

# THE TOWN OF CHILI

## **Demographic Profile**

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## Census Data

The data included in this profile includes New York State, Monroe County, City of Rochester, and select surrounding towns. The purpose for including this data is to provide information to compare to the town.

### The Greater Rochester Metro Area

The population of the Rochester MSA is approximately 1.1 Million people<sup>1</sup>. The median age was 37.0 years. Twenty-six percent of the population is under 18 years and 13 percent were 65 years and older.

	1970	1980	1990	2000	2002	2004	2006	2008*
New York State	18,241,391	17,557,000	17,990,455	18,998,429	19,161,573	19,301,113	19,367,028	19,490,297
<b>Monroe County</b>	<b>711,917</b>	<b>702,238</b>	<b>713,968</b>	<b>739,014</b>	<b>739,159</b>	<b>736,600</b>	<b>731,983</b>	<b>732,762</b>
Genesee County	58,722	59,400	60,060	60,329	59,661	59,130	58,374	57,821
Livingston County	58,967	57,006	62,372	64,360	64,194	63,956	63,278	63,154
Orleans County	37,305	38,496	41,846	44,149	43,407	43,137	42,517	42,135
Ontario County	78,849	88,909	95,101	100,286	101,512	102,639	103,334	104,475
Wayne County	79,404	84,581	89,123	93,996	93,119	92,641	91,745	91,564
<b>Metro Area</b>	<b>1,025,164</b>	<b>1,030,630</b>	<b>1,062,470</b>	<b>1,102,134</b>	<b>1,101,052</b>	<b>1,098,103</b>	<b>1,091,231</b>	<b>1,091,911</b>
<i>2008* US Census Estimates</i>								

According to the US Census in 2008<sup>2</sup>, it estimates the number of households in Monroe County has increased by 2.94%, since the year 2000. That represents an increase of 8,946 households. More important this is an indicator of the stability in the market. While the number of households have declined in the City of Rochester since 2000, current trends show the decline slowing and the increase of new housing units whether rented or purchased may reverse this trend within 5 years. A number of conditions have positively impacted this reversal. First, the economy has driven fuel cost to record highs. This has many households looking for ways to cut cost. Second, The City of Rochester has become very aggressive in promoting and supporting new housing development. Third, local developers have initiated more market-maker projects. With the decline in the economy new housing starts and residential values have deteriorated.

### City of Rochester

The City of Rochester has struggled with economic and employment issues for decades. As businesses have fled to the suburbs so have the residents. For several years now, Rochester has lost more residents through out-migration than it has gained through in-migration. Clarita's estimates that between 2000 and 2006, the City experienced a net loss of more than 570 households per year, falling from 88,999 households in 2000 to an estimated 85,572 households in 2006.<sup>3</sup> It has been estimated Rochester could be home to fewer than 75,000 households by 2026, or a decline in total households of more than 13 percent in 20 years<sup>4</sup>.

<sup>1</sup> 1970, 1980, 1990, 2000, US Census and 2005-2008 Population Estimates US Census.

<sup>2</sup> 2007 US Census, Table T2: Housing Unit Estimates

<sup>3</sup> The City Wide Housing Market Study: The City of Rochester, New York, April 2007, by Interface Studio, LLC

<sup>4</sup> Ibid

**Town of Chili**

The **Town of Chili** has approximately population of 28,422 (2008) with 15.9% of the residents over 60 years of age and 56.9% under 25 years old. The Town of Chili's population has grown by 44.9% since 1970, with growth slowing to 2.8% from 2000-2008. The Town of Ogden has shown the greatest growth of 63.4% since 1970, followed by, the towns of Riga with 46.3% and Henrietta with 37%. The Town of Brighton has experienced a slight decline of 2% between 1970 and 2008.

	1970	1980	1990	2000	2008*
City of Rochester	296,233	241,741	231,636	219,773	206,759
Brighton	35,065	35,776	34,455	35,588	34,357
<b>Chili</b>	<b>19,609</b>	<b>23,676</b>	<b>25,178</b>	<b>27,638</b>	<b>28,422</b>
Gates	26,442	29,756	28,583	29,275	28,464
Henrietta	33,017	36,134	36,376	39,028	45,240
Ogden	11,736	14,693	16,912	18,492	19,173
Riga	3,746	4,309	5,114	5,437	5,480
Wheatland	4,265	4,897	5,093	5,149	4,960
Monroe County	711,917	702,238	713,968	739,014	732,762
New York State	18,241,391	17,557,000	17,990,455	18,998,429	19,490,297

Over the next five years the **Town of Chili** should experience stable growth. As other towns, such as Brighton and Gates are experiencing a slow decline in their population. Chili's population is changing its composition. Seniors age 60 and older will grow to 19.7% and those under 25 will decline to 34.6% of the population by 2014.

	1990	2000	2008	2009	2,010	2,011	2,012	2,013	2,014	Projected Change 2000-2014	
<b>Total population</b>	<b>25,178</b>	<b>27,638</b>	<b>28,422</b>	<b>29,133</b>	<b>29,158</b>	<b>29,595</b>	<b>30,703</b>	<b>31,738</b>	<b>31,813</b>	4,175	15.1%
Male	12,250	13,467	13,849	14,195	14,360	14,753	15,336	15,866	15,904	2,437	18.1%
Female	12,928	14,164	14,566	14,930	14,798	14,842	15,367	15,872	15,910	1,746	12.3%
Under 5 years	1,857	1,688	1,736	1,779	1,697	1,736	1,813	1,884	1,896	208	12.3%
5 to 20 years	6,018	6,216	6,392	6,552	6,014	6,061	6,252	6,434	6,425	209	3.4%
20 to 24 years	1,625	1,600	1,645	1,687	2,451	2,496	2,596	2,689	2,700	1,100	68.8%
25 to 44 years	8,361	8,176	8,408	8,618	6,968	7,062	7,318	7,557	7,569	-607	-7.4%
45 to 54 years	2,887	4,009	4,123	4,226	4,492	4,492	4,605	4,714	4,689	680	17.0%
55 to 59 years	1,150	1,547	1,591	1,631	2,003	2,058	2,155	2,245	2,264	717	46.4%
60 to 64 years	1,057	1,017	1,046	1,072	1,594	1,635	1,711	1,781	1,795	778	76.5%
65 to 74 years	1,469	1,872	1,925	1,973	1,936	2,027	2,153	2,268	2,307	435	23.2%
75 to 84 years	611	1,206	1,240	1,271	1,302	1,311	1,351	1,390	1,388	182	15.1%
85 years & over	143	307	316	324	701	717	748	776	781	474	154.4%
<b>Seniors 60+</b>	<b>3,280</b>	<b>4,402</b>	<b>4,527</b>	<b>4,640</b>	<b>5,533</b>	<b>5,690</b>	<b>5,963</b>	<b>6,215</b>	<b>6,270</b>		
	13.0%	15.9%	15.9%	15.9%	19.0%	19.2%	19.4%	19.6%	19.7%		
<b>Under 25</b>	<b>15,518</b>	<b>15,720</b>	<b>16,166</b>	<b>16,570</b>	<b>10,161</b>	<b>10,293</b>	<b>10,661</b>	<b>11,007</b>	<b>11,022</b>		
	61.6%	56.9%	56.9%	56.9%	34.8%	34.8%	34.7%	34.7%	34.6%		

## Housing Characteristics

As the population ages over the next 20 years, the number of renters will change also. According to the 2000 US Census and new 2008 updates, approximately 14.1% of the seniors in Chili are renters. This represents about 264 renters. The number senior renter (age 65 and older) has increase by 68% since 1990, but declined by 18% since 2000. This number is expected to grow by 20% through the year 2014. Approximately, 98.5% of these occupied households currently use telephones and 89.6% drive at least one vehicle. Overall the population growth will appear flat with 1-3 % growth through 2014.

**Table 4. Town of Chili Housing Characteristics**

	Years			Trends			
	1990	2000	2008*	Change 1990-2000		Change 2000-2008*	
<b>Occupied housing units</b>	8,571	10,148	10,396	1,577	18.4%	248	2.4%
Owner-occupied housing units	6,972	8,072	8,527	1,100	15.8%	455	5.3%
Renter-occupied housing units	1,599	2,076	1,869	477	29.8%	-207	-11.1%
<b>Renters by Age</b>	1,599	2,076	1,869	477	29.8%	-207	-11.1%
Under 35 years	822	842	660	20	2.4%	-182	-27.6%
35 to 44 years	336	449	392	113	33.6%	-57	-14.4%
45 to 54 years	148	292	155	144	97.3%	-137	-88.2%
55 to 64 years	102	171	398	69	67.6%	227	57.0%
65 to 74 years	101	146	135	45	44.6%	-11	-8.5%
75 to 84 years	59	136	54	77	130.5%	-82	-150.9%
85 years and over	31	40	75	9	29.0%	35	46.5%
Rental Vacancies	141	247	169	106	75.2%	-78	-46.2%
Vacancies Rates	8.8%	11.9%	9.0%				
Ave size of renter-occupied unit	2.34	1.93	1.78	-0.41	-17.5%	-0.15	-8.4%
<b>Median Rents Pmt/M</b>	491	622	787	131	26.7%	165	21.0%
<b>Owners by Age</b>	6,972	8,072	8,527	1,100	15.8%	455	5.3%
Under 35 years	1269	1088	1032	-181	-14.3%	-56	-5.5%
35 to 44 years	1,937	1,978	1697	41	2.1%	-281	-16.6%
45 to 54 years	1,432	1,795	2157	363	25.3%	362	16.8%
55 to 64 years	1,171	1,393	1757	222	19.0%	364	20.7%
65 to 74 years	792	1,062	1023	270	34.1%	-39	-3.8%
75 to 84 years	268	593	657	325	121.3%	64	9.7%
85 years and over	103	163	205	60	58.3%	42	20.4%
Owner Vacancies	71	60	51	-11	-15.5%	-9	-17.6%
Vacancies Rates	1.0%	0.74%	0.60%				
Ave size of Owner-occupied unit	3.00	2.86	2.51	-0.14	-4.7%	-0.35	-13.9%
<b>Median Mortgage Pmt/M</b>	828	1,140	1,345	312	37.7%	205	15.2%
<b>Median Incomes</b>	43,848	51,691	64,100	7,843	17.9%	12,409	19.4%

*2008\*-Estimated, information provided by US Census and GFLRP*

Since 2000 the number rental units has declined in the Town of Chili by 11%. The majority of the decline is with those 54 years old and younger. However, those renters age 55-64 have dramatically increased by 57% since 2000. Rental Vacancies have also declined by 46%. The average household size is down from 2.34 in 1990 to 1.78 in 2008.

Owner occupied households have grown over 22% since 1990. The largest segments are those homeowners ages 45-64. While those homeowner segments under 35 and between 65 and 74 years old have declined by 3-5% since 2000. The average household size is down from 3.00 in 1990 to 2.51 in 2008.

There have been changes in the size of our households too. Most notably there has been strong growth in 2-3 bedroom households, reaching 20% since 1990. Studio and 1 bedroom households have declined by 66% since 2000.

Table 5. Housing Attributes							
	Years			Trends			
	1990	2000	2008*	Change 1990-2000		Change 2000-2008*	
<b>Occupied Households by Bedrooms**</b>	8,783	10,148	10,616	1,365	15.5%	468	4.4%
0 bedroom	49	50	30	1	2.0%	-20	-66.7%
1 bedroom	464	794	728	330	71.1%	-66	-9.1%
2 bedrooms	1,647	2,142	2,240	495	30.1%	98	4.4%
3 bedrooms	4,086	4,507	4,856	421	10.3%	349	7.2%
4 bedrooms	2,191	2,327	2,445	136	6.2%	118	4.8%
5 or more bedrooms	346	328	317	-18	-5.2%	-11	-3.5%
<b>VEHICLES AVAILABLE</b>							
No vehicles available	237	410	293	173	73.0%	-117	-39.9%
1 vehicle available	2,372	3,245	2,941	873	36.8%	-304	-10.3%
2 vehicles available	3,937	4,806	5,298	869	22.1%	492	9.3%
3 or more vehicles available	2,025	1,687	1,864	-338	-16.7%	177	9.5%
<b>HOUSE HEATING FUEL</b>							
Utility gas	6,688	8,344	8,938	1,656	24.8%	594	6.6%
Bottled, tank, or LP gas	124	106	87	-18	-14.5%	-19	-21.8%
Electricity	958	1,164	1,048	206	21.5%	-116	-11.1%
Fuel oil, kerosene, etc.	606	400	150	-206	-34.0%	-250	-166.7%
Coal or coke	23	-	25	-23	-100.0%	25	100.0%
Wood	148	102	130	-46	-31.1%	28	21.5%
Solar energy	-	18	16	18	100.0%	-2	-12.5%
Other fuel	24	-	-	-24	-100.0%		
No fuel used	-	14	18	14	100.0%	4	22.2%
<b>SELECTED CHARACTERISTICS</b>							
Lacking complete plumbing facilities	11	40	39	29	263.6%	-1	-2.6%
Lacking complete kitchen facilities	12	18	-	6	50.0%	-18	100.0%
No telephone service available	57	28	315	-29	-50.9%	287	91.1%
<i>2008*-Estimated, information provided by US Census (2002-2008) and GFLRP</i>							
<i>** Does not include vacant units</i>							

The majorities of households have 2 vehicles or more, and heat their homes with natural gas. Less than ½ of 1% of the households in the Town are without complete plumbing and kitchen facilities.

## Trends

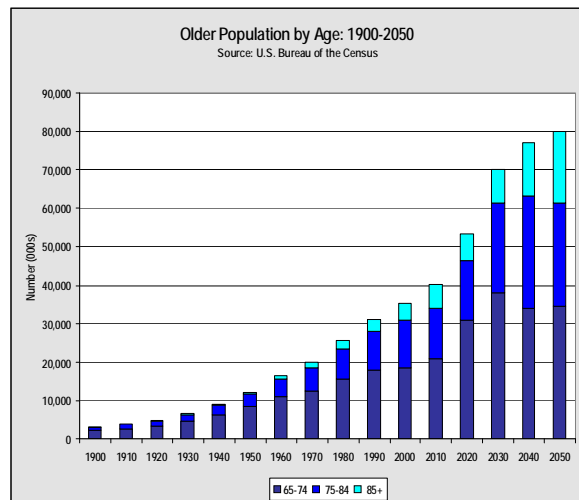
Many of these changes in the Town of Chili's households are a reflection of the baby boomers aging. Seniors age 60 and older will see their numbers grow by 50% and represent 20% of the population by 2014. Their housing needs will change too. The change in home owners versus renters is a reflection of this trend.

The population forecast shows expected growth in the senior age group reflecting the aging of baby-boomers, nationally. Additionally, it appears to be significant growth (6-18%) for those between the ages of 55 to 74 years of age. Combining those who have always rented with those who sell homes to become renters, 32% of 65+ Americans are or will be renters. In 1992 and 1998, AARP research found that 43% of seniors moving to an apartment complex preferred age-restricted apartment buildings to age-integrated ones<sup>5</sup>.

### Senior apartment renters usually do not move further than 5-10 miles from their former home,

unless relocating to be closer to relatives. The older population will continue to grow significantly in the future. This growth slowed somewhat during the 1990's because of the relatively small number of babies born. The older population will burgeon between the years 2010 and 2030 when the "baby boom" generation reaches age 65. By 2030, there will be about 70 million older persons, more than twice their number in 2000.

While the Town of Chili will continue to see overall growth reach 15% over the next five years, the senior segments (ages 55+), will grow at 2 to 3 times that rate though 2014 (See Table 3 above). Senior's in the Town of Chili represented 13% of the population in the year 2000 but are expected to grow to be 30% of the population by 2030.



<sup>5</sup> Joint Center for Housing Studies of Harvard University, "The State of the Nation's Housing, 2001-2008," (Cambridge, Massachusetts: Joint Center for Housing Studies of Harvard University)

Appendix A  
**Additional Demographic Data**

Table 6. Housing Characteristics- Median Incomes							
	Years			Trends			
	1990	2000	2008*	Change 1990-2000		Change 2000-2008*	
<b>Median Incomes</b>	43,848	51,691	64,100	7,843	17.9%	12,409	19.4%
Less than \$10,000	396	691	291	295	74.5%	-400	-137.4%
\$10,000 to \$14,999	321	911	312	590	183.8%	-599	-192.1%
\$15,000 to \$24,999	999	1,218	977	219	21.9%	-241	-24.6%
\$25,000 to \$34,999	1,291	1,698	1,019	407	31.5%	-679	-66.7%
\$35,000 to \$49,999	2,048	2,776	1,559	728	35.5%	-1,217	-78.0%
\$50,000 to \$74,999	2,362	1,551	2,693	-811	-34.3%	1,142	42.4%
\$75,000 to \$99,999	674	1,074	1,424	400	59.3%	350	24.6%
\$100,000 to \$149,999	340	196	1,539	-144	-42.4%	1,343	87.3%
\$150,000 or more	105	114	593	9	8.6%	479	80.8%

**Table 7. Monroe County, City and Towns-Population Profile 2000**

	Brighton	Chili	Gates	Henrietta	Ogden	Riga	Rochester	Wheatland	Monroe County	New York State
Total population	35,588	27,631	29,297	39,028	18,477	5,437	219,766	5,149	735,343	18,976,457
<b>SEX AND AGE</b>										
Male	16,944	13,467	14,022	20,503	9,125	2,704	104,892	2,475	354,485	9,134,254
Female	18,644	14,164	15,275	18,525	9,352	2,733	114,874	2,674	380,858	9,842,203
Under 5 years	1,795	1,688	1,564	1,939	1,109	346	17,040	317	46,539	1,227,347
5 to 20 years	5,796	6,216	5,677	9,250	4,536	1,315	51,563	1,132	162,794	3,960,573
20 to 24 years	2,169	1,600	1,365	6,096	1,093	185	18,456	299	48,053	1,246,001
25 to 44 years	10,556	8,176	8,519	10,372	5,645	1,682	70,993	1,599	216,031	5,856,084
45 to 54 years	5,239	4,002	3,983	4,647	2,881	910	24,869	756	102,806	2,555,339
55 to 59 years	1,736	1,547	1,740	1,862	959	353	8,912	248	37,096	928,351
60 to 64 years	1,401	1,017	1,367	1,299	600	132	6,154	192	26,325	752,065
65 to 74 years	2,641	1,872	2,557	2,177	998	299	10,058	350	46,660	1,285,467
75 to 84 years	2,765	1,206	2,011	1,102	498	167	7,970	207	35,433	860,074
85 years and over	1,490	307	514	284	158	48	3,751	49	13,606	305,156

Table 8. Monroe County, City and Towns-Population Profile 1990

	Brighton	Chili	Gates	Henrietta	Ogden	Riga	Wheatland	Rochester	Monroe County	New York State
Total population	34,455	<b>25,178</b>	28,583	36,376	16,912	5,114	5,093	231,636	713,968	17,990,455
<b>SEX AND AGE</b>										
Male	15,818	<b>12,250</b>	13,694	18,988	8,330	2,515	2,522	109,286	342,764	8,625,673
Female	18,637	<b>12,928</b>	14,889	17,388	8,582	2,599	2,571	122,350	371,204	9,364,782
Under 5 years	1,911	<b>1,857</b>	1,703	2,301	1,335	434	423	21,808	54,587	1,255,764
5 to 20 years	5,263	<b>6,018</b>	5,554	9,636	4,153	1,184	1,046	50,328	156,195	3,842,851
20 to 24 years	1,875	<b>1,625</b>	1,600	4,148	882	221	352	18,231	45,995	1,114,358
25 to 44 years	11,361	<b>8,361</b>	8,658	11,436	6,078	1,806	1,880	80,789	236,200	5,862,873
45 to 54 years	3,937	<b>2,887</b>	3,522	3,454	1,903	555	510	17,852	73,428	1,913,920
55 to 59 years	1,564	<b>1,150</b>	1,486	1,572	720	213	214	7,092	29,093	811,857
60 to 64 years	1,741	<b>1,057</b>	1,557	1,319	602	218	203	7,401	29,341	825,110
65 to 74 years	3,209	<b>1,469</b>	2,655	1,769	751	293	307	14,326	50,514	1,348,279
75 to 84 years	2,430	<b>611</b>	1,468	605	391	145	125	9,773	28,494	767,270
85 years and over	1,164	<b>143</b>	380	136	97	45	33	4,036	10,121	248,173

**Table 9. Monroe County Forecast**

	2,000	2,006	2,008	2,009	2,010	2,011	2,012	2,013	2,014	Projected Change 2000-2014	
Under 5 years	46,539	42,366	42,411	<b>42,523</b>	42,701	43,118	43,452	43,719	43,933	<b>-2,606</b>	<b>-3.8%</b>
5 to 20 years	162,794	155,040	155,205	153,975	151,350	150,507	149,833	149,294	148,863	<b>-13,931</b>	<b>-9.6%</b>
20 to 24 years	48,053	57,474	57,536	<b>58,938</b>	61,682	61,978	62,215	62,404	62,556	14,503	31.4%
25 to 44 years	216,031	187,164	187,363	183,431	175,369	175,369	175,369	175,369	175,369	<b>-40,662</b>	<b>-18.8%</b>
45 to 54 years	102,806	110,419	110,537	<b>111,413</b>	113,046	111,550	110,354	109,396	108,630	5,824	2.7%
55 to 59 years	37,096	47,825	47,876	<b>48,737</b>	50,408	51,101	51,656	52,100	52,455	15,359	45.2%
60 to 64 years	26,325	34,441	34,478	<b>36,370</b>	40,118	40,612	41,007	41,324	41,577	15,252	61.8%
65 to 74 years	46,660	45,664	45,713	<b>46,735</b>	48,730	50,325	51,601	52,622	53,439	6,779	21.5%
75 to 84 years	35,433	35,082	35,120	<b>34,344</b>	32,757	32,550	32,386	32,254	32,148	<b>-3,285</b>	<b>-10.5%</b>
85 years and over	13,606	16,507	16,524	<b>16,906</b>	17,653	17,802	17,921	18,017	18,093	4,487	35.2%
<b>Total</b>	<b>735,343</b>	<b>731,983</b>	<b>732,762</b>	<b>733,372</b>	<b>733,813</b>	<b>734,914</b>	<b>735,794</b>	<b>736,499</b>	<b>737,062</b>		
Seniors 60+	122,024	131,695	131,835	134,356	139,257	141,289	142,915	144,216	145,257		
% Seniors (60+)	16.6%	18.0%	18.0%	18.3%	19.0%	19.2%	19.4%	19.6%	19.7%		