored or lowered would also help.
- More local bus service would benefit elders around town.
- Traffic lights on 115 and traffic backing up when there are accidents on I-77 are problems.
- Would like to see speed limit on Concord Road lower so that it will be safe to cross to the sidewalk.
- Pedestrian walk lights need to be set so all traffic is stopped when pedestrians have permission to cross Main Street. The current set-up is unsafe!
- Public transportation is critical. We do not know where the bus routes are and frequency of service.
- I would like more public transportation when I retire.

- At the present time I am able to drive and grocery shop and other necessary things. My health is beginning to get a little worse and I am sure it will not be too many years before I will not be able to drive. This worries me.
- I would like to see public transportation link to Charlotte airport. Going to downtown is fine, but there is nothing to the airport.
- Traffic is getting too heavy. Parking downtown is a problem.
- Be sure people (and renters) park where they live and the street are clear for traffic. Not everyone walks or bikes, especially the elderly – be careful that “traffic calming” projects aren’t dangerous and frustrating for older drivers.
- Transportation for aging for those who are in their homes and not at the Pines.
- Build more greenways for biking/walking. Build more sidewalks.
- We need a bypass around Davidson so that downtown stays pedestrian friendly! Spend our money on infrastructure. Volunteers can handle most other needs.
- Traffic, walking trails.
- Transportation is a factor that should be addressed.
- Possible minibus for local transportation in addition to CATS busses.
- Would like local transportation.
- Wish we had cab service.
- Transportation is only problem if I’m going to Charlotte.
- Traffic on the roads and overcrowding within the Davidson area are our biggest concern.
- An idea from another city: local businesses in area paid for a bus that came once a week to my mother’s apartment and took them to the shopping center so they could shop/have breakfast and run errands. The women would tip the bus driver and he would take their packages to the front door.
- The hardest thing about the roundabouts is knowing you must yield. It was not a problem in New Zealand where you drive on the left - there were arrows on the left to show which lane to turn into!
- Davidson is growing in both residential and commercial. However, there does not appear to be any plans for handling the increased traffic. The current infrastructure is not keeping pace with growth, thus the Town will no doubt increase our taxes to support developers and the tax-free status of Davidson College – which is in no way a not-for-profit.
- We need a place for winter walking.
- Traffic
- We find walking on the uneven brick walks in Davidson to be risky and not elder-friendly. They are beautiful but please!!!! No more brick walks.
- Fix sidewalk on Depot Street.
- Concerned about traffic/safety, walking, lack of sidewalks.
- A plan is needed for I-77 breakdown and emergency services.
- Street clogging traffic prohibits walking, biking, driving safely.....I15 is a lost cause.
- Stop traffic congestion BEFORE ANYTHING ELSE.
- TOO MUCH DAMN TRAFFIC ON CONCORD ROAD
- Routes needed for small mechanical transportation devices, i.e. scooters, golf carts, motorized chairs.
- Easier access to food markets – Davidson assumes that everyone has cars. Even new Harris Teeter will require transportation.
- Parking is a problem.
- Transportation to medical offices would be helpful.
- Public transportation is critical for all, both within town and to outside destinations.
- Also, if I were to stop driving, there would be no way to get around. Existing public transportation is infrequent, inconvenient, and limited in destinations.
- Is a taxi service appropriate for Davidson?
- Town needs to do more for walking residents – repair sidewalks that are uneven, install sidewalk on more streets, especially urgent for Potts Street, from Catawba to Main.
- Too much traffic in Davidson and surrounding areas.
- Need better enforcement of the 2-hour parking. Cars still sit for hours on the street and behind CVS.

- Need replacement handicap parking spaces on Main Street for ones that were eliminated.
- Walkability of Davidson ideal for aging as well as cultural, athletic opportunity.

Housing:

- Lack of alternatives for senior housing and health care (nursing home, assisted living, adult living community, or continuing care retirement community) in Davidson.
- Davidson needs an assisted living facility like the Laurels in Highland Creek. Many residents do not need a life care facility nor want to pay the price required at the Pines. The Laurels is a monthly rental assisted living facility.
- Would like another facility similar to Pines but more updated.
- Pines is becoming too expensive. (2)
- Would like to see 2,500 to 3,000 square foot one-floor duplexes for older couples with all external work contracted.
- There is a need for lower cost patio homes or townhomes for those of us who would like to downsize.
- I feel Davidson lacks housing for seniors.
- I think it is important for there to be some alternative to assisted living arrangements in Davidson. Both facilities and in-home arrangements. Not everyone wants to live at the Pines.
- Would love to see other assisted living in North Meck.
- It is sad when you have lived in Mecklenburg, paid taxes and social security, but can't get help. I lived in assisted living until my money ran out. Now I am living with my granddaughter and her family because I can not get Medicaid assistance. They tell me I make too much social security in a month. Let people come from Mexico and they can get all the help they need.
- I can live in Davidson now only due to the kindness of my landlord who provides a rent far below the median for Davidson. I taught middle school in this area from 1992-1999 when I retired on medical disability. I am concerned for those who do not have my resources.
- Affordability for aging and maintenance of home are problems.
- Continue to stress the need for affordable housing in Davidson so that persons that provide needed services can live here.
- I would like to know more about the Pines, especially the services available and the cost. Is this the only Davidson facility?
- We desperately need affordable options for older adults (can't afford the Pines).
- Taxes and lack of affordable housing are the primary reasons I may have to leave Davidson after living all of my life in this area.
- Senior housing is needed.
- Affordable housing is needed.
- Davidson needs another CCRC besides the Pines.
- Since at some point I will move into the Pines and I have a pet, I consider it a hardship that they do not permit pets (except in single houses), especially since much of the research supports the elderly having a pet, i.e. it improves their quality of life.
- Being able to remain in your own home is so important if a cohesive system is in place to make that possible.
- Home maintenance, including yard work, should be addressed.
- Keeping my house clean is likely to be an issue that is difficult for me.
- When the time comes that I can no longer get up the stairs to my second floor condo, I will sell and buy a small ranch-style home in an area where the cost of living is significantly lower, probably somewhere in South Carolina where I would hope to live as long as I am physically able.
- I am nearly 70 and my husband is 66; we are fine now but worry about house repairs and the amount of money it takes for these services.
- Difficulty with stairs....how about a town code permitting elevators in apartments.
- Bathrooms should be handicap accessible.

Living at the Pines:

- I treasure the Pines.
- Need dry cleaning pickup and return to the Pines.
- Need fingernail and pedicure service at the Pines.
- The Pines is an invaluable resource.
- People should move into the Pines before they think they are ready. Easier to make friends and enjoy a longer life. Independent living isn't just sitting around in a rock chair.
- At some point, I would consider the Pines but I am far from that decision now.
- I am lucky to be in excellent health right now but will probably move to the Pines in a few years (before my health starts to deteriorate). I am lucky to live in a part of Davidson from which all the place I like to go are within easy walking distance.
- The Pines meets all my needs and will continue to do so as long as I live. The task force will serve Davidson well by understanding that this retirement community has been and will continue to be one of the town's great assets. As generations of aging people benefit from it now and in the coming years. It deserves your recognition and positive interaction.
- Living at the Pines solves all the problems listed above.
- All our needs are supplied at the Pines and for that we are grateful.
- We're so fortunate to have the Pines at Davidson in our community – a great resource for our area! We have enjoyed our stay here.

Development in Davidson:

- Please conserve green space (slow down or stop development) so Davidson will continue to be a pleasant place to live.
- Maintain neighborhood quality.
- I live in Spinnaker Cove and I don't know how Davidson has let all this mess go on – two driving circles – all this building, mud, and mess. A building right in our front door. How did they get that zoned for business?
- Davidson is a great place to live, just keep the development reasonable. Do not overdevelop – we want to continue the small town feeling. Appears Exit 30 area is out of control. Please watch development.
- Changes in town – ugly buildings near town hall, Griffith, and approaching Cornelius. Thank you for this opportunity.
- I am afraid our area will become all townhouses. You can tell which side of the railroad track the town planner, manager, and mayor live on.
- Seriously, Margaret Potts intended for her land to be left undeveloped for some green space to be preserved – as she said, “The animals need somewhere to go.”
- Overdevelopment creates stress on infrastructure...no longer a charming village.
- Aging in place is not fun anymore in Davidson....too crowded....if not for grandchildren and children, we would move.

Real estate taxes:

- Reduce taxes for the retired. I live in River Run and I can move 1.5 miles from my current residence and be in a different county and not Davidson and reduce my tax burden by half and still have access to the amenities of Davidson.
- Taxes keep going up. More business is needed to help balance the tax base.
- Taxes need to be kept down...too much of a jump from one year to another.
- Rising taxes is a problem.
- Help with taxes is needed.
- Need tax break for seniors.
- County and city taxes taking a large portion of our retirement income.
- Increasing property taxes are a potential problem.

- With home valuations increasing, it will not be too long before the tax bill is 50% of my income in retirement.
- Would like tax relief.
- Need lower taxes for seniors who might be taxed out of home.
- Lower or freeze taxes for elders living on a fixed income.
- I want to remain in Davidson, but I may consider moving due to the high taxes. I disagree with continuing to milk the hard-working homeowners with high taxes, continuing to penalize the residential homeowners to support buying raw land, thus avoiding its tax income potential. Also continuing to support affordable housing which attracts lazy and more crime-prone so-called “diverse” people.

Other Finances:

- Financial problems are due to outside influence and are of manageable magnitude.
- After several heart attacks, strokes, diabetes, kidney failure, dental problems, numerous medications that are necessary, my husband (a veteran) cannot get any assistance at all, but Mexicans can.
- I need financial help.
- I applied for Medicare B and got no response. When I followed up, I was scolded by an extremely rude person who then, I think, deliberately “lost” my application. I want to move to Europe! Does everything have to get worse? For years there was a tax preparation program in Davidson for the seniors, first at the senior’s club and then at Mecklenburg Parks and Rec. But now it is gone and we have to drive to other towns for the service. Why?
- I don’t think some of us Blacks will be able to live here since we can’t get assistance at the Ada Jenkins Center, because the Hispanics have all the opportunities. If you have insurance for medical reasons you are out of luck and as far as food, they get it all but work 2 and 3 jobs. But we or some of the Blacks go to the center. It’s a problem. The more Hispanics here the less of a chance in the future. They should be questioned more and investigated.
- Need help with medicare and insurance.

Environment:

- A few more sitting areas on the common green in front of the library. One or two benches and chairs just don’t cut it.
- The physical environment is important to allow in-place aging.
- Potts Street and Catawba Avenue have needed curb and guttering for years.
- Our street is becoming an open sewer because people don’t pick up after their dogs (as I do). Please consider at least reminding people to do the decent thing in the newsletter or other means.
- Too many barking dogs in the neighborhoods – should have do laws and they should be enforced!
- When formulating the questionnaire you should have listed crime as a concern for the aging population, ; concerns about the quality of our police force – many questioning this. Also the management of affordable housing like the Bungalows. Many feel that the management is not professional in screening and two pedophiles have recently moved in and are causing shame to our Black community. Years of break-ins unsolved. This is an aging concern.
- I have a Cingular cell phone. There is a problem with reception and receiving and making calls.
- A lack of curb and gutter of Potts and Catawba have lead to a lot of mud, broken water lines, and pot holes.
- Safety!
- Davidson College could be more accessible to Town residents.
- Don’t make this community like Birkdale. Protect quality, ensure charm. Maintain family and people orientation, keep Davidson unique and special.
- A mail box at the Library would be useful.
- Safety issues....more police patrol.
- Davidson is youth oriented.

Senior Center/Classes wanted:

- I would love to see a Senior Center with exercise opportunities and other activities.
- I know many single, either divorced or widowed women. Could the town help to get us together for socials, say 50-55+? There are probably many of us who are very active and would like to meet more people here in Davidson. Put out a notice, see what happens.
- Town-sponsored social get-togethers specifically for 60+ residents.
- There should be more classes on care-giving! Most people have no idea.
- How about some mailings on recreational, social, and educational programs – send out the “what, where, and when” info.
- Need Senior Center.
- Would be great to have a place for art classes, exercise classes, and game rooms for empty nesters to gather and socialize.
- It would be beneficial to have an active Senior Center in North Meck.
- Ways to stay physically active should be addressed.
- Since many elderly single, would be nice to have older singles group or AARP in town. Have to go to Mooresville now.
- It would be advantageous to have a Senior Citizen Center for citizens that cannot afford the YMCA or other exercise clubs.
- Senior Center needed for exercise, social activities at affordable prices.
- Senior Center needed including gym/educational programs.
- Senior Center is needed.
- Senior Recreation/Learning Center needed for Davidson.
- A Senior Fitness Center...programs on current topics.
- Other than church, new residents have no senior organization to meet others, i.e. Senior Scholars....new residents started organization in Charlotte. Wanting it here!

Resources needed:

- A list of individuals who do small repairs in the home – those who Seniors could trust to do good work and not take advantage in terms of quality of work and pricing.
- Years ago at Ada Jenkins we worked at a Bartering File where volunteers would be on call for different tasks and would be willing to accept the recipient’s non-monetary response/skill or would consult the File for someone else to meet their need. Never got off the ground but would this idea be a possibility with this new launch?
- This is a wonderful endeavor! Having a list of local, screened, certified resources would be very helpful...particularly in-home health and transportation fields.
- Need information for seniors.
- A foreign mission trip to Honduras is nice, but churches could do more to help the elderly here. Yard work, etc.
- I think the big challenge is to keep vital opportunities for seniors in the town life – not window dressing, “appearing to do something” opportunities.
- I wish there had been transportation to some places that use volunteers. It would have an impact on my social life. Then I could feel worthwhile – helping in the community.
- Need assistance in home....simple....changing light bulbs, etc.
- There is a small company called Real Life Solutions that helps people that can’t get out and do some things for themselves.
- Local churches could get involved with helping elderly with yard care. Affordable lawn care through private business is a thing of the past.
- Meals on Wheels is a valuable resource.
- Churches need to be more involved in senior issues.
- Concern about caregiver in home.

- Information needs to be available to new residents about places to go.
- We lack information and referral agency on aging for Davidson. Publish names of task force members.
- Davidson needs to plan and encourage in home care and elderly assistant services.

Post Office boxes:

- I like the central post office concept; but being disabled, it would be helpful if the mail in McConnell were delivered to a home mailbox.
- One of the worst problems I'm having here is having to go to the post office for the mail. I feel there is no need to make it so hard to receive our mail, especially when we don't drive.
- Transportation could become difficult since we have to go to the Post Office to get our mail every day.
- Have mail delivered to every household, including townhomes.
- Mail needs to be delivered at home.
- Would love to have mail delivery.

Miscellaneous:

- No sex questions – that is what old geezers want to talk about!
- I am fortunate.
- I think things are better in Davidson than you think. This pertains to all residents.
- You may not get meaningful feedback from <70 since this survey targets old than 75. <75 are usually still active older adults.
- Aging is the natural process and I have never thought it was local, state, or federal government's responsibility except in dire conditions. Family members (and that includes church family) need to care for the elderly who need help. Many elderly are very strong and independent (I admire that) and don't want help.
- Helping old folks should not be a function of the town government, nor the responsibility of George W. Bush!!
- As long as I'm healthy, physically and mentally, I'll be fine.
- Government should not be responsible for cable.
- Access is more important than funding.
- I have had problems getting employment. I have a management background – but in today's world you can't talk directly to someone unless selected for an interview. Sad but true. If anyone has any ideas, please email me.
- I am a senior at UNCC completing a degree in elementary education. Since my husband died one year ago, I decided to return to school. We retired to Davidson and I would like to stay here. Medical insurance is a major concern for my age group (50-59). Thank you.
- Medicare health plan issue in the area, not a local government issue.
- Need to add more horses so this won't be a one horse town.
- Race is never the business of government and should not be asked on any forms.
- Stop cable purchase.

Appreciation for Davidson and for task force:

- Thanks – this is a great idea!
- Thank you for your initiative.
- Thank you for caring about our aging population.
- I'm thrilled that you are doing this excellent idea! I want to grow old in Davidson.
- Thanks for undertaking this study. As the answers show, we (husband and wife) have considered these matters and taken steps to look after them with Davidson-based solutions, after 3+ decades of enjoying our town.

- The challenges of aging are certainly worthy of serious consideration so I am pleased the town is looking into this.
- Thank you for doing this survey. It is very well done.
- Great statistics and initiative and survey.
- This is a good project for the area. Thanks for doing it.
- Thanks for the survey.
- Congratulations on survey.
- Davidson is a wonderful town and we love living here.
- Love living here!
- I love Davidson. I can think of nothing more 'pleasant' than dying in my bed overlooking Lake Davidson.
- Goals of survey are noble....but most won't admit they need help.
- Survey could have been changed to "What services would you like?" to facilitate more honest responses.
- So glad Davidson is supportive of working with older residents.
- Love the town newsletter.
- Survey not written well for two-person (husband and wife) family. (6)