



Affordable Assisted Living Tops Senior Housing Needs!

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Background

In 2000, the Montgomery County Council asked Research & Technology Center (RTC) staff in the Department of Planning to assess (1) the supply of senior housing and subsidies available to older adults for housing, (2) existing master plan recommendations for senior housing, and (3) the demographic characteristics of the senior population that pertain to the need for age-restricted housing. Staff was also asked to explore the zoning implications of this information.

In 2001, RTC released a report on the “Need for Housing for Older Adults in Montgomery County.” The Senior Housing Inventory & Analysis Report 2006 is a revision and update of the 2001 report. It reflects our understanding of market needs (both provider and consumer) and modifies the 2001 goals to ensure an adequate supply of senior housing. This update has been undertaken in the context of Montgomery County’s larger planning goals, such as creating transit-friendly communities of mixed uses set amid a preserved natural environment. In many cases, these overall planning goals complement seniors’ needs for access, mobility, and housing choice.

In order to make such a determination, RTC staff followed the methodology of the 2001 study. In addition to reviewing approved and pending development applications and the real property files, staff examined senior housing data from the Department of Housing and Community Affairs (DHCA) the Housing Opportunities Commission (HOC), Department of Health & Human Services (DHHS) and other relevant sources and literature, and conducted phone interviews with property managers, as needed, to update information.

Senior Housing Supply

Montgomery County made gains in nearly all categories of senior housing since 2001, but it lost assisted living units and, to a lesser extent, nursing units. During the period from 2001 to 2005, independent living units increased nearly 29 percent — from 4,223 units in 2001 to 5,437 units in 2005. Continuing Care Retirement Community (CCRC) units increased by nearly a third (32.3 percent)—from 2,160 units in 2001 to 2,857 units in 2005. The number of group home beds increased by more than a third (36 percent)—from 532 beds in 2001 to 724 in 2005. On the other hand, the County lost 4.2 percent of its 5,030 nursing units—a loss of 210 units, and it lost 16.2 percent of its 1,446 assisted living units—a loss of 234 units, including 58 subsidized units. Because only 1,212 assisted living units remain and only 162 of those are subsidized, affordable assisted living tops the list of senior housing needs. Additionally, the 55+ *Housing Preference Survey* indicates there may be a need for more active adult (not seniors-only) units within the next ten years.

Overall, the number of subsidized units increased by nearly 25 percent since 2001, mostly due to a 30 percent increase in the number of subsidized independent living units. About 75 percent of the 5,437 independent living units (4,085 units) are subsidized, including 345 Moderately Priced Dwelling Units (MPDUs). The County offered direct housing assistance to 1,215 individuals aged 62 and older. Most of this assistance (1,033 cases) was in the form of either housing vouchers or Montgomery County Rental Assistance. The County also provided tax credits for much of the private sector low-income senior housing development. Medicaid provided an indirect subsidy for some facilities, such as nursing homes, by paying subsidies directly to the patients, who in turn used the subsidies to help finance their stays.

Geographic Distribution

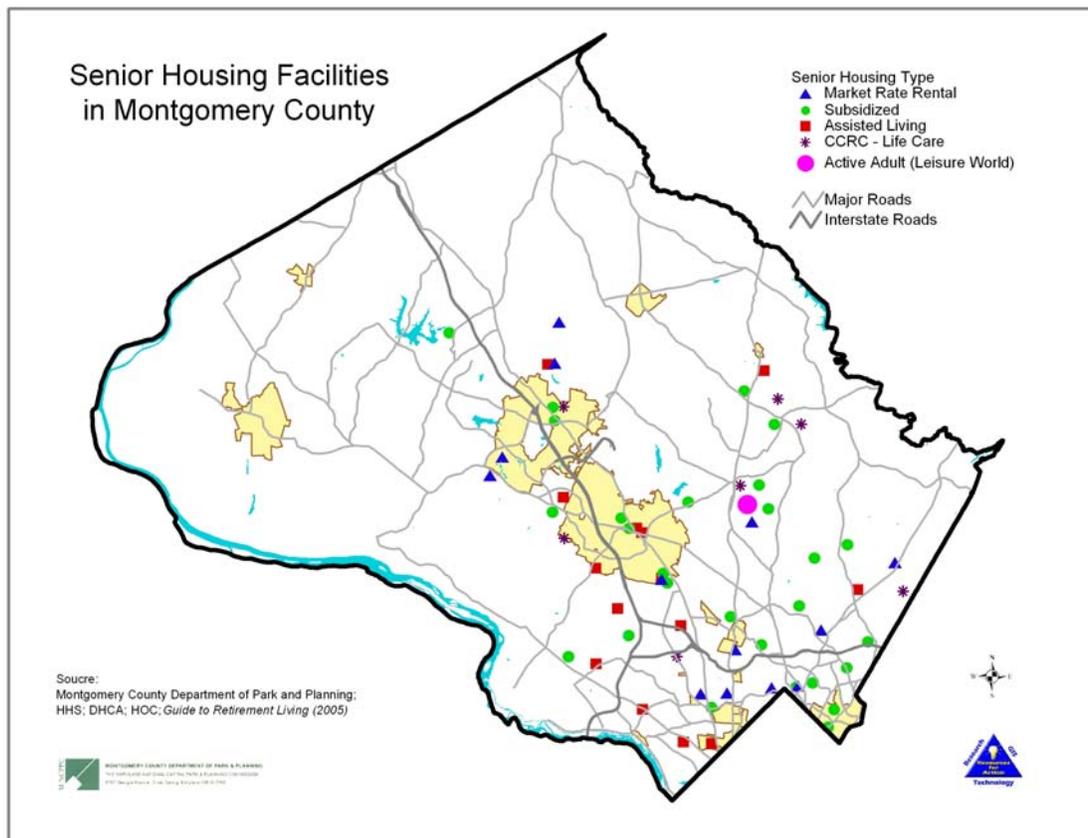
Montgomery County's senior housing and most of its older population are concentrated close to the Capital Beltway (I-495/95) and along the I-270 corridor. This is to be expected, considering this is the location of the majority of the County's population. However, those 75 and over are especially concentrated around and inside the Beltway and along MD-355 from Friendship Heights to Rockville. Most large facilities for the elderly are located in the I-270 corridor and the urban ring around Washington D.C. Since the 2001 report, almost 1,100 new units have been built in the eastern section of the County.

Maps 1 through 3 show that Montgomery County's senior housing facilities are particularly well represented in older, mature communities, such as Bethesda-Chevy Chase,

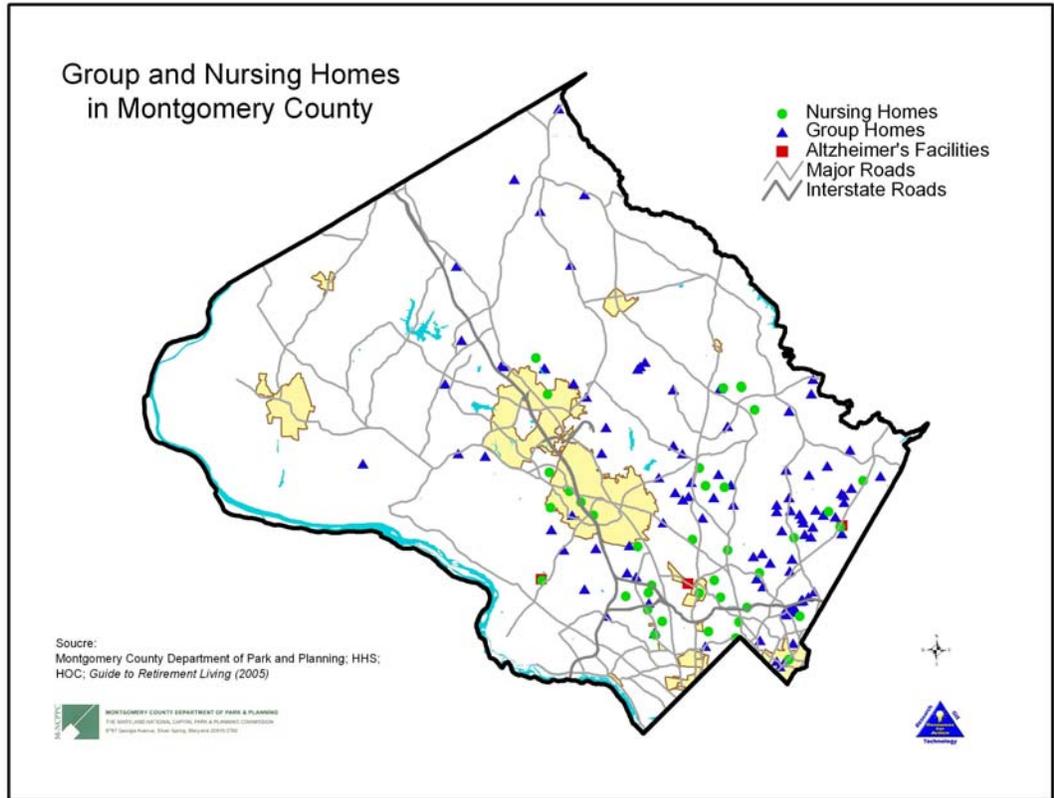
Kensington-Wheaton, Silver Spring- Takoma Park, and the cities of Rockville and Gaithersburg. A cluster of senior housing and group homes occurs in Sandy Spring, possibly reflecting the area's Quaker roots. The Society of Friends has long been a leader in providing housing for the elderly in the mid-Atlantic region.

Maps 3 shows Leisure World units quite dramatically. The map also shows several *Naturally Occurring Retirement Communities* (NORCs). These tend to be areas of condominium and rental apartments that have attracted many older residents. Friendship Heights, the area around the Grosvenor Metro station, and the Silver Spring area have many long term residents over 55, as well as several older apartment complexes.

Map I

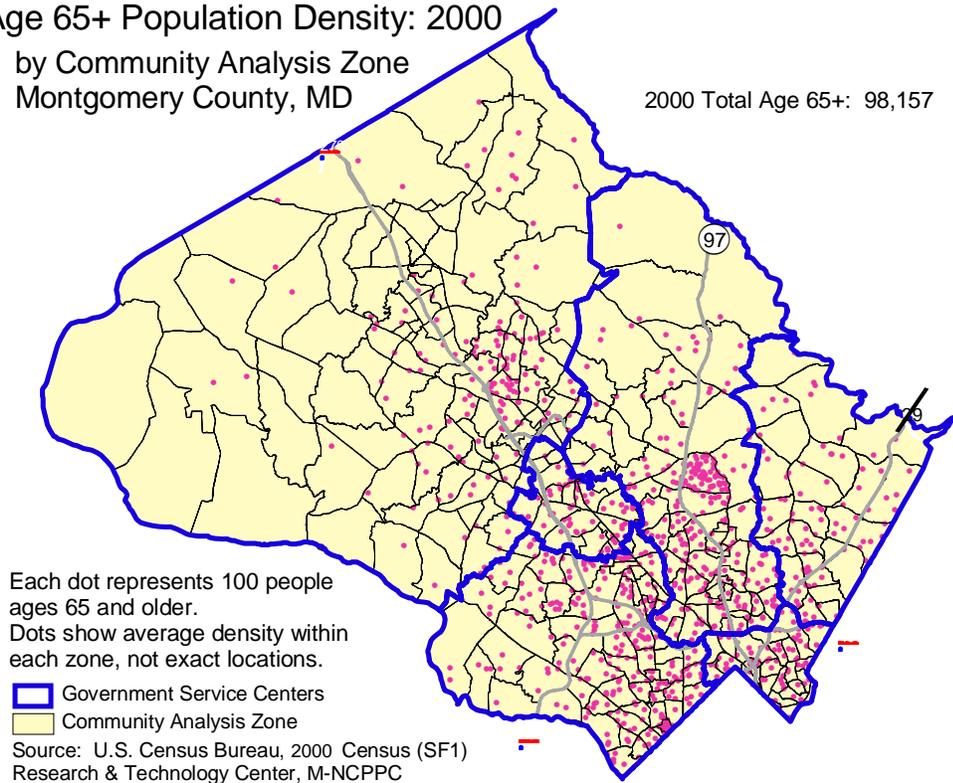


Map 2



Age 65+ Population Density: 2000 by Community Analysis Zone Montgomery County, MD

2000 Total Age 65+: 98,157



Map 3

Policy Analysis

Montgomery County must continue to balance needs and resources among all county residents, preserve the integrity of existing communities, and strive to create connected, safe, and convenient communities. The diversity of the growing senior market makes it necessary to develop more than one solution to senior housing. Consumers and providers need flexibility to choose and create desired housing. Staff identified several issues with policy implications.

First, the 2001 inventory report found need for moderate but steady growth in the number of senior housing units in the County, but development and pipeline data reveal that the rate of construction has far surpassed the rate recommended in the 2001 inventory report.

Second, the growth has been primarily in the realm of independent living and continuing care retirement communities, with a loss of assisted living and nursing home units. However, the fact that more seniors will stay in their own homes as long as possible means that seniors are likely to need some degree of assisted living when they leave their own homes. Affordable assisted living, will be needed more than ever in the years to come.

Moreover, the County may need to consider the development of a system of distributed supportive services and facilities for seniors, so that they can remain in their own homes and neighborhoods as they age.

Zoning Analysis

The Zoning Ordinance focuses on three alternate approaches for senior housing and related facilities for elderly or handicapped persons:

- 1) Designate senior housing as a permitted use in multi-family and mixed-use zones, and
- 2) Provide a zoning alternative to the special exception for large projects, and
- 3) Strengthen compatibility standards in single-family zones.

A complete review of whether current Zoning Ordinance provisions allow for a sufficient amount of housing in appropriate locations in a cost effective manner can be found in the 2001 report. Since 2001, changes have been made to the MPDU ordinance and to the CBD zones. The new "Transit-Oriented Mix Use" (TOMX) zone will increase opportunities for senior housing, as well.

Important Definitions

Active Adult Communities - These age-restricted communities comprise a variety of housing types, including a sizable number of single-family units, for healthy and mobile residents over the age of 55. They typically center on recreational facilities, such as swimming pools, tennis courts, a clubhouse or golf courses, though some may feature business centers.

Aging in place - Older residents remain in the same non-age restricted homes and communities of their younger-adult years and rely on services delivered to the home, if required. Such services may include Meals on Wheels, help with housekeeping and shopping, home health aides, visiting nurses, and similar supportive options.

Assisted living - Designed for adults who need help with the basic activities of daily living (ADLs), such as bathing, dressing, and mobility. Most facilities offer three meals per day, assistance with personal care, and a variety of activities.

Continuing Care Retirement Community (CCRC) - CCRCs offer more than one level of care with the expectation that residents will be able to move freely from one level to another as their needs change. CCRCs facilitate moves between levels of care if space is available at another level. (See "Life Care," below.)

Group home - A residence for up to 15 people designated as disabled or senior. Residents typically have rooms rather than full dwelling units and receive care similar to assisted living.

Household - A household may consist of a single person or two or more persons sharing living quarters.

Independent living facilities - Designed for healthy older adults, independent living communities vary in the amount of service offered with some providing primarily maintenance, lawn care, security, some social or wellness programs and transportation. Most buildings are constructed to accommodate physical disabilities.

Life Care - is a term used interchangeably with CCRC. In life care, residents are guaranteed the ability to move from one level of care to another as necessary, often with little change in financial arrangements. (See "CCRC", above.)

Naturally Occurring Retirement Community (NORC) - In the U.S. Department of Health and Human Service's 2004 report *Supportive Services Programs in Naturally Occurring Retirement Communities*, NORCs are defined as communities or buildings not designed specifically for older people, but which naturally "evolved in such a way that a large proportion of residents are older."

Nursing home - A facility that offers skilled nursing care. Residents have "beds" rather than apartments. There are fewer private rooms than in other forms of housing. Nursing homes are rarely age-restricted, although a large percentage of residents are 65 and older.

Senior Population Trends

Montgomery County’s population aged 65 and older is growing steadily, according to the 2000 Census and COG Round 7.0 Forecasts. Between 2010 and 2020 the number of residents 65 and older is forecast to increase by another 34 percent—to 152,648, an increase of more than 54,000 persons. By 2030 the population aged 75 years and older is likely to increase by nearly 38 percent.

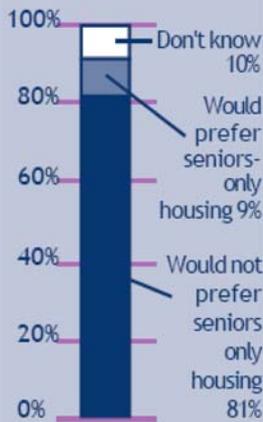
The first boomers will not turn 65 until 2011, and their overall impact will not be felt immediately. According to the *55+ Housing Preference Survey* (M-NCPPC, 2005), 58 percent of County seniors plan to live in their own home

as long as possible. Approximately 42 percent (about 71,000 persons) aged 55 and older plan to move from their current residence at some time after retirement. About half of those, regardless of age, plan to move from their current residence within five years.

Additionally, according to the *55+ Housing Preference Survey*, about 30 percent said that they would be interested in active adult communities or buildings at some time in the future, which they see as different from “seniors only” living. (Only 9 percent—slightly more than 14,500 persons— said that they would prefer to live in a seniors complex or building.) Most who plan to move to age-restricted housing, other than active adult communities, are in their mid-70s.

Majority do not prefer seniors-only housing.

81 percent of survey respondents said they would not prefer seniors-only housing. However, 30 percent expressed interest in an “active adult” community, which some see as different from “seniors-only” housing.



Addressing Demand

Determining the demand for senior housing is difficult. A gap exists between what can be projected by zoning and the socio-logical trends than can be observed. To estimate both the growth and the needs of underserved segments of the population, staff analyzed historic and statistical trends and preferences. To combat this information gap, RTC conducted a housing preference survey in 2005 and anticipates conducting this survey twice every decade in the future.

Through its research, RTC found that Montgomery County is overbuilding its senior housing stock, by building too many too fast. The 2001 inventory report recommended that 2,500 senior units be built within ten years—an average annual production of 250 units. During the five year period of 2001 to 2005, 1,790 units were built at an average annual rate of 358 units—42 percent more per year than was recommended. (Riderwood, with over 1,000 units, accounted for much of this increase.)

Currently, the pipeline includes nearly 1,580 units. If the existing senior units in the pipeline are constructed at a rate of 358 units per year, we could build the entire 10-year recommendation in just seven years, and still have over half the pipeline left—about 870 units. If we build the entire pipeline within five years, we will have produced 3,368 senior units in the 10-year period—about 35 percent more units than was recommended in the 2001 inventory report.

Another sign that we are slightly overbuilt is the relative absence of wait lists among the senior housing properties of all types. Based on the responses from the property owners, very few have wait lists. Those who do have shorter lists than in recent years. The Housing Opportunity Commission (HOC) has a wait list, but it has been shrinking. HOC had only 322 persons on its senior housing wait list in 2005, down from nearly 500 persons in 2003.

The county lost 16.2 percent of the assisted-living housing units between 2001 and 2005, at least in part to the conversion of high-cost and service-intensive assisted living units to independent units. Of the remaining 1,212 assisted living units, only 162 are subsidized, down from 220 in 2001. The need for more, not fewer, assisted living units is likely, as seniors delay moving from their own home until they can no longer take care of themselves. Logically, the greatest need will be for affordable (below market rate (BMR)) assisted living and units.

Senior Housing Inventory & Analysis Report 2006 is a project of:

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For background information:
Need for Housing for Older Adults in Montgomery County (May 2001)



Round 7.0 Forecast Elderly Population for Montgomery County, Maryland						
Age Group	1990	2000	2005	2010	2020	2030
65-74	45,962	49,479	52,947	65,743	93,551	106,403
75-84	22,122	33,038	34,998	35,118	44,859	63,785
85+	5,381	9,986	11,473	13,470	14,238	17,599
Total 65 +	73,465	92,503	99,418	114,331	152,648	187,787
Change between periods		25.90%	7.50%	15.00%	33.50%	23.00%
Change over 1990 population		25.90%	35.30%	55.60%	107.80%	155.60%
Change over 2000 population			7.50%	23.60%	65.00%	103.00%

Source: Maryland-National Capital Park & Planning Commission; Round 7.0 Forecast, 2000 U. S. Census

Round 7.0 Forecast of the Population 55 to 65 Years of Age Montgomery County, Maryland					
Age Group	2000	2005	2010	2020	2030
55-64	77,793	99,604	119,794	135,562	131,316
Total 55 +	170,296	199,022	234,125	288,210	319,103

Projected Increase in Senior Population and Age 55+ Percentage of the County's Population					
Age Group	2000	2005	2010	2020	2030
Percent Change-Total Age 55+		16.90%	17.60%	23.10%	10.70%
Percent Change-Total Age 65+		7.50%	15.00%	33.50%	23.00%
Percent Change-Total Age 75+		8.00%	4.60%	21.60%	37.70%
55+ as a Percent of Total County Population	19.70%	21.40%	23.70%	27.10%	28.10%

"Prices and financial structure of senior housing vary widely"	Type	Monthly Price Range	Entry Fee	Monthly Price, Mid-range
	Independent Living: Market Rate	\$792—\$4,600	None	\$1,098 to \$3,600
	Independent Living: Subsidized	30% of Income	None	30% of Income
	Assisted Living	\$2,070—\$6,000	None	\$2,600 to \$5,000
	CCRC/Life Care	\$1,125—\$4,650	\$9,500 - \$700,000	Cannot generalize
	Group Home	\$1,100—\$7,780	None	\$2,000 to \$4,500

Type of Housing—Summary	Facilities			Units/Beds			Subsidized Units/Beds		
	2001	2005	% Change	2001	2005	% Change	[1] 2001	2005	% Change
Primary Category									
Active Adult (Leisure World)	1	1	0.0%	4,750	4,750	0.0%	None	None	N/A
Independent	27	40	48.1%	4,223	5,437	28.7%	3,134	4,085	30.3%
Assisted Living	14	13	-7.1%	1,446	1,212	-16.2	220	162	-26.4%
Specialized Assisted/Alzheimer's	N/A	3	N/A	N/A	168	N/A	Unknown	Unknown	N/A
CCRCs/Life Care [2]	6	7	16.7%	2,160	2,857	32.3%	100	408	308.0%
Group Homes	68	103	51.5%	532	724	36.1%	Unknown [3]	263	N/A
Nursing Homes	40	38	-5.0%	5,030	4,820	-4.2%	N/A [4]	N.A.	N/A
Total	156	205	31.4%	18,666	20,333	8.9%	3,454	4,655	34.8%

[1] Includes 345 Moderately Priced Dwelling Units (MPDUs).

[2] For the purposes of this table, nursing home beds in CCRCs are included in the nursing home count, rather than the CCRC count.

[3] 45 group homes with 263 units report that they accept subsidies. The total is probably higher since this information was not available for every group home.

[4] The principal source of subsidy for nursing homes is Medicaid. Because this subsidy is granted to the patient rather than to the facility, it was not possible to ascertain the actual number of nursing home units being subsidized.

Senior Housing in Master Plans

Since 2001, all of the Master Plans that have been or are in the process of being updated, contain a Housing Section. Some identify sites suitable for senior housing, including the use of public land.

- **14 master plans or sector plans contain specific sections that address issues of the senior population:** Aspen Hill, Bethesda CBD, Bethesda-Chevy Chase, Germantown, Kensington, Wheaton, Olney, Draft Potomac Subregion, Shady Grove Study Area: Stage III Gaithersburg Vicinity and Draft Shady Grove Sector Plan, and White Oak. These sections generally address growth in the senior population, need for facilities, and various types of housing.

- **16 master plans comment on the need for affordable housing for seniors:** Aspen Hill, Bethesda-Chevy Chase, Germantown; Kensington-Wheaton, North Bethesda/Garrett Park, Potomac Subregion, Shady Grove Sector Plan Draft, Takoma Park, and White Oak.
- **14 master plans or sector plans identify suitable sites for senior housing:** Aspen Hill Bethesda CBD, Bethesda-Chevy Chase, Clarksburg & Hyattstown, Damascus, East Silver Spring, Germantown, Glenmont Transit Impact Area, Potomac Subregion, Silver Spring CBD, Shady Grove Study Area and Sector Plan, Takoma Park, and Wheaton CBD.

Master Plans Discussing	Senior	Refers to Senior	Potential Senior
Bethesda-Chevy Chase, 1990	X	X	X
Boys, 1985	--	--	--
Capitol View, 1982	X	--	--
Clarksburg & Hyattstown, 1994	X	X	X
Cloverly, 1997	--	--	--
Damascus, 1982, 1985	--	--	X
East Silver Spring, 2000	--	--	X
Fairland, 1997	X	X	--
Forest Glen, 1996	--	--	--
Four Corners, 1996	--	--	--
Friendship Heights, 1998	--	--	--
Germantown, 1989	X	X	X
Glenmont Transit Impact Area, 1997	X	X	X
Kensington-Wheaton, 1989	X	X	--
North Bethesda, Garrett Park, 1992	X	X	X
North and West Silver Spring, 2000	--	--	--
Olney, 2005	X	X	--
Potomac Subregion (Staff Draft), Jan. 2001	X	X	X
Sandy Spring/Ashton, 1998	--	--	--
Silver Spring CBD, 2000; Sandy Spring/Ashton, 1998	--	--	X
Shady Grove Study Area: Stage III Gaithersburg Vicinity, 1990;	X	X	X
Shady Grove Study Area: Stage III, Gaithersburg Vicinity, 1990	X	X	X
Takoma Park, 2000	X	X	X
Wheaton CBD, 1990; Westbard, 1982	X	X	X
Wheaton CBD, 1990	X	X	X
White Oak, 1997	X	X	--

Master Plans	Year Approved	Specific Sites Identified for Senior Housing
Aspen Hill	1994	16-acre site on Norbeck Road at Bailey's Lane for affordable senior house; Special Exception application for 130 independent living units and 30 assisted living units.
Bethesda CBD	1994	Mixed-income housing on Garage 35 on Woodmont Avenue, and Lot 36 on Del Ray Avenue; and housing on public lot 31
Bethesda-Chevy Chase	1990	18.5-acre site at Connecticut Avenue and Jones Bridge Road approved for 49 single-family detached houses in 1990, instead of up to 140 units of Elderly or Life Care Housing.
Clarksburg & Hyattstown	1994	Clarksburg Village, Cabin Branch, and a 198-unit Planned Retirement Community on the Butz Property, which is a 60+/- acre site at Ridge Road and the future M-83.
Damascus	2006	Senior housing north of the library in the center of town and on the 3.3-acre Boyer property, also in the center of town across from the Library and Senior Center.
East Silver Spring	2000	County-owned police station site on Sligo Avenue, if station moved.
Germantown	1989	7-acre site in Churchill Village for senior housing, upon which 121 units have been completed and approximately 125 more units could be built. Other potential sites include 300 units of senior multi-family rental in Clopper Mill Village and 110 age-restricted MPDUs in Kings Crossing.
Glenmont Transit Impact Area	1997	Glenmont Microcenter to have one or more buildings for senior residents. In addition, there is an approved Special Exception for senior housing on Layhill Road.
North Bethesda	1992	The Twinbrook Metro Station, a site near Giant Food Store on Rockville Pike, and Grosvenor Village on Tuckerman Lane, south of the Metro station.
Potomac Subregion (Draft)	2001	Traville (230 units); Newbridge Drive (74-units of Victory Housing); Darnestown Road (30-units of independent living); and the southeast corner of Seneca and Darnestown Roads.
Silver Spring CBD	2000	Silver Place (the MRO parking lot); the Bonifant site, Roeder Road at Cedar, a lot owned by the parking district, and Blair Park infill site.
Shady Grove Study Area: Stage III Gaithersburg Vicinity; Shady Grove Sector Plan Draft	1990; 2005	Shady Grove Metro Station, a 1.2-acre site at 9110 Darnestown Road (a possible Rockville annexation), and a transit station residential development along Rt. 355 at Redland Road.
Takoma Park	2000	Two apartment buildings on Maple Avenue and a motel on New Hampshire Avenue.
Wheaton CBD	1990	Metro property next to Good Council High School, the Metro Kiss-n-ride parcel that is south of Reddie Drive, and the WTOP tower site on University Blvd.

Senior Housing Inventory

2005 Data Tables and Comparisons

Montgomery County, MD. Senior housing projects completed and pending since 2001.

Year Completed	Name	Population Served	Address	# Units/ Beds
2001	Churchill Senior Living	Independent Living	21000 Father Hurley Blvd, Germantown	121
2002	Manor Care Health Services	Alzheimer's Assisted Living	Knowles Avenue, Kensington/Wheaton	60
2002	White Oak Assisted Living	Assisted Living	11621 New Hampshire Avenue, Fairland/White Oak	87
2003	Silver Oaks (Riderwood Village)	Independent Living Nursing Home	3926 Gracefield Road, Fairland/White Oak	1,015
2004	Victory Housing (Springhouse of Silver Spring)	Independent Living	9440 Newbridge Drive, Potomac	72
2004	Montgomery County Assisted Living	Assisted Living	1799 E Jefferson St, Rockville	60
2004	Manor Care - Norbeck: Hampshire Village (Independent) and Grace Housing (Assisted Living)	Mixed Independent Living (110) Assisted Living (30)	3210 Norbeck Road, Aspen Hill	140
2005	Meadow Ridge Senior Village	Independent Living Condos	SW quadrant intersection Wightman Rd/ Pratherstown Rd, Mont. Village/Airpark	33
2006	Clopper's Mill Manor (I19910520)	Independent Living (82 affordable)	18003 Mateny Road, Germantown	102
Number of units completed from 2001 through 2005				1690
Average number of units completed annually from 2001 through 2005:				338

Units in the Development Pipeline

In Pipeline	Leisure World (820040030)	Retirement Community (condos)	Pennfield Circle, Aspen Hill	189
In Pipeline	Fox Hill/Marriott Senior Living (I20020650)	Mixed; Independent/Assisted Nursing Home	Northwest quadrant of Burdette and River Roads, Bethesda/Chevy Chase	240
In Pipeline	Cabin Branch (I2003110A) 210 MPDUs	Independent Living	Southwest quadrant of I-270 and Clarksburg Road, Clarksburg	500
In Pipeline	Willowbrook (I19970940)	Assisted Living	Southeast intersection Dino Dr/Valley Stream Ave, Fairland/White Oak	98
In Pipeline	New Covenant Village (S2635)	Independent Living	18901 Waring Station Road, German- town West	88
In Pipeline	Brooke Grove (I19960220)	Mixed; Independent Living (141) Group homes (64)	18100 Slade School Road, Olney	205
In Pipeline	Olney Manor (I20040020)	Independent Living	East side Georgia Ave approx 600 ft north MD108, Olney	100
In Pipeline	Independence of Privacy World (I20000760)	Independent Living	On Layhill Rd 400' N of Glen Allen Dr., Glenmont	122
In Pipeline	Alpha House (S2648)	Housing for 35 seniors	14124 Seneca Rd., Darnestown	16
In Pipeline	Hebrew Home of Greater Washington (Ring House) (RK200130)	Independent Living	1801 E. Jefferson Street, Rockville	20
Number of units in the pipeline				1578
Annual average number of units gained, if current pipeline is constructed within next five years:				315

Housing for the Elderly in Montgomery County								
Complex	Type	Number of Units: ILU	Asst.	Nursing	Meals	Planning Area	Address	Lot Size in Acres
Market Rate - Rental Unless Otherwise Specified								
Arbor Crest of Silver Spring**	Market	80	0	0	no	Fairland	12801 Old Columbia Pike	
Aspenwood	Market	116	21	0	yes	Aspen Hill	14400 Homecrest Road	5.41
Charter House	Market	212	0	0	optional	Silver Spring	1316 Fenwick Lane	0.63
Classic Residence	Market	318	22	0	yes	BCC	8100 Connecticut Avenue	7.90
Fountain Glen at Kentlands	Market	206	0	0	no	Gaithersburg	217 Booth Street	3.98
Kensington Park*	Mixed	61	140	0	yes	Kens-Wheaton	3620 Littledale Road	8.21
Meadow Ridge Senior Villas**	Market	33	0	0	no	Gaithersburg	9700-9713 Cordonary Ct.	
North Potomac Senior Condos**	Condo	37	0	0	no	Travilah	11920 Darnestown Road	
Oaks at Four Corners*	Mixed	120	0	0	yes	Four Corners	321 University Blvd, W.	5.66
Ring House*	Mixed	248	0	0	yes	Rockville	1801 E. Jefferson	9.91
Springhouse of Bethesda***	Market	13	85	0	yes	Bethesda CBD	4925 Battery Lane	1.15
Springhouse of Silver Spring	Market	41	75	0	optional	Silver Spring	2201 Colston Drive	2.26
Sunrise at Village House*	Market	91	47	0	yes	Gaithersburg	19310 Club House Road	3.24
Total market rental		1,576	390	0				48
Subsidized (without meals)								
Andrew Kim House**	Tax Credit	76	0	0	no	Olney	2100 Sandy Spring Rd	
Bauer Park Apts.	Subsidy	142	0	0	no	Aspen Hill	14635 Bauer Drive	3.88
Bethany House	Subsidy	251	0	0	no	Rockville	199 Rollins Avenue	3.52
Forest Oak Towers	Subsidy	175	0	0	no	Gaithersburg	101 Odenh'hal Avenue	3.20
Franklin Apts.	Subsidy	185	0	0	no	Takoma Park	7620 Maple Avenue	1.50
Gardens of Traville**	Tax Credit	230	0	0	no	Travilah	14431 Traville Orchard	
Hampshire Village**	Tax Credit	110	0	0	no	Aspen Hill	3210 Norbeck Road	
Heritage House	Subsidy	100	0	0	no	Rockville	95 Dawson Avenue	2.30
Oaks at Old Towne**	Tax Credit	72	0	0	no	Gaithersburg	9 Chestnut Street	
Randolph Village	Tax Credit	130	0	0	no	White Oak	531 Randolph Road	10.42
Rebecca Apts.	Subsidy	101	0	0	no	Kens-Wheaton	10920 Connecticut Ave-	2.34
Town Center	Subsidy	112	0	0	no	Rockville	90 Monroe Street	0.64
Victory Terrace**	Tax Credit	72	0	0	no	Potomac	9440 Newbridge Dr.	
Willow Manor at Colesville**	Tax Credit	83	0	0	no	White Oak	601 East Randolph Road	
Willow Manor at Fairhill Farm**	Tax Credit	100	0	0	no	Olney	18301 Georgia Avenue	
University Gardens	Subsidy	64	0	0	no	Four Corners	440 University Blvd. E.	2.08
Total subsidized without meals		2,003	0	0				29.88

*Includes some units designated for low- or moderate-income households

** New since 2000 report.

***The division between independent living and assisted living is flexible depending on the needs of the residents.

Notes:

ILU = independent living unit or apartment, both totally independent and congregate.

Asst. = assisted living, very service intensive without skilled nursing, licensed facilities only

The number of nursing home beds on this list is not comprehensive.

Housing for the Elderly in Montgomery County cont.

Complex	Type	ILUs	ALUs	Nursing	Meals	Planning Area	Address	Lot Size
Arcola Towers	Subsidy	140	0	0	opt. lunch	Kemp Mill	1135 University Blvd. W.	3.25
Churchill Senior Living**	Tax	121	0	0	Available	Germantown	21000 Father Hurley Blvd.	
Elizabeth House	Subsidy	160	0	0	opt. lunch	Silver Spring	1400 Fenwick Lane	0.50
Holly Hall	Subsidy	96	0	0	opt. lunch	White Oak	10110 New Hampshire Ave.	4.35
Homecrest House*****	Subsidy	277	0	0	yes	Aspen Hill	14508 Homecrest Road	9.25
Lakeview House	Subsidy	152	0	0	opt. lunch	Potomac	10250 Westlake Drive	2.93
Leafy House	Subsidy	180	0	0	yes	Kens-Wheaton	10000 Brunswick Avenue	3.93
Revitz House	Subsidy	249	0	0	yes	N. Bethesda	6111 Montrose Road	26.81
Springvale Terrace*****	Market	140	16	0	yes	Silver Spring	8505 Springvale Road	2.67
Victory Tower	Subsidy	187	0	0	yes	Takoma Park	7051 Carroll Avenue	
Waverly House	Subsidy	156	0	0	opt. lunch	Bethesda CBD	4521 East West Highway	0.69
Total subsidized with meals		1,858	16	0				54.38
Total subsidized		3,861	16	0				84.26
Assisted Living (no independent)								
Bartholomew House*	Mixed	0	30	0	yes	BCC	6904 River Road	
Brighton Grdns. of Frndshp. Hgts.	Market	0	132	0	yes	BCC	5555 Friendship Blvd.	1.70
Brighton Grdns. of Tuckerman La.	Market	0	101	41	yes	N. Bethesda	5550 Tuckerman Lane	2.12
Byron House*	Mixed	0	30	0	yes	Potomac	9210 Kentsdale Drive	12.80
Grace Housing*	Mixed	0	30	0	yes	Aspen Hill	3210 Norbeck Road	
Kingshire Manor/Adventist	Market	0	50	120	yes	Gaithersburg	9701 Medical Center Drive	5.76
Landow House**	Market	0	60	0	yes	N. Bethesda	1799 E. Jefferson Street	
Marian Assisted Living*	Mixed	0	40	0	yes	Olney	19109 Georgia Avenue	22.98
Mary's House*	Mixed	0	15	0	yes	Rockville	600A Veirs Mill Road	
Raphael House*	Mixed	0	31	0	yes	Rockville	1515 Dunster Road	
Springhouse at Westwood	Market	0	62	0	yes	BCC	5101 Ridgefield Road	0.00
Summerville	Market	0	93	0	yes	Potomac	11215 Seven Locks Road	3.73
Sunrise Asst. Living Rockville	Market	0	84	0	yes	Rockville	8 Baltimore Road	1.17
Sunrise Asst. Living Silver Spring**	Market	0	78	0	yes	White Oak	11621 New Hampshire Ave.	3.10
Total without independent		0	836	161				
CCRC or Life Care								
Asbury	CCRC	750	133	285	yes	Gaithersburg	201 Russell Avenue	54.00
Bedford Court	CCRC	218	76	60	yes	Aspen Hill	3701 International Drive	6.33
Brooke Grove Foundations	CCRC	40	112	168	yes	Sandy Spring	18100 Slade School Road	220.00
Friends House*	CCRC	133	23	52	yes	Sandy Spring	17340 Quaker Lane	62.00
Maplewood Park Place	Life Care	207	21	28	yes	BCC	9707 Old Georgetown Road	5.55
National Lutheran Home	CCRC	129	0	300	no	Rockville	9701 Veirs Drive	27.75
Riderwood Village****	Market	1,015	0	0	yes	Fairland	3140 Gracefield Road	38.03
Total		2,492	365	893				413.66
Total, all types		7,929	1,607	1,054				

Large Specialized Assisted Living - Alzheimer's Facilities*

Name	# Beds	Address	City
Arden Courts of Potomac	52	10718 Potomac Tennis Lane	Potomac
Arden Courts of Silver Spring	52	2505 Musgrove Road	Silver Spring
Arden Courts of Kensington	64	4301 Knowles Avenue	Kensington
Total	168		

*Note - Many group homes and larger senior housing facilities also offer Alzheimer's care. These are particularly specialized

Source: M-NCPPC; DHHS; and Guide to Retirement Living 2005.



Montgomery County, Licensed Group Homes				
Name	# Beds	Street No.	Street	City
AAA Atrium Classic Assisted Living	8	2701	Martello Drive	Silver Spring
AAA Warmcare of Potomac	8	10301	Gainsborough Road	Potomac
Aberdeen House	5	13821	Bauer Drive	Rockville
AlfredHouse Eldercare I- Cashell	12	18114	Cashell Road	Rockville
AlfredHouse Eldercare II -Broomall	6	4	Broomall Court	Silver Spring
AlfredHouse Eldercare III - Norbeck	8	5313	Norbeck Road	Rockville
AlfredHouse Eldercare IV - Manor Park	6	14519	Manor Park Drive	Rockville
AlfredHouse Eldercare V - Cashell	14	18110	Cashell Road	Rockville
Amanda's Place	8	26209	Johnson Drive	Damascus
Ammahl Home	11	16700	Batchellors Forest Road	Olney
Andrus House	15	10910	Old Georgetown Road	Bethesda
Apple Blossoms	5	1013	Cresthaven Drive	Silver Spring
Arbor Place	15	4413	Muncaster Mill Road	Rockville
Auxiliary House	8	5501	Southwick Street	Bethesda
Benevolent Senior Home	5	10308	New Hampshire Ave.	Silver Spring
Biltmore House	8	9500	Biltmore Drive	Silver Spring
Bliss Villa Eldercare I	5	1105	Eastbourne Place	Silver Spring
Bliss Villa Eldercare II	7	1025	Cresthaven Drive	Silver Spring
Blue Star Assisted Residence	4	5415	Lincoln Street	Bethesda
Briar Meadow Group Home	8	6108	Granby Road	Derwood
Briardale Home	5	16608	Briardale Road	Derwood
Broadmore Home for Senior Living # I	5	13015	Broadmore Road	Silver Spring
Broadmore Home for Senior Living II	5	1105	Broadmore Place	Silver Spring
Byrds of Heaven	5	11410	Cloverhill Drive	Silver Spring
CamBrie	8	15544	Peach Leaf Lane	North Potomac
Calvary Care I	7	15721	Allnutt Lane	Burtonsville
Caring Companion Group Home	14	11620	Kemp Mill Road	Silver Spring
Carroll Group Home	5	7400	Carroll Avenue	Takoma Park
Catherine's House	5	13120	Cool Brook Lane	Clarksburg
Cedar Glen Group Home	8	16	Pipestem Stem Court	Rockville
Clayton Comfort Care II	5	2500	Briggs Chaney Road	Silver Spring
Clifton Woods Group Home	8	13408	Clifton Road	Silver Spring
Country Living Group Home	5	15201	Montevideo Road	Poolesville
Cresthaven Group Home	8	1020	Cresthaven Drive	Silver Spring
Dayspring Senior Home I	4	9425	Overlea Drive	Rockville
Dayspring Senior Home II	5	1724	Wilmart Street	Rockville
DNS, Inc.	5	14421	Gunstock Court	Silver Spring
Eden Homes - Bethesda	8	5807	Ipswich Road	Bethesda
Eden Homes - Silver Spring	8	515	Apple Grove Road	Silver Spring
Ednor's Elderly Home Care	4	9425	Curran Road	Silver Spring
Elder Companion Home I - Torrington	8	410	Torrington Place	Silver Spring
Elder Companion II - Saddlerock	8	4	Saddlerock Court	Silver Spring
Emory Grove Home	5	8615	Emory Grove	Gaithersburg
Family United Assisted Living	5	10214	Royal Road	Silver Spring
Foreman's Place	4	13003	Country Ridge Drive	Germantown
Gabriel Home	8	12606	Meadowood Drive	Silver Spring
Golden Age Retirement Home	7	11332	Rambling Road	Gaithersburg
Golden Years Group Home	8	28928	Ridge Road	Mt. Airy
Golden Years Senior Home	4	904	Bonifant Street	Silver Spring
GoldenHouse ElderCare	4	13115	Bluhill Road	Silver Spring
Goldenville	4	1419	Ashton Road	Ashton
Good Hope Assisted Living	5	1143	Netherlands Court	Silver Spring

Montgomery County, Licensed Group Homes cont.

Name	# Beds	Street No.	Street	City
Good Hope Home Care II	5	2601	Briggs Chaney Road	Silver Spring
Good Samaritan Assisted Living	5	707	Kerwin Road	Silver Spring
Grace House	7	14318	Duvall Hill Court	Burtonsville
Green Acre # 1	8	14911	New Hampshire Ave.	Silver Spring
Green Acre #2	8	1210	Downs Drive	Silver Spring
Haven Assisted Living Home	8	11834	Goya Drive	Potomac
Heritage House #I - Biltmore Dr.	6	9401	Biltmore Drive	Silver Spring
Heritage House #II - Lawnsberry	8	9515	Lawnsberry Terrace	Silver Spring
Hilltop Manor	16	8301	Barron Street	Silver Spring
Hillwood Group Home	8	7401	Bradley Blvd.	Bethesda
Himalayan I Elderly Care	8	1909	Alabaster Drive	Silver Spring
Himalayan II Elderly Care	8	17234	New Hampshire Ave.	Silver Spring
House of The Holy Family	5	14000	New Hampshire Ave.	Silver Spring
J & J of Ashton	8	17904	Ednor View Terrace	Ashton
J Rose Assisted Living	8	808	East Franklin Avenue	Silver Spring
Jeya's Assisted Living	5	307	E. University Blvd.	Silver Spring
JK House of Grace	8	2839	Aquarius Avenue	Silver Spring
Kannan Group Home	8	4110	Heathfield Road	Rockville
Kari Manor	3	7911	Rocton Avenue	Chevy Chase
Kaur Home	5	7516	Oskaloosa Terrace	Derwood
Lawson Group Home	10	7420	Maple Avenue	Takoma Park
Layhill Manor	5	13611	Layhill Road	Silver Spring
Liberty Assisted Living	8	8919	Liberty Lane	Potomac
Mackey's Group Home	8	5024	Adrian Street	Rockville
Maple Ridge Group Home	14	15908	Maple Ridge Court	Rockville
McAlmon Place Group Home	5	25001	Woodfield Road	Damascus
Nightingale House	5	13004	Darnestown Road	Gaithersburg
Northcrest Home I	5	1600	Northcrest Drive	Silver Spring
Northcrest Home II	5	2012	Cradock Street	Silver Spring
Oriri Home	6	13416	Sherwood Forest Drive	Silver Spring
Our Place Group Home	8	13325	Burkhart Street	Silver Spring
R & W Eldercare Services	8	19114	Frederick Road	Gaithersburg
Sadanand Home	8	101	Carlisle Drive	Silver Spring
Saint Mark House	7	6305	Tuckerman Lane	Rockville
Serenity Assisted Living	5	14212	Brad Drive	Rockville
Silver Spring Assisted Living	8	2305	Falling Creek Road	Silver Spring
Spring Home	4	8341	Shady Spring Drive	Gaithersburg
Stewart House I - Gabel Court	5	927	Gabel Court	Silver Spring
Stewart House II - Leister Drive	5	1506	Leister Drive	Silver Spring
Sunshine Home Care	8	9713	Inaugural Way	Montgomery Village
Sycamore Acres I - Muncaster Rd.	12	19120	Muncaster Road	Derwood
Sycamore Acres II - Granby Group Home	8	6000	Granby Road	Derwood
Sylva Villas Assisted Living	5	2816	Gracefield Road	Silver Spring
Takoma Senior Home	5	7128	Carroll Avenue	Takoma Park
Tender Loving Care Assisted Living	5	14804	Silver Ash Court	Burtonsville
Trudie's Home	8	428	Northwest Drive	Silver Spring
VanRiko Services I - Jarl Drive	5	25600	Jarl Drive	Gaithersburg
VanRiko Services II - Woodfield Road	4	22908	Woodfield Road	Gaithersburg
Victoria Home	8	9704	Inaugural Way	Gaithersburg
Warm Heart Family Assistance Living	5	18441	CrownsGate Circle	Germantown
Winter Growth Group Home	14	18110	Prince Philip Drive	Olney
Total	724			

Source: M-NCPPC; DHHS; and *Guide to Retirement Living 2005*.

Montgomery County, Licensed Nursing Homes

Name	# Beds	Other care levels	Address	City
Adventist Healthcare Fairland	82		2101 Fairland Road	Silver Spring
Adventist Healthcare Sligo Creek	102		7525 Carroll Avenue	Takoma Park
Althea Woodland Nursing Home	50		1000 Daleview Drive	Silver Spring
Bedford Court Healthcare Center NH	60	yes	3701 International Drive	Silver Spring
Brighton Gardens of Tuckerman NH	41	yes	5550 Tuckerman Lane	Bethesda
Brooke Grove Rehab & Nursing Home	110	yes	18131 Slade School Road	Sandy Spring
Carriage Hill-Bethesda Nursing Home	108		5215 Cedar Lane	Bethesda
Collingswood Nursing/Rehab. Ctr.	160		299 Hurley Avenue	Rockville
Forest Glen Skilled Nursing & Rehab.	138		2700 Barker Street	Silver Spring
Fox Chase Nursing & Rehabilitation	87		2015 East West Highway	Silver Spring
Friends Nursing Home	82	yes	17340 Quaker Lane	Sandy Spring
Hebrew Home of Greater Washington	558	yes	6121 Montrose Road	Rockville
Holy Cross Hospital Transitional Care	20		1500 Forest Glen Road	Silver Spring
Holy Cross Rehabilitation & Nursing Ctr.	145		3415 Greencastle Road	Burtonsville
Kensington Nursing & Rehabilitation Ctr.	165		3000 McComas Avenue	Kensington
Layhill Center - Genesis Eldercare	129		3227 Bel Pre Road	Silver Spring
Manor Care Health Services Bethesda	110		6530 Democracy Blvd.	Bethesda
Manor Care Health Services Chevy Chase	172		8700 Jones Mill Road	Chevy Chase
Manor Care Health Services Potomac	158		10714 Potomac Tennis Lane	Potomac
Manor Care Health Services Silver Spring	148		2501 Musgrove Road	Silver Spring
Manor Care Health Services Wheaton	94		11901 Georgia Avenue	Wheaton
Maplewood Park Place Nursing Home	29	yes	9707 Old Georgetown Road	Bethesda
Mariner Health at Circle Manor	84		10231 Carroll Place	Kensington
Mariner Health Bethesda	200		5721 Grosvenor Lane	Bethesda
Mariner Health of Silver Spring	158		901 Arcola Avenue	Silver Spring
Millennium Health and Rehab of Bel Pre	100		2601 Bel Pre Road	Silver Spring
Montgomery General Transitional Care	21		18101 Prince Philip Drive	Olney
Montgomery Village Care & Rehabilitation	147		19301 Watkins Mill Rd.	Montgomery Village
National Lutheran Home for the Aged NH	300	yes	9701 Veirs Drive	Rockville
Potomac Valley Nursing Center	175		1235 Potomac Valley Road	Rockville
Randolph Hills Nursing Home	112		4011 Randolph Road	Wheaton
Rockville Nursing Home	100		303 Adclare Road	Rockville
Shady Grove Adventist Nursing & Rehab Ctr.	120	yes	9701 Medical Center Drive	Rockville
Sharon Nursing Home	48	yes	18201 Slade School Road	Sandy Spring
Springbrook Adventist Nursing & Rehab.	99		12325 New Hampshire Avenue	Silver Spring
Suburban Hospital Skilled Nursing	31		8600 Old Georgetown Road	Bethesda
Wilson Health Care Center/Asbury	285	yes	301 Russell Avenue	Gaithersburg
Woodside Nursing Home	92		9101 Second Avenue	Silver Spring
Total	4,820			

Note: Some facilities are also included in the list of large senior housing facilities.

Source: Source: M-NCPPC; DHHS; and *Guide to Retirement Living 2005*.