



Montgomery County Data: Housing

Age-Restricted Housing Inventory

Montgomery County, Pennsylvania

With a diverse population that has a variety of housing needs—Montgomery County’s aging population will likely bring big changes to our housing landscape. Residents ages 65 and over make up about 15% of the county’s population as of the 2010 Census and will grow to nearly a quarter of the county’s population by 2025. Overall, Montgomery County has seen a large increase in age-restricted housing—that is, independent living housing for those primarily over the age of 55—that has been proposed for construction or has already been built. And although some of these developments may shift to being age targeted in the future—that is to say, open to residents of all ages but still with the amenities that would appeal to older residents—the county is likely to have a steady stream of age-restricted development in the years to come.

Age-Restricted Housing Trends

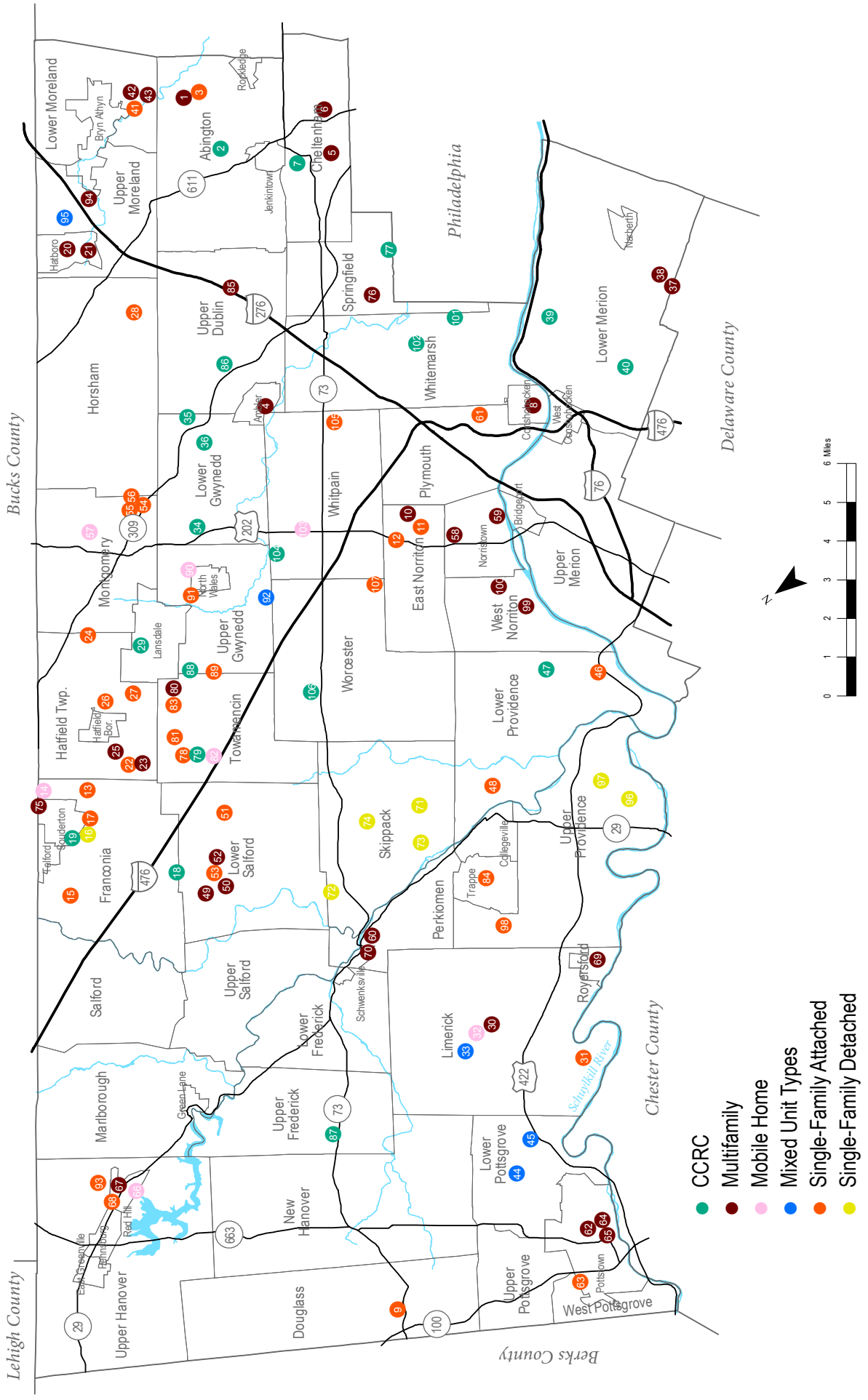
This current inventory lists 105 age-restricted developments with more than 16,000 independent living units across the county. One new age-restricted development began construction in 2013. This inventory of both developments completed or significantly under construction, also includes independent units within the county’s continuing care retirement communities. Nursing homes, boarding homes, personal care or assisted living developments, age targeted developments, or proposed developments not yet under construction are not included in this inventory.

Some of the trends that have come out of this inventory are:

- About half of the developments in this inventory have been built since 2000. Several developments have been under construction for a number of years.
- Many senior apartment complexes (and many continuing care retirement communities among them) were built in the 1970s and early 1980s.
- Much of the newer construction is in the North Penn and Indian Valley areas, in and around Franconia, Lower Salford, Hatfield, and Towamencin Townships. Older developments, not surprisingly, are in the county’s more urbanized boroughs or townships that are closer to Philadelphia, such as Lower Merion or Cheltenham Townships.
- About 20 percent of the new units built in 2013 were age restricted, although most of these units were newly occupied units in developments that are well on their way to completion.



Age-Restricted Housing Inventory



Comprehensive List of Age-Restricted Developments in Montgomery County by Municipality *(Listed Alphabetically)*

Map #	Municipality	Geography	Development Name	Location	Acres	Total Units	SFD	SFA	MF	MH	Year Built	Notes
1	Abington	30	Redeemer Village	1551 Huntingdon Pike	16.38	200			200		1972	
2	Abington	30	Rydal Park	Susquehanna Rd and The Fairway	21.87	322			322		1975	ccrc
3	Abington	30	Walnut Hill	Huntingdon Pike at Meetinghouse Rd	32.10	28	14	14			2005 - 2007	
4	Ambler	1	Ambler Manor	32 North Main St at Walnut	1.90	60			60		2001	income restricted
5	Cheltenham	31	Parkview	990 Ashbourne Rd	3.19	75			75		2006	income restricted
6	Cheltenham	31	Samuel A. Green House	509 Ashbourne Rd	3.30	84			84		2011	income restricted
7	Cheltenham	31	Wyncote Church Home	West Church Rd	5.25	25			25		1992	ccrc
8	Conshohocken	5	Marshall Lee Towers	1 West Third Ave at Fayette	0.60	80			80		1972	MCHA - public housing
9	Douglass	32	St Luke's Knolls	45 Wilson Ave at Shierey Ct	4.31	58		58			1992	income restricted
10	East Norriton	33	Brightview	300 E Germantown Pike	3.80	171			171		2008	
11	East Norriton	33	Jefferson Crossing	DeKalb Pike, north of Lawnton Rd	9.30	84		84			2006-2009	
12	East Norriton	33	Stuart's Keep	Swede Rd opposite Hilltop Rd	16.70	153		54	99		1999-2002	
13	Franconia	34	Harrington Village	Leidy Rd, north of Cowpath	28.50	120		120			2005-2006	
14	Franconia	34	Hidden Springs	Cherry Lane south of County Line Rd	50.75	208				208	1990	
15	Franconia	34	Indian Valley Greenes	Cowpath Rd and Morewood Rd	70.22	89		89			2005-2006	
16	Franconia	34	Kingsfield	Cowpath Rd south of Green St	27.00	66	66				2000-2002	
17	Franconia	34	Lion's Gate 1 and 2	West Broad St north of Cowpath Rd	54.00	156		156			1997-2000	
18	Franconia	34	Peter Becker Community	Yoder Rd and Maple Rd	53.50	343		343			1971, 1991, 2007	ccrc
19	Franconia	34	Souderton Mennonite Homes	Summit St and Colonial Dr	27.12	198		31	167		1980	ccrc
20	Hatboro	8	Moreland Towers	36 East Moreland Ave between York Rd and Penn St	1.51	138			138		1977	income restricted
21	Hatboro	8	Victorian Village at Loller Academy	420 South York Rd	8.90	168			168		2008	
22	Hatfield Twp	35	Arbour Greene	Elroy and Derstine Rds	10.45	52		52			2003	
23	Hatfield Twp	35	Derstine Run	Derstine Rd and Funks Rd	28.3	240			240		2012-present	
24	Hatfield Twp	35	Hidden Meadows	Broad St, north of Cowpath Rd	12.90	36		36			2004-2005	
25	Hatfield Twp	35	Pleasant Grove Apartments	1380 Fairgrounds Rd at Jean Dr	5.00	36			36		1988	income restricted
26	Hatfield Twp	35	Tarrington Village	Orville Rd at Cowpath	17.20	79		79			2003-2004	
27	Hatfield Twp	35	Wyndham Woods	Orvilla Rd south of Koffel Rd	14.40	68		68			2000	
28	Horsham	36	Carriage House Manor	Business Center Drive south of Witmer Rd	8.22	42		42			1998	
29	Lansdale	11	Elm Terrace Gardens	660 N. Broad St	4.98	135			135		1981	ccrc

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30	Limerick	37	Limerick Greene	827 North Lewis Rd	7.42	80			80		2000	income restricted
31	Limerick	37	The Villas at Linfield National Golf Club	Church Rd and Boratten	40.00	200		200			2005-2008	
32	Limerick	37	Village of Willow Run	West Ridge Pike and Swamp Pike	36.30	150				150	2002-2003	
33	Limerick	37	William Penn Villas	Swamp Pike east of Neiffer Rd	29.30	87	29	58			2001	
34	Lower Gwynedd	39	Foulkeways at Gwynedd	1120 Meetinghouse Rd	106.00	264	11	253			1960	ccrc
35	Lower Gwynedd	39	Gwynedd Estates	301 Norristown Rd	24.50	165			165		1976	ccrc
36	Lower Gwynedd	39	Spring House Estates	728 Norristown Rd	56.20	323			323		1974	ccrc
37	Lower Merion	40	Ardmore Crossing	213 W County Line Rd	1.47	53			53		2006	income restricted
38	Lower Merion	40	Ardmore House	75 Ardmore Ave	1.13	64			64		1990	
39	Lower Merion	40	Beaumont at Bryn Mawr	600 North Ithan Ave at Old Gulph	44.20	269		69	200		1998	ccrc
40	Lower Merion	40	Waverly Heights – Gladwyne	Waverly Rd north of Youngs Ford Rd	62.00	227			227		1986, 2008	ccrc
41	Lower Moreland	41	Gloria Dei Manor Cottages	757 Welsh Rd	3.90	21		21			1995	income restricted
42	Lower Moreland	41	Gloria Dei Manor Court	753 Welsh Rd	3.60	110			110		1978	income restricted
43	Lower Moreland	41	Gloria Dei Towers	770 Welsh Rd at Terwood Dr	5.80	175			175		1974	income restricted
44	Lower Pottsgrove	42	Buchert Ridge Community	Buchert Rd east of Kepler	13.86	78		40	38		2004-2006, 2011-present	new phase under construction
45	Lower Pottsgrove	42	Sanatoga Ridge	E. High St and Sanatoga Rd	11.50	225		177	48		1995-2005	
46	Lower Providence	43	Parkview at Valley Forge	Audubon Rd at Rittenhouse Rd	4.50	20		20			2007-2009	
47	Lower Providence	43	Shannondell	Egypt Rd and Park Ave	168.50	2000			2000		2001-present	ccrc, under construction
48	Lower Providence	43	The Courtyards at Collegeville	Level Rd near Hodes Ave	15.30	64		64			2003	
49	Lower Salford	50	Arbour Square	695 Main St	20.00	146			146		2006	
50	Lower Salford	50	Parkview at Oakcrest	Oak Drive and Route 113	8.68	100			100		2001	income restricted
51	Lower Salford	50	Salford Mill	Sumneytown Pike at Ruth Rd	8.60	40		40			2000-2001	
52	Lower Salford	50	Valley Manor	350 Broad St	3.21	40			40		1983	income restricted
53	Lower Salford	50	Wilshyre Village	West Broad St north of Oak Dr	9.90	40		40			2002-2003	
54	Montgomery	46	Montgomery Walk	Bethlehem Pike and Hartman Rd	48.30	174		174			2009-present	under construction
55	Montgomery	46	The Village of Neshaminy Falls	Horsham Rd and Stump Rd	23.00	776				776	1979-2001	
56	Norristown	13	Rittenhouse School	1705 Locust St at West Roberts St	2.15	48			48		1996	income restricted
57	Norristown	13	Sandy Hill Terrace	330 Walnut St at Main St	7.20	176			176		1980	income restricted
58	Perkiomen	48	Highland Manor	2 Highland Manor Dr at S. Ryanford	5.46	84			84		1969	
59	Plymouth	49	Sherwood Reserve	Ridge Pike west of Harmon Rd	5.70	44		44			2006-2009	

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60	Pottstown	16	Jefferson School Apartments	Beech and Warren Sts	2.80	46			46		2004	income restricted
61	Pottstown	16	Manatawny Estates	Manatawny St west of Upland St	32.70	139	1	138			2007	
62	Pottstown	16	Robert P. Smith Towers	507 High St	0.50	80			80		1968	MCHA - public housing
63	Pottstown	16	Sidney Pollack House	456 High St	0.50	100			100		1980	MCHA - public housing
64	Red Hill	17	Red Hill Estates	4th to 8th Sts, west of Main St	52.00	150				150	1995	
65	Red Hill	17	Upper Perkiomen Manor	107 East 5th St at Bitting Alley	5.99	100			100		1987	income restricted
66	Red Hill	17	Villas at Red Hill	Eighth St north of Washington St	5.35	68		68			2003	income restricted
67	Royersford	19	Golden Age Manor	400 Walnut St at S. 4th	0.94	85			85		1971	MCHA - public housing
68	Schwenksville	20	Colonnade of Schwenksville	300 Perkiomen Ave	4.10	94			94		1987	income restricted
69	Skippack	51	Arbours at Skippack	Collegeville Rd south of Landis Rd	55.60	87	87				2001	
70	Skippack	51	Meadow Glen	Spencer Drive at Cross Rd	118.64	295	295				2007-present	last phase under construction?
71	Skippack	51	Meadows at Skippack	Bridge Rd north of Perkiomen Creek Rd	65.90	125	125				2004-2006	
72	Skippack	51	The Colony at Skippack	Bridge Rd north of Creamery	23.70	82	82				2001	
73	Souderton	21	Valley Vista Apartments	36 South County Line Rd	1.35	100			100		1978	income restricted
74	Springfield	52	Bethlehem Retirement Village	100 West Wissahickon bet Stenton and Bethlehem Pike	7.16	100			100		1984	income restricted
75	Springfield	52	Springfield Residence	551 East Evergreen Ave	3.53	119			119		1975	ccrc
76	Towamencin	53	Dock Acres/Dock Woods	Tomlinson Rd and Gehman Rd	66.00	174		174			1981, 1986, 2003	ccrc
77	Towamencin	53	Dock Manor	2059 Detwiler Rd	7.70	100			100		1981	income restricted
78	Towamencin	53	Schwenkfeld Manor	1290 Allentown Rd	3.10	223			223		1974	income restricted
79	Towamencin	53	Village at Newbury	Forty Foot Rd and Allentown Rd	13.60	66		66			2001-2002	
80	Towamencin	53	Walnut Meadows	66 Wood Hollow Drive	55.00	250				250	1995	
81	Towamencin	53	Waterford Crossing	Troxell Rd and Allentown Rd	8.70	42		42			2004	
82	Trappe	23	Carriage Ridge	W Main St west of 3rd Ave	7.40	38		38			2004	
83	Upper Dublin	54	Dublin Terrace	South Limekiln Pike and Dreshertown Rd	16.70	176			176		2010-2011	
84	Upper Dublin	54	Fort Washington Estates	1264 Ft. Washington Ave	11.29	91			91		1972	ccrc
85	Upper Frederick	55	Frederick Mennonite Community	2849 Big Rd between Layfield and Hoffmansville Rds	85.00	100		37	63		2001	ccrc
86	Upper Gwynedd	56	Brittany Pointe Estates	1001 S. Valley Forge Rd	31.70	204			204		1992	ccrc
87	Upper Gwynedd	56	Gwynedd Commons	Valley Forge Rd south of McAuliffe Ln	7.40	48		48			2001-2003	
88	Upper Gwynedd	56	Gwynedd Woods	Prospect Ave	18.40	105				105	1995	

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89	Upper Gwynedd	56	Mill Run	Mill Rd and Dickerson Rd	12.70	48		48			2003	
90	Upper Gwynedd	56	Reserve at Gwynedd	Morris Rd east of West Point Pk	85.40	411	91	145	175		2005-2009	
91	Upper Hanover	57	The Vineyards	James Rd and St Pauls Church	107.70	204	4	200			2004	
92	Upper Moreland	59	Gloria Dei Farms	3445 Davisville Rd	10.00	143			143		1991	income restricted
93	Upper Moreland	59	Maple Village	Byberry Rd and Orangemans Rd	13.44	114		38	76		1996-2001	
94	Upper Providence	61	Regency at Providence	Egypt and Hollow Rds	159.00	335	335				2005-2010	
95	Upper Providence	61	Regency Hills at Providence	Regency Hills Dr at Black Rock Rd	54.26	106	106				2011-present	under construction
96	Upper Providence	61	Ridgewood Communities	Linfield Trappe Rd at Pennypacker	33.20	52		52			2006-present	under construction - 356 MF units still proposed
97	West Norriton	63	Greens at Westover (Phase I and II)	Schuylkill Ave at Brandon Rd	57.00	306			306		1998-2004	
98	West Norriton	63	Jefferson Apartments	1514 West Marshall at North Montgomery	8.33	162			162		1969	income restricted
99	Whitemarsh	65	Masonic Village at Lafayette Hill	801 Ridge Pike	9.69	98			98		1976	85 units proposed to be added; ccrc
100	Whitemarsh	65	The Hill at Whitemarsh	Flourtown and Thomas Rds	96.00	266	26	60	180		2007	ccrc
101	Whitpain	66	Blue Bell Springs	DeKalb Pike south of Morris Rd	39.00	135				135	2009-present	under construction
102	Whitpain	66	Normandy Farms Estates	Morris Rd at 202	101.00	427		77	350		1983, 2000	ccrc
103	Whitpain	66	Whitpain Farms	Butler Pk south of Skippack Pike	113.90	171		171			1984-1986	
104	Worcester	67	Meadowood	Skippack Pk and Valley Forge Rd	114.00	272	40		232		1988	ccrc
105	Worcester	67	Stony Creek Farms	North Wales Rd and Township Line Rd	115.40	209		209			2008 - present	under construction
	Montgomery County	71			3133.80	16,363						



Age Restricted

Refers to housing developments where a legal restriction requires that all residents are 62 years of age or older or developments where at least one person (per household) who is age 55 or older lives in at least 80% of the development's occupied units.

Age Targeted

Refers to housing developments with amenities attractive to older residents or empty nesters, but without any legal restrictions on the age(s) of residents.

Assisted Living (or Personal Care) Facility

A facility in which food, shelter, and personal assistance or supervision are provided for a period exceeding 24 hours for four or more adults who are not relatives of the operator, who do not require the services in or of a long term care facility, but who do require assistance or supervision in matters such as dressing, bathing, diet, financial management, evacuation of a residence in case of an emergency, or medication prescribed for self-administration. These facilities are licensed by the PA Dept. of Public Welfare.

Continuing Care Retirement Communities (CCRCs)/Life Care

A facility which typically offers a variety of independent living arrangements for residents, together with medical and nursing services, full central dining accommodations, and educational, recreational, and social activities for those who wish to partake of them. Residents are sometimes required to pay a sizable entrance fee, as well as a substantial monthly charge, in return for all the services offered and use of their living accommodations. CCRCs are issued a Certificate of Authority by the PA Dept. of Insurance.

Independent Living Community

A housing complex—with multifamily units, attached homes, singles, or a combination of units—that is age restricted and caters to senior citizens, with minimal personal care services.

Long Term Care Nursing Home/Nursing Home

A facility licensed by the PA Dept. of Health that provides skilled or intermediate nursing care (or both) to two or more patients who are unrelated to the nursing home administrator, for greater than a 24-hour period.

Multifamily (MF)

A housing development consisting of one or more larger apartment-style buildings, with common entryways that serve the buildings' multiple dwelling units.

Naturally Occurring Retirement Community (NORC)

A NORC is an older residential development in which a large percentage of individuals aged 65 and older reside, frequently due to individuals' choice, types of units, or the long tenancy of the residents, but there is no legal requirement which mandates this.

Single-Family Attached (SFA)

Housing units in which two or more units share a vertical party wall but have individual entryways into the units; many developments with attached units have common open spaces as well.

Single-Family Detached (SFD)

Housing units which stand alone on a lot and do not share any party walls.