

PA2017-003

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Gary Griffin & Associates, Inc.

RECEIVED

APR 12 2017

STATE HEALTH PLANNING
& DEVELOPMENT AGENCY

April 11, 2017

Mr. Alva Lambert
Executive Director
State Health Planning & Dev. Agency
100 North Union Street
RSA Union Building, Suite 870
Montgomery, Alabama 36104

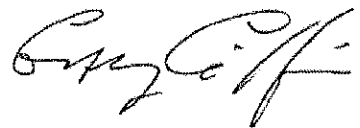
RE: Adjustment Application SCALF Beds

Dear Mr. Lambert:

Enclosed is the Adjustment Application by River Region ALF, LLC for SCALF beds to the located in the Pike Road community of Montgomery County. We understand several letters of support have been already filed with SHPDA pertaining to this Adjustment Application. We ask for these letters and any others received directly by SHPDA be added to this file and copies provided by email to me. Additional support letters and petitions are included in the Adjustment Application. The check for the filing fee is being forwarded to SHPDA via Federal Express.

Thank you for your attention to this Adjustment Application. We look forward to discussing this with the SHCC on June 2, 2017. Should your Agency have any questions, please contact me.

Sincerely,



Gary Griffin

cc email: Mr. Ron Wilkinson
Mr. Russ Russell

ADJUSTMENT APPLICATION TO SHP RECEIVED

FOR

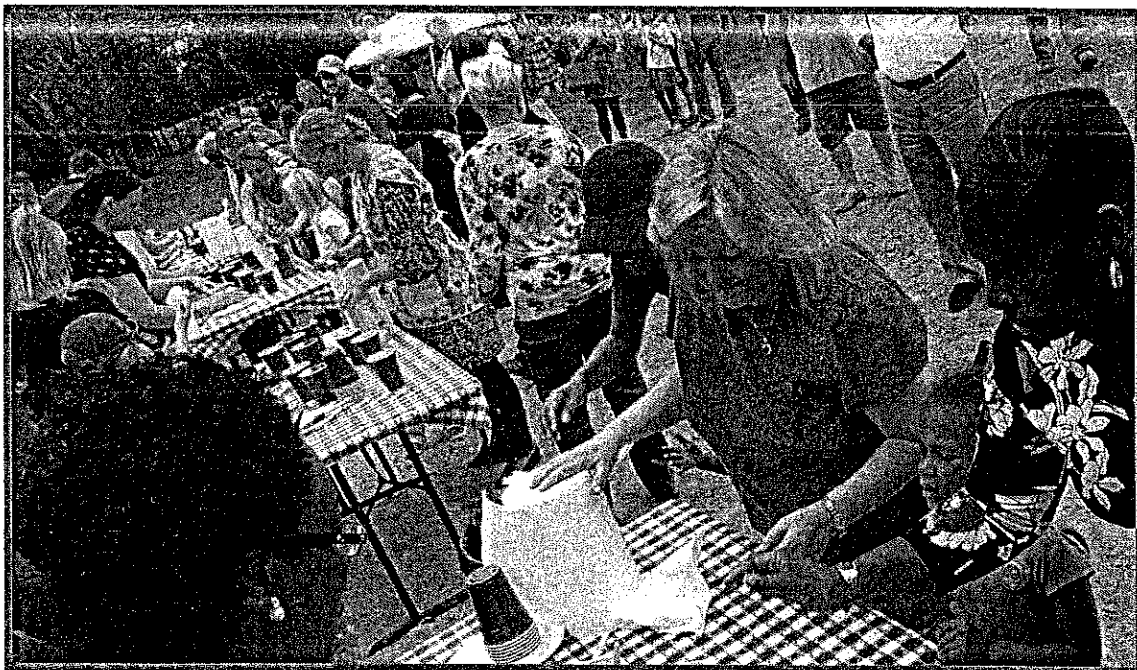
APR 12 2017

STATE HEALTH PLANNING
AND DEVELOPMENT AGENCY

32 SCALF BEDS

IN A MULTI-LEVEL SENIOR LIVING COMMUNITY

TOWN OF PIKE ROAD, MONTGOMERY COUNTY



SUBMITTED BY

RIVER REGION ALF, LLC

GOALS FOR ADJUSTMENT

The Town of Pike Road and east Montgomery County have experienced growth in population including aging of the population. Part of this population aging is attributable to long time residents of the Pike Road community born before Pike Road became a Town in 1997. The Pike Road community has flourished for more than 155 years before becoming a Town.

The Goal is to enable the provision of a privately-funded multi-level senior living community offering Memory Care (SCALF), Assisted Living and Independent Living services to the residents of the Town of Pike Road and other geographical areas including the children of seniors living in the Pike Road community. Individuals local to the Town of Pike Road and to Montgomery County have stepped forward to fund the senior living community. No tax or other public dollars from the Town, County or State, including Medicaid, will fund the project.

Besides the 32 SCALF beds, the Pike Road Senior Living Community is planned to have 60 Assisted Living beds and 30 Independent Living accommodations. These three services are to be located on the same campus, to be developed all at the same time, without multi-year phasing.

Today, there is not a senior living facility in the Pike Road community.

PROPOSED ADJUSTMENT

The Adjustment the SHCC is requested to adopt is as follows:

410-2-5-.04(2)(e)

TO BE ADDED TO: (e) Adjustments. Consistent with this provision, coupled with Section 410-2-5-.04(2)(a), the SHCC has recognized the need for an additional thirty-two (32) specialty care assisted living facility beds in the Town of Pike Road in Montgomery County in a multi-level senior living community providing independent living and assisted living services.

APPLICANT

Applicant: River Region ALF, LLC comprised of the following individual owners:

- Ron Wilkinson
- John Dale
- Russ Russell

- Doug McDuffee
- Josh Sasouness
- Jimmy Dockery

CONTACT INFORMATION

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PROOF OF PUBLICATION: To Be Provided to SHPDA Under Separate Cover

FILING FEE: \$3,500

WHY IS THIS ADJUSTMENT NEEDED

This adjustment is needed to respond to the residents of east Montgomery County including the residents of the Town of Pike Road. Today, there is not a SCALF located in the growing and aging Pike Road community.

- **Distance:** Almost all SCALFs in Montgomery County are located distantly from the Pike Road community. Such distant locations do not retain and cannot capture the desire of many senior residents to remain in the community of Pike Road for SCALF and other senior living services.
- **Aging of Population:** The population of Montgomery County is not growing significantly in total population. However, the population is aging significantly and moving geographically to the east. This is not a new trend, but rather continuation of historical trends. It is interesting to note that east Montgomery County is increasing in population, both in total and aging. The same can be said for the Town of Pike Road, which has had more growth in population than the entire county of Montgomery.
- **SCALF Beds Not In Service:** In assessing the need for additional SCALF beds, the SHCC is asked to consider the approximately 64 SCALF beds that went out of service several years ago that have not been fully replaced. Replacement of such beds is needed for the aging of the population as well as new beds.
- **Economic Recovery:** It is also the thought the recent economic recovery is releasing pent up demand for SCALF beds as a result of stable and increasing incomes and employment.
- **Anticipated Demand:** River Region believes there is a substantial need for additional SCALF beds in Montgomery County, including east Montgomery County and the Pike Road community. River Region anticipates a need for an additional 200 to 300 SCALF beds for the county by 2025 and at least 32 beds for the Pike Road community.
- **Timing:** From the time an Adjustment Application is filed with the SHCC to the point of opening a facility requires 2.5 to 3 years. Therefore, 2020 is the beginning year.

Table 1: AGING OF POPULATION - MONTGOMERY COUNTY

Population Aged 65 and Over 2000-2015 and Projections 2020-2040 (Middle Series)										
	Census 2000	Census 2010	April 1, 2015 Estimate	2020	2025	2030	2035	2040	Change 2010-2040	
									Number	Percent
Alabama	579,798	657,792	31,014	33,914	38,302	41,547	42,493	43,423	486,380	73.9
Montgomery	26,307	27,421	31,014	33,914	38,302	41,547	42,493	43,423	16,002	58.4
Change for Montgomery		4.2%	13.1%	9.4%	12.9%	6.5%	2.3%	2.2%		

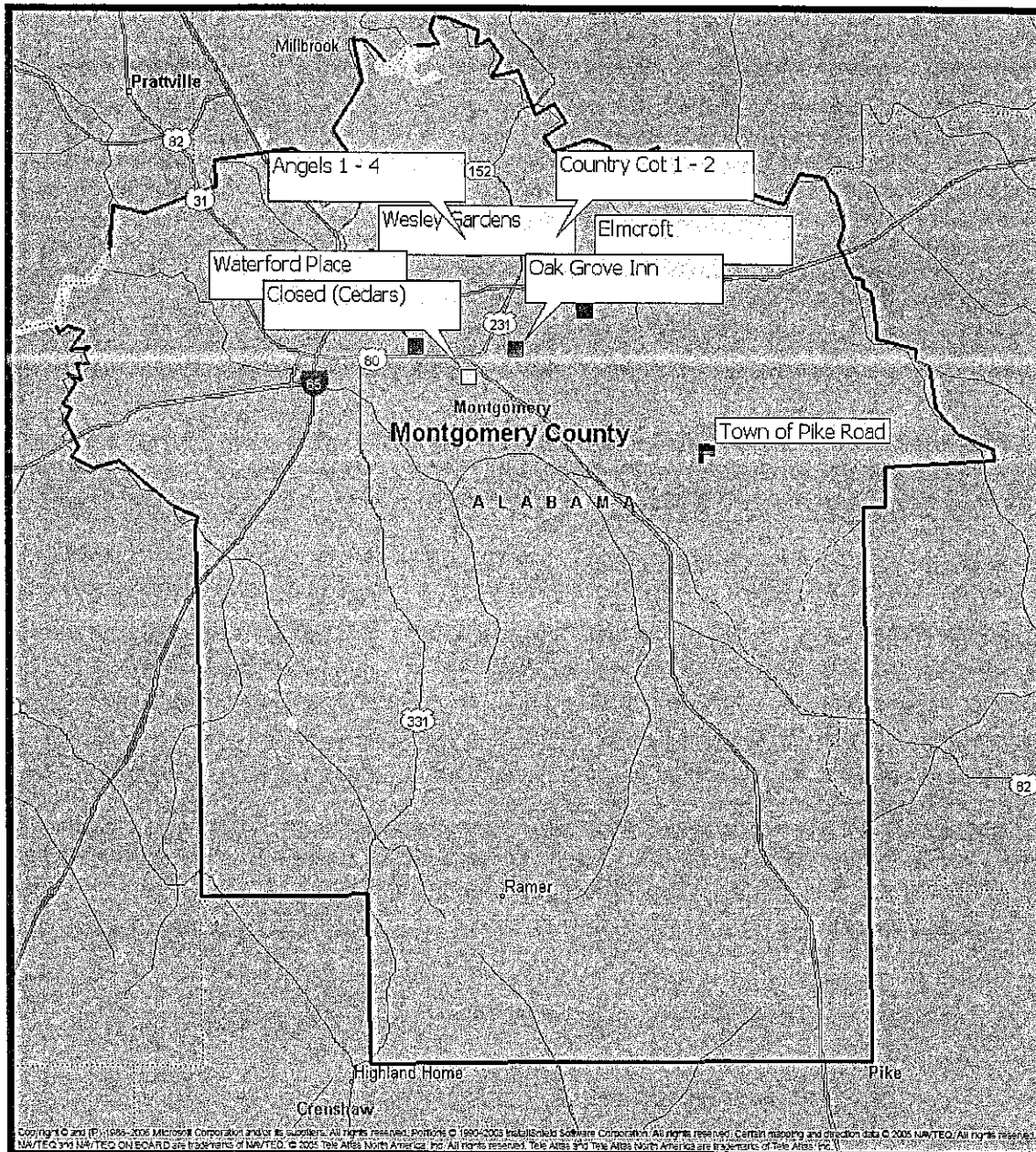
Note: These projections are driven by population change between Census 2000 and Census 2010, taking into account 2015 population estimates. Data on births and deaths for 2000 to 2010 as well as more recent data from the Alabama Department of Public Health are used to derive birth and death rates for the state and each county.

Source: U.S. Census Bureau and Center for Business and Economic Research, The University of Alabama, March 2017.

GEOGRAPHICAL AREA FOR PROPOSED ADJUSTMENT

The geographical area for the proposed adjustment is for the facility to be located in the Town of Pike Road in Montgomery County. SCALF residents are expected to be drawn from the Town, County, State of Alabama and out of state.

MAP 1 LOCATIONS OF EXISTING SCALFs AND THE TOWN OF PIKE ROAD



MAP OF PIKE ROAD COMMUNITY

MAP 2 MAP OF PIKE ROAD COMMUNITY AND ADJACENT AREAS



PHYSICIANS COMMITTED TO PRACTICE IN AREA

The provision of the proposed SCALF services is not dependent on new physicians residing in the Town or community of Pike Road. Arrangements will be made for physicians and other allied health and medical professionals to visit SCALF residents at the senior living community.

STAFFING

The estimated employment for SCALF services would represent about 20 to 25 new jobs. These jobs would be obtained from the local and regional labor markets. For all three services, approximately 80 jobs would be created.

NAMES OF PATIENTS DENIED SERVICES

Although this question is presented in the SHP Adjustment Organizational Outline, the Applicant is prohibited by various laws and regulations from listing list the names of persons. State law may prevent SHPDA from receiving names of patients, residents, families and caregivers.

The Applicant has achieved the purpose of the Outline question by instead showing quantitatively when and where denial of service was evident without resorting to release of private, confidential information (names).

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ATTACHMENTS

**ATTACHMENT 1 CROSSROADS OF HERITAGE AND HOPE; THE TOWN OF PIKE
ROAD STORY**

THE PIKE ROAD STORY

Proud Heritage:

1997-2010

While Pike Road has only existed as a municipality since 1997, the Pike Road community has flourished for more than 175 years. Beginning with the arrival of the Meriwether, Mathews and Marks families around 1815, people began settling and farming the area in the mid-nineteenth century. As more families moved in, more services were needed, and by the early twentieth century, a booming small town had grown up at the intersection of Pike Road and Meriwether Road. (Pike Road, of course, was so-called because one had to pay a toll, or pike, to travel on it.) The crossroads community was referred to as the Pike Road community because of its location on the heavily traveled highway. The main intersection was home to several businesses, including cotton gins, a hardware store, livestock auction, post office, general store and doctors' offices. Two of the buildings which once housed these early enterprises still stand near the original town center and across Pike Road from the first town hall.

The twentieth century brought continued population growth to Pike Road. While children's education had been handled by individual families up to this point, the need for a consolidated public school was imminent. Within a few years, the people of the community had raised the money and procured the land for the schoolhouse, and the Pike Road Consolidated School opened in 1918. The school became a center for community activities and remained so until its close in 1970.

The close of the Pike Road School was just one of many changes that took place in the Pike Road area in the 1970s. With the growth of the City of Montgomery came new challenges for the quiet farming community. Residents realized that without local control over zoning regulations, their pristine surroundings and way of life might be lost forever if the area were annexed.

Responding to the effects of the expanding neighbor city, the residents of Pike Road first considered incorporation during this decade. Though this first consideration of independence was given up, the idea was revived in 1986. The obstacle to the second attempt was the prohibitive cost of the legal work involved in establishing a municipality. However, residents continued to grow increasingly aware of the threat the encroaching city posed to the Pike Road way of life.

At the same time that these early discussions of incorporation were taking place, new construction was booming in the Pike Road community. All of the new homes brought residents to the area in droves, and the population of Pike Road doubled during the 1980s. The population growth added more voices to the strengthening outcry for incorporation.

After years of discussion and pressured by a proposed plan to run the Outer Loop, an Interstate bypass, through the heart of Pike Road, citizens organized the final, successful incorporation effort in 1997. In order to make the vision a reality, a Pike Road attorney volunteered his time and legal services to the effort. At the time, 209 voters from the Glynlakes, Bean, Barnes and Meriwether Road neighborhoods were asked to vote on whether or not a city should be formed. Proponents of the idea spent countless hours going door-to-door, "selling" the idea to everyone they could reach and convincing them to go to the polls. On October 10, 1997, 151 of those voters cast their ballots in the referendum. 147 of them, or 97%, voted "yes" for independence. With the passing of the referendum, the Pike Road community became the Town of Pike Road, a Class 8 municipality.

Incorporation was not the end of the battle to preserve and build on the heritage of the Pike Road area. In the years since the initial vote was cast, the town has faced the challenges of raising revenue, maintaining roads, providing public services to citizens and staying ahead of the neighboring city's efforts to annex land. During the town's first years, council and planning commission meetings were held at Peace Baptist Church, the location where the vote to incorporate took place. It was at the Peace Baptist Church that discussions were had over how to best supply services such as water, sewer, road maintenance, fire and police protection to the citizens.

The location of the first town hall building, at 4902 Pike Road, was symbolic of city leaders' commitment to preserving the heart of Pike Road, both literally and metaphorically. The former home is near the intersection of Meriwether and Pike Roads, at the original center of the Pike Road community. Town council and other committee meetings were held in the front portion of the building, which, in a salute to the town's commitment to independence, was dedicated on July 4, 2005. Though town offices have relocated, the original town hall building is will soon be the heart of a town center, complete with a fire station, community activities facility and open space.

August 25, 2010, the Pike Road Town Council held its first meeting in the new town hall facility at Pike Road Station. Located just east of the intersection of Pike Road and Vaughn Road, the new facility symbolizes the beginning of a new chapter in the town's history. The newly renovated building that now houses town offices was originally designed as an upscale grocery store. Now, it is one of Alabama's municipal showplaces. With meeting space for official town business, training rooms that can be utilized by community groups, a large banquet room and ample office space, the new town hall meets the needs of the municipal government while offering citizens a place to gather.

From 2010 to 2015

The Town of Pike Road had an amazing experience of growth and development. The Town has categorized its development into four basic categories that are supported by a strong administrative system, conservative fiscal policy and a dedication to communication. The Four Pillars of the town are Planning, Education, Quality of Life and Services. As the Four Pillars are integrated into the daily activity, it becomes clear that they are a part of each and every decision that the town undertakes.

Over the time from 2010 to 2015, the town has experienced phenomenal growth. The development of property and the annexation of parcels within neighborhoods has made the town one of Alabama's fastest growing communities. Yet at the same time, the town has been careful to not force annexation. Every individual property owner has been given the opportunity to enter the town at an casual pace. In 2010, the town was just over 5000 people. By 2015 the growth had surpassed 8000.

Accompanying the growth, the town has had the chance to host three major comprehensive planning activities. These consisted of engaging citizens in a process of planning. Individual ideas from every landowner were considered and implemented into the zoning, sub-division regulatory and construction standards. With these planning exercises the town has developed a model of growth to utilize with individual landowners. This plan for advancing the town engages all of the seven traditional communities within Pike Road area. By protecting the historic town centers and keeping open space a priority, the town anticipates continued growth. The planning and development was so successful that the town hired a full-time planning director to oversee these activities in 2015.

The educational growth of the town may be the most phenomenal story. As the town advanced, the growth continued to bring new people with great ideas and a dedication to investing in future citizens. Parents and individuals, that have chosen to make the Town of Pike Road their home, committed thousands of hours to study curriculum, take field trips to other cities to meet and learn from

educational experts, etc. These leaders in the community divided into committees and actively engaged in the effort to define a new way of learning. Their efforts were focused on connecting the Pike Road School with universities and making sure that all children were treated as lifelong learners. The goal centered around building a challenging system that will bring confidence in the school. The citizens played a vital role in providing the school because they adopted a 16 mil property tax to make it possible. In 2014, a school board was created and a superintendent was hired. In 2015, the town experienced the popularity of the school as over 500 individuals seeking the 50 different initial teaching positions. Later in 2015, the school opened in a phenomenal new building and welcomed over 1000 new students. Also, in 2015 the town was able to purchase the historic school that was closed in 1970. This will serve as the second campus of the school.

The quality of life undertaking of the town has been driven by the effort to maintain the special nature of the area. Known as a place with hospitable people, Pike Road has always had a spirit of engaging people. Through the establishment of the Enhance Initiative, the town developed series of volunteer driven committees that were focused on keeping agriculture a part of the lifestyle, maintaining the recreational options and providing artistic opportunities for people. The ENHANCE Initiative also provided people the means to assist others through the PRICE Foundation and to support those in need through the P.R.A.Y.E.R. Team. The town has a full-time economic and community development director and she is continuously working with the business community to create new ways to add value to the community while creating jobs for the citizens. Results of the ENHANCE Initiative include a donation of land for an Athletic and Performing Arts Center.

When it comes to services, the town has also seen growth from 2010 to 2015. Currently, the town is investigating and studying the best ways to provide assistance in road maintenance and transportation. The town has developed a full-scale transportation plan making it unique for communities with 8000 citizens. Blessed with three volunteer fire departments, a great collaboration with the Sheriff's Department, and a 24 hour ambulance service, the citizens have experienced a comprehensive array of public safety programs. Water and sewer services have grown in their availability and garbage and recycling programs are also available. The town also has two electricity providers and two gas companies.

The Town of Pike Road has taken advantage of the opportunity to grow in the areas that people have requested. People living in Pike Road have the opportunity to have a voice in the day-to-day operations of the town, yet they also have the assurance that Pike Road is growing in a manner that meets their needs.

The town offers a full array of administrative support in all of the activities of the Four Pillars. Likewise, the town through its communication program, has the chance to share its stories. Newsletters, social media, webpage and other tools are continuously reviewed to make sure that citizens are aware of the opportunities in Pike Road to "Maintain Our Character While Planning for Progress."

ATTACHMENT 2 - POPULATION DEMOGRAPHICS

Table 2: 2006 - 2015 POPULATION DEMOGRAPHICS: MONTGOMERY COUNTY AND TOWN OF PIKE ROAD

Subject	Montgomery County, Alabama		Pike Road town, Alabama	
	2011-2015	2006-2010 Estimates	2011-2015 Estimates	2006-2010 Estimates
SEX AND AGE				
Total population	228,138	228,018	7,178	6,072
Male	47.5%	47.8%	50.2%	49.8%
Female	52.5%	52.4%	49.8%	50.2%
Under 5 years	6.8%	7.0%	7.3%	7.8%
5 to 9 years	6.8%	7.1%	6.7%	8.8%
10 to 14 years	6.0%	6.0%	6.8%	7.5%
15 to 19 years	7.2%	7.4%	6.3%	8.1%
20 to 24 years	7.8%	8.2%	8.7%	8.8%
25 to 34 years	14.6%	14.2%	9.6%	15.3%
35 to 44 years	12.6%	13.3%	15.0%	14.2%
45 to 54 years	12.8%	13.8%	10.1%	15.2%
55 to 64 years	9.3%	5.0%	6.8%	5.6%
65 to 69 years	6.7%	4.8%	7.9%	8.4%
70 to 74 years	7.2%	6.2%	6.2%	3.9%
75 to 84 years	4.2%	4.0%	4.4%	2.1%
85 years and over	1.5%	1.5%	1.3%	0.4%
Median age (years)	35.2	34.8	36.3	34.0
18 years and over	75.7%	75.1%	72.6%	72.0%
21 years and over	70.9%	70.3%	69.9%	68.8%
52 years and over	16.1%	14.4%	16.9%	10.8%
65 years and over	12.9%	11.8%	11.3%	6.1%
19 years and over	172,704	171,270	6,202	3,851
Male	46.4%	46.4%	49.0%	48.3%
Female	53.6%	53.6%	51.0%	51.7%
65 years and over	29,380	28,854	787	307
Male	41.1%	38.8%	52.1%	54.7%
Female	58.9%	60.4%	47.9%	45.3%
RACE				
Total population	228,138	228,018	7,178	6,072
One race	98.5%	98.2%	66.6%	100.0%
Two or more races	1.5%	1.1%	33.4%	0.0%
One race	99.5%	99.5%	99.5%	100.0%
White	38.9%	42.0%	75.0%	69.7%
Black or African	58.1%	53.8%	21.4%	29.4%
American Indian	0.2%	0.3%	0.1%	0.0%
Cherokee tribal	0.1%	(X)	0.1%	(X)
Chippewa tribal	0.0%	(X)	0.0%	(X)
Navajo tribal	0.0%	(X)	0.0%	(X)
Sioux tribal	0.0%	(X)	0.0%	(X)
Asian	2.3%	1.9%	2.9%	0.7%
Asian Indian	0.5%	(X)	0.9%	(X)
Chinese	0.2%	(X)	0.0%	(X)
Filipino	0.2%	(X)	0.9%	(X)
Japanese	0.1%	(X)	0.0%	(X)
Korean	0.0%	(X)	0.8%	(X)
Vietnamese	0.2%	(X)	0.0%	(X)
Other Asian	0.2%	(X)	0.2%	(X)
Native Hawaiian	0.0%	0.0%	0.0%	0.0%
Native Hawaiian	0.0%	(X)	0.0%	(X)
Guamanian or	0.0%	(X)	0.0%	(X)
Samoan	0.0%	(X)	0.0%	(X)
Other Pacific	0.0%	(X)	0.0%	(X)
Some other race	1.3%	0.8%	0.1%	0.2%
Two or more races	1.6%	1.1%	0.6%	0.0%
White and Black or	0.4%	0.3%	0.0%	0.0%
White and	0.2%	0.2%	0.5%	0.0%
White and Asian	0.2%	0.2%	0.1%	0.0%
Black or African	0.0%	0.2%	0.0%	0.0%
Race alone or in				
Total population	228,138	228,018	7,178	6,072
White	40.0%	42.0%	75.0%	69.7%
Black or African	56.9%	54.5%	21.4%	29.4%
American Indian	0.5%	0.8%	0.5%	0.0%
Asian	2.8%	2.1%	2.9%	0.7%
Native Hawaiian and	0.1%	0.1%	0.0%	0.0%
Some other race	1.4%	0.8%	0.1%	0.2%
HISPANIC OR LATINO				
Total population	228,138	228,018	7,178	6,072
Hispanic or Latino	3.4%	3.1%	0.9%	0.3%
Mexican	2.0%	2.0%	0.0%	0.3%
Puerto Rican	0.2%	0.4%	0.2%	0.0%
Cuban	0.1%	0.0%	0.0%	0.0%
Other Hispanic or	1.1%	0.7%	0.7%	0.0%
Not Hispanic or	96.6%	96.9%	99.1%	99.7%
White alone	38.9%	40.0%	74.3%	69.7%
Black or African	58.8%	53.0%	21.4%	29.3%
American Indian	0.2%	0.2%	0.1%	0.0%
Asian alone	2.2%	1.9%	2.9%	0.7%
Native Hawaiian	0.0%	0.0%	0.0%	0.0%
Some other race	0.1%	0.1%	0.0%	0.0%
Two or more races	1.3%	1.1%	0.6%	0.0%
Two races	0.3%	0.1%	0.0%	0.0%
Two races	1.1%	1.0%	0.6%	0.0%
Total housing units	103,070	101,252	2,768	1,977
CITIZEN, VOTING AGE				
Citizen, 18 and over	168,883	168,242	5,145	3,813
Male	46.2%	46.1%	48.8%	48.3%
Female	53.8%	53.9%	51.2%	51.7%

Source: CPDS: COMPARATIVE DEMOGRAPHIC ESTIMATES 2011-2015 American Community Survey 5-Year Estimates

**Table 3: 2015 HOUSEHOLDS BY AGE AND INCOME: MONTGOMERY COUNTY
AND TOWN OF PIKE ROAD**

Item	Montgomery, Alabama	Pike Road town, Alabama
	Estimate	Estimate
Total:	89,532	2,828
Householder under 25 years:	4,899	24
Less than \$10,000	1,115	0
\$10,000 to \$14,999	550	0
\$15,000 to \$19,999	747	0
\$20,000 to \$24,999	545	0
\$25,000 to \$29,999	405	17
\$30,000 to \$34,999	157	0
\$35,000 to \$39,999	184	0
\$40,000 to \$44,999	253	0
\$45,000 to \$49,999	226	0
\$50,000 to \$59,999	244	0
\$60,000 to \$74,999	323	7
\$75,000 to \$99,999	88	0
\$100,000 to \$124,999	18	0
\$125,000 to \$149,999	31	0
\$150,000 to \$199,999	7	0
\$200,000 or more	6	0
Householder 25 to 44 years:	31,659	976
Less than \$10,000	3,616	131
\$10,000 to \$14,999	2,215	2
\$15,000 to \$19,999	1,864	0
\$20,000 to \$24,999	1,512	15
\$25,000 to \$29,999	1,539	4
\$30,000 to \$34,999	1,933	34
\$35,000 to \$39,999	1,743	49
\$40,000 to \$44,999	2,203	0
\$45,000 to \$49,999	1,491	42
\$50,000 to \$59,999	2,706	63
\$60,000 to \$74,999	2,731	94
\$75,000 to \$99,999	3,570	184
\$100,000 to \$124,999	1,937	187
\$125,000 to \$149,999	1,172	54
\$150,000 to \$199,999	789	126
\$200,000 or more	638	91
Householder 45 to 64 years:	33,506	1,140
Less than \$10,000	2,889	18
\$10,000 to \$14,999	2,024	18
\$15,000 to \$19,999	1,497	0
\$20,000 to \$24,999	1,563	26
\$25,000 to \$29,999	1,484	14
\$30,000 to \$34,999	1,649	16
\$35,000 to \$39,999	1,470	9
\$40,000 to \$44,999	1,489	13
\$45,000 to \$49,999	1,192	20
\$50,000 to \$59,999	2,676	49
\$60,000 to \$74,999	3,663	88
\$75,000 to \$99,999	4,068	146
\$100,000 to \$124,999	2,809	296
\$125,000 to \$149,999	1,578	171
\$150,000 to \$199,999	1,755	186
\$200,000 or more	1,700	70
Householder 65 years and over:	19,468	488
Less than \$10,000	1,527	23
\$10,000 to \$14,999	1,612	16
\$15,000 to \$19,999	1,649	44
\$20,000 to \$24,999	1,352	0
\$25,000 to \$29,999	1,578	14
\$30,000 to \$34,999	1,051	27
\$35,000 to \$39,999	1,091	28
\$40,000 to \$44,999	851	11
\$45,000 to \$49,999	833	30
\$50,000 to \$59,999	1,348	55
\$60,000 to \$74,999	1,659	34
\$75,000 to \$99,999	1,883	113
\$100,000 to \$124,999	1,094	15
\$125,000 to \$149,999	743	23
\$150,000 to \$199,999	544	36
\$200,000 or more	653	19

Source: B19037: AGE OF HOUSEHOLDER BY HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2015 INFLATION-ADJUSTED DOLLARS) - Universe: Households; 2011-2015 American Community Survey 5-Year

Table 4: 2015 HOUSEHOLD UNITS BY RACE AND AGE: MONTGOMERY AND TOWN OF PIKE ROAD

Subject 2015	Montgomery County, Alabama			Pike Road town, Alabama		
	Occupied housing units	Owner-occupied housing	Renter-occupied housing	Occupied housing units	Owner-occupied housing	Renter-occupied housing
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Occupied housing units	89,532	53,006	36,526	2,628	2,447	181
RACE AND HISPANIC OR LATINO						
One race --						
White	42.4%	52.9%	27.1%	73.7%	74.8%	58.6%
Black or African American	53.8%	43.7%	68.5%	23.9%	22.8%	38.1%
American Indian and Alaska Native	0.2%	0.1%	0.3%	0.0%	0.0%	0.0%
Asian	1.9%	1.8%	2.2%	1.9%	2.0%	0.0%
Native Hawaiian and Other Pacific	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Some other race	0.7%	0.6%	0.9%	0.0%	0.0%	0.0%
Two or more races	0.9%	0.9%	0.9%	0.5%	0.3%	3.3%
Hispanic or Latino origin	2.1%	1.7%	2.7%	0.9%	0.9%	0.0%
White alone, not Hispanic or Latino	41.1%	51.8%	25.5%	72.8%	73.9%	58.6%
AGE OF HOUSEHOLDER						
Under 35 years	23.2%	11.0%	41.0%	16.1%	15.7%	20.4%
35 to 44 years	17.6%	15.0%	21.3%	22.0%	21.5%	28.2%
45 to 54 years	18.9%	21.7%	14.8%	24.1%	24.4%	19.9%
55 to 64 years	18.6%	22.9%	12.2%	19.3%	19.8%	11.6%
65 to 74 years	11.6%	15.5%	5.9%	11.3%	11.9%	3.3%
75 to 84 years	7.5%	10.5%	3.1%	6.4%	6.0%	11.6%
85 years and over	2.7%	3.4%	1.7%	1.0%	0.7%	5.0%
EDUCATIONAL ATTAINMENT OF						
Less than high school graduate	12.9%	9.1%	18.5%	4.5%	4.2%	8.3%
High school graduate (includes	23.8%	22.8%	25.2%	11.5%	10.8%	20.4%
Some college or associate's degree	30.1%	28.1%	33.0%	24.7%	23.0%	47.5%
Bachelor's degree or higher	33.2%	40.1%	23.3%	59.4%	62.0%	23.8%
YEAR HOUSEHOLDER MOVED INTO						
Moved in 2015 or later	2.1%	0.6%	4.4%	1.4%	1.6%	0.0%
Moved in 2010 to 2014	33.9%	13.1%	64.2%	27.1%	24.8%	58.0%
Moved in 2000 to 2009	33.9%	40.3%	24.7%	44.1%	45.5%	25.4%
Moved in 1990 to 1999	15.5%	23.6%	3.8%	18.3%	18.5%	16.6%
Moved in 1980 to 1989	6.5%	10.0%	1.4%	6.5%	7.0%	0.0%
Moved in 1979 or earlier	8.0%	12.4%	1.6%	2.4%	2.6%	0.0%
SOURCE: S2502: DEMOGRAPHIC CHARACTERISTICS FOR OCCUPIED HOUSING UNITS; 2011-2015 American Community Survey 5-Year Estimates						

Table 5: 2015 HOUSEHOLDS BY OCCUPANCY: MONTGOMERY COUNTY AND TOWN OF PIKE ROAD

Subject 2015	Montgomery County, Alabama	Pike Road town, Alabama
	Estimate	Estimate
Total:	89,532	2,628
Family households:	56,843	2,190
Married-couple family	33,857	1,871
Other family:	22,986	319
Male householder, no wife present	4,160	13
Female householder, no husband	18,826	306
Nonfamily households:	32,689	438
Householder living alone	28,174	419
Householder not living alone	4,515	19
Source: B11001: HOUSEHOLD TYPE (INCLUDING LIVING ALONE) - Universe: Households; 2011-2015 American Community Survey 5-Year Estimates; 2011-2015 American Community Survey 5-Year Estimates		

Table 6: 2015 HOUSEHOLD INCOMES: MONTGOMERY COUNTY AND TOWN OF PIKE ROAD

Subject 2015	Montgomery County, Alabama	Pike Road town, Alabama
	Estimate	Estimate
Total:	89,532	2,628
Less than \$10,000	9,147	72
\$10,000 to \$14,999	6,401	36
\$15,000 to \$19,999	5,757	44
\$20,000 to \$24,999	4,972	41
\$25,000 to \$29,999	5,006	49
\$30,000 to \$34,999	4,790	77
\$35,000 to \$39,999	4,488	86
\$40,000 to \$44,999	4,796	24
\$45,000 to \$49,999	3,742	92
\$50,000 to \$59,999	6,974	167
\$60,000 to \$74,999	8,376	223
\$75,000 to \$99,999	9,609	443
\$100,000 to \$124,999	5,858	498
\$125,000 to \$149,999	3,524	248
\$150,000 to \$199,999	3,095	348
\$200,000 or more	2,997	180
B19001: HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2015 INFLATION-ADJUSTED DOLLARS) - Universe: Households; 2011-2015 American Community Survey 5-Year Estimates		

Table 7: 2015 OCCUPATIONS: MONTGOMERY COUNTY AND TOWN OF PIKE ROAD

Subject 2015	Montgomery County, Alabama						Pike Road town, Alabama					
	Total	Management, business, science, and arts occupations	Service occupations	Sales and office occupations	Natural resources, construction, and maintenance occupations	Production, transportation, and material moving occupations	Total	Management, business, science, and arts occupations	Service occupations	Sales and office occupations	Natural resources, construction, and maintenance occupations	Production, transportation, and material moving occupations
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Civilian employed population 16 years and over	89,169	35.0%	19.1%	25.1%	6.0%	13.8%	3,352	59.1%	10.9%	19.4%	5.3%	5.3%
Agriculture, forestry, fishing and hunting, and mining	530	44.0%	2.5%	4.5%	33.4%	15.7%	39	100.0%	0.0%	0.0%	0.0%	0.0%
Construction	4,364	18.1%	2.1%	6.2%	70.2%	5.9%	153	35.3%	0.0%	6.5%	58.2%	0.0%
Manufacturing	10,880	18.8%	0.7%	9.7%	4.7%	65.1%	287	31.0%	0.0%	13.9%	0.0%	0.0%
Wholesale trade	1,914	12.7%	0.4%	5.5%	0.3%	11.2%	25	26.8%	3.4%	52.8%	12.3%	4.7%
Retail trade	11,845	10.1%	2.8%	25.3%	6.0%	55.0%	189	27.5%	0.0%	38.2%	5.9%	27.5%
Transportation and warehousing, and utilities	3,397	17.4%	4.5%	39.0%	5.3%	3.9%	61	100.0%	0.0%	0.0%	0.0%	0.0%
Information	5,367	17.4%	4.5%	39.0%	5.3%	3.9%	61	100.0%	0.0%	0.0%	0.0%	0.0%
Professional, scientific, and real estate and rental and leasing	5,862	52.3%	4.8%	38.8%	2.5%	1.5%	194	42.6%	0.0%	57.2%	0.0%	0.0%
Educational services, and management and technical services	10,004	49.3%	18.6%	21.0%	1.5%	9.2%	620	86.2%	13.7%	13.5%	3.2%	0.0%
Arts, entertainment, and recreation, and other services, except public administration	21,625	80.7%	22.8%	13.8%	0.5%	2.0%	1,092	94.2%	9.8%	5.6%	0.0%	0.4%
Public administration	10,487	16.3%	63.3%	16.7%	0.5%	2.9%	274	25.5%	46.4%	28.1%	0.0%	0.0%
PERCENT IMPUTED	5,220	28.6%	38.3%	15.5%	12.5%	7.1%	222	72.1%	17.2%	10.1%	7.1%	0.5%
Industry	11,694	52.3%	21.7%	22.1%	1.7%	2.2%	598	58.7%	16.4%	18.6%	7.1%	4.8%
PERCENT IMPUTED	8.1%	(X)	(X)	(X)	(X)	(X)	7.6%	(X)	(X)	(X)	(X)	(X)

SS2405, INDUSTRY BY OCCUPATION FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER, 2011-2015 American Community Survey 5-Year Estimates

Table 8: 2015 TRANSPORTATION: MONTGOMERY COUNTY AND TOWN OF PIKE ROAD

Subject 2015	Montgomery County,	Pike Road town,
	Alabama	Alabama
	Total	Total
	Estimate	Estimate
Workers 16 years and over	98,411	3,874
MEANS OF TRANSPORTATION TO WORK		
Car, truck, or van	94.4%	93.3%
Drove alone	84.8%	85.0%
Carpooled	9.5%	8.3%
In 2-person carpool	7.9%	5.7%
In 3-person carpool	1.2%	2.2%
In 4-or-more person carpool	0.4%	0.4%
Workers per car, truck, or van	1.06	1.05
Public transportation (excluding taxicab)	0.8%	0.0%
Walked	1.4%	0.0%
Bicycle	0.1%	0.0%
Taxicab, motorcycle, or other means	0.6%	0.0%
Worked at home	2.8%	6.7%
PLACE OF WORK		
Worked in state of residence	99.2%	98.7%
Worked in county of residence	92.0%	90.6%
Worked outside county of residence	7.2%	8.1%
Worked outside state of residence	0.8%	1.3%
Living in a place	92.1%	100.0%
Worked in place of residence	78.0%	11.3%
Worked outside place of residence	14.1%	88.7%
Not living in a place	7.9%	0.0%
Living in 12 selected states	0.0%	0.0%
Worked in minor civil division of residence	0.0%	0.0%
Worked outside minor civil division of residence	0.0%	0.0%
Not living in 12 selected states	100.0%	100.0%
Workers 16 years and over who did not work at home	95,659	3,613
TIME LEAVING HOME TO GO TO WORK		
12:00 a.m. to 4:59 a.m.	4.0%	2.7%
5:00 a.m. to 5:29 a.m.	3.3%	1.5%
5:30 a.m. to 5:59 a.m.	4.5%	2.3%
6:00 a.m. to 6:29 a.m.	7.5%	11.8%
6:30 a.m. to 6:59 a.m.	11.9%	17.1%
7:00 a.m. to 7:29 a.m.	16.6%	24.2%
7:30 a.m. to 7:59 a.m.	15.3%	14.1%
8:00 a.m. to 8:29 a.m.	8.1%	7.7%
8:30 a.m. to 8:59 a.m.	4.3%	4.1%
9:00 a.m. to 11:59 p.m.	24.6%	14.4%
TRAVEL TIME TO WORK		
Less than 10 minutes	11.9%	3.9%
10 to 14 minutes	19.0%	8.3%
15 to 19 minutes	25.1%	17.0%
20 to 24 minutes	19.2%	23.2%
25 to 29 minutes	6.5%	15.2%
30 to 34 minutes	10.9%	18.1%
35 to 44 minutes	2.8%	7.8%
45 to 59 minutes	2.6%	2.7%
60 or more minutes	2.2%	3.7%
Mean travel time to work (minutes)	19.3	25.0
VEHICLES AVAILABLE		
Workers 16 years and over in households	96,886	3,874
No vehicle available	2.6%	0.0%
1 vehicle available	27.1%	7.2%
2 vehicles available	39.4%	46.6%
3 or more vehicles available	30.9%	45.4%
PERCENT IMPUTED		
Means of transportation to work	7.5%	7.3%
Private vehicle occupancy	8.9%	6.9%
Place of work	9.1%	6.9%
Time leaving home to go to work	14.3%	11.9%
Travel time to work	11.4%	9.7%
Vehicles available	1.1%	0.1%
Source: S0801: COMMUTING CHARACTERISTICS BY SEX; 2011-2015 American Community Survey 5-Year Estimates		

**ATTACHMENT 3 - TOWN OF PIKE ROAD FACTS AND ECONOMY OF
MONTGOMERY COUNTY**

TOWN OF PIKE ROAD

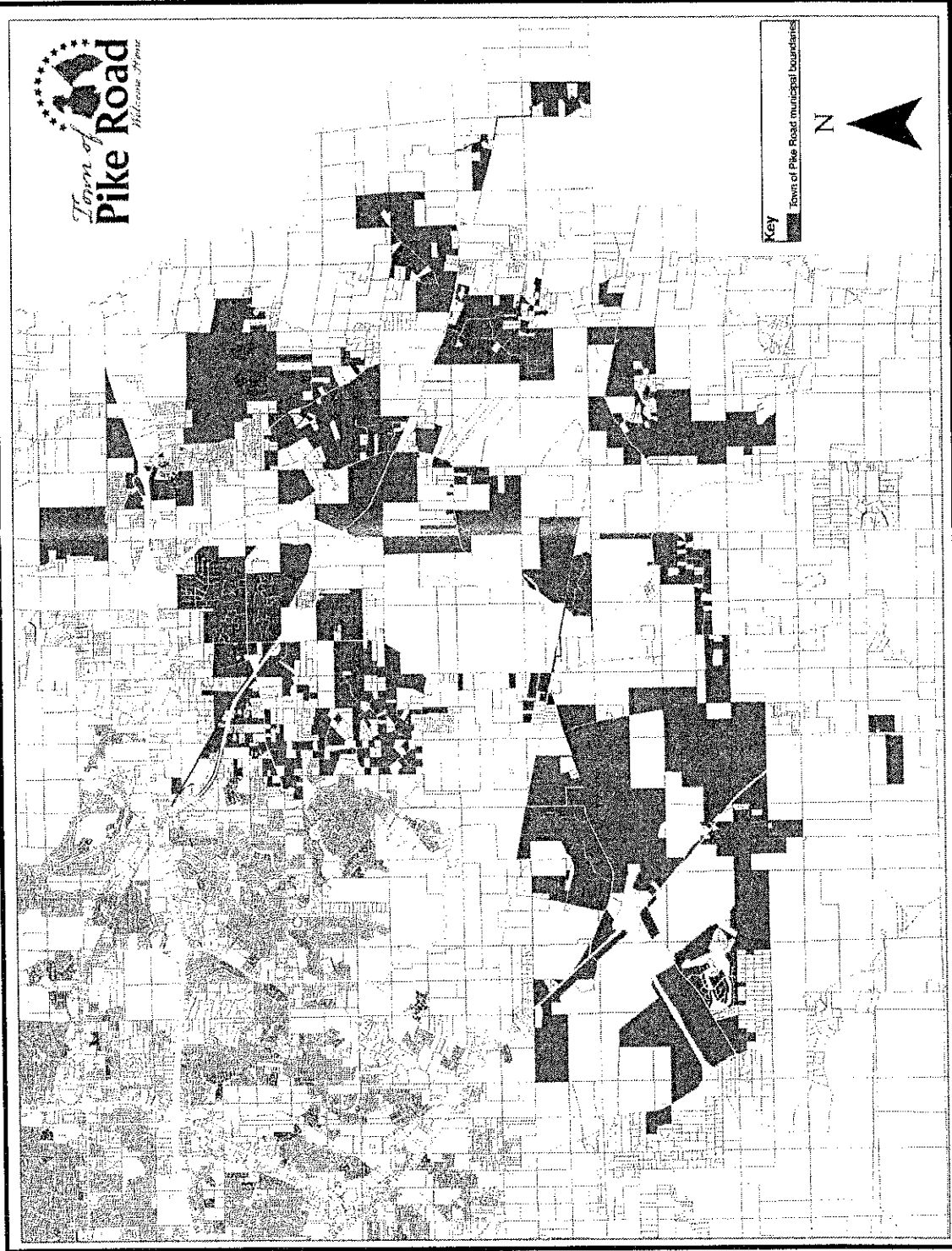
Most recently the Town of Pike Road was named the #1 most desirable city by Al.com and was found to be a Top 12 best ZIP code in Alabama, based on income and education, by The Washington Post. Some of the amenities offered in the Town of Pike Road are presented in subsequent pages.

SERVICES: TOWN OF PIKE ROAD

1. **Power-** With the expansive geographic territory of the Town of Pike Road, power is available through two partner service providers: Alabama Power and Dixie Electric. The town works closely with each partner provider to ensure efficiency and satisfactory service to the residents.
2. **Natural Gas-** Like our two power providers, there are also two gas providers that service the Town of Pike Road: Alagasco and Southeast Gas. Each partner gas provider works closely with the town to maximize efficiency and provide quality service to the residents.
3. **Water-** Available throughout the Town through the relationship with the Montgomery Water Works and Sewer Board, a private provider with lines in the township.
4. **Sewer-** Available to citizens using two current providers: Montgomery Water Works and Sewer Board and Adenus. Other providers may attempt to enter the Town of Pike Road. There is ample opportunity for expansion. The current philosophy for expansion is based on the user covering the cost for the expansion of service.
5. **Fire Department/EMA-** The Town of Pike Road is pleased to be able to support three well-prepared and fully equipped departments. While all three are classified as volunteer, they are well-trained and have the most current equipment and experience a competitive ISO safety rating. Residents experience lower insurance costs because of the effectiveness of the departments. The town also experiences 24-hour emergency medical response which includes ambulance service. The Town of Pike Road provides 5 mills of property tax to support the fire and rescue efforts. The three volunteer fire departments that service the Town of Pike Road are: Pike Road Fire Department, Rolling Hills Lakes Fire Department and Waugh/Mt. Meigs Fire Department
6. **Road Maintenance-** With on-going growth of the Town of Pike Road, there is a need to be prepared to service the roads on which we travel. This task falls on state, county, and municipal providers. At the municipal level, most of the maintenance and upkeep is relative to new neighborhoods. The streets eventually will be designated as municipal. To provide this service, the town contracts with a private provider. Likewise, to establish priorities and to make sure this is an orderly means for prioritizing the maintenance, the town has a municipal engineer. The town also has a comprehensive traffic plan that was developed through the work of professional traffic engineers.

7. **Police** – The Town of Pike Road works through a partnership with the **Montgomery County Sheriff's Office** to provide law enforcement. From regular traffic patrols to investigation service, the Sheriff's Office has excellent coverage, great response time and a successful track record. In addition, they provide training for citizens and assist in establishing neighborhood watch programs.
8. **Sanitation**- The work of the Town of Pike Road's partner in sanitation services, **Advanced Disposal**, is comparable in scope to most of the municipal offerings in this state. They provide weekly collection of garbage and monthly drop-off for larger items. They are very efficient and allow the town to provide a more convenient location for new residents to get their new garbage can. In addition, because the town does not have to own and maintain equipment, they are reducing overall cost.
9. **Recycling**- with the addition of a new grant, the town is offering an expanded menu of recycling services. There are multiple locations throughout the community where recycled goods may be contributed and will be transported to the appropriate location.

MAP 3 TOWN OF PIKE ROAD MUNICIPAL BOUNDARIES



ENHANCE



What is ENHANCE: A Vision with Focus?

**Exercise
Nutrition
Health
Agriculture
Nature
Community
Education**

ENHANCE: A Vision with Focus—the “ENHANCE initiative” for short—is a long-term strategic plan designed to ensure that the Town of Pike Road continues to mature in the four areas identified by residents in 2005 as the keys to the municipality’s success: quality of life, community planning, public education and municipal services. We call these the Four Pillars. Focusing on the quality of life and community planning pillars, the ENHANCE initiative organizes tasks and teams in the seven key areas. The initiative also forms a bridge to the education plan and the provision of municipal services, building on the foundation of all that has been accomplished since the town was incorporated in 1997.

Agriculture and Stewardship Club will facilitate a greater awareness of the role of agriculture and natural resources in shaping the past, present and future of the Pike Road area. Proposed projects for the Agriculture and Stewardship Club include a community garden, planting celebrations, educational programs and Arbor Day events.

Arts Council engages citizens of the Town of Pike Road who have unique gifts in the fine arts and encourages the utilization of those gifts to bring a greater overall appreciation of the arts to the community. The council may host showcases featuring local artists as well as community education and outreach programs.

Business Association facilitates a collaborative effort by business leaders in the municipality who seek to promote new business opportunities that compliment the town. Potential activities of the Pike Road Business Association include the publication of a Pike Road business directory and quarterly gatherings.

Community Enrichment seeks to provide opportunities to strengthen families, build relationships in the community and foster individual growth that can then be shared in order to continue to make our town a special place to call home.

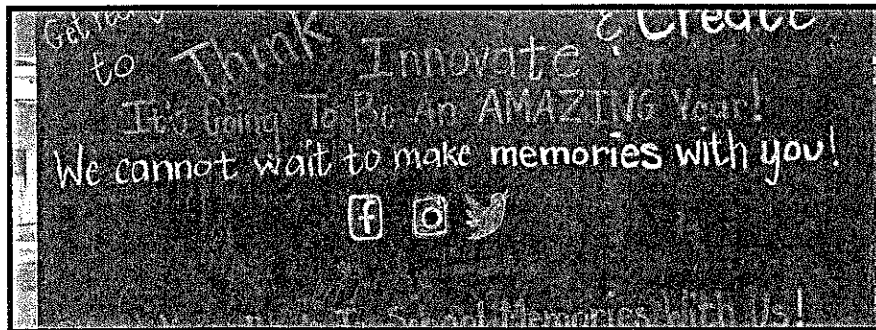
Neighborhood Leaders are representatives of each of the town’s more than 40 neighborhoods who serve as liaisons between those neighborhoods and the town, communicating opportunities to their fellow residents and bringing people throughout the town together. In the past, the Neighborhood Leaders have organized the annual “Hey, Look at Us!” hay bale decorating competition as well as the community-wide yard sale.

P.R.A.Y.E.R. Team stands for Pike Road Area Your Emergency Response Team. This group is made up of leaders from local churches to ensure the physical and spiritual needs of Pike Road residents are met in the case of tragedy. The team will meet on a quarterly basis and work on projects such as creating a resource directory and hosting Community Emergency Response Team training exercises.

PRICE Foundation is a fundraising vehicle that exists to assist with the funding of community projects by providing citizens a means of making charitable contributions.

Recreation and Health Service Corps will assist in the development of recreation facilities and the hosting of activities that promote exercise and healthy living in the Town of Pike Road. Proposed projects for the Recreation Service Corp include the Natural Trail grand opening, health and wellness activities and assistance with the future recreation complex.

About Pike Road Schools



Pike Road Schools (PRS) is a public school system located in southeast Montgomery County, Alabama. It began serving students on August 13, 2015. Initially, PRS served approximately 950 kindergarten through eighth grade students at the newly constructed Pike Road School. A grade level will be added each year. Pike Road is the fastest growing town in Alabama. As the system grows, additional schools will be added. The first graduating class will be in May 2020. The PRS mascot is a Patriot and the colors are red, white and blue.

MISSION AND VISION:

The Mission of Pike Road Schools is to *create a culture of intellectual curiosity where all students have ownership over their learning and are inspired to think, innovate, and create.* The Vision of PRS is for *students to be lifelong learners who use their knowledge, skills, and influence to make the world a better place.*

HISTORY:

Town of Pike Road leaders and citizens began planning for Pike Road Schools in 2004. They met with several experts in the field. Because of their focus on best practices and continuous learning, they decided to be a Professional Development System (PDS).

On December 22, 2010, Mayor Gordon Stone and the Pike Road Town Council passed a resolution creating Pike Road Schools, separating from Montgomery Public Schools. On May 28, 2013, Mayor Gordon Stone and the Pike Road Town Council appointed five Board of Education members. On February 25, 2014, the Pike Road Board of Education named Dr. Suzanne Freeman to be its first superintendent.

THE PIKE ROAD WAY:

The strength of Pike Road Schools is grounded in a sincere desire to create a culture of intellectual curiosity. PRS is fearless about doing what is best for its students and how they do things is referred to as

"The Pike Road Way."


Pike Road Schools prides itself on being responsive to how students learn. PRS believes intellectual growth occurs when learners are genuinely engaged in their learning, and this happens when students are solving real problems for a real audience. Subjects are integrated as much as possible and students are researchers, curators, content creators, and publishers. Teachers guide, instruct, and support students in their learning as well as help them navigate content and resources. Learning in this manner causes students to retain what they learn and apply their learning to new situations. Teachers structure learning so that students have more ownership of their learning. Having ownership is an essential skill for a lifelong learner. In addition, teachers place no limit on student learning so that each student can reach his/her full potential.

NONDISCRIMINATION AND ACCESS TO EQUAL EDUCATIONAL OPPORTUNITY

The Board of Education is committed to providing an equal educational opportunity for all students in the District. The Board does not discriminate on the basis of race, color, religion, national origin, ancestry, creed, pregnancy, marital status, parental status, sexual orientation, sex, (including transgender status, change of sex or gender identity), or physical, mental, emotional, or learning disability ("Protected Classes") in any of its student program and activities.

The Board designates the following individuals to serve as the District's "Compliance Officer":

- Lynell Carr, Special Education Coordinator, 500 Avenue of Learning, Pike Road, AL 36064, 334-420-5310, lynell.carr@pikeroadschools.org.



A School System for the Town of Pike Road: Years in the Making	
1997	October: Town of Pike Road incorporates. Mayor Bahran is quoted in <i>Montgomery Advertiser</i> saying the town might decide to pursue its own school system.
2005	February: Citizens meeting at Pike Road Baptist Church gives direction to pursue education version of four "Pikars" of town's work. March: Planners identify potential locations for future school facilities, based on a "town centers" concept. April: Proposal prepared for Pike Road Model School for Teacher Training.
2006	July: Meeting of five committees formed to address educational goals: Curriculum, Faculty, Community, Education Organizations and Finance. August: Consultants begin work of assisting with financial analysis. October 12: Pike Road Educational System for Excellence in Teaching (PREESET) Committee is formed. October 20: Citizens and facility surveys are developed to gather input on direction of school project. Pike Road school white paper is completed. November 6: Dr. Suzanne Freeman, Superintendent of Trussville City Schools, presents to PREESET Committee on the steps to establishing a school system. November 15: The design team/plan complete. November 30: Mission statement for Pike Road Schools is adopted. Basic PDS curriculum is envisioned for the future school system.
2007	January: Councilman Stephen H. attends PDS conference in Howard's. February: Mayor Stutz and Councilman Steinhilber attend national Indiana Partnership conference. July: Town of Pike Road begins relationship with P.K. Yonge School at University of Florida. November: First report showing financial requirements for a school system is completed. December: Presentation on PREESET plan is delivered at graduation of Leadership Pike Road class.
2008	March: Future school location at The Waters is announced. March 21: Education Summit is held at The Waters and is open to the public. June: Kettering Foundation study of plans conducted by Auburn University College of Education.
2009	January: Town of Pike Road delivers presentation on school plan to the Holmes Partnership. April: Education Summit is held at St. James United Methodist Church and is open to the public. October: Pike Road creates visit P.K. Yonge School in Gainesville, Florida, to learn about PDS model. December: Town of Pike Road reaches 5,000 citizens, the number required by state statute for the establishment of a municipal school system.
2010	January: Settlement agreement, with City of Montgomery, necessary to secure boundaries and liability population figure, fails to pass Alabama Legislature. December 22: Judge Reese signs settlement agreement between Town of Pike Road and City of Montgomery, ending years of litigation and solidifying boundaries and population. Town of Pike Road Council votes unanimously to establish a municipal school system.
2011	April: Citizens survey on future school system arrives in mailboxes, with The Pike newsletter. May 26 & June 9: Listening sessions are held at Pike Road Town Hall to gather input and answer citizen questions about the school. June 13: Pike Road Town Council votes to recommend a 16-mill ad valorem tax to be voted on by citizens in September. August 2, 9, & 12: Citizens' Open neighborhood gatherings to discuss the school plan with citizens and answer questions. October 4: Pike Road School System referendum information session featuring Dr. Jack Hawkins, Dr. Ed Richardson and Dr. Roman Derold. October 11: Referendum on Citizens vote on whether to create a 16-mill ad valorem tax to provide funding for construction and operation of the first public school facility.
2012	Pike Road Town Council appoints municipal school board.
2013	Two years after collection begins, the first revenue from the ad valorem is received by the Town of Pike Road.
2014	Construction begins on first school facility.
2015	August: CLASSES BEGIN AT PIKE ROAD SCHOOL with grades K-5.
2020	May: The first class graduates from Pike Road School.

MONTGOMERY: ECONOMY

Montgomery's diverse economy, business-friendly environment and low cost of doing business make it ideal for new and expanding companies. Within the past decade, 10,000 jobs have been created and \$1.9 billion has been spent in capital expenditures, evidence Montgomery is one of the most pro-business cities in the state.

Companies in the Industrial, Corporate HQ, Customer Contact and Health Care sectors announced more than 2,000 new jobs and \$411 million in investment in 2016. Highlights included:

1. ALFA Insurance Companies completed a \$100 million technology update at its Montgomery corporate headquarters location.
2. Baptist Health announced the investment of \$17 million and the addition of 270 new employees locally.
3. Jackson Hospital announced the addition of 50 employees and \$6,650,000 in capital investment.

(Source: Montgomery Area Chamber of Commerce - Economic Development)

Major Industries and Commercial Activity

Government at the local, state, and federal levels plays a major role in Montgomery's economy. It makes up one-fourth of the work force and lends a strong stability to the local economy. The local colleges and universities make an important contribution to the economy, as does the major military presence of Maxwell Gunter Air Force Base. The relatively new addition of automotive companies to central Alabama has created new opportunities for workers and suppliers.

Montgomery's location in the center of a zone of rich black soil that stretches across Alabama makes it an important processing and shipping center for cotton, dairy, and other farm products. The city also boasts a large livestock market. The city's role as a regional trade center is firmly established, and it serves as a wholesaling and distribution gateway to the entire southeast.

Among the variety of Montgomery's industries are metal fabrication, food processing, lumber processing, and furniture production. Sand, gravel, grain, and chemicals are transported north and south via barge from the Montgomery region.

More than 135 information technology (IT) companies were based in Montgomery in 2005. The IT industry in Montgomery has an estimated \$1 billion per year economic impact and accounts for approximately 14,000 workers in private, federal and state sectors. In addition, the tourism industry, which annually pours more than \$350 million into the local economy, employed more than 11,000 people.

Items and goods produced: food, lumber, furniture, metal products, textiles, brick, glass, printing/publishing, plastics, software engineering products

Incentive Programs—New and Existing Companies

Local programs

The Montgomery Area Center for Entrepreneurial Development provides help to small businesses with everything from startup and counseling to non-conventional financing, training, recognition, and networking. An offshoot of the Montgomery Area Chamber of Commerce, the center also provides affordable space at below-market rates for startup entrepreneurs. Manufacturing/distribution projects may receive exemptions for up to 10 years from *ad valorem* taxes other than those levied for educational purposes.

State programs

The City of Montgomery is an Urban Enterprise Zone, which results in state tax and nontax incentives that are some of the best in the United States. Montgomery has been designated as a general purpose foreign trade zone, which provides payment deferrals or cancellation for businesses in the zone. New or expanding businesses may also qualify for grants of money for carrying out site improvements.

Alabama offers a full gamut of financial incentives aimed at promoting economic growth. These include payroll tax breaks, industrial revenue bonds for land, building, and equipment for new and expanding plants. The Alabama Economic Development Loan Program can be used to purchase land, buildings, machinery, and equipment. There are also three revolving loan funds. Business loan guarantees are available to firms that create or retain permanent jobs. The Capital Investment Tax Credit program is available to new and expanding businesses involved in manufacturing, warehousing, research, and computer services. Other innovative programs include the State Industrial Site Preparation Grant Program and the Public Works and Development Facilities Grant Program.

Job training programs

The Alabama Industrial Development Training (AIDT) program provides a total delivery system for screening and selecting trainees and for designing and implementing training for any new or expanding manufacturer in the state of Alabama. The program provides a full range of customized technical training programs that are free to employers and trainees. Thirty-six mobile training units go directly to the employer site to provide classroom and hands-on training. The program's AIDT project supports the development and enhancement of the city's professional Information Technology community as well as its aerospace, chemical industry, and other area manufacturers. The Workforce Investment Act helps defer the costs of hiring and training new employees for private businesses.

Development Projects

In 2005, plans were underway for a major overhauling of the Montgomery Riverfront district. The City of Montgomery, the Montgomery Riverfront Development Foundation, and the Montgomery Area Chamber of Commerce had formed an alliance and were working together towards this end. The riverfront plan consists of a \$29 million upgrade of the current civic center and a new \$53 million hotel in the heart of the district. Those efforts will join the new amphitheatre, stadium, and riverwalk, and combine with an already thriving entertainment district. In addition, the city's revitalization efforts will include a new intermodal transportation center at Union Center. The center, funded in part by federal money to the tune of \$8.1 million, will serve as a hub for the transportation system and the downtown trolley system.

In 2004 construction of four new shopping centers began under the development of Aronov Realty Management. Each new center is to be anchored by a Publix grocery store. The four centers will offer 500,000 square feet of retail and business space. In 2004 the Headquarters Standards Systems Group

(SSG) broke ground at Maxwell Airforce Base, Gunter Annex. SSG's new \$12.6 million 51,450-square-foot Integrated Operational Support Facility is expected to be completed in 2006.

Also in 2004 plastics manufacturer Webster Industries expanded, opening a second operating facility and adding 300 new jobs. Production at Hyundai Motor Manufacturing Alabama is expected to begin in spring 2005. Hyundai's Montgomery plant will occupy 1,720 acres and pump out an estimated 300,000 vehicles and engines, as well as bring 2,000 jobs to the state.

Economic Development Information: Montgomery Community Development Department, PO Box 1111, Montgomery AL 36101; telephone (334)241-2996. Montgomery Area Chamber of Commerce, 41 Commerce Street, PO Box 79, Montgomery, AL 36101; telephone (334)834-5200

Commercial Shipping

Montgomery is served by 48 motor freight carriers. The Norfolk Southern Company and CSX railroads provide transport opportunities for many local industries. The Alabama River provides a nine-foot channel for barges to cross into the Gulf of Mexico through the port of Mobile. Alabama State Docks in Mobile, accessible via waterway from Montgomery, offer 1000-ton capacity facilities inside a protected barge-turning basin. Barge transportation to the Great Lakes is available through the Tennessee-Tombigbee Waterway.

Labor Force and Employment Outlook

In 2000 a corporate research group that specializes in the study of job creation named Montgomery as one of the nation's top 25 small metropolitan area "hot spots" for entrepreneurial growth. Montgomery's job growth today relies on the city's burgeoning tourism industry as well as its resident air force base, universities, and information technology industry.

The following is a summary of data regarding the Montgomery metropolitan area labor force, 2003 annual averages.

Size of nonagricultural labor force: 163,300

Number of workers employed in . . .

construction and mining: 8,500

manufacturing: 15,900

trade, transportation and utilities: 30,400

information: 2,600

financial activities: 10,400

professional and business services: 17,200

educational and health services: 17,800

leisure and hospitality: 13,600

other services: 8,200

government: 38,300

Average hourly earnings of production workers employed in manufacturing: \$13.56 (statewide)

Unemployment rate: 5.1% (November 2004)

<i>Largest employers</i>	<i>Number of employees</i>
Maxwell-Gunter Air Force Base	12,700
State of Alabama	9,500
Baptist Health	4,300
Montgomery Public Schools	3,700
ALFA Insurance Companies	2,568
City of Montgomery	2,500
Jackson Hospital & Clinic	1,300
Rheem Manufacturing Co.	1,150

Cost of Living

The following is a summary of data regarding several key cost of living factors for the Montgomery area.

2004 (3rd Quarter) ACCRA Average House Price: \$241,263

2004 (3rd Quarter) ACCRA Cost of Living Index: 94.3 (U.S. Average = 100.0)

State income tax rate: 2.0 to 5.0%

State sales tax rate: 4.0%

Local income tax rate: None

Local sales tax rate: 3.5% city, 2.5% county

Property tax rate: \$3.45 per \$100 of assessed value

Economic Information: Montgomery Area Chamber of Commerce, 41 Commerce Street, PO Box 79, Montgomery, AL 36101; telephone (334)834-5200

2016 New and Expanded Industries - Montgomery County

Company	Product	Jobs	Investment
N Akamai Technologies	Data Center	—	\$1,500,000
N CNC Enterprises, Inc.	Automotive Supplier	2	\$—
N CNJ Inc.	Packaging, Light Assembly, and Casting	160	\$51,000,000
N Dong Yang Pistons	Pistons	10	\$1,650,000
N Faurecia	Exhaust Systems	3	\$—
N Gerhardt, Inc.	Automotive Injection Molding and Electropolishing	235	\$37,865,000
N Mid-Gulf Courier	Logistics	16	\$—
E ALFA Financial Corporation	Corporate HQ/Insurance Companies	—	\$100,000,000
E All Fitness Solutions	Fitness Equipment	10	\$—
E AmeriCold Logistics	Warehouses/Distribution of Frozen Foods	12	\$—
E ASK Telemarketing/Always Open	Back Office Operation, Polling and Sales	435	\$2,255,000
E Big Lots Stores, Inc. (2 projects)	Miscellaneous Consumer Goods	—	\$12,705,646
E Bishop Cabinets, Inc.	Wood Cabinets	10	\$200,000
E Burt Steel	Fabricated Structural Metal Buildings	22	\$1,150,000
E Coca Cola UNITED	Beverage Distribution	30	\$—
E Confidential Company (2 projects)	—	10	\$17,500,000
E Convergent Outsourcing, Inc.	Customer Support Center	175	\$—
E CS Eng	Steel Fabrication, Pallets and Containers	18	\$3,000,000
E Dow Corning Alabama, Inc.	Silicon Metal	—	\$24,900,761
E Fastenal Company	Pipe Fittings and Industrial Supplies Distribution	4	\$850,000
E Frilo-Lay Inc.	Packaged Food Distribution	48	\$—
E Glóvis America	Logistics	30	\$—
E Golden Flake Snack Foods	Snack Foods	—	\$—
E Hager Companies	Industrial Grade Door Hinges and Accessories	15	\$2,000,000
E Hewlett Packard	Customer Support Center	232	\$—
E Hyundai Motor Manufacturing Alabama	Automobiles	38	\$52,000,000
E Koch Foods	Poultry Processing	—	\$31,000,000
E Lear Corporation - Montgomery	Automobile Seats	111	\$3,968,766
E MOBIS Alabama, LLC	Cockpit & Chassis Modules, Bumper Assembly, Service Parts	—	\$28,358,304
E MS Companies	Logistics	19	\$—
E NIFCO	Automotive Interior Parts Distribution	13	\$30,000
E PHA Body Systems	Automobile Door Modules	—	\$300,000
E PrintAlliance, Inc.	Automotive Owners Manuals	22	\$500,000
E Russell Brands, LLC	Sportswear	—	\$700,088
E Sabel Steel Service, Inc.	Scrap Metal Recycling Plant	—	\$800,000
E Seung Kwang LLC	Conveyors	—	\$365,000
E Sewon	Automobile Manuals	3	\$—
E Southeast Stamping Inc.	Metal Stamping	4	\$225,000
E Southern Shutter Company, Inc.	Wood Shutters	—	\$600,000
E Store Room Fasteners, Inc.	Fasteners, Hydraulics and Industrial Supplies	3	\$750,000
E TK, LLC	Electrical Control Panels and Flanges for Power Transformers	—	\$3,000,000
E Whitfield Foods, Inc.	Syrup and Bottled Fruit Juices	14	\$9,400,000

N=New; E=Expanded

ATTACHMENT 4 - SHCC ADOPTED ADJUSTMENT PROCEDURES

Form APA-3
11/96

**CERTIFICATION OF ADMINISTRATIVE RULES
FILED WITH THE LEGISLATIVE REFERENCE SERVICE
JERRY L. BASSET, DIRECTOR**

(Pursuant to Code of Alabama 1975, § 41-22-6, as amended),

I certify that the attached is/are a correct copy/copies of rule/s as promulgated and adopted on the 9th day of December, 2016, and filed with the agency secretary on the 22nd day of December, 2016.

AGENCY NAME: State Health Planning and Development Agency
(Statewide Health Coordinating Council)

Amendment; New; Repeal; (Mark appropriate space)

Rule No. 410-2-5-.04(2) - (5)

(If amended rule, give specific paragraph, subparagraphs, etc., being amended)

Rule Title: Plan Revision Procedures

ACTION TAKEN: State whether the rule was adopted without changes from the proposal due to written and oral comments;

No public comments were received; the rule was adopted without changes and as published for comment in the Alabama Administrative Monthly.

NOTICE OF INTENDED ACTION PUBLISHED IN VOLUME XXXIV

ISSUE NO. 11, DATED August 31, 2016.

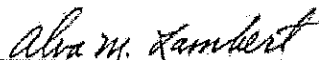
Statutory Rulemaking Authority: Code of Alabama, 1975 §§ 22-21-260(13), (15).

(Date Filed)
(For LRS Use Only)

REC'D & FILED

DEC 22 2016

LEGISLATIVE REF SERVICE


Alva M. Lambert, Executive Director
State Health Planning and Development Agency
(Certifying Officer or his or her Deputy)

(NOTE: In accordance with § 41-22-6(b), as amended, a proposed rule is required to be certified within 90 days after completion of the notice.)

410-2-5-.04 Plan Revision Procedures

(1) Introduction. The Statewide Health Coordinating Council (SHCC) is responsible for the development of the State Health Plan (SHP) with final approval resting with the Governor. The SHCC desires (a) a process that will maintain a viable and current SHP; (b) a coordinated system of revising the SHP; and (c) an application form to be used by individuals, groups, or other entities that request a specific revision to the SHP commonly called an adjustment.

(2) There are three types of plan revisions:

(a) Plan Adjustment – In addition to such other criteria that may be set out in the SHP, a requested modification or exception, to the SHP, of limited duration, to permit additional facilities, beds, services, or equipment to address circumstances and meet the identified needs of a specific county, or part thereof, or another specific planning region that is less than statewide and identified in the State Health Plan. A Plan Adjustment is not of general applicability and is thus not subject to the AAPA's rulemaking requirements. Unless otherwise provided by the SHCC, a Plan Adjustment shall be valid for only one (1) year from the date the Plan Adjustment becomes effective, subject to the exceptions provided in this paragraph 2(a). If an Application is not filed with SHPDA seeking a Certificate of Need for all or part of the additional facilities, beds, services or equipment identified in the Plan Adjustment within one (1) year of the Plan Adjustment, the Plan Adjustment shall expire and be null and void. If an Application(s) seeking a Certificate of Need for all or part of the additional facilities, beds, services or equipment identified in the Plan Adjustment is filed prior to the expiration of the one (1) year period, the Plan Adjustment shall remain effective for purposes of such pending Certificate of Need Application(s). Such one (1) year period shall be further extended for the duration of any deadline provided by SHPDA for the filing of applications as part of a batching schedule established in response to a letter of intent filed within nine (9) months of the effective date of the adjustment. Upon the expiration of such deadlines, no Certificate of Need Applications shall be accepted by SHPDA which are based, in whole or in part, upon the expired Plan Adjustment.

(b) Statistical Update – An update of a specific section of the SHP to reflect more current population, utilization, or other statistical data.

(c) Plan Amendment – The alteration or adoption of rules, policies, methodologies, or any other plan revision that does not meet the plan adjustment or statistical update definition. An amendment is of "general applicability" and subject to the AAPA's rulemaking requirements.

(3) Application Procedures.

(a) Application Procedure for Plan Adjustment – Any person may propose an adjustment to the SHP, which will be considered in accordance with the provisions of SHPDA Rule 410-2-5-.04(4). The proposal will state with specificity the proposed language of the adjustment on such forms as may be prescribed by SHPDA from time to time and shall meet the electronic filing requirements of SHPDA Rule 410-1-3-.09 (Electronic Filing).

(b) Procedure for Statistical Update – SHPDA staff shall make statistical updates to the SHP as needed. The SHCC shall be informed at its next regularly scheduled meeting of such updates.

(c) Application Procedure for Plan Amendment – Any person may propose an amendment to the SHP by submitting a detailed description of the proposal to the SHPDA, on such forms as may be prescribed by SHPDA from time to time, in accordance with the electronic filing requirements of SHPDA Rule 410-1-3-.09 (Electronic Filing). Such amendment shall be considered in accordance with the provisions of Rule 410-2-5-.04(4). The proposal will state with specificity the proposed language of the amendment. If it is to amend a methodology, the exact formula will be included, as well as the results of the application of the formula. The SHCC may also consider Plan Amendments on its own motion.

(4) Review Cycle

(a) Within fifteen (15) days from the date of receipt of an application for an amendment or adjustment, the SHPDA staff shall determine if the applicant has furnished all required information for SHCC review and may thus be accepted as complete. The SHCC Chairman and the applicant will be notified when the application is accepted as complete.

(b) Within forty-five (45) days after the application is deemed complete, the application will be added to the SHCC calendar for review. SHPDA shall provide notice of the application for an amendment or adjustment when the application is deemed complete to: (1) all health care facilities holding a Certificate of Need in the county where the adjustment is requested; (2) all certificated health care facilities known to provide similar services in adjacent counties; and (3) such health care associations, state agencies and other entities that have requested to be placed on SHPDA's general notice list for such county. Once an application is deemed complete, persons other than the applicant will have thirty (30) days from the date of completion to electronically file statements in opposition to or in support of the application, as well as any other documentation they wish to be considered by the SHCC. All such documentation shall be filed with SHPDA in accordance with the provisions of Rule 410-1-3-.09 (Electronic Filing), together with a certification that it has been served on the applicant and/or any other persons that have filed notices of support or opposition to the application. No documentation may be submitted beyond the deadlines in this subsection and subsection (3) unless authorized by written order issued by the Chairperson. All persons shall adhere to SHPDA's rules governing electronic filing.

(c) A person seeking a Plan Adjustment shall also provide proof of publication of a notice of the proposed adjustment and the SHCC hearing or meeting scheduled to consider the adjustment

in a newspaper having general circulation in the county in which the proposed adjustment is requested, as well as any other county in the service area for which the adjustment is proposed. Such notice shall be published between fifteen (15) and twenty (20) days prior to the hearing date and shall be in such form as may be prescribed by SHPDA's Executive Director.

(d) Procedure for Consideration of Plan Adjustments. Proposed Plan Adjustments deemed complete will be placed on the SHCC agenda (individually or collectively) for a public hearing without further action by the SHCC. Interested parties may address the proposed Plan Adjustments at the SHCC meeting, subject to such time limits and notice requirements as may be imposed by the SHCC Chairman. If the SHCC approves the Plan Adjustment in whole or in part, the adjustment, along with the SHCC's favorable recommendation, will be sent to the Governor for his consideration and approval/disapproval. A Plan Adjustment shall be deemed disapproved by the Governor if not acted upon within fifteen (15) days.

(e) Procedure for Consideration of Plan Amendments. A proposed Plan Amendment deemed complete will be placed on the SHCC agenda (individually or along with other proposed amendments) for an initial determination if the proposed amendment should be published in accordance with the AAPA and set for public hearing. At the Chairman's discretion, interested parties may be allowed to address the SHCC regarding the proposed amendments prior to such initial consideration. If the SHCC accepts the amendment for publication and hearing in accordance with the AAPA, SHPDA shall cause such publication and notice to be issued in accordance with the AAPA and the provisions of Rule 410-1-3-.10. Interested parties may address the proposed Plan Amendment at the SHCC meeting, subject to such time limits and notice requirements as may be imposed by the SHCC Chairman.

(f) If approved by the SHCC, a Plan Amendment, along with the SHCC's favorable recommendation, will be sent to the Governor for his approval or disapproval. A Plan Amendment shall be deemed disapproved by the Governor if not acted upon within fifteen (15) days. Upon approval by the Governor, a Plan Amendment shall be filed with the Legislative Reference Service for further review in accordance with the AAPA. No party shall have any rights of administrative review, reconsideration or appeal of the approval or denial of a Plan Amendment except as may be specifically provided in the AAPA.

(g) MEDIATION. At the discretion of the Chairman of the SHCC, non-binding mediation may be used to resolve differences between interested parties in regard to any pending matter before the SHCC. Said mediation will be conducted by the Chairman of the SHCC or his or her designee. Any modification or compromise relating to a pending proposal resulting from the mediation shall be sent to all interested parties as defined in paragraph (4)(b). No statement, representation or comment by any party to the Mediation shall be used, cited to, referenced or otherwise introduced at the SHCC's hearing on the proposal in question. Any proposed compromise or other agreement between the parties shall not be binding upon the SHCC.

(5) Filing Fees. Any person proposing a Plan Adjustment shall be required to pay an administrative fee equal to the minimum fee set by SHPDA for the filing of a Certificate of Need Application. Such fees shall be non-refundable and shall be used to defray costs associated with the processing and consideration of Plan Adjustment requests. All required filing fees must be

submitted to the State Agency via overnight mail or other delivery method and marked in such a way as to clearly identify the fee with the electronic submission; or the fee may be submitted electronically via the payment portal available through the State Agency's website.

Author: Statewide Health Coordinating Council (SHCC).

Statutory Authority: § 22-21-260(4), Code of Alabama, 1975.

History: Effective November 22, 2004. Amended: Filed: February 1, 2013; effective: March 8, 2013. Amended: Filed: December 22, 2016; effective: February 6, 2017.

ATTACHMENT 5 - LETTERS and PETITIONS OF SUPPORT

PETITION

We, the undersigned residents of Pike Road, Alabama, believe that there is a need for an assisted living facility located in the Pike Road area and sign this petition to evidence our support of the State Health Planning and Development Agency's approval of memory care beds for River Region ALF, LLC.

NAME

ADDRESS

Francis Red

3070 Old Carter Hill PR
Pike Road, AL 36064

Amelia Gardner

159 Longwood Trail
Pike Road AL 36064

Bonnie Williams

182 Laurelwood Dr.
Pike Road, AL 36064

Jim Hedon

9140 Vaughn Rd
Pike Road, AL 36064

Bob Moore

19 CANTERA WAY

Patsy Moore

PIKE ROAD, AL 36064
19 CANTERA WAY, PIKE ROAD, AL 36064

Judy Gardner

159 Longwood Trail
Pike Road AL 36064

Paula Lonsden

863 Orfurski Trl
Pike Road, AL 36064

Stacy J.

9607 Gunnison Dr
Pike Road AL 36064

Kathy A. Hensby

Josie Gorden

Jacquelyn Takacs
Tom Takacs

Linda Reynolds

Tiffany & Clint Andrews

Herbert W. Miller

Leah Floyd

Chip & Patricia Norris

Marilyn Handman

Cherie Parks

419 Saddlewood Dr.
Pike Rd, AL 36064

477 Lake Cameron Dr.
Pike Rd, AL 36064

13826 Vaughn Rd
Pike Road, AL 36064

13954 Vaughn Rd.
Pike Road, AL 36064

8120 County Rd. 37

Mathews, AL 36052

918 Chaseway Dr.

Pike Road, AL 36064
231 Timberlane Rd
Pike Road, AL 36064

123 Cilder Ct

Pike Road AL 36064

9119 Vaughn Rd

Pike Road, AL 36064

Pike Road, AL 36064

2093 Old Carter Hill Rd

Pike Rd, AL 36064



**MOSSY OAK.
PROPERTIES**
ALABAMA LAND CRAFTERS
www.thelandcrafters.com

10519-B Vaughn Road
Pike Road, AL 36064

Phone: 334-277-6501
Fax: 334-277-6502

Mr. Alva Lambert
Executive Director
State Health Planning and Development Agency
P. O. Box 303025
Montgomery, Alabama 36130-3025

April 6, 2017

Mr. Lambert,

I am a long time resident of Pike Road and have been an active developer of communities in this area. I am the original developer and owner of The Waters, Waterscapes, Foggy Hollow and The Orchards as well as a few smaller properties. In short I have seen tremendous growth in the Pike Road area and am always interested in the area keeping up with the support structure needed to serve what is the fastest growing municipality in Alabama.

I also have 2 parents who both have dementia. At the current time my sisters and I share around the clock caregiving duties for them. We have not found a facility in the area that we feel comfortable moving them to and feel there is a great need for an additional facility, particularly in the Pike Road area.

Having seen other Elder Care facilities that the owners of River Region have developed I am extremely hopeful they will be granted the support of your agency to allow them to offer their needed services to this area.

Thank You,

Dale Walker

508 Bristol Court
Montgomery, AL 36117
April 5, 2017

Mr. Alva Lambert
Executive Director
State Health Planning and Development Agency
P. O. Box 303025
Montgomery, Alabama 36130-3025

Re: Memory Care (SCALF) Beds Pike Road, AL – River Region ALF, LLC

My husband Frank and I lived in the Pike Road area for 25 years, and because of our advanced age and health problems, we moved to Montgomery last year.

We have many friends who reside in Pike Road and recognize the need for a memory care/assisted living facility in the area. In the event that we will need this type care in the future, we would prefer that it be in the community of Pike Road.

I hope your agency will approve Memory Care beds for Pike Road and River Region.

Sincerely,


Linda Clayton

April 4, 2017

Alva Lambert, Executive Director
State Planning and Development Agency
P.O. Box 303025
Montgomery, AL 36130

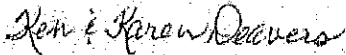
Dear Mr. Lambert:

We moved to Pike Road about 10 years ago. We have always loved the area and thought it provided the perfect setting for our retirement. We wanted to be near airports to visit our children, and being two only children ourselves, we wanted to be near doctors and medical centers that could provide treatment for us as well as our aging mothers.

Both of our mothers wound up moving to an assisted living near their homes, but, as my mom's dementia worsened, we had to find a facility which could meet her needs. Rather than driving into Montgomery several days a week at first, and then driving way across Montgomery to yet another facility as her condition worsened, we would have been so happy if we could have had an assisted living near us to drop by as we did errands or were on the way from church, etc. It would have been so comforting to know that we would be only minutes away in case of an emergency.

Our mothers have now passed away, and we need to plan for our future. We want to be able to stay in Pike Road and would be so excited to have a facility where we could remain a part of the community that we love. There is definitely a need for SCALF units in Pike Road, and we support River Region's plans.

Sincerely yours,



Ken and Karen Deavers
61 Farmington Lane
Pike Road, AL 36064

Lee M. Russell, Jr.
9616 Ottershaw Court
Pike Road, AL 36064

April 3, 2017

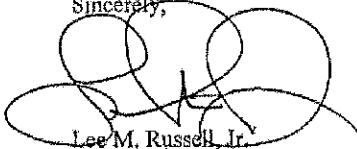
Mr. Alva Lambert
Executive Director
State Health Planning and Development Agency
P. O. Box 303025
Montgomery, Alabama 36130-3025

Re: Memory Care (SCALF) Beds Pike Road, AL - River Region ALF, LLC ("River Region")

Dear Mr. Lambert:

I am a lifelong resident of resident of Pike Road, Alabama and have grown up with other residents who lived here before it was the place to be. Many of those same residents, however, are now elderly and would like to grow old in their own community. For many of them, residing at home is not an option and presently there is no existing "retirement home" in the area. As my eighty-one year old Mother is one of these aging "Pike Roaders," I know many of her circle need a facility of this nature in Pike Road. As a result, I wholeheartedly support the proposed senior living facility by River Region and respectfully request that you approve the memory care beds requested by it for said facility.

Sincerely,

A handwritten signature in black ink, appearing to be "Lee M. Russell, Jr.", written over a circular scribble.

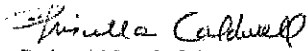
Lee M. Russell, Jr.

March 30, 2017

Dear Mr. Lambert,

I am a part time caregiver for an elderly person in the Pike Road area. Some day, she may need more care than I can give her. I think the memory care/assisted living facility is a good idea. Please approve it.

Thank you.


Priscilla Caldwell

March 29, 2017

Mr., Alva Lambert
PO Box 303025
Montgomery, Al 36130-3025

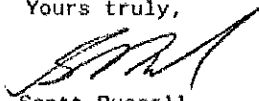
Dear Mr. Lambert,

I have just heard that there are plans to build a memory care/assisted living facility in Pike Road. I have lived here all my life, and I see how many old people need this kind of help. My mother is one of them.

I hope your agency will approve this application.

The name is SCALF beds - River Region ALF, LLC.

Yours truly,



Scott Russell
2454 Old Pike Road
Pike Road, Al 36064

Randall J. Smith
9665 Lochfield Drive
Pike Road, AL 36064

April 4, 2017

Mr. Alva Lambert
Executive Director
State Health Planning and Development Agency
P. O. Box 303025
Montgomery, Alabama 36130-3025

Re: Memory Care (SCALF) Beds Pike Road, AL - River Region ALF, LLC ("River Region")

Dear Mr. Lambert:

As a resident of Pike Road, I believe there is a need for memory care beds in Pike Road and support your Agency's approval of River Region. We need a senior living community in Pike Road.

We are a growing and aging part of Montgomery County. For many of us, we have lived many years in this part of the county even before there was a City of Pike Road. We have long time friends and families in this part. There are many of us that desire not to leave our community and friends. My hope is a senior living community with the ability to age-in-place in our local community.

I ask your Agency to approve memory care beds for River Region.

Sincerely,



Randall J. Smith

HANNAH N. SMITH
9665 LOCHFIELD DRIVE
PIKE ROAD, AL 36064

April 4, 2017

Mr. Alva Lambert
Executive Director
State Health Planning and Development Agency
P. O. Box 303025
Montgomery, Alabama 36130-3025

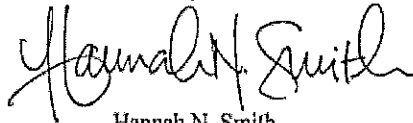
Re: Memory Care (SCALF) Beds Pike Road, AL - River Region ALF, LLC ("River Region")

Dear Mr. Lambert:

I want to lend my support to memory care, assisted living and independent living services by River Region. I see a need both for seniors residing in Pike Road and for seniors that we, sons and daughters, will be relocating near our homes.

For memory care, it will be a blessing for us to be in daily contract with our parents. I ask that your Agency give favorable consideration to River Region's request for memory care beds.

Sincerely,



Hannah N. Smith

April 7, 2017

RECEIVED

APR 10 2017

STATE HEALTH PLANNING
& DEVELOPMENT AGENCY

Mr. Alva Lambert
P.O. Box 303025
Montgomery, Alabama 36130

Re: Memory Care/Pike Road

Dear Mr. Lambert,

I think it would be to our advantage to have
your memory care business in the Pike Road Area.

Thanks, for your thinking of us as a choice
for your business.

Sincerely,

Jackie Shacktor



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APR 10 2017

STATE HEALTH PLANNING
AND DEVELOPMENT AGENCY

DWIGHT CAPITAL

April 6, 2017

Mr. Alva Lambert
Executive Director
State Health Planning and Development Agency
P. O. Box 303025
Montgomery, Alabama 36130-3025

Re: Memory Care (SCALF) Beds Pike Road River Region

Dear Mr. Lambert:

River Region has brought to my attention its plans for Memory Care, assisted living and independent living services for Pike Road. I want you to know of my full support for these plans.

I ask for your Agency to approve the plans of River Region.

Sincerely,

Joshua Sasouness
President, Dwight Capital
250 W 55th Street, 30th Floor
New York, NY 10019
347-846-0772



MOSSY OAK
PROPERTIES
ALABAMA LAND CRAFTERS
www.thelandcrafters.com

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APR 10 2017

ALABAMA LAND CRAFTERS

10519-B Vaughn Road
Pike Road, AL 36064

Phone: 334-277-6501
Fax: 334-277-6502

Mr. Alva Lambert
Executive Director
State Health Planning and Development Agency
P. O. Box 303025
Montgomery, Alabama 36130-3025

April 6, 2017

Mr. Lambert,

I am a long time resident of Pike Road and have been an active developer of communities in this area. I am the original developer and owner of The Waters, Waterscapes, Foggy Hollow and The Orchards as well as a few smaller properties. In short I have seen tremendous growth in the Pike Road area and am always interested in the area keeping up with the support structure needed to serve what is the fastest growing municipality in Alabama.

I also have 2 parents who both have dementia. At the current time my sisters and I share around the clock caregiving duties for them. We have not found a facility in the area that we feel comfortable moving them to and feel there is a great need for an additional facility, particularly in the Pike Road area.

Having seen other Elder Care facilities that the owners of River Region have developed I am extremely hopeful they will be granted the support of your agency to allow them to offer their needed services to this area.

Thank You,

Dale Walker

4 April 2017

Dear Mr. Lambert,

I hear you have plans for a Memory Care facility at Pike Road. I have lived in Pike Road for over 50 years and all my close friends are here. We have talked for years about the need for some sort of Assisted Living or Health Care facility in our local area where our friends and family are.

Please know you have my support for these plans and I am very interested in the on-going plans.

RECEIVED

APR 06 2017

STATE HEALTH PLANNING
& DEVELOPMENT AGENCY

Yours truly,
Bonnie Williams

Bonnie Williams
182 Laurelwood Dr
Pike Road, AL 36064

MO

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APR 06 2017

STATE HEALTH PLANNING
AND DEVELOPMENT AGENCY

3070 Old Carter Hill Rd.
Pike Road, AL 36064
April 4, 2017

Mr. Alva Lambert
Executive Director
State Health Planning and Development Agency
P. O. Box 303025
Montgomery, AL 36130-3025

Re: Memory Care (SCALF) Beds in Pike Road, AL – River Region ALF, LLC (“River Region”)

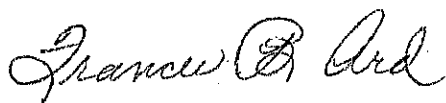
Dear Mr. Lambert:

As my husband and I age, we are both in our late seventies and early eighties, we realize how important it is to have a senior care facility in the Pike Road area. We have lived here for over thirty years. We have deep roots and a wonderful support group of family and church friends. To have a senior living and assisted living facility in Pike Road, would be a dream come true.

I am asking you and your agency to approve the Memory Care beds for Pike Road and the River Region.

Thank you for your consideration of this matter.

Sincerely,



Frances B. Ard

James and Frances Ard
3070 Old Carter Hill Rd.
Pike Road, AL 36064

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APR 06 2017

STATE HEALTH PLANNING
AND DEVELOPMENT AGENCY

April 3, 2017

Mr. Alva Lambert
Executive Director
State Health Planning and Development Agency
P. O. Box 303025
Montgomery, AL 36130-3025

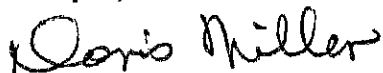
Re: Memory Care (SCALF) Beds Pike Road, AL - River Region ALF, LLC ("River Region")

Dear Mr. Lambert:

I was excited to hear about a proposed development for Senior Citizens in the Pike Road area. This will give many of my friends a place to reside when that times comes. My husband and I moved to Pike Road in 1989 after he retired with 27 years of service in the Air Force. We have made many friends through our church, Woodland UMC, Pike Road Community Club and Pike Road Civic Club.

All of our friends are growing old. I once joked that we needed a retirement home in the cotton patch across the road from Woodland, so we could just walk across the road to church. I do believe that this development would be a godsend to our area.

Thank you,



Doris J. Miller

Doris Miller
731 Timberlane Rd
Pike Road, AL 36064

RECEIVED

APR 04 2017

STATE HEALTH PLANNING
AND DEVELOPMENT AGENCY

April 1, 2017

Mr. Alva Lambert
Executive Director
State Health Planning and Development Agency
P.O. Box 303025
Montgomery, AL 36130-3025

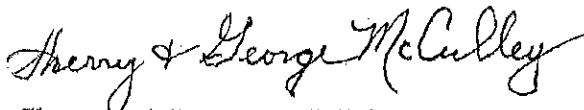
Re: Memory Care Beds in Pike Road, Proposed by River Region

Dear Mr. Lambert:

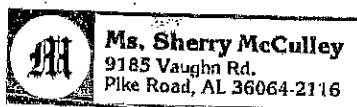
My husband and I built and have lived in Pike Road, which is a friendly, wonderful place, for 36 years. We have just learned of possible plans to construct an assisted living/memory care facility for seniors in our community. Due to rapid growth conditions and other reasons, there is a definite need for this facility in Pike Road. I encourage your agency to approve memory care beds proposed by River Region for our area.

Thanking you for your attention to this matter.

Sincerely,



Sherry and George McCulley
Pike Road, Alabama



RECEIVED

APR 04 2017

STATE HEALTH PLANNING
AND DEVELOPMENT AGENCY

April 1, 2017

Mr. Alva Lambert
Executive Director
State Health Planning and Development Agency
P.O. Box 303025
Montgomery, AL 36130-3025

Re: Memory Care Beds in Pike Road, AL as Proposed by River Region ALF, LLC

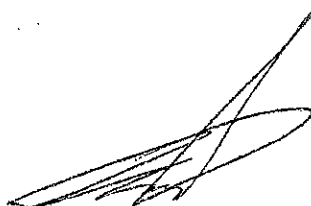
Dear Mr. Lambert:

My parents live in Pike Road and we are active members in the community through our membership in a church in Pike Road. We currently live only minutes away from Pike Road, and consider it home to us. We are very interested in the proposed memory care project for the area. My parents would like to see this kind of facility in Pike Road as well, as they would be able to remain near their church, family and friends.

We are requesting your agency grant approval for the Memory Care facility in the Pike Road area. Thank you.

Sincerely,


Donna Lynn Davis


Michael G. Davis

Davis
740 Towne Lake Dr.
Montgomery, AL 36117

RECEIVED

9243 Vaughn Road
Pike Road, AL
March 28, 2017

MAR 31 2017

STATE HEALTH PLANNING
AND DEVELOPMENT AGENCY

Mr. Alva Lambert
Executive Director
State Planning and Development Agency
P.O. Box 303025
MONTGOMERY, AL
36130-3025

Dear Mr. Lambert:


I have lived in the Pike Road area for forty seven years, since it was "way out in the country." I am now 81 years old and in poor health. A memory care/assisted living facility is the best possible news for me.

My sons and grand-children are here. My church is here. My friends of almost a half century are here. Many of those are aging as I am, several with memory issues. This will be the best thing that could happen for them, as well as for me. I no longer drive and it is often lonely, because it is so hard to be able to go anywhere. I envision us all moving into the proposed facility together and living our last years with dear friends, good meals (I am very sick of microwaveable frozen dinners), and stimulating activities.

I am surprised that this proposal has not arisen sooner, for this is the fastest growing part of the county, and there are no senior services in place. Think of the guilt which will be lifted from the next generation when River Region cares for us. I know what a burden we can be to them.

I strongly support Memory Care -- River Region ALF.

Yours truly,


Elizabeth C. Russell